

EXISTING VEGETATION SUMMARY

The site has a sense of being framed by tree canopies, but the vast majority of trees are located beyond the site boundary. Only 3 no. trees reside within the site. All are near the site entrance.

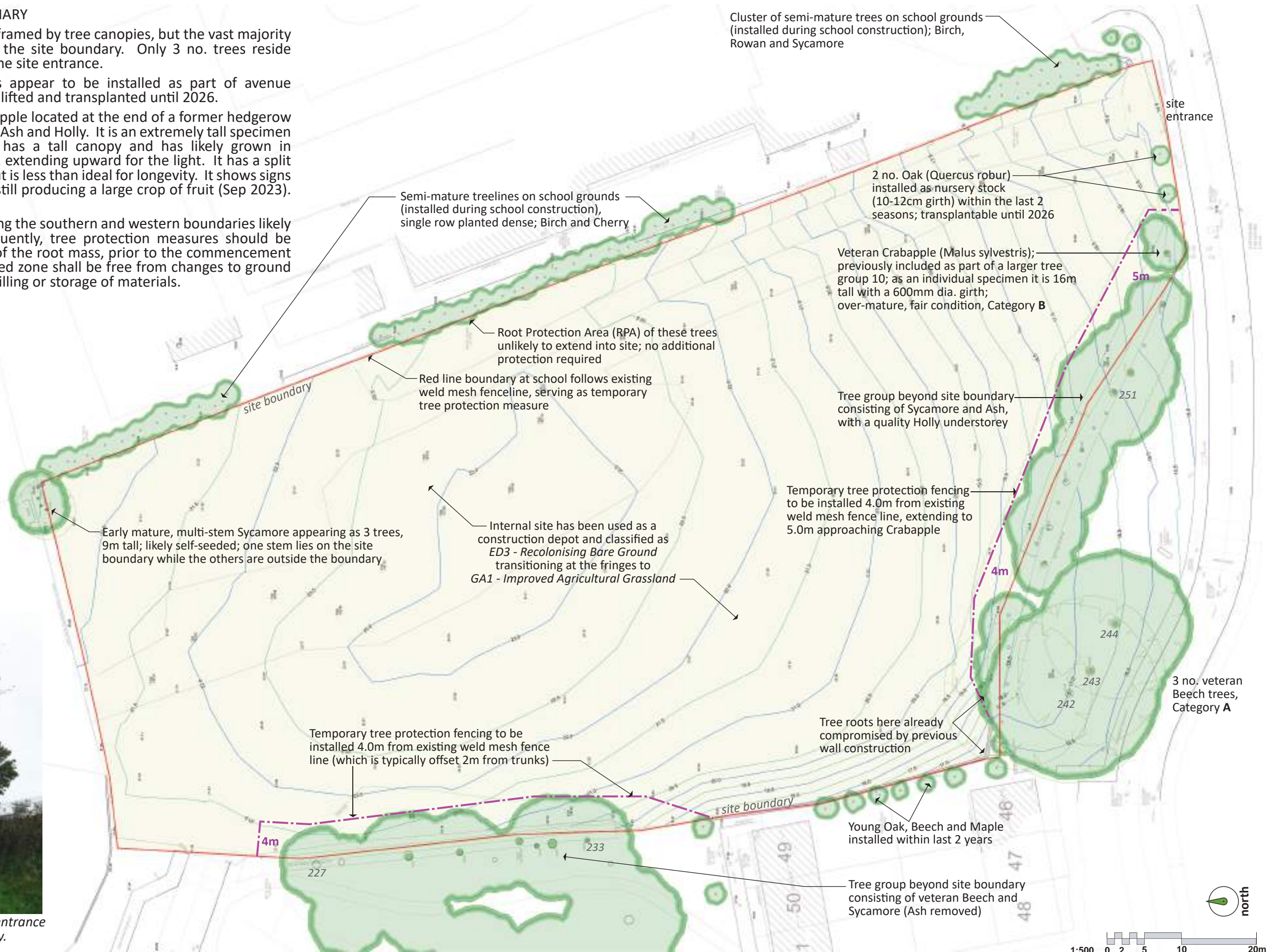
2 no. recently planted Oaks appear to be installed as part of avenue planting. They are able to be lifted and transplanted until 2026.

The third tree is a large Crabapple located at the end of a former hedgerow containing mature Sycamore, Ash and Holly. It is an extremely tall specimen for this variety of tree. It has a tall canopy and has likely grown in competition with other trees, extending upward for the light. It has a split trunk, which is not unusual but is less than ideal for longevity. It shows signs of being over-mature, but is still producing a large crop of fruit (Sep 2023). It's retention is desirable.

The roots of mature trees along the southern and western boundaries likely enter into the site. Consequently, tree protection measures should be installed to protect the bulk of the root mass, prior to the commencement of construction. This protected zone shall be free from changes to ground levels including excavations, filling or storage of materials.



Image of the 3 trees at the site entrance that are within the site boundary.

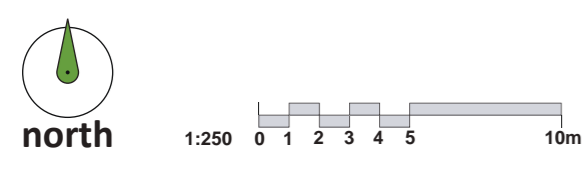


Notes

- Reference has been made to the *Tree Survey Reports* by Cunnane Stratton Reynolds (Apr 2018) and South of Ireland Tree Surveys (Dec 2017) for assessment of trees carried out on adjacent lands.
- Numbers refer to existing metal identification tags still visible on trees.

Job no. 2305	Drawn by MW	Scale 1:500	Date 21.NOV.2023	Status PLANNING	Revision A
Job Title RESIDENTIAL DEVELOPMENT AT AN TAMHNAIGH, CLONAKILTY, CO. CORK			Drawing Set LANDSCAPE DEVELOPMENT PACKAGE		
Client -			Drawing Title Existing Vegetation		
					Drawing No. L101

TREE PLANTING LEGEND (131 no. semi-mature and advanced trees)		
Abbrev	No.	Tree Name
AG	5	Alnus glutinosa (Alder, 10-12cm)
BP1	17	Betula pendula (Silver Birch, 8-10cm)
BP2	17	Betula pubescens (Downy Birch, 8-10cm)
CA	5	Corylus avellana (Hazel, multistem 200/250cm)
CM	5	Crataegus monogyna (Hawthorn, 8-10cm)
MD	6	Malus domestica (Irish Heritage Apple trees)
MS1	1	Malus sylvestris (Flowering Crabapple, 16-18cm)
MS2	11	Malus sylvestris (Flowering Crabapple, 10-12cm)
PS	2	Pinus sylvestris (Scots Pine, 150/175cm ht.)
PT	3	Populus tremula (Aspen, 12-14cm)
PA	17	Prunus avium (Native Cherry, 10-12cm)
QR1	4	Quercus robur (Pedunculate Oak, 16-18cm girth RB)
QR2	13	Quercus robur (Pedunculate Oak, 10-12cm girth BR)
SC	2	Salix caprea (Goat Willow, 200/250cm ht.)
SA	12	Sorbus aucuparia (Rowan, 10-12cm)
TB	4	Taxus baccata (Yew, 100/125cm ht.)
TC	7	Tilia cordata 'Greenspire' (Small-Leaved Lime, 12-14cm)



Notes:
 1. For site layout, services and site lighting refer Architecture and Engineering drawings.
 2. For landscape section L1 refer drawing L103.

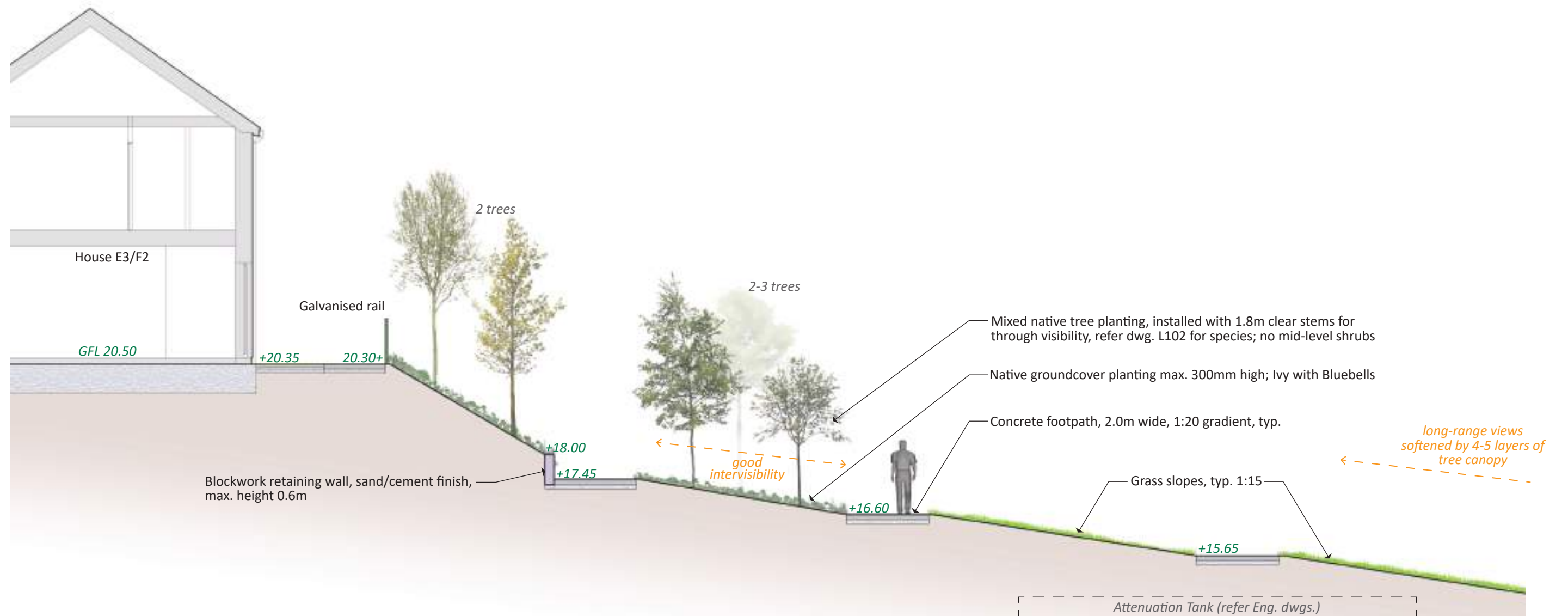
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 Client -

Revision C
 Drawing Set LANDSCAPE DEVELOPMENT PROPOSALS
 Drawing Title LANDSCAPE MASTERPLAN
 Drawing No. L102

REV	DATE	DRAWN	DESCRIPTION
C	21/11/23	MW	Issue for planning.
B	23/11/23	MW	Issue for pre-planning review.
A	23/10/23	MW	Issue for team review.



SECTION L1 - THROUGH ENTRY PATH LANDSCAPE
 1:100 0 0.5 1 2 3 4 5m



Reference image of visibility through woodland and low groundcover, with clear stems to 1.8m. Proposals are less dense than this.



Reference images of proposed groundcover. (left) Ivy makes an evergreen mat good for weed suppression and autumn nectar. (right) Bluebells will rise above ivy in Spring for an attractive native pollinator carpet.



BIODIVERSITY FEATURE 1 - URBAN WOODLAND CONCEPT

Part of achieving a net biodiversity gain involves the introduction of a copse of mixed native woodland on the entry embankment. It would form a quality link between the existing east and west boundary trees, allowing birds and insects to safely commute between the varying tree clusters.

In providing a woodland in an urban/suburban context, safety and management are also primary concerns. The 'urban' woodland contains only a canopy layer and a low-level groundcover layer. There are no mid-level shrubs. This allows good visibility through the woodland, allowing users to feel safe. In addition to the biodiversity benefits of a native Ivy groundcover, it is evergreen and easy to manage. The addition of native Bluebells adds a springtime nectar source and the lack of mid-layer supplies the bulbs with the right amount of light to thrive.

With elevated houses, the woodland makes strong visual filter and a pleasant transitional walk to the estate.

GREEN INFRASTRUCTURE

The zoned lands at the west end of Clonakilty town are bounded by new development, including a Gaelscoil and the Beechgrove housing estate. It is a greenfield site classified as *Improved Agricultural Grassland GA-1*, (Refer *Ecological Impact Assessment Chapter 5*). However, it has recently been used as a construction depot, diminishing the extent of grassland. Mature tree clusters frame the western and southern edges of the site, but lie beyond the site boundary. The degree of biodiversity is limited and no flora or fauna sensitivities have been identified.

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*. The most pertinent of these objectives are outlined below.

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.

With no trees on site and limited grassland regeneration, there are no direct existing assets. There are however, incidental assets. The root zones of the mature boundary trees extend into the site and are considered to be of high importance for protection. The scheme is intentionally designed with setbacks to these trees and protection fencing during construction stage (refer dwg. L101).

Proposed planting includes 131 no. new semi-mature and advanced trees. 124 trees are native, with 7 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 hundred pollinator shrubs, the green infrastructure gain is a net positive.

In terms of blue infrastructure, there are no existing field drains or areas of collected water. When the ground is saturated, stormwater sheets off the site. Blue improvements include a depressed meadow at the north end of the site, to filter and attenuate some surface water, reducing impact on the public storm system.



Image of mature trees adjacent to the western boundary, as ancillary assets, with root zones to be protected. The orange arrow indicates the boundary fence (to be removed).

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 over 12% of the site area (Part 14.5.11). The open spaces are fully accessible, well overlooked and designed to be inclusive across age ranges and activity interests. The western amenity takes advantage of the borrowed landscape with an instant woodland backdrop, allowing amenity users the sense of escape from an urbanised environment.

When designing the physical and visual interaction between the site amenity and adjacent tree clusters, consideration was also given to improving biodiversity links. Large private gardens are being provided, resulting in the spatial ability to plant trees on private ground. These trees reinforce habitat links between the two adjacent woodland clusters by providing a commuting route for fauna.

Additionally, a new native woodland finger is introduced at the entry drive. Increasing biodiversity in its own right, it also provides a future habitat link between the mature tree clusters of the western and southern boundaries and the newly planted tree row on school grounds along the east boundary.

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



Diagram highlighting the existing peripheral trees (dark green) with proposed tree planting links (orange lines).

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 linking the southern and eastern boundaries will be 100% native. A small percentage of non-native acclimatised species are used in difficult urban situations where our native trees would not perform well and to mimic the existing mature tree habitat. These include some large canopy Lime trees that will outgrow our natives. This diversity also serves as future-proofing against disease and climate change.

By expanding the native tree species on site and combining them with a SuDS meadow and using flowering shrubs derived from the *All-Ireland Pollinator Plan* recommended plant lists, a responsible approach to the landscape is illustrated. The result is a measurable biodiversity gain across the site.