

LDA WILTON, SARSFIELD ROAD LANDSCAPE PROPOSAL

Landscape Strategy Report

Park Hood Chartered Landscape Architects

JANUARY 2025



parkhood.com

INTRODUCTION

This report has been prepared in support of a planning application for a proposed Large-Scale Residential Development on lands at Wilton, Cork.

The Land Development Agency (LDA) intends to apply to Cork City Council for permission for a Large Residential Development with a total application site area of c. 2.61ha, on lands adjoining the ESB Networks DAC Office, at Farrandahadore More, Sarsfield Road, Wilton, Cork City.

The development will provide 348 no. residential units and a 156sqm childcare facility, revised access arrangements to Sarsfield Road and all associated development above and below ground.

The proposed vehicular, cycle and pedestrian access into the development is via a reconfigured shared access with the ESB facility to the southeast, via a controlled junction on Sarsfield Road; the existing vehicular entrance to the site from Sarsfield Road on the eastern site boundary will change to cycle and pedestrian only access.

In addition, the proposed development includes bin stores; 182 no. car parking spaces; 175 no. bicycle parking spaces; internal roads and pathways; hard and soft landscaping including an outdoor play area; plant; boundary treatments including retaining walls along the northern boundary, the repair and replacement of some existing boundary treatments.

The provision of new drainage and watermain infrastructure and any required pipe diversion works; SuDS measures including green roof provision; below-ground attenuation structures; changes in level; services provision and related ducting and cabling; electric vehicle charging points; 3 no. ESB substations; generator compound; photovoltaic panels; signage; public lighting and all site development and excavation works above and below ground



EXISTING CONDITIONS



FIG 04. EXISTING SITE CONDITIONS



FIG 05. EXISTING SITE CONDITIONS

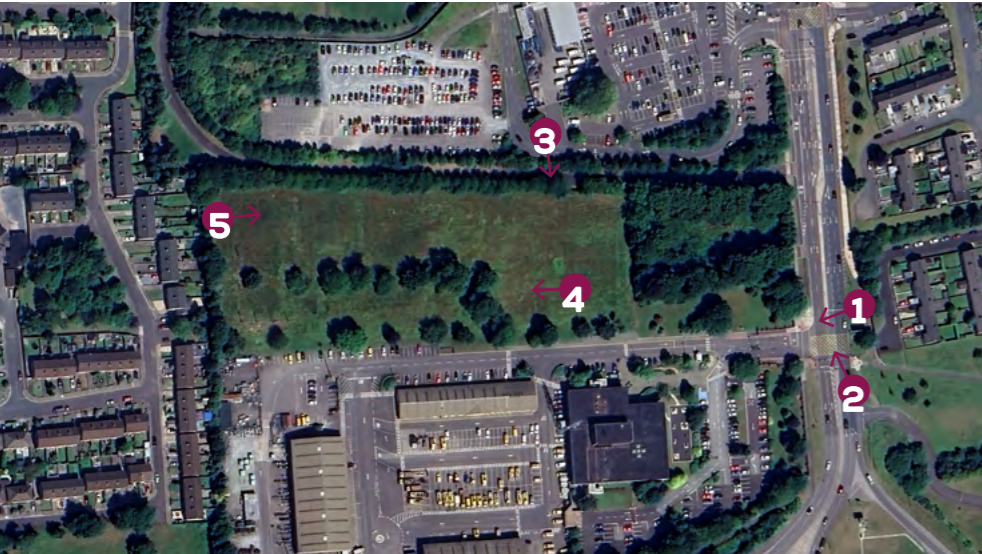


FIG 09. PHOTO LOCATIONS



FIG 06. EXISTING SITE CONDITIONS



The Wilton site in Cork is a land parcel that formerly served as a training ground for ESB staff.

It features several practice telephone poles in part of the field, which is interspersed with scattered trees and parkland. The site also contains large expanses of amenity grassland, contributing to its open and green character.

A defining feature of the site is the mature woodland belt along its perimeter with Sarsfield Road.

This belt of trees forms a strong landscape backdrop, providing visual screening and a natural boundary.

In terms of surroundings:
North: The site is adjacent to the Wilton Shopping Centre car park, a busy commercial area.

South: It borders the existing ESB depot.

East: Sarsfield Road, a significant roadway, runs along this boundary, offering access and connectivity.

West: The site is neighboured by the Cardinal Court residential development.

This combination of green infrastructure, and strategic location between residential, commercial, and transportation elements highlights its potential for sustainable development.

EXISTING SITE SETTING



The site plan illustrates the layout of the Wilton Shopping Centre and its associated overflow car park. The central area is occupied by the shopping centre buildings, which are divided into several blocks: the Townhouse Block (top left), West Block (center), Middle Block (center right), and East Block (right). Each building block is labeled with its Finished Floor Level (FFL). The car park is located to the left and bottom of the buildings, with various parking spaces and access points marked. Landscaping is indicated by numerous circular symbols, some of which are shaded in purple and others in green, representing different types of trees or vegetation. A red line outlines the perimeter of the car park area, and a blue line indicates a specific path or boundary. The plan also shows surrounding streets and adjacent properties, including a residential area to the left and a road to the right.

- Trees to be retained: 15 (12.2%)
- Trees to be removed: 107 (87.0%)

- Category B: 19 trees (18.7% of removed trees)
- Category C: 82 trees (75.7% of removed trees)
- Category U: 6 trees (5.6% of removed trees)

	Canopy spread of existing trees. Trees to be retained and protected in accordance with BS 5837:2012 <i>Trees in relation to Design, Demolition and Construction. Recommendations</i>
	Tree Protection Zone as defined in accordance with BS 5837:2012 <i>Trees in relation to Design, Demolition and Construction. Recommendations</i>
	Trees to be felled to facilitate development.

No activities associated with building operations will take place within the area(s) delineated by the tree protection fencing. Within the fenced area there will be no alteration in ground level, no storage of materials, temporary structures or concrete mixing and no material likely to be injurious to a tree will be stacked or discharged within 10 metres of a tree. No fire will be lit within 10 metres of the outside of the crown spread of retained trees.

Excavation will be carried out using non-mechanised hand tools only and during excavation, care will be taken to minimise damage to roots of trees to be retained. No excavated areas are to remain exposed for extended periods or overnight.

Any roots uncovered during excavations which are in excess of 2.5cm diameter will be retained and treated in accordance with *BS 3998 Tree Work - Recommendations*. Any tree roots exposed which are in excess of 5 cm diameter will be surrounded in sharp sand before replacing soil or other material in the vicinity.

All arboricultural work shall be carried out in accordance with BS3998:1989 Recommendations for Tree Work (or appropriate BS) by a competent Tree Surgeon, preferably an Arboricultural Association approved contractor.

All numbers within the tree canopies correspond to the Tree Survey and Condition Information within the report prepared by Dr Philip Blackstock in November 2013, amended September 2016.

Total Number of Trees: 123
Trees to be retained: 15 (12.2%)
Trees to be removed: 107 (87.0%)
Breakdown of Trees to be Removed (107 trees):
Category B: 19 trees (18.7% of removed trees)
Category C: 82 trees (75.7% of removed trees)
Category U: 6 trees (5.6% of removed trees)

A tree survey has been prepared to establish the current condition of existing trees on site. The report identifies the species, height, girth and condition of existing trees and provides recommendation with regards to health and safety and vigour of each tree group.

The purpose is to illustrate the constraints and opportunities posed by trees and hedgerows, to help the design team prepare a layout that is considerate of the existing canopy cover on the site.

Existing trees will be retained along the southern and eastern boundary to maintain this key site feature and provide a clearly defined boundary to these portions of the site.

Trees that are felled to facilitate the development will be compensated by extensive tree planting throughout the proposed development and creation of biodiversity corridors along the eastern, southern boundaries of the site.

All retained trees will be protected during construction operations in accordance with the requirements of BS5837:2012 in relation to Design, Demolition and Construction

Refer to Drawing:
7848-PHL-SW-ZZ-DR-L-0001 Development Impact

LANDSCAPE STRATEGY

The landscape design strategy for the Wilton Cork residential development seeks to establish a high-quality, visually appealing, and functional setting that enhances the living experience for residents and visitors alike. This will be achieved through the creation of diverse, meaningful public open spaces, each tailored to specific uses and characterised by unique designs that harmonise with their surroundings, and retain existing landscape features.

Key Features of the Landscape Strategy:

Distinctive Public Open Spaces

A variety of open spaces will be introduced across the site, each serving specific functions and incorporating features such as:

- High-quality materials, including paving, lighting, and street furniture, to define the spaces and establish their character.
 - An extensive planting scheme, integrating native and pollinator friendly species to promote biodiversity.
 - Retention of mature existing trees, supplemented by feature tree planting, shrub and herbaceous borders, lawns, and meadows.
 - Accessibility and Connectivity.
 - Open spaces are strategically distributed throughout the development to ensure ease of access for all residents. A network of linked footpaths and cycle paths will provide seamless connectivity both within the site and to the wider area.
 - Communal and Private Amenities.
- Extensive podium gardens will offer apartment residents communal outdoor spaces, designed to encourage social interaction and leisure.

Character Areas and Features

Village Green:

Serving as the welcoming gateway on the eastern side, this space retains mature existing trees and features seating areas and wildflower meadows to create an inviting and tranquil atmosphere while maintaining key landscape features.

Arrival Area:

Positioned near the main block and crèche, this

area includes a children's play area, and incorporates a green buffer planting zone for privacy and aesthetic enhancement.

Community Court:

A north-south pedestrian corridor with pocket seating areas, mounded planting zones, and tree clusters, fostering a sense of community.

Formal Square:

A green open space accessible to residents, this area features a kick-about zone, children's play equipment, and seating, catering to both active and passive recreation.

Community Decks:

Two communal podium spaces on the first floor offer a blend of amenities, including seating, enclosed play equipment, and carefully designed defensive landscaping to provide privacy for adjacent terraces. Access is restricted to the residents of each block.

Buffer Zone:

Located along the site's perimeter, particularly the southern boundary, this area prioritises the retention of existing trees and enhances wildlife corridors with additional native buffer planting.

The Development Impact Drawing outlines the number of trees within the site boundary, detailing which trees are to be retained and which are to be felled. Out of a total of 123 trees on-site, 23 trees (18.7%) will be retained, with 7 of these classified as Category A (healthy and worthy of retention) and 16 as Category B (fair condition). The remaining 100 trees (81.3%) are scheduled for felling, including 83 trees (83%) in Category C (low quality or poor condition), 6 trees (6%) in Category U (unfit for retention), and 11 trees (11%) in Category B (fair condition but to be removed for other reasons).

To offset the loss, the felled trees will be replaced by 97 new trees, along with 4,330 m² of shrubs, 960 lm of hedge, 815 m² of wild-flower meadow, and 3,524 m² of lawn.



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.

	Asphalt Carriageway Refer to Civil Engineer Specification
	Permeable Granite Aggregate Concrete Block Paving Colour: Silver Grey
	Granite Aggregate Concrete Block Paving Colour: Buff / Yellow Granite
	Permeable Parking Bays Colour: Silver Grey
	Permeable Resin Bound Gravel Colour: Buff
	Setts Paving to Balconies Colour: Grey
	Coloured Asphalt Footpath Refer to Civil Engineer Specification
	Coloured Asphalt Refer to Civil Engineer Specification
	Rubber Safety Play Surfacing Supplied by Specialist Play Supplier
	Grasscrete for fire access route Supplied by Specialist

Features

-  New Retaining Wall to tie into existing.
-  Height of Wall / Railing TBC
Refer to Architect/Engineer Details
-  1.2m Bowtop railing to Play Area
-  450mm High Raised Planter
-  125mm High Raised Kerb Planter
-  Play Equipment
-  Cycle Stands
-  Site Boundary

Existing Trees to be retained									
No.	TREES					HEIGHT	DBH	CIRCUF.	STATUS
	SPECIES	TYPE	TRUNK	SPRIG	BRANCH				
1	Acacia polyacantha	N	Y	Y	Y	10.0	15.0	60.0	10
2	Salix alba var. purpurea	N	Y	Y	Y	10.0	15.0	60.0	10
3	Prunus cerasinoides (Cherry)	N	Y	Y	Y	10.0	15.0	60.0	10
4	Salix caprea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
5	Alnus incana (Alder)	N	Y	Y	Y	10.0	15.0	60.0	10
6	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
7	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
8	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
9	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
10	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
11	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
12	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
13	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
14	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
15	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
16	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
17	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
18	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
19	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
20	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
21	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
22	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
23	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
24	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
25	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
26	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
27	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
28	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
29	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
30	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
31	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
32	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
33	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
34	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
35	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
36	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
37	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
38	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
39	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
40	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
41	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
42	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
43	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
44	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
45	Salix purpurea (Weir)	N	Y	Y	Y	10.0	15.0	60.0	10
46	Salix purpurea (Weir)								



MIX 03- LOW SHRUBS - PARTIAL SHADE 1889 sqm

SPECIES	TOTAL HEIGHT	HEIGHT RANGE	BEST LIGHT	SHADE	HIGHEST SP.
SHRUBS					
Stemona japonica 'Pink Dora'	N	Y	Y	A	C2 25-30
White Green Gladiolus	N	Y	Y	G	C2 20-30
Pachyrhizos venenosus	N	-	-	-	F9 10-15
Lonicera koraiensis 'Turning Leaf'	N	Y	G	C2	20-30
Eranthis bicolor 'Eranthis Candy'	N	-	-	-	C2 20-30
Pennisetum glabre leaves	N	Y	Y	G	C2 20-30
Red Coleanthrus	N	Y	Y	G	C2 20-30
BIOLIN					
Stemona Thalia	N	-	-	-	group of 9 biolin
Monarda Lutea Long	N	-	-	-	biolin

[illegible]

HEDGE TYPE 01 109 lin m						
SPECIES	NATIVE	ALLIQUOT	ACTUAL	VEGETATION	STOCK	HEIGHT (cm)
		PERCENT	PERCENT			
Other vegetation	Y	Y	Y	S	500	500

HEDGE TYPE 02 560 lin m						
SPECIES	NATIVE	ALLIQUOT	ACTUAL	VEGETATION	STOCK	HEIGHT (cm)
		PERCENT	PERCENT			
Ceanothus americanus	Y	Y	Y	S	80	100
Fraxinus americana	Y	Y	Y	S	80	100
Corylus americana	Y	Y	Y	S	80	100
Not available	Y	Y	Y	S	80	100
Berberis alternans	N	Y	Y	S	80	100

[illegible]

- *Placemaking:*
Creation of distinct landscape character areas to maximise the sense of place and community identity.
- *Connectivity:*
Integration of footpaths, cycleways, and public transport links to seamlessly connect the development to the wider urban and rural networks.
- *Accessibility and Activity:*
Distribution of usable public open spaces throughout the site, catering to a wide range of

- **Biodiversity and Sustainability:**
Preservation of boundary vegetation and introduction of native planting to enhance wildlife corridors and ecological resilience.

Refer to Drawing:
**7848-PHL-SW-ZZ-DR-L-1100 Landscape General
Arrangement**

OPEN SPACE PROVISION



PUBLIC OPEN SPACE 3545 M²



COMMUNAL OPEN SPACE AT PODIUM LEVEL 1487 M²



HOME ZONE OPEN SPACE 1211 M²

These diagrams illustrate the location and type of open space throughout the site and the anticipated use/activity type for each area.

The site layout provides 0.62ha (23% of 2.61ha total site area) of public open space which is in excess of the 13% requirement noted in Table 11.11 in Chapter 11 of the Cork City Development Plan 2022-2028. The open space areas have been arranged to retain existing mature trees across the site to enhance and protect the natural landscape features of the site.

The arrangement of Communal Open Space within the apartment blocks will ensure they benefit from excellent daylight and sunlight elements as required in Chapter 11. Play space will also be provided within the communal open space areas

PLAY AREA PROVISION



PUBLIC PLAY AREA 156 M²

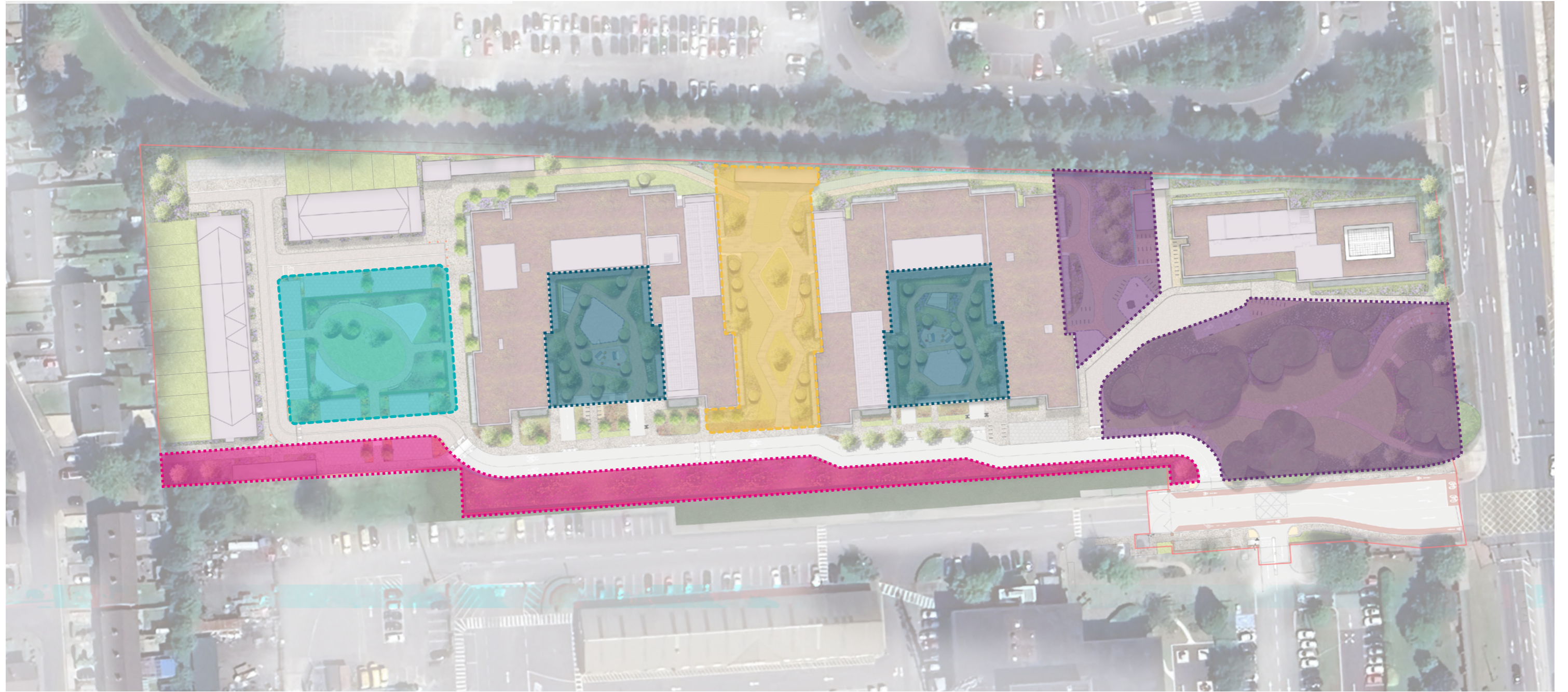


ADDITIONAL PLAY AREA 154 M²

Play provision is located across five individual play zones, two of which are publically accessible and two of which are located at podium level of the apartment blocks. The play areas at podium level comply with the requirements of the Apartment Guidelines - *‘small play spaces for the specific needs of toddlers and children up to the age of six, with suitable play equipment, seating for parents/ guardians, and within sight of the apartment building’*.

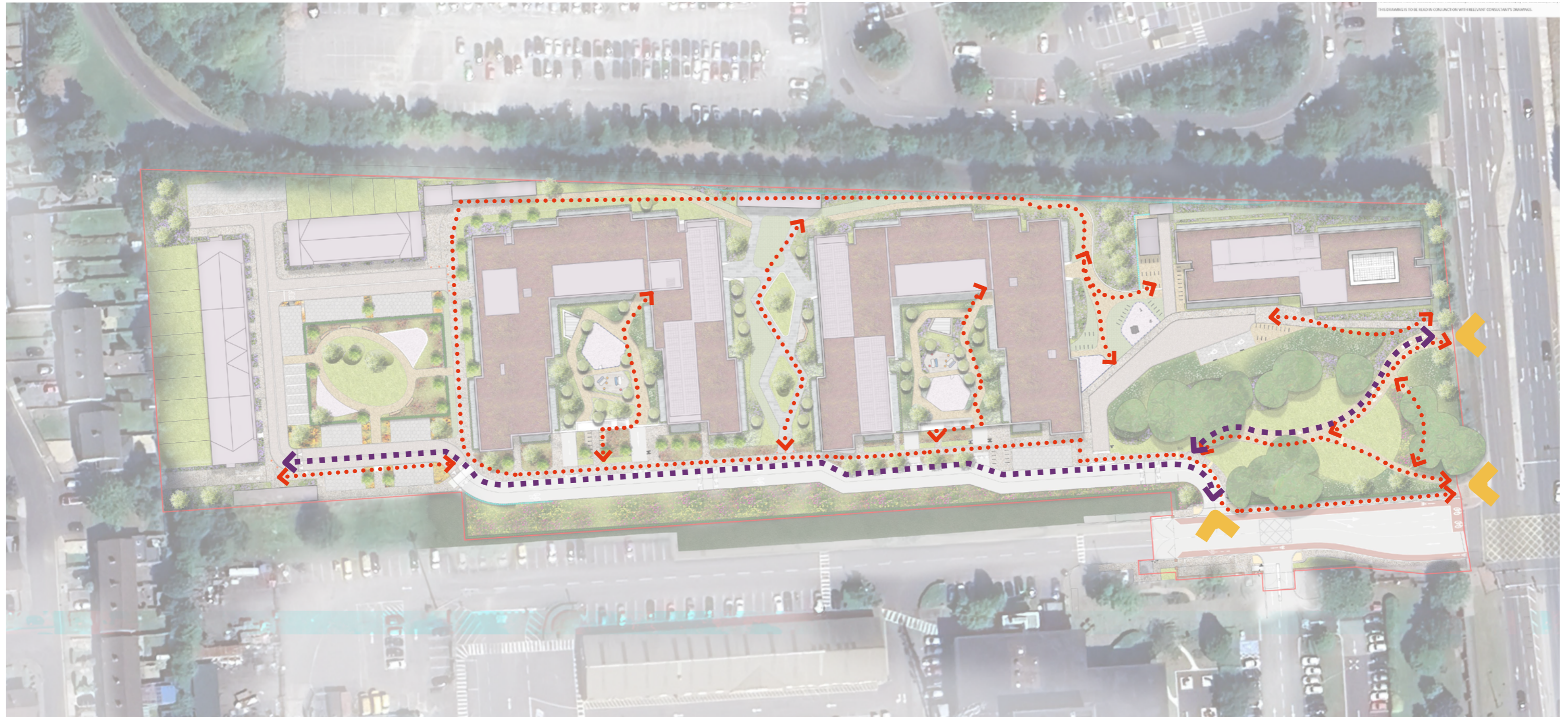
Natural play spaces are designed to adapt to the particular place where they are implemented. They provide a space and a setting for play (rather than an over-emphasis on equipment for children to play with) with the emphasis on natural play spaces which focus on the type of play that is most important to younger children in the age bracket 0-6.

OPEN SPACE ANALYSIS



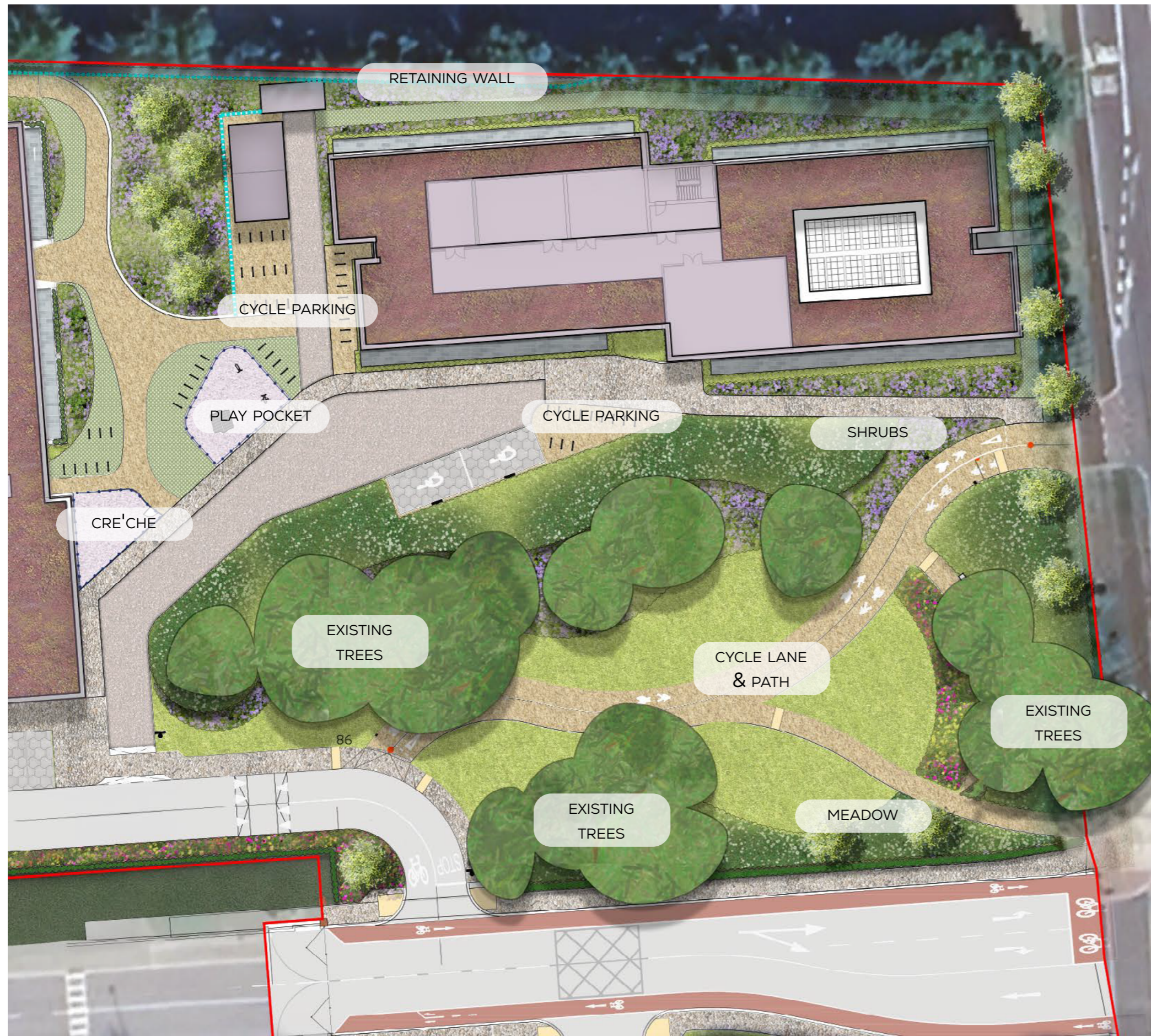
-  HOME ZONE- WALKING, SEATING & ACCESS
-  INFORMAL PLAY, SEATING & WALKING- ENTRANCE AREA
-  COMMUNAL AREA, SEATING, INFORMAL PLAY
-  ACTIVE PLAY, SEATING
-  BUFFER LANDSCAPE

ACCESS & CONNECTIONS



-  PEDESTRIAN LINKAGE
-  CYCLE CONNECTION
-  SITE ACCESS

ARRIVAL AREA & VILLAGE GREEN



The entrance area and village green serve as the welcoming gateway to the eastern side of the development.

This character area combines thoughtful design with natural elements, balancing the necessary removal of some existing trees to accommodate the eastern and middle blocks with the retention of several key mature trees.

These retained trees lend the space its distinctive tranquil atmosphere.

A main pathway forms the central axis of the development's entrance, providing a seamless and inviting connection for pedestrians and cyclists between the eastern and western portions of the site.

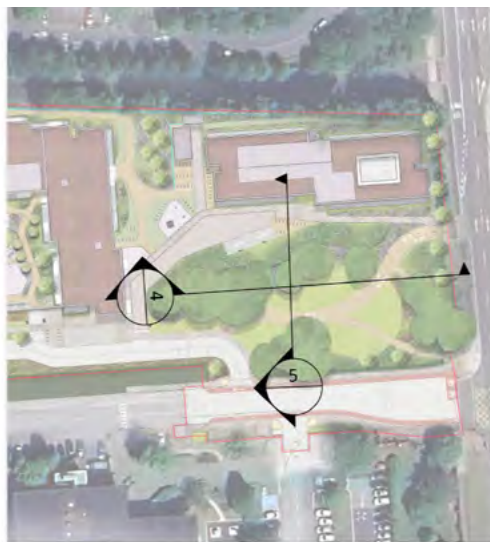
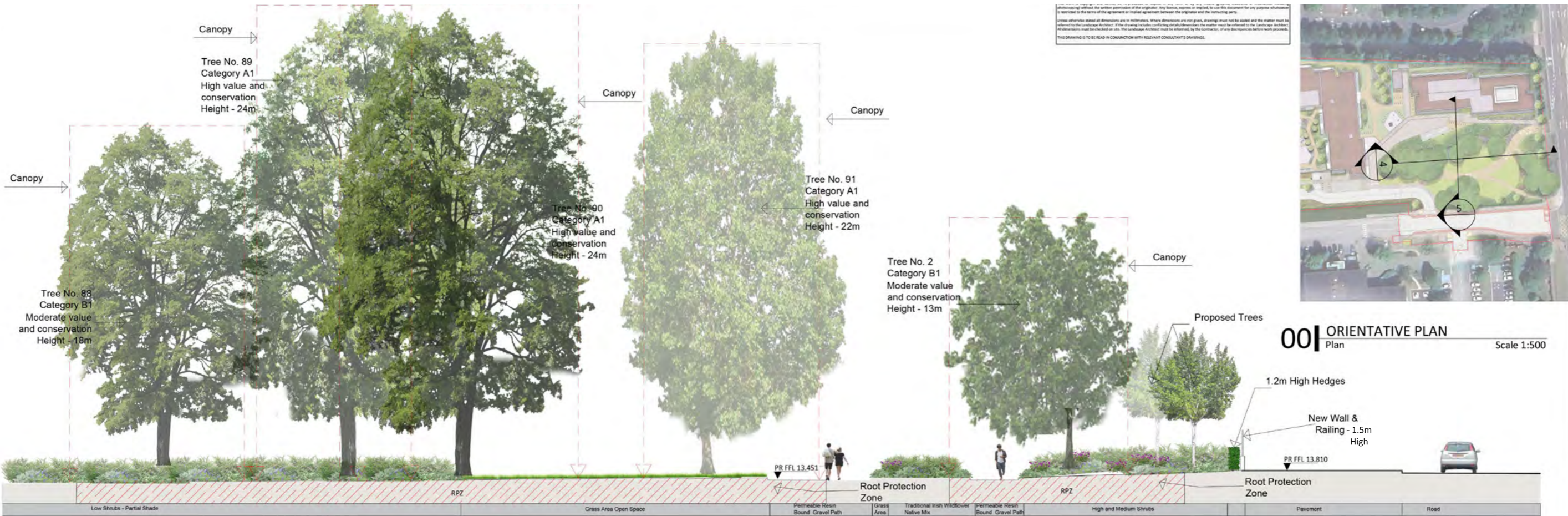
Key features of this space include:

- Cycle parking: Conveniently located to encourage sustainable transport.
- Enclosed play area: Designed for safety and functionality.
- Pocket seating areas: Crafted with high-quality materials to enhance comfort and aesthetics.

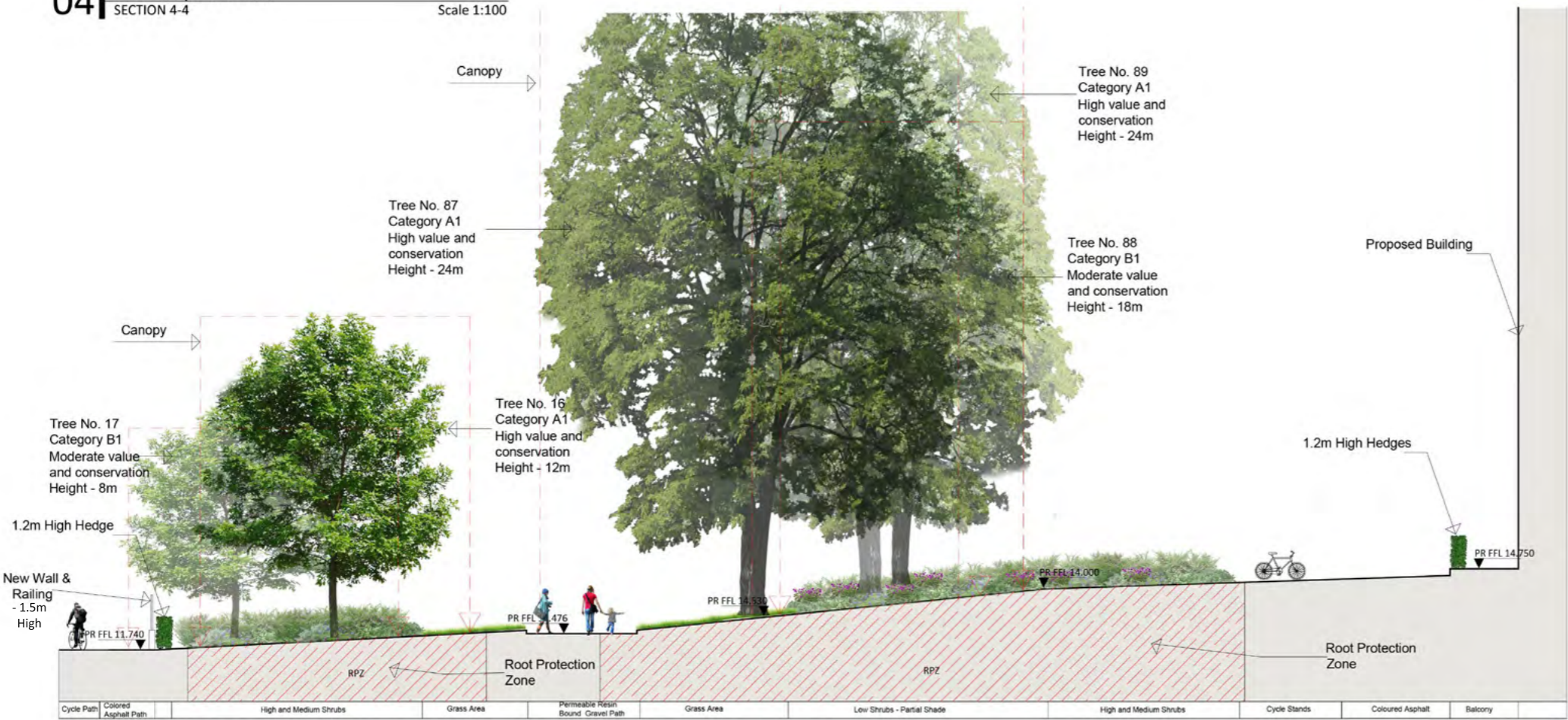
To enrich the space further, a carefully selected planting scheme, including a variety of species and wild-flower meadows, has been introduced.

These elements add vibrant seasonal colour and enhance the biodiversity of the development, creating an engaging and environmentally sensitive environment

ARRIVAL AREA & VILLAGE GREEN - LANDSCAPE SECTION



00 ORIENTATIVE PLAN
Plan Scale 1:500





COMMUNITY DECK 1



The Western and Middle Apartment Blocks will benefit from central courtyard communal open space areas, situated at podium level above the undercroft car parks.

These podium gardens are designed to provide high-quality amenity spaces for residents, featuring a range of elements to cater to both active and passive recreation needs while adhering to the relevant requirements of the apartment design guidelines.

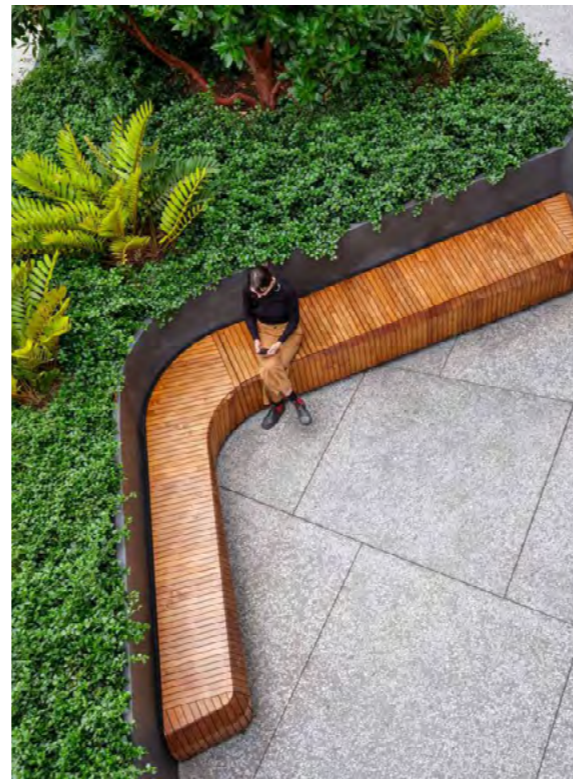
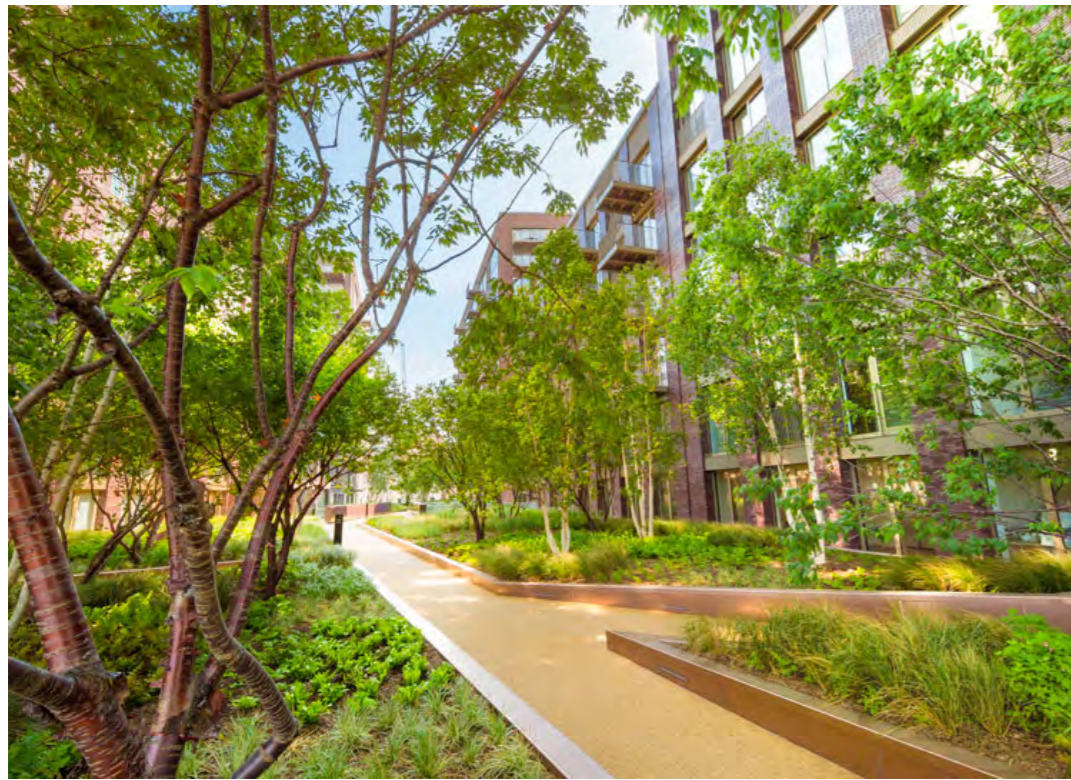
Key features of the podium gardens include:

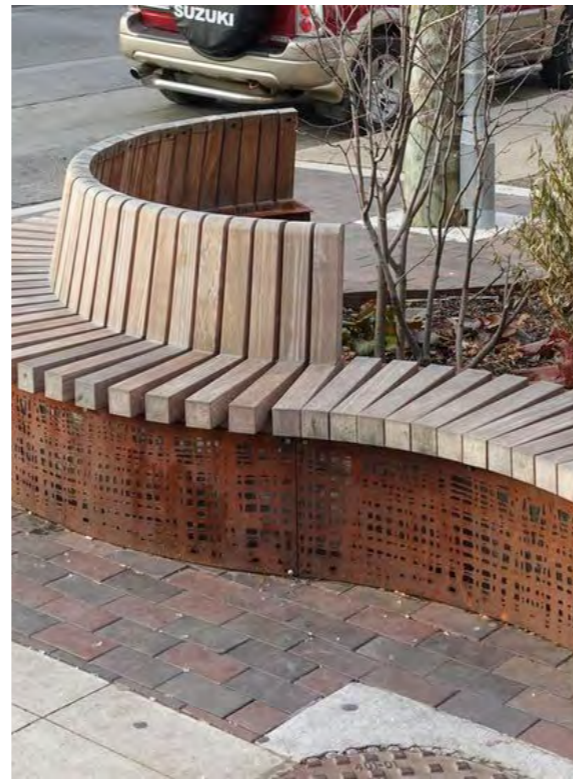
- Seating and play/exercise features: These elements encourage social interaction, relaxation, and physical activity.
- Shrub planting arrangements: Strategically designed to centralise communal activities within the courtyards while maintaining privacy for the external terrace spaces of podium-level apartments.
- Soft landscaping: A mix of raised beds and mounding will support a variety of planting species, including multi-stem trees, to introduce vertical scale and a sense of maturity to the courtyards.

This carefully curated design ensures that the podium gardens provide functional, aesthetically pleasing, and private spaces, fostering a sense of community while enhancing the overall landscape character of the development.

COMMUNITY DECK 2







COMMUNITY COURT



The Community Court serves as a key pedestrian link, seamlessly connecting the heart of the development and providing direct access to the main building.

This thoughtfully designed corridor is characterised by:

- Mounded planting zones and tree clusters: These features enhance the aesthetic appeal of the walkway, fostering a sense of community and connection with nature.
- Defensible spaces: Strategically designed to protect and screen the private terraces, ensuring residents' privacy and comfort.
- Amenities at the northern end: A covered cycle parking area is conveniently located for residents, complemented by a pocket seating area that offers a welcoming spot for rest and social interaction.

The Community Court not only facilitates movement through the scheme but also creates a vibrant, inclusive, and visually engaging environment that enriches the overall character of the development.



FORMAL SQUARE



This green open space, exclusively accessible to Wilton residents, offers a versatile setting for recreation and relaxation.

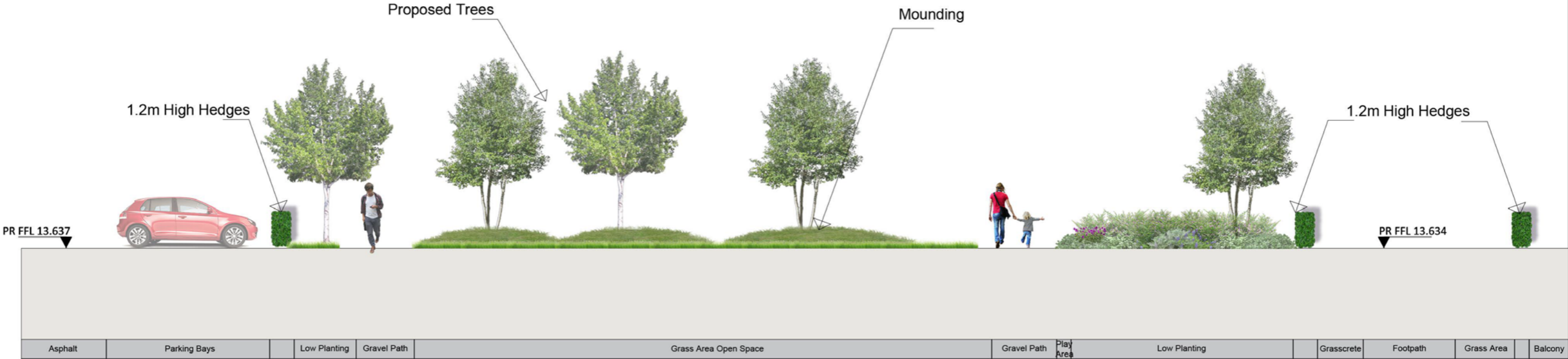
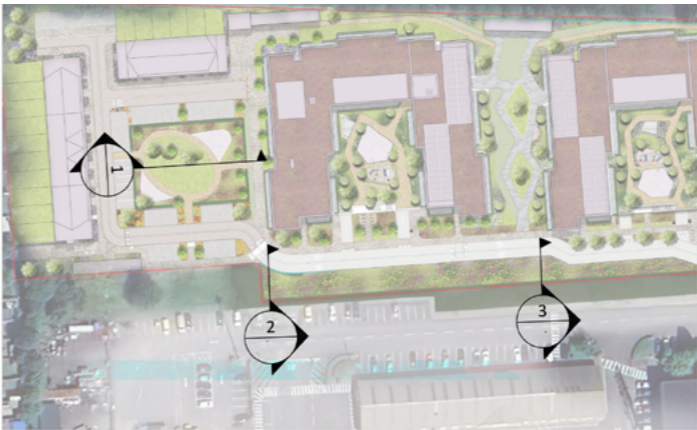
Key features include a kick-about zone, children's natural play equipment, and seating areas, catering to both active and passive activities.

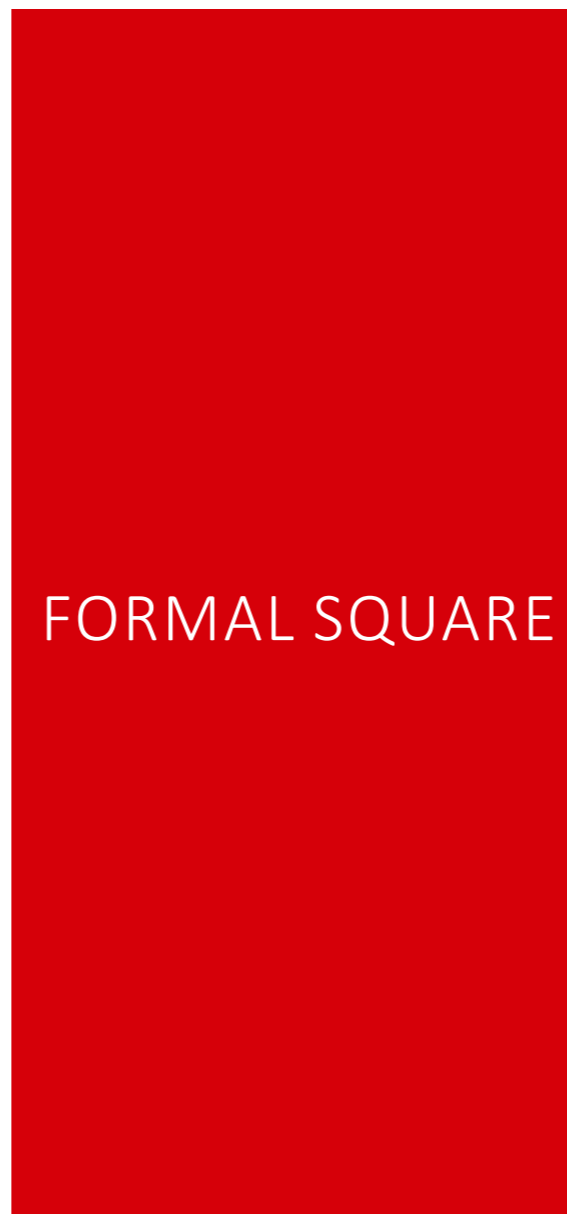
The space is bordered by a low hedge, providing a protective buffer from adjacent car parking areas while fostering a sense of enclosure.

Thoughtfully designed pathways connect different sides of the space, ensuring ease of movement.

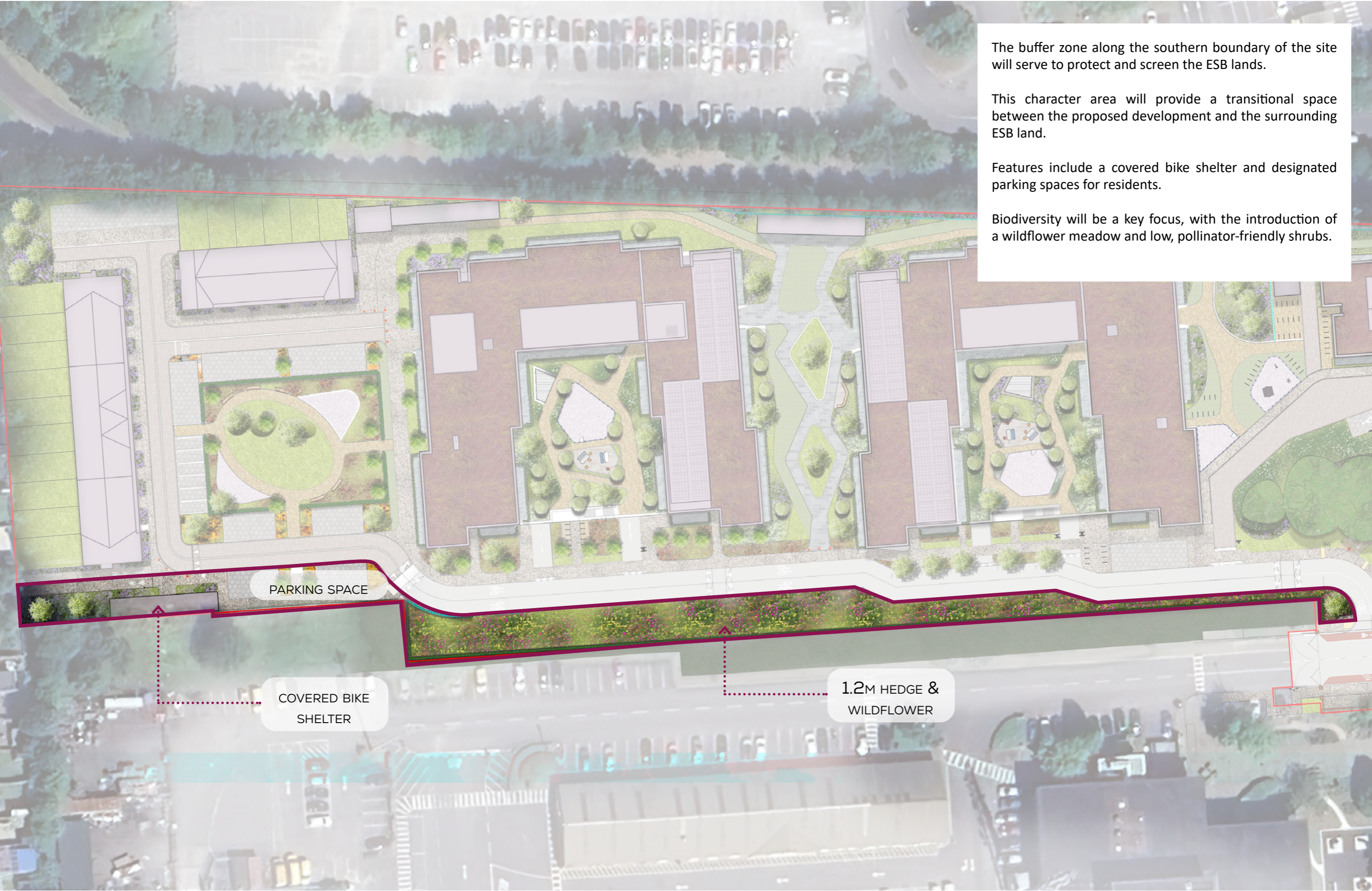
Shrub and hedge planting further enhance biodiversity and soften the edges, creating a visually appealing and ecologically friendly environment

FORMAL SQUARE - LANDSCAPE SECTION





BUFFER ZONE



The buffer zone along the southern boundary of the site will serve to protect and screen the ESB lands.

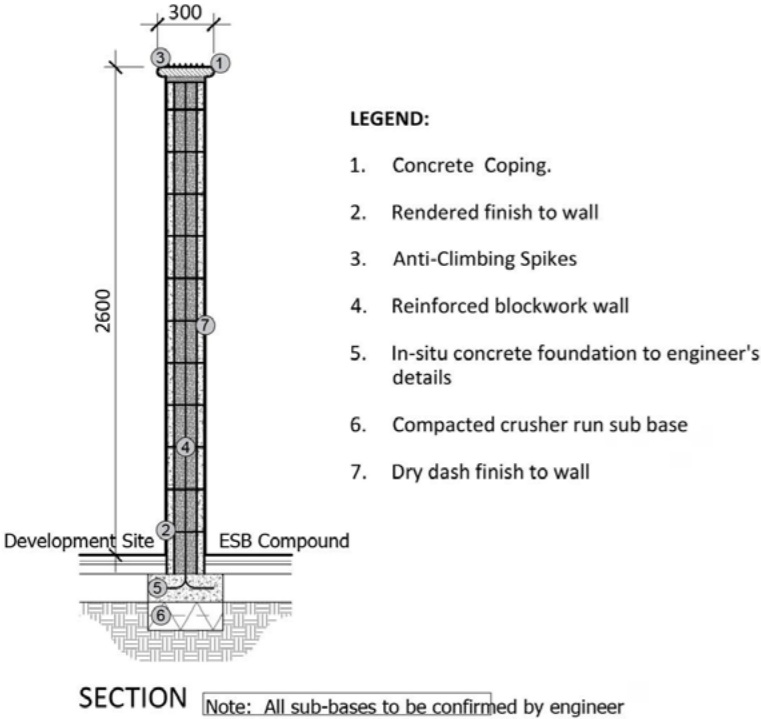
This character area will provide a transitional space between the proposed development and the surrounding ESB land.

Features include a covered bike shelter and designated parking spaces for residents.

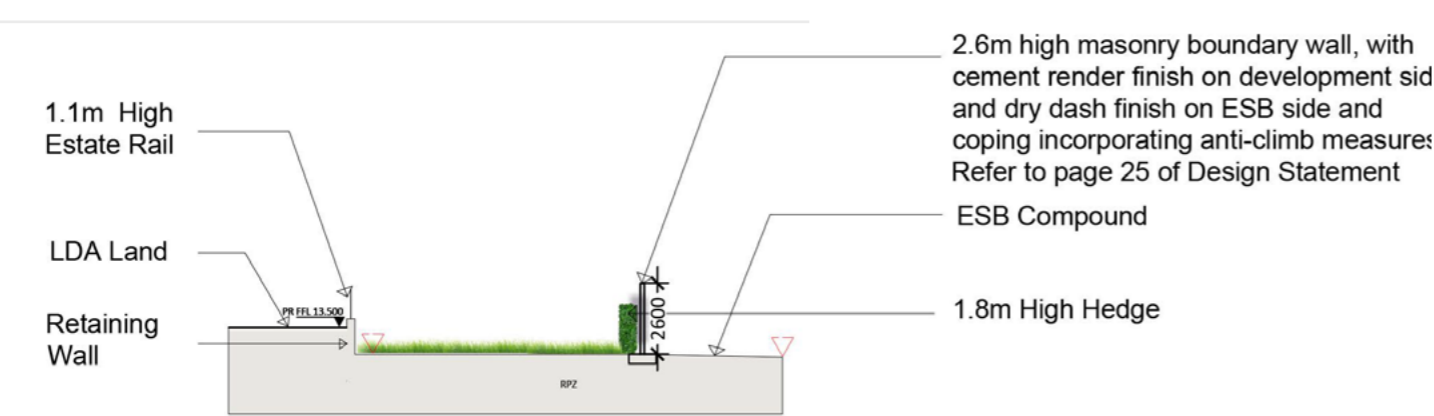
Biodiversity will be a key focus, with the introduction of a wildflower meadow and low, pollinator-friendly shrubs.

BUFFER ZONE - LANDSCAPE SECTION

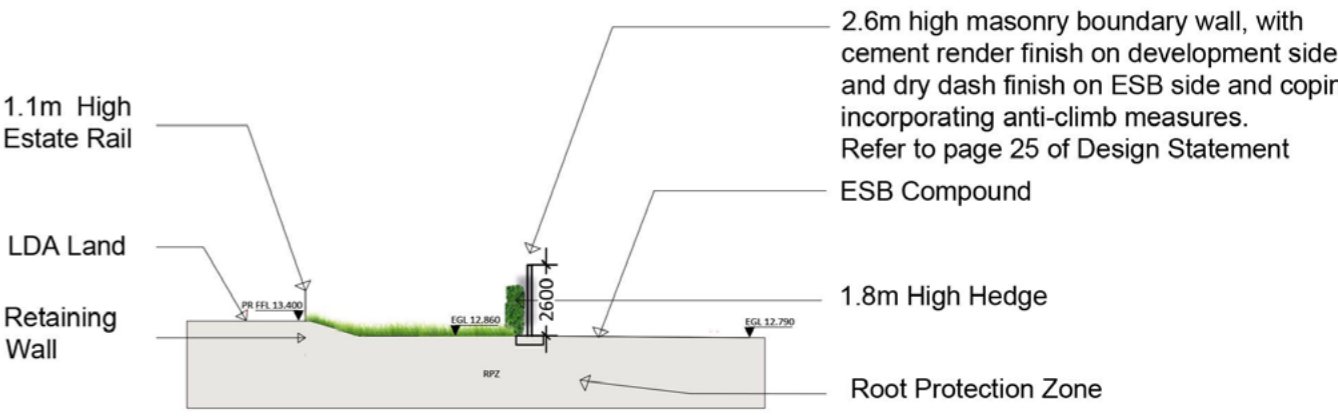
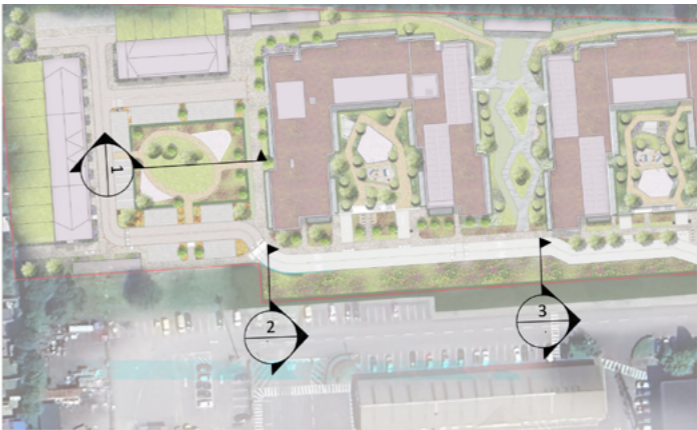
The installation of the concrete plinth will be coordinated during the construction phase (utilising specialist methods of construction and/or technical solutions that will reduce or eliminate the impact to roots and soil environments) under the supervision of a qualified Arborist.



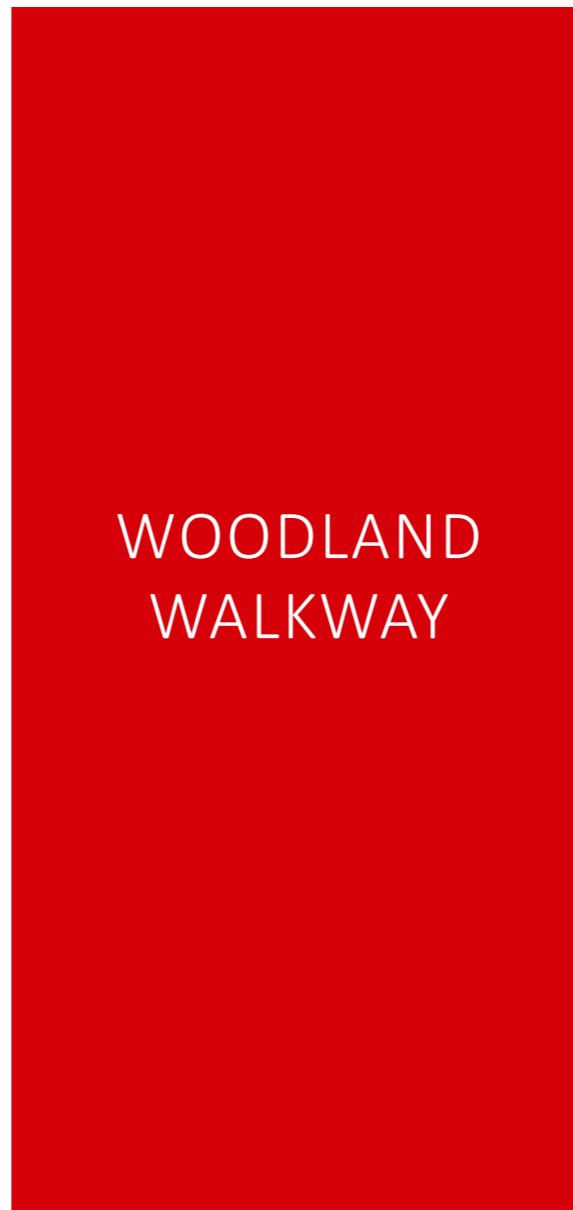
04 | MASONRY BOUNDARY WALL
Typical Section Scale 1:30



02 | Landscape Section
SECTION 2-2 Scale 1:100



03 | Landscape Section
SECTION 3-3 Scale 1:100



PLAY AREA PROVISION

Open space areas and communal spaces throughout the development will incorporate a mix of play types to cater for a wide range of ages and uses. These play types include natural play, an equipped larger scale community play area.

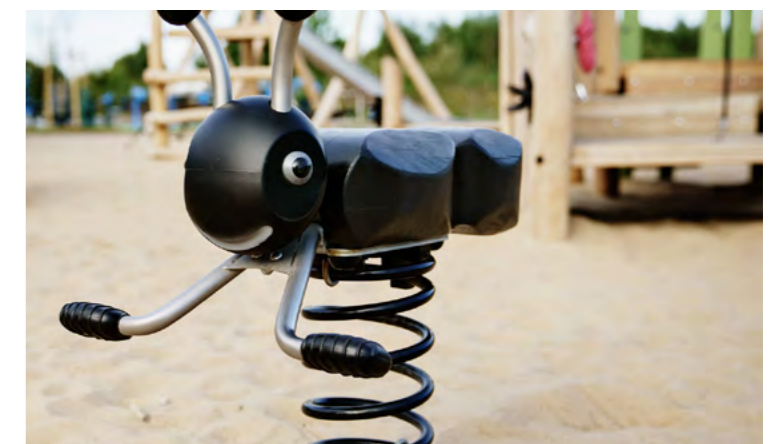
Natural play spaces are designed to adapt to the particular place where they are implemented. They provide a space and a setting for play (rather than an over-emphasis on equipment for children to play with); are located close to where children live, with the emphasis on natural play spaces which focus on the type of play that is most important to younger children in the age bracket 0-6.

These natural play spaces will incorporate an element of risk (or replicate natural experiences) and encourage contact with nature and the smaller scale is easily relatable to younger children.

Small scale play structures will be incorporated along the pathways of the Wilton Cork at the entrance open space areas to provide points of interest along the routes and ensure accessibility for young children in the age bracket 0-6 by providing facilities in close proximity to all dwellings.



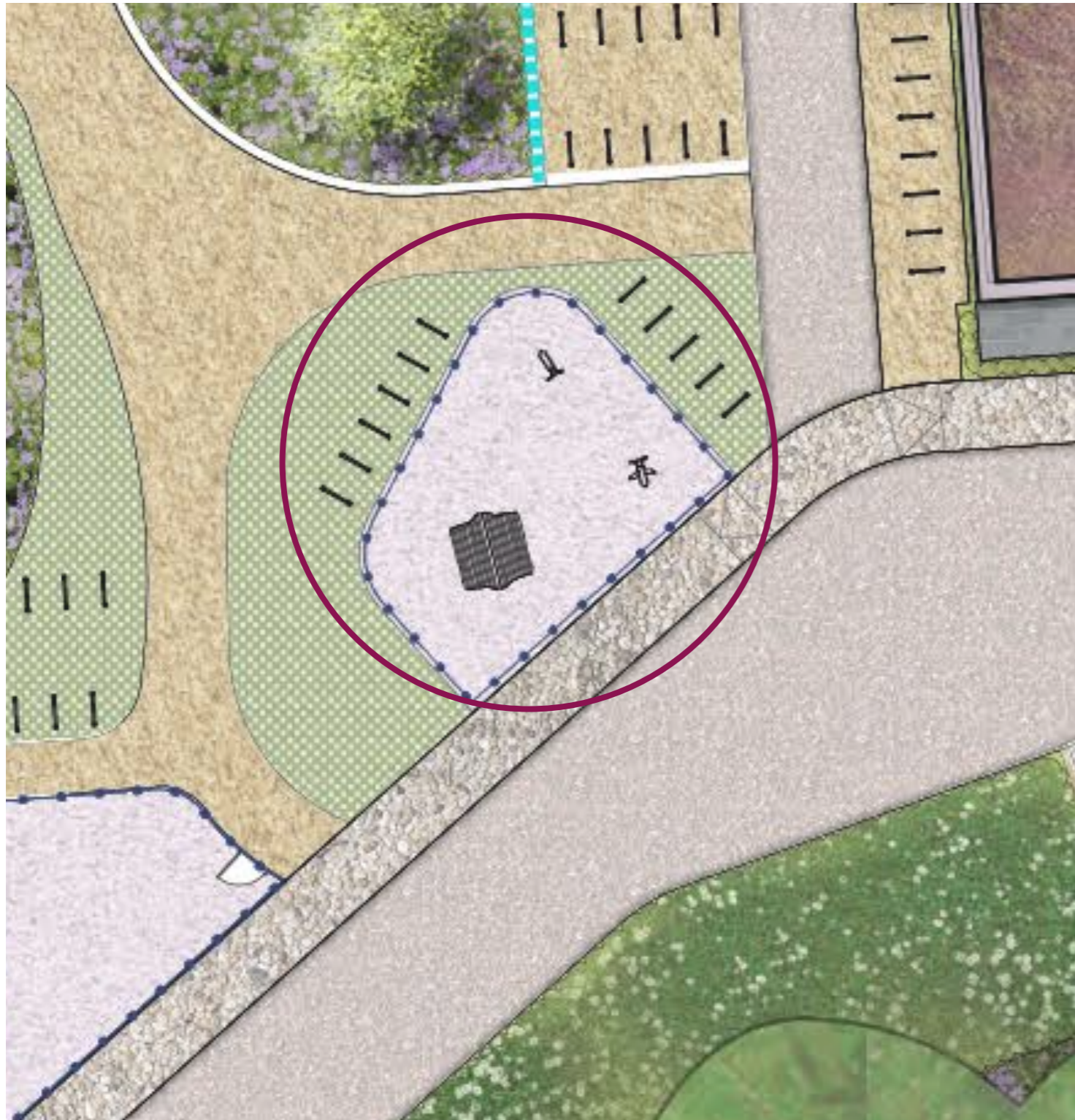
PLAY AREA PROVISION



PLAY AREA PROVISION - NATURAL PLAY EQUIPMENT

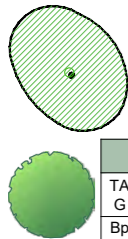


PLAY AREA PROVISION - TODDLER EQUIPMENT



SOFTSCAPE PLANTING

Softworks



Existing Trees to be retained

TREES								
TAG	SPECIES	NATIVE	POLLINATOR FRIENDLY	ATTRACTIVE TO WILDLIFE	SPEC	GIRTH [cm]	HEIGHT [m]	QUANTITIES
Bp	Betula pendula	Y	Y	Y	3XTR, 2m clear stem	16-18	4.5	14
Sa	Sorbus aucuparia	Y	Y	Y	3XTR, 2m clear stem	16-18	4.5	9
Pg	Pyrus calleryana 'Chanticleer'	Y	Y	Y	3XTR, 2m clear stem	16-18	4.5	7
Ac	Acer campestre 'Elsrijk'	Y	Y	Y	3XTR, 2m clear stem	16-18	4.5	5
Tg	Tilia cordata 'Greenspire'	N	Y	Y	3XTR, 2m clear stem	18-20	5	7
Bj	Betula utilis 'Jacquemontii'	N	Y	Y	Multistem 4x tr (RB)	x	3.5-4.0	27
Am	Amelanchier lamarkii	N	Y	Y	Multistem 4x tr (RB)	x	3.5-4.0	12
SUDs TREES								
Ls	Liquidambar styraciflua	N	Y	Y	3XTR, 2m clear stem	16-18	4.5	11
Bn	Betula nigra	N	Y	Y	3XTR, 2m clear stem	16-18	4.5	11

MIX 01 - HIGH AND MEDIUM SHRUBS 1075 sqm								
	SPECIES	NATIVE	POLLINATOR FRIENDLY	ATTRACTIVE TO WILDLIFE	DENSITY /m2	STOCK	HEIGHT [cm]	%
SHRUBS								
	Viburnum tinus 'Eve Price'	N	Y	Y	2	C5	40-50	20
	Pyracantha 'Saphyr Orange'	N	Y	Y	2	C5	40-50	20
	Elaeagnus x ebbingei 'Gilt Edge'	N	Y	Y	2	C5	40-50	20
	Viburnum davidii 'Angustifolium'	N	Y	Y	2	C5	40-50	20
PERENNIALS								
	Euphorbia amygdaloides var. robbiae	N	Y	Y	5	C2	full pot	20

MIX 02 - MEDIUM/LOW PLANTING - SUNNY 620 sqm								
	SPECIES	NATIVE	POLLINATOR FRIENDLY	ATTRACTIVE TO WILDLIFE	DENSITY /m2	STOCK	HEIGHT [cm]	%
SHRUBS								
	Potentilla fruticosa 'Marian Red Robin'	N	Y	Y	5	C2	30-40	11
	Euonymus fortunei 'Emerald'n'Gold'	N			6	C2	25-30	11
	Spiraea japonica 'Goldflame'	N	Y	Y	5	C2	30-40	11
	Nandina domestica 'Obsessed'	N			6	C2	25-30	11
PERENNIALS								
	Salvia nemorosa 'Caradonna'	N	Y	Y	7	C2	full pot	11
ORNAMENTAL GRASSES								
	Sesleria autumnalis	N		Y	6	C2	full pot	11
	Anemanthele lessoniana	N		Y	6	C2	full pot	11
BULBS								
	Narcissus 'Thalia	N			group of 9	bulbs	-	11
	Narcissus 'Lemon Drop'	N			group of 9	bulbs	-	11

MIX 03- LOW SHRUBS - PARTIAL SHADE 1889 sqm								
	SPECIES	NATIVE	POLLINATOR FRIENDLY	ATTRACTIVE TO WILDLIFE	DENSITY /m2	STOCK	HEIGHT [cm]	%
SHRUBS								
	Skimmia japonica 'Pink Dwarf'	N	Y	Y	4	C2	25-35	11
	Hebe 'Green Globe'	N	Y	Y	5	C2	20-30	11
	Pachysandra terminalis	N			11	P9	10-15	11
	Leucothoe keiskei 'Burning Love'	N		Y	6	C2	20-30	11
	Euonymus fortunei 'Emerald Gaiety'	N			6	C2	25-30	11
	Pieris japonica 'Little Heath'	N	Y	Y	5	C2	25-30	11
	Hebe 'Caledonia'	N	Y	Y	5	C2	25-30	11
BULBS								
	Narcissus 'Thalia	N			group of 9	bulbs	-	11
	Narcissus 'Lemon Drop'	N			group of 9	bulbs	-	11

MIX 04 -ATTENUATION AREA PLANTING 310 sqm								
	SPECIES	NATIVE	POLLINATOR FRIENDLY	ATTRACTIVE TO WILDLIFE	DENSITY /m2	STOCK	HEIGHT [cm]	%
	Iris pseudoacorus	Y	Y	Y	7	C2	25-30	10
	Geranium 'Gerwat'	N	Y	Y	7	C2	25-30	10
	Lythrum salicaria	Y	Y	Y	7	C2	25-30	15
	Hemerocallis 'Luxury Lace'	N	N	N	7	C2	25-30	10
	Deschampsia cespitosa	N	N	Y	5	C2	25-30	5
	Caltha palustris	Y	Y	Y	9	P9	10-15	5
	Ajuga reptans	Y	Y	Y	12	P9	10-15	15
	Bergenia cordifolia 'Overture'	N	Y	Y	6	C2	25-30	10
	Monarda 'Cambridge Scarlet'	N	Y	Y	7	C2	25-30	5
	Osmunda regalis	Y	N	Y	5	C2	30-40	15

HEDGE TYPE 01 109 lin m							
SPECIES	NATIVE	POLLINATOR FRIENDLY	ATTRACTIVE TO WILDLIFE	DENSITY / lin m	STOCK	HEIGHT [mm]	
Buxus sempervivens	Y	Y	Y	5	RB	900	

HEDGE TYPE 02 860 lin m							
SPECIES	NATIVE	POLLINATOR FRIENDLY	ATTRACTIVE TO WILDLIFE	DENSITY / lin m	STOCK	HEIGHT [mm]	
Crataegus monogyna	Y	Y	Y	5	RB	1200	
Prunus spinosa	Y	Y	Y	5	RB	1800	
Corylus avellana	Y	Y	Y	5	RB	1200	
Ilex aquifolium	Y	Y	Y	5	RB	1800	
Berberis wilsoniae	N	Y	Y	5	RB	1200	
Pyracantha 'Teton'	N	Y	Y	5	RB	1800	

Lawn Turf		2600 M2
	Grass seed with general seed mix e.g. Mix: 30% (Perennial Ryegrass) + 30% (Perennial Ryegrass) + 40% (Strong creeping red fescue) + Sowing rate: 35g/m2 (12.5Kg 20 bags/Ha @ 25/gm2) Cutting height: Between 20-50mm	

Wildflower		1735 M2
	Traditional Irish Wildflower Native Mix Birdsfoot Trefoil, Bush Vetch. Corn Marigold, Corn Poppy, Corncockle, Cowslip, Meadow Buttercup, Field Scabious, Kidney Vetch, Lady's Bedstraw, Lesser Knapweed, Marjoram, Eyebright, Mullein, Ox-eye Daisy, Hawksbit, Red Bartsia, Red Campion, Red Clover, St Johnswort, Wild Carrot, Yarrow, Yellow Rattle, Species in small quantities: White Campion, Feverfew, Cornflower, Scentless Mayweed, Birdsfoot Trefoil, Purple Loosestrife, White Bedstraw, Ragged Robin, Selfheal, Yellow Agrimony	

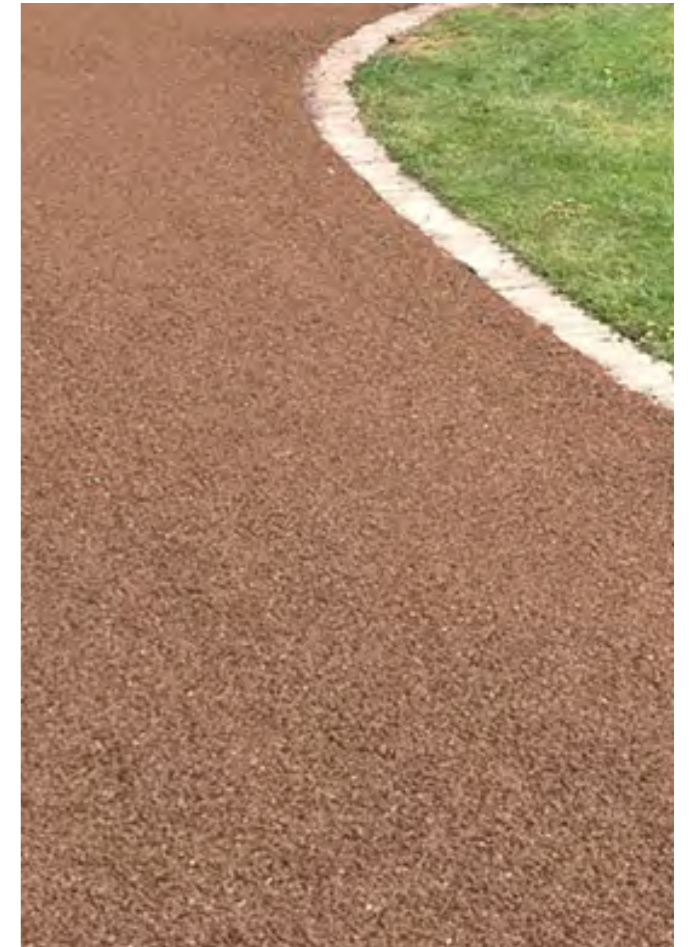
Sedum Blanket - AREA - 3930m2	
	SPECIES
	Sedum Acre Aureum
	Sedum Album Coral Carpet
	Sedum Album Mini
	Sedum Album Athoum
	Sedum Hispanicum
	Sedum Summer Glory
	Sedum Reflexum
	Sedum Weihenstephaner Gold
	Sedum Voodoo
	REFER TO SUPPLIER SPECIFICATION

	Site Boundary
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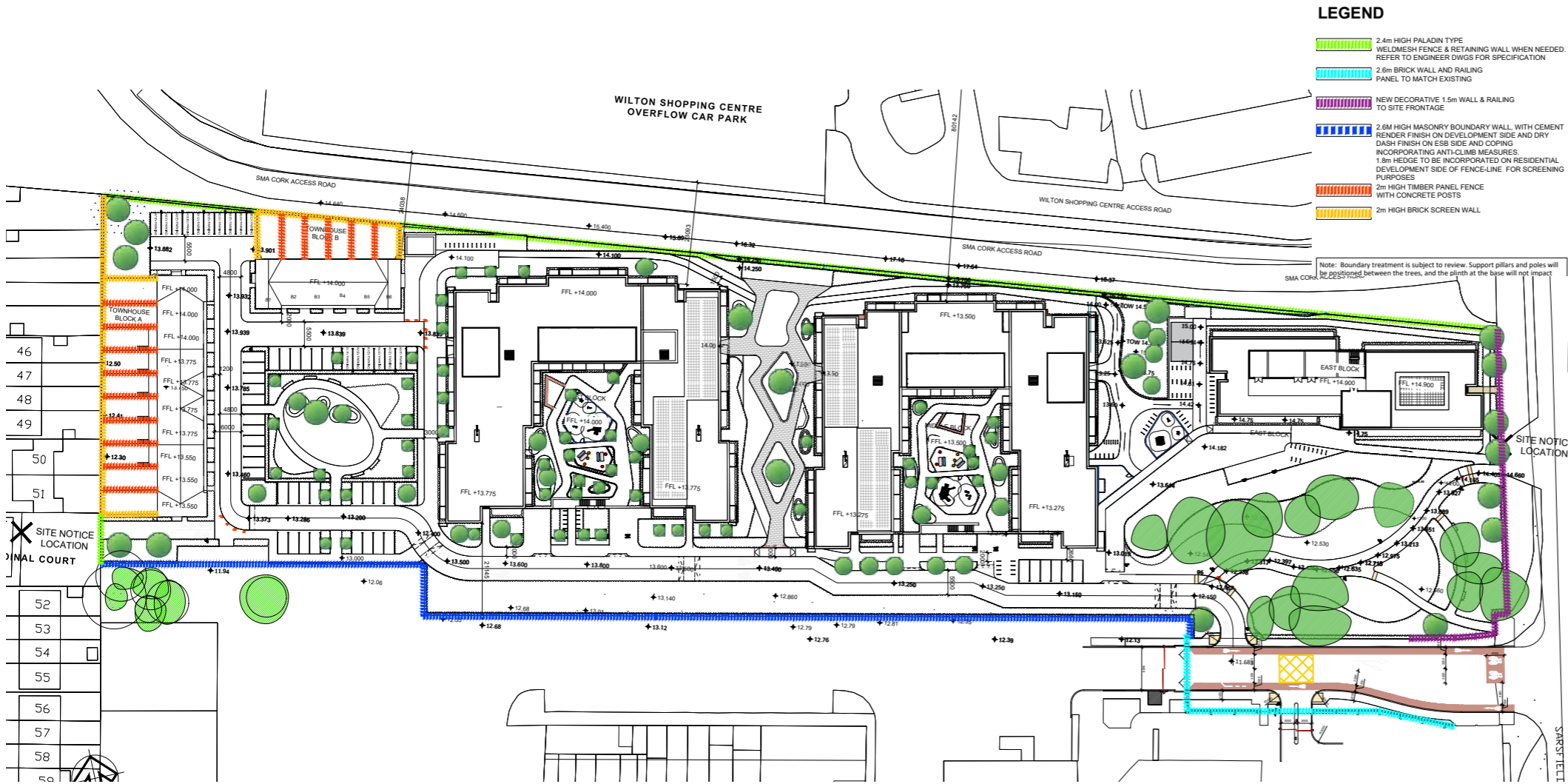
SOFTSCAPE PLANTING



HARDSCAPE



BOUNDARY TREATMENT



Boundary Treatments for Wilton, Cork

Eastern Boundary (Adjacent to Sarsfield Road):

This boundary features a 2.6m high brick wall with railings, providing a combination of security, durability, and aesthetic appeal. The brick complements the architectural character of the development, while the railing allows for visual permeability, ensuring the area remains welcoming and not overly enclosed.

Northern Boundary:

A 2.4m high Paladin fence defines this section, offering a practical, secure, and cost-effective solution. Its open-mesh design maintains visibility while providing a sturdy boundary that is well-suited for the location's functional needs.

Around the Townhouses:

Surrounding the townhouses is a 2m high brick screen wall, which provides privacy and noise reduction for residents. The brick construction ensures durability and integrates well with the development's overall architectural style.

Western Boundary (Townhouse Edge):

Along the edge of the townhouse area, a 2m high timber panel fence with concrete posts has been incorporated. This treatment balances functionality and natural aesthetics, creating a softer boundary that blends harmoniously with the residential environment while maintaining durability with concrete supports.

Southern Boundary (Preservation of Existing Trees):

This boundary features a 2.6m high masonry rendered boundary wall with concrete coping incorporating anti climb measures. Additionally, a 1.8m hedge has been planted to provide extra screening and support biodiversity, creating a green and attractive edge that integrates with the landscape character.

These treatments have been thoughtfully selected to balance privacy, security, and aesthetics while respecting the existing natural features of the site.



**2.6M HIGH MASONRY BOUNDARY
WITH CEMENT RENDER FINISH ON
DEVELOPMENT SIDE AND DRY DASH
FINISH ON ESB SIDE WITH CONCRETE
COPING INCORPORATING ANTI CLIMB
MEASURES
1.8M HEDGE TO BE INCORPORATED FOR
SCREENING PURPOSE**



DECORATIVE RAILING TO SITE FRONTAGE



**PALADIN TYPE MESH FENCE TO ESB
LANDS & WESTERN BOUNDARY**



TIMBER PANEL FENCE TO REAR GARDENS

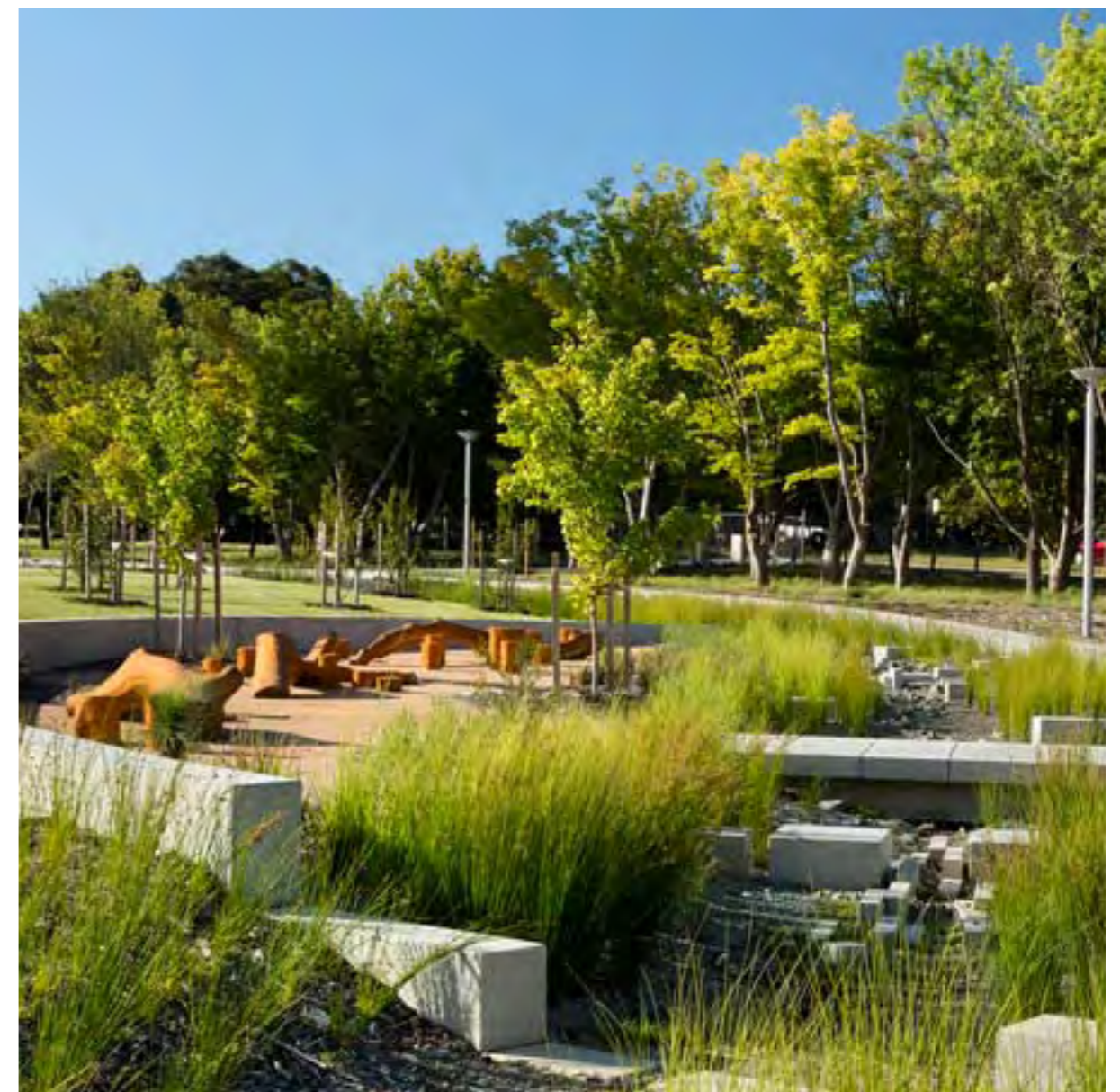
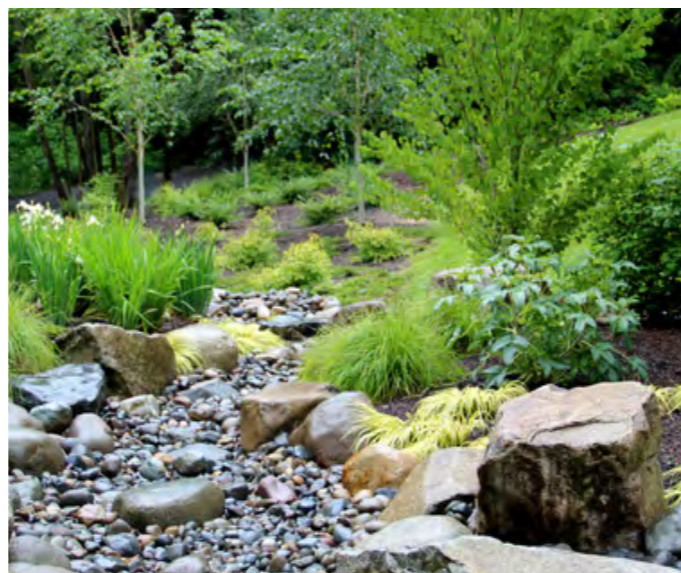
DRAINAGE/SUDS

Sustainable drainage is a key focus of the landscape treatment for the entire development.

The roof and podium areas of all apartment blocks will be a combination of permeable hard landscape materials, planting areas and sedum/wild-flower green roof treatments to slow down the flow of water from areas that traditionally contribute to high runoff flow rates during rainfall.

The landscape proposals also seek to create attenuation areas on all on-street car parking areas by using permeable paving and channelling runoff to large planted areas that also aim to visually break up the streetscape and ensure carparking is not visually dominant. These planted areas will contain suitably tolerant planting species.

All relevant SUDs measures have been developed in line with Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas best practice guidelines.



BIODIVERSITY

The landscape design proposals have been carefully coordinated with the project ecologist. A comprehensive landscape design has been developed which will include additional boundary planting with native species and the creation of an ecological buffer zone along the northern and eastern boundaries of the site to ensure existing bat flight routes and wildlife corridors are maintained.

Where trees need to be removed to facilitate development, these will be compensated for by planting new standard trees.

In addition, the landscape proposals include hedge planting, shrub and herbaceous planting, amenity grass and meadow grass.

Roof level of apartment blocks will be developed into green spaces and be planted with a mix of sedum and appropriate wild-flowers to further benefit pollinating species and help attenuate water runoff.

Planting schedules have been developed with reference to Ireland's 4th National Biodiversity Action Plan (NBAP) 2023-2030 and the All Ireland Pollinator Plan 2021-2025 in order to create areas of ecological enhancement and a biodiversity net gain.



UNIVERSAL ACCESS

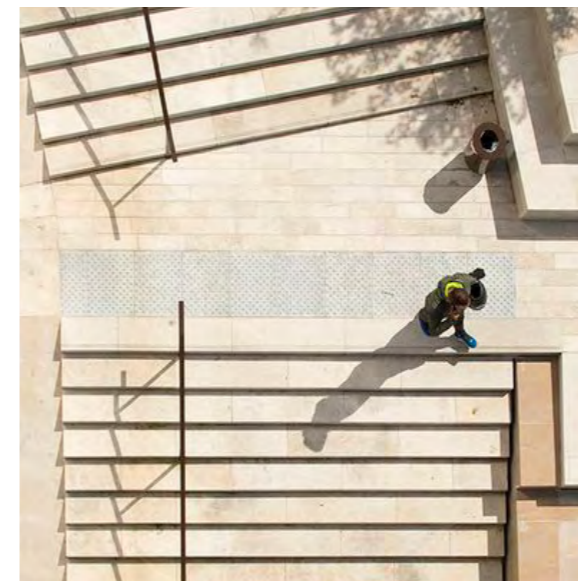
The scheme has been designed to incorporate the following principles:

- Access routes to the facilities and services within the development have been maximized for all future users of the scheme.
- Accessible routes to adjoining pedestrian routes are proposed, accommodating level changes on the most inclusive and sustainable way.
- Accessible drop-off points will be within 50m of each apartment and duplex block with entrance doors designed to ensure that people can use them without requiring assistance.
- All houses and apartments will have Part-M compliant access into the buildings.

All areas of the proposed development will be fully accessible with hard landscape materials selected to ensure universal access. Levels and gradients have been designed in line with DMURS, Part M of the Building Regulations accessibility requirements and DLR Policy Objective PHP36: Inclusive Design & Universal Access. The scheme has been designed to provide accessible routes throughout the site which connect with all open space areas. These routes contain features for all age groups including play provision and seating/resting areas. All street furniture within public and semi-private areas of the development will meet the required levels of visual contrast with adjacent surroundings to ensure they do not represent a hazard and all stepped level changes will be fully demarcated. The location of all street furniture has been developed to ensure it does not cause a potential hazard for partially sighted people.

Paving selection will comply with current regulations in regard to Part M of the Building Regulations, ensuring safe entry, exit and safe passage throughout the space. LRV values will be compliant to ensure good visual contrast between various landscape elements such as step treads and risers. All designated road crossing points will be defined by tactile paving to the appropriate standards and this has been fully coordinated with the roads engineers.

A mix of high quality natural aggregate finish paving setts and flags will be used for the key public spaces at the Market Square and the entrance plazas to the main apartment blocks to identify these areas as key nodes within the development and maintain the quality feel of the public realm.



LANDSCAPE SPECIFICATION

GENERALLY

Landscape works to be undertaken by an ALCI approved landscape contractor and in accordance with BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces). When using pesticides the Contractor must use a certified operator and take appropriate safety precautions in accordance with the Control of Pesticides Regulations 1986 (COPR) and the Plant Protection Products Regulations 1993 (PPPR). All fertilisers are to be applied by qualified staff to avoid the action of plasmolysis.

Top soil to be tested and approved by a Top Soil Analyst and any required amelioration or soil improvements to be carried out in line with Analyst’s report, if necessary, according to BS 4428: 1989 ‘Code of Practice for General Landscape Operations’.

All Plants shall be of the size stated, shall conform to BS 3936 - Part 1: Nursery stock specification for trees and shrubs.
All tree works shall conform with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.
All top soil to conform to BS 3882:2015 - Specification for Topsoil.

All planting species shall be carefully selected to survive the potentially harsh coastal conditions.

GROUND PREPARATION

Prior to cultivation, planted areas shall be cleared of all loose debris, rubbish, stones over 25mm in diameter, roots, and other extraneous matter. Grass and weeds shall be sprayed with ‘Glyphosate’ or similar COSHH approved herbicide. Topsoil Depths: spread over prepared subsoil in layers not exceeding 150 mm, each layer firmed before spreading the next. Top Soils shall comply with BS 3882:2015 - Specification for Top Soil. Overall minimum depths after firming and settlement to be:

Shrub areas	500 mm
Grass areas	150mm

Planted areas to be cultivated to a depth of 300mm by hand or rotovator, incorporating planting compost, soil improver and fertilizer base dressing of the types. The topsoil shall have been reduced to a fine tilth on completion of the cultivation works. Lightweight soil mixes to be used for podium level and roof terrace planting beds.

PROPOSED TREE PLANTING

Trees supply and planting shall correspond to BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations. Planting of trees shall be undertaken in favourable weather conditions between October 31st to March 31st unless trees have been prepared for out of season planting.

Tree pits shall be excavated to suitable dimensions to accommodate root-balls with bases and sides broken up to a minimum depth of 150mm to assist drainage and root penetration. Any unsuitable material such as large clay lumps, bricks, concrete, timber and sand shall be removed off-site. All tree pits shall be backfilled, after planting, with a 3:1 volume mixture of topsoil and mulching compost/manure or similar approved.

The planted trees shall be full and well-shaped with crowns thinned by 30% according to good horticultural practice and in a manner that does not affect the overall stature, structure or good appearance of the tree. All work shall conform to a minimum standard as set out in BS 4043:1989 Recommendations for transplanting root-balled trees.

PROPOSED HEDGE PLANTING

Screen hedge to be planted at 4 per linear metre.
Plants shall be of the size stated, shall conform to BS 3936 - Part 1: Nursery stock specification for trees and shrubs.

Planting strip to be 500mm wide x 300mm deep with cultivated and evenly incorporated organic manure 100mm layer over area of strip, fertiliser 35g. 50mm depth bark mulch dressing on completion of planting.

PROPOSED SHRUB PLANTING

Shrub plants to be planted at 3 to 4 plants per m². Transplants and container grown shrubs shall be of the size stated and conform to BS 3936 - Part 1: Nursery stock specification for trees and shrubs.

Planting pockets 400x400x300mm deep with cultivated and evenly incorporated: organic manure 100mm layer over area of pit, fertiliser 35g. 75mm depth bark mulch dressing on completion of planting.

PROPOSED TURF AREAS

All grass areas to be high grade turf rolls laid on 150mm depth lightweight soil mix.

PERFORMANCE CRITERIA

Performance criteria are indicators for assessing the quality and success of the particular plant mixtures used for a purpose i.e. screen planting, seeding, tree planting etc.
Such indicators will be based upon aspects such as:
Health and condition of planting;
Plant growth;
and Achievement of desired visual effect.

MAINTENANCE

A Landscape Management & Maintenance Plan will be prepared to include details on weeding, spot herbiciding, watering, planting management, control of insects/diseases and grass mowing.

Initial landscape operations will be undertaken by an ALCI member.

The Contractor will be responsible for plant establishment and one year of establishment maintenance. The Landscape Architect will visit site at end of this year and produce a snagging list identifying all defects and outstanding items. Any trees or shrubs dying, damaged or removed will be replaced in the following planting season with plant of similar size and species.

