Old Fort Road, Ballincollig
Landscape Design Report

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Client: O'Flynn Construction

Date: 18 June 2026

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1 Introduction

The subject site for this residential development planning application is located to the north of the Old Fort Road, Ballincollig Town Centre, Cork.

The proposed development is located north of Old Fort Road in Ballincollig Town Centre, Cork. The lands are zoned 'ZO. 06 Urban Town Centre' in the Cork City Development Plan 2022-2028. The proposed development consists of 157 apartments in three blocks, 2 and 3 storeys in height facing onto Old Fort Road, and 5 and 6 storeys in height at the northern end of the site as the topography slopes away. The space between the blocks 'A' and 'B' will be used as courtyard semi-private open space for the apartment residents, whereas between the Block 'B' and 'C' divided between semi-private open space and a car park. A proposed creche is located on the lower ground floor west of Block 'C'.
Further details on the scheme is outlined in the architectural design report prepared by Wilson Architecture which accompanies the application.

The landscape design strategy and design principles for the development are described in this report. This report should be read in association with the following documents and drawings;

Document/Drawing No	Name	Scale
6752-RP Tree Survey	Tree Survey	Nts
6752-100	Tree Survey and Tree Protection Measures	1:250
6752-300	Landscape Plan	1:250
6752-301	Landscape Sections	1:150/ 1:100
6752-302	Landscape Sections	1:100
6752-303	Boundary Treatment	Various
6752-304	Planting Schedule, SuDS & Playground Details	Various

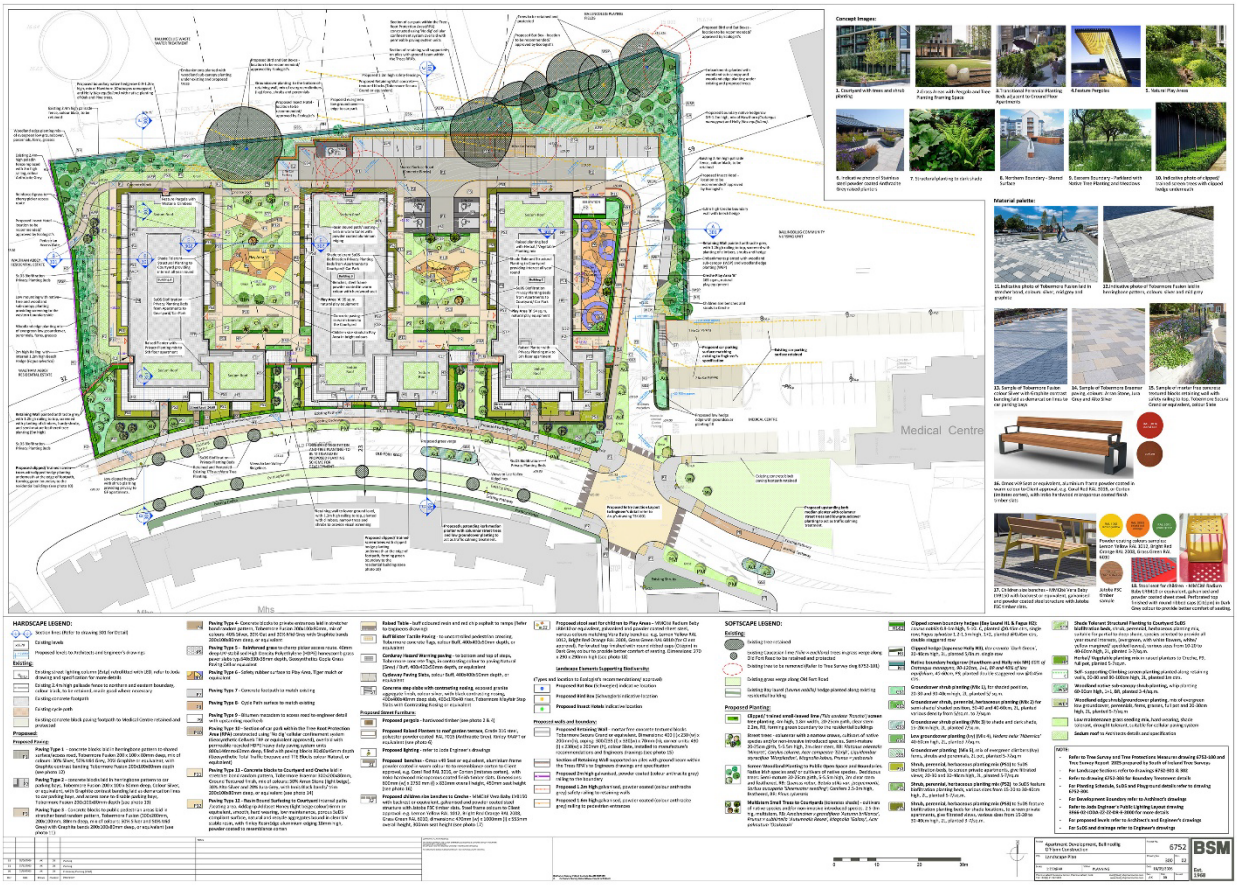


Figure 1 – Old Fort Road Landscape Plan (drg. 6752_300)

2 Site Context

The site was formally part of the Ballincollig military barracks which closed in the late 1990s. An Action Area Plan was prepared and completed in 2000 for Cork County Council by the Department of Defence, which outlined a framework plan for the development of the barracks as a mixed use, town centre development with residential, retail, commercial and amenity uses. A more detailed masterplan was prepared by the current applicant, O'Flynn Construction, and submitted for planning in 2002, and which was granted planning permission in 2003 (see Figures 2 and 3 below).

In the preparation of the masterplan, the core area of the former military barracks north of Main Street Ballincollig, was developed for commercial office around the Barrack's Square, with new retail and residential streets. Old Fort Road was designed as a tree lined street with buildings fronting onto the street. To the north of Old Fort Road, views out over the Lee Valley and ridgelines, and Ballincollig Regional Park were retained to provide an attractive visual backdrop to the development. A comprehensive and well maintained landscape design to the new streets and spaces has resulted in an attractive, vibrant, and successful mixed use, urban environment.

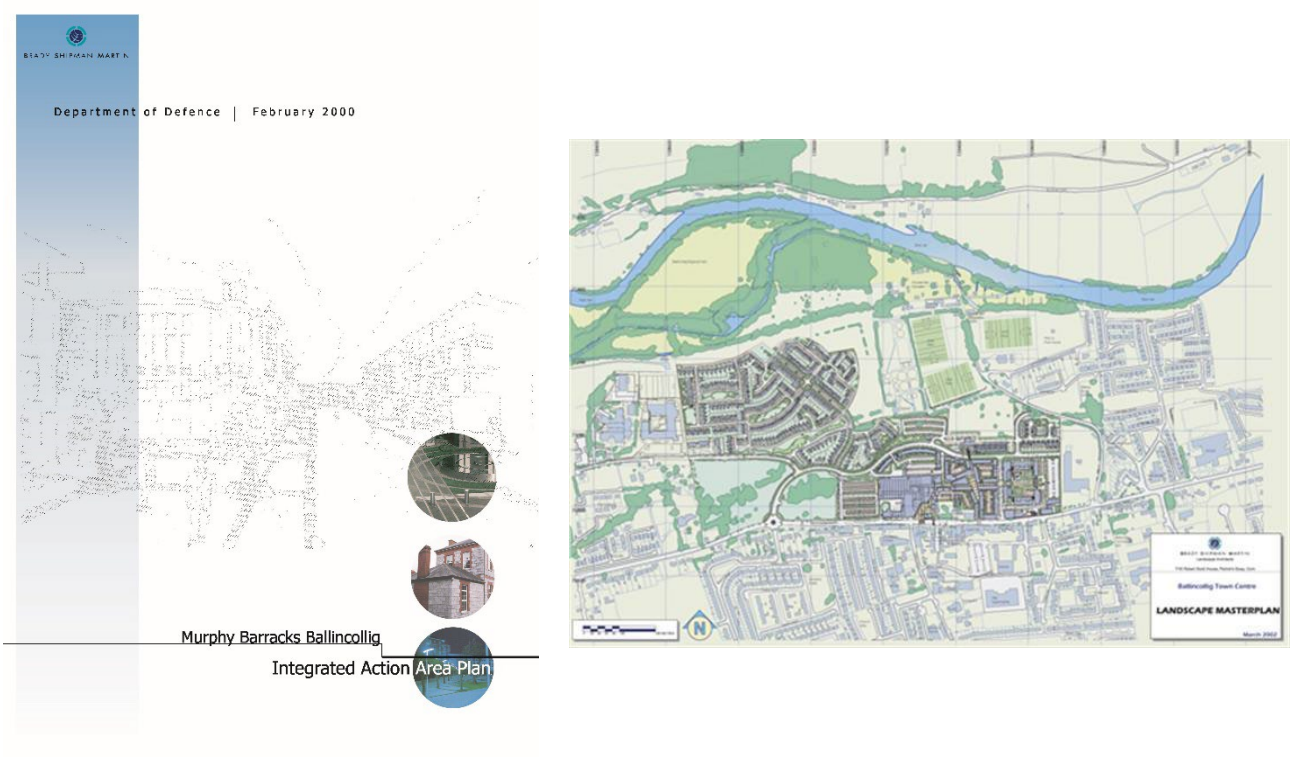


Figure 2 - Ballincollig Barracks Action Area Plan (2000, BSM)

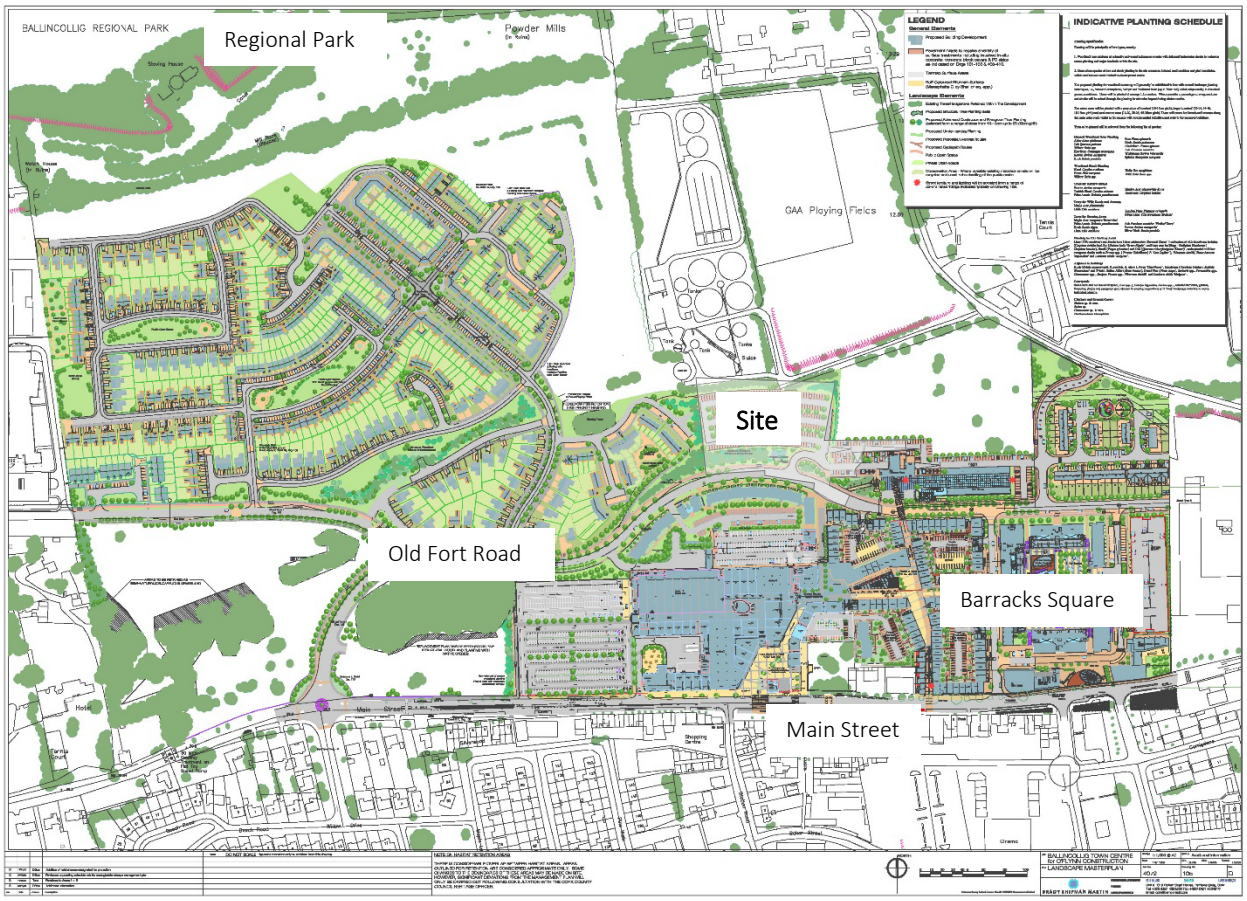


Figure 3 - Ballincollig Masterplan (2002, BSM)

The proposed development site is located in the last remaining undeveloped site on the former barracks and is located immediately north of 'The Crescent' and Ballincollig Town Centre.



Photo 1 Site Context in Ballincollig Town Centre

The site's southern and western boundaries face existing residential development, 'The Crescent' and Waltham Abbey. Medical services are located to the east of the site and a waste water treatment plant, Ballincollig Regional Park and Ballincollig GAA grounds are located to the north. Both the north and eastern boundaries are well screened from existing development.

There are panoramic views over the Regional Park and Lee Valley landscape to the north, providing a beautiful background and views from the site. Old Fort road runs along the southern boundary of the site. This is defined by distinct avenue planting of semi mature Lime *(Tilia)* trees and mature hedging (Beech, *Fagus sylvatica* and Bay Laural, *Lauris nobilis*).

From the Old Fort Road, the topography falls steeply into the site to the north. The embankment was with a mixture of small trees (Birch, Alder, Ash) and dogwoods. This existing boundary planting is proposed to be removed in development.

The site levels are approximately four meters down from south to north, in a 1 in 14 slope. The area was used as a compound during the construction of the town centre development. A 2.4m high wire mesh paladin fence demarcates the eastern and western boundary, with a 2.4m high palisade fence to the northern boundary. A steep 1 in 2 sloped landscape berm forms along the northern part of the site protecting existing trees and natural ground from the made up ground of the south.

There are a number of existing trees located along the northern boundary of the site. These trees comprise a mixture of mature Oak (Quercus robur) and Lawson Cypress, along with self-seeded Hawthorn and Willow. The Oak trees are of a high value on the site and are to be protected where feasible. Moreover, they provide screening to the northern boundary, alongside with Lawson cypress and are recommended for retention.

A Tree Survey Report has been prepared by South of Ireland Tree Surveys and accompany the planning submission. Trees to be retained within the development will be protected in accordance with BS5837:2012.

Please refer to the corresponding tree report and survey drawing 6752-100 for reference.

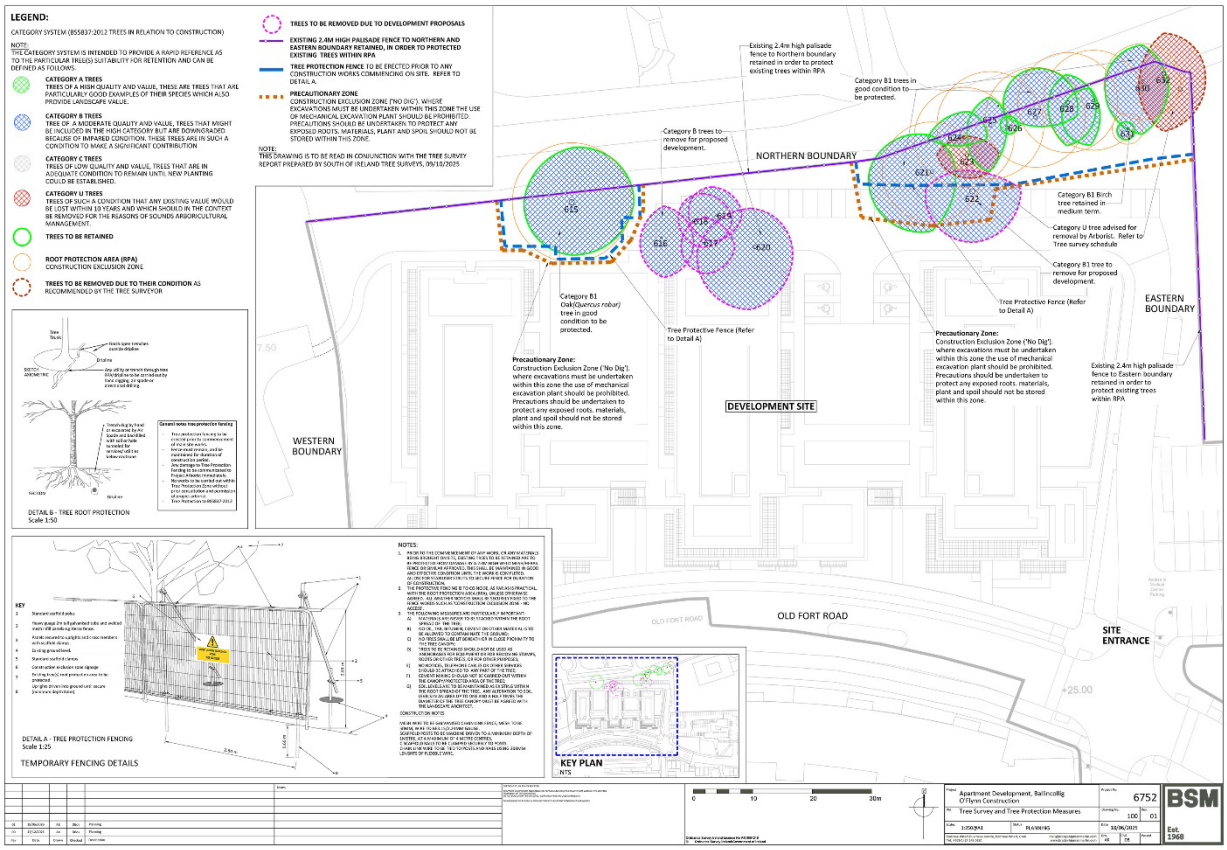


Figure 4 – Tree survey drawing (drg. 6752-100), including tree removal and tree protection measures



Photo 2 View of site from Old Fort Road (site behind blue hoarding)



Photo 3 View of site from Waltham Abbey

3 Landscape Design Principles

The preliminary design and layout of the landscape masterplan (drg. **6752-300**) aims to to create an inclusive and coherent new community based on best practice urban planning and landscape design principles, giving residents a sense of place, ownership and identity. The design concept responds to the site's character with the following measures:

- Provide a series of **high quality, landscape spaces** around the buildings, helping **integrate** the development into Ballincollig Town Centre and provide an attractive landscape setting for existing and future residents. The landscape has been designed to provide **clear definition of public, semi-private and private open space** within the scheme as follows (see Figure 5) ;
  - **Public** – footpath and cycle way with grass verge and existing Lime trees along Old Fort Road, with clipped hedge planting and pleached lime trees providing spatial definition to the street and demarcating the south facing, semi-public buffer space to the apartment buildings.
  - **Semi-private** – at the old Fort Road street level main access to the buildings, a series of entrances with SuDS biofiltration beds, and planted areas with trained tree planting and grasses 0.9mhigh and clipped hedging up to 1.2m high providing privacy to the apartments, whilst maintaining passive surveillance of spaces and street.
  - **Private** – Ground floor apartments with terraces and privacy SuDS biofiltration beds planting providing filtrated views. The courtyard between blocks 'A' and 'B' will include the provision of planting, seating areas and small pocket junior play areas for apartment residents. The courtyard between blocks 'B' and 'C' will have smaller pocket gardens with seating areas, planting to SuDS biofiltration beds, screen hedges and attractive tree planting. The creche located on the eastern side of the block 'C', will have a screened external space, with 1.8m high wall, and a hedge planting.

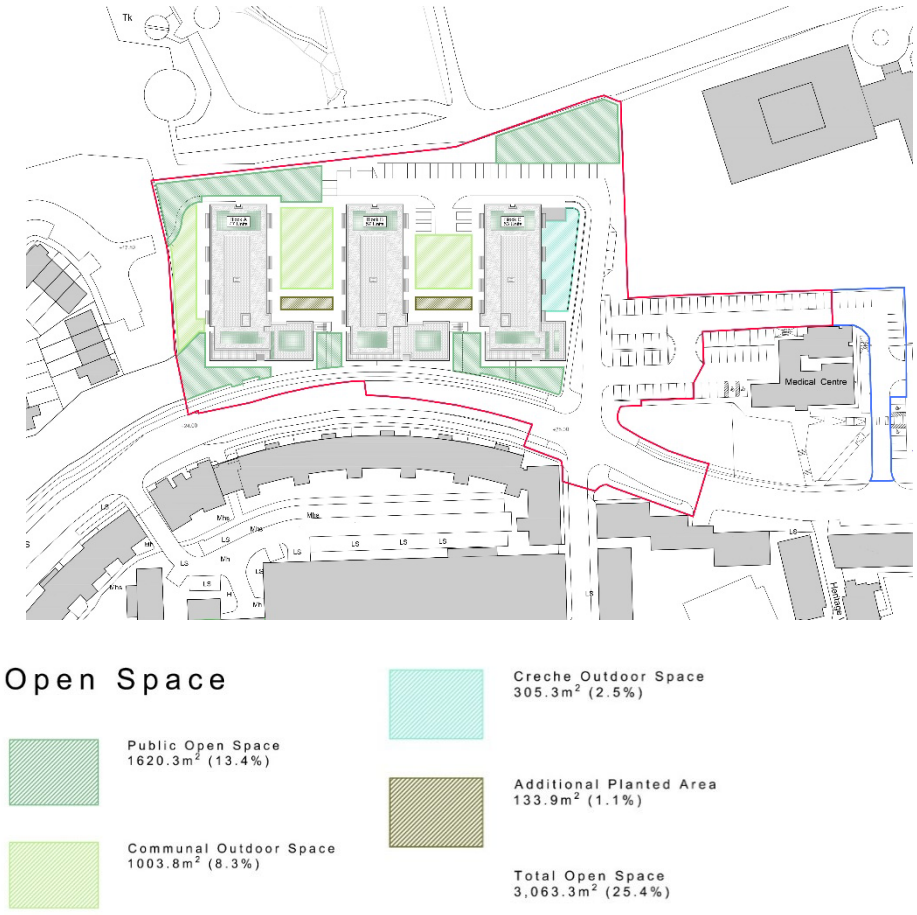


Figure 5 – Extract of Architect's drawing - Open Space Amenity Areas

- Retain, protect and enhance the good quality trees along the northern boundary of the site.
- Provide an attractive, 'soft', urban edge to Old Fort Road, with south facing semi-private open space with tree and hedge planting to the curved street, reflecting the existing clipped hedge privacy planting to the 'Crescent'.
- Create quality public and semi-private open spaces that provide a strong neighbourhood identity, including south facing planted green spaces to Old Fort Road and attractive courtyard garden with attractive planting, seating, and play area for younger children who reside in the scheme.
- Incorporating sustainable drainage systems to manage stormwater runoff in form of SuDS biolfitration planting beds, planted with pollinator friendly shrubs and herbaceous species.
- New apartments to overlook open spaces to ensure passive surveillance of amenity areas
- Retain and frame the panoramic views of undulating the Lee Valley landscape for residents of the scheme, existing residents in the Crescent, as well as the public travelling along Old Fort Road.
- Provide for a range of both active and passive uses, community facilities and amenities and natural & formal play areas for future and existing residents of the area.
- Visually screen, soften and break up external views of development with proposed screen planting where feasible, helping to integrate the development into the surrounding landscape.
- To complement the architectural design with appropriate materials robust for current uses and also to enhance the character of the site and surrounding areas.

4 Landscape Design Details

A high-quality landscape design is proposed throughout the proposed scheme establishing a strong sense of place connected with nature, provision of a variety of public/semi-private/private open space, with connections provided for to the adjacent Town Centre and Waltham Abbey residential area. Tree, hedge and shrub planting will provide an attractive screen to the neighbouring residential and health care developments, as well as providing a strong and attractive frontage to Old Fort Road.

4.1 Connections

The proposed scheme is designed to integrate with the surrounding urban/suburban fabric through the construction of a new pedestrian connection to the north of development connecting Waltham Abbey to the Town Centre. The access junction to the scheme on Old Fort Road will include for the provision of improved pedestrian and cycling with traffic calming measures to provide an attractive and safe connection to the Town Centre, Main Street and other amenities immediately to the south.

Connecting open spaces and communities will be a positive benefit to existing and future residents.

4.2 Active Street Edge to Old Fort Road

The treatment of the public realm and landscape to the Old Fort Road will consist of:

- Proposed new junction with buff coloured, raised table and other traffic calming measures giving improved priority to pedestrians and cyclists from the site to the Town Centre,
- Continuation/minor rerouting of the existing footpath and cycle path past the site.
- Proposed pleached Lime trees with clipped hedge planting underneath, forming ‘soft’, green boundary between Old Fort Road street and residential buildings. Hedge species to be Laurus nobilis to mirror existing hedge species planted along existing residential building on the south part of Old Fort Road.
- Increasing the boulevard of tree planting along the Old Fort Road verge with narrow forms of Oriental Plane *(Platanus orientalis 'Minaret')*

Low structural planting of 1.2m high Beech (*Fagus sylvatica*) hedging will define residential ground floor edges. Low maintenance structural planting such as *Prunus laurocerasus ‘Zabeliana’* and *Pittosporum tenuifolium 'Tom thumb'* will provide transitional spaces from the road to these semi-private and private areas.

Avenue tree planting along the road will be re-established. *Corylus colurna* will bookend the new development avenue planting, continuing the existing avenue into the scheme. *Magnolia Kobus* will provide a smaller intimate space relating to the adjacent residences proposed. Entrances to the courtyard space will be framed by ornamental trees *Prunus × yedoensis and Magnolia kobus* defining the entrances to these semi private spaces. Please refer to landscape Section C on drawing 301.

Transition planting beds graduate these private amenity spaces into the semi-private and public areas. The proposed planting beds will contain a mixture of low maintenance shrub and perennial planting for semi shade and shade locations.

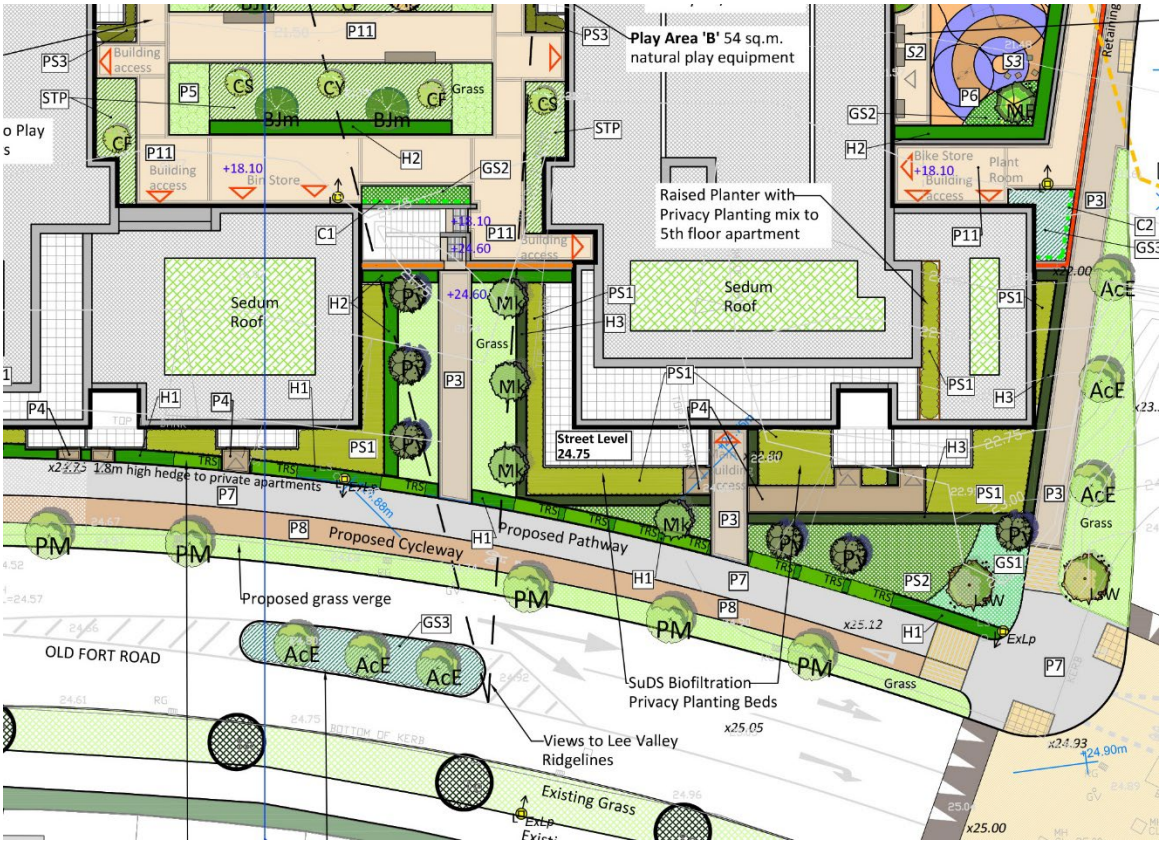


Figure 6 – Extract of drg. 6752-300 illustrating the hard and soft landscape treatment tom Old Fort Road.





Reference photos illustrating typical landscape treatments providing spatial definition and connection with nature for residents

4.3 Courtyard Landscape

The courtyard landscape aims to provide clear accessibility, with a variety of zones that contrast between enclosure and opening views.

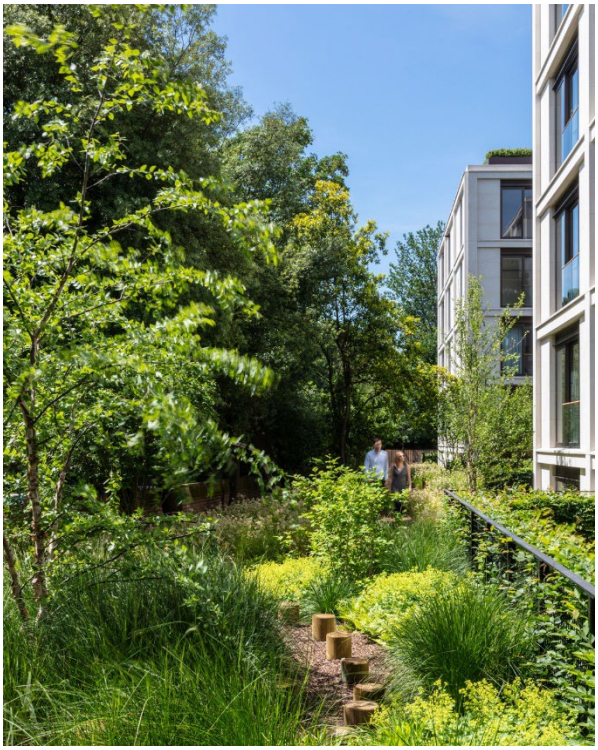
The courtyard landscape will be located on the lower ground floor level between apartment blocks with access from the north, containing small trees/shrubs throughout the scheme. Due to the drop in levels and north facing aspect of the courtyards, the planting species has been chosen to survive in semi-shade and deep shade conditions, be drought tolerant, pollinator friendly, provide all year round interest (evergreen, with white/ bright flowers, white/ yellow margined/ speckled leaves).
The variety of small tree/shrub planting will provide season long interest such as *Amelanchier x grandiflora 'Autumn brilliance', 'Prunus subhirtella 'Autumnalis Rosea', Acer palmatum 'Osakazuki', and Magnolia brooklynensis 'Elizabeth'.* Ornamental trees such as cherry *Prunus subhirtella 'Autumnalis Rosea'* and magnolia *Magnolia brooklynensis 'Elizabeth'* will bookend the northern courtyard edge. These trees will screen the waste water treatment development north of the site whilst framing the external undulating valley views.

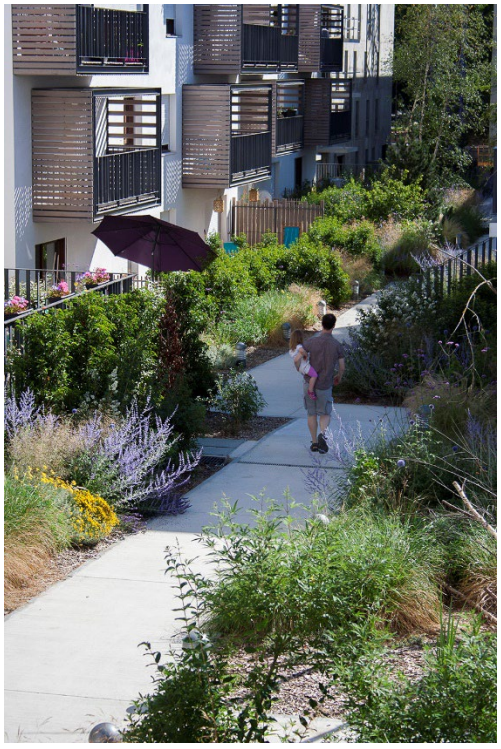
4.3.1 Play

Informal natural play space is designed with natural materials enclosed by tree and shrub planting, providing south facing seating areas for parents and children alike. These spaces will be overlooked by residences in the development.

4.3.2 Seating area

The courtyard will feature a seating area which will transition active zones into passive activities. A feature pergola will break views through the zone providing privacy and interest. South facing seating and feature perennial planting will provide a sensory experience for all users.





Reference images for treatment of courtyard landscape and play areas

4.3.3 Gardens

Quiet garden areas are located in the semi-private courtyard landscape and act as a passive zones for the residences to use and relax in. Framed with planting, providing a transition into a passive oasis.

4.3.4 Private Balcony Gardens

Similar as in the Courtyard space the gardens will act as a passive zone for the residents to use and relax in. Private gardens surrounding the terraces of the ground floor apartments will be framed with pollinator friendly shrubs and herbaceous planting mix in SuDS biofiltration planting beds, giving filtrated views and providing privacy.

4.3.5 Screening Planting to High Retaining Wall

A retaining wall at the southern end of courtyards will be visually screened with Boston Ivy and Virginia creeper climbers, and low maintenance, pollinator friendly groundcover shrub and perennial planting, tolerating shaded conditions.

4.3.6 Courtyard Car Park

The proposed car park is situated between building 'B' and 'C', with access from the north. It comprises of 4 parking disable parking spaces. The car park is bookend with beech hedge planting and ornamental cherry *Prunus subhirtella 'Autumnalis Rosea'* tree planting, providing screening to the neighbouring pocket gardens, planted with SuDS biofiltration planting mixes and feature attractive trees for shaded conditions.

4.4 Boundary Treatments

The boundary treatment around the site is shown on drawing 6752-303

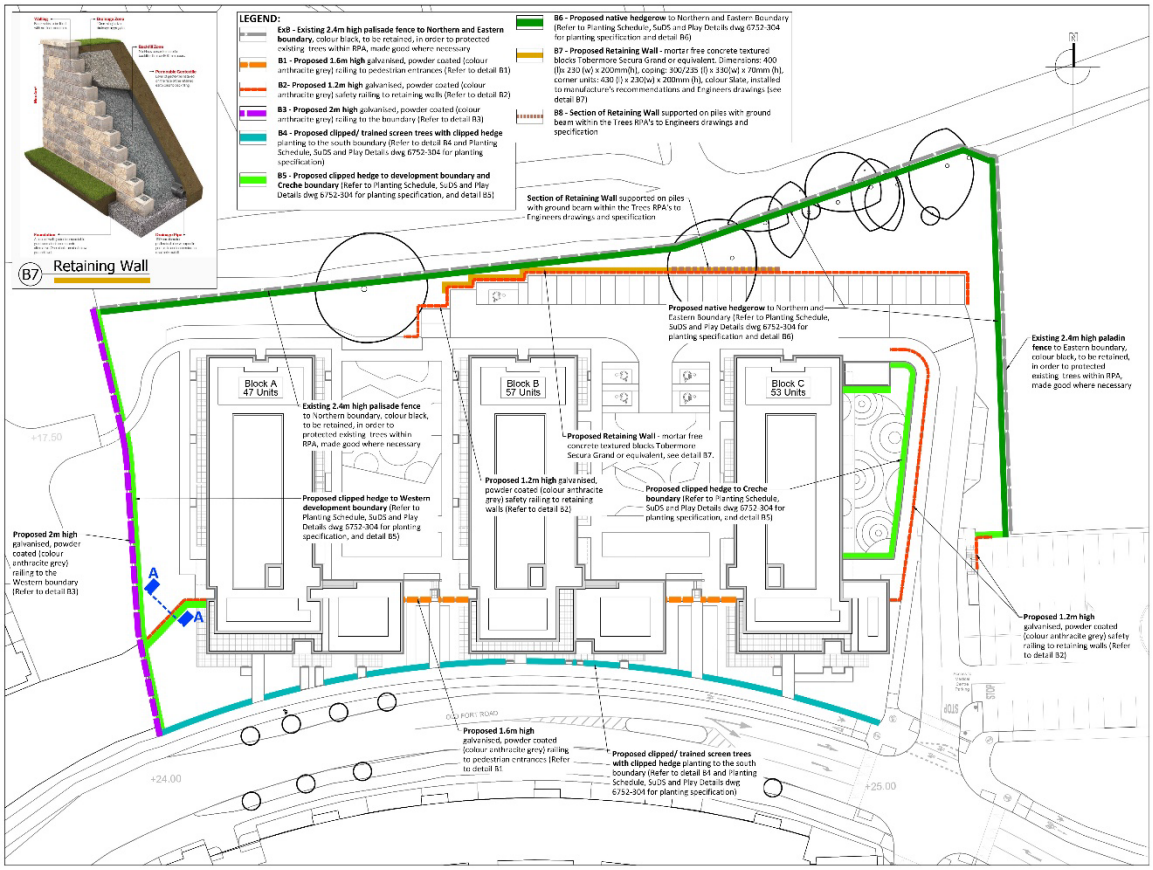


Figure 7 – Extract of Boundary Treatment drawing 6752-303.

The landscape treatment of western boundary of the site will remove the existing 2m high paladin wire mesh security fence and will be replaced with a 2m high anthracite grey (RAL 7016) galvanised steel railing and beech hedge (refer to drawing 303).

There is proposed a low mounding with dense tree planting with *Betula utilis jacquemontii, Pinus sylvestris* and sub-canopy woodland planting providing visual screening between Waltham Abbey and the proposed development, completed with low level woodland edge shrub and perennial planting, with low pollinator friendly, ornamental trees such as Sorbus aucuparia *'Sheerwater Seedling'* and *Prunus × yeodoensis.*

There will be a parkland landscape along the northern and eastern boundaries.
The existing 2.4m high palisade fence to Northern boundary, colour black, to be retained, in order to protected existing trees within RPA, and planted with a native hawthorn & holly hedgerow. The retained trees (predominantly Oak and Lawson cypress) along the northern boundary will be protected in accordance with *BS5837:2012, Trees in relation to design, demolition and construction.*

There is proposed retaining wall mortar free system (Tobermore Secura Grand, in slate colour) to deal with level differences between northern access road with car park and existing levels of retained and protected Oak Trees. Section of wall within existing oak tree Root Protection Area will be supported on piles with ground beam to Engineer's details.
Furthermore the 1.2m high security railing will be provided along the norther car park edge to prevent from falls. Groups of native tree planting of Oak, Pine, Birch and Rowan will be planted, along with the native sub-canopy woodland planting, on the embankment and lower ground level providing additional screening and boosting bio-diversity.

The existing boundary fence and planting to the eastern boundary to the community nursing centre will be retained and protected. Furthermore, a woodland edge planting comprised of evergreen low groundcover, perennials, ferns, grasses, will be providing to help pollinators using shade tolerant species. Additional groups of native trees of Oak (*Quercus* robur) and Pine (*Pinus sylvatica*) are proposed between the proposed road and boundary edge.

Throughout the site, the proposed fencing will be designed and finished in a consistent high quality finish, with 1.2m high railings to retaining walls and vegetated retaining walls, 1.6m high railing providing definition between the private courtyards and semi-private space to Old Fort Road, and 2m high railing to the western and northern boundaries.

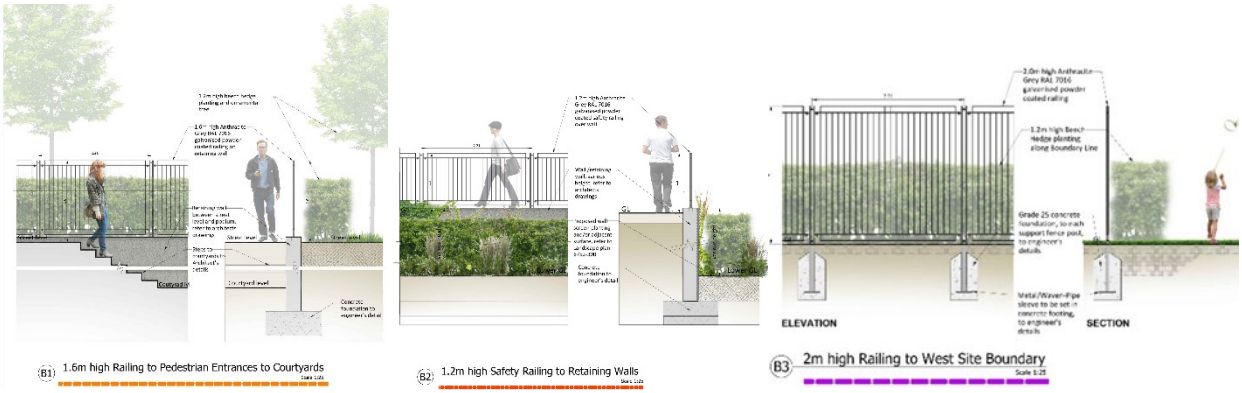


Figure 8 – Extract of Boundary Plan drawing 6752-303 with typical boundary fence and landscape details

4.4.1 Treatment and potential greening of retaining walls in the scheme

There is a significant change in level across the site, which will require retaining walls in two locations to the east and southwest corner of the site. Refer to Landscape Plan 6752-300, Landscape Section drawing 6752-301 and Boundary treatment drawing 6752-302 Section A-A through retaining wall. Details for the landscape treatment of the retaining walls to soften and integrate them into the development are outlined below:

- Retaining wall on the southwest corner of proposed development – there is a 6.5m change in level between the level at Old Fort Road and the ground floor level at this location. The retaining wall will have localised earth mounding at its base with semi-mature tree planting and self-clinging plants added to help screen the wall. The proposed wall will be painted anthracite grey with 1.2m high safety railing to top, screened with Boston Ivy climbers planting, native sub-canopy woodland shrub planting (WSP), woodland edge planting (WEP) and tree planting mix with semi-mature *Betula utilis var. jacquemontii* tree planting (5m high).



Figure 9 – Extract of dwg. 6752-303 - Typical landscape treatment to southwest retaining wall

- Retaining wall on the east side of development, along main vehicular access/pedestrian ramped path – at its highest point there is a 6.5m change in level between the level at Old Fort Road and the ground floor level at this location, requiring a concrete retaining wall. The retaining walls will be constructed to a high architectural quality finish and painted in an anthracite grey colour, with 1.2m safety railing to top. There will be a footpath leading to the building along the wall, with a planting bed at the south -east corner, where the wall will be heavily planted with self-clinging climbing plants such as Boston Ivy (*Parthenocissus tricuspidata*), and deep shade tolerant groundcover planting.

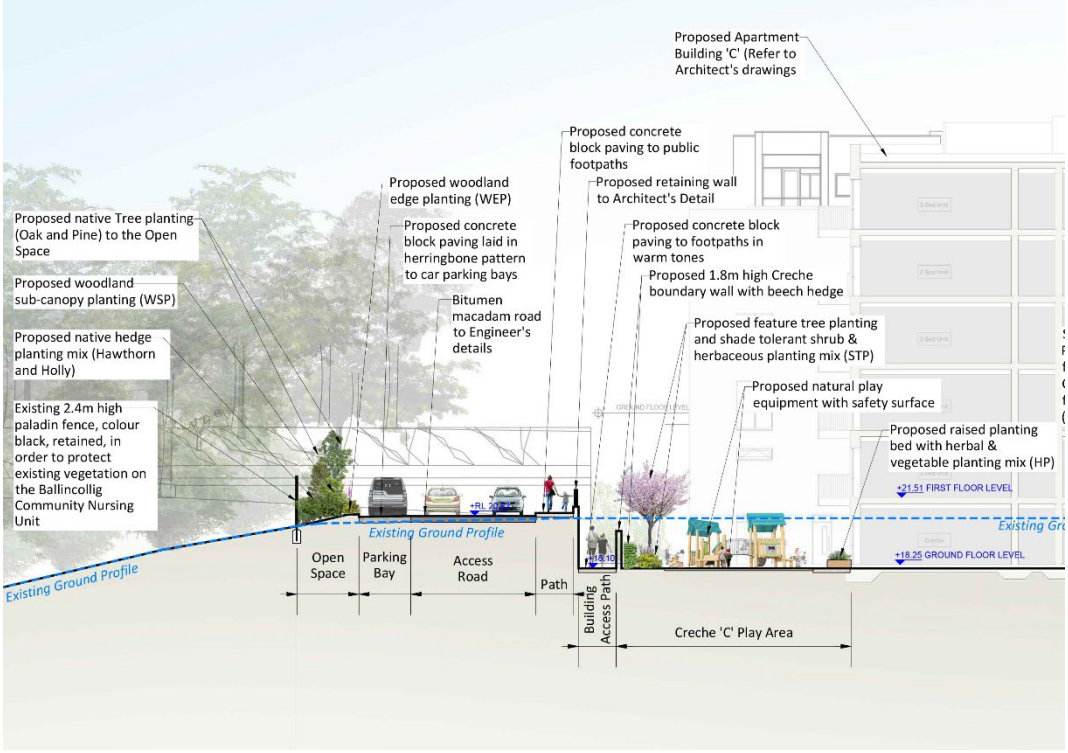


Figure 10 – Extract of Landscape Sections drawing 6752-301 with typical landscape treatment to east retaining wall

4.5 Soft Landscape/Planting Details

The planting mixes for the scheme have been designed to provide visual interest, variety and to be easily maintained. The general planting strategy is to establish visual permeability through the scheme whilst providing good connectivity to existing and new amenity zones containing both passive and active activities. Planting and landscape works will be carried out in accordance with BS4428. Trees will be advanced/semi-mature rootballed stock, in accordance with BS 8545.

The proposed tree planting will have a 2 metre clear stems to provide a leafy canopy layer, softening the proposed buildings and a base layer of low shrub/groundcover and hedge planting to create low level seasonal interest and colour softening the hard landscape areas. Eye level between the two planting types is kept clear to maintain sight lines throughout the scheme.

The trees planting which are to provide visual screening to the 6.5m high retaining wall and western boundary with Waltham Abbey will be mixture of evergreen feathered Scots Pine trees 2.5-3m high, and clear stem Birch trees 5-5.5m in height.

The proposed adaptive tree/shrub planting in the courtyard will be multi-stemmed with a clear stem of 1m. This will provide seasonal interest and visual permeability in a semi private atmosphere.

4.5.1 Biodiversity

The proposed planting mix will contain species that encourage pollinators increasing site biodiversity. The scheme will also include native tree planting in the open space along the western, northern and eastern boundary, and native hedgerow planting along the northern and eastern boundary. To help enhance biodiversity on the site bird and bat boxes will be installed on mature trees, and insect hotels in the open space in the locations recommended by ecologist.

4.5.2 Detail of tree planting

Details of tree planting such as proposed species, height, girth, stem size and type, and root type are specified in Softscape Legend on a Planting Schedule, SuDS and Playground Details drawing 6752-304.

Tree planting in the scheme we can divide into 4 main categories:

- Type 1- Pleached/trained screen trees between public footpath and front of proposed residential buildings, forming an attractive, filtered view between the street and apartment building.
- Type 2 – Proposed street trees planting (*Platanus orientalis 'Minaret*' *and Liquidambar styraciflua 'Worplesdon'*) at the main access junction providing continuity to the existing Lime avenue planting on Old Fort Road Road.
- Type 3 – Proposed small/medium sized ornamental trees at the front entrance areas to the apartment blocks and small, feature multistem trees / shrubs (*Acer palmatum, Magnolia kobus, Amelanchier x grandiflora 'Autumn brilliance', Prunus × subhirtella 'Autumnalis Rosea' (*small vars.), etc*.)* at courtyards.
- Type 4 – Irish native trees to the northern edge of the site (Oak, Pine, Birch and Rowan)

4.5.3 Quantity, type and location of all proposed soft landscaping

The types of proposed planting, height, spacing /density, and size of container are specified on a drawing Planting Schedule, SuDS and Playground Details 6752-304. The proposed planting is marked also with a symbol on a plan, to help identify type of planting mix. The planting will include:

- Clipped bay laurel (*Laurus nobilis)* hedging will be planted to the Old Fort Road public path under the pleached Lime trees, providing an attractive and clear definition to the street. There is an existing bay laurel hedge on the southern side of Old Fort Road to the curved Crescent apartment building. The mirrored landscape treatment on both sides of the street will provide an attractive buffer to the residential areas providing visual screening, sense of space and reduced air pollutants from vehicular traffic. The hedging will be maintained at two heights: 0.9m at the building entrance areas and 1.6m height in front of apartments to provide privacy to residents.
- Clipped beech hedge along the site's western boundary, courtyards, as well as the Creche external area.
- Perennial and shrub mix - privacy planting beds from apartments to Old Fort Road / courtyards (PS1 – for sun and semi-shade locations) and (PS3 for partial to deep shade in the courtyards), feature entrance planting beds to plaza planting (PS2).
- Shade tolerant structural planting to courtyard SuDS biofiltration beds (STP) - shrub, perennial, herbaceous planting mix, suitable for partial to deep shade. Species selected to provide all year round interests (evergreen, with white/ yellow/ pink flowers, white/ yellow margined/ speckled leaves).
- Groundcover shrub, grass and mixed perennial planting to embankment (GS1) and along retaining wall (GS2). The low-level shrub and groundcover planting will be in single species blocks taken from an overall palette of species throughout the scheme with flowers and fruits attractive to wildlife such as bees and butterflies. Species will be of maximum 1m height at maturity to maintain clear sight lines.

- Low groundcover planting *Sarcococca hookeriana var. humilis* (GS3) will be planted in the road median planters, with columnar trees, to act as traffic calming treatment.
- Edges of the northern car park will be planted with low groundcover *Hedera helix 'Hibernica'* (GS4), to provide low evergreen planted edge.
- The narrow space at the bottom of the northern car park retaining wall and the boundary hedgerow will be planted with low level shade tolerant groundcover mixture of evergreen shrubs, climbers, ferns and perennials, including native species (GS5).
- Areas under trees on the western side of the Development, and embankments along the northern boundary will be planted with woodland sub-canopy native shrub planting (WSP) for shaded conditions, with woodland edges planted with pollinator friendly, groundcover, perennials, ferns, grasses mix (WEP).




Reference images for planting to entrance areas

4.6 Sustainable Drainage

The proposed scheme will implement sustainable design features (see JODA engineering design drawings and report). The landscape design has been coordinated with this design. As part of the sustainable surface water management strategy a SuDS biofiltration beds are proposed along the building and in the courtyards to allow for water run off. The tree and low level planting species have been selected for their suitability in built environments. Their characteristics include the ability to tolerate a wider range of temperatures, air pollutants, periods of drought as well as wet weather. Refer to drawing 6752_304 Planting Schedule, SuDS & Playground Details.

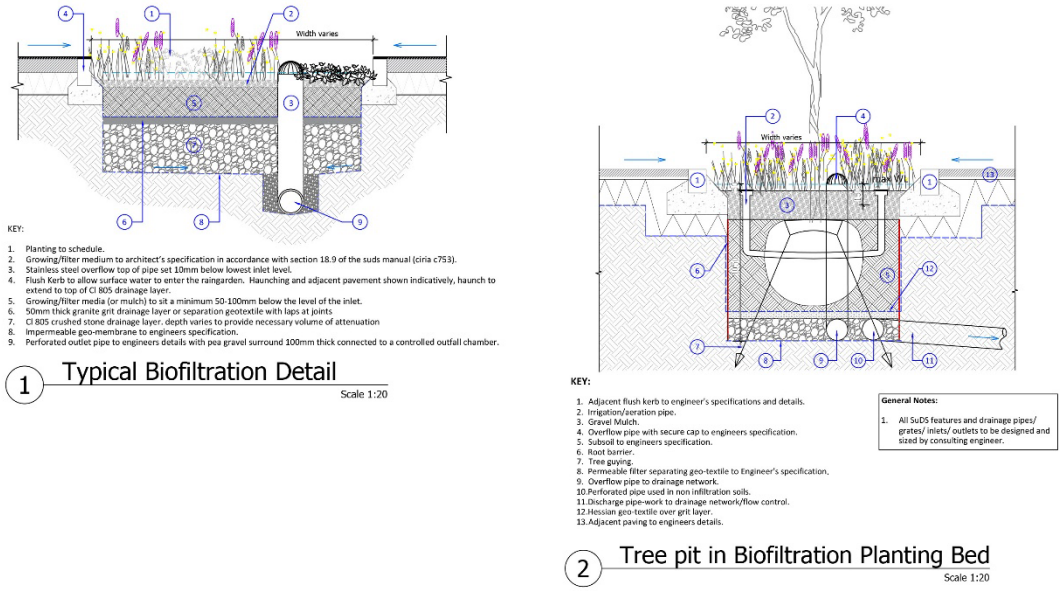


Figure 11 – Extract of Planting Schedule, SuDS and Playground Details dwg. 6752-304

4.7 Quantity, type and location of proposed hard landscaping

The proposed hard landscaping including paving, street furniture, and boundary treatments is outlined in the hardscape legend and plan on a Landscape Plan drawing 6752-300, with each of the components marked and labelled.

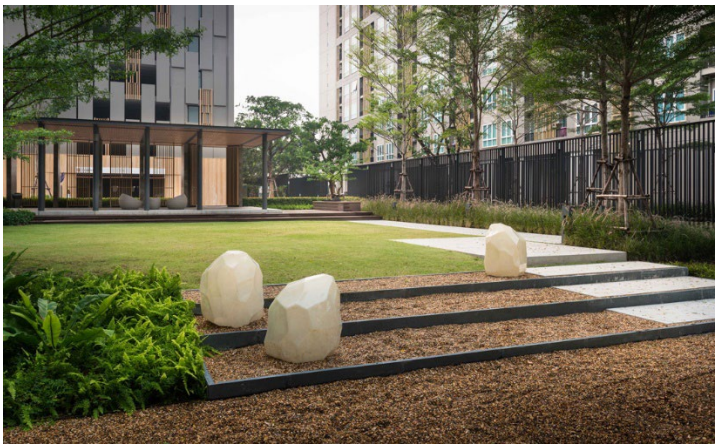
4.8 Details of play equipment

Refer to drawing 6752-304, Junior play features to podium.

There are three play areas, two of which are for the apartment residents and the other is for the crèche external play area (children 0-6years).

Planting beds (planted with perennial and lows shrubs and multisem feature trees) with seating and low level lighting complement play areas.





Reference photos illustrating typical landscape treatments to courtyard landscape

- Play area between buildings 'A' and 'B' (95sq.m.)
    - Double springer (Age 3-8) the rocking movement trains the senses of balance and space.
    - The Spider's Cottage (Age 4-10) trains the child's sense of balance and spatial awareness, as well as leg and core muscles
    - Stool seat for children to Play Areas - MMCité Radium Baby LRB410 or equivalent, galvanised and powder coated sheet steel, various colours e.g. Lemon Yellow RAL 1012, Bright Red Orange RAL 2008, Grass Green RAL 6010 (for Client approval). Perforated top finished with round ribbed caps (Citépin) in Dark Grey colour to provide better comfort of seating. Dimensions: 270 x 290 x 290mm high

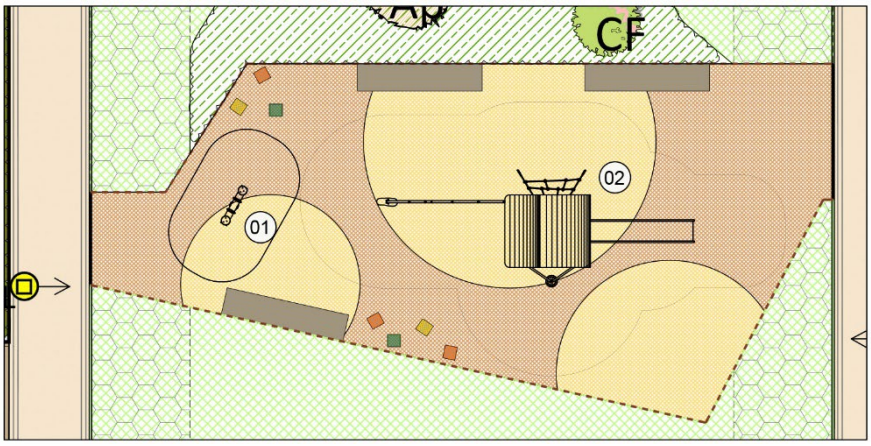


Figure 12–Play Area 'A' Plan Extract



Double Springer



The Spider's Cottage



Stool Seat for children MMCite Radium Baby

- Play area between buildings 'B' and 'C' (54 sq.m.)
    - Snail springer (Age 3-8) the soothing, rocking movement of the Snail trains the sense of balance and the spatial awareness
    - Balance Combination (Age 4-12) When walking or jumping from pole to pole, children train their proprioception and sense of balance, both skills are fundamental in confidently managing the body in its surroundings such as when navigating street traffic safely. Walking across the Balance Combination with friends also helps children to learn how to take it in turns and negotiate who is going first. These are important social-emotional skills that are basic to the ability to form friendship and relate to peers.
    - Stool seat for children to Play Areas - MMCité Radium Baby LRB410 or equivalent, galvanised and powder coated sheet steel, various colours e.g. Lemon Yellow RAL 1012, Bright Red Orange RAL 2008, Grass Green RAL 6010 (for Client approval). Perforated top finished with round ribbed caps

(Citépin) in Dark Grey colour to provide better comfort of seating. Dimensions: 270 x 290 x 290mm high

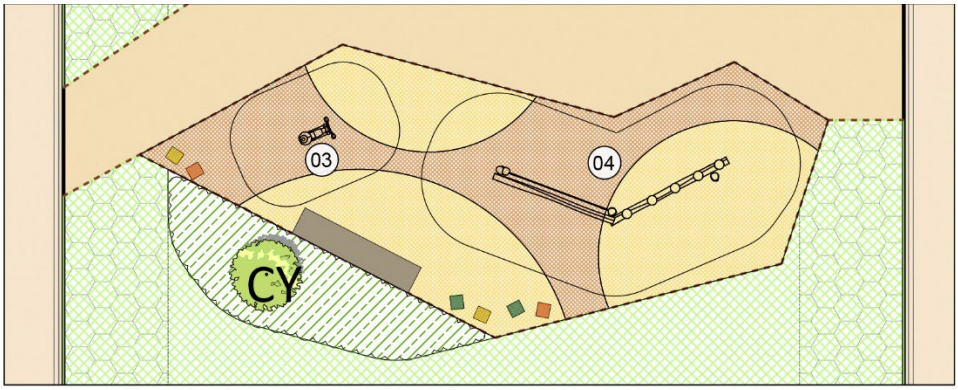


Figure 13 –Play Area 'B' Plan Extract



Snail Springer



Balance Combination



Stool Seat for children MMCite Radium Baby

- Creche Play Area (165sq.m.) is situated along eastern side of the Building 'C', and is surrounded by 1.8m high boundary wall and clipped beech hedge for privacy. The space will include safety surfacing and a range of features including:
    - Little Beaver's Stream (Age 1-4) The scale of the Little Beaver's Stream is perfectly shaped for toddlers. The desk adds to the overall playability and gives a quieter meeting point at the accessible stairway. The steering wheel and desk with rollers invite dramatic play and have high attraction as they can be shifted and touched, which stimulates language development and logical thinking skills. The curved bridge stimulates the sense of balance and space, when toddlers feel high up and balance the curved floor. The bridge additionally inspires numerous games of being above, below, over and under, which again informs a spatial awareness which builds the fundament for mathematical skills. The slide is looped greatly with the transfer platform, allowing for easy assistance for less mobile users.
    - Tick-tock (Age 1-4) The Tick-Tock appeals immensely to infants and toddlers with its whimsical shape and vibrant colours. The tactile elements of the Tick-Tock inspire exploration. Young children will discover that the Tick-Tock responds to their actions: when they handle the manipulative wheel, gear and play sphere, there is a possibility to alter positions. This supports cause-and-effect understanding and logical thinking in the infants.
    - Play Panel 3 – Learning (Age 1-6) The low bench counter in the middle invites meetings and sharing and makes a great point for playing workshop, a playground favourite. On the one side of the bench, gearing wheels and a funnel stimulate children's logical thinking skills. The wheels will turn each other's, and the funnel will transport materials through. To young children, this trains their understanding of object permanence: that

items can appear out of sight but still be there. The play panels can be played from both sides, which invites social play and communication.

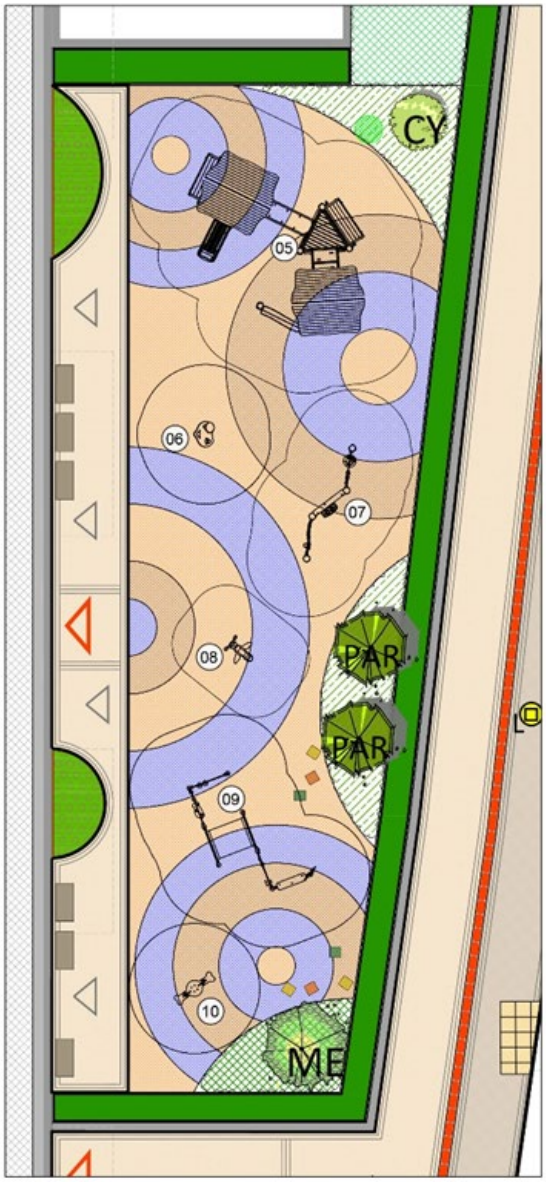


Figure 14–Creche Play Area 'B' Plan Extract

- Bee Springer (Age 3-8) The soothing, rocking movements of the bee teaches spatial awareness and sense of balance, both crucial for body confidence, e.g. in avoiding falls. Children can rock alone or two together.
- Talk and tumble with tunnel (Age 6m+ - 4) The scale is perfectly suited to early years children. The many climb or crawl through play experiences stimulate important motor skills such as cross-coordination. They support peek-a-boo and hiding games. These train an understanding that objects and people do not cease to exist just because you can't see them and that they will re-appear. With sand scoops, the bench with its apple tree offer nice points for social play and rest. The flower panel table and play spheres invites interaction from both sides. The spheres can be run from both sides of the panel. This stimulates taking turns skills and encourage social play.

- Zebra Seesaw (Age 1-4) The see-saw responds to children's movements, which helps to develop spatial awareness and a sense of balance. These are fundamental motor skills that help the child move confidently and for instance sit still on a chair.
- Raised planter with herbs and/or vegetables, fruits for children. Gardening is the perfect platform for providing recreation, adventure and education for children. Gardening is multi-sensory and observing plant growth and the seasons can teach children lots about science and nature. Children can explore texture, scent and taste edible plants.
- Children size benches MMCité Vera Baby LVB150 with backrest or equivalent, galvanised and powder coated steel structure with Jatoba FSC timber slats. Steel frame colours to Client approval: e.g. Lemon Yellow RAL 1012, Bright Red Orange RAL 2008, Grass Green RAL 6010, dimensions: 470mm (w) x 1000mm (l) x 553mm overall height, 300mm seat height
- Stool seat for children to Play Areas - MMCité Radium Baby LRB410 or equivalent, galvanised and powder coated sheet steel, various colours e.g. Lemon Yellow RAL 1012, Bright Red Orange RAL 2008, Grass Green RAL 6010 (for Client approval). Perforated top finished with round ribbed caps (Citépin) in Dark Grey colour to provide better comfort of seating. Dimensions: 270 x 290 x 290mm high



Little Beaver's Stream



Tick-Tock



Play Panel 3 – Learning



Bee Springer



Talk and tumble with tunnel



Zebra Seesaw



Raised planter with herbs and/or vegetables, fruits



Children size benches MMCité Vera Baby



Stool Seat for children MMCite Radium Baby

4.9 Details of Public Lighting

Lighting is as follows:

- Existing street lighting (ExLp) along Old Fort Road to be retained, retrofitted with LED, refer to Landscape Plan 6752-300 and Joda drawing 3866-02-JODA-ZZ-ZZ-DR-E-2000 and specification for more details.
- Proposed lighting - Refer to Joda Engineer's drawing 3866-02-JODA-ZZ-ZZ-DR-E-2000 and specification.

4.10 Pedestrian entrances

Refer Landscape Plan drawing 6752-300 and Sections C and D on a Landscape Section drawing 6752-301.

- Main entrances to the building are designed as semi-private, with clear boundary of clipped hedge, and clipped/trained screen trees between public footpath/cycle way along Old Fort Road and main entrances to the buildings.
- Universal access paths to the building, with accompanying vegetation (perennial/ groundcover mix with ornamental trees) make the entrances and surrounding area attractive for residents or visitors.

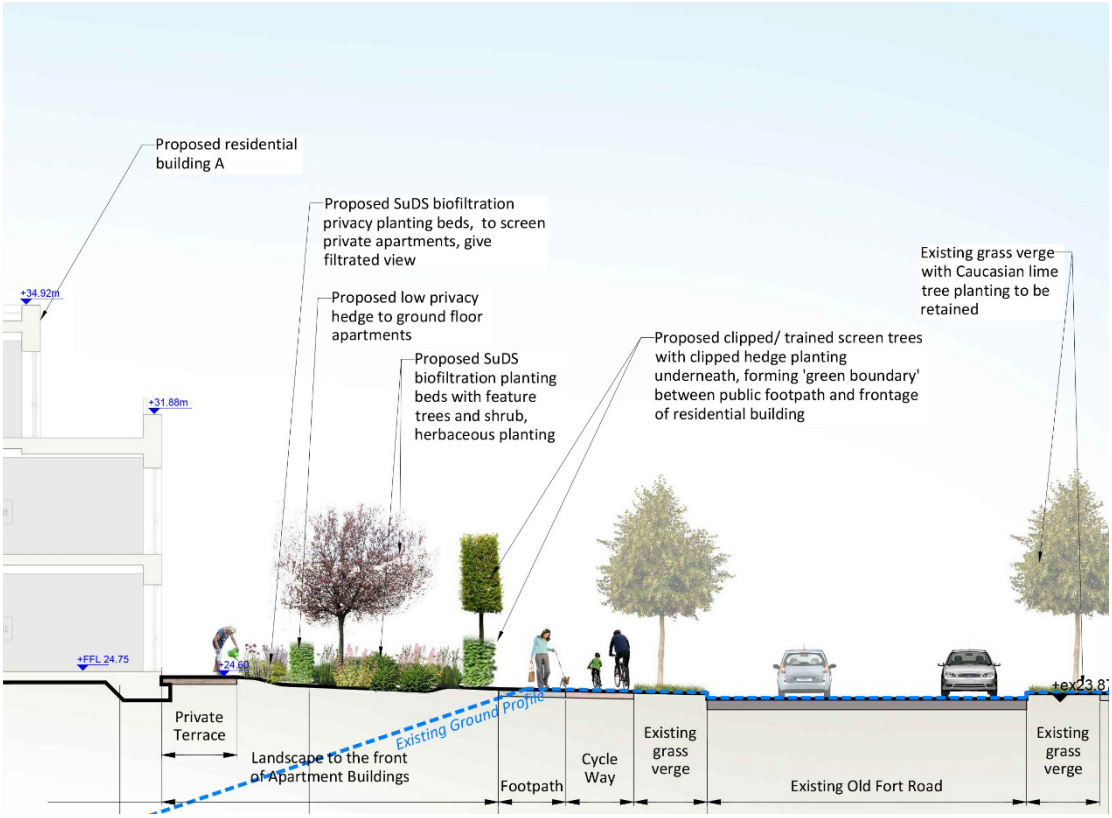


Figure 14 –Typical landscape treatment to entrance area to Old Fort Road

5 Play Equipment Maintenance Plan

5.1 Introduction

This outline maintenance plan outlines the procedures for the future care and safety of play equipment within the proposed Old Fort Road residential development in Ballincollig, which will be available within the public open space within the scheme for the use of residents. There is also an external play area within the proposed Creche, which will be subject of the same procedures and maintenance plan.

The play areas will be maintained by a management company for the apartment development

All equipment will be designed and installed in accordance with BS EN 1176 (Playground Equipment Standards) and BS EN 1177 (Impact Absorbing Playground Surfacing) and will be maintained to ensure continued compliance with these standards.

5.2 Equipment Description

The play area comprises low-risk, timber play equipment suitable for the development's residential setting. Prior to practical completion and handover, the play areas and equipment will be assessed and inspected by a specialist play area inspector, accredited with the Royal Society for the Prevention of Accidents (RoSPA).

5.3 Responsibility

The Management Company for the apartment development is responsible for all aspects of play equipment maintenance, inspection, and repair.

5.4 Inspection Schedule

An outline of the inspection regime will be:

Routine Visual Inspections (Weekly)

- Conducted by appointed Management Company representative or contractor
- Check for obvious hazards, vandalism, litter, and general cleanliness
- Inspect timber for splinters, cracks, or structural damage
- Check ground surfaces for debris, standing water, or surface displacement
- Ensure all equipment remains stable and properly anchored

Operational Inspections (Monthly)

- More detailed inspection including function checks
- Test moving parts (as applicable) for wear and proper operation
- Check all fixings, bolts, and connections for tightness
- Inspect timber for rot, insect damage, or weathering
- Assess impact absorbing surfaces for adequate depth and coverage
- Record findings in maintenance log

Annual Comprehensive Inspection (Yearly)

- Conducted by RoSPA-qualified inspector or equivalent competent person
- Complete assessment against BS EN 1176 and BS EN 1177

- Detailed structural integrity examination
- Full documented report with photographs
- Risk assessment review and update
- Recommendations for repairs or replacement

5.5 Maintenance Activities

An outline of the maintenance regime will include:

Routine Maintenance

- Remove litter, debris, and vegetation growth
- Clean equipment as needed
- Re-level and top-up impact absorbing surfaces
- Tighten loose fixings
- Sand down minor splinters or rough timber edges
- Touch-up timber treatment where required

Periodic Maintenance (As Required)

- Apply timber water-based, non-toxic, preservative treatment (typically every 2-3 years)
- Replace worn or damaged components
- Repair or replace impact absorbing surfaces
- Address findings from inspection reports

Reactive Maintenance

- Immediate response to reported hazards or equipment failure
- Temporary closure of equipment if unsafe conditions identified
- Emergency repairs within 48 hours or equipment decommissioned until safe

5.6 Record Keeping

The Management Company shall maintain comprehensive records including:

- Inspection logs and checklists (weekly, monthly, annual)
- Maintenance work orders and completion records
- Incident/accident reports
- RoSPA inspection certificates and reports
- Photographic records of equipment condition
- Warranty and supplier documentation
- Records should be retained for minimum of 12 years

5.7 Timber Equipment Specific Requirements

Given the timber construction, particular attention shall be paid to:

- Regular checks for rot, particularly at ground contact points
- Monitoring for insect infestation
- Splinter prevention through sanding and treatment
- Weathering effects on structural integrity
- Preservative treatment schedule maintenance

5.8 Safety Compliance

- All maintenance work shall be conducted in accordance with BS EN 1176 and BS EN 1177
- Equipment found to be non-compliant or unsafe shall be immediately taken out of service
- Warning signage shall be displayed during maintenance work
- Management Company shall maintain public liability insurance

5.9 Review

This maintenance plan shall be reviewed annually and updated as necessary to reflect changes in standards, equipment condition, or operational requirements.

6 Outline Landscape Specification and Maintenance

6.1 Introduction

This outline landscape specification and maintenance plan outlines the procedures for the establishment and maintenance of the landscape within the proposed Old Fort Road residential development in Ballincollig. The Landscape works shall have full regard to guidance, recommendations and requirements of:

- This Landscape Design Report and associated Landscape Drawings;
- The Planning Authority

Landscape works are to be undertaken by an ALCI approved landscape contractor and in accordance with BS 4428:1989 Code of Practice for general landscape operations.

Existing trees/hedgerows to be retained will be protected in accordance with ***BS5837:2012, Trees in relation to design, demolition and construction***, as per drg. Tree Survey 6752-100

All planting works are to be carried out to **BS8545:2014** (Trees from nursery to independence in the landscape). Earthworks will be carried out in accordance with TII Cl 600 specifications with all topsoil to **BS3882:2015**. The proposed mixed woodlands planting will establish a closed canopy within five years.

The landscape will be implemented at the earliest opportunity compatible with construction phasing, and in any event will be completed within the overall construction programme. Soft landscaping is to be carried out within the first planting season (November-March) after construction, and the landscape contract will include a minimum 12 month Defect Liability clause post Practical Completion to be certified by the landscape consultant.

Thereafter, a detailed landscape maintenance schedule will be implemented by the Management Company for the schemen to ensure the ongoing establishment, vitality and upkeep of the landscape.

6.2 Earthworks / Soil Works / Cultivation Works

6.2.1 General

Works will also involve general site preparation and landscape reinstatement within landscape areas and open spaces.

6.2.2 Weather and Soil Conditions

Normally all 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.

6.2.3 Topsoil

Generally excavations, re-grading *etc*. shall only take once topsoil has been removed. Therefore topsoil shall be stripped initially and stored separately for re-use within gardens and open space.

6.2.4 Grading

The full extent of landscape areas shall be re-graded in a series of initial operations followed by decompaction, secondary grading and final grading.

Grading and re-profiling of the landscape shall leave a free-flowing and draining surface, free of humps and hollows.

6.3 Planting

6.3.1 Standards of Workmanship and Materials

All landscape works to be carried out to comply with BS 4428:1989 (General Landscape Operations). All plants to conform to BS 3936 (Nursery Stock) with planting of trees to BS8545:2014 (Trees from nursery to independence in the landscape).

6.3.2 Unsuitable Weather

Cultivation, planting and other works will be suspended in wet weather and when conditions are unsuitable.

6.3.3 Plants generally

All new plants shall be well grown, sturdy and bushy according to type and free from all diseases and defects.

6.3.4 Materials

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.

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.

6.3.5 Species

All plants supplied shall be exactly true to name.

6.3.6 Specimen Trees, Larger Trees and Standard Trees

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 will be supplied rootballed.

6.3.7 Whips

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 1.2m.

6.3.8 Conifers

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.

6.3.9 Hedging, Shrubs and Climbers

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.

6.3.10 Damage

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.

6.3.11 Planting Generally

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.

6.3.12 Herbicides

Only used where essential, using approved herbicides in accordance with Sustainable Use of Pesticides Directive and Irish Action Plan (DAFM, 2019).

6.3.13 Tree Pits

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.

6.3.14 Planting of Trees

All trees shall be planted according to the general directions on planting given above.

6.3.15 Stakes

Stakes shall be turned and pointed at one end. Sizes shall be as follows:-

- For Specimen / larger trees: 2 x 2400mm long x 75mm dia.
- For Standard trees: 1800mm long x 50mm dia.
- For other trees/conifers generally: 1200mm long x 50mm dia.

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. All stakes and rails will be painted in black opaque, water based paint (min. 2 coats).

6.3.16 Tree Ties

Tree ties shall be hessian 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.

6.3.17 Soil Conditions

Planting shall not be carried out while the ground is frozen or waterlogged.

6.3.18 Watering

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.

6.3.19 Planting Specimen, Larger and Standard Trees

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.

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.

6.3.20 Whip and Transplant Planting

Excavate tree pits to 150mm all round larger than the natural spread of the roots of the plant.

Place tree in pocket at same depth as in the nursery, spreading out roots to their natural configuration. Backfill pocket carefully incorporating ameliorated soil mix from stockpile on site.

Firm soil around roots, and firm thoroughly on completion. Any surplus soil shall be spread evenly over the surrounding area.

6.3.21 Planting of Shrubs and Climbers

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.

6.3.22 Planting of Hedges

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.

6.3.23 Workmanship

Whips Transplants: Leave ground free of superficial debris including all stones and debris over 35mm diameter and grass / weed within 500mm of plant.

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.

6.3.24 Replacements

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.

6.4 Grass Seeding

6.4.1 Grass Requirements

Amenity Sward (verges, etc.): A closely knit, continuous ground cover of even density, height and colour.

6.4.2 Seed Mixture: Amenity Sward

The general high-quality, low-maintenance amenity seed mixture shall be used within the development site.

6.4.3 Weather

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.

6.4.4 Final Grading

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.

6.4.5 Cultivation and Stone Burying

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.

6.4.6 Seeding

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.

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.

6.4.7 Quality

Grass sward shall be even and consistent in terms of height, density and growth of each sward type. Re-cultivate and reseed any areas that fail to germinate or are of poor quality.

6.4.8 Defects / Making Good

All damaged / failed grass seeded areas to be reseeded in spring and late summer following seeding, in accordance with this specification.

6.5 Aftercare – Performance Standards

6.5.1 General

6.5.1.1 Period

All landscape works, including planting and seeded areas, shall be maintained for a minimum period of 12 months from practical completion.

6.5.1.2 Programme

The landscape shall be reviewed quarterly during the twelve months and any defects made good immediately thereafter.

6.5.1.3 Tidiness and Clearance

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

6.5.1.4 Plants / Planting Areas

All plants shall be alive, healthy, free of minor defects and free of weedkiller or cultivation damage.

Planting areas shall be free of weeds and debris.

6.5.2 Amenity Grass

Amenity grassland describes all natural and semi-natural grassland used for amenity/recreation purposes, and will primarily relate to the courtyard area and along footpaths.

Grassed areas shall be managed for the visual amenity and enjoyment of residents and visitors and encourage biological diversity.

6.5.2.1 Maintenance Objectives

All grass areas on the site will be managed to follow the All-Ireland Pollinator Plan 2021-2025[1] which aims to that aims to help bees, other pollinating insects, our wider biodiversity and reduce resource consumption. All grass areas will be managed to enhance biodiversity as grassland meadows though the following measures:-

- Reduction in the frequency of mowing to provide short and long height meadows;
- For short grass areas, this will entail:-
- Delay cutting the grass until mid-April to allow the Dandelion flowers to bloom.
- Mowing the grass every six weeks to allow flowers like Clover to bloom;
- Removing all arisings from the grassland, after each cut reducing fertility and preventing nutrients building up.
- Non-use of pesticides (herbicides, fungicides, insecticides) and fertilisers in the grass meadow areas.

The mowing regime of the Abbott facility will allow common pollen-rich wildflowers such as Dandelions, Clovers, Knapweed, and Bird's-foot-trefoil naturally colonise and grow among longer grass, providing food for pollinators and other insects.

6.5.2.2 Maintenance Actions

Grass areas will be broken down into different maintenance zones with varying actions.

Zone A - Regular grass mowing with differential mowing height to edges; every 2 weeks.

Location:

2m wide perimeter buffer edge to paths and planting areas will be maintained as ornamental amenity grass with two differential grass cutting heights with regular cutting.

Specification:

- No use of fertilisers and weedkillers;

[1] https://pollinators.ie/aipp-2021-2025/

- First lower cut to border to edge, boundary, or path, or open area within though meadow. Height 30-35mm, minimum width 1.07m (42") wide;
- Second slightly higher cut/border to higher meadow (as per photo below). Height 40/75mm, width 0.5m (21") wide;
- Allow for yearly decompaction in areas of high pedestrian footfall.



Figure 15 - Differential grass maintenance

Zone B - Short flowering grass meadow; every 6 weeks.

Location:

Road verges/entrance sight line zones (min. 2m from the back of road verge)

Specification:

- No use of fertilisers and weedkillers;
- Cut grass meadows to 100mm height at six weeks intervals throughout the year, allowing more flowers to get a chance to grow and provide food source for pollinators amongst the grass, following outline mowing regime in Figure 14 below;
- Collect and dispose of arisings off-site.
  Install signage to communicate intent/raise public awareness (artwork available from National Biodiversity Data Centre or custom graphics/signage).

Task	Start	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Avoid cutting			Dandelion Peak				Clover Peak						
Commence first cut	After 15th April				◆								
Commence second cut	End May						▼						
Commence third cut	Mid/late July							▼					
Commence fourth cut	End August									▼			
Commence fifth cut	Mid October										▼		
		Recommended start task			◆		Recommended growing time						
		Recommended milestone			▼		Avoid cutting/mowing						

Figure 16 - Typical grass cutting regime of short flowering grass meadow

6.5.3 New Tree Planting

Young trees need regular monitoring and attention in the first number of years to ensure establishment.

6.5.3.1 Maintenance Objectives

Establish a stable and healthily growing tree with a well-shaped framework for future growth.

Guards will be used to protect the plant against rabbits, etc. The most important operation is to keep the soil around the base of the tree free from weeds or grass and to ensure secure and correct staking.

6.5.3.2 Maintenance Actions

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.

- Maintain a 1m diameter circle of plant-free soil around the base of each isolated tree by 75mm deep bark mulch and hoeing or the use of approved herbicide other than a residual. Avoid strimming around the base of standard trees to avoid damage to young bark.
- Allow for hoeing up of soil once every 4 weeks in the growing season (5 times per year). Allow for herbicide treatment once in the winter or spring and 3 additional treatments. Note: In some areas this operation may be replaced by the application of bark mulch as ground cover.
- Cut back any tall vegetation that is threatening to shade or smother the young tree (i.e. taller vegetation growing from outside the 1 m weed free area). Allow for cutting back regularly (3/4 times a year).
- If required, water the newly planted trees throughout the summer months (May to August) as required after any period of 4 weeks without significant rainfall (less than 5 mm). Apply sufficient water to thoroughly wet the top 150 mm of soil around the tree roots. This will normally require approximately 10 litres for a seedling or whip and 20 litres for a standard tree. Supply/transport of water will be the responsibility of the Landscape Contractor.
- Check stakes and ties for firmness and support and adjust as necessary. Allow for checking twice a year, preferably in late spring and late summer.
- Firm the soil around the roots to ensure that the plant is securely planted in the ground and upright. Allow for firming once in the spring after planting.
- Formative prune to remove any dead, diseased or damaged shoots and create a balanced form for future growth. Allow for pruning once in the season after planting.
- Where tree guards, stakes, ties, strimmer guards, rabbit guards and temporary fencing is no longer deemed necessary, the contractor shall allow for removing and discarding of these elements appropriately off site.

6.5.4 New Hedge Planting

The 1.2m high hawthorn/beech hedge to the site perimeter will be clipped to provide a neat ‘A’ shaped cross-sectional profile.

6.5.4.1 Maintenance Objectives

Regularly clip hedges to maintain a uniform and tidy appearance (according to the type of hedge and situation) and a well-developed cover of vegetation over the whole of the hedge surface. Control any weed or grass growth at the base of the hedge so that it does not detract from the overall appearance or adversely compete with the hedge.

As wildlife often relies on the berries and nesting spots provided by the Hawthorn, it is recommended that they are pruned during the summer and autumn months, after the plant has flowered. Pruning during these seasons will encourage a fuller growth of flowers the following year, although this will also reduce the volume of berries the hedge is able to produce that winter. Avoid cutting the Hawthorn hedge before it is established, typically this is around 2 years after planting when the hedge has reached around c. 1.2 to 1.5m tall.

During the second year of planting, between February and March, is the recommended time for hard pruning Hawthorn hedges. Cut back growth by half during these months to encourage new growth. Remove dead, diseased or broken branches first to keep your hedge looking neat and stimulate new growth. Be careful to avoid cutting these branches flush with the trunk as this can make the trunk susceptible to decay. Removing any cross branches from inside your Hawthorn hedge will also help to prevent diseases as this improves circulation within the

hedging. Pruning at this time of year while your hedge is dormant will also cause the least disruption to the wildlife that rely on your Hawthorn, as it will not interfere with the nesting season or the volume of berries.

6.5.4.2 Maintenance Actions

- Clip the top and sides of the hedge to maintain true and even levels and using suitable mechanical cutters to maintain the shape and height. Remove any cuttings lodged in the surface of the hedge and rake up and remove all arisings.
- Allow the operation to be carried out to suit the species and position of the hedge.
- Maintain weedfree 750mm wide band at the base of the hedge (weeds at a maximum height of 100mm and a maximum ground cover of 10%) by mulch, regular hand removal, hoeing or by the use of approved herbicide. Allow for control once every 6 weeks in the main growing season (4 times per year).

6.5.5 New Ornamental Shrub/Groundcover Planting

Ornamental planting areas shall be managed, where appropriate, to encourage biological diversity, to manage objectives of the individual planting and to provide for the safety and enjoyment of Users.

6.5.5.1 Maintenance Objective

Maintain shrub growth to cover as much as possible of the border area and allowing the individual plants to achieve as nearly as possible their natural form. Maintain the borders free of visible grasses and shape and prune the shrubs to avoid obstructing pathways or blocking light to, or adhering to windows.

6.5.5.2 Maintenance Operations

After planting, if appropriate and in season for the species involved, prune shrubs to remove dead or dying and diseased wood and suckers, to promote healthy growth and natural shape and to develop their desirable ornamental characteristics. At the same time remove intermediate plants that are restricting the natural and attractive development of their neighbours. Remove all arisings from site.

Lightly cultivate the surface soil, to a depth of approximately 50 mm, remove or bury all annual weed or natural litter and break any surface capping. Take special care to avoid unnecessary damage to the shrub plants and ensure that all the shrubs are firmly bedded in the soil. Leave the surface with a fine and even tilth with soil crumbs of less than 50 mm in diameter.

Note: This operation is only essential where the soil is compacted or as a means of incorporating mulch. Not required where the areas are mulched.

Maintain the soil surface substantially free of not planted grasses by hand removal Spot treatment at approximately four-weekly intervals throughout maintenance period.

Note: As an alternative the borders can be regularly hand-hoed at up to two-weekly intervals in the main growing season, to 6 times per year. This procedure is recommended for the first year after planting when the plants may be more sensitive to contact herbicide damage and residual herbicides may not be used.

Apply slow release fertiliser to all planted areas in Autumn (NPK 0:20:30) at 25g/sq.mm to encourage strong root structure and winter hardiness.

Water as necessary to ensure the establishment and continued thriving of all planting. Water using a fine rose or sprinkler until full depth of topsoil is saturated.

6.5.6 Herbaceous Planting

6.5.6.1 Maintenance Objective

Maintain a dense, grass free cover of healthy growth, clipped or pruned as necessary to give a neat and tidy finish and contained within the planted area.

6.5.6.2 Maintenance Operations

Maintain the soil surface substantially free of non planted grasses by hand removal. Spot treatment at approximately four-weekly intervals throughout maintenance period

Trim and tidy the plants once a year in the winter months, to remove dead vegetation or overgrowing branches. Remove all arisings from site. The amount of work will vary according to the species.

Apply slow release fertiliser to all planted areas in Autumn (NPK 0:20:30) at 25g/sq.m to encourage strong root structure and winter hardiness.

Water as necessary to ensure the establishment. Water using a fine rose or sprinkler until full depth of topsoil is saturated.

At the end of the defects liability period.

- Ensure that the soil is thoroughly moistened prior to remulching, applying water where necessary.
- Remulch the whole surface of planting beds as specified at 75mm depth.

6.5.7 SuDS Raingarden/Biofiltration Planting Areas

6.5.7.1 Maintenance Objectives

The maintenance strategy for a biofiltration system for the project is focussed on the following goals:

a. Maintain Hydraulic Function: Ensure the system continues to receive, temporarily store, and infiltrate rainfall runoff at the designed rate.
    - Operation Focus: Preventing sediment build-up and compaction of the filter media.

b. Ensure Water Quality Treatment (Filtration): Preserve the ability of the plants and filter media to remove pollutants (sediments, nutrients, hydrocarbons) from the runoff before it enters the groundwater or conventional drainage.
    - Operation Focus: Maintaining healthy vegetation and inspecting for signs of pollution/clogging.

c. Preserve Aesthetic and Ecological Value: Keep the area visually appealing, integrated with the landscape, and functioning as a green amenity and potential biodiversity habitat.
    - Operation Focus: Weed control, pruning, and replacement of dead/diseased vegetation.

d. Prevent Erosion and Structural Damage: Protect the embankment slopes, inlets, outlets, and edging from physical damage that could compromise the system's integrity.
    - Operation Focus: Timely repair of damaged areas, particularly where concentrated flow occurs.

6.5.7.2 Maintenance Operations

Maintenance tasks are categorised into Routine (e.g., Monthly/Quarterly) and Ad-Hoc/Event-Based (e.g., Annually or post-storm) operations.

Operation	Specific Tasks	Frequency & Notes
Vegetation Management	**Weeding and Invasive Species Control:** Remove weeds that compete with the design vegetation, especially in the filter media.	**Routine (Monthly/Quarterly):** Crucial during the establishment period (first 2-3 years). No chemical herbicides.
	Planting Bed Care: Prune dead/diseased plants, remove litter, and replace dead or severely stressed plants (less than 70% cover).	**Routine (Quarterly/Annually):** Ensure plant cover is maintained to prevent erosion and aid filtration.
Hydraulic/Filtration	**Inspect Inlets/Outlets:** Clear any debris (leaves, sediment, litter) blocking flow control structures, check the integrity of the overflow/underdrain.	**Routine (Quarterly) & Post-Storm:** Ensure unrestricted entry and exit of water.
	Sediment Removal (Pre-treatment): Clean out any pre-treatment features (e.g., sediment forebays or gravel trenches) when sediment depth reaches a pre-defined threshold level (ie. 50% of storage depth).	**Ad-Hoc (Annually/Bi-annually):** Disposal of any sediment responsibility at approved, licenced waste licence facility.
	Decompaction/Surface Scarification: If the filter media surface becomes clogged or ponding persists for too long (e.g., 48 hours), the top 25cm of media may need light raking or removal and replacement.	**Ad-Hoc (As Needed):** A sign of failure in infiltration.
Structural Integrity	**Erosion Repair:** Stabilise and repair any eroded areas, particularly adjacent to inlets and outlets, by re-sodding or adding stone.	**Ad-Hoc (As Needed):** Following heavy rainfall events.
	Litter and Debris Removal: Remove general waste, leaves, and large debris from the entire surface area.	**Routine (Monthly):** Maintains aesthetics and prevents clogging.

6.5.8 Sedum Green/Blue Roof

6.5.8.1 Maintenance Objective

The maintenance strategy for a Sedum Green/Blue Roof is focussed on three core areas:

a. **Maintain Vegetative Health and Coverage**: Ensure the Sedum plants remain dense and healthy (90% coverage) to provide UV protection to the membrane, aid cooling, and offer a positive aesthetic.
   - Operation Focus: Weeding, fertilisation, and supplemental watering during drought.

b. **Preserve Hydraulic Function (Blue Roof and Green Roof Drainage)**: Ensure the drainage layer is clear, the flow control device (for a Blue Roof) is unobstructed and functioning, and the roof is not overloaded with excess water or debris.
   - Operation Focus: Cleaning outlets, inspection chambers, and flow restrictors.

c. **Protect Structural Integrity**: Prevent plant roots from damaging the waterproofing and ensure the entire system's components (edging, fire breaks, access paths) remain intact.
   - Operation Focus: Membrane checks and control of aggressive vegetation (e.g. tree, weed seedlings).

6.5.8.2 Maintenance Operations

Maintenance should typically be performed twice yearly—once in Spring (March/April) to prepare for the growing season, and again in Autumn (September/October) to clear debris before winter dormancy. More frequent checks are required in the first year of establishment and after severe weather events.

Operation Category	Specific Tasks	Frequency & Notes
Vegetation Management	**Weeding and Invasive Species Control:** Hand-pull aggressive weeds, especially grasses, mosses, and tree seedlings, which compete with Sedum and can damage the waterproofing membrane.	**Routine (Twice Yearly/Quarterly in Year 1):** Avoid chemical herbicides. Remove roots completely.
	Fertilisation: Apply a specialised, slow-release green roof fertiliser. Sedum is low-nutrient, but annual feeding is required due to thin substrate and nutrient washout.	**Routine (Annually or Bi-annually):** Typically in Spring/Early Summer. Follow manufacturer's specific N:P:K guidance to avoid encouraging weeds.
	Bare Patch Repair: Apply Sedum cuttings or replant Sedum blankets/plugs to areas with sparse or failed coverage (ie <70% coverage).	**Ad-Hoc (As Needed/Annually):** Best done in Spring or late Summer/early Autumn.
	Litter and Debris Removal: Clear dead leaves, plant debris, and litter from the Sedum and the perimeter gravel border (fire break).	**Routine (Twice Yearly/Post-Storm):** Especially important if near overhanging trees.
Hydraulic/Drainage	**Clean Drainage Outlets:** Clear all debris (leaves, sediment, dead plant matter) from internal drains, gutters, and rainwater outlet chambers.	**Routine (Twice Yearly) & Post-Storm:** Crucial to prevent water build-up and structural load.
	Blue Roof Component Inspection: Check the inspection chamber and ensure the **flow control device** is free from obstruction and operating as designed to regulate discharge.	**Routine (Twice Yearly):** Confirm that the system is holding water temporarily and releasing it slowly.
	Watering: Provide supplemental irrigation during extended drought periods (e.g., $>3-4$ weeks of dry, hot weather) to prevent Sedum from shrivelling/dying.	**Ad-Hoc (During Drought/Establishment):** Water deeply but infrequently (e.g., once every 1-2 weeks).
Structural/Safety	**Perimeter & Edging Check:** Reinstate displaced pebble/gravel borders (fire breaks) and remove vegetation encroaching on them. Check metal flashing integrity.	**Routine (Twice Yearly):** The pebble strip acts as a fire break and physical barrier to encroachment.
	Membrane Inspection: Inspect the roof structure and waterproofing membrane for any signs of physical damage or leaks.	**Annually (By Professional):** Focus on areas around penetrations, outlets, and upstands.

6.5.9 Existing Retained Mature Trees

6.5.9.1 Maintenance Objective

The strategy for maintaining the existing mature trees along the northern boundary of the site is focused on four key areas:

a. **Safety and Risk Mitigation:** The paramount objective is to reduce the risk of tree failure (whole tree collapse or branch breakage) that could impact people, property, or infrastructure.
   - Operation Focus: Identifying and removing deadwood, decayed limbs, and addressing structural defects.

b. **Health Preservation and Vigor:** Sustain the tree's health against environmental stresses, pests, and diseases to maximise its lifespan and natural function.
   - Operation Focus: Monitoring for signs of pests/disease, ensuring adequate soil health and root zone protection.

c. **Structural Integrity:** Retain a strong, balanced structure that can withstand wind and storm events.
   - Operation Focus: Selective pruning (thinning, reduction, raising) to improve crown architecture without excessive removal.

d. **Clearance and Amenity:** Ensure the tree co-exists safely with its surroundings, providing adequate clearance over buildings, pathways, and roads.
   - Operation Focus: Crown lifting and clearance pruning.

6.5.9.2 Maintenance Operations

Maintenance tasks for mature trees are largely periodic or reactive (performed on condition). They shall be carried out by a qualified, insured Arborist (Tree Surgeon). All tree works will be carried out in accordance with BS3998:2010 – Tree Work Recommendations.

Operation Category	Specific Tasks	Frequency & Notes
Assessment & Inspection	**Visual Tree Assessment (VTA):** A detailed inspection of the roots, stem (trunk), and crown for structural defects, decay, pests, and disease. Look for *conks/fungi*, *heaving soil*, *cracks*, and *excessive deadwood*.	**Periodic (Every 3-5 Years):** Or immediately following severe storms or visible change in tree health.
	Root Collar and Root Zone Check: Ensure the root flare is visible and not buried by soil or mulch; check for root damage from construction or paving.	**Periodic (As per VTA):** Maintain a wide, clear mulched area around the trunk (do not *volcano mulch*).
Pruning (Arboricultural Works)	**Deadwood Removal (Crown Cleaning):** Remove all dead, dying, and diseased branches, especially those overhanging dwellings or public areas.	**Periodic (As per VTA):** Essential for safety and reducing disease entry points.
	Clearance Pruning (Crown Lifting/Reduction): Prune to provide vertical clearance over paths, roads, and buildings. **Reduction** is used to reduce weight and size, always cutting back to a lateral branch (*drop crotch pruning*).	**As Needed:** Pruning should be carried out during the dormant season (late autumn to early spring) to minimise stress, but **avoid March to August,** due to the Wildlife Act (nesting birds), unless emergency.
	Structural Pruning (Thinning): Selective removal of crossing, rubbing, or poorly attached branches (narrow angles) to improve air flow and light penetration, reducing sail area and stress.	**Periodic:** Never remove more than **20-25%** of the live canopy in a single year. **Avoid topping** as it severely damages the tree.

Ground & Soil Care	**Mulching:** Apply an organic wood chip mulch (5-10 cm deep) around the base of the tree (but kept away from the trunk) to conserve moisture, regulate temperature, and discourage turf competition.	**Routine (Annually/Bi-annually):** Re-apply as necessary.
	Soil Decompaction: If the root zone has been subject to heavy pedestrian or vehicle traffic, consult an arborist regarding specialist decompaction/airspade techniques.	**Ad-Hoc (As Needed):** Compaction starves roots of oxygen and water.
Emergency & Remedial	**Pest/Disease Treatment:** Apply targeted treatment (e.g., fungal or insecticide) only if a serious threat is identified by the arborist.	**Ad-Hoc (As Needed):** Based on arborist's diagnosis.
	Bracing or Cabling: Install hardware (dynamic or rigid) to support structurally weak limbs or co-dominant stems at high risk of failure.	**Ad-Hoc (As per VTA):** Requires specialist installation and subsequent regular inspection.

6.5.10 Paved Areas And Bound Gravel Areas – General Maintenance

6.5.10.1 Maintenance Objective

Regularly sweep or clean paved surfaces to keep it clear of litter or other debris that will detract from the appearance of the site. Keep the surface free from weed (including moss & grass) growth and all associated drainage gulleys in working order.

6.5.10.2 Maintenance Operations

Sweep all paved areas at regular intervals and remove all arisings from the site. Frequency may vary according to time of year or other maintenance operations. Hand or mechanical - sweeping may be used.

Clear silt and extraneous matter from the drainage gulleys, including the lifting and replacement of the drain cover. Inspect and clear any leaves and other litter from drain gulley covers. Collect and remove from site all leaf litter in Autumn (allow two visits monthly in October, November and December).

Safeguard and make good any damage to paving on an ongoing basis (no defect is to be left longer than one week). Damage that might have a bearing on safety is to have an immediate response.

6.5.11 Litter Clearance - General

6.5.11.1 Maintenance Objective

Collect and remove from the site, all extraneous litter and rubbish on a regular basis so that its presence is not detrimental to the appearance of the site. (This means that the site should be free from litter after each visit to site).

6.5.11.2 Maintenance Operations

Collect and remove all extraneous rubbish, and material arising from maintenance works, which is detrimental to the appearance of the site, offsite to an approved waste management site. This rubbish to include stones, bricks, debris, paper, confectionery and other wrappings, bottles, cans and plastic containers and all other rubbish.

This operation will be carried out at regular intervals organised in conjunction with other maintenance visits and operations.

7 Appendix 1 – RFI Response

LRD25-16 CCC Opinion **6752 Old Fort Road, Ballincollig**		**BSM Opinion Response** **18/06/2026**
Item	**Description**	**BSM Opinion Response**
Appendix B	***Appendix B- meeting held on 05/02/2026***	
	Archit If the drop off area for the creche is being removed, please give consideration to increasing the boulevard of tree on the verge	**The following response should be read with the accompanying drawings: *Landscape Plan 6752-300* and *Planting Schedule, SuDS & Playground Details 6752-304.*** The existing tree boulevard consisting of 4no of small-leaved lime trees has been increased by additional 7 no of narrow form of Oriental Plane *(Platanus orientalis 'Minaret').* The tree species has been selected to corespond with Park and Recreation comments (Appendix A, 06/11/2025) to substitute Lime tree in the scheme.
Appendix C	***Appendix C***	
	Biodiversity	
	In relation to the boundary treatment drawing - a 2m high galvanised safety railing is to be installed along the northern and western perimeter. More details are needed to highlight that the retained tree root system will not be compromised by the perimeter fencing, especially along the northern boundary. Detailed drawings of the fencing and root protection zones on one drawing - highlighting the root protection zones along with the perimeter fencing.	**The following response should be read with the accompanying drawing: Boundary Treatment 6752-303, *Tree Survey and Tree Protection Measures 6752-100, Landscape Plan 6752-300*** The existing 2.4m high palisade fence to northern boundary has been left in place in order to protect existing mature trees within Root Protection Areas, refer to Boundary Treatment 6752-303, Tree Survey and Protection Measures 6752-100 and Landscape Plan 6752-300. The proposed 2m high galvanised railing to western boundary is shown on the Boundary Treatment drawing detail B3. There are no exisitng mature trees in proximity of the proposed railing. There are 3no. young trees planted on the Waltham Abbey residential estate set back from the boundary approximately 4-5m.
	EcIA report. I recommend that a breeding bird survey is conducted and this information can help with enhancing the site for bird species from installing bird nest boxes within the buildings as well on suitable mature trees.	***The response will be prepared by Ecologists.*** To support Ecologist respose BSM has been added bird & bat boxes, and insect hotels to the Landscape Plan (see drawing 6752-300) to enhance biodiversity on the development site. Type of suitable boxes and their location to be recommended by Ecologist.

	City Architects Department Planning Report	
	Appraisal "..." In comparison with the SHD scheme however the lowering of the courtyards by a full storey height results in a less well-lit space, which in turn compromises the quality of light to apartments that are located within that shaded area. One item to note is that placing the courtyards at ground rather than undercroft level means that the landscaping will have direct contact with the ground, which should lead to far greater success in terms of achieving good quality mature planting over time. There is a marked difference however in the landscaping quality of the two courtyards, and we see no reasonable argument as to why a certain section of residents should have a significantly lesser quality amenity. Ideally the parking and any associated turning bay should be removed from the east courtyard, or, if absolutely necessary, any parking kept to the very northern edge. I would consider accessible parking bays located directly off the access road to be within a reasonable distance of the apartments.	***The following response should be read with the accompanying drawing: Landscape Plan 6752-300, Planting Schedule, SuDS & Playground Details 6752-304.*** The east courtyard car park has been rearranged by architects, and the Landscape Plan has been amended on those basis. In the centre of the Courtyard there is proposed resin bound gravel path in warm colours, with adjoining small natural play area 'B' to provide fun and enjoyment for children. The paving colour in the Courtyards and Creche has been changed to warm tones to brighten the space. Similar benches frame colour has been changed from Antracite Grey to warm tones Imitating Corten. New benches and stools have been inroduced in bright colours. The planting species have been amended to suit semi-shade and deep shade conditions in the Courtyards and Creche. They were specified to be suitable for SuDS, biofiltration beds as well, and to provide all year round interest (mixture of evergreen shrubs, perennials, herbaceous, ferns, white/yellow/ bright flowers, white/yellow marigined/speckled leaves).
	Drainage	
	Storm Water **Chapter 5 - Climate Change and Environment** Objective 5.23 Rainwater harvesting - to encourage all development proposals to include rainwater harvesting measures Section 5.45 SuDS	**The response will be prepared by Engineers.** The proposed scheme will implement sustainable design features (see JODA engineering design drawings and report). The landscape design has been coordinated with this design, refer to Landscape Plan 6752-300. As part of the sustainable surface water management strategy a SuDS biofiltration beds are proposed along the building and in the courtyards to allow for water run off. The tree and low level planting species have been selected for their suitability in built environments. Their characteristics include the ability to tolerate a wider range of temperatures, air pollutants, periods of drought as well as wet weather. Refer to drawing 6752-304 Planting Schedule, SuDS & Playground Details.

	Parks & Recreation	
	Further consideration and amendment of the proposed development in terms of the matters/issues raised in the reports from the Parks and Recreation section (reports of the Senior Parks & Landscape Officer and Biodiversity Officer-See reports in Appendix C). ***Further to a review of the submitted documents for Landscaping and open space provision, please note the following:***	***The following response should be read with the accompanying drawings: Landscape Plan 6752-300, Landscape Sections 6752-301 & 302, Boundary Treatment 6752-303, Planting Schedule, SuDS & Playground Details 6752-304, and Landscape Design Report 6752-RP02.***
	A comprehensive Landscape Master plan and Landscape Design Report has been submitted by Brady Shipman Martin, including a Tree Survey and Tree protection measures.	The Landscape set of drawings and Landscape Design Report have been amended to the latest Architect site layout plan and CCC comments.
	The management and maintenance of play equipment will be the responsibility of the developer.	The additional sections have been added to the Landscape Package, see drawing 6752-302 showing:
	The management and maintenance of the proposed landscape plan is to be the responsibility of the developer/ management company.	- Section E-E: Section through Courtyard between building A&B - Section F-F: North Site Bundary
	Cross Sections for all landscape areas will be required.	
	Wildflower seed for meadows is to be sourced within a 50km radius of the site.	There is no proposed wildflower meadows in the scheme. A hardwearing grass, drought and shade tolerant is proposed in the scheme, suitable for cellular paving system (cherry picker access routes).

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