

Part XI Church Fields Housing and Eastern
Linear Park Development
Landscape Design Rationale Report

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Client:

Fingal County Council

Date:

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1 Introduction

Fingal County Council (FCC) is proposing the construction of residential and open space / park development on a site at Church Fields in Tyrrelstown, Mulhuddart Dublin 15. The Proposed Development includes for the construction of 220no two, three and four-bedroom houses and 80no one, two and three-bedroom residential apartments, together with a crèche, community facility and two retail units in three blocks (A, B and C).

The proposed development also provides for an area of linear park / open space (Eastern Linear Park) serving both the existing the proposed communities at Wellview, Avondale and Church Fields.

The proposed development includes roads and car parking; provision of pocket parks, communal open spaces, hard and soft landscape; potable water, surface water and wastewater infrastructure, SuDS, drainage, 3no ESB sub-stations, lighting and all associated works.

This report represents a landscape design statement for the Housing Area of the Proposed Development. The design and associated landscape design statement for the adjoining Eastern Linear Park has been prepared by Dermot Foley Landscape Architects.

2 Site Location and Description

The circa 9.5 hectare overall site is a greenfield area located immediately north of established residential development and open space at Wellview, northwest of Mulhuddart Village in Dublin 15. The northern boundary is defined by Damastown Avenue (Refer to Figure 1).

The development will be accessed via a roundabout off a section of new link road (Wellview Link Road) being provided along the western boundary of the Site. This link road and roundabout were permitted under the Church Fields Link Road and Cycleway Networks Project (FCC Planning Ref. No.: PARTXI/011/19).

Open greenfield lands, some of which are used as open space / playing fields, lie to the immediate east of the proposed housing development area. A prominent mature, primarily beech treeline lies east of the playing fields framing the corridor of Church Road. An 110kV transmission line crosses the north-eastern corner of the lands c. 150 east of the proposed housing area.

The valley of Pinkeen River is located over 400m to the west of the site with industrial developments within Damastown Industrial Estate west of the river (Refer to Figure 1).

The Site is generally open and falls from c.83 above ordnance datum (AOD) in the northeast to c.68m AOD in the southwest, where there is a noticeable low point within the proposed Eastern Linear Park. The area of the proposed residential development is generally under rough grassland with some scrub and evidence of previous ground development works. The area of the proposed linear park retains some of the original topography, sections of stream corridor, hedgerows and other semi-natural planting.

Two schools, a religious centre and further greenfield lands identified for future Community Infrastructure lie to the immediate north of Damastown Avenue. Damastown Road is located over 500m to the south, with the Tolka River valley beyond and the N3 Dublin - Navan Road circa 1km to the south of the Site.



Figure 1 Site Context

3 Overview of the Proposed Development

The Proposed Development comprises a residential and linear park / open space development with associated and ancillary works at Church Fields, Mulhuddart in Dublin 15. The Proposed Development represents the first phase of a wider area of residential and linear park / open space development at Church Fields. The development of the overall area is guided by the Church Fields Design Concept Plan (Refer to Figure 2).

In broad terms the wider development area is bounded by established residential communities at Wellview and Avondale to the south; by Damastown Avenue to the north; Church Road to the east; and the Pinkeen River valley and industrial lands to the west. It is envisaged that in the order of 1000 residential units will be provided on the lands, together with supporting community, open space and local commercial development, such as a crèche, community facilities, small retail or service units, and associated roads and services.

The proposed linear park sits at the interface between the existing and proposed residential development and will serve both equally. The linear park will connect to the Pinkeen River valley at its western end and to existing open space areas at Wellview and beyond at its eastern end.



Figure 2 Overall Church Fields Design Concept Plan (with area of Proposed Development outlined in Red)

4 Fingal Development Plan 2017-2023

The following key references from the Fingal Development Plan (FDP) are relevant to the landscape design of the Proposed Development.

The Site is zoned RA – Residential Area: to *“Provide for new residential communities subject to the provision of the necessary social and physical infrastructure.”*

4.1 Open Space Standards and Requirements

Open Space Standard requirements from the Development Plan are as follows:

Section 3.5 of Chapter 3 Placemaking of the Development Plan (page 76 of FCP) states that:

“For all developments with a residential component, the overall standard for public open space provision is a minimum 2.5 hectares per 1000 population. In general this shall be provided at a ratio of 75% Class 1 and 25% Class 2.”

and also:

“It is the intention of the Council, however, to ensure, except under exceptional circumstances, public open space provision exceeds 10% of a development site area.”

This requirement is also expressed in Objective PM52, which provides a breakdown for open space calculations:

“Require a minimum public open space provision of 2.5 hectares per 1000 population. For the purposes of this calculation, public open space requirements are to be based on residential units with an agreed occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.”

These requirements are also set out in Table 12.5 of the Development Plan.

Open Space Requirements are as follows:

Based on the number of properties and associated bedrooms, the Proposed Development requires an overall open space provision of c.1.95ha.

Based on the 75% / 25% split (as required under Section 3.5 of the FCP), this gives a requirement for Class 1 (75%) of 1.46ha and Class 2 (25%) of 0.49ha for the Proposed Development.

In terms of the Proposed Development Class 1 Open Space is provided via the Eastern Linear Park. Requirements for Class 2 Open Space is provided in three pocket parks within the housing layout / area.

Refer to section 5.2 of this report for compliance with the required standards.

4.2 Play

Play Standard requirements from the Development Plan are as follows:

Objective DMS75 requires that *'Playground facilities shall be provided at a rate of 4sqm per residential unit'*.

It is noted that the approach to delivery of play is also set out in **Space for Play: A Play Policy for Fingal** (2021). The strategy envisages play opportunities being provided:

- As **Local Area for Play (LAP)** of min 100sqm in Pockets Parks (Class 2 Open Space of 500sqm to 2000sqm);
- As **Local Equipped Area for Play (LEAP)** of min 200sqm in Small Parks (2000sqm to 2 ha) or Local Parks (2 to 20 ha); and
- As **Neighbourhood Equipped Area for Play (NEAP)** of minimum 1000sqm in Urban Neighbourhood Parks (20 to 50 ha).

Play Requirements are as follows:

Based on a standard of 4sqm / residential unit, the Proposed Development of 300 residential units requires 1,200sqm of Play to be provided in line with Fingal's Play Strategy.

In terms of the Proposed Development, play opportunities are provided both within the proposed Class 1 Eastern Linear Park (LEAP / NEAP) and in the three Class 2 Pocket Parks within the housing area (LAP / LEAP).

Refer to section 5.2 of this report for compliance with the required standards.

Other Landscape Considerations

Fingal Development Plan indicates that there are map-based local objective to *'Protect and Preserve Trees, Woodlands and Hedgerows'* relating to the mature tree-line along Church Road (outside of the site) and for trees / hedgerows within the area of the proposed Eastern Linear Park and at the interface with existing open space at Wellview.

5 Landscape Masterplan for Proposed Development

The landscape approach for the proposed housing area has been developed in conjunction with on-going consultation between the Project Design Team and the individual departments (including Planning, Parks, and Drainage) of Fingal County Council.

In reading this statement reference should be made to the following landscape design drawings:

- 6806-301 Housing Area: Landscape Masterplan;
- 6806-301A Overall Landscape Masterplan (Open Space and Play Areas);
- 6806-302 Housing Area: Open Space Plans and Play Areas;
- 6806-305 Housing Area: Apartments A, B & C and Link Road; and
- 6806-313 Housing Area: Tree Planting Plan.

5.1 Landscape Approach

The landscape for Proposed Development is laid out around the following key landscape organising structure (Refer to Figure 3):

- Fronting the proposed Eastern Liner Park, which serves as the connective element serving the existing and proposed residential development at Wellview / Avondale and at Church Fields;
- Provision of three central Pocket Parks (Refer to Figure 4) serving the immediate amenity, community and social needs within areas of different development character areas in the proposed housing area;
- Provision of natural LAP and natural / traditional LEAP play facilities within the proposed Pocket Parks;
- Provision of semi-private and communal open space, with communal play opportunity for the residents of the proposed apartment blocks (A,B & C) to the west of the development (Refer to Figure 4);
- Provision of a high quality landscape and plaza interface between the proposed development and Wellview Link Road (previously permitted);
- Provision of an urban landscape node at the southwest corner, interfacing between the residential development; the Eastern Linear Park; and the Wellview Link Road;
- Provision of a high-quality landscape boundary along Damastown Avenue with links to the proposed cycleway (previously permitted). The boundary incorporates a landscape buffer with a proposed tree-lined avenue and internal footpath / cycleway; establishment of semi-natural hedgerow on the development boundary; provision for an emergency vehicular access to Damastown Avenue; SuDS features, mown verges and landscape planting;
- A high quality of streetscape, with traffic-calmed streets and feature street-tree planting;

- Trees and hedgerows to be retained will be protected in accordance with BS5837:2012 Trees in relation to design, demolition and construction Recommendations;
- Play provision will be in accordance with Fingal’s play policy – ‘Space for Play- A Play Policy for Fingal’;
- Play provision will be in compliance with BS EN 1176 and BS EN 1177 and be RoSPA certified prior to taking into maintenance by Fingal County Council;
- Lamp standards will be setback from trees and will not be located in soft landscape areas or will be surrounded with concrete areas for ease of on-going maintenance; and
- Emphasis has been given to sustainable maintenance in the landscape design in terms of layout, materials and plant choice. (*e.g.* lamp standards, ESB mini-pillars etc., signage poles etc. will not be located on grassed areas in order to eliminate the use of chemical weed control, and to allow for access for grass cutting machinery).
- Tree planting proposals provide for the use of small or upright medium-sized street trees in close proximity to buildings to avoid the need for pruning in the future and to allow light into adjoining houses; and
- Grass margins are a minimum of 1.8 metres in width, with a maximum slope of 1:5 to allow access for grass maintenance machinery.



Figure 3 Church Fields Housing Area: Landscape Masterplan



Figure 4 Proposed Pocket Parks and Play Opportunities



Figure 5 Landscape Areas at Blocks A, B & C and interface with Wellview Link Road

5.2 Compliance with Open Space and Play Requirements of Fingal Development Plan

5.2.1 Compliance with Open Space Requirements

As set out at Section 4.1 of this report the requirement for provision of open space to serve the Proposed Development is for:

- 1.46 hectares of Class 1 Open Space; and
- 0.49 hectares of Class 2 Open Space.

In this regard the Proposed Development provides for significant areas of open space as follows:

- c.1.9 hectares of Class 1 Open Space in the Eastern Linear Park; and
- c.0.68 hectares of Class 2 Open Space in three Pocket Parks.

Additional open space is being provided in form of the landscape buffer and avenue along Damastown Avenue (0.32 hectares); in the proposed public plaza between Block C and the Wellview Link Road (0.12 hectares), and in private amenity areas for Blocks A, B and C (0.13 hectares) – refer to BSM Drawing 301A and Table 5.1 also.

Therefore, in terms of Development Plan requirements the Proposed Development provides an excess of Class 1 and Class 2 open space. This excess of open space provision will also contribute towards meeting open space requirements for future phases of development at Church Fields.

5.2.2 Compliance with Play Requirements

In terms of play provision the Proposed Development provides for c. 1 hectare of significant (NEAP-style) regional play opportunity within the Eastern Linear Park. This facility will cater for all age groups, including 12 to 18.

Circa 0.6ha of LAP and LEAP play provision is also provided within the three Pocket Parks within the housing area (refer to Figure 4). Here play is provided at a minimum of 25m from residential areas as follows:

- 300sqm of natural and traditional play within Pocket Park 1 (catering for toddlers and ages 6 to 12);
- 120sqm of natural play within Pocket Park 2 (catering for toddlers); and
- 180sqm of natural and traditional play within Pocket Park 2 (catering for toddlers and ages 6 to 12).
- Additional play opportunities are provided within the semi-private amenity areas associated with Apartment Blocks A, B and C (catering for toddlers).

Therefore, at over 1.6 hectares, the overall provision of play opportunity area within the development significantly exceeds the minimum requirement of 1.2ha of area required. However a portion of the play provision will also contribute towards meeting the play requirements for future phases of development at Church Fields – refer to BSM Drawing 301A and Table 5.1 also.

Play provision will be in accordance with Fingal’s play policy – ‘**Space for Play - A Play Policy for Fingal**’.

All play provision to be in compliance with BS EN 1176 and BS EN 1177 and be RoSPA certified prior to taking into maintenance by Fingal County Council.

	Class 1 Public Open Space	Class 2 Public Open Space	Notes
Public Open Space proposed	19,000m ²	6,800m ²	The excess of 4,400m ² of Class 1 Open space to be provided in this phase of development and used towards future Public Open Space requirements for future phases.
Public Open Space requirement as per County Development Plan:	14,600m ²	4,900m ²	
Area of Public open space provision in excess of Development Plan requirements	4,400m ²	1,300m ²	
Area of proposed play provision	1,380m ²		641m ² of play provision provided on Class 2 open space, 569m ² on Class 1 open space and 170m ² within semi-private open space.
Area of play provision required as per Development Plan requirements	1,200 m ²		

Table 5.1: Provision of Open Space and Play Areas

5.3 Boundaries

The western boundary of the Proposed Development fronts the previously permitted Wellview Link Road (Refer to Figure 5) and provides for roadside parking with safe door opening areas, wide footpath / cycleway facilities, a large plaza area with feature tree planting, seating and low planting as buffer to the base of the buildings.

A footpath is provided along the full length of the southern boundary of the housing area as an interface with the Eastern Linear Park.

The eastern boundary is open to the existing greenfield area / playing pitch.

A wide landscape buffer is provided along the northern boundary with Damastown Avenue. This buffer incorporates a tree-line avenue walk with a semi-natural hedgerow and knee-rail on the site boundary with the main cycleway on Damastown Avenue (Refer to Figure 6).

5.4 Planting Proposals

While at present there is very little tree planting or canopy cover within the area of the proposed housing, the Proposed Development includes for the planting of c.300no new trees (BSM Drawing 313), thereby significantly increasing tree planting and canopy cover in the area of the proposed housing. Circa 80no of these trees are located within the three Pocket Parks. Proposals in relation to the Eastern Linear Park are set out on DFLA Drawings and Reports.

Landscape proposals also include for significant additional areas of shrub, hedgerow and herbaceous planting as well as providing for drainage swales and detention areas which provide for areas of enhanced biodiversity.

Tree planting is located in soil areas of 16 cubic metres and includes species and proposed sizes as set out on BSM Drawing 313 and listed in Table 5.2.

TREE PLANTING LEGEND	
AcE	Acer campestre 'Elsrijk' 14-16cm
ArOG	Acer rubrum 'October Glory' 14-16cm
AIRH	Amelanchier lamarckii 'Robin Hill' 14-16cm
BujGG	Betula utilis var. jacquemontii 'Grayswood Ghost' 12-14cm
Cc	Corylus colurna 18-20cm
GtS	Gleditsia tricanthos 'Shademaster' 14-16cm
Ls	Liquidambar styraciflua 14-16cm
Ps	Pinus sylvestris 20-25cm
PaP	Prunus avium 'Plena' 16-18cm
PpA	Prunus padus 'Albertii' 14-16cm
PTH	Prunus 'Tal-Haku' 18-20cm
PsAR	Prunus subhirtella 'Autumnalis Rosea' 14-16cm
PsR	Prunus sargentii 'Rancho' 14-16cm
PcC	Pyrus calleryana 'Chanticleer' 14-16cm
SGP	Sorbus 'Glowing Pink' 14-16cm
Td	Taxodium distichum 18-20cm
TtB	Tilia tomentosa 'Brabant' 14-16cm
ZsGV	Zelkova serrata 'Green Vase' 16-18cm

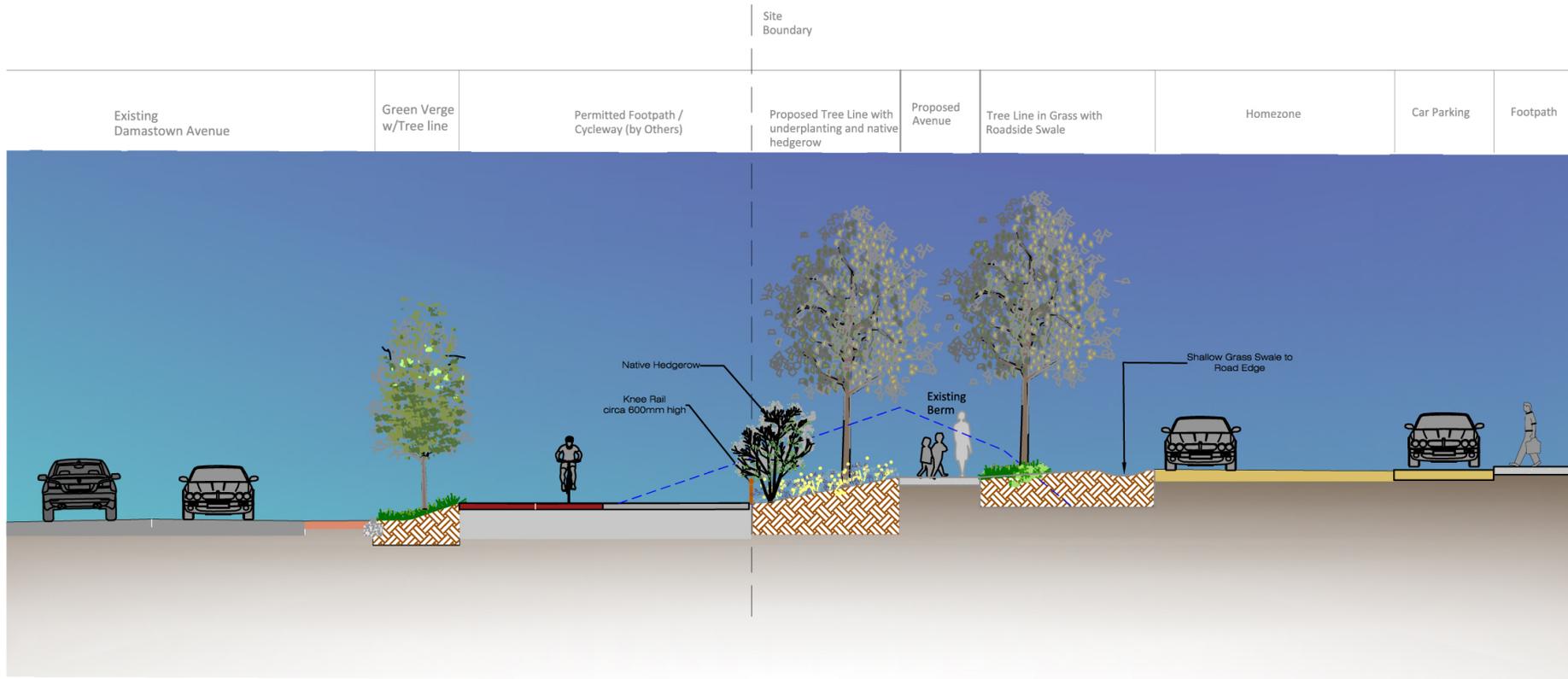


Figure 6 Typical Cross Section through northern boundary with Damastown Avenue



6 Reference Images

6.1 Tree Planting





6.2 Play





6.3 Swale / Landscape Buffer / Fire Tender Access / Detention Basin

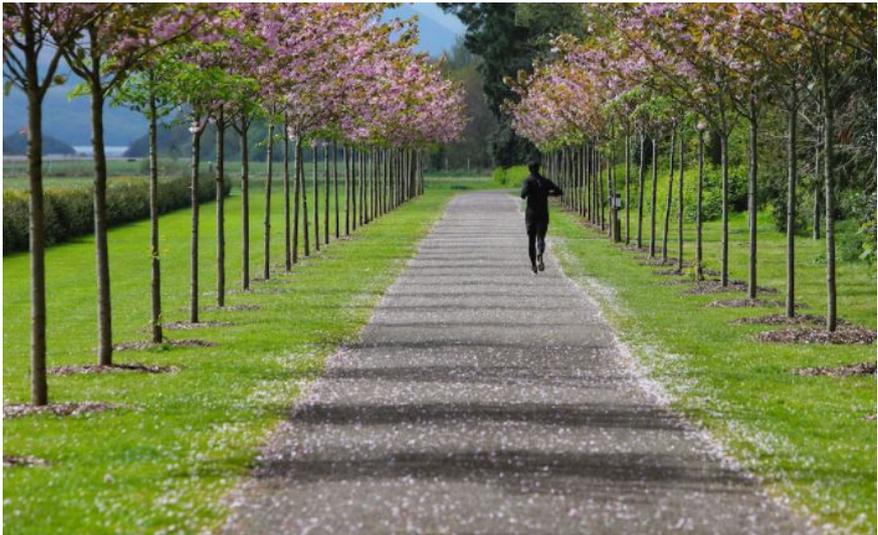




6.4 Landscape Plaza / Planting



Part XI Church Fields Housing and Eastern Linear Park Development
Landscape Design Statement



7 Outline Landscape Specification

7.1 Protection

1. Landscape works shall have full regard to guidance, recommendations and requirements of:
 - a) This Landscape Design Report and associated landscape drawings;
 - b) The Surface Water Report;
 - c) The Tree Survey Report;
 - d) The Ecology Report;
 - e) Any specific requirements of the Planning Authority.
2. Trees and hedgerows to be retained within and around the site shall be fenced off in accordance with BS 5837: 2012, prior to commencement of the works. The fence will be removed at the end of the works.

7.2 Earthworks/Soil Works/Cultivation Works

1. Significant earthworks will be required in the initial re-grading and development of the site. Further earthworks will be required in localised levelling and finishing around attenuation measures and for the central open space. Works will also involve general site preparation and landscape reinstatement within gardens and other open spaces.
2. Normally work involving soil shall be carried out only when soil is dry and in dry weather. Soil shall not be stripped or moved when frozen or waterlogged.
3. Excavations, re-grading etc. shall only take once topsoil has been removed. Therefore topsoil shall be stripped in advance and stored separately for re-use within gardens and open space.
4. The full extent of landscape areas shall be re-graded in a series of initial operations followed by decompaction, secondary grading and final grading.
5. Grading and re-profiling of the landscape shall leave a free-flowing and draining surface, free of humps and hollows.

7.3 Planting

1. All landscape works to be carried out to comply with BS 4428:1989 (General Landscape Operations) and all plants to conform to BS 3936 (Nursery Stock).
2. Excavation, filling, cultivation, planting and other works will be suspended in wet weather and when conditions are unsuitable.

3. All plants shall be well-grown, sturdy and bushy according to type and free from all diseases and defects.
4. All plant material shall be good quality nursery stock, free from fungal, bacterial or viral infection, Aphis, Red Spider or other insect pest, and physical damage. It shall comply with the requirements of the appropriate sections of BS 3936, Specification for Nursery Stock, where applicable.
5. All plants shall have been nursery grown in accordance with good practice and shall be supplied through the normal channels of the wholesale nursery trade. They shall have the habit of growth that is normal for the species.
6. All plants supplied shall be exactly true to name.
7. Trees shall conform to appropriate standards for sizes as proposed. All trees shall have a well-balanced, branching head. Trees shall be well furnished with lateral and fibrous roots, and shall be lifted without severance of major roots. Roots shall be of the habit normal for the species and size. Trees over 12-14cm girth shall be supplied rootballed.
8. Whips shall have a well-defined, straight and upright leader and stout, straight stem and be well furnished with strong lateral branches of balanced, feathered habit. Plants shall have been twice transplanted and shall have an extensive fibrous root system. Roots shall be of the habit normal for the species. Whips shall have a minimum height of 1.5m.
9. Conifers shall be supplied root balled or container grown, with a good fibrous root system. Plants shall conform to specified height with well-developed, uniform branching systems.
10. Hedge plants, climbers and shrubs shall be of the minimum size specified, with several stems originating from or near ground level and of reasonable bushiness, healthy, well grown, and with a good root system. Roots shall not be deformed or restricted.
11. All plants are to be adequately and carefully packed and protected to survive transport, by whatever means, to the site, without damage in loading, transit or unloading.
12. All planting operations shall be carried out in accordance with BS 4428 and good horticultural practice. Particular attention must be paid to correct depth of planting ensuring the soil is firmed in around the roots.
13. Only approved and appropriate herbicides shall be used on the site.
14. Tree pits shall be excavated 150mm all round larger than the natural spread of the roots/rootball of the plant. The base of the

pit shall be thoroughly forked to a depth of 300mm to allow roots to penetrate below the pits.

15. All trees shall be planted according to the general directions on planting given above.
16. Stakes shall be turned and pointed at one end. Sizes shall be as follows:-
 - a) For Specimen / larger trees: 2 x 2400mm long x 75mm dia.
 - b) For Standard trees: 1800mm long x 50mm dia.
 - c) For other trees/conifers generally: 1200mm long x 50mm dia.
17. Set stake(s) vertically in the pit, to the western side of the tree station. Drive stake(s) before planting to secure firmly and to leave between 600-900mm above ground. Drive stake(s) with a drive-all, wooden maul or cast iron headed mell, not with a sledge hammer.
18. Tree ties shall be of rubber, PVC or proprietary fabric laminate composition, and shall be strong and durable enough to hold the tree securely in all weather conditions for a period of three years. They shall be flexible enough to allow proper tightening of the tie. Ties shall be minimum 35mm wide for standard trees.
19. Planting shall not be carried out while the ground is frozen or waterlogged.
20. All root balled and pot grown plants shall be well-soaked before planting. All planting shall be watered after planting, to consolidate soil around the roots, unless ground is so wet as to make additional water unnecessary.
21. Excavate tree pits to 150mm all round larger than the natural spread of the roots of the plant. The base of the pit shall be broken up to a depth of 150mm and glazed sides roughened. Supply and drive the stake(s) as scheduled.
22. Trees shall be planted at the same depth as in the nursery, as indicated by the soil mark on the stem of the trees. They shall be centred in the planting pit and planted upright. The roots shall be spread to take up their normal disposition. Clean a neat circle 500 mm dia. of all grass.
23. Firm soil around roots, and firm thoroughly on completion. Any surplus soil shall be spread evenly over the surrounding area.
24. All shrubs and climbers to be planted in excavated pits to give 100mm minimum growth space to accommodate root spread. Climbers to be fixed with adjustable ties to walls.

25. All hedge plants to be planted in an excavated pit or trench to give 100mm minimum growth space to accommodate root spread. Hedgerows to be established as double staggered row. Plants to be randomly dispersed within mixed species hedgerows.
26. Whips Transplants: Leave ground free of superficial debris including all stones and debris over 35mm diameter and grass / weed within 500mm of plant.
27. Shrubs and Mixed Transplants/Shrubs: Leave surface reasonably even, free of all stones and debris over 35mm diameter, free of grass / weed free within 500mm of plant.
28. The planting will be inspected in spring and again in the September following planting. Any tree or shrub found to have died shall be replaced to the original specification.

7.4 Grass Seeding

1. A general high-quality low maintenance amenity seed mixture shall be used for the Class 2 open spaces and gardens within the development area. This shall conform to:
 - o Amenity Sward (gardens, verges etc.): A closely knit, continuous ground cover of even density, height and colour.
2. All machinery shall be in good and serviceable condition. Rotavators and stone-burying machines shall have their full complement of tines, which shall be sharp, effective, and set to give the specified depth of cultivation.
3. Tractors used for cultivation operations shall be four-wheel drive or tracked. All tractors shall be fitted with position control to ensure even cultivation, at the minimum specified depth.
4. Work to soil shall be carried out in dry weather and when the soil can be reduced to a friable condition, avoiding smearing or panning, and rutting and compaction.
5. Where required, areas to be grassed will be graded during cultivation with a light blade grader to bring them to a uniform and even grade to tie into surrounding levels and to remove all minor hollows and ridges.
6. Cultivate the surface using rotavators so as to break up the top 100mm of soil by two passes in transverse directions to provide a fine tilth up to 25mm suitable for grass seeding. All landscape areas shall be stone-buried to remove stones and debris over 35mm from the final seeding surface.
7. Grass seed shall be sown at the rates appropriate to the seed mix (circa 30g/sqm for general amenity sward). Seeding shall only be

carried out on areas where cultivation and preparatory work has been approved.

8. Seeding shall be carried out during suitable calm weather conditions using an efficient broadcast machine for large areas or by hand in small areas and confined spaces. The operation will be carried out in equal sowings in transverse directions. After sowing, the ground will be rolled with a light-weight roller.
9. Grass sward shall be even and consistent in terms of height, density and growth. Re-cultivate and reseed any areas that fail to germinate or are of poor quality.
10. All damaged / failed grass seeded areas to be reseeded in spring and late summer following seeding, in accordance with this specification.

7.5 Aftercare

1. All landscape works, including planting and seeded areas, shall be maintained for a minimum period of 12 months from completion of the works.
2. All plants shall be alive, healthy, free of minor defects and free of weedkiller or cultivation damage.
3. Planting areas shall be free of weeds and debris.
4. Amenity grassland shall be cut to an even height four to eight times during the first twelve months to encourage dense growth.
5. Grass shall be healthy, and at the end of twelve months provide a sward of even height and density appropriate to the grade of grass.
6. The landscape shall be reviewed quarterly during the twelve months and any defects made good immediately thereafter.
7. Protect foliage of all plants during applications of herbicides. No plant, foliage or stem, shall be directly sprayed, even in winter. Any plants affected by herbicide shall be replaced.
8. Water all planting as necessitated by dry weather. Apply water as a fine spray, to moisten full depth of root run. Avoid washing or compaction of the soil surface.
9. A minimum of forty eight hours before the initial cut, remove surface stones over 35mm diameter. If the surface is stoney, roll with a light roller to firm grass and to bed-in any remaining stones.
10. When the amenity grassland sward reaches 125mm in height cut so as to leave 50mm growth.
11. To encourage sward development, continue to cut amenity grassland sward to 50mm as and when sward reaches 150mm in height.

Part XI Church Fields Housing and Eastern Linear Park Development

Landscape Design Statement

12. All landscape areas shall be maintained free from debris, including free from all aftercare debris.

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