

PROPOSED RESIDENTIAL DEVELOPMENT
at Ard an Gleannha, St. Josephs Road, Mallow, Co. Cork
for Cork County Council

8th July 2024



LANDSCAPE DRAWINGS

- L101 - Landscape Strategy
- L102 - Existing Vegetation
- L103 - Vegetation References
- L104 - Green Infrastructure
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- L107 - Northeast Amenity
- L108 - Central Amenity
- L109 - East Amenity
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LANDSCAPE STRATEGY

The proposed scheme at Ard an Gleannha is designed to showcase Cork County Council's ambitions to provide quality amenity space that tackles pressing landscape issues including: biodiversity enhancement, stormwater mitigation, and improving residential well-being. This is being done through innovative and collaborative design, without incurring significant additional cost.

There are 5 no. designated open spaces, plus ancillary grass kickabout zones for use by adjacent houses. Additionally, the presence of subsurface archaeological features on site results in a massive complementary amenity space. The term community drives the design of the open spaces. They are for residents of all ages to engage in and interact, not just for kids to play in. Open space constitutes 15% of the developable site; generous considering this excludes the 6075 sq.m. archaeology zone. Important to each area is access and visibility. In many instances, adjacent houses have dual aspect for secondary supervision. At other locations, a row of houses will overlook an open space, and in such instances planting is kept low (<600mm) for clear supervision. Outlined below are the strategies for each open space:



1) NORTHWEST AMENITY (400 sq.m.) - Framed by an urban woodland and bands of pollinator beds, this amenity has a well-defined 100 sq.m. level lawn. 3 no. seat benches and a seatwall make it a space for adults to mind children, a safe spot for teenagers to gather or individuals to turn away from the green and look out over the archaeology zone.

2) NORTHEAST AMENITY (375 sq.m.) - This is also an area designed with a large level lawn (185 sq.m.), but in a more active format with a permanent junior sports goal. This is complemented by 2 no. picnic tables with full sun exposure, suitable for a family outing or a group of friends to watch others play. There is a large pollinator bed and a band of native trees to supplement the existing hedgerow with new Oak and Birch, which currently are not present on site.

3) CENTRAL AMENITY (1100 sq.m.) - A linear space accommodating 3m change in gradient. It is an attractive series of spaces that incorporates biodiversity swales as part of the SuDS solution and habitat attraction. It links the upper and lower ends of the estate, is overlooked by 6 houses. The terraced solution still provides 285 sq.m. of level lawn, while also being an inspiring spot to read a book.

4) EASTERN AMENITY (550 sq.m.) - This space is an extension of the central plaza and is a safe location aimed at children. The plaza consists of bench seating and stylised planting and is comfortable for those not associated with the play area. The large play space is divided between a formal play area and a natural adventure zone. The modest amount of play equipment make it an unlikely spot for outsiders to visit, but well suited to the estate and immediate neighbourhood, with a high level of active and imaginative play.



5) SOUTHERN AMENITY (500 sq.m.) - This open space acts as a gateway to the development, sitting on elevated ground near the first junction. With a public orchard, it exudes the aim of unifying the community across all ages and interests. Residents are encouraged to pick the autumn fruit, facilitating social interaction on a different level than play. There is also a 180 sq.m. protected level lawn, flanked to the front by spring flowering Heather and to the back by summer wildflower for transitional pollinator benefits.

ARCHAEOLOGY AMENITY (6075 sq.m.) - Although not part of the developable space, it is a green open space that is anticipated to be taken in charge and can benefit the residents. In providing a 'maintained' appearance while prioritising biodiversity, it is proposed to create pockets of inviting mown green space. These will reflect the archaeological zones without having any impact on the subsurface features. It will also be a positive example of how the local authority can protect heritage and enhance awareness of it, while being beneficial as an amenity to play, walk a dog or experience nature.

PLANTING STRATEGY - 96% of the proposed trees are native, with the addition of a few Lime trees for large canopies in urban conditions. The species palette greatly diversifies the site, with the intention of positively influencing habitats beyond the site boundary. All shrubs follow plant lists published by the *All-Ireland Pollinator Plan* (AIPP). We do have large areas of lawn that will be regularly managed by the local authority and will follow internal policies like 'No Mow May' for targeted pollinator benefit. Areas where wildflower is identified will utilise soil salvaged from site, to ensure the existing seed bank is continued within the locality. This will be supplemented with native red/white Clover to quickly stabilise the soil and create fast pollinator benefits while the retained seed bank matures.

SUSTAINABLE URBAN DRAINAGE SYSTEMS (SuDS) - Many of the proposed stormwater solutions will be landscape-based, mimicking natural systems. There are swales, attenuation basins and infiltration trenches - 3 types of solutions to address different degrees of stormwater. This scheme will act as a strong example of the local authority ability to support and deliver natural SuDS systems. The intent is also to showcase how daily interaction with such systems can enhance residents lives and association with nature.

LANDSCAPE FINISHES - In the public realm, street furniture (benches, platforms, picnic tables) will utilise robust, low maintenance composite materials. Paths will be laid to brushed concrete and in select amenity settings will be treated with a low-cost exposed aggregate finish. Any steps will include tactile warning paving, nosings and galvanised handrails.

In the private realm, driveways will be paved with select coloured concrete unit pavers to differentiate private and public space. Individual units receive a paved rear terrace and all walls facing the public realm are capped and rendered.



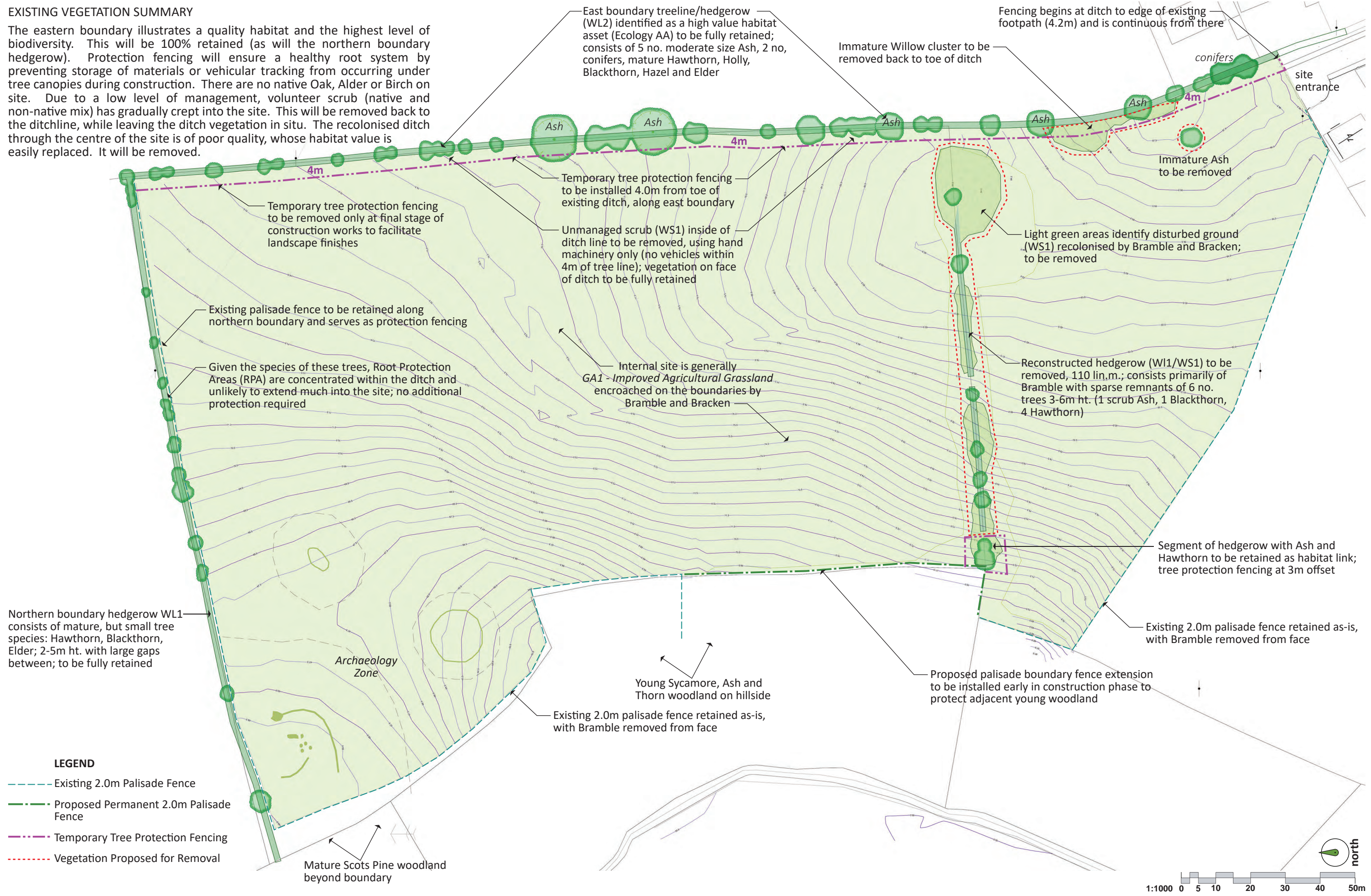
Image of a driveway paved in select coloured concrete unit pavers with planting buffers and rendered boundary walls.

Notes

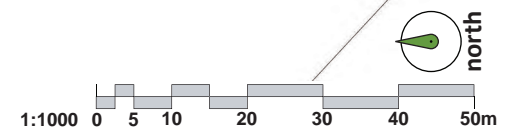
- For landscape proposals and planting schedule, refer Masterplan drawing L105.
- Images in the first two columns are extracted from the Computer Generated Images by G-NET 3D, representing proposed open spaces within the application.

EXISTING VEGETATION SUMMARY

The eastern boundary illustrates a quality habitat and the highest level of biodiversity. This will be 100% retained (as will the northern boundary hedgerow). Protection fencing will ensure a healthy root system by preventing storage of materials or vehicular tracking from occurring under tree canopies during construction. There are no native Oak, Alder or Birch on site. Due to a low level of management, volunteer scrub (native and non-native mix) has gradually crept into the site. This will be removed back to the ditchline, while leaving the ditch vegetation in situ. The recolonised ditch through the centre of the site is of poor quality, whose habitat value is easily replaced. It will be removed.



- LEGEND**
- Existing 2.0m Palisade Fence
 - Proposed Permanent 2.0m Palisade Fence
 - Temporary Tree Protection Fencing
 - Vegetation Proposed for Removal



Notes
 1. For additional information on existing habitats, refer Ecology report.

Job no. 2304	Drawn by MW	Scale 1:1000	Date 08.JUL.2024	Status PLANNING	Revision A
Job Title RESIDENTIAL DEVELOPMENT AT ARD AN GLEANNHA, MALLOW, CO. CORK			Drawing Set LANDSCAPE DEVELOPMENT PACKAGE		Drawing No. L102
Client -			Drawing Title Existing Vegetation		



A cluster of young voluntary Willow has arisen on previously disturbed ground, expanding out from the eastern hedgerow. The cluster will be removed, while the Willow on the ditch will be retained.



Bramble has begun to overwhelm existing boundary fences. These will be removed at ground level and the fences kept clear of vegetation.



The hedgerow running through the centre of the site was reconstructed a number of years ago with spoil soil. A few mature thorn trees remain, but the bulk of the ditch is covered in Bramble, grass and Bracken. The hedgerow and scrub will be removed.

REMOVALS



approximate location of tree protection fencing (4m offset to toe of ditch)

A view of the eastern boundary treeline/hedgerow, looking north. All trees will be retained. Bramble, Nettles and residual scrub creeping into the site will be removed back to the toe of ditch and re-seeded with grass. The area adjacent to the hedgerow will become rear gardens in the proposed scheme. To ensure retained vegetation is not damaged and root zones are protected, temporary tree protection fencing will be installed 4m from the toe of the ditch during the course of construction. This will prevent storage of materials and vehicles compacting the soil within the protection zone. Fencing will be removed once machinery is offsite and final landscape works are being carried out.



Example of mature, quality groundcover vegetation and habitat on the boundary ditch that will be protected and retained.

Example of temporary tree protection fencing using 1.8m mesh panels. The mesh allows continual air flow, access to light, movement of insects, and movement of small fauna below the fence rail. Signage will alert construction crews as to the reasoning and seriousness of keeping fencing in place.



PROTECTIONS

Notes

1. For proposed retention and removals on plan view refer drawing L102. For additional habitat information refer Ecology screening reports.

GREEN INFRASTRUCTURE

The zoned lands at the east end of Mallow town are bounded by an existing residential development to the south, agricultural lands to the east and north and mixed woodland to the west. It is a greenfield site classified as *Improved Agricultural Grassland GA-1*, (Refer *Ecological Impact Assessment* Chapter 5). There is evidence of previous ground manipulation with a portion of the site exhibiting poor grassland qualities. Boundaries consist of mixed native hedgerows, with a large woodland beyond the western fenceline.

Chapter 14 (Green Infrastructure and Recreation) and Chapter 15 (Biodiversity and Environment) of the Cork County Development Plan 2022-28 contain objectives for incorporating green and blue infrastructure into new residential development. These have been cross-referenced with the Cork Co Co guidance document *Biodiversity and the Planning Process*. Pertinent objectives include:

Objective GI 14-1: Green and Blue Infrastructure

f) Achieve a net gain in green infrastructure through the protection and enhancement of existing assets and through the provision of new green infrastructure, as an integral part of the planning process.

Objective BE 15-8: Trees and Woodlands

d) Ensure that development proposals do not compromise important trees and include an appropriate level of new tree planting.
 e) To protect mature trees/groups of mature trees and mature hedgerows that are not formally protected under Tree Preservation Orders.

The primary existing asset is the eastern hedgerow and this is protected in its entirety. A minor internal hedgerow is the only asset being removed. The existing grassland will also be removed, but the soil and seed bank will be retained for re-use on site, allowing the existing grassland fauna to re-emerge within managed wildflower zones. Existing fencing frames half of the site, serving as instant tree protection fencing during construction stage.

Proposed planting includes 254 no. new semi-mature and advanced trees. 244 trees are native (96%), with 10 acclimatised Lime trees for climate change adaptability and pollinator benefits identified in the *All-Ireland Pollinator Plan*. The result is a far greater diversity than what is currently offered on site. Combined with several thousand pollinator shrubs, the green infrastructure gain is a neutral in the short term and a net positive in the long term.

In reference to blue infrastructure, there are no existing field drains or areas of collected water. Surface stormwater sheets off the site towards the public road. Blue improvements include 3 designated SuDS areas to filter and attenuate some surface water, reducing impact on the public storm system.



Image of mature hedgerow along the eastern boundary, forming the primary asset. Bramble at the base of the sod/stone ditch will be trimmed back to the ditch face. All trees will be retained.

Objective BE 14-6: Public / Private Open Space Provision

b) Promote the provision of high quality, accessible and suitably proportioned areas of public open space and promote linking of new open spaces with existing spaces to form a green infrastructure network.

The scheme provides a mix of passive and active public amenity totaling more than 12% of the site area (Part 14.5.11). This percentage excludes the ancillary open space at the archaeological buffer zones. The 5 designated open spaces are intended to create a sense of community. The open spaces are deliberately sized to suit this development and not serve as a regional draw.

The internal amenity spaces are fully accessible, well overlooked and cater to a broad range of ages and activity interests. All amenity spaces are designed with buffers to the public roads for optimal child safety. The spaces are linked by trees and low level shrubs (typ. less than 0.8m high), as recommended by the *All-Ireland Pollinator Plan (AIPP)*. The meadow experience at the archaeology area provides a managed natural opportunity for users to escape the urbanised environment. Accessible footpaths link the upper and lower houses.

When designing the physical and visual interaction between the site amenity and adjacent residences, consideration was also given to improving biodiversity links. A tree row links the north and south boundaries to provide a commuting route for fauna, while tree clusters serve as a habitat refuge.

The combination of these designed solutions provides a quality long-term framework to enhance the green infrastructure network.



Diagram highlighting the 5 primary amenity spaces (orange circles), well proportioned and evenly distributed, with the archaeology buffer zone open space to the northwest corner.

Objective BE 15-6: Biodiversity and New Development

c) Requiring the incorporation of primarily native tree and other plant species, particularly pollinator friendly species in the landscaping of new developments.
 f) Ensuring that the implementation of appropriate mitigation (including habitat enhancement, new planting or other habitat creation initiatives) is incorporated into new development, where the implementation of such development would result in unavoidable impacts on biodiversity-supporting the principle of biodiversity net gain.

The urban woodland clusters and tree rows will be 100% native. Existing Ash, Hawthorn and Blackthorn will be enhanced with Oak, Hazel and Birch. A small percentage of non-native Lime trees are used in difficult urban situations where our native trees would not perform well and also to provide large tree canopies at the higher elevations.

Proposed attenuation swales and basins not only mitigate stormwater, but define and enhance open spaces by means of an additional habitat offering and improved biodiversity.

By increasing the numbers and diversity of native tree species on site, incorporating biodiversity swales and using flowering shrubs derived from the *AIPP* recommended plant lists, a responsible approach to the landscape is illustrated. The result is a measurable long-term biodiversity gain across the site.

PUBLIC AMENITY NORTHWEST (400 sq.m.)
 Central, level active amenity lawn with good biodiversity framework, overlooked by house 109, refer dwg. L106; components include:
 - 100 sq.m. level amenity lawn with protective fencing
 - 3 no. seat benches
 - 8 no. bicycle parking with shelter
 - 17 no. native trees and pollinator beds

PUBLIC AMENITY at ARCHAEOLOGY (6075 sq.m., 1200 sq.m. mown)
 Open naturalised meadow with 2 no. mown amenity areas and mown link path for informal use, refer L111;
 -Mown areas framed by 1.2m PT timber posts
 -NO excavations within buffer zones
 -SuDS attenuation basins and swale outside buffer zones

Existing northern hedgerow retained as-is; canopy outlines represent individual trees, remainder of ditch is bramble/small shrubs

Existing 2.0m weld-mesh fence (green) erected to inside of hedgerow, retained as-is

Proposed road and path stop at toe of ditch

Tactile warning paving at all pedestrian and cyclist road crossings; refer Eng dwgs for details

PUBLIC AMENITY NORTHEAST (375 sq.m.)
 Social area with level active amenity lawn and good biodiversity framework, overlooked by houses 95/96, refer dwg. L107; components include:
 - 185 sq.m. level activity lawn with integrated junior soccer goal at east end
 - 2 no. picnic tables in composite materials fixed to exposed aggregate concrete base
 - 8 no. native trees and pollinator beds, creating separation to the public roads

Dashed blue lines indicate extent of plan enlargement with associated drawing no.; refer these drawings for spot elevations, tree planting ID and material details

Rear garden access laid to 1.0m wide concrete path, typ.

Private parking bays laid to select coloured concrete unit pavers, herringbone pattern

Private pedestrian walks and front door landings laid to select coloured concrete unit pavers

All private rear gardens to receive a patio laid to paving flags, min. 2.4m x 3.2m

Rear gardens separated by timber panel fencing on concrete posts; 1.8m high

Existing eastern hedgerow fully retained; overgrowth understorey trimmed back to face of ditch, vegetation on ditches retained as-is

New 2.0m high weld-mesh fence erected to eastern boundary along inside toe of ditch (---)

PUBLIC AMENITY CENTRAL (1100 sq.m.)
 A terraced amenity with a footpath linking the upper and lower roads, layered amenity emphasising biodiversity, overlooked by 6 no. houses, refer dwg. L108; components include:
 - 165 sq.m. large level amenity lawn with 1 no. seat bench and clear views over amenity spine
 - 120 sq.m. level lower lawn with 1 no. seat bench and clear views over attenuation basins
 - 3 no. attenuation basins as biodiversity features
 - 33 no. native trees and Heather embankment

Front of house planting beds installed with high-pollinator shrubs following AIPP (All-Ireland Pollinator Plan) guidelines and planting schedules; modified at each house depending on orientation and exposure

PUBLIC AMENITY EAST (550 sq.m.)
 Designed as a public square and play area with a green influence, overlooked by 4 no. houses, refer dwg. L109; components include:
 - 4 no. platform benches framing pollinator beds, 2 face east, 2 face west
 - 165 sq.m. formal play area with rubber surfacing; incl. 2 no. swings, 1 spinner and 4 springers
 - 200 sq.m. natural play area with large lawn, boulders, logs and balance beams for nature play
 - 4 no. TC trees to plaza
 - Native tree buffer to hedgerow
 3 no. BP2 3 no. QR

Block wall to public realm, typ. at all private garden interfaces; 2.0m high with conc. cap and timber gate

PUBLIC AMENITY SOUTH (500 sq.m.)
 A highly visible public space, this area is slightly elevated relative to the road and designed as an orchard walk, refer dwg. L110; components include:
 - 7 no. heritage Apple trees along a separate amenity walk
 - 2 no. seat benches, facing south
 - 180 sq.m. level lawn for active play
 - Evergreen Heather embankment facing road

Proposed boundary fence stops here (at new block wall)

Native tree clusters to entry drive set within a wildflower meadow; note: the term "wildflower" refers to re-use of existing topsoil with promotion of native seed bank, no imported wildflowers used
 6 no. BP2 2 no. PS
 5 no. CA 2 no. QR2

No boundary fence at entry public open space

Creche garden framed by 2.0m high block wall, sand/cement finish and capped; garden laid to play patio, storage and large lawn; with 3 no. fruiting trees

Pole light, typ.

Existing palisade boundary fence retained as-is

Buffer zones indicated by dashed lines, refer Archaeology report

Timber posts, 1.2m high, installed to perimeter at 3m spacing, just outside buffer zone; allows free fauna movement while demarcating mowing area; refer dwg. L111

300mm soil added to lower end of this mown area for a more level amenity surface; no excavations

SuDS attenuation basins and link swale, open biodiversity features, refer Engineering dwgs

Native tree avenue on embankment in staggered double row (67 trees)
 22 no. AG 15 no. PA
 15 no. BP2 15 no. QR2

Subsurface SuDS infiltration trenches between cycle path and road laid to grass (no trees); refer Engineering dwgs and Section L1

For bin and bike stores, refer Arch dwgs.

Existing palisade fence ends here; new 2.0m palisade fence to be installed to fully secure west boundary

Adjacent woodland retained as-is

Bicycle rest area for at 100m interval on uphill climbs; conc., 2m x 6m

Rear gardens installed as terraces with level patio/lawn, then steps up/down 1m to next level

Yellow road texture indicates home-zones and traffic calming with contrasting colour/texture applied to driving lane; refer DMURS report

Separated bicycle/pedestrian lane, 3.0m wide, tarmac top-seeded with red aggregate

Where small trees share a planting bed with pole lights, trees will be max. 3m wide x 5m tall when mature; with no impact on light cast

Orange dots represent pole light locations (refer Lighting Layout dwg KE/RE/SJR/01); large canopy trees at 10m offsets, medium canopy trees at 6m offsets, small canopy trees (2.5m radius mature) at min. 3m offsets

Segment of existing hedgerow retained, to contour 72.5; 1 no. Hawthorn, 1 no. Ash trees

Proposed fence meets existing fence at this corner

Parkland on hillside, large canopy trees with meadow below; no tree planting within wayleave

Existing palisade boundary fence retained as-is, serving as rear garden boundary

Apartment courtyard laid to select unit pavers, incl. 3.0m platform bench adj. to herb and edibles bed

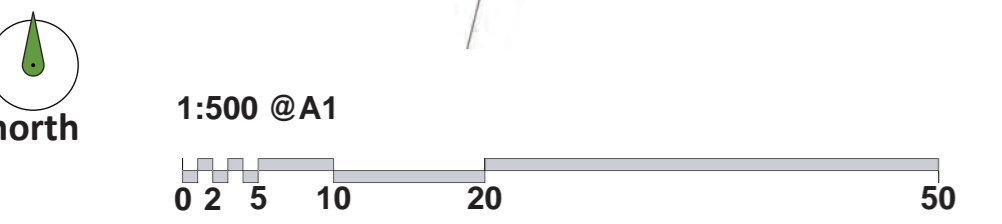
Large private gardens receive select tree planting for visual filtering

Existing palisade boundary fence retained as-is

Native tree buffer (over grass) to south corner; supplemented with native evergreen Yew and Holly as boundary hedge (0.8m centres)
 3 no. AG 3 no. PS
 3 no. CA 4 no. PT
 4 no. CM 3 no. QR

TREE PLANTING LEGEND
 (254 no. semi-mature and advanced trees)

Abbrev	No.	Tree Name
AG	16	Alnus glutinosa (Alder, 10-12cm)
BP1	17	Betula pendula (Silver Birch, 8-10cm)
BP2	20	Betula pubescens (Downy Birch, 8-10cm)
CA	12	Corylus avellana (Hazel, multistem 200/250cm)
CM	9	Crataegus monogyna (Hawthorn, 8-10cm)
MD	10	Malus domestica (Irish Heritage Apple trees)
MS	20	Malus sylvestris (Flowering Crabapple, 10-12cm)
PS	23	Pinus sylvestris (Scots Pine, 150/175cm ht.)
PT	10	Populus tremula (Aspen, 6-8cm)
PA	30	Prunus avium (Native Cherry, 10-12cm)
QR1	8	Quercus robur (Pedunculate Oak, 16-18cm girth RB)
QR2	31	Quercus robur (Pedunculate Oak, 10-12cm girth BR)
SC	10	Salix caprea (Goat Willow, 200/250cm ht.)
SA	21	Sorbus aucuparia (Rowan, 10-12cm)
TB	7	Taxus baccata (Yew, 100/125cm ht.)
TC	10	Tilia cordata (Greenspire) (Small-Leaved Lime, 12-14cm)



Notes:
 1. For site layout, roadway details, services and site lighting refer Architecture and Engineering drawings.
 2. Attenuation basins illustrate a refined configuration, but volumes and locations match the engineered design shown on drawing WDG-CE-02.
 3. Greater detail to amenity areas are shown on drawings L106-111 with areas of enlargement indicated on plan above.

Forestbird Design
 landscape architecture landscape planning environmental design
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Job no. 2304	Drawn by MW	Scale 1:500 @A1	Date 08.JULY.2024	Status PLANNING	Revision D
Job Title RESIDENTIAL DEVELOPMENT AT ARD AN GLEANNHA, MALLOW, CO. CORK			Drawing Set LANDSCAPE DEVELOPMENT PROPOSALS		
Client -			Drawing Title LANDSCAPE MASTERPLAN		

PUBLIC AMENITY NORTHWEST (400 sq.m.)
 Central, level active amenity lawn with good biodiversity framework, overlooked by house 109, refer dwg. L106; components include:
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 -NO excavations within buffer zones
 -SuDS attenuation basins and swale outside buffer zones

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SuDS attenuation basins and link swale, open biodiversity features, refer Engineering dwgs

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BP2	20	Betula pubescens (Downy Birch, 8-10cm)
CA	12	Corylus avellana (Hazel, multistem 200/250cm)
CM	9	Crataegus monogyna (Hawthorn, 8-10cm)
MD	10	Malus domestica (Irish Heritage Apple trees)
MS	20	Malus sylvestris (Flowering Crabapple, 10-12cm)
PS	23	Pinus sylvestris (Scots Pine, 150/175cm ht.)
PT	10	Populus tremula (Aspen, 6-8cm)
PA	30	Prunus avium (Native Cherry, 10-12cm)
QR1	8	Quercus robur (Pedunculate Oak, 16-18cm girth RB)
QR2	31	Quercus robur (Pedunculate Oak, 10-12cm girth BR)
SC	10	Salix caprea (Goat Willow, 200/250cm ht.)
SA	21	Sorbus aucuparia (Rowan, 10-12cm)
TB	7	Taxus baccata (Yew, 100/125cm ht.)
TC	10	Tilia cordata (Greenspire) (Small-Leaved Lime, 12-14cm)



1:500 @A1



Notes:
 1. For site layout, roadway details, services and site lighting refer Architecture and Engineering drawings.
 2. Attenuation basins illustrate a refined configuration, but volumes and locations match the engineered design shown on drawing WDG-CE-02.
 3. Greater detail to amenity areas are shown on drawings L106-111 with areas of enlargement indicated on plan above.



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Job no. 2304
 Drawing Set
 Residential Development at
 Ard An Gleannha, Malloy, Co. Cork
 Client -

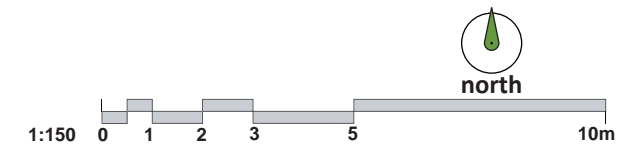
Scale 1:500 @A1
 Date 08.JULY.2024
 Status PLANNING
 Drawing Title
 LANDSCAPE MASTERPLAN

Revision D
 Drawing No. L105



CONCEPT - This space makes the transition between 2m of elevation gain. The aim is to provide a safe, usable (level) amenity with a high degree of biodiversity. The result is a central green flanked by bench seating. It is open and protected and aligned with the adjacent residence for good secondary supervision. To the east, the slightly elevated seating area overlooks the lawn and urban woodland pocket. To the west, there are clear views over the archaeology meadow and distant woodland.

Total size = 400 sq.m., lawn = 100 sq.m., biodiversity planting beds = 200 sq.m.





CONCEPT - This is a large level amenity space that is well protected from adjacent traffic areas. As a result, it is designed for active use with a level grass pitch and permanent junior goal. The addition of 2 no. picnic tables makes it very family friendly and a safe place for child minding or an after-school gathering spot for older kids. There is a strong biodiversity network directly linking up with the existing hedgerow.

Total size = 375 sq.m.; lawn = 185 sq.m., biodiversity planting beds = 125 sq.m.



Picnic tables to be constructed of robust steel frames with composite slats (non-flammable, low maintenance); preferably from an Irish manufacturer.

2 no. picnic tables (4-person, composite) flank amenity area; installed on exposed aggregate concrete pad

Evergreen shrub buffer with early spring pollinator value (Heather), serves as physical buffer to road, yet allows full visibility of green

Junior soccer goal, fixed, galvanised steel frame

Native tree row to supplement existing hedgerow, refer dwg. L105 for tree abbreviation schedule

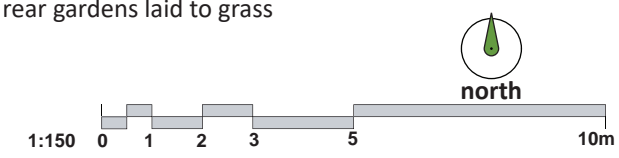
Select coloured conc. unit pavers as access to residential front doors

Shade tolerant flowering shrubs mixed with native ferns to house planting beds

Timber fence panel and timber gate to access private rear garden

Concrete access path, 0.9m

Each unit has a patio (300x600 flags), 2.4 x 3.2m; rear gardens laid to grass





CENTRAL PUBLIC AMENITY CONCEPT - This is a large linear amenity space that connects the upper and lower residential areas. It accommodates a change in gradient of over 3m. This results in a series of spaces as one passes from top to bottom. A concrete path meanders through the site for access, incorporating 2 sets of DAC compliant steps. Amenity consists of 2 no. level lawns for informal active play, seating and 3 no. attenuation basins as visual features and for habitat enhancement. It has an excellent biodiversity network with wetland basins, wildflower meadows, a continuous band of pollinator bulbs, and 33 no. native trees.

Total size = 1100 sq.m.; lawns = 285 sq.m., attenuation basins = 265 sq.m., biodiversity planting beds = 350 sq.m.



Example of a swale prior to discharge at the attenuation basin. The SuDS swale will typically appear damp or dry.



Low Heather hedge (to 0.6m) as example of pollinator buffer.



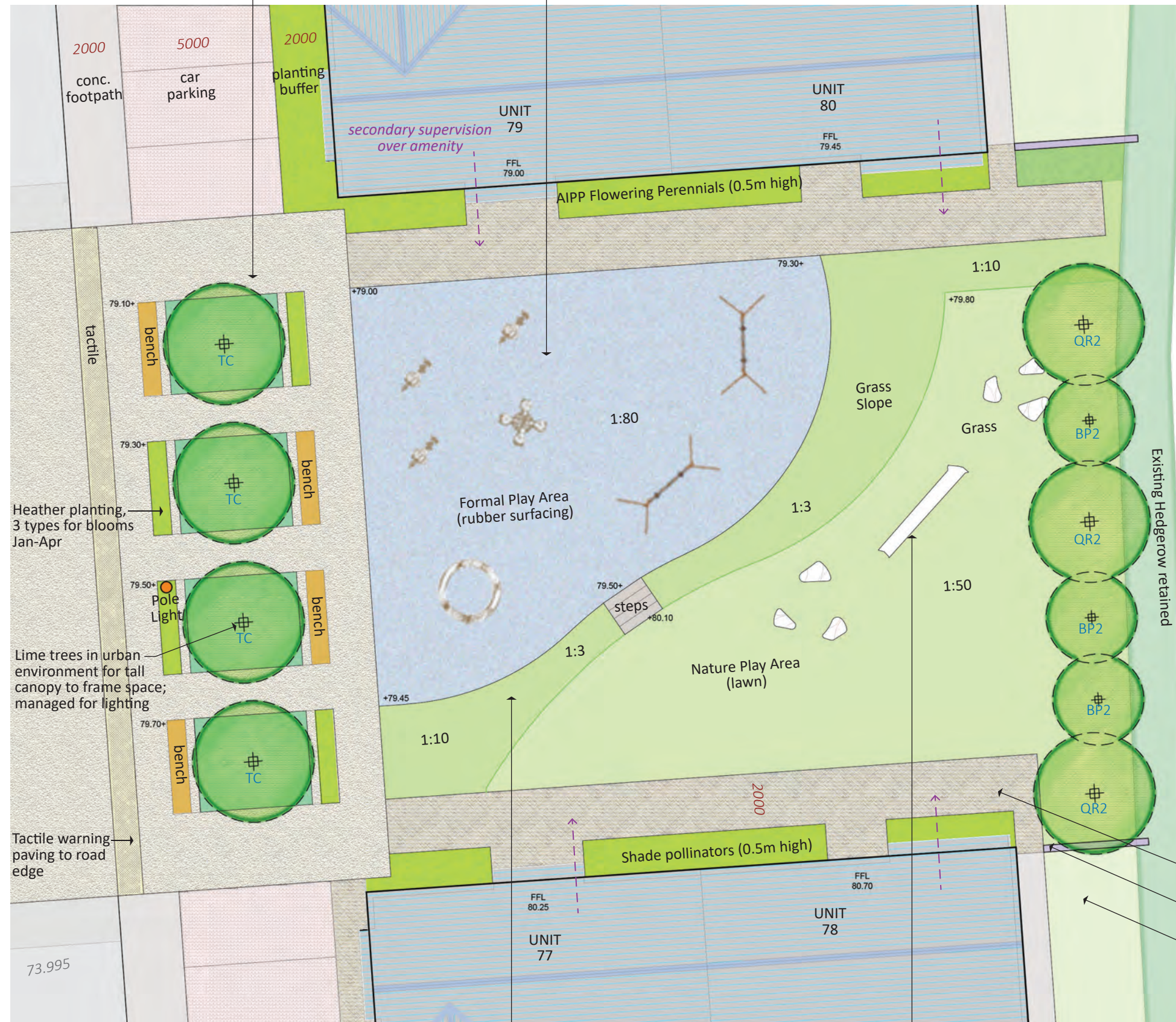
Proposed 1.1m high weld mesh fencing typical to amenity spaces and select attenuation protection.

Notes

1. For location of amenity area in context of full site, refer drawing L105.
2. Attenuation basins illustrate a refined configuration, but volumes and locations match the engineered design shown on drawing WDG-CE-02.

Public square, DMURS shared surface space; edge defined by 4 no. planting /seating zones; 2 no. platform benches face east over play area, 2 no. face west for evening sun

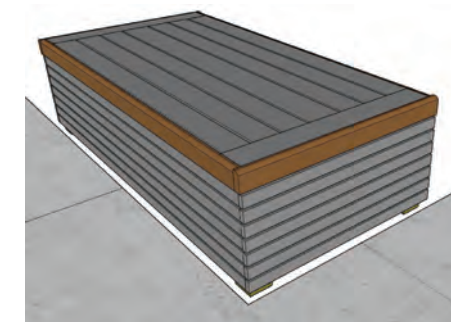
Formal Play Area (165 sq.m.), fully accessible rubber safety surfacing; 4 no. swings (baby, toddler, 2 older kids); 1 no. spinner, 4 no. spring toys



CONCEPT - The housing layout is designed to provide excellent supervision over the amenity space. Being centrally located, it is the ideal position for a children's play area. Two types of play are proposed - a formal zone with prefabricated equipment and rubber safety surfacing linked to a nature play area with a large lawn and natural play materials. Each have their own dexterity and imagination benefits and they accommodate the change in gradient from north to south. This amenity is identified by a shared surface plaza. The play area is framed and kept safe by a pattern of seating and tall trees. There is a strong biodiversity network directly linking up with the existing hedgerow. The play amenity is large enough to serve the development without being a regional draw. Total size = 550 sq.m.; formal play = 165 sq.m., nature play = 200 sq.m.



Boulders and tree trunks in a designed Nature Play amenity space.



Example of a platform bench using robust, cost-effective recycled plastic planks.

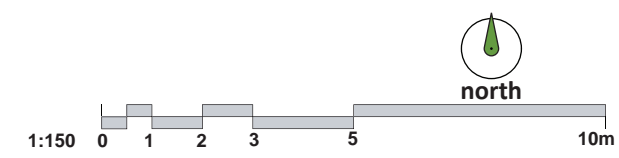


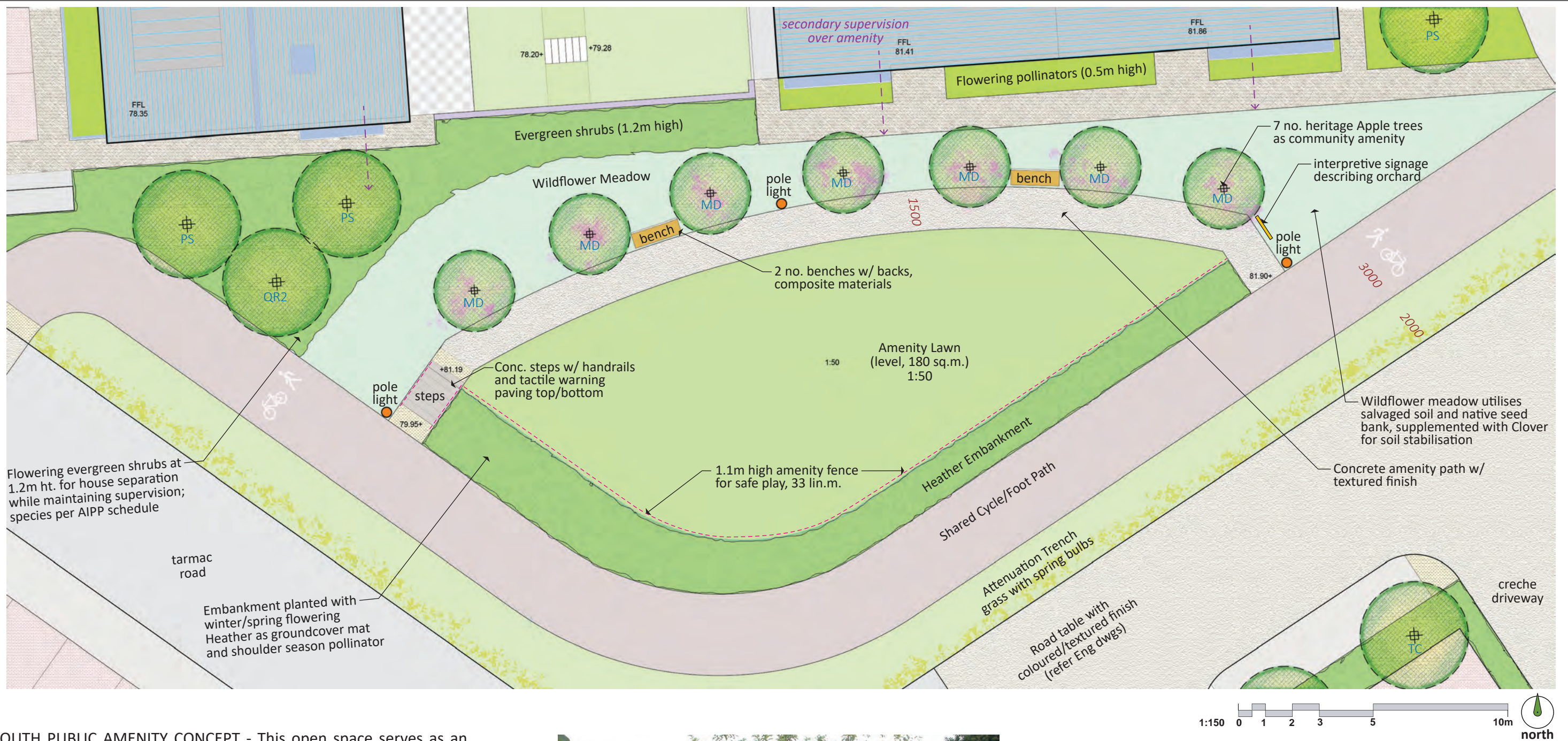
Example of a Formal Play element; a spinner serving a wide age range.

Mown grass slope between formal and nature play areas allows the two zones to be flat while providing additional play experience

Nature Play Area (200 sq.m.), level grass surface; natural boulders and finished tree trunks for imaginative play and informal social gathering

- Select coloured conc. unit pavers as access to residential front doors
- Conc. block wall, 2.0m high, sand/cement finish; separating private and public amenity areas
- Private rear garden (grass, conc. access path)





SOUTH PUBLIC AMENITY CONCEPT - This open space serves as an entry node to the estate. With such high visibility, the aim is to provide a level of interest and underscore the sense of community. It is proposed to deliver a public orchard.

The orchard would include 7 no. apple trees of different Irish Heritage varieties. It is fully intended that the general public partake in picking apples in the autumn. Not only is this a source of food, but it fosters social interaction with a connection and stewardship of a public amenity. There is enjoyment and education for all ages.

The amenity would include informational signage, 2 no. south-facing benches and a large level amenity lawn. Site levels vary 1.5m from east to west. To mitigate this, the amenity path is wheelchair accessible from the east, but includes stepped access from the west.

Total size = 500 sq.m.; lawn = 180 sq.m., wildflower meadow = 150 sq.m., biodiversity planting beds = 170 sq.m.



Example of a public orchard in a grass and meadow setting, with clear stem trees for visibility through.



Example of Heather on an embankment. The Heather will form a low, dense carpet with a high biodiversity value and pollinator flowers Feb-Apr.



CONCEPT - Subsurface archaeological features have been identified at the northwest corner of the site. To ensure their protection while making the area usable and attractive, it is intended to create pockets of mown grassland amenity that reflect the archaeology locations. This heightens awareness, allowing the unseen features to become part of residents daily lives.

Framing the amenity areas will be 1m tall timber posts. They are reminiscent of an agricultural past; aesthetically serving as visual land art and functionally serving to demarcate the mowing areas for maintenance personnel. There is no wire between the posts, allowing unobstructed access to the meadows for both fauna and humans. Up to 300mm of soil will be added to the lower end of amenity spaces, resulting in more level playing surfaces. There will be no excavations and the minor soil addition does not impact the archaeology. The zones are surrounded by naturalised wildflower meadows using the native seed bank (supplemented with clover). These will primarily appear as tall grassland meadows and be very high in biodiversity, being cut once annually.

Total size = 6075 sq.m.; mown areas = 1200 sq.m.



Conceptual image of natural timber posts in a managed wildflower setting, framing a mown amenity path.

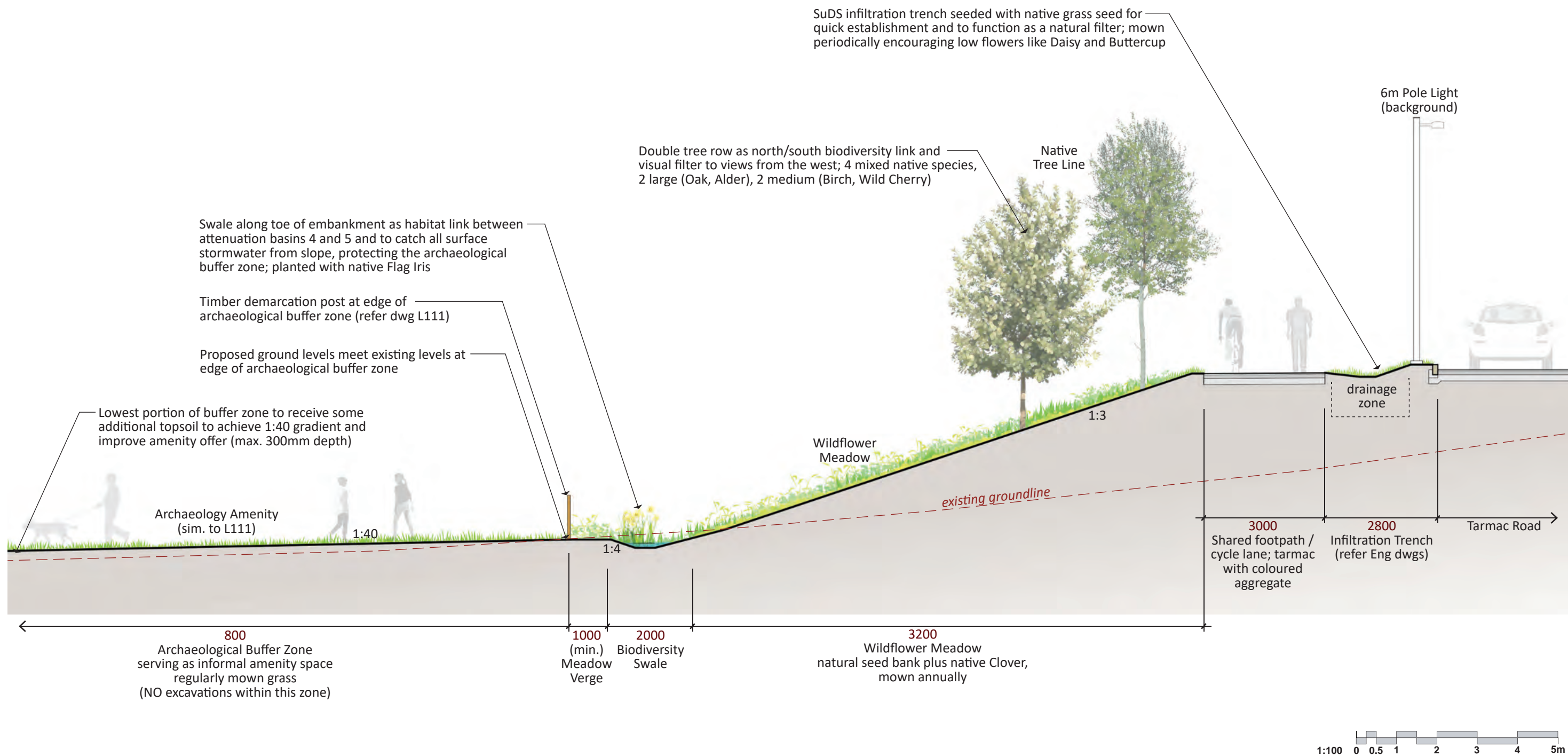


Example of a heritage feature regularly mown and in use as an amenity space within a housing estate (Douglas, Cork).

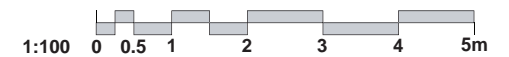
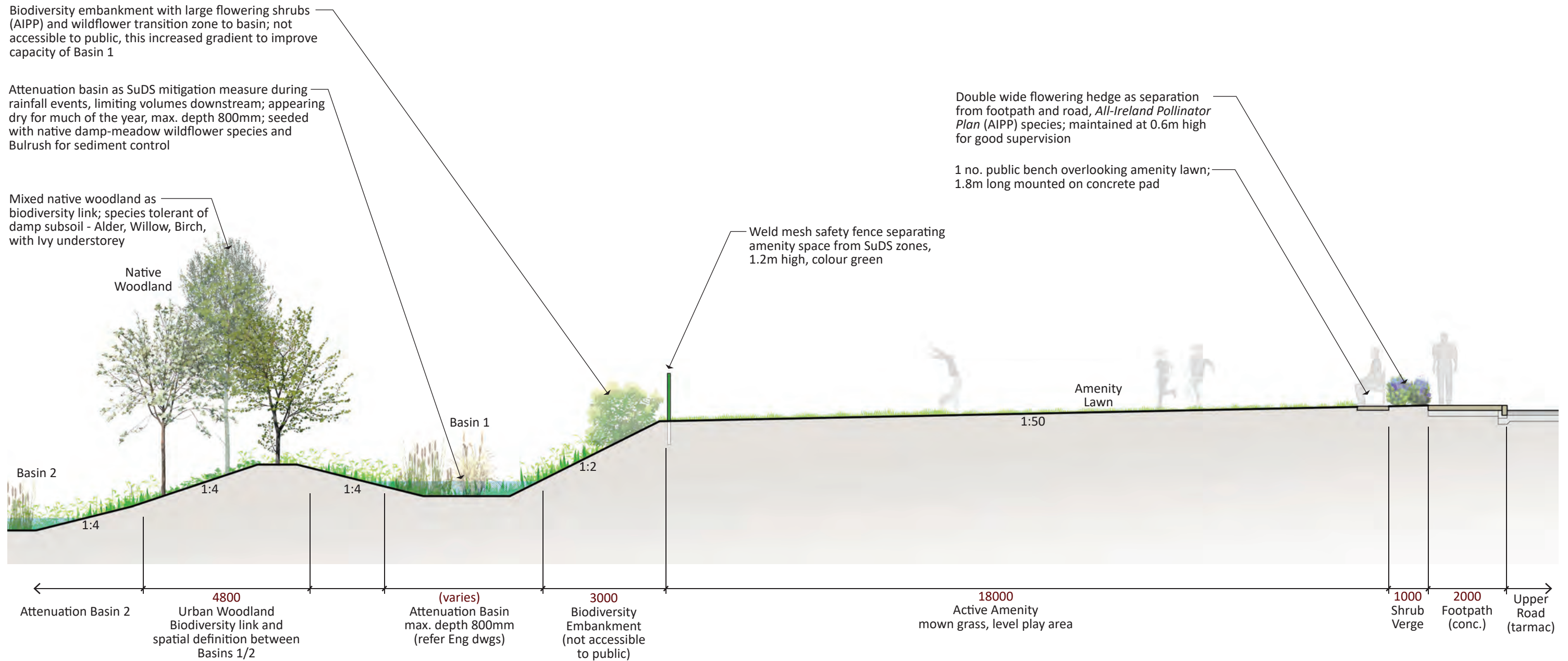
Notes

1. For location of amenity area in context of full site, refer drawing L105.
2. Treatment complies with guidelines identified in Archaeology report.

Job no. 2304	Drawn by MW	Scale 1:150	Date 08.JUL.2024	Status PLANNING	Revision A
Job Title RESIDENTIAL DEVELOPMENT AT ARD AN GLEANNHA, MALLOW, CO. CORK			Drawing Set LANDSCAPE DEVELOPMENT PACKAGE		
Client -			Drawing Title Archaeology Amenity		
					Drawing No. L111



SECTION L1 - Through cycle/footpath and archaeological buffer zone



SECTION L2 - Through central amenity area