

Document Issue Register

Project title: Coachford Housing Development, Co. Cork

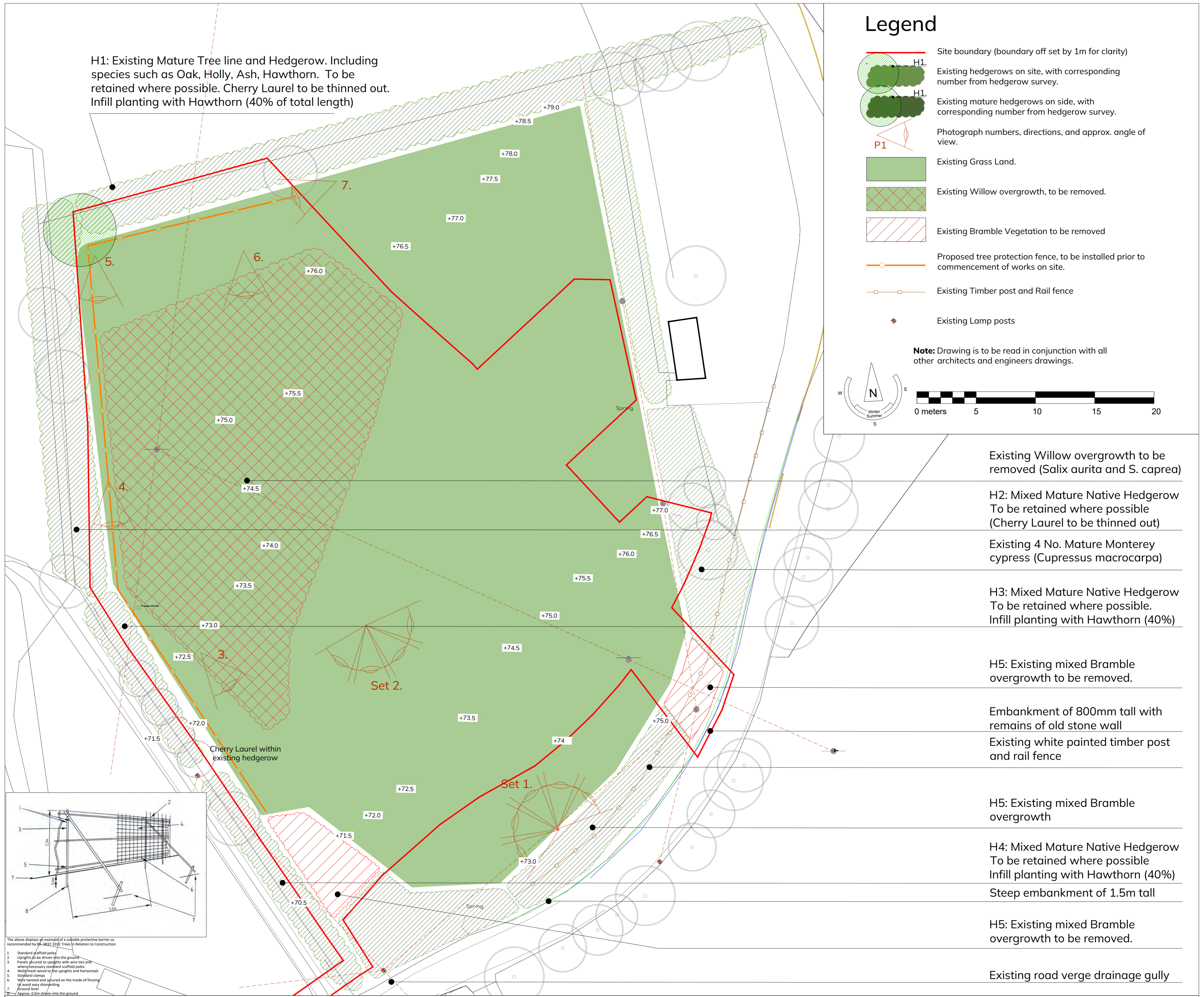
The following drawings and documents are included in the Planning package for Cork County Council, Date: 01/03/2024

Landscape Architect Documents:

Drg no.	Drg Title	Scale	Drg print size
P608-101	Tree Retention Removal Plan	1:400	A1
P608-102	Landscape Plan	1:300	A1
P608-103	Boundary Plan	1:300	A1
P608-104	Details Sheet 1 of 3	1:20	A1
P608-105	Details Sheet 2 of 3	1:20	A1
P608-106	Details Sheet 3 of 3	1:20	A1
n.a.	Landscape Design Report with Green Infrastructure Statement	n.a.	A4



1. Image Set 1.



2. Image Set 2.

3. View looking south.



4. View of South boundary (note existing Cherry Laurel)

5. View of West boundary

6. View into willow overgrowth.

7. Existing oak tree

Quantities of vegetation for removal or replacement

34 linear meters of existing Bramble perimeter to be removed, to southern boundary. Replaced with 115 linear metres of native hedgerow throughout the site (See Landscape Plan P608-102).
Area of Willow overgrowth to Northwestern half of site to be removed. Approx. 100 no. young saplings.
Replaced with 475 new native transplants in a dedicated woodland area and 47 new standard native trees throughout the site. (See Landscape Plan P608-102).
Cherry Laurel to be thinned out from North and Western Hedgerows and replaced with new Hawthorn planting (40% of existing hedgerow) resulting in 121 linear meters of refurbished native Hedgerow.

Issue/Rev. no.	Description	Date	Sign	Chk'd
Planning Issue		29-02-2024	KG	DR

Client: Cork County Council
Project: Housing Development at Coachford, Cork.
Drg Title: Tree Retention Removal Plan
Stage: Planning



Drg. No.: P608-101
Scale: 1:400 @ A1
Date: 29th February 2024
Drawn By: KG Checked by: DR

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Legend

Hard Landscape

- Site Boundary (boundary off set by 1m for clarity)
 - Proposed 2m wide Brushed Concrete Path.
 - Proposed Fine Bound Gravel Path and Surfaces, minimum of 1.2m wide. See detail on sheet P608-103 Hard Works Details.
 - Proposed Permeable Paving at Car Parking.
 - Proposed Timber Kerb to Planting Beds and Fine Bound Gravel Surfaces. See detail on sheet P608-104 Soft Works Details.
 - 22no. Proposed Bicycle Parking. See detail on sheet P608-103 Hard Works Details.
 - 1no. Proposed 2m Long Timber Bench with Backrest. See detail on sheet P608-103 Hard Works Details.
 - Proposed Nature Timber Play Elements, including balancing beam, and steps. See detail on Sheet P608-105 Play Elements Details.
 - Proposed Concrete footpath of 1m wide to the back of housing.
 - Stainless Steel Trellis Wire System. Double wire installation to be placed on Wall type A. See sheet P608-104 Soft Works Details.
 - Kerbs to facilitate drainage into raingardens.
 - 6no bird nesting boxes (various types including open fronted, entrance hole and kestrel nest boxes) to be located within retained treelines along the eastern site boundary. These will be positioned at least 10m from any light fittings.
 - 5no Bat boxes (Bat box pro or similar). To be located within retained treelines along the eastern site boundary. These will be positioned at least 10m from any light fittings.
- Note: See Boundary Plan Drawing No. P608-103 for all boundary treatments
See P608-101 for Tree Retention Removal Plan and proposed tree protection fence.

Soft Landscape

- 47no. Trees to be planted.
 - Proposed native mixed Hedge at site boundary.
 - Proposed Pollinator Friendly Shrub and Perennial Beds.
 - Proposed Rain Garden Bio Swale, allow to regenerate naturally
 - Proposed Amenity Floral Grass Lawn.
 - Proposed Wildflower Meadow
 - Proposed Native Shrub and Habitat Planting.
 - Proposed Swales
 - Lawn to private gardens and potential planting spaces.
 - Natural Biodiversity Attenuation Area, allow to regenerate naturally
 - Natural Biodiversity Attenuation Area, allow to regenerate naturally
 - 36no. Proposed Climbers within Planting Bed, to be placed along blind walls and privacy walls.
- See planting list and P608-104 Soft Work Details for more detail.

Plant List

Mixed Native Hedgerow on Site Boundary - (115linm) double staggered row of *Crataegus monogyna* (75%), *Prunus spinosa*, *Viburnum opulus*, *Ilex aquifolium*, 0.9-1.2m b/r at 0.3m spacing 690 no. plants.

Thinning of Cherry Laurel in existing hedgerow - cuttings to be disposed off site in line with invasive species management guidelines. Infill planting with hawthorn, *Crataegus monogyna*, 0.9-1.2m b/r at 0.3m spacing, planted in double staggered row.

Raingarden Bio Swale Planting - 115m² allow to regenerate naturally with site occurring seedbank

Pollinator Friendly Shrub and Perennial Planting - 235m² to be planted at approx. 5 plants per metre sq, total 1,175 no. plants, to be 2 Litre container grown. Plants proposed to reach maximum of 800mm. Plants to be selected from following list and from the All Ireland Pollinator Plan: *Anemone*, *Berberis 'darwinii'*, *Echinops Sp.*, *Echinacea purpurea*, *Ground cover roses*, *Hebe 'emerald green'*, *Lamium 'maculatum'*, *Lonicera*, *Photinia 'davidiana'*, *Perovskia 'atriplicifolia'*, *Persicaria*, *Rosmarinus officinalis*, *Viburnum tinus*, *Rudbeckia Sp.*, *Nepeta*, *Verbena*, *Salvia Sp.*, *Sedum*, *Stacys 'byzantina'*.

Climbers at Wire Trellis System - 36no. of trellis systems to be installed on concrete walls, at the base of these trellis wire systems two native climbers will be planted. A total of 72no. of plants is to be planted, plants are selected from the All Ireland Pollinator Scheme. Species to include *Clematis cirrhosa*, *Lonicera periclymenum*, *Hydrangea petiolaris*, *Jasminum officinale*. Species to be selected depending on location on site.

Native Shrub and Habitat Planting - 225m² to be planted at approx 2 per square meter, to be planted into existing situation.

Name	Quality	%	No.
<i>Corylus avellana</i>	90-120 1+1	10	45
<i>Frangula alnus</i>	90-120 1+1	15	68
<i>Prunus spinosa</i>	60-90 2+0	15	68
<i>Eunoymus europaeus</i>	60-90 2+0	10	45
<i>Sambucus nigra</i>	90-120 1+1	15	68
<i>Sorbus aucuparia</i>	90-120 1+1	25	113
<i>Viburnum opulus</i>	60-90 2+0	15	68

Tree Planting - as per locations shown (total amount 47no.)
Semi-Matures, rootballed, 3-4 times transplanted:

Code	Name	Quality	No.
Bp	<i>Betula pubescens</i>	14-16 cm girth	8
Ca	<i>Corylus avellana</i>	16-18 cm girth	6
Cb	<i>Carpinus betulus</i>	18-20 cm girth	9
Pa	<i>Prunus avium</i>	16-18 cm girth	14
Qp	<i>Quercus palustris</i>	14-16 cm girth	4
Unh	<i>Ulmus 'New Horizon'</i>	16-18 cm girth	6

Naturalised Wildflower Meadow - (2000m²) Turning of existing sod to promote the seeding of already present species, no new seed mixture to be introduced.

Wildflower lawn - (980m²) Short Cut Wildflower Lawn. Allow to regenerate naturally with site occurring seedbank.

Grass Bio Swale - (485m²) Grass Bio Swale, to be graded and including filter drain as per engineers specifications. Allow to regenerate naturally with site occurring seedbank.

Note: Supervision by project ecologist at construction stage.



1. Example of Water Retention Pond, to be graded and naturally planted on banks.



2. Example of Grass Swale, with proposed grading from road into proposed filter drain.



3. Example of Natural Play Elements.



4. Example of Nature Timber Play Elements.



5. Example of raingarden bio swale.



6. Example of Naturalized wildflower meadow.

Issue	Description	Date	Sign	Chk'd
planning Issue		29-02-2024	KG	DR

Client: **Cork County Council**
Project: **Housing Development at Coachford, Cork.**

Drg Title: **Landscape Plan**
Stage: **Planning**

Drg. No.: **P608-102**
Scale: **1:300 @ A1**
Date: **29th February 2024**
Drawn By: **KG** Checked by: **DR**



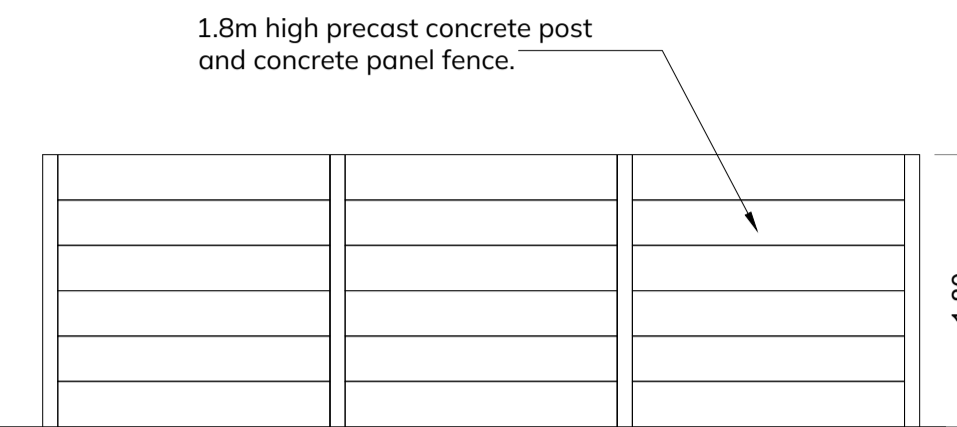
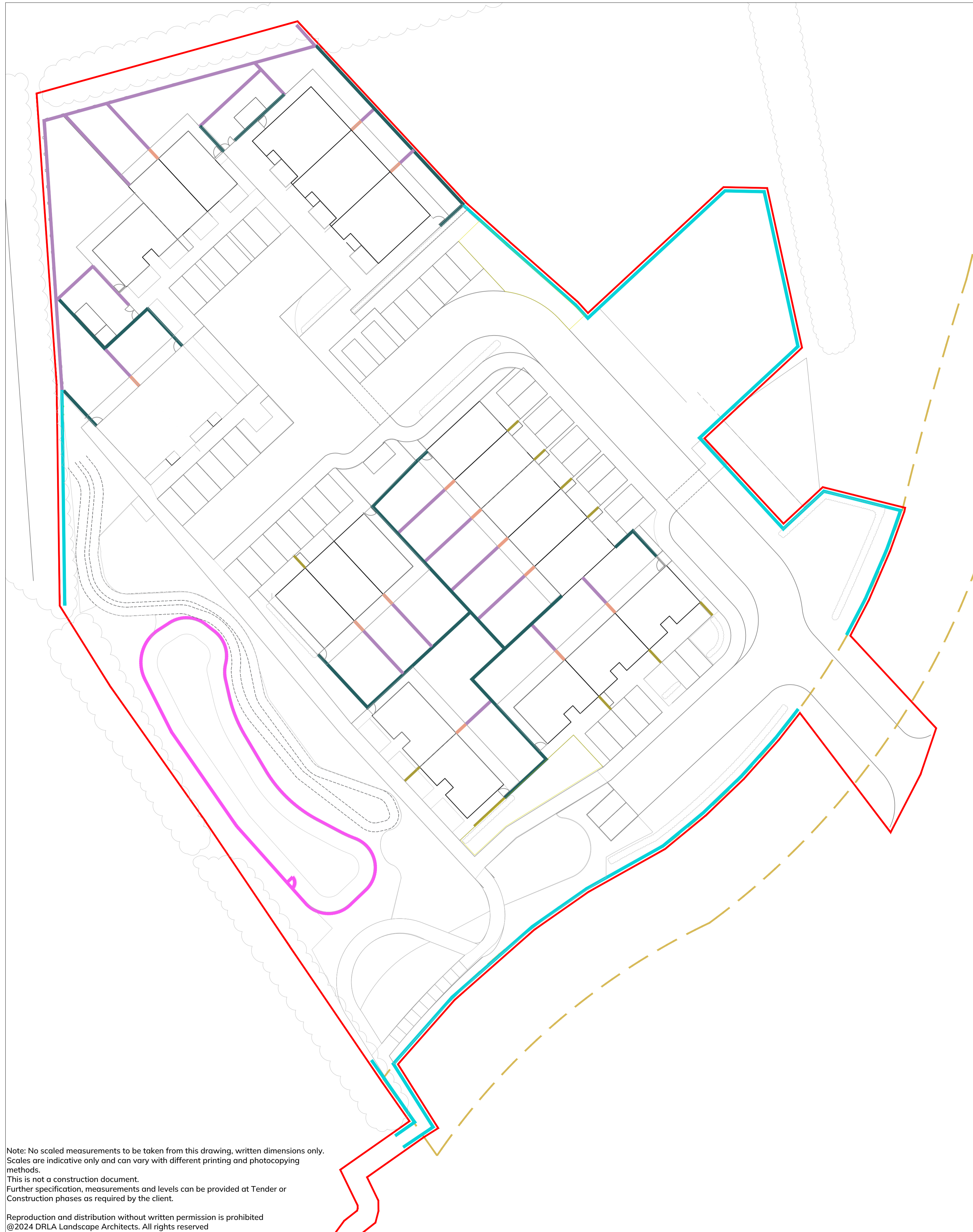
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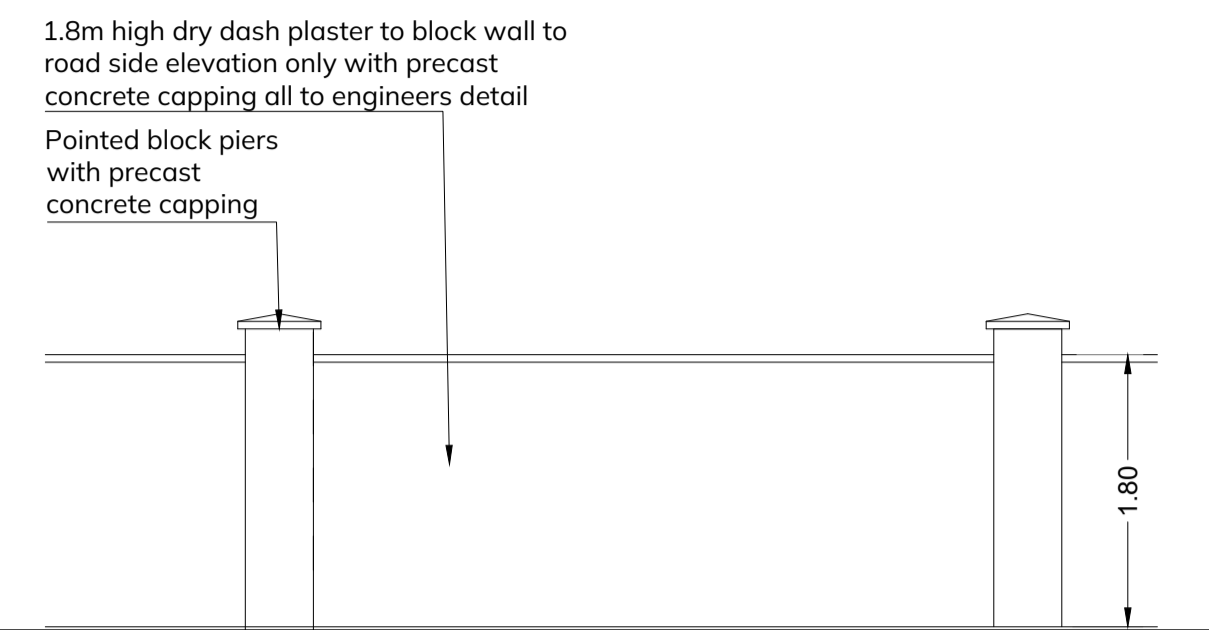
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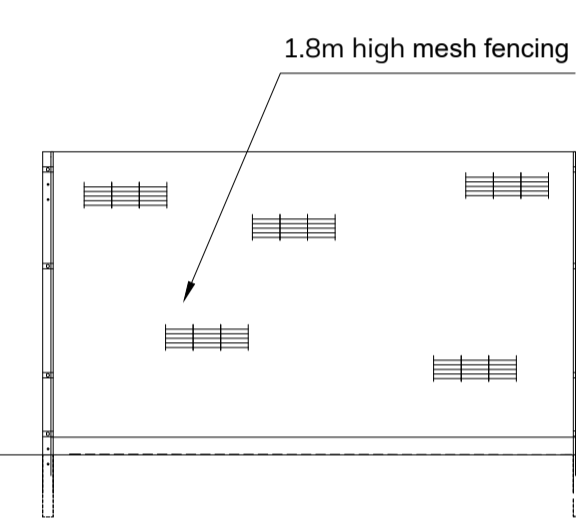
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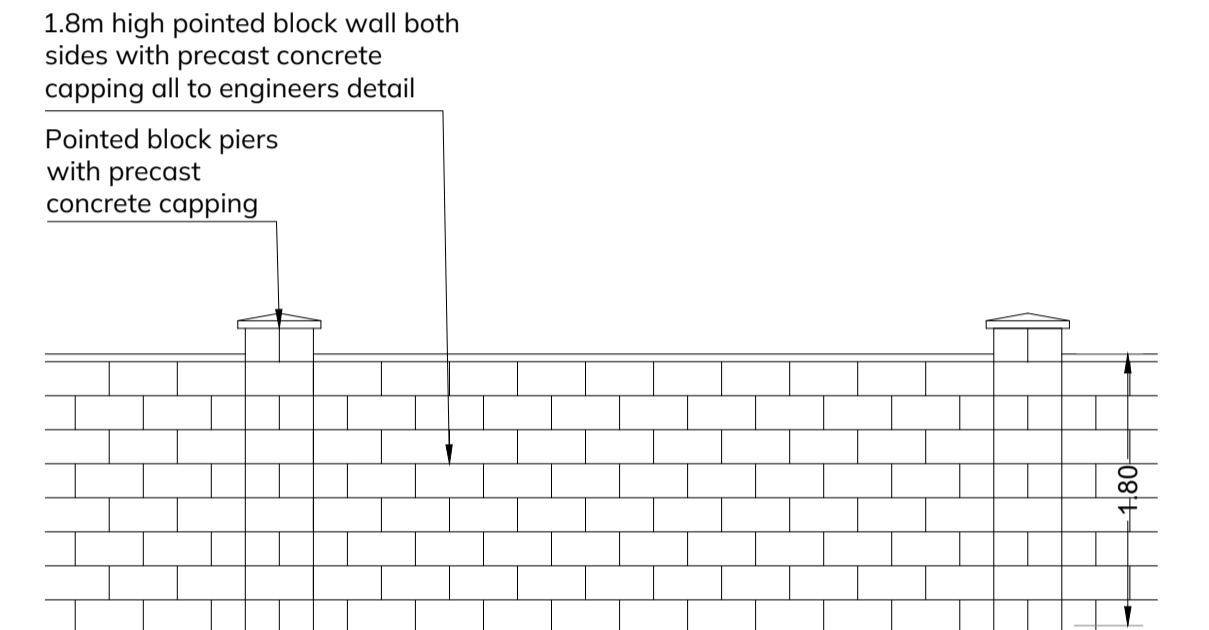
Foundations to engineers details
Boundary Treatment A
Concrete Post & Concrete Panel Construction - 1.8m high
Scale 1:50



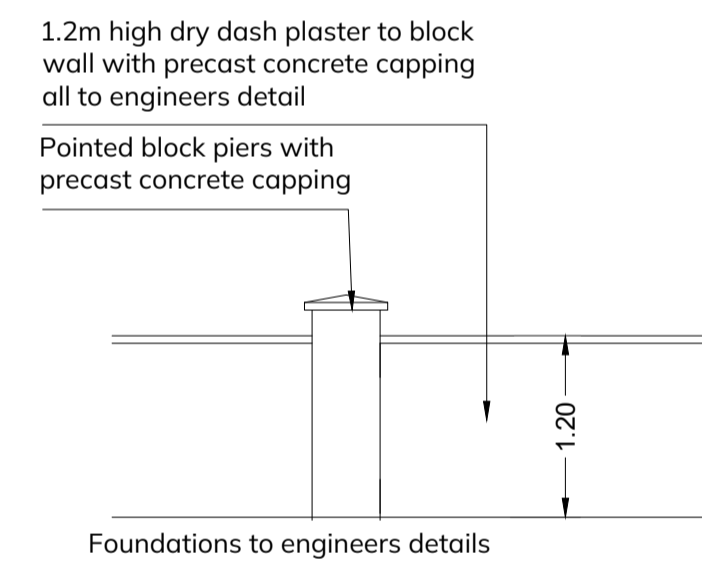
Foundations to engineers details
Boundary Treatment B
1.8m high 100mm blockwork rendered on public side with concrete capping
Scale 1:50



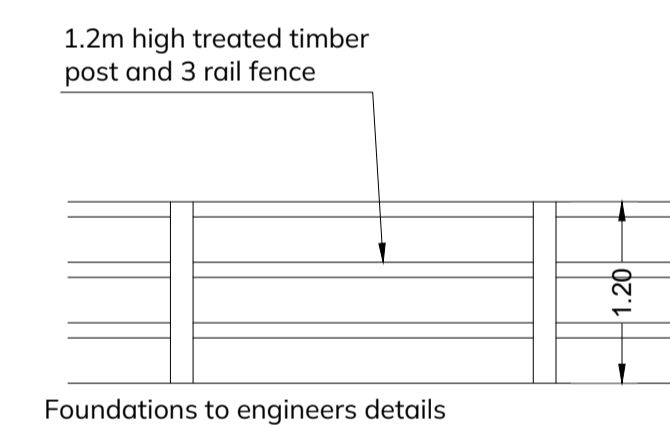
Boundary Treatment C
1.8m high post and wire mesh fence
Scale 1:50



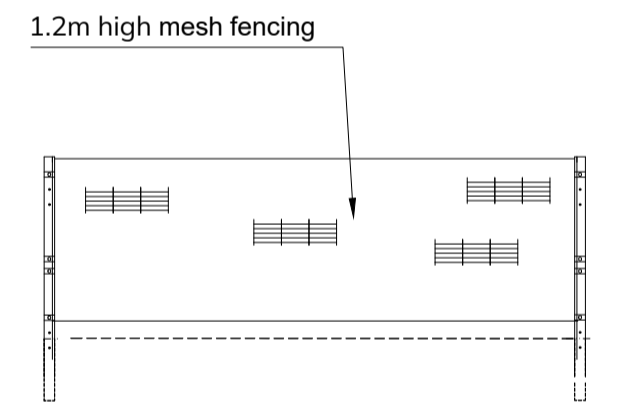
Foundations to engineers details
Boundary Treatment D
1.8m 215mm blockwork wall with concrete capping
Scale 1:50



Foundations to engineers details
Boundary Treatment E
1.2m blockwork wall with concrete capping, plastered to both sides
Scale 1:50



Foundations to engineers details
Boundary Treatment G
1.2m timber post and rail fence to mark site boundary
Scale 1:50



Boundary Treatment F
1.2m Wire Mesh Fence along Attenuation Pond
Scale 1:50

Legend

- Site Boundary (boundary offset by 1m for clarity)
- Boundary Treatment A - Concrete Post & Concrete Panel Construction - 1.8m high
- Boundary Treatment B - 1.8m high 100mm blockwork rendered on public side with concrete capping
- Boundary Treatment C - 1.8m high post and wire fence
- Boundary Treatment D - 1.8m 215mm blockwork wall with concrete capping
- Boundary Treatment E - 1.2m blockwork wall with concrete capping, plastered to both sides.
- Boundary Treatment F - 1.2m Wire Mesh Fence along Attenuation Pond
- Boundary Treatment G - 1.2m timber post and rail fence to mark site boundary

Issue	Description	Date	Sign	Chk'd
Planning Issue		29-02-2024	KG	DR

Client: **Cork County Council**
Project: **Housing Development at Coachford, Cork.**
Drg Title: **Boundary Plan**
Stage: **Planning**



Drg. No.: P608-103
Scale: 1:300 @ A1
Date: 29th February 2024
Drawn By: KG Checked by: DR

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Seat Specifications

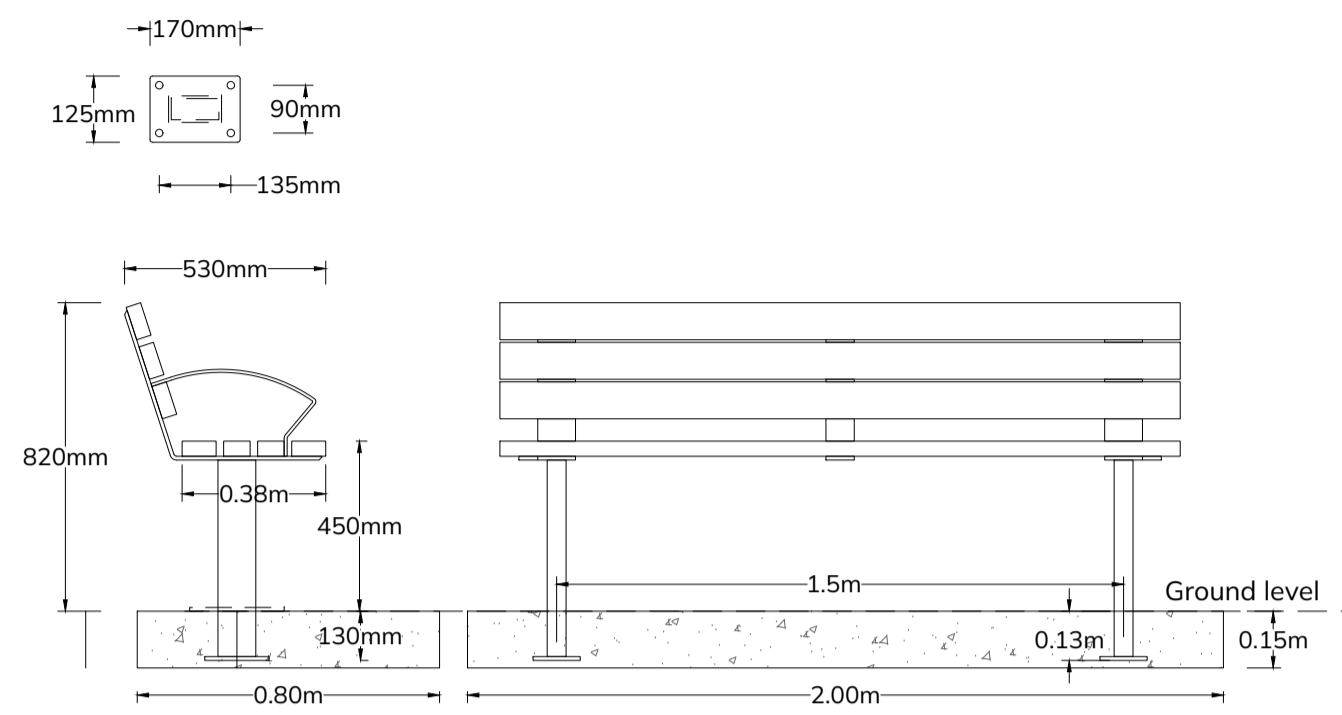
- Powder coated galvanised steel & timber seat with back support and arm rests
- Timber slats are 70 x 40mm and 90 x 40mm
- Width - 360mm
- Seating height - 460mm above ground level

Fitting

Root fixed supports, fitted with a stainless steel base plate 130mm below ground level with 4 fixing points to each support

Concrete foundations

Recommended concrete foundation 2000 x 800 x 150 mm



Seating in paved areas
Scale 1:20 @A1

Specifications

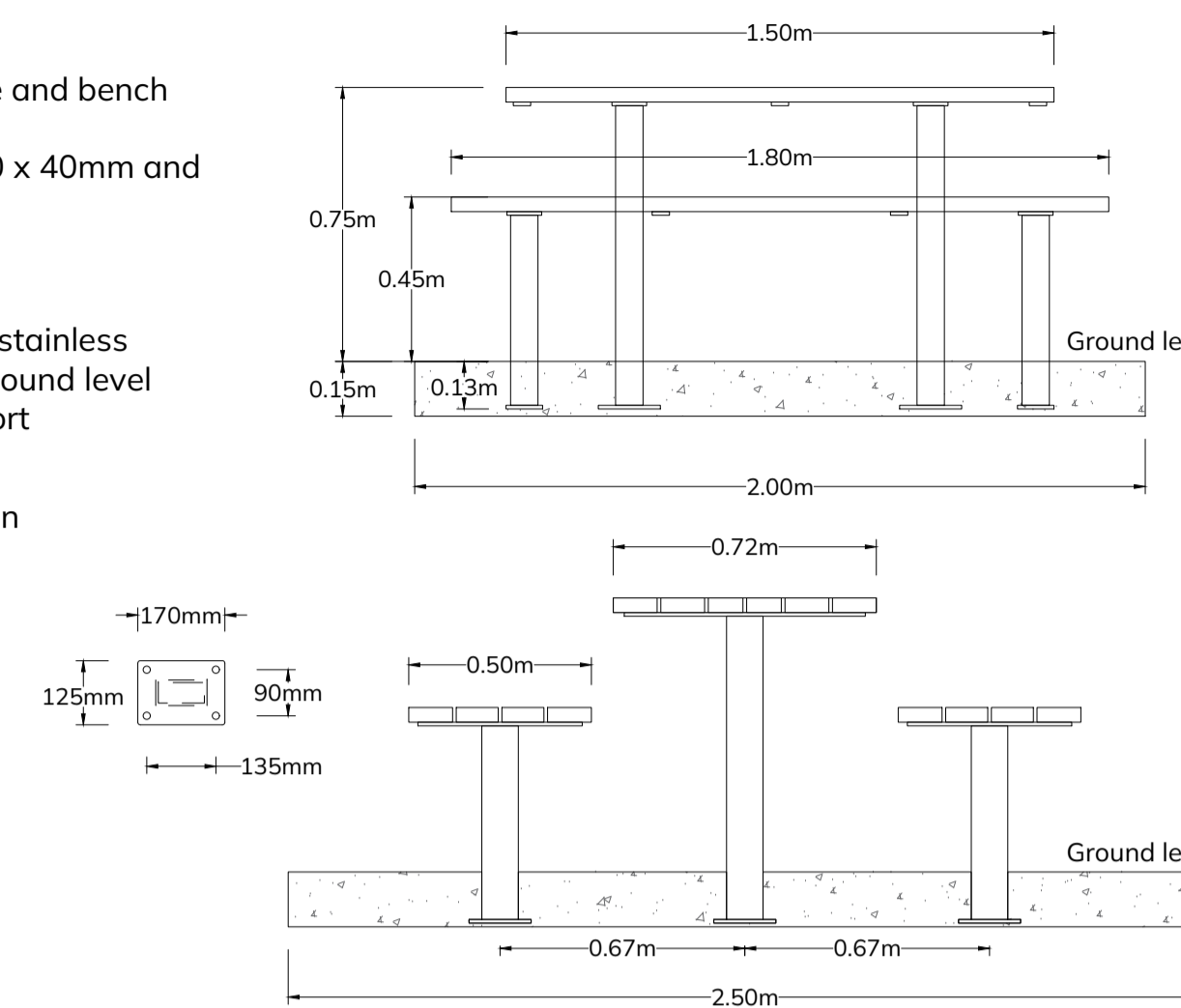
- Stainless steel & timber table and bench picnic set
- Timber slats on bench are 70 x 40mm and 140 x 40mm on table
- Polyester powder coat finish.

Fitting

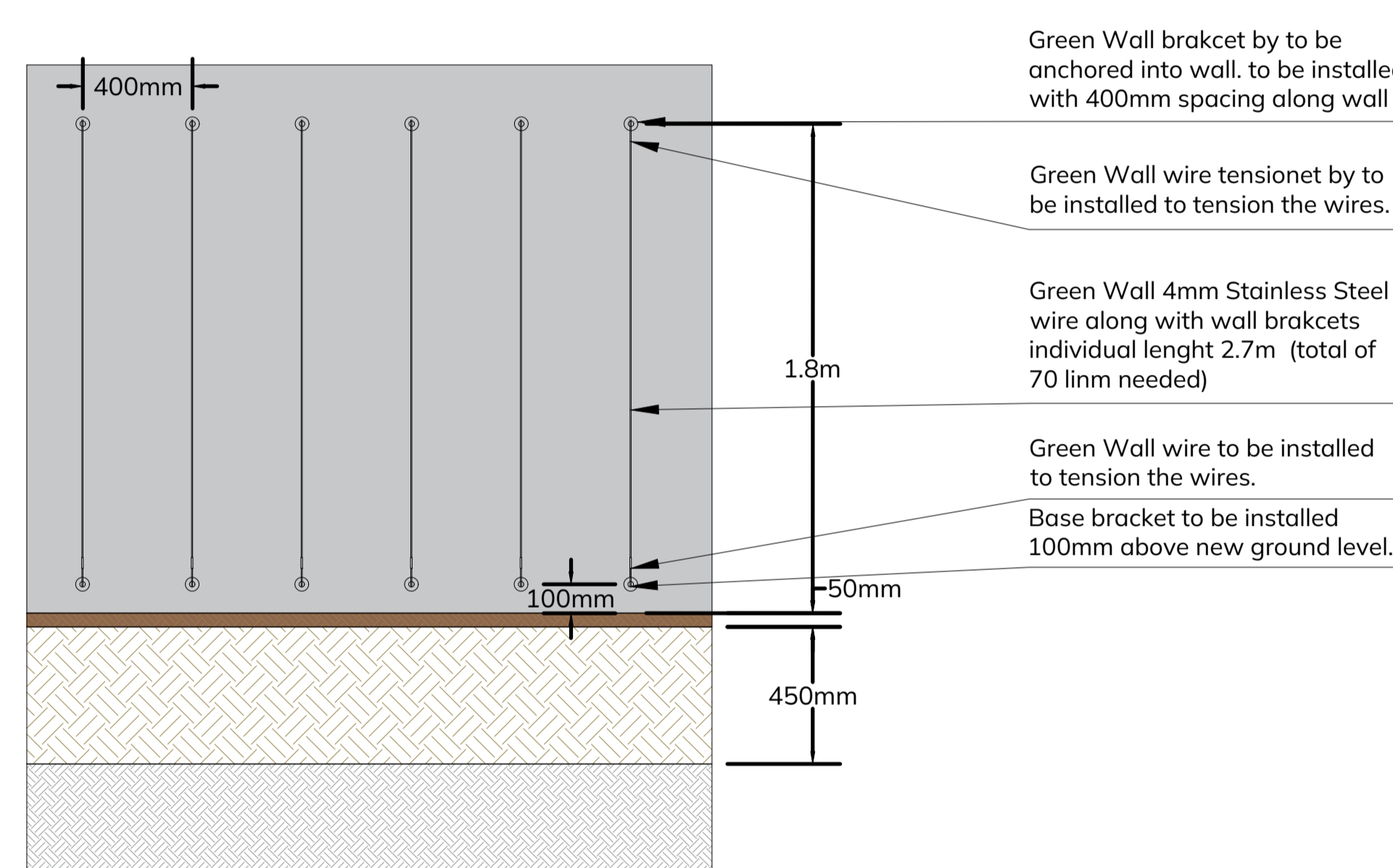
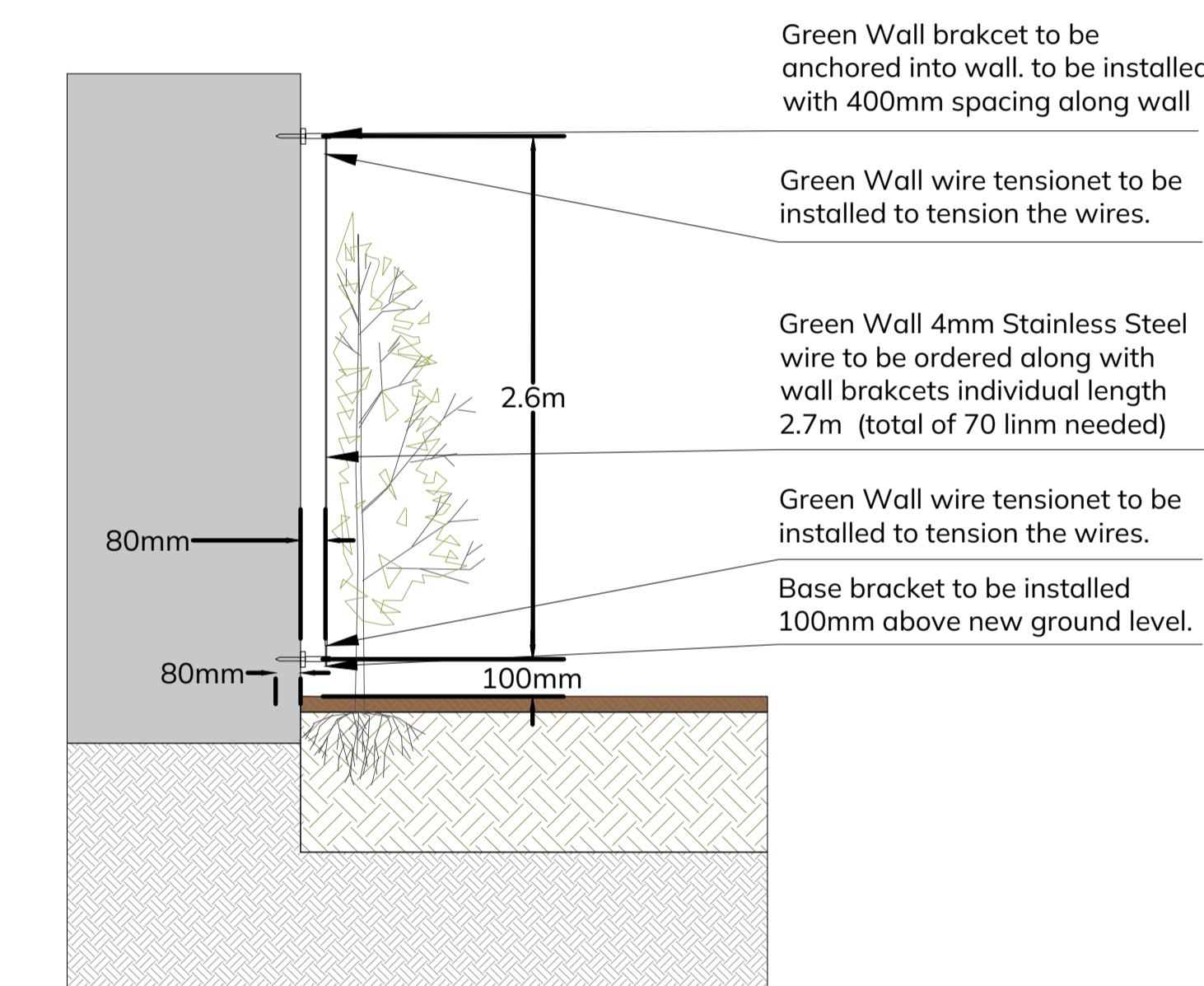
Root fixed supports, fitted with a stainless steel base plate 130mm below ground level with 4 fixing points to each support

Concrete foundations

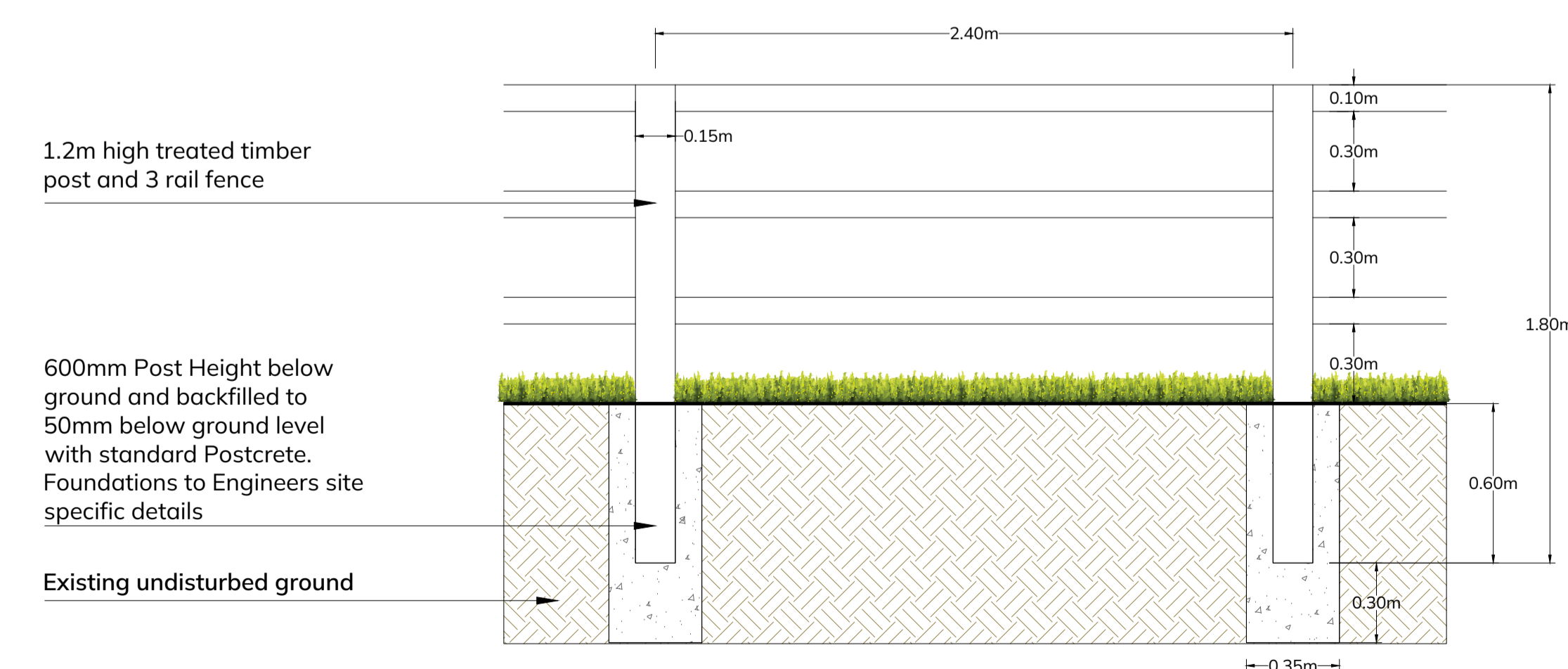
Recommended concrete foundation 2500 x 2000 x 150 mm



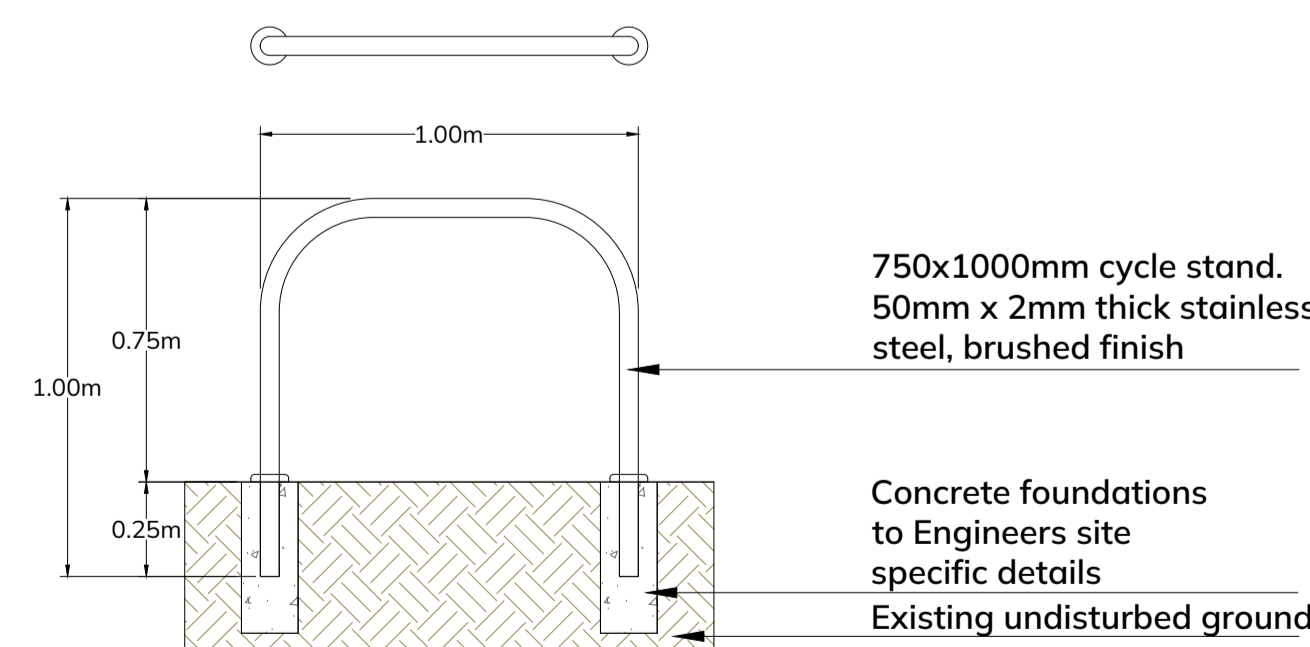
Picnic Bench
Scale 1:20 @A1



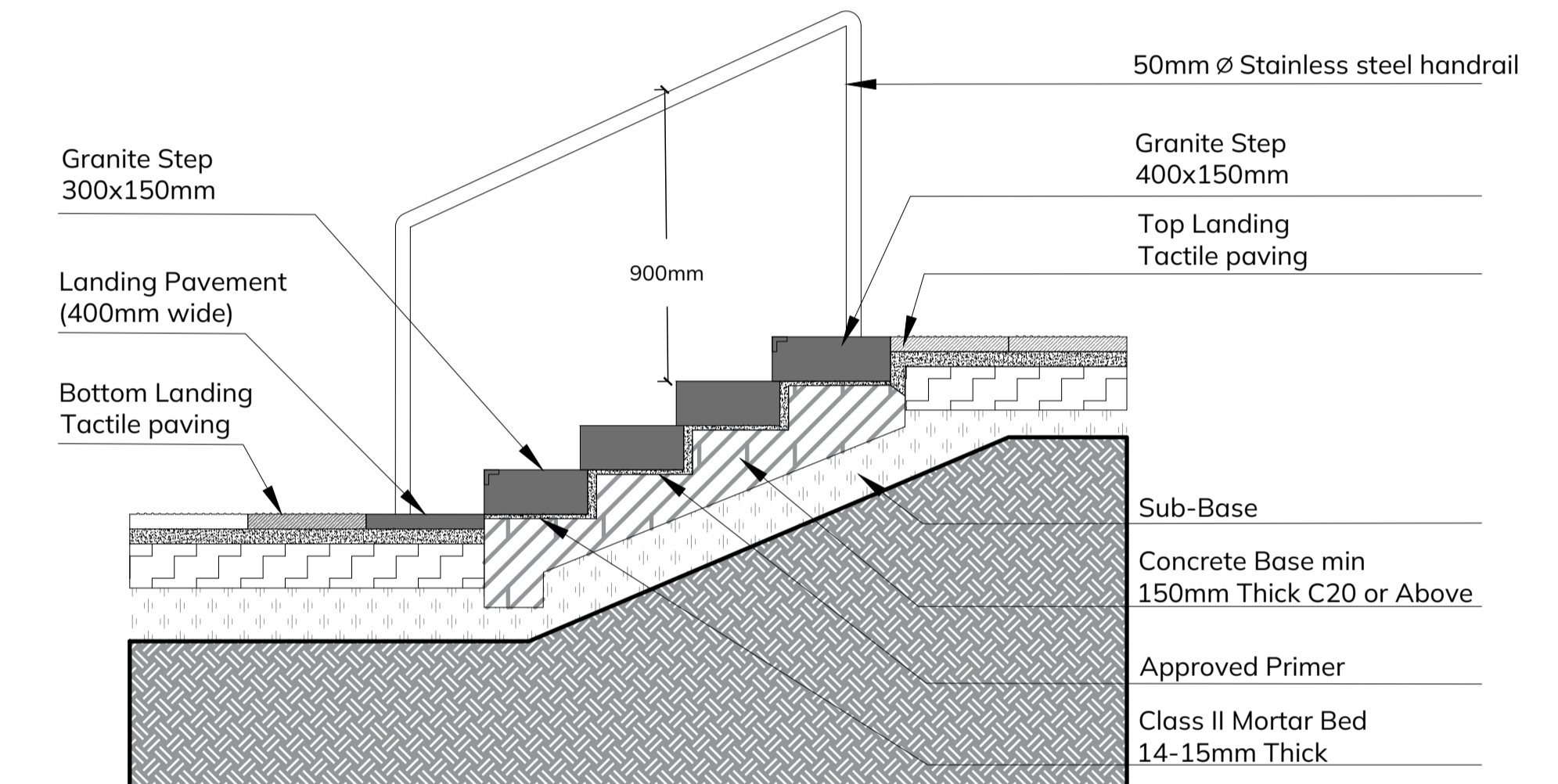
Climbers against concrete block wall
Scale 1:20 (A1)



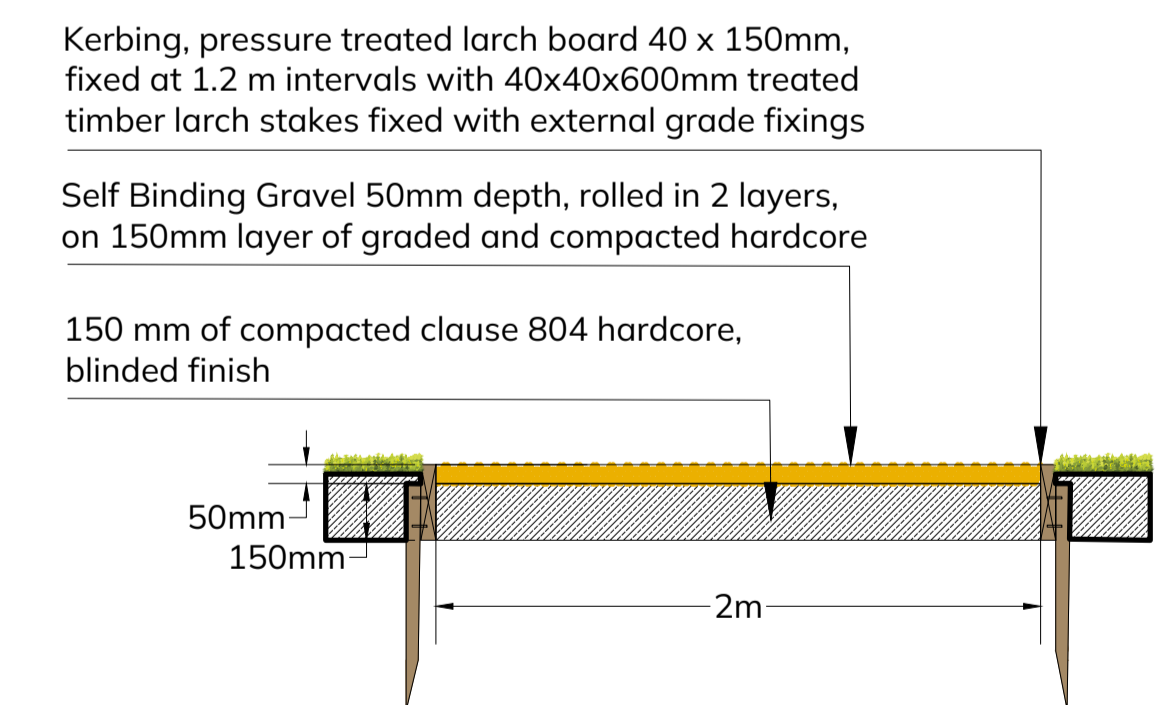
Timber post and rail fencing
Scale 1:20 (A1)



Bicycle Parking stand
Scale 1:20 (A1)



Concrete steps with handrail and safety strips
Scale 1:20 (A1)



Fine Self Binding Gravel Path
Scale 1:20 (A1)

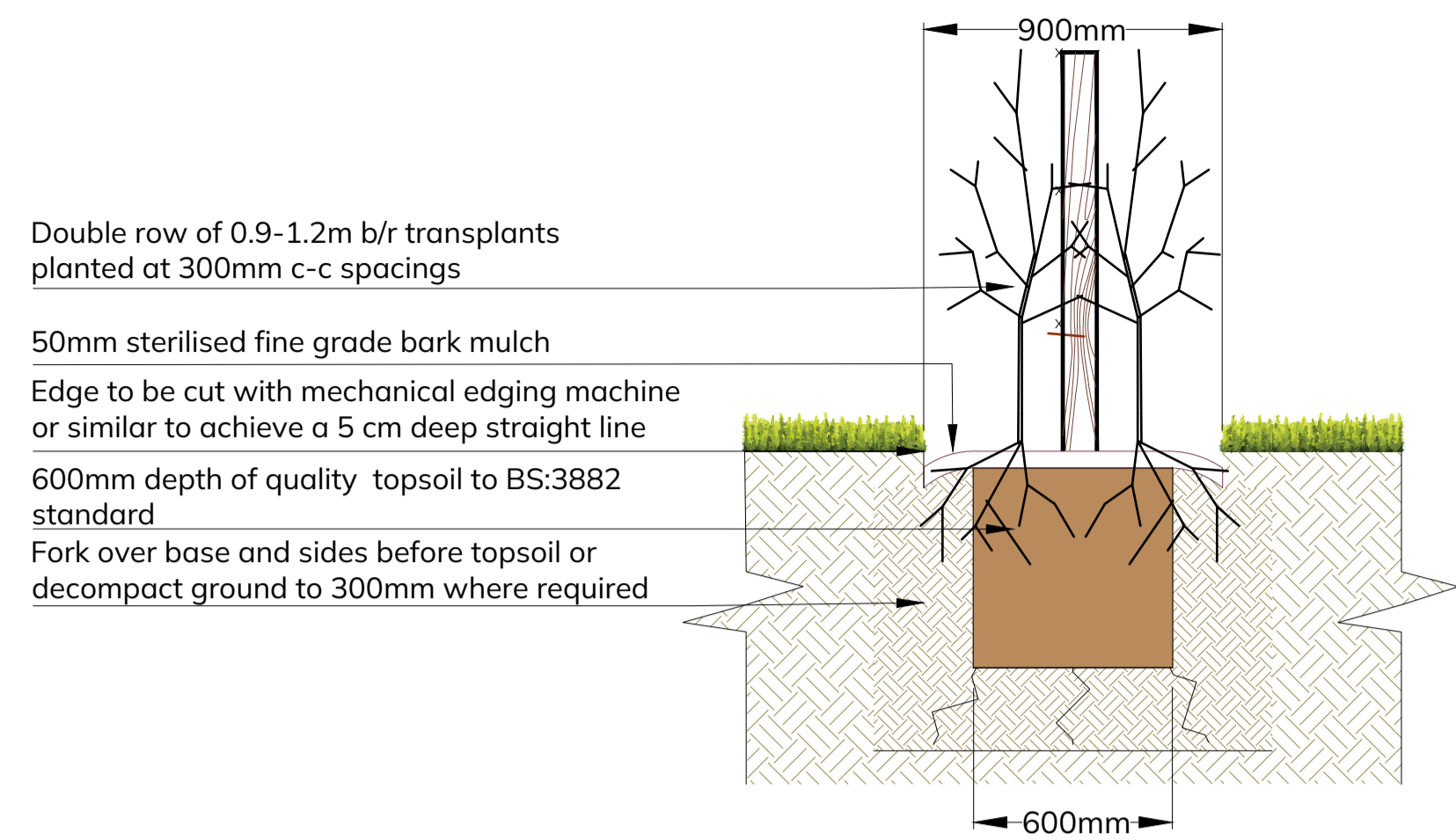
Issue	Description	Date	Sign	Chk'd
Planning Issue		29-02-2024	KG	DR

Client: Cork County Council
Project: Housing Development at Coachford, Cork.
Stage: Planning
Dr Title: Details Sheet 1 of 3
Dr No.: P608-104
Scale: 1:20 @ A1
Date: 29th February 2024
Drawn By: RVS Checked by: DR



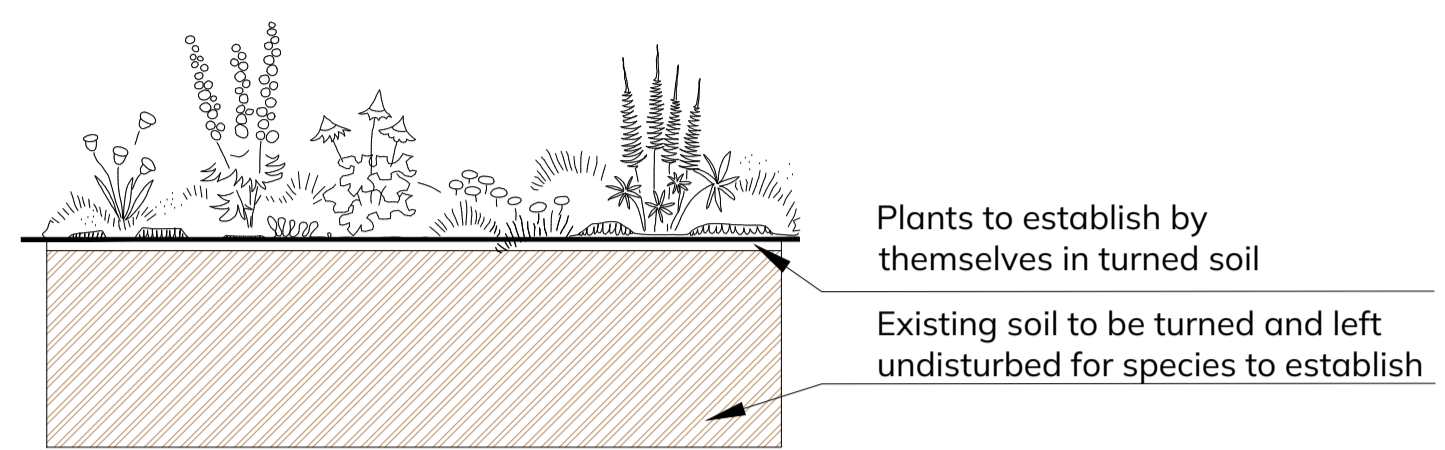
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FILE: CAUSEWAYS/DRAWING BY: DRLA - DOCUMENTS/2023 PROJECTS/02 COACHFORD HOUSING WORKING COACHFORD PHASE B.E.G. PLOTTED: 29/02/2024 16:24 BY: USER: DRLA



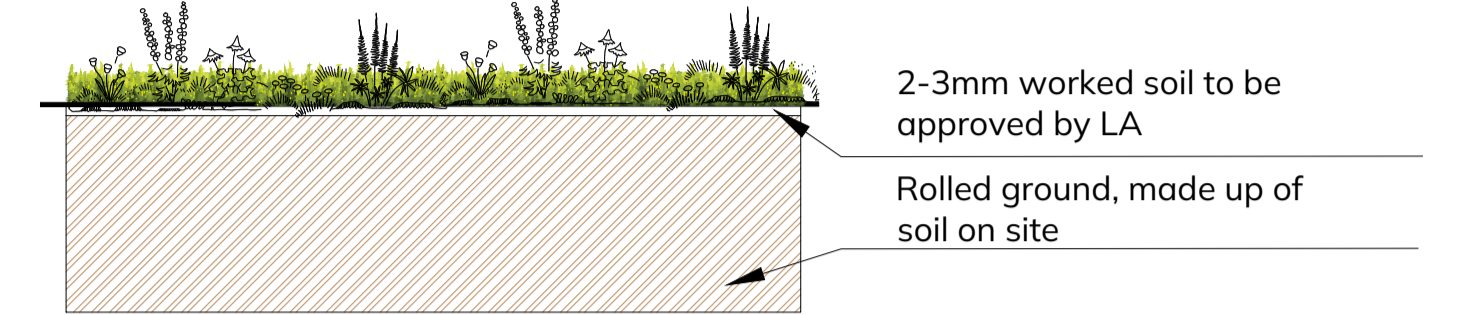
Hedge Planting - Double Row
Scale 1:20 (A1)

The Meadow is to be established by turning the soil, once turned allow the soil to be undisturbed. Species will start to show and growth the first year will be uneven. Allow for species to flower and drop seed and only then the meadow can be mown for the first time. This meadow is to be established by mowing less as per the All Ireland Pollinator Scheme. If there is a obvious lack of flowering species after 3 years an ecologist would be able to advise on bringing in local flowering species and the method to do so.

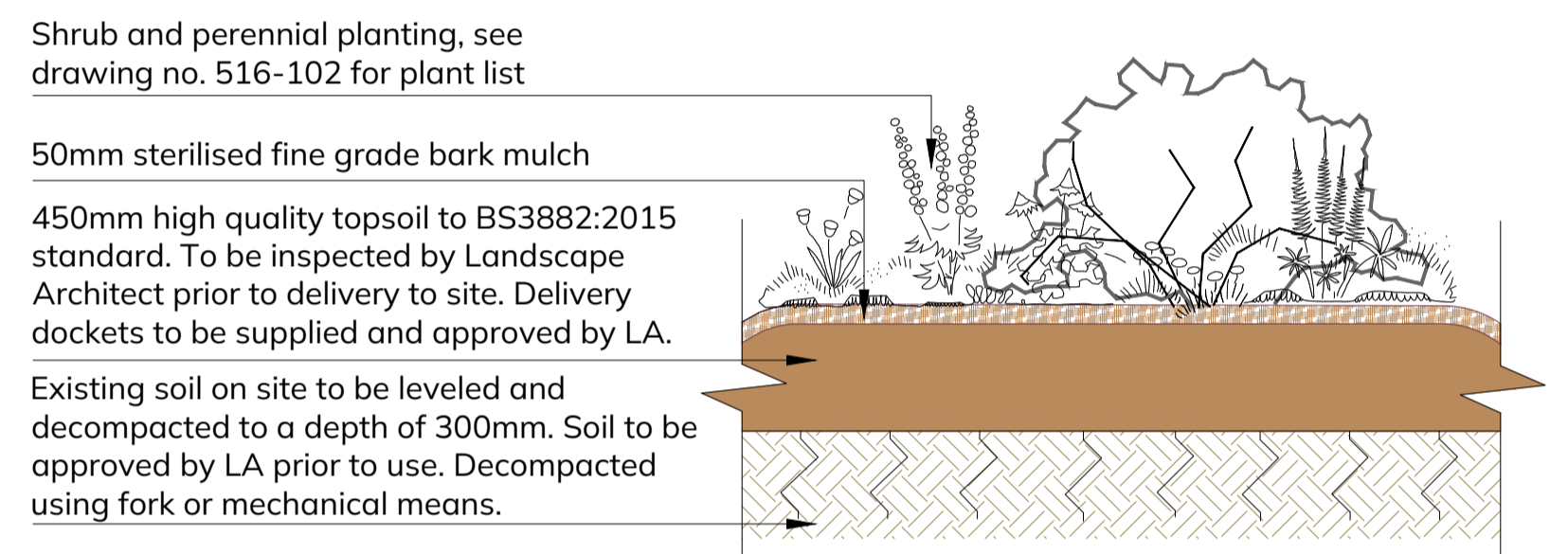


Native Wildflower Meadow
Scale 1:20 (A1)

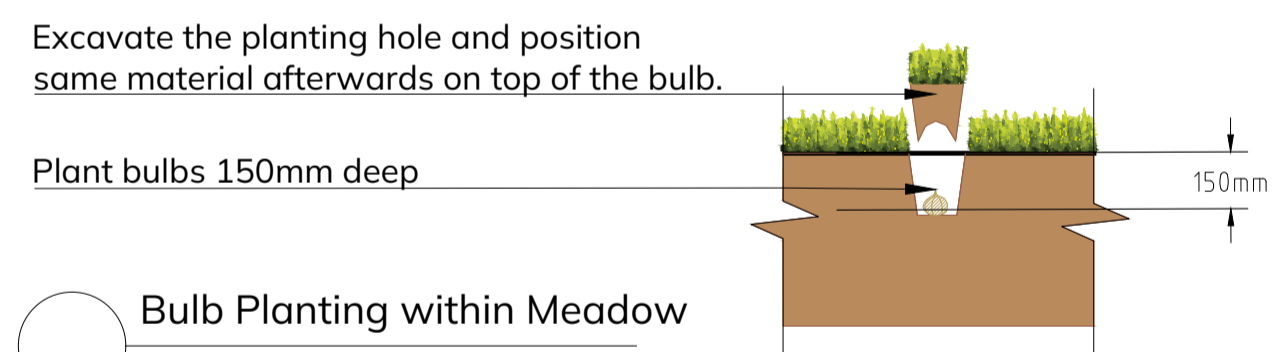
Site preparation should aim for a totally weed free start, if the soil contains weeds a 'hort' or paper layer covered with 5cm of enriched coarse sand will do to smother normal weeds. Sand can also be incorporated into some areas of the soil to increase drainage, in other areas, dampness can be encouraged for other species. Lime may be added, please check with DBN. The aim is to create well drained conditions as per a normal lawn, and it must be weed free. Sow other low maintenance species such as Dwarf Bulbs and low growing perennials which are ideal for introducing into the short cut lawn, as well as our plants from our wider range. Once sown, after the first years annual flowers, keep the meadow cut every 4 to 6 to 8 weeks depending on how fertile your soil. Proposed to be locally sourced only.



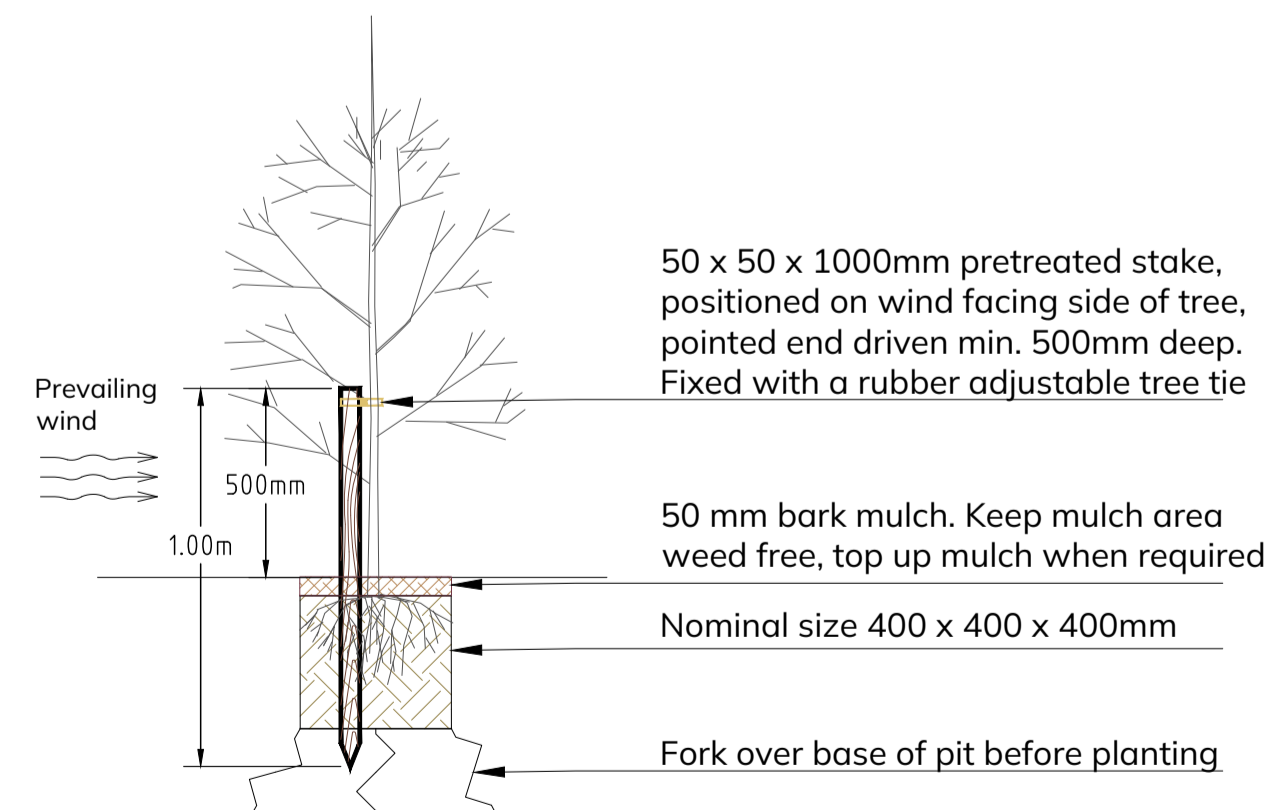
Native Floral Lawn (E.g DW01 by wildflowers.ie)
Scale 1:20 (A1)



Shrub and Perennial Planting with Bark Mulch
Scale 1:20 (A1)



Bulb Planting within Meadow
Scale 1:20 @A1

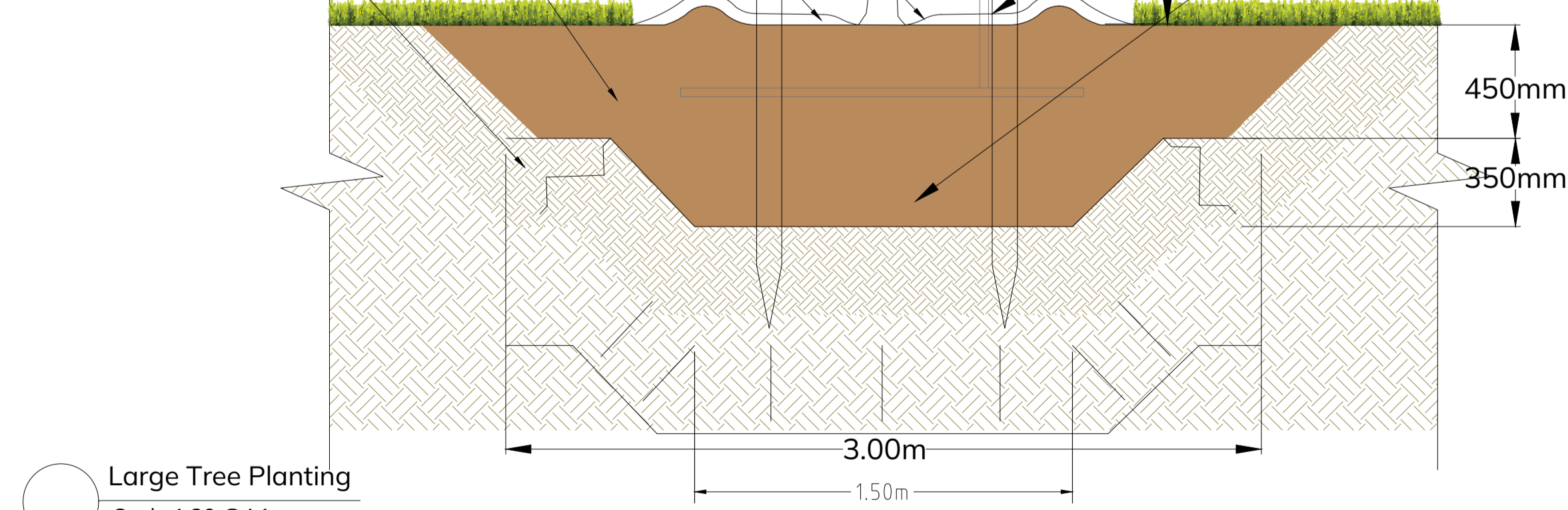


Transplants, Whips and feathered tree planting
Scale 1:20 (A1)

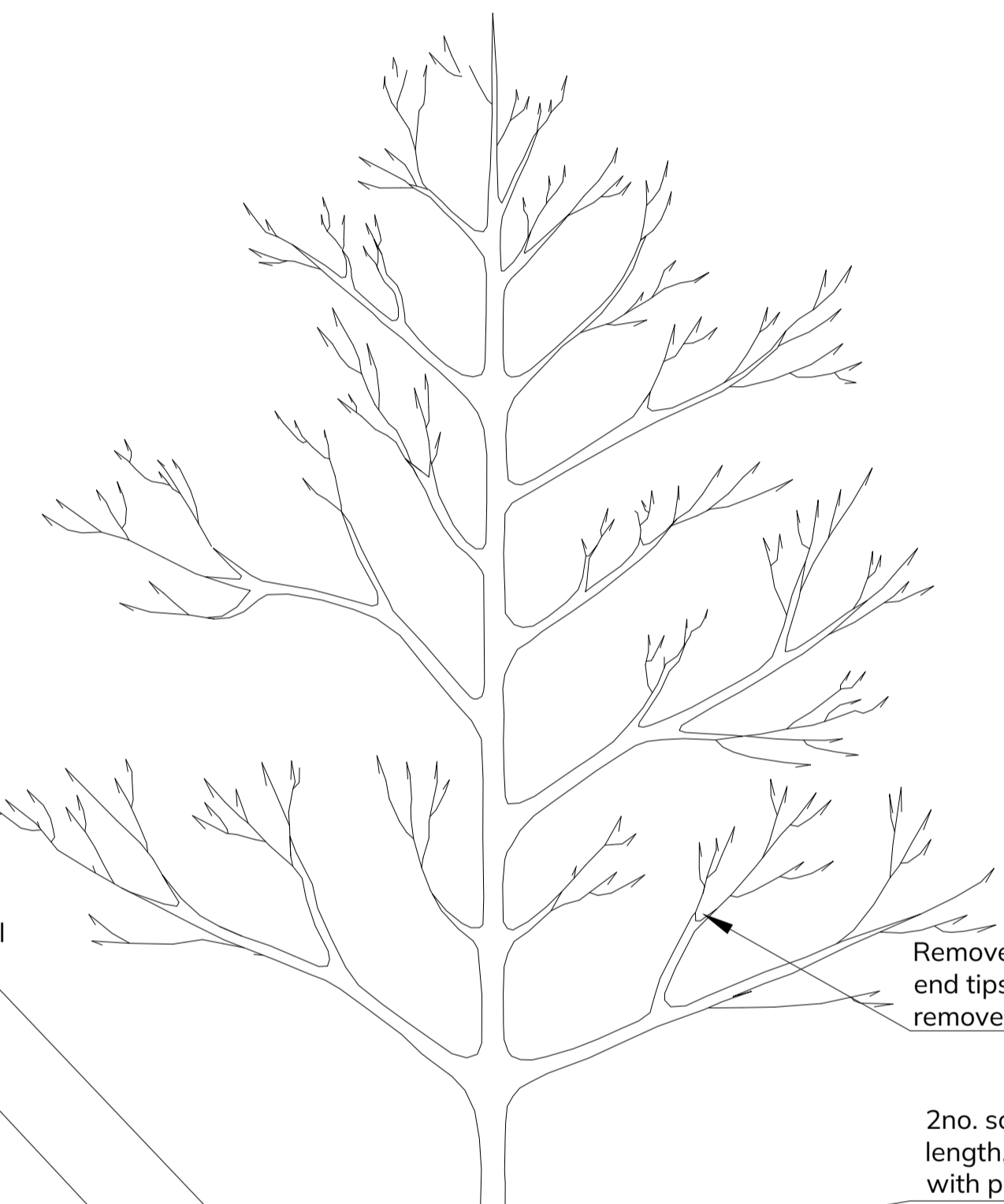
Create basin effect around tree with backfill for easy watering ~75mm high
50 mm fine grade bark mulch. Keep mulch area weed free for minimum 3 years, top up mulch when required

Backfill with 450mm high quality topsoil to BS3882:2015 standard. To be inspected by Landscape Architect prior to delivery to site. Delivery dockets to be supplied and approved by LA. Mix in well composted manure (20%) or slow release fertiliser tablets (see manufacturers instructions)

Existing soil on site to be leveled and decompacted to a depth of 300mm. Decompaction using fork or mechanical means.



Large Tree Planting
Scale 1:20 @A1



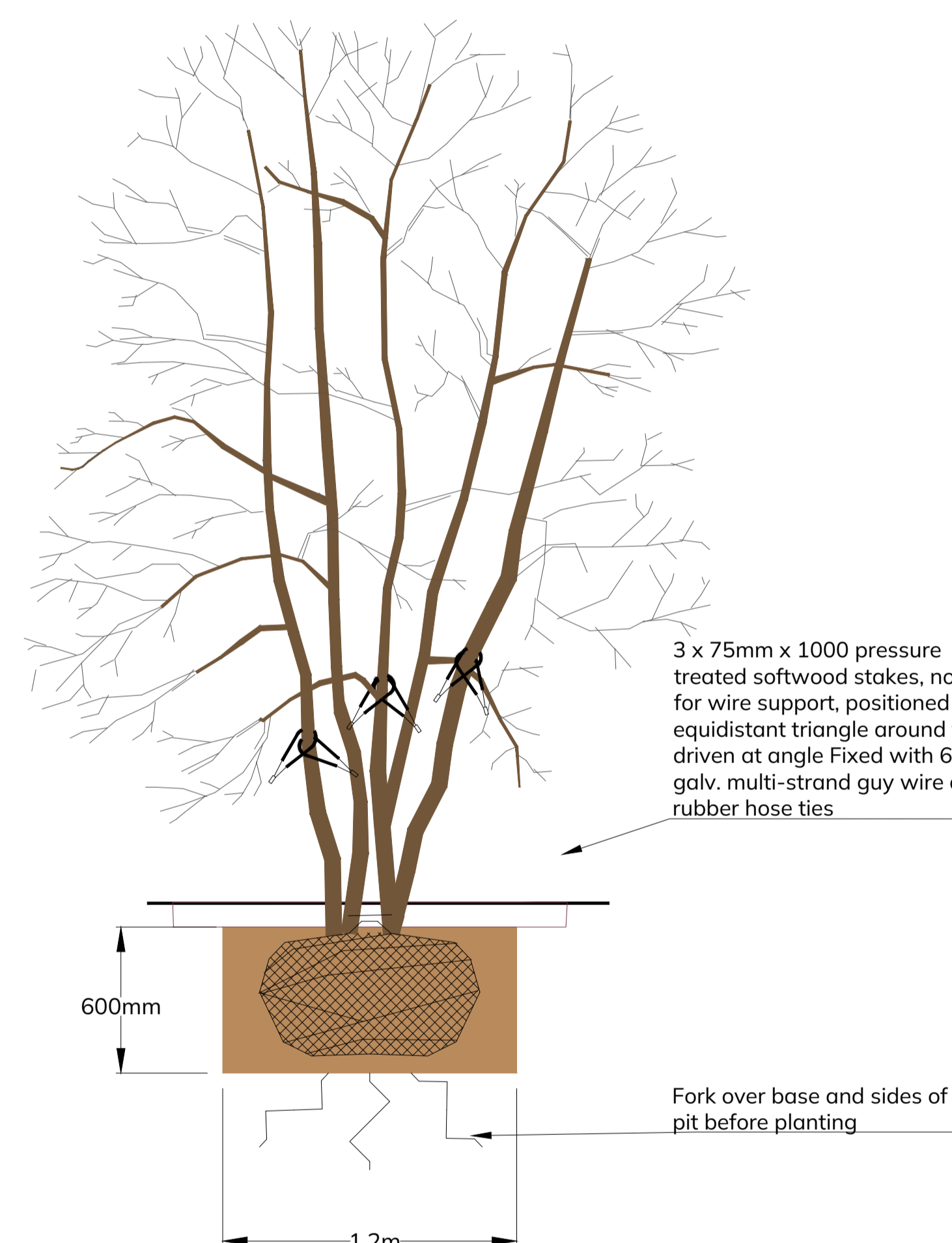
Remove enough whole branches (not all end tips) to reduce foliage by 1/3. Do not remove main stem leader.

2no. softwood tree stakes 100mm x 2.4m length, pointed tip. 50x100mm cross member with proprietary tree tie belt and pad

750mm biodegradable spiral tree guard.

RootRain Metro Irrigation system by Greenleaf or similar approved.

RFS Empathy Root grow Professional Mycorrhizal Fungi to base of tree pit at planting. Ensure contact with tree roots.



Multi-stemmed tree planting detail
Scale 1:20 @A1

Issue	Description	Date	Sign	Chk'd
Planning Issue		29-02-2024	KG	DR

Client: **Cork County Council**
Project: **Housing Development at Coachford, Cork.**
Drg Title: **Details Sheet 2 of 3**
Stage: **Planning**
Drg. No.: **P608-105**
Scale: **1:20 @ A1**
Date: **29th February 2024**
Drawn By: **RVS** Checked by: **DR**



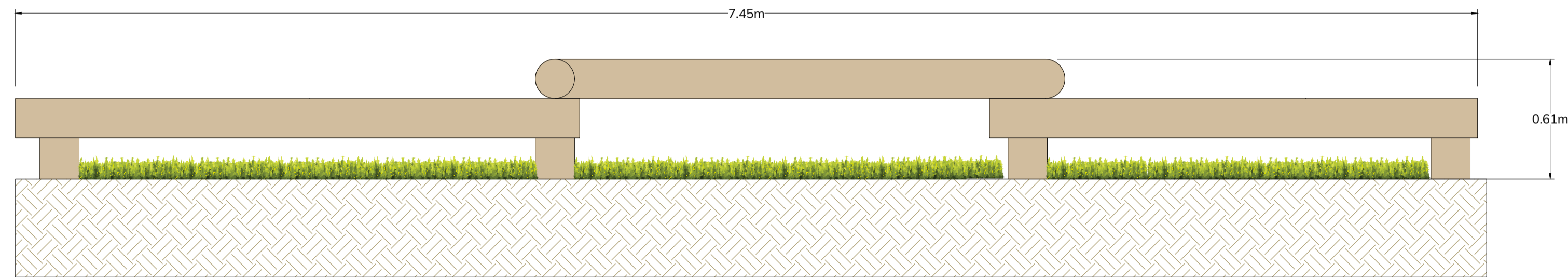
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- To be made of fsc certified wood and to comply with safety regulations, maximum fall height to be 600mm.
- To be supplied as raw wood and to be treated with a natural oil to improve weather resistance.
- Foundation to Engineers site specific instructions



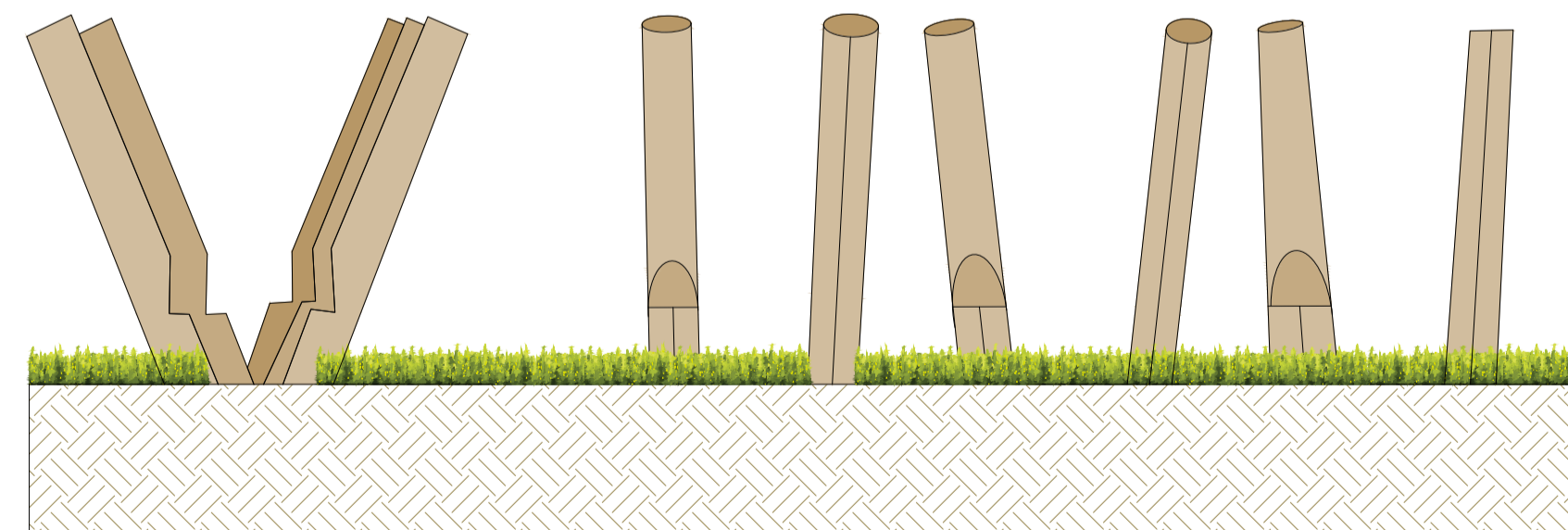
Triple Balancing Beam
Scale 1:20 (A1)

- Feature stone boulder; approx size 650mm x 700mm.
- Placed in situ 600mm maximum height from the surrounding surface. $\frac{1}{3}$ of boulder to be buried beneath surrounding finished surface, in a bed of sand on compacted base to Engineers site specific instructions.
- Douglas fir (sustainably sourced), approx size 500mm x 3000mm long.
- Placed in situ 500mm height from the surrounding surface. $\frac{1}{3}$ of log to be buried beneath surrounding finished surface.
- Natural finish of timber to with gentle bumps and hollows to be preserved.
- All surfaces to be oiled with clear oil.
- Douglas Fir Natural finish log, all bark removed and lightly sanded.
- Foundation to Engineers site specific instructions



Nature play Log and Stone Boulder
Scale 1:20 (A1)

- To be made of fsc certified wood and to comply with safety regulations, maximum fall height to be 600mm.
- To be supplied as raw wood and to be treated with a natural oil to improve weather resistance.
- Foundation to Engineers site specific instructions

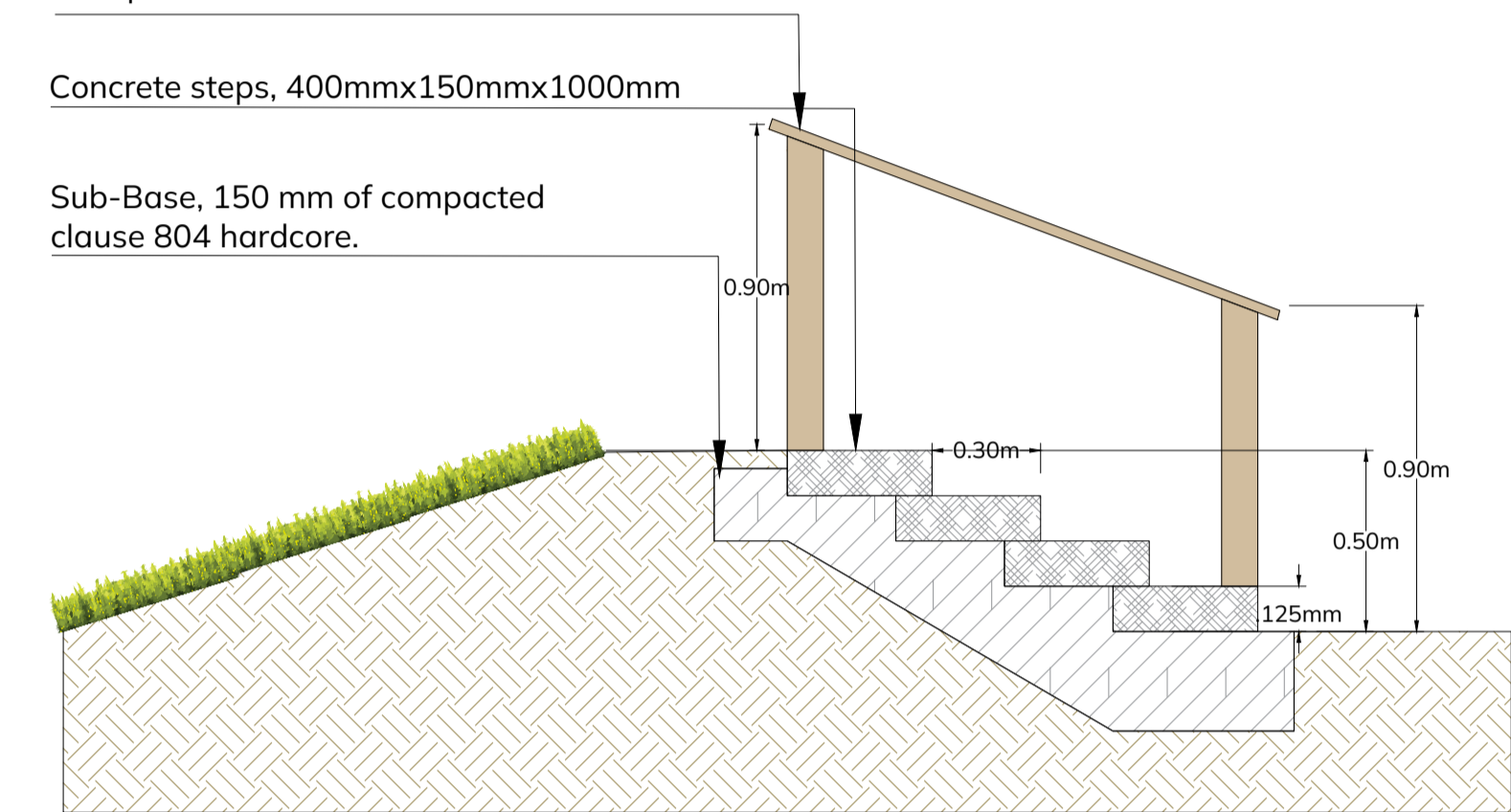


Timber Stilts
Scale 1:20 (A1)

Treated timber post and single rail, hand rail.
Post to be 100mmx100mmx900mm. Rail to be placed on top and to be made of 30mm x 100 mm x 1500mm.

Concrete steps, 400mmx150mmx1000mm

Sub-Base, 150 mm of compacted clouse 804 hardcore.



Steps with Timber handrail
Scale 1:20 (A1)

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Client: **Cork County Council**
Project: **Housing Development at Coachford, Cork.**

Drg Title: **Details Sheet 3 of 3**
Stage: **Planning**

Drg. No.: **P608-106**
Scale: **1:20 @ A1**
Date: **29th February 2024**
Drawn By: **RVS** Checked by: **DR**

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