Landscape Design Rationale

Project: **Proposed Strategic Housing Development (Alterations to Phase 1 Residential and Proposed Phase 2 Residential Development)**

at

Frascati Centre, Frascati Road, Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Client: **IMRF II Frascati Limited Partnership acting through its general partner Davy IMRF II GP Limited**

Date: 24th August 2020

STEPHENDIAMONDASSOCIATES

1.0 Introduction

Stephen Diamond Associates Chartered Landscape Architects is a progressive design orientated landscape architecture consultancy based in Dublin. The practice is a Registered Member of the Irish Landscape Institute (ILI), the professional organisation representing landscape architects in Ireland and also holds full Membership of the Landscape Institute (CMLI), the professional organisation for chartered landscape architects in the UK.

We have been retained by the applicant to submit a landscape design rationale and comprehensive and detailed landscape proposals for the Proposed Strategic Housing Development (Alterations to Phase 1 Residential and Proposed Phase 2 Residential Development).

Frascati Centre, Frascati Road, Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre).

The drawings associated with this report which describe and illustrate the landscape architecture proposals are as follows:

• 19-524-PD-01	Landscape Master Plan & Planting Schedule	1:500 at A1
• 19-524-PD-02	Landscape Plan	1:200 at A1
• 19-524-PD-03	Landscape Plan Level 5	1:100 at A1
• 19-524-PD-04	Communal Open Space	1:200 at A1
• 19-524-PD-05	Construction Sections	1:25/1:100 at A3
• 19-524-PD-06	Construction Sections	1:25/1:100 at A3
• 19-524-PD-07	Construction Sections	1:100 at A3
• 19-524-PD-08	Construction Sections	1:100 at A3
• 19-524-PD-09	Green Wall Elevations on Completion	1:100 at A1
• 19-524-PD-10	Green Wall Elevations 3 Years Post Completion	1:100 at A1
• 19-524-PD-11	Green Wall Elevations 6 Years Post Completion	1:100 at A1
• 19-524-PD-12	Green Roofs	1:250 at A1

The hard and soft landscape works shall be completed as part of the general construction works, with all trees and shrub planting completed within the first suitable planting season after completion of the general construction works. The tender information for the works shall include for a minimum 12-month maintenance period and defects liability period.

1.1 Blackrock: Context and historical background

Blackrock is a historic and well-established urban village within Dún Laoghaire-Rathdown. It is a centre of employment and retailing, as well as a focal point for the surrounding residential communities, located 8 km south of Dublin City Centre and approximately 3 km north-west of Dún Laoghaire town. Blackrock lies adjacent to the coastline of Dublin Bay and east of the N11 National Road. It is serviced by the DART, with the DART station located close to the village

core and the quality bus routes along Rock Road and the N11 further enhance the public transport context of the Plan area.

The historical village of Blackrock developed as a seaside resort in the 18th Century.

Prior to the construction of the railway, the shoreline was located much further inland. The introduction of the railway line landlocked part of the original shoreline and subsequently created a wetland. In 1873 it was decided to infill this wetland area and create a public park which is now known as Blackrock Park. The parkland occupies a prominent position approximately 100m from the proposed residential development site.

2.0 Landscape Design Methodology:

The landscape design proposal for Frascati Residential Development should move beyond the traditional concept of landscape as pure scenery or as an urban palliative. This proposed sequence of urban spaces should combine natural systems with programmatic and infrastructural systems, weaving together landscape and urbanism to create a useful and beautiful contemporary landscape.

Good landscape design has a measurable impact on local economies and on human well-being: thriving green spaces increase property values and attract visitors. It can reduce carbon emissions and help with climate change adaptation. Urban landscapes can make a significant contribution to environmental sustainability through their provision for open space, water, air and habitat opportunities, as well as contributing to urban liveability, health and fitness.

Our physical and mental health is positively impacted by contact with nature, and engaging in even light physical activity makes us feel better. Research shows that those who regularly spend time in green areas are healthier, less depressed and less dependent on medication. Just a short walk each day improves our health and well-being considerably, reducing illness and improving the quality of our lives; something that also leads to lower health and medical costs for our society. Enabling groups of all ages to access open space helps them and their families build relationships and neighbourhood networks that can bind communities and promote social inclusion.

Our aim is not only to create a beautiful landscape of varied open spaces, roof gardens terraces and gardens in terms of form, pattern, materiality, geometry and tactility, but also to understand how the landscape will work and how it might usefully perform over time.

3.0 Landscape Concept

Our approach to the landscape architectural proposal is site-generated, with careful consideration given to the siteôs history, geology, ecology, microclimate, landscape and its context. Emphasis was placed on creativity and rigorous conceptual development in our search for robust design proposals, developed to imbue the site with distinct character.

We strive to capture and interpret the unique characteristics and power of the natural, agricultural and urban landscape, often as abstracted contemporary compositions appropriate to the site, its architecture and infrastructure.

A site-specific landscape design concept was developed from the siteôs coastal setting and strong historical connection to the sea.

Irish limestone has been selected as a paving material in reference to Blackrock. The name Blackrock is derived from an outcrop of limestone that occurs opposite the site near Blackrock Baths. The stone turns black when wet, hence the name ôBlackrockô

Native scots pine (Pinus sylvestris) and silver birch trees (Betula pubescens) typical of Irish coastal landscapes reinforce this conceptual connection to place.

Raised planter beds integrated with seating are dispersed across the podium level communal space and level 5 roof terrace.

Our aim is to create a welcoming landscape of familiar plants and materials utilized in innovative ways to help create distinct character areas throughout the site.

4.0 Landscape Architecture Proposals

Landscape design proposals have been developed on a number of levels to address the integration of existing buildings, proposed architecture, access, infrastructure and context.

The spatial arrangement of the landscape plan relates directly to and is informed by the architectural proposals to create a unified whole and settle the proposed development into the site context. Movement patterns, orientation, context, prospect and microclimate have been considered in the design and detail of the scheme.

The landscape design is intended to create and heighten qualities and characteristics in the open spaces enjoyed in nature such as change, surprise, awareness of transition and movement; weather, seasonal change, use and maturing. Pockets of nature are created within the hard-landscaped open spaces of the development, which are surfaced in durable attractive and hard-wearing materials to give the external spaces textural character.

Landscape proposals for the site are intended to contribute towards:

- A unique sense of place;
- A site-specific design proposal generated from existing landscape elements and context;
- A high-quality environment;
- A permeable layout that assists ease of movement for pedestrians and vehicular traffic;
- A development that acknowledges the local landscape character and integrates well into the receiving environment.
- A development that promotes beneficial effects on biodiversity by providing new habitat.

Issues that have been considered throughout the landscape design are:

- Connection to the existing landscape, adjacent land use, proposed buildings, pedestrian and vehicular circulation, shared space;
- The appropriate selection of hard and soft landscape materials;
- Boundary treatments that are in keeping with the surrounding landscape;
- Mitigation of the proposed development, its buildings, access roads and associated services structures.
- Specification of native tree species and plants to enhance biodiversity and visual amenity.

Spatial design proposals are developed to encourage social interaction, engagement with the external environment and the full utilisation of external spaces. Such proposals involve the

integration of seating/meeting areas, external reading areas and paving layouts to define a hierarchy of open spaces suitable to a variety of use requirements. These spaces will play a pivotal role in the delivery of a successful development.

A landscape of layers has been developed from the geometries of the existing buildings, proposed architecture and site context to mark a legible transition of architectural language to urban landscape.

4.1 Site Boundary Landscape

Northern boundary treatments backing onto Lisalea Apartments and a number of private residences accessed along Mount Merrion Avenue and Frascati Park have been developed, under the permitted scheme, with the sensitivity of these adjacent residential areas in mind. Hedera helix 'hibernica'a native evergreen ivy is proposed as a supplementary planting to the approved landscape proposal under the parent permission, as amended, along the northern site boundary to screen the pre-existing concrete block perimeter wall as it matures. It's self-clinging growth characteristic and narrow profile will require limited maintenance as it spreads across the wall to provide a dense evergreen screen. Its tight compact nature of limited height will not impede light or cast shadow across the private gardens and Lisalea apartments located immediately to the north.

4.1.2 Shared Surface Entrance

A shared surface will provide a pedestrian friendly entrance from the staircores to the south of the proposed development. A high-quality granite paving is proposed to this area to provide an attractive entrance for residents entering from this side of the development.

There are also two number cycle shelters providing 20 cycle stands (40 cycle parking spaces) and two cargo bike spaces within close proximity of this entrance with sedum green roofs to reduce the visual impact and enhance biodiversity & reduce surface water run-off.

4.2 Car Park Deck

It is proposed to introduce an additional car park deck within the site's northern sector, between the Shopping Centre and northern boundary to Lisalea Apartments (phase 1).

Screening of the car park deck structure and its associated vehicles is provided by a series of continuous planters, which extend along the full length of the proposed car park's north, east and west elevations. These planters will accommodate a screen planting of multi-stemmed Betula pubescens (downy birch trees), Corylus avellana (hazel) and Hedera helix 'Hibernica', a fully hardy native Irish evergreen ivy climber. Planted as 1.5-2m length semi-mature specimens at 250mm ctrs (4 plants per lin m) these self-clinging climbers would drape down to screen the car park deck elevations, thus providing a vegetative screen along the full extent of the car park's north, west and east elevations.

To further screen the northwest and northeast elevations of the residential development phase 2 a Prunus lusitanica (Portuguese laurel) hedgerow planted at 2m height and maintained at 2-3m height is proposed.

Refer to landscape architect plan drawings & Contruction Sections CS ï 01,02,03,04 for further detail on screen planting proposals developed to screen and settle the proposed development into the surrounding landscape context.

A full irrigation system is proposed to ensure the successful establishment and long-term health of the planting above car park deck level.

4.3 Communal Open Space (Phase 1 Alterations)

A concierge structure has been added to the main communal open on the 2nd floor to phase 1. It is located within the eastern part of the wildlife garden for ease of access to the principal pedestrian route leading to the adjacent apartment units and stair core assess.

4.3.1 Communal Open Space (Phase 2) Podium level

The inner courtyard provides an attractive, enclosed environment with large sun lawn, communal south facing paved terracing, shade garden and raised planted beds to allow for interspersed native tree species to provide protection, intimacy and configured to allow maximum daylight penetration to gathering spaces at courtyard/ podium level.
The podium level courtyard provides a total of 646.93 m2 of communal open space to the development. We have responded to the architectôs block orientation through the configuration of elements within the courtyards. South orientated embedded wooden benches are placed to offer a comfortable, pleasant and private gathering area to the residents, bringing the outside nature into the courtyards.

The area to the south of the communal courtyard receiving reduced levels of sunlight is defined by a shaded garden. Planters and native feature trees are strategically positioned to give sense of scale and screening with informal pockets of gathering space within. Clear-stemmed and multi-stemmed trees are specified to create a sense of security, clarity and free movement beneath the leaf canopies. These trees will provide clear visibility beneath the foliage of the trees for parents to observe children in the communal courtyard areas. Clear-stemming will be specified to 2.5m off finished topsoil levels.

Activity pivots around a central artificial grass lawn. We see this lawn as a fundamental landscape element, recalling the familiar domestic character of a family garden. This will also provide space for outdoor activities for the residents.

Shelter is provided by the wrap round form of the proposed architecture. We would note the positive impact of the architectural design in enclosing the courtyard space to create a favourable microclimate.

Buffer planting species are proposed along the buildings elevations to avoid overlooking and people walking close to the apartments.
This will be in the form of mature tree planting and a Prunus lusitanica (Portuguese laurel) hedgerow maintained at 1.5m height to allow sunlight into the main communal space.
This will provide greater privacy to the units residing on the ground floor. Access points are provided onto the courtyard for these residents encouraging communal activity. Providing courtyard level access to apartments will help bring life to the courtyard and encourage interaction amongst residents much like a terraced street. Such communal gathering spaces serve an important function in apartment developments where residents can often feel isolated from their neighbours.

Conceived as a place of escape or refuge from the noise and pollution of the adjoining roads, we envisage the communal courtyard as a sanctuary to the hectic nature of city life. It has been designed to provide a distinctive social space configured to encourage interaction between neighbours and generate an enhanced sense of community.
Such communal gathering spaces are becoming increasingly important to our psychological health and wellbeing due to the increasingly urbanised nature of our environment and increasing sense of isolation experienced by many. They specifically play an important role in apartment developments providing an opportunity for people from different floors to meet.

4.3.2 Communal Open Space (Phase 2) Roof Terrace 5th floor

On the fifth floor, additional communal open space is provided through two separate roof terraces to the north and west. The fifth floor provides residents with a passive space for seating and small gatherings.
The communal open space to the 5th floor Roof Terrace amounts to 230.8m2.
We have responded to this through the configuration of paved terracing, lawn and planting to accommodate large and small gatherings fused with areas with enhanced privacy, all the while maintaining views north and south without compromising the privacy of adjacent private homes.

The roof garden configurations in many ways mirror that of the ground floor communal courtyard at a much smaller scale by providing an attractive, enclosed environment with a small lawn, communal south facing, paved terracing, seating, low perennial planting and raised planted beds to accommodate small native tree species and dense buffer planting to enhance privacy and protection.

5.0 Paving:

Paving materials within the development have been specified with the intent of providing high-quality surface materials which will survive well over the long-term and require little maintenance.

All paving materials have been specified as level, with no changes in level across paving which might cause a slip, trip or fall, and are suitable for access by all abilities.

Natural stone granite paving is specified to help define the access routes and seating areas and signal a stop off point to sit, relax and enjoy the landscape open spaces. Stone paving has been specified to provide a natural and durable, hard-wearing, high-quality surface to these areas. A Flame-textured finish has been specified to reduce the risk of slipping on the surface of the stone. It has a slightly translucent mottled blue/grey colour with slightly paler areas. The surface has a smooth, slightly dusty appearance with an irregular overlay of minor pits, peaks and flakes.

The high quality granite paving to the shared surface treatment is specified at 80mm depth x 95mm width in random lengths of 200mm, 400mm and 600mm lengths to accommodate vehicular access. A reduced depth of 60mm paving facilitates pedestrian and maintenance operations to courtyard and roof gardens above ground level. These paving bands structure and run across the site following the alignment of the architectural treatment to stitch the new development into the landscape context. Organised along these strips are ornamental shrub planting and seating to enliven the open spaces.

The paving is to be laid with cross-falls on a sub-base to engineerôs details.

High-quality hard-wearing paving material such as these will require low levels of maintenance and will retain their slip resistance qualities as they age.

7.0 Tree planting & Boundary treatment:

The detailed specification of planting ï trees, ornamental grasses, flowering perennials - attempts to recreate the sensory experience of lush Irish nature. Trees and shrubs will be used to provide a counterpoint to the hard landscape and built elements so as to provide dynamic and sensual external spaces.

It is the intention to provide a feeling of maturity and permanence as soon as possible by planting semi-mature trees of varying height and form to include 18-20cmg and 20-25cmg specimens.

A diverse mix of native and non-native deciduous and evergreen trees has been specified to provide year-round visual interest, habitat and screening. The detailed specification of trees is inspired by the species of tree currently found within the site vicinity and suitability of the tree to the coastal location.

The mature planting to the car park deck will sit the development on a green plinth of planting which will soften its impact on its immediate surroundings.

Mature planting to the podium level western boundary will screen potential views and overlooking to the neighbouring Frascati park residents.

The western boundary to Frascati Park residents is proposed to be planted out with 6m height Alnus cordata (Italian Alder) which will keep their leaf till late in the winter with some evergreen Scots pine at 6m height dispersed within the Alder.
Both these species will gain approx. 500mm in height per annum which will greatly improve screening the development to the neighbouring residents of Frascati Park.

The planting to the north of the car park at ground level (originally specified as Carpinus Betulus ôfastigiataô but yet to be planted) under Frascati shopping centre has been revised as a result of the proposed residential phase 2. The planting has been revised to screen the 3 storeys above car park proposed residential block to the north.

Alder at 6m height have been proposed as a denser screening to the development with further Scots pine at 6m dispersed to provide a visual interest. These trees will reach a height of approx 8-9m height within 4 years post completion.

An ilex aquifolium ground cover will also create a dense vegetation below the alder and Scots pine.
Where non-native species have been specified it is for their decorative features, fruit and suitability to the context. The cultivars specified are all similar in form, habit and potential to support wildlife to native Irish trees. Clear-stemmed trees are specified to create a sense of security, clarity and free movement beneath the leaf canopies.

Inspired by the diversity of Irish nature, different types of biotopes have been established that visually merge into each other and invite further exploration, strolling and contemplation.

All semi-mature trees will be staked and planted as per details. 75mm depth bark mulch and 600-1000mm depth topsoil will be provided to all semi-mature tree planting.

7.1 Elevation screening:

Planting is proposed to each staircore facing the western boundary of the car park. Planter boxes to each level have been proposed to extend across part of the staircore from the elevated walkways to soften its impact on the residents to Frascati Park.

A strained wire trellis system that will connect between each balcony will provide additional layering of vegetation and screening to the western elevation.
This along with the proposed screening to the car park of Phase 1 will soften the western elevation to the residential development.
Phase 1 planting to screen the car park have been altered with the addition of a prunus lusitanica (portuguese laurel) hedgerow planted at 2m height and maintained between 2-3m height to screen the phase 2 residential development.

Due to the reconfiguration and width of the planter tree specification have changed at certain parts of the planter from a 3.5m height multi stem Betula pubescens (downy birch) to a multi stem Corylus Avellana (hazel).

A Prunus lusitanica (Portuguese laurel) hedgerow planted at 2m height has also been specified to the north-eastern elevation of the car park to screen the residential phase 2 elevation.

Further screening is proposed in the form of freestanding trellis structure to the flat roof to screen the north western elevation of the shopping centre which is adjacent to the proposed south eastern elevation of the residential phase 2.

Pyrus chanticleer is also proposed along the flat roof as a further screening to the shopping centre elevation.

7.2 Ornamental shrub planting:

The design and specification of the ornamental shrub planting is intended to add interest and variety as well as assist in defining spatial qualities across the site. Species have been selected that will successfully establish and grow in the local conditions as well as being sufficiently robust to survive in the public realm with limited maintenance.

Ornamental shrub planting is contained with a series of defined planter beds. 300mm depth topsoil to BS3882 is provided to shrub planting, topped with a landscape fabric and 75mm depth medium-grade bark mulch.

The planting consists of a range of flowering evergreen and deciduous perennials, selected for their suitability to the site conditions, inter-planted with ornamental grasses to provide year-round visual interest. These perennials will also attract honeybees, butterflies and birds to the development, increasing the biodiversity potential of the gardens.

Flowering perennials such as Agapanthus, Bergenia, Kniphofia, Ajuga reptans, Digitalis, Libertia, Ligularia, Salvia and Iris will provide year-round visual interest in terms of colour and form.

The perennials will provide seasonal visual interest, as the interplay of colour and billowing form will stand out as a constantly changing pattern. The slightest breeze sets these grasses and

perennials in motion, highlighting the landscape finish, especially when planted as a mass border. This treatment of mixed ornamental grasses and flowering perennials requires little maintenance and attracts wildlife.

Planters positioned within shaded areas such as along north facing elevations and in locations below trees will be planted out with shaded tolerant native fern, iris and astilbe species.

The specification of a planting palette structured by predominately native and selected non-natives species is to enhance biodiversity and visual amenity.

Response to Commentary on Landscape Related Items raised at meeting with applicant's design team dated 23rd October 2019 Ref EM12867

1. DLR Parks + Landscape Services (PLS) requested for the applicant's landscape consultant Stephen Diamond Associates (SDA), to meet on site relating to items that remain outstanding from Phase 1 of the development. DLR PLS noted that all remedial / outstanding works associated with the landscape design for Phase 1 shall be completed fully prior to the commencement of works for Phase 2.

SDA Response: We can confirm that we have met with the DLR Parks + Landscape Services (PLS) relating to items that remain outstanding from Phase 1. A further meeting is required with Marc Campbell of Dlrcc.
We can confirm Phase 1 shall be completed fully prior to the commencement of works for Phase 2.

2. SDA presented their proposals, paying particular attention to boundaries and edge treatments. DLR PLS requested that planting to the roof gardens shall be irrigated, in particular the small trough like planters for trees located along the edges of the roof gardens.

SDA Response: We can confirm that roof garden troughs shall be irrigated in particular small trough planters for trees located along the edges of the roof gardens.

3. Outline details of Soft Landscape Design to include a detailed Planting Plan and Planting Schedule - as appropriate - stating species/varieties, indicative quantities, sizes, rootball presentation and spacings. Planting mixes should specify a diverse range of species/varieties/cultivars and a diversity of forms and plant sizes (multistems, feathered, semi-matures, etc.); using both native and exotic species and pollinator-friendly native species (in accordance with the All-Ireland Pollinator Plan 2015-2020), all designed to provide vegetation that is visually-appealing, bio-diverse, and easily managed.

SDA Response: We can confirm a detailed planting plan and planting schedule has been provided specifying a diverse range of species/varieties/ cultivars and a diversity of forms and plant sizes.

4. Although not mentioned during the meeting, DLR PLS would like the opportunity to request the following documentation be included within their next submission; ÅA maintenance / management strategy for the roof gardens demonstrating how maintenance personnel and machinery will access the gardens and extract arisings from them. ÅA full set of plans and details of Hard Landscape Design for boundary treatments, seating, kerbs, edges, surfaces, lighting, and showing how the proposal will be coordinated with services & civil engineering elements. ÅThe applicant shall provide play and recreation opportunities for children and teenagers, as appropriate to the scale and character of proposed development. These opportunities shall be informed by the National Childrenôs Play Policy ó Ready Steady Playô (2004) and ó Teenspaceô National Recreation Policy for Young People (2007), and in accordance with departmental and local standards (Dlr CDP 2016-22 Section 8.2.8.5) , as appropriate. Proposals shall be submitted in the form of a Proposed Play Rationale and Layout Plan (separate to, but related to the Landscape Masterplan), using Nature-based Solutions, informed by the ógenius lociô of the site (e.g. existing and planned landform, character etc.), to provide informal, impromptu and spontaneous play opportunities, along with structure, equipped play, as MEMORANDUM Parks and Landscape Services DLR Municipal Services Department, Level 3, County Hall appropriate; for agreement with Dlr Parks+Landscape Services. The Layout Plan shall comprise the following:- showing types of play and play area(s), target age groups, landform (included levels and contours) and boundaries, gates and planting, design and construction details of play opportunities and facilities in respect of landform, planting, boundaries, equipment and safety surface. All play equipment and ancillaries shall conform to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing, and to BS/EN standards 2017/18 for Playground Installations for HIC (Head Injury Criterion) and CFH (Critical Fall Height).

SDA Response: Access to the roof gardens will be through the general access to residential phase 2 stair cores and lifts. A full set of drawings have been provided that outlines the boundary treatments, seating, kerbs, edges, surfaces.

Play and recreation opportunities for children and teenagers have been proposed through the use of informal play elements in accordance with the National Childrens Play Policy ó Ready Steady Playô

Further detail on landscape treatments has been provided in the attached ó Landscape Architectural Statement of Response to the Pre-application Consultationô This report sets out Stephen Diamond Associates response to comments raised by Marc Campbell Assistant Parks Superintendent and additional information items relating to landscape specific issues set out in An Bord Pleanálaôs Pre-Application Consultation Opinion.

8.0 Anticipated Programme of Works:

(i) The planting programme shall generally be carried out during the following periods;

- All root-balled trees 7 November ï 31 March
- Bare Root Shrubs, Whips etc, 7 November ï 7 March
- Container Grown shrubs perennials at any time

Planting outside of the above periods must be agreed with the Landscape Architect, with appropriate container grown stock used and an additional watering programme enforced.

9.0 Establishment Maintenance:

Generally:

(i) Establishment maintenance will form part of the landscape contractors works. The period of establishment maintenance will be 12 months after the completion of the planting and grassing works prior to handover.
(ii) Prior to handing over all plant deaths shall be replaced, and all defects made good to the satisfaction of the landscape architect and / or the management company.
(iii) The landscape architect will be retained by the developer to inspect all planting works until handover to the management company.

9.0 Landscape Maintenance:

9.1 Planting Preparation Specification and Management Notes for Soft Landscaped Areas - General Information

Area: Soft landscape areas to include the following elements:

- Grassed Areas;
- Perennial shrub planting;
- Tree Planting.

9.2 Management Responsibility:

Following the completion of the one yearøs defects liability period for the main landscape contract, responsibility for the day to day maintenance of all areas in the site curtilage will be passed to a landscape management company.

The management company will engage a landscape sub-contractor. It will be the management companyøs responsibility to monitor and review the works of the sub-contractor to ensure the management objectives as outlined below are attained.

9.3 Management Objectives:

The objectives of the management company will be as follows;

- To maintain all areas in a neat, tidy and substantially weed free condition,
- To ensure that all seeded areas are maintained in a condition that contributes to the visual amenity of the development,
- To establish and maintain tree and shrub planting to provide an overall landscape framework for the development.

9.4 Performance Criteria:

Performance criteria are indicators for assessing the quality and success of the particular plant mixtures used for a purpose i.e. structure/ screen planting, specimen planting, tree planting etc.
Such indicators will be based upon aspects such as;

- Health and condition of planting
- Plant growth
- Achievement of desired effect

The achievement of the performance criteria and the monitoring of the landscape contract will be under the direction and supervision of the developerôs landscape architect. As previously stated, the management company will monitor longer-term performance criteria.