



CLONDALKIN RFC

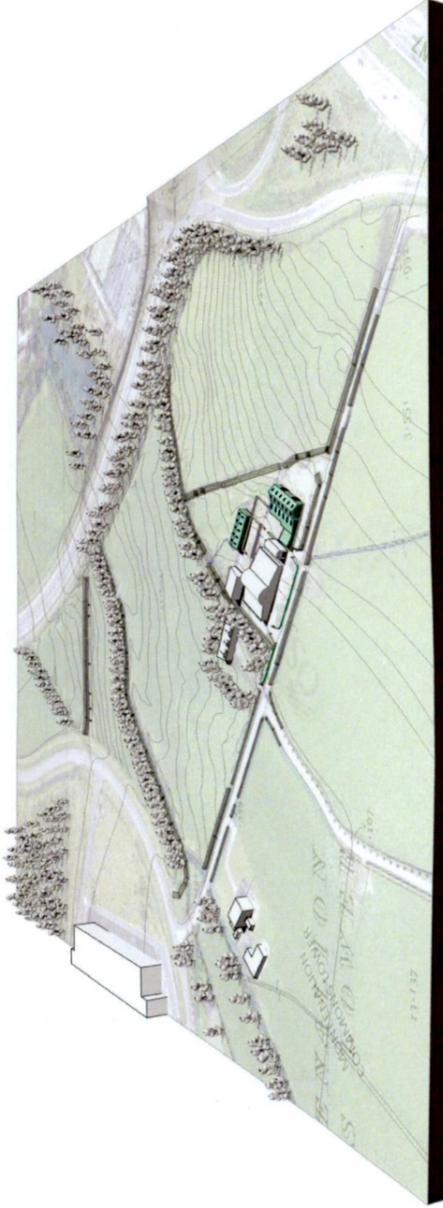
Further information

Client: Clondalkin RFC

Date: Thursday 18 August 2022

Job Number: 2106 1624

Address: Kingswood Farm
Moneenalion Commons Lower Ireland
Clondalkin, Dublin, D22



Layout ID	Layout Name	Published	Drawing Scales	Size
A.03.05.1 Site Plan & Entrances				
A.03.05.1.1	Site Layout Plan / Landscaping Plan	<input checked="" type="checkbox"/>	1:500	1189 / 841
A.03.05.1.2	Cycle Site Access	<input checked="" type="checkbox"/>	1:100	420 / 297
A.03.05.1.3	Stairs Access 1/2	<input checked="" type="checkbox"/>	1:500, 1:200	420 / 297
A.03.05.1.4	Stairs Access 2/2	<input checked="" type="checkbox"/>	1:100	420 / 297
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A.03.05.3.11	Sustainable Building Systems	<input checked="" type="checkbox"/>		420 / 297
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A.03.05.4.4	Vehicular Tracking - refuse	<input checked="" type="checkbox"/>	1:500, 1:200	420 / 297

Scales

Project Number

2106 1624

Date

18 08 2022

Drawing Number

Drawing Title

Sheet Index

Drawing Status

Further information

Drawn by
B V, J T, C P

Checked by
Bernard Voortman

Job Title & Location

Clondalkin RFC

Kingswood Farm
Moneenalion Commons Lower
Ireland
Clondalkin, Dublin, D22

Client:

Clondalkin RFC



Cummins + Voortman Ltd
Sustainable Architecture & Urban Design
Tipperary - Kilkenny - Dublin

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CRITICAL DIMENSIONS TO BE CHECKED ON SITE





PROPOSED

3D View



PROPOSED

Plan - Cycle Entrance

1:100

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Tipperary - Kilkenny - Dublin

Job Title & Location
Clondalkin RFC
Kingswood Farm
Moneenailon Commons Lower
Ireland
Clondalkin, Dublin, D22

Client:
Clondalkin RFC

Drawing Title
Cycle Site Access

Drawing Status
Further information

Drawn by
B.V.J.T. C.P

Checked by
Bernard Voortman

Scales
1:100

Project Number
2106 1624

Date
18 08 2022

Drawing Number
A.03.05.1.2

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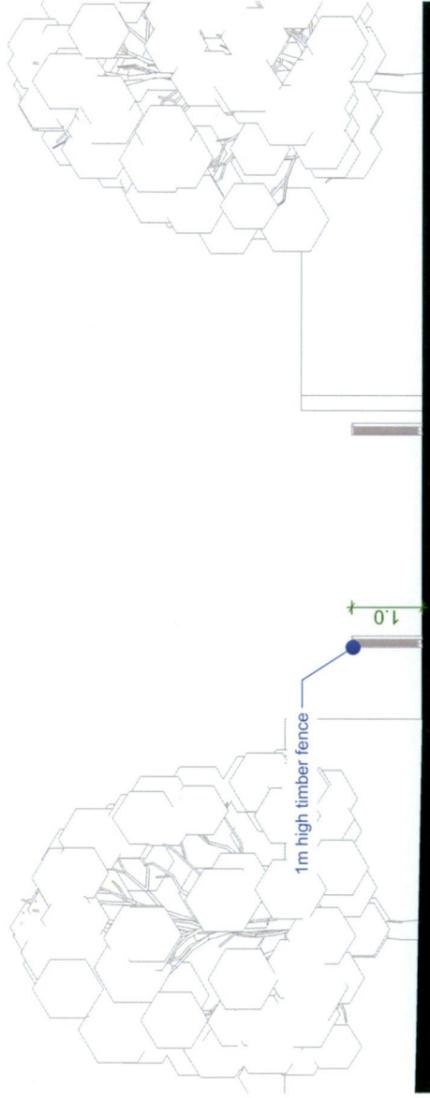
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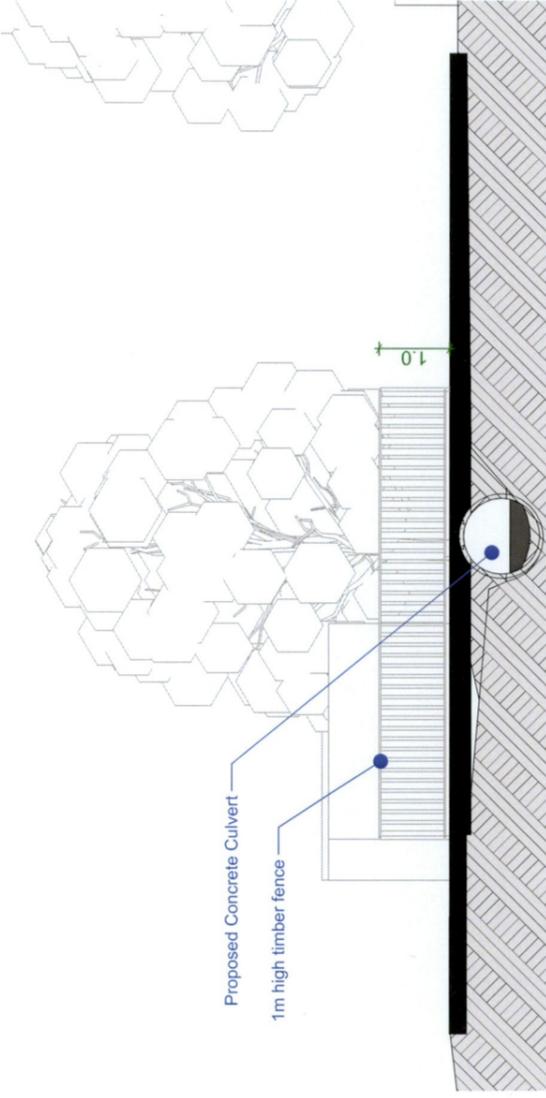
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PROPOSED

Front Elevation

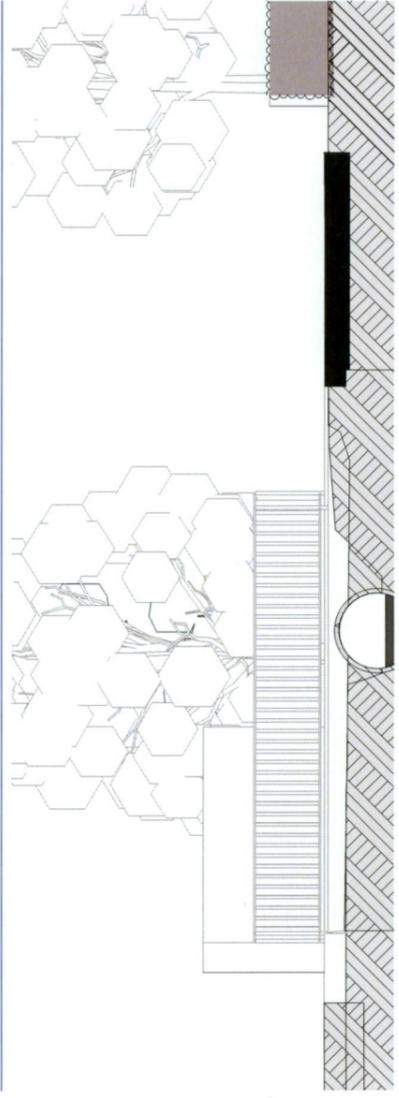
1:100



PROPOSED

Section

1:100



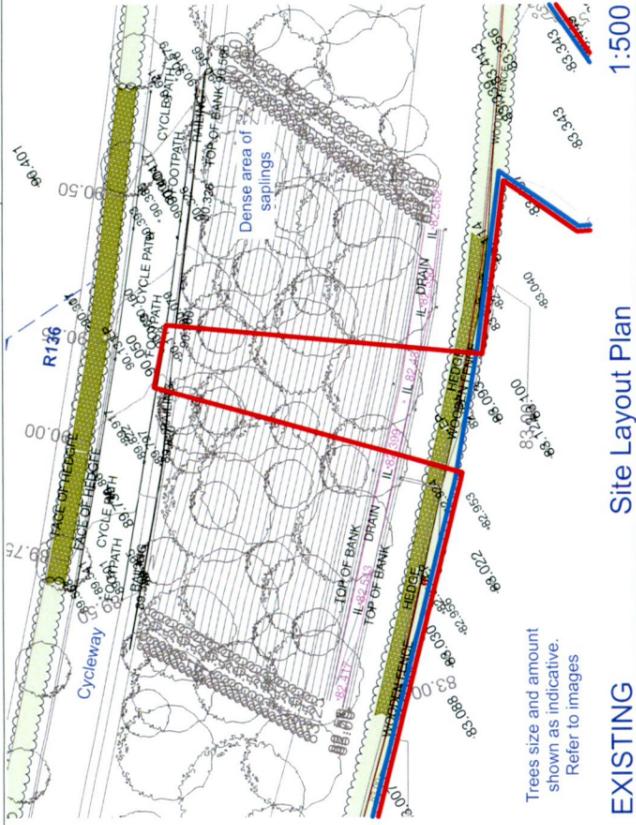
PROPOSED

Side Elevation

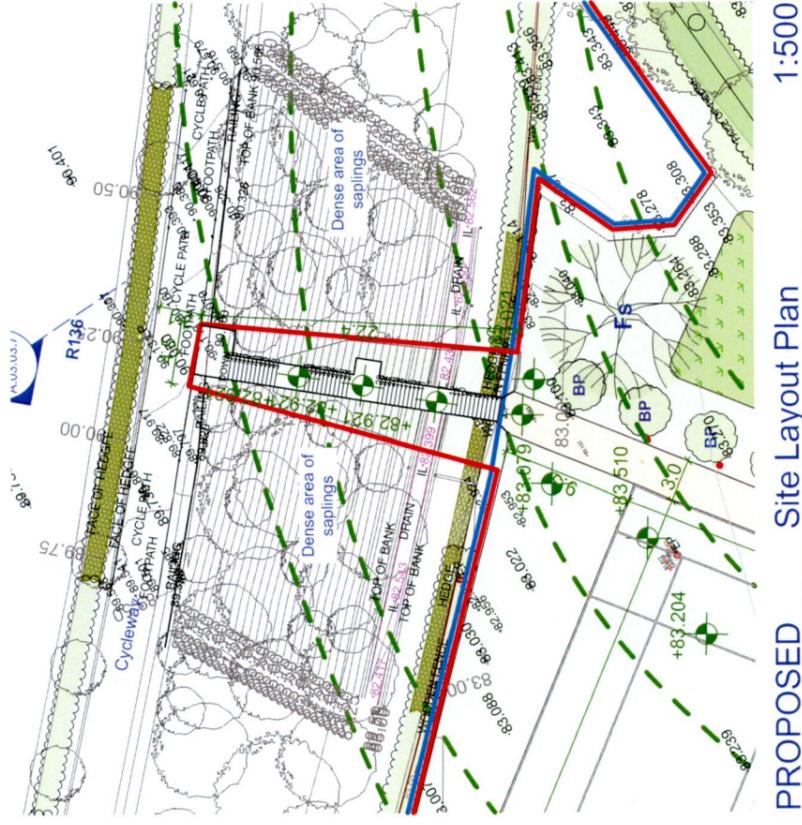
1:100

Design Statement

New Pedestrian Stepped Site Access



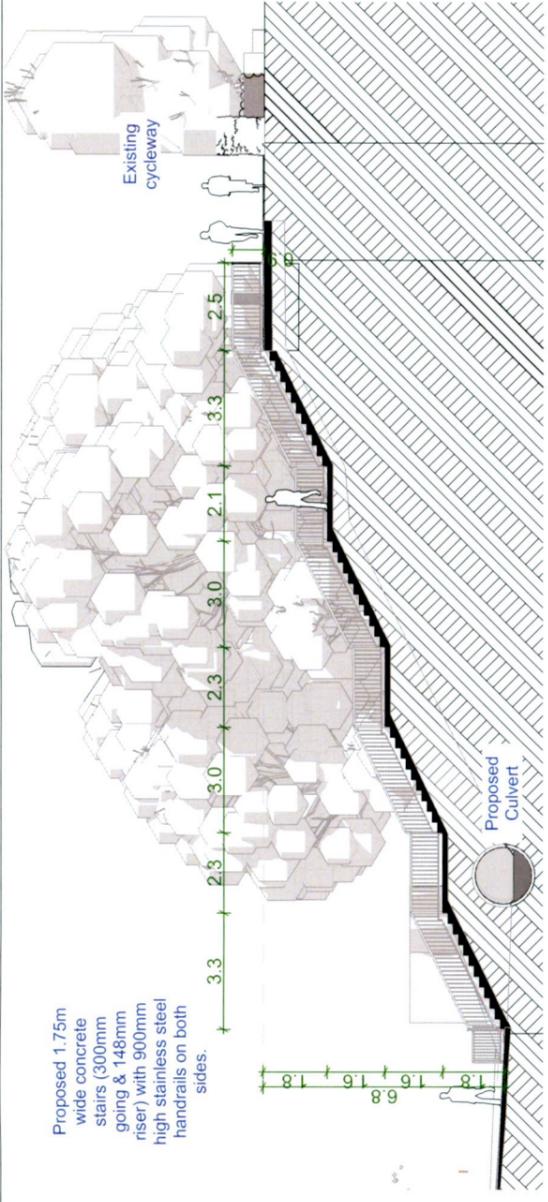
EXISTING Site Layout Plan 1:500



PROPOSED Site Layout Plan 1:500



Stairs Plan 1:200



Section Stairs 1:200

Proposed 1.75m wide concrete stairs (300mm going & 148mm riser) with 900mm high stainless steel handrails on both sides.



PR. 3D View 01



PROPOSED 3D View 02

Job Title & Location

Clondalkin RFC
Kingswood Farm
Moneenalon Commons Lower
Ireland
Clondalkin, Dublin, D22

Cummins + Voortman Ltd
Sustainable Architecture & Urban Design
Tipperary - Kilkenny - Dublin



Drawing Title

Stairs Access 1/2

Drawing Status

Further information

Drawn by
B V, J, T, C, P

Checked by
Bernard Voortman

Scales

1:200, 1:500

Project Number

2106 1624

Date

18 08 2022

Drawing Number

A.03.05.1.3

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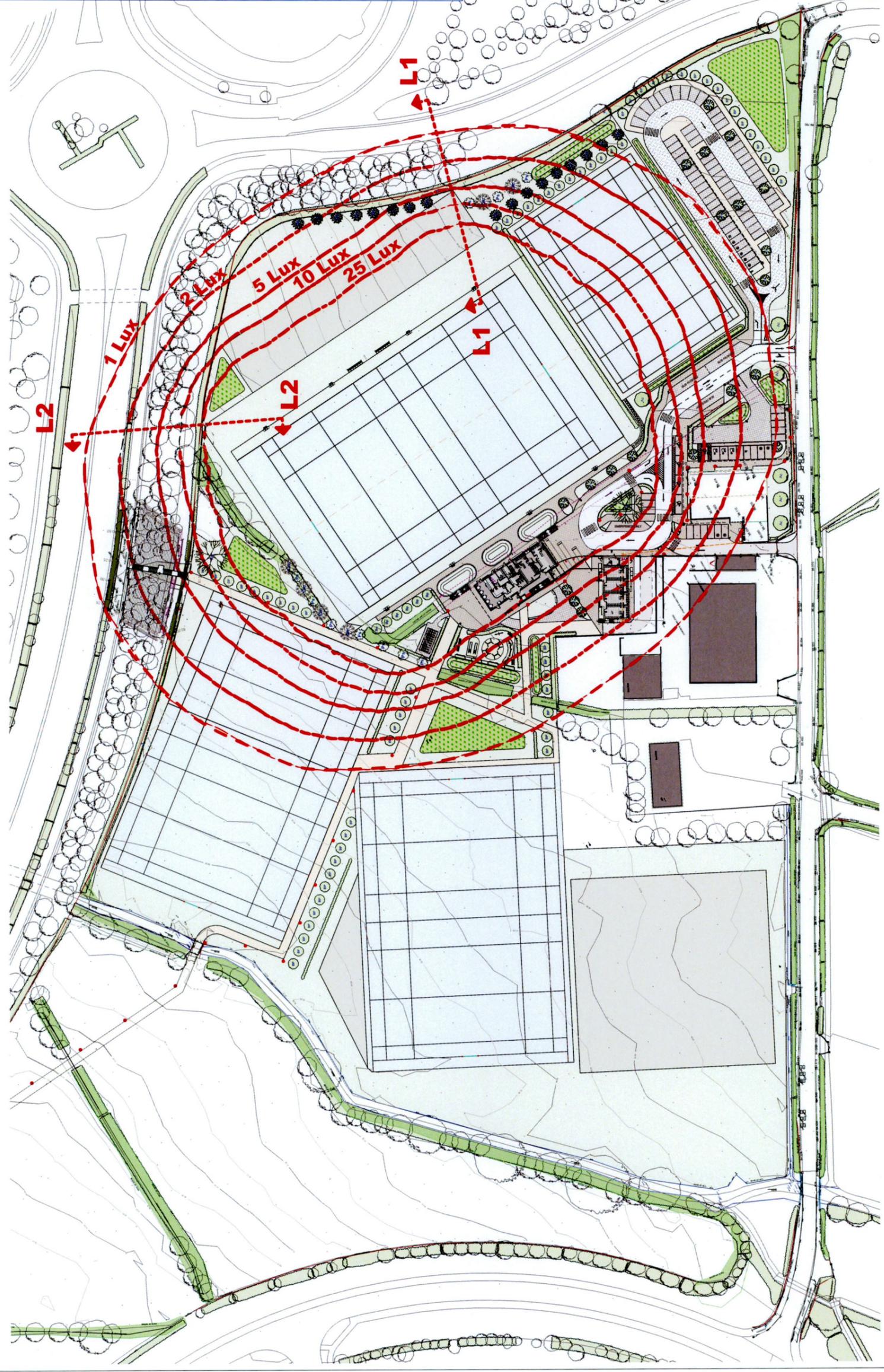
Light Spill Contours as per Signify's report

Note: the contours displayed are based on a flat surface analysis and do not take into account the contours of the site

Sections L1 and L2 indicate the area where the light spill will be analysed taking into account the contours.

These analysis areas are chosen because of the highest light spill onto the adjoining public roads.

Please refer to drawing no. A.03.05.2.3 for adjusted light spill analysis



PROPOSED

Light Spill Plan

1:1500

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Client:	Clondalkin RFC
Drawing Title	Light Spill Analysis
Drawing Status	Further information
Drawn by	B. V. J. T. C. P.
Checked by	Bernard Voortman
Project Number	2106 1624
Date	18 08 2022
Drawing Number	A.03.05.2.1
Scales	1:1500

Job Title & Location	Clondalkin RFC Kingswood Farm Moneenallon Commons Lower Ireland Clondalkin, Dublin, D22
Client:	Clondalkin RFC
Drawing Title	Light Spill Analysis
Drawing Status	Further information
Drawn by	B. V. J. T. C. P.
Checked by	Bernard Voortman
Project Number	2106 1624
Date	18 08 2022
Drawing Number	A.03.05.2.1
Scales	1:1500

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3 cm ACTUAL

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Job Title & Location

Clondalkin RFC

Kingswood Farm

Moneenallon Commons Lower

Ireland

Clondalkin, Dublin, D22

Client:

Clondalkin RFC

Drawing Title

Sections L1 & L2

Drawing Status

Further information

Drawn by

B.V., J.T., C.P.

Checked by

Bernard Voortman

Date

18 08 2022

Scales

1:250

Project Number

2106 1624

Drawing Number

A.03.05.2.2

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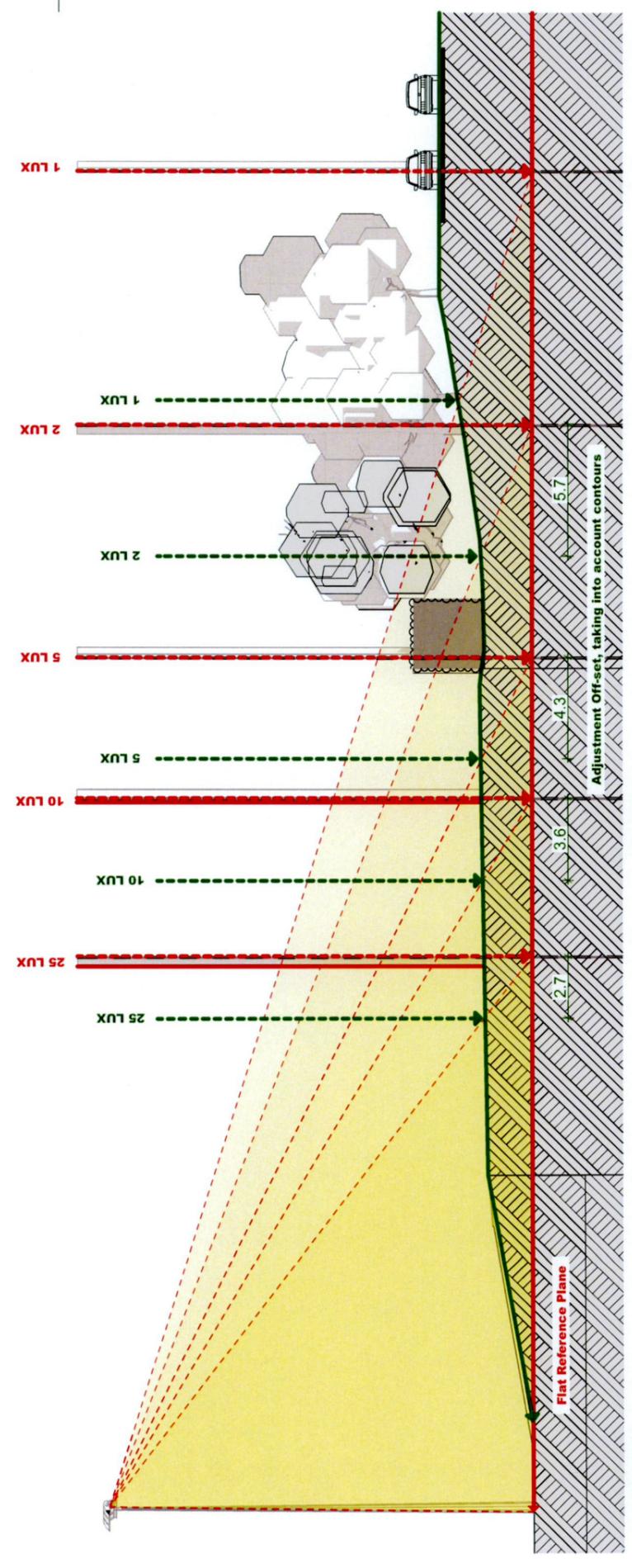
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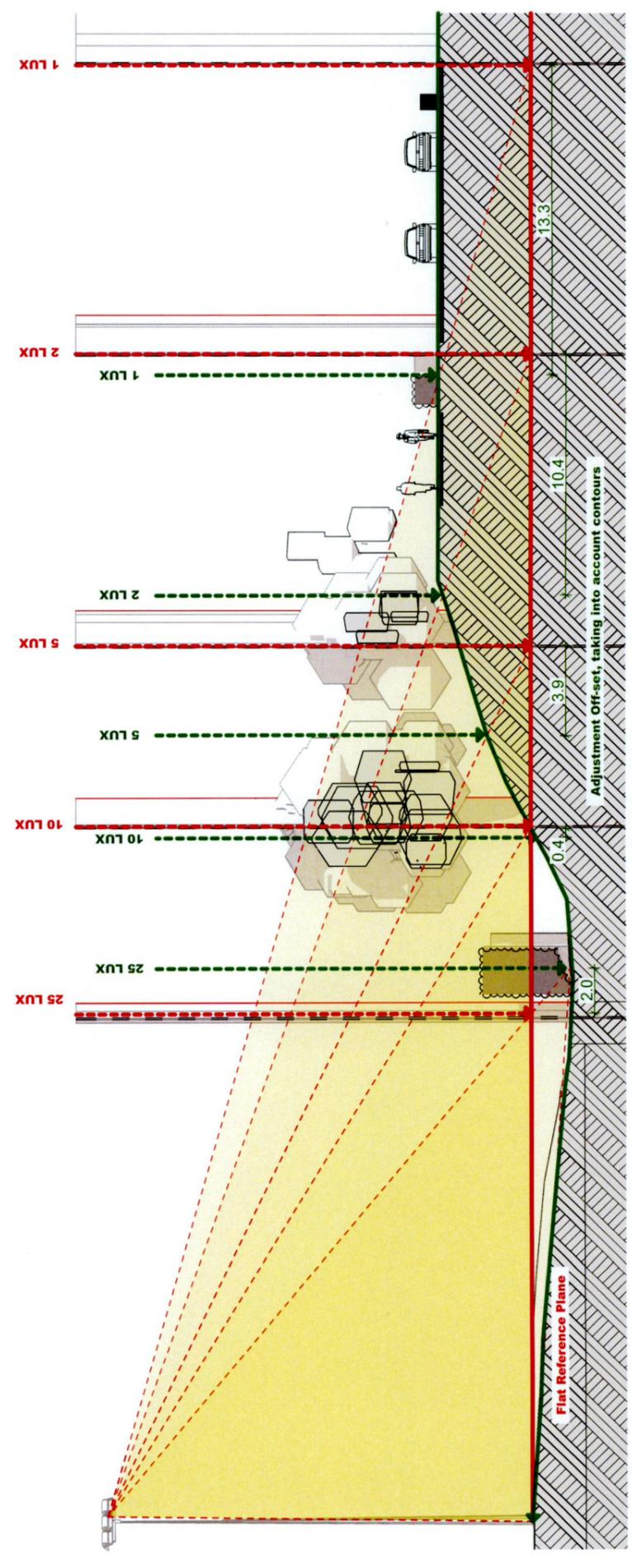
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Sections L1 & L2
Sections L1 and L2 illustrate red lines that represent the light values as per Signify's report.
The green lines give the location of the revised spill contour adjusted to the level of the site at that location.
Please refer to drawing no. A.03.02.6.12 that illustrated the revised light spill contours in those areas.



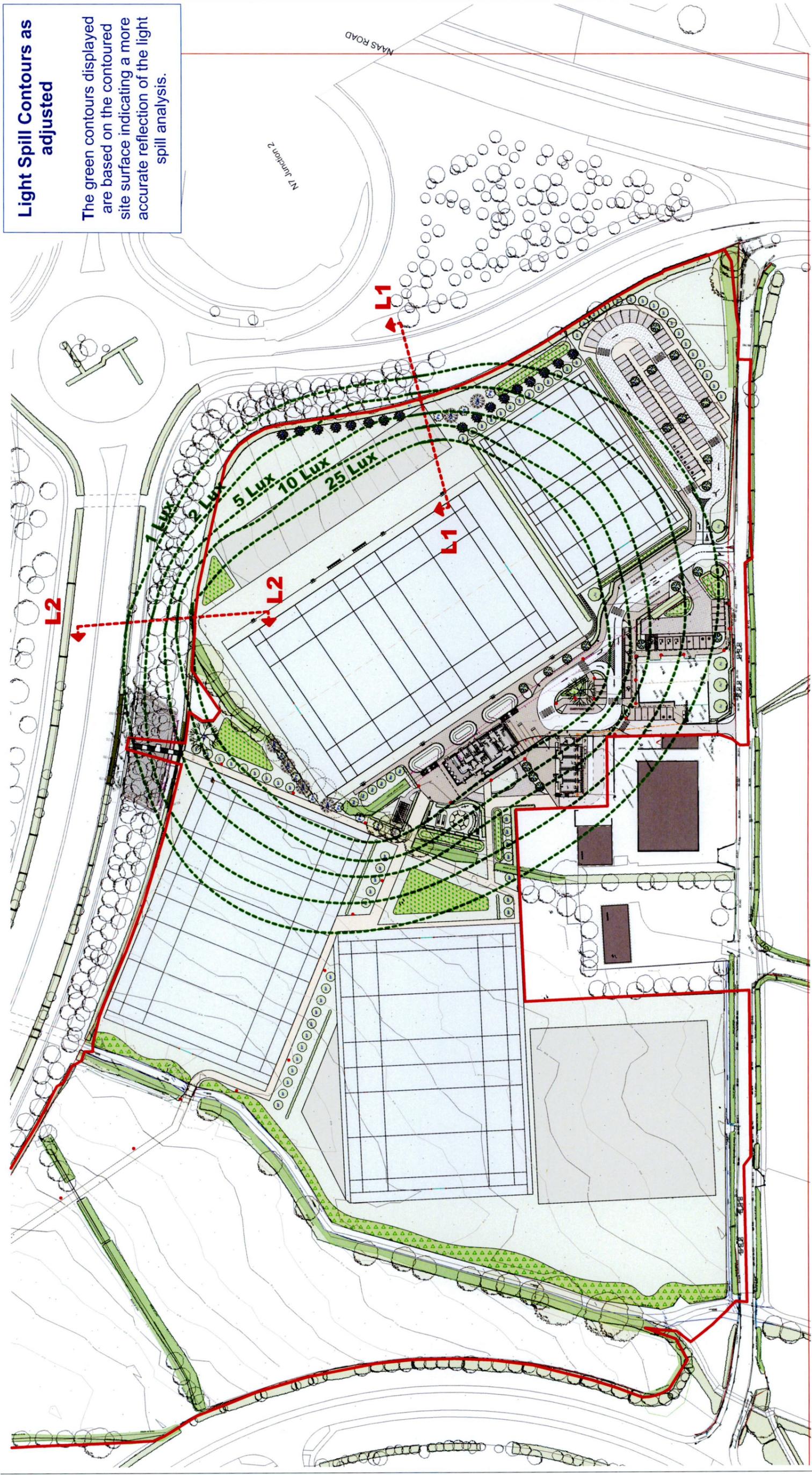
Section L1
1:250



Section L2
1:250

Light Spill Contours as adjusted

The green contours displayed are based on the contoured site surface indicating a more accurate reflection of the light spill analysis.



PROPOSED Adjusted Light Spill Plan **1:1500**

<p>Job Title & Location Clondalkin RFC Kingswood Farm Moneenallon Commons Lower Ireland Clondalkin, Dublin, D22</p>	<p>Drawing Title Adjusted Light Spill Plan</p>	<p>Scales 1:1500</p>	<p>Project Number 2106 1624</p>
<p>Client: Clondalkin RFC</p>	<p>Drawing Status Further information</p>	<p>Project Number 2106 1624</p>	<p>Date 18 08 2022</p>
<p>Checked by B. V. J. T. C. P.</p>	<p>Drawn by Bernard Voortman</p>	<p>Drawing Number A.03.05.2.3</p>	<p>IMPORTANT NOTE: All dimensions are in millimeters. Do not scale from this drawing. This drawing is to be read in conjunction with all other associated drawings, specifications & documentation. The Architect is to be informed immediately if any discrepancy is apparent in this document. All parts of this drawing have been considered within the limitations and guidelines set down in current relevant Irish Building Regulations and Health & Safety standards.</p>
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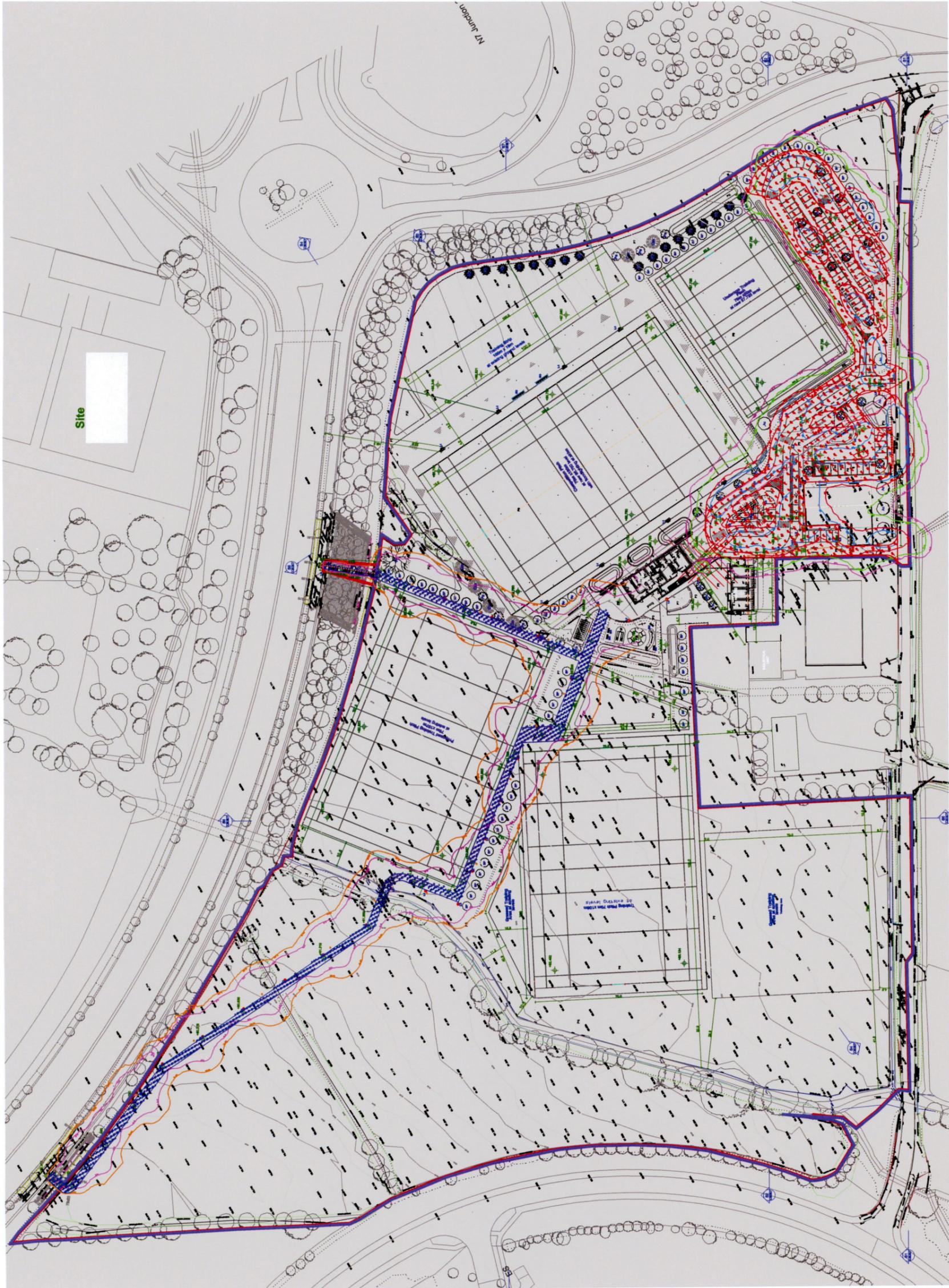
Paths & Parking
 Results - Horizontal Illuminance (lux)
 Eav= 25.7
 Emin= 1.03
 Emax= 167
 Emin/Eav= 0.01
 Emax/Eav= 6.49

Bike Paths
 Results - Horizontal Illuminance (lux)
 Eav= 8.73
 Emin= 0.44
 Emax= 90.00
 Emin/Eav= 0.01
 Emax/Eav= 10.31

wink
 enhancing spaces with light

Ref	Fitting description
2	84508A72 Street & Urban Post Lamp 91W 2200K
3	LPOD40-Dir-Pole-AsymRW Hemidal Pole Asymmetric 1.4W 2700K
4	65399K07 Opti-Pole Bollard 9.5W 2700K

FOR 1:1000 SCALE DRAWING
 REFER TO SEPARATE A1
 SITE DRAWING BY WINK



A.03.05.2.4

(W1: TIME TRACK, PATHS, PARKING)

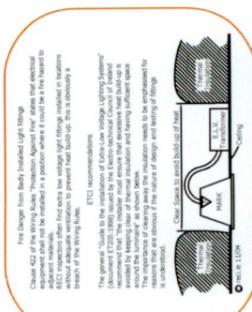
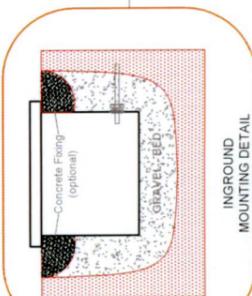
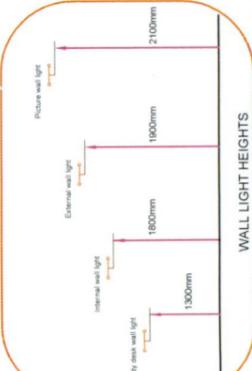
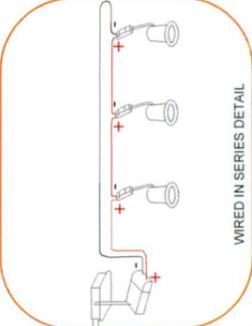
wink
 enhancing spaces with light

+353 1 276 2200 www.wink.ie

Rev	Description	Date	Client
1	Proposal	29.06.21	Clondalkin RFC
			Project: Clondalkin RFC
			Project #: 22112
			Drawing: Lighting Calculation
			Drawn by: COB
			[Scale: NTS]

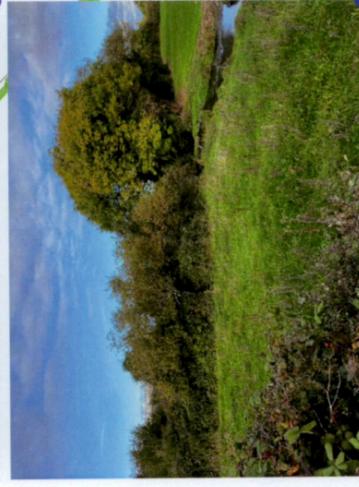
230V	Signal	Perm. Feed
Phase		
DALI	1 pair	
0-10 V	1 pair	
1-10 V	1 pair	
PWM	1 pair	
Push to dim		
RGBW	5 Core Cable	
RGB	4 Core Cable	

DIMMING CABLE REQUIREMENTS



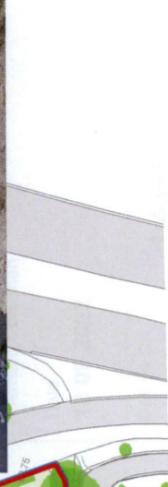
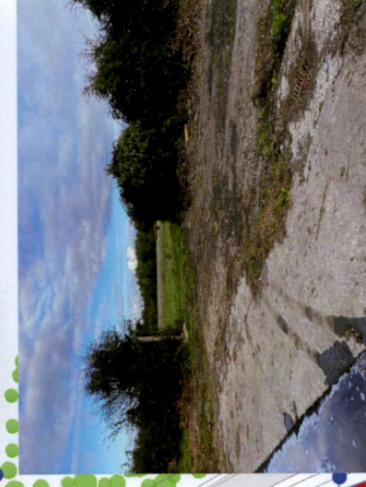
This design is based on factory installed light fittings. It is not intended to be used as a guide for the installation of different models. The manufacturer's instructions should be followed for the correct installation of the lighting fixture. The manufacturer's instructions should be followed for the correct installation of the lighting fixture. The manufacturer's instructions should be followed for the correct installation of the lighting fixture.

Further Information



Existing

LANDSCAPING - Green & Blue site as existing



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Job Title & Location
Clondalkin RFC
Kingswood Farm
Moneenallon Commons Lower
Ireland
Clondalkin, Dublin, D22
Client:
Clondalkin RFC

Drawing Title
Green Blue as existing
Drawing Status
Further information
Drawn by B V, J T, C P
Checked by Bernard Voortman

Scales
1:2000
Project Number
2106 1624
Drawing Number
A.03.05.3.1

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1:2000

3 cm ACTUAL

Design Statement

LANDSCAPING - Green & Blue Strategy as proposed



Please refer to Landscaping Plan at 1/500 for full details



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Job Title & Location
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Kingswood Farm
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Clondalkin, Dublin, D22

Client:
Clondalkin RFC

Drawing Title
G&B Plan - Proposed

Drawing Status
Further information

Drawn by
B.V.J.T.C.P

Checked by
Bernard Voortman

Scales
1:2000

Project Number
2106 1624

Date
18 08 2022

Drawing Number
A.03.05.3.4

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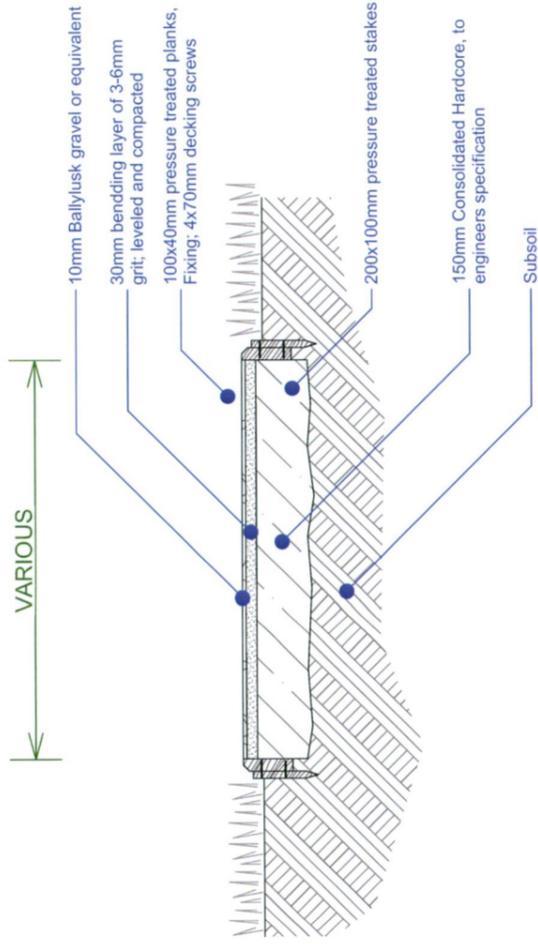
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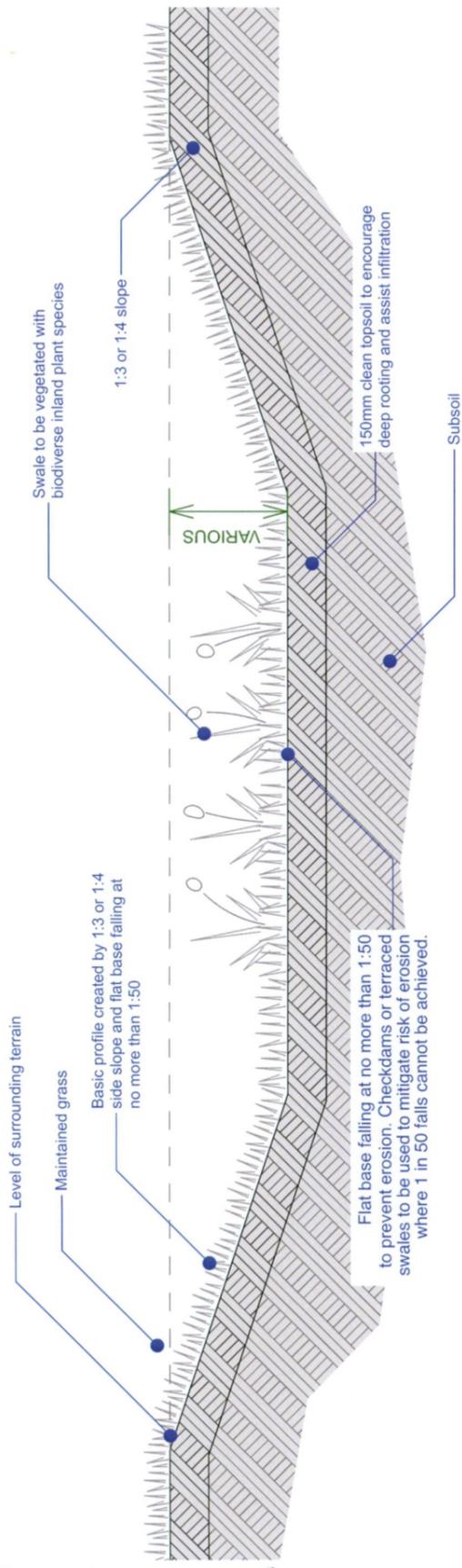
LANDSCAPING SPECIFICATION / Proposed Gravel Paths & Proposed Swales (Bioretention area)



PROPOSED Gravel Path - Typical Section 1:20



Gravel Path example. Source: Dublin City Council "Part 8 Report for September Central Area Committee Meeting: Proposed Enhancement Works at Mountjoy Square Park"



PROPOSED Swale - Typical Section 1:25



Swale example. Source: "SDCC SuDS Explanatory, Design and Evaluation Guide"

SWALES GENERAL SPECIFICATION NOTE:

1. Provide protection from all vehicle traffic, equipment staging, and foot traffic in proposed infiltration areas prior to, during, and after construction.
2. Dimensions:
 - Width of Swale: 600 mm - 900 mm.
 - Depth of swale : 100 mm ponding depth
 - Longitudinal slope of entire swale: max. 15%
 - Slope of Rain Garden area: <0.5%
 - Side slopes of swale: 3:1 maximum.
3. Setbacks:
 - Swale must be 3.0 m downslope from foundations and 1.5 m from property lines.
4. Overflow required. Protect from debris and sediment with strainer or grate.
5. Inflow:
 - Grade the impervious area towards the rain garden. Provide erosion control to avoid introducing sediment into the garden.
 - At point-source inlets, river rock to transition from inlets and splash pad to growing medium.
 - Allow 100 mm freeboard between the inlet elevation and the maximum ponded elevation (overflow elevation).
6. Outlet piping: shall be PVC Sch.40, 100 mm. Piping must have 2% grade and follow the Plumbing Code.
7. Sand: Course Sand-see specifications. Depth: 500 mm
8. Growing medium: Bio-retention Growing Medium. Depth: 400 mm
9. Vegetation: Planting as per species list to the left.

SUITABLE SWALE PLANT SPECIES LIST:

- Carex appressa (Tall Sedge)
- Lomandra longifolia (Bluedale)
- Juncus flaviculus (Yellow Rush)
- Melaleuca ericifolia (Swamp Paperbark)
- Goodenia ovata (Hop Goodenia)

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Job Title & Location
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Kingswood Farm
Moneenallon Commons Lower
Ireland
Clondalkin, Dublin, D22

Client:
Clondalkin RFC

Drawing Title
Gravel Paths & Swales

Drawing Status
Further information

Drawn by
B V, J, T, C P

Checked by
Bernard Voortman

Scales
1:20, 1:25

Project Number
2106 1624

Date
18 08 2022

Drawing Number
A.03.05.3.5

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Further Information

LANDSCAPING SPECIFICATION / Wildflower Meadow & Riparian Zone

WILDFLOWER MEADOW GENERAL NOTE:

1. Use mix of pollinator friendly perennial wildflower beds
2. For better visual result, keep maintained lawn around meadow surface.
3. Use one of Organic or Non-organic planting method listed below.

GROUND PREPARATION AND WEED ELIMINATION:

Organic Method:

De-Turfing (do not use this method if the site is generally waterlogged and make sure you have properly risk assessed the work when working in groups).

1. Cut existing vegetation to ground level (as low as possible) using a strimmer or lawnmower.
2. Remove turves by hand (with appropriate health and safety) or using a turf-stripping machine.
3. Fork over or rotovate area to loosen soil to a depth of 10cm and then rake to achieve a fine tilth.
4. Use a hand rake to break up the soil particles and open up the soil so it will accept seed. Remove stones greater than 5cm to create fine tilth.
5. Sow the seed mixture immediately afterwards as detailed below.

Non-Organic Method:

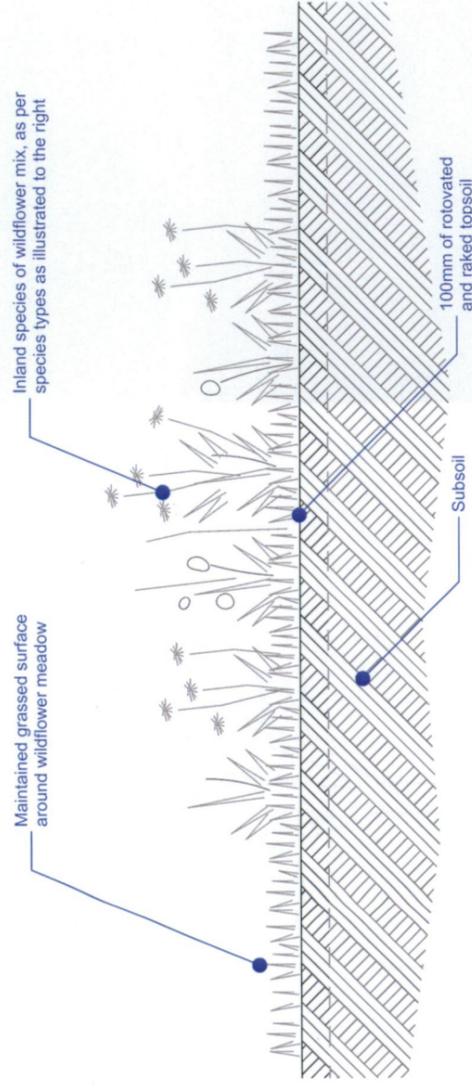
1. Cut existing vegetation to ground level (as low as possible) using a strimmer or lawnmower.
2. Spray area using a suitable herbicide. Always follow the manufacturers instructions.
3. Wait 3-4 weeks, then rotovate or fork to a depth of 10 cm. Remove stones greater than 5 cm.
4. Wait 3-4 weeks or when there is re growth, then re-spray all growth with suitable herbicide.
5. Wait until herbicide has worked then prepare the seed bed by very lightly raking to achieve a fine tilth (but not deep enough to bring more seed to the surface).
6. Sow immediately afterwards as detailed below.

Sow method:

Wildflower annual mixtures can be sown in the Autumn or Spring.

- Autumn: The latest date for autumn sowing is usually the end of October. The first flowering of annuals will take place in the spring/early summer after sowing. Perennials will not usually flower in the first year.
- Spring: The latest date for spring sowing is early June. The first flowering of annuals will be the same year as sowing. Perennials will not usually flower in the first year.

Source: How-to-guide, Creation and management of a wildflower meadow"



PROPOSED

Wildflower Meadow - Typical Section

1:25



Source: How to Create Your Own Annual Wildflower Meadow
Link: <https://www.bristol.ac.uk/media-library/sites/biology/migrated/documents/annual.pdf>

SPECIES TYPES IN COMMON USED WILDFLOWERS MIXES IN IRELAND:



Source: How-to-guide, Creation and management of a wildflower meadow"

RIPARIAN LANDSCAPING ZONE

1. Protect the physical integrity of the stream ecosystem
2. Set aside 4-6m of streamside zone for proposed wild area and landscaping
3. Landscaping to include plants with native marginal and emergent vegetation to support biodiversity including EU Habitats Directive objectives
4. Native tree species to include Holly, rowan, hazel and crab apple in conjunction to grass and wild flower species

NOTE: refer to the relevant sections of this document for the planting specifications.

Scales

1:25

Project Number

2106 1624

Date

18 08 2022

Drawing Number

A.03.05.3.6

Drawing Title

Wildflower Meadow Riparian Zone

Job Title & Location

Clondalkin RFC
Kingswood Farm
Moneenallon Commons Lower
Ireland
Clondalkin, Dublin, D22

Client:

Clondalkin RFC

Drawing Status

Further information

Drawn by

B V, J T, C P

Checked by

Bernard Voortman

IMPORTANT NOTE:

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CRITICAL DIMENSIONS TO BE CHECKED ON SITE



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Sustainable Architecture & Urban Design
Tipperary - Kilkenny - Dublin

Further Information

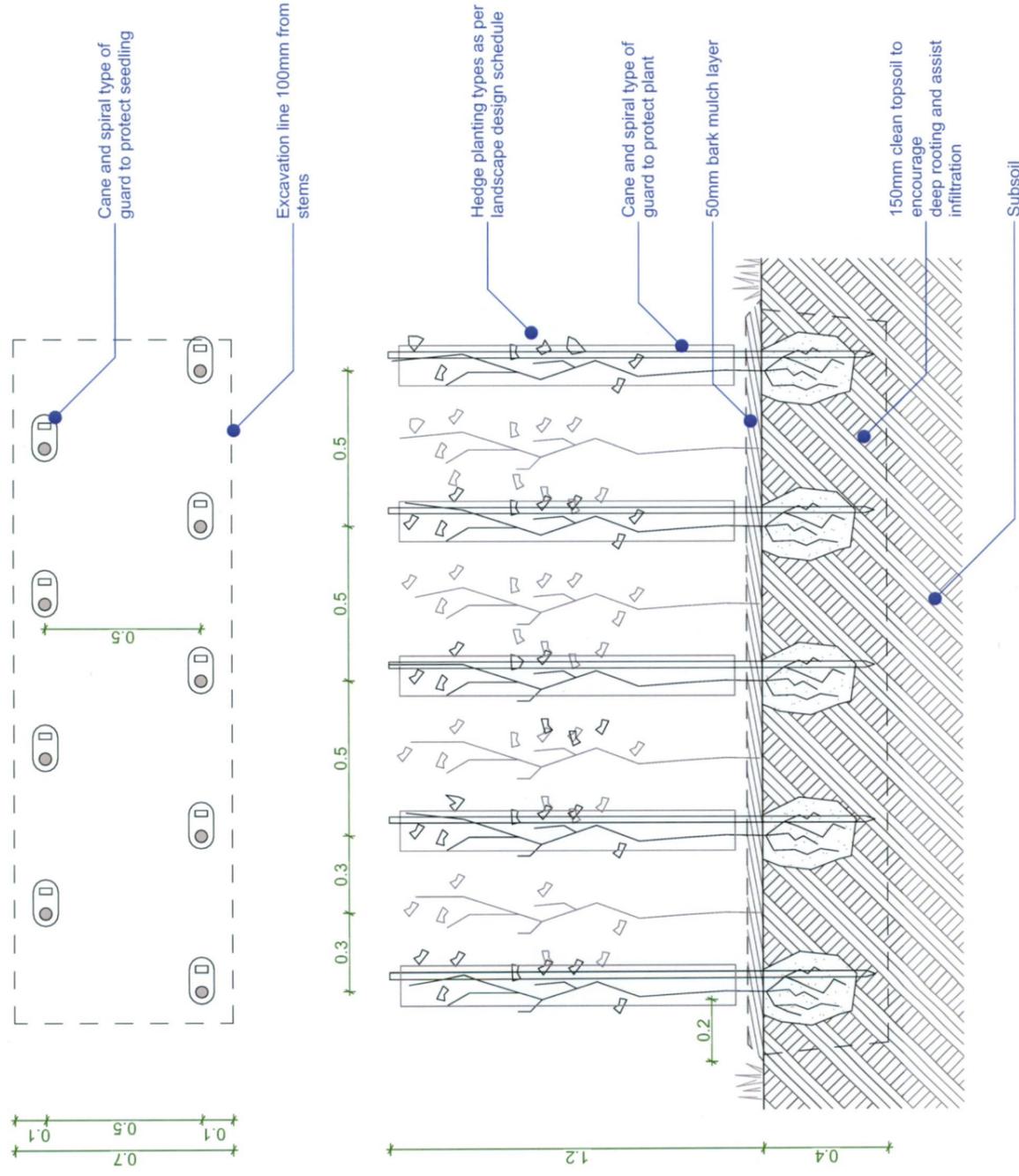
LANDSCAPING SPECIFICATION / Proposed Hedges Planting

PLANTING HEDGE NOTE:

1. Hedge planting-refer to general arrangement for species and location. please note that the top of the Rootball must be level with the top of soil for height of hedging at planting refer to planting schedule.
2. 50mm depth of organic mini chip mulch. sample to approval prior to spreading grade garden mulch down to plant stem base from 200mm distance. Note: mulch must not be placed against base of stem or plant failure could occur. contractor to ensure the bark supplied would also be compliant for use in children's playground facilities as a 'play bark' surfacing treatment.
3. 450mm depth of good quality imported topsoil. sample to approval in advance of procurement and delivery.
Note: Applies to all hedge areas.
4. Use spiral guards, that expand with the growing plant and protect from browsing animals. Use a cane to support the guards.
5. Hedgerow species to be included: Hawthorn (*Crataegus monogyna*) with a mix of Blackthorn (*Prunus spinosa*), Holly (*Ilex aquifolium*) and Hazel (*Corylus avellana*)

GENERAL NOTE:

1. Prior to planting all areas shall have stone debris greater than 50mm removed from site. Remove all solid contamination like plastic or glass and any other toxic substances in accordance with current Health and Safety legislation.
2. Keep mulch from touching tree trunks and shrub stems. This prevents disease and rodent problems if using organic mulches, and bark abrasion if using inorganic mulches.
3. All planting to receive a minimum of 25liters water per m² immediately after planting.
4. Further information as per SuDS & Site Maintenance in this document.
5. Protection of Existing Grass: Protect areas affected by planting operations using boards/tarpaulins. Do not place directly on grass excavated or imported material.
6. Plant all trees and shrubs in planting season, from October to March.
7. Planting details be read in conjunction with Landscape Plan and Landscape Specification.



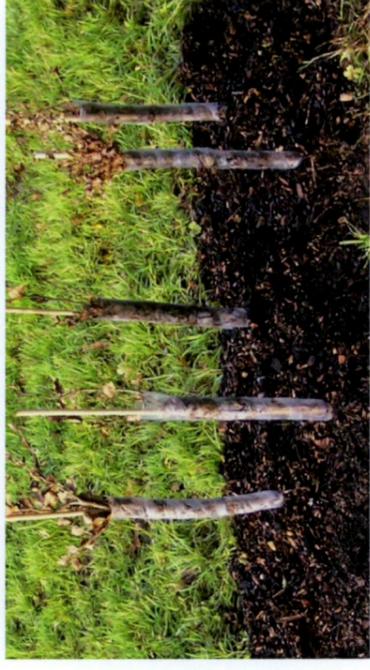
PROPOSED

Hedge Planting - Typical Section

1:20



http://www.howardianhills.org.uk/wp-content/uploads/2015/09/Hedge_Planting.pdf



<https://www.chewvalleytrees.co.uk/guides/article/Planting-bare-root-whips>

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Sustainable Architecture & Urban Design
Tipperary - Kilkenny - Dublin

Job Title & Location
Clondalkin RFC
Kingswood Farm
Moneenallon Commons Lower
Ireland
Clondalkin, Dublin, D22

Client:
Clondalkin RFC

Drawing Title
Hedge Planting

Drawing Status
Further information

Drawn by
B.V. J.T. C.P

Checked by
Bernard Voortman

Scales
1:20

Project Number
2106 1624

Date
18 08 2022

Drawing Number
A.03.05.3.8

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Further Information

LANDSCAPING SPECIFICATION / Landscape Maintenance 1/2

LANDSCAPE MAINTENANCE AND MANAGEMENT PLAN

CONTENTS:

1. INTRODUCTION
2. MANAGEMENT OBJECTIVES
3. GENERAL
4. EXISTING VEGETATION
5. PROPOSED TREES
6. SHRUBS and HEDGEROW
7. GRASSED AREAS
8. WILDFLOWER MEADOW AREAS
- 8.1 GROUND PREPARATION AND WEED ELIMINATION:
- 8.1.1 ORGANIC METHOD:
- 8.1.2 NON-ORGANIC METHOD:
- 8.2 SOW METHOD:
9. SWALE
- 9.1 SUGGESTED MAINTENANCE ACTIONS
- 9.1.1 MONTHLY
- 9.1.2 SEASONALLY
- 9.1.3 AS NEEDED
10. PLANT REPLACEMENT
11. SITE MAINTENANCE SCHEDULE
12. REFERENCES

1. INTRODUCTION

The purpose of this section is to outline overall management objective for the common external areas and retained structural vegetation, as well as the long-term maintenance required to ensure that the planting flourishes and meets its design potential.

2. MANAGEMENT OBJECTIVES

The site shall be managed as a high quality sport and recreation area maintaining an attractive and safe finish to all landscape elements. The proposed structure planting will give a cohesive site character.
The proposed planting shall improve the biodiversity.
It is mandatory to adhere to the best health and safety practices at all times.
In order to monitor standards Management Company will review the management work (with reference to this document) at least quarterly with the maintenance team for the first year and once every next year.
Provide a safe environment, minimising potential risks to people, buildings and property.

3. GENERAL

All materials and workmanship are to be to the highest possible standards and shall be in accordance with relevant Irish Standards, good horticultural and arboricultural practices, and the landscape specification.

Management Companies and their appointed contractors shall comply with all relevant Health & Safety regulations and good working practices.

All work shall be carried out while soil and weather conditions are suitable.

Watering during the first two years after planting may be necessary during times of drought in summer months and, when watering is required, it shall be carried out on a regular basis to suit climatic conditions.

All shrubs/hedges shall be pruned to remove deadwood, tangled and damaged branches. Winter flowering shrubs shall be pruned in spring.

Plants shall be re-firmed when necessary to ensure that plants are securely planted.

Prior to planting all areas shall have stone debris greater than 50mm removed from site. Remove all solid contamination like plastic or glass and any other toxic substances in accordance with current Health and Safety legislation. Bark mulch levels shall be maintained, being topped up when necessary to a minimum depth of 50mm.

Keep mulch from touching tree trunks and shrub stems. This prevents disease and rodent problems if using organic mulches, and bark abrasion if using inorganic mulches.

All planting to receive a minimum of 25liters water per m² immediately after planting.

Further information as per SuDS & Site Maintenance in this document.

Protect grass areas affected by planting operations using boards/tarpaulins. Do not place directly on grass excavated or imported material.

Plant all trees and shrubs during the planting season, from October to March.

Planting details should be read in conjunction with Landscape Plan and Landscape Specification.

4. EXISTING VEGETATION

Retain existing trees, shrubs and hedges along site boundaries and along the river that provide a good habitat for many species of wildlife and birds.

Any dead, dying or defective trees shall be replaced as per arborist report.

5. PROPOSED TREES

In the first two years following planting, new trees are to be closely monitored at each maintenance visit to ensure that they are upright, firm, stable and in good health.

Checks shall be made to ensure all stakes and ties of planted trees are properly adjusted at each maintenance visit. Between years 5-7 tree stakes shall be removed once trees have established and are root firm.

Trees shall be maintained and watered throughout the first and second years of planting, taking into account prevailing weather conditions and dry periods. They should be watered with the use of a hose until the pit reaches full capacity.

Trees planted in grass areas shall have a 1000mm diameter circle around the trunk which should be maintained free of weeds and be mulched until the tree is no longer vulnerable to damage from mowing equipment.

All trees on site should be inspected by an arboriculture consultant every 2 years.

Any trees which are dead, dying or otherwise defective must be replaced by approved equivalent trees during the next suitable planting season unless otherwise instructed.

6. SHRUBS and HEDGEROW

All shrub beds shall be maintained substantially free of weeds. Work shall be done either manually or with appropriate selective weed killer in accordance with manufacturer's recommendations.

If weed killer is used the dead weeds shall be removed at the next maintenance visit.

Care must be taken to avoid damage to adjacent planting and grass and replaced immediately if affected by weed killer.

Once established, shrubs shall be selectively thinned or reduced in height as appropriate by removal or pruning to allow room for growth and avoid overcrowding and create a natural form.

Tidy up the base of the plants, removing dead foliage.

Apply a 50mm layer of fine horticultural mulch. This will help moisture retention in the soil, contribute to weed suppression.

A single fertilizer application should be applied just before or at the time of spring growth.

To encourage wildlife, trim the hedgerow no more than every 2nd year. This allows the shrubs and trees to produce more flowers, nuts and berries.

Avoid cutting all your hedgerows at once, consider a 3-5 year rotation to allow flowers and berries to grow in alternate sections. Gradually reduce cutting intensity each year to allow your hedgerow to expand and diversify. This is especially relevant for the young hedges which are just getting established.

herbicide in accordance with the manufacturer's recommendations to control injurious or invasive weeds.

Damaged, defective or bare areas must be reseeded as necessary.

The aeration of compacted areas in autumn should be carried out as necessary with appropriate equipment.

Damage must be avoided to tree trunks when using a strimmer.

Ensure the grass sward is level, attractive, and uniformly colored.

Maintain a sward length within the limits of 30mm-60mm and edges kept neat and tidy.

When necessary grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's recommendations to control injurious or invasive weeds.

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Cummins + Voortman Ltd
Sustainable Architecture & Urban Design
Tipperary - Kilkenny - Dublin

Job Title & Location

Clondalkin RFC
Kingswood Farm
Moneenallon Commons Lower
Ireland
Clondalkin, Dublin, D22

Client:

Clondalkin RFC

Drawing Title

Landscape Maintenance 1/2

Drawing Status

Further information

Drawn by
B V, J T, C P

Checked by
Bernard Voortman

Scales

No Scale

Project Number

2106 1624

Date

18 08 2022

Drawing Number

A.03-05.3.9

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