



Ballinafagh, Prosperous, Naas, Co. Kildare

M: 086 851 9296

E: info@landmarkdesigns.ie

Project:

PROPOSED DEVELOPMENT EAST OF FINLAY PARK, OLD CARAGH ROAD, NAAS, (within the townland of Naas West) CO. KILDARE

Applicant:

Westar Homes Limited

Title:

08 - Response to Kildare County Council Parks Section LRD Opinion Report

ITEM NO	KCC PARKS DEPARTMENT COMMENT	LANDMARK DESIGN & CONSULTANCY RESPONSE
1.4	<p>The Landscape Design drawing indicates existing boundary trees and hedgerows to be retained, in particular the following:</p> <ul style="list-style-type: none"> • 'Hedge 2' adjacent the Canal. • 'Existing Watercourse Hedge' along the northern site boundary. <p>However, the landscape design proposal <u>does not contain details regarding how the existing trees and hedgerow are to be effectively retained and protected during construction.</u></p> <p>The applicant shall be requested to <u>submit landscape and arboricultural proposals that</u> provide comprehensive details of the location of construction in relation to the existing trees and hedgerow and clarify how the existing trees and hedgerow are to be effectively retained and <u>protected during construction.</u></p>	<p>The Landscape Design, Drawing 04_Combined Services and TreePlanting Plan, in accordance with the Tree Protection Plan provided by The Tree File Ltd indicates the extent and location of all tree protection fencing. In addition, Drawing 05_Landscape Sections, indicates the position of tree protection fencing with regard to existing vegetation and the red line boundary.</p>
2	<p>Landscape Design</p>	
2.1	<p>2.1 Retention of the services of the qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant throughout the life of the construction works. The applicant shall inform the planning authority of that appointment in writing prior to commencement of development. A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the Parks Section and in accordance with the permitted landscape proposals.</p>	<p>Noted, upon a grant of planning permission these details will be provided.</p>
2.2	<p>A comprehensive Landscape Design Rational & Landscape Proposal prepared by a suitable and qualified Landscape Architect (or qualified Landscape Designer). The following shall be included;</p> <p>A <u>scaled Landscape Masterplan</u> with cross- sections (where appropriate)</p>	<p>Please refer to Drawing 01_Landscape Design and 05_Landscape Sections.</p>

ITEM NO	KCC PARKS DEPARTMENT COMMENT	LANDMARK DESIGN & CONSULTANCY RESPONSE
	<p>showing the general layout and hard and soft landscape treatment of all external areas/spaces (including front and rear gardens), boundaries, structures, and features. This shall be generally provided at a maximum scale of 1/200.</p>	<p>Please refer to Drawing 01_Landscape Design and 05_Landscape Sections.</p>
	<p><u>Details of Hard Landscape Design</u> (where applicable) for boundaries, fences, screens), lighting, seating, kerbing, edging, surfacing.</p>	<p>Please refer to Drawing 04_Combined Services and Tree Planting Plan.</p>
	<p><u>Details of Soft Landscape Design:</u> detailed Planting Plan(s) and Planting Schedule(s) [species/varieties, quantities, sizes, rootball presentation, spacings].</p> <p>Proposed planting should have a wide variety of species/varieties, using both native planting and non-native planting. The overall objective of planting in areas that are anticipated to be taken in charge is that they are easily manageable, visually appealing, enhances biodiversity and is pollinator friendly.</p>	<p>Please refer to Drawing 01_Landscape Design for the extent and location of all soft landscape features. The All Ireland Pollinating Plan has informed the selection of native and non-native species of planting incorporated in the design, together with site appropriate grass seed mixes taking into account location and functionality of the open space areas.</p>
	<p>A <u>clearly outlined Landscape Plan</u> which demonstrates that the proposed location of underground/over ground services will not impinge on the proposed trees or open space usage.</p>	<p>Please refer to Drawing 04_Combined Services and Tree Planting Plan. Where tree planting occurs in close proximity to underground services, Root Barriers are to be incorporated as shown on the drawing.</p>
<p>2.3</p>	<p>The Landscape Design does not contain sufficient <u>section drawings through all open space areas</u> of the proposed development and including the following:</p> <p>Boundary areas. 'Greenway'.</p>	<p>Please refer to Drawing 01_Landscape Design and 05_Landscape Sections.</p>

ITEM NO	KCC PARKS DEPARTMENT COMMENT	LANDMARK DESIGN & CONSULTANCY RESPONSE
	It is a requirement of the Parks Section that the finished topsoil level of all open space areas is flush with adjacent kerbing and any feature mounding/ground modelling shall have sloping gradients of minimum 1:16.	In general all finished grass areas follow the existing topography of the site and will be topsoiled to a minimum of 200mm depth to ensure proper establishment of planting medium. The exception will be adjacent play items in the southern public open space where grassy mounds are natural play features incorporated into the play design and are to be surfaced with Safa Gras Safety Mats in accordance with EN 1177.
	It is also a requirement of the Parks Section that the finished topsoil depth (allowing for settlement) on all open space planting areas is minimum 500mm and that the finished topsoil depth (allowing for settlement) on all open space grass areas is minimum 250mm.	Noted
	The applicant is requested to show sections drawings (north-south and east — west) through the proposed development to illustrate the existing and proposed finished topography and the finished topsoil depths (allowing for settlement) of open space areas. This is to minimise future maintenance costs and to provide enhanced amenity value to open space areas.	Please refer to Drawing 05_Landscape Sections.
2.4	The Landscape Design indicates proposed tree planting in areas located adjacent and between roadways, footpaths, and car parking of the development. The applicant shall be requested to submit landscape proposals that <u>detail precisely which locations</u> utilise such systems as 'root barriers' which allow the proposed trees to grow to their potential and avoid future conflict between roots, roads, footpath surfaces and underground utility services. This is to enhance the amenity value of the development and minimise future maintenance costs.	Please refer to Drawing 04_Combined Services and Tree Planting Plan. Where tree planting occurs in close proximity to underground services, Root Barriers are to be incorporated as shown on the drawing.
2.5	The Landscape Design indicates proposed footpaths and cycle tracks in open space areas of the development. The applicant shall be requested to submit landscape proposals that detail the surface types and edges of all proposed footpaths and cycle tracks.	Please refer to Drawing 06_Landscape Details indicating section details of proposed surfaces through public open space areas.

ITEM NO	KCC PARKS DEPARTMENT COMMENT	LANDMARK DESIGN & CONSULTANCY RESPONSE
	<p>It is a requirement of the Parks Section that a <u>tarmacadam, resin bound gravel or</u> concrete surface shall be provided on all pathways and cycleways in open space areas. Pathways shall provide for universal access. Pathways of 2.5m wide or greater shall be suitable for occasional vehicular use inter alia maintenance, emergency.</p>	<p>Please refer to Drawing 06_Landscape Details indicating section details of proposed surfaces through public open space areas.</p>
	<p><u>Timber edging is not permitted.</u> Tarmacadam pathway edges shall be bound by concrete kerbing. Resin bound gravel pathway edges shall be bound by a metal edge or concrete kerbing. The Landscape Proposals shall provide details of the bound surface type and edge detail. Submitted details should include written specifications, plan, and section drawings. This is to minimise future maintenance costs.</p>	<p>Please refer to Drawing 06_Landscape Details indicating section details of proposed surfaces through public open space areas.</p>
<p>2.6</p>	<p>The Landscape Design shall ensure that all areas of proposed 'natural stone paving' do not pose a slip risk to pedestrians when new or over time due to <i>inter elle</i> wear, weathering, weather conditions. The applicant shall be requested to submit details of slip resistance rating 'r-rating' for any proposed natural stone paving. This is to ensure pedestrian safety and minimise future maintenance costs.</p>	<p>The natural stone flag and sett paving will comprise natural granite with a bush hammered finish. These products will have a R rating of R11. Details of the slip resistance will be submitted for this product prior to commencement of site works when the tendering process has been completed and preferred contractors, suppliers and products are selected.</p>
<p>2.7</p>	<p>The Landscape Design indicates proposed 'pedestrian and cycle links' along boundaries of the proposed development. It's a requirement of the Parks Section that all potential connections are fully 'designed in'. This is to provide a continuous pedestrian and cycle links and improve permeability between developments.</p>	<p>The proposed pedestrian and cycle routes with the site of the proposed development are brought to the site application boundary. Cognisance has been taken to ensure that they can be continued to adjoining lands in order to provide continuous pedestrian and cycle links and improve permeability between developments.</p>

ITEM NO	KCC PARKS DEPARTMENT COMMENT	LANDMARK DESIGN & CONSULTANCY RESPONSE
2.8	<p>The Landscape Design shall detail the materials and finishes of all proposed seating located in open space areas of the development <u>and position the seating in useful, strategic, central, and overlooked locations</u>. It shall be age friendly and accessible. Recycled composite timber should be used rather than timber surfacing. It is a requirement of the Parks Section that seating shall be constructed of stone, metal or recycled composite timber. It is also a requirement of the Parks Section that a bound surface shall be provided to seating locations in open space areas. Submitted details should include written specifications, plan, and section drawings. This is to provide the amenity value to the development and minimise future maintenance costs.</p>	<p>Please refer to Drawing 03_Play Detail Plan for the type of proposed seating to be utilised within the site of the proposed development which is sited to provide rest stops at least at 50m intervals along pedestrian routes and in order to promote supervision of play and exercise equipment and social interaction within the large public open space area.</p>
2.9	<p>The Detail Plan drawing indicates 'Proposed Feature 3 — 650mm high stone wall'. It is a requirement of the Parks Section that seating shall be constructed of stone, metal or recycled composite timber and include 'anti-skateboard' rings/devise to deter skateboarders. The proposed seating shall be revised to incorporate anti-skateboard' rings/devise to deter skateboarders.</p>	<p>As part of the ongoing design development of this site, this feature is no longer part of the proposed design.</p>
	<p>It is also a requirement of the Parks Section that a bound surface shall be provided to all seating locations in open space areas.</p>	<p>Depending on location, all external seats are provided with a concrete or paved surface beneath.</p>
	<p>The applicant is requested to submit revised landscape proposals that provide details of the proposed seating 'anti-skateboard' features. Submitted details should include; written specifications, plan, and section drawings. This is to minimise future maintenance costs.</p>	<p>The selected Limestone Seat shall be fitted with anti-skateboard studs of the following specification and fitted at 450mm centres: Kent Anti Skateboard Angle Stud Manufacturer: Kent Stainless Product ref: Kent Anti Skate Angle Stud (KASA50) Material: Grade 316 Stainless steel. Dimensions: 50mm height, 50mm width, 75mm length, 6mm thick, 2nr 6mm dia 20mm high studs Finish: 320 Grit Satin Finish.</p>

ITEM NO	KCC PARKS DEPARTMENT COMMENT	LANDMARK DESIGN & CONSULTANCY RESPONSE
2.10	The Landscape Design shall ensure that the trees are planted a sufficient distance from any public lighting so that when the canopy matures it does not cover the light standard. This is to ensure there is no future conflict between any proposed tree planting and public lighting.	Please refer to Drawing 04_Combined Services and TreePlanting Plan for the location of all proposed lighting. A 7m radius has been established to show that there is no conflict between lighting and proposed tree planting.
2.11	The Landscape Design shall ensure that in open space areas, where space permits, specimen coniferous tree species shall be included in the tree planting mix. This is to provide enhanced amenity value to open space.	Please refer to Drawing 01_Landscape Design which indicates the species, location and size of proposed coniferous tree planting, namely Pinus sylvestris (Scots Pine).
2.12	The Landscape Design shall detail locations of all proposed underground services <i>e.g.</i> foul sewer, water and SuDs and their location in relation to existing trees and hedgerows, and proposed trees and planting. The applicant shall be requested to submit landscape plans that provide details of the locations of all proposed underground services and associated manholes and ensure that their location will not compromise existing trees and hedgerows, and proposed trees and planting. The landscape proposals shall also ensure that the location of manholes will not sterilise areas of open space This is to ensure that there is no future conflict between any proposed underground services and existing trees and hedgerows, proposed trees and planting and areas of open space.	Please refer to Drawing 04_Combined Services and Tree Planting Plan. Where tree planting occurs in close proximity to underground services, Root Barriers are to be incorporated as shown on the drawing.

ITEM NO	KCC PARKS DEPARTMENT COMMENT	LANDMARK DESIGN & CONSULTANCY RESPONSE
2.13	<p>The Landscape Design shall detail locations of proposed underground attenuation located in the open space areas. It is a requirement of the Parks Section that there is a sufficient depth of soil above underground attenuation so as not to sterilise areas of open space and to facilitate the possibility of planting <i>inter alia</i> wildflower meadow, bulbs, ornamental shrubs. The applicant shall be requested to submit landscape plans and section drawings (north-south and east — west) to detail the proposed depth of soil above underground attenuation. This is to provide enhanced amenity and biodiversity value to open space areas and to ensure there is no future conflict between the underground attenuation and any proposed landscaping or features.</p>	<p>Please refer to Drawing 04_Combined Services and Tree Planting Plan and 05_Landscape Sections indicating the locations of SuDS and attenuation features. Such features have not sterilised open space area and because nature based solutions have been adopted within the public open space areas, they are integrated within the proposed landscape scheme enhancing the overall amenity of the site.</p>
2.14	<p>The Landscape Design shall detail any existing or proposed wayleaves or rights of way through the open space areas of the proposed development. It is a requirement of the Parks Section that details of the location of any existing or proposed wayleaves or rights of way through open space areas are detailed on the landscape plan in relation to existing trees and hedgerows, proposed planting, landscaping or play features. The applicant is requested to submit a landscape plan that details the location of any existing or proposed wayleaves or rights of way through the open space area. This is to ensure that there is no conflict between any existing or proposed wayleaves or rights of way and existing trees and hedgerows, proposed planting, landscaping or play features.</p>	<p>Please refer to Drawing 04_Combined Services and Tree Planting Plan for the location of existing wayleaves which are to be rerouted running East to West.</p>

ITEM NO	KCC PARKS DEPARTMENT COMMENT	LANDMARK DESIGN & CONSULTANCY RESPONSE
2.15	<p>The Landscape Design shall detail locations of all proposed Nature Based Solutions, SuDs, located in the open space areas. The applicant shall be requested to design the open space areas as part of collaboration between inter elle Engineers, Landscape Architect, Ecologist to provide an 'Nature Based Solution' detailed design. The applicant shall be requested to design the open space to incorporate SuDs features, tree & hedgerow retention, suitable planting and natural play for children.</p>	<p>Through extensive Design Team Collaboration nature based SuDS are incorporated within the landscape design to ensure functionality and integration of open space areas within the scheme. Appropriate planting and grass seed mixtures have been selected to ensure sustainability and ongoing low maintenance regimes.</p>
	<p>The revised proposals, including section drawings, shall provide details of <i>inter & la</i> depths, side slopes and contouring to ensure safety, and of designed in safety features to prevent drowning in standing water.</p>	
	<p>The landscape design proposals shall also provide details of plants and materials utilised for landscaping. The inclusion of design features and or planting that benefit biodiversity and amenity are required. Proposed planting should be pollinator friendly. This is to enhance the amenity value of the open space area within the development and minimise future maintenance costs.</p>	
2.16	<p>The Landscape Design shall not detail areas of 'reinforced grass/grass matting/ grasscrete' for <i>inter alia</i> vehicular access, turning heads, bicycle stands, utility service access on or through open space areas. It is a requirement of the Parks Section that any proposed 'reinforced grass' areas shall be <u>designed out or changed to a permanent</u> surface type. Areas for fire tender access shall excluded from the public open space calculation. This is to provide enhanced amenity value to open space areas.</p>	<p>Given the design constraints of the site, the extent and location of reinforced grass is only specified on the proposed grass areas that are located on the Fire Tender Access Route.</p>

ITEM NO	KCC PARKS DEPARTMENT COMMENT	LANDMARK DESIGN & CONSULTANCY RESPONSE
2.17	<p>The Landscape Design shall provide comprehensive construction and planting details of the proposed '<i>Greenwall Embankment</i>'. The Landscape Design shall not detail 'timber crib walls' to deal with level changes adjacent open space areas. In the interests of safety and longevity, it is a requirement of the Parks Section that any proposed retaining walls shall be entirely constructed of durable materials inter alia stone, concrete. Submitted details should include written specifications, plan, and section drawings (north-south and east — west). This is to provide enhanced amenity value to open space areas.</p>	<p>As part of the ongoing design development of this site, the greenwall embankment feature is no longer part of the proposed design. A more appropriate stabilised grass slope is provided at these locations as indicated on Drawing 05_Landscape Sections.</p>
2.18	<p>The Landscape Design indicates an '<i>Indicative location for Future Water sport Hub</i>' located in the '<i>Greenway</i>' adjacent the Canal.</p> <p>It is a requirement of the Parks Section that in the interests of safety and longevity all elements of the proposed 'Hub' shall be constructed of durable materials. The applicant shall be requested to submit detailed construction plans of the proposed 'platform'. Submitted details should include; written specifications, plan and section drawings (north-south and east — west). This is to minimise future maintenance costs.</p>	<p>As part of the ongoing design development of this site, the Future Water Sports hub' is no longer part of the proposed design.</p>
3.0	Open Space	
3.1	<p>The Landscape Design indicates areas of '<i>open space</i>' located throughout the proposed development. It is a requirement of the Parks Section that the housing layout plan ensures that the orientation of housing in the vicinity of open space is orientated to facilitate passive supervision. This is to prevent the creation of a locations for anti-social behaviour.</p>	<p>All areas of open space are overlooked and enjoy passive supervision from the proposed development.</p>
3.2	<p>The Landscape Design shall ensure that in all open space areas ESB poles and overhead lines are undergrounded.</p> <p>It is a requirement of the Parks Section that ESB poles and overhead lines are undergrounded to improve the visual appearance of open space and to facilitate greater use for recreational activities.</p>	<p>Noted.</p>

ITEM NO	KCC PARKS DEPARTMENT COMMENT	LANDMARK DESIGN & CONSULTANCY RESPONSE
4.0	Boundary Treatments	
4.1	<p>The Site Boundary Treatments drawing contains insufficient details regarding proposed boundary treatments.</p> <p>It is a requirement of the Parks Section that existing trees and hedgerows are retained and protected as much as possible in order to <i>inter alia</i> preserve rural character where appropriate, retain and provide for biodiversity, retain, and provide flora and fauna habitats and to give a sense of scale and maturity to the prospective development.</p> <p>Boundary treatment proposals shall provide details which clarify the extent of the land ownership and whether land ownership extends to inter alia the centre line of existing or proposed hedgerows, river or to the locations of proposed permanent boundary treatments. Boundary treatment proposals shall also provide comprehensive details of how treatments will not render areas of inter elle land, hedgerow, trees, drainage ditches, or utility cabinets inaccessible or unable to be maintained or create areas of 'no man's land' between this and possible future adjacent developments.</p> <p>The boundary treatment and landscape proposals shall also show a comprehensive suite of section drawings through all boundaries to illustrate existing and proposed finished topography of adjacent areas.</p>	<p>All existing trees and hedgerows are being retained and protected as part of the proposed development scheme.</p> <p>Please refer to Drawing 05_Landscape Sections indicating how existing vegetation along boundaries is to be protected during the course of construction and locations of permanent boundary treatments. Please refer to Drawing 04_Combined Services and TreePlanting Plan indicating the extent and location of temporary and permanent boundary treatments. It should also be noted the the southern hedgerow adjoining the Grand Canal will not have a permanent boundary treatment in keeping with the existing conditions on site, where the hedgerow provides the natural boundary between the Grand Canal and adjoining open spaces.</p>
4.2	<p>It is a requirement of the Parks Section that <u>any proposed railings/gates shall be steel, galvanised and powder coated if coloured.</u> The landscape proposals shall ensure that these requirements are adhered to. This is to minimise future maintenance costs.</p>	<p>All boundary treatments are steel and powder coated to ensure longevity.</p>

ITEM NO	KCC PARKS DEPARTMENT COMMENT	LANDMARK DESIGN & CONSULTANCY RESPONSE
4.3	<p>The Landscape Design indicates that the existing boundary trees & hedgerows, 'Hedge 2' adjacent the Canal and the 'Existing Watercourse Hedge' along the northern site boundary are to be retained. It is a requirement of the Parks Section that the layout plan for the proposed development ensures that the existing trees and hedgerows proposed for retention are retained and protected during construction.</p>	<p>All existing trees and hedgerows are being retained and protected as part of the proposed development scheme.</p>
	<p>The applicant shall be requested to submit boundary treatment proposals that provide comprehensive details of the boundary treatments proposed and their locations and construction in relation to existing boundary trees and hedgerows and how the existing boundary trees and hedgerows are to be effectively retained and protected. Boundary treatment proposals shall provide details which clarify the extent of the land ownership and whether land ownership extends to inter alia the centre line of existing hedgerows or to the locations of proposed boundary treatments.</p> <p>Boundary treatment proposals shall also provide comprehensive details of how treatments will not render areas of inter alia land, hedgerow, trees, drainage ditches, or utility cabinets inaccessible or unable to be maintained or create areas of no man's land' between this and possible future adjacent developments.</p>	<p>Please refer to Drawing 05_Landscape Sections indicating how existing vegetation along boundaries is to be protected during the course of construction and locations of permanent boundary treatments. Please refer to Drawing 04_Combined Services and TreePlanting Plan indicating the extent and location of temporary and permanent boundary treatments. It should also be noted the the southern hedgerow adjoining the Grand Canal will not have a permanent boundary treatment in keeping with the existing conditions on site, where the hedgerow provides the natural boundary between the Grand Canal and adjoining open spaces.</p>
	<p>The boundary treatment proposals shall also show a comprehensive suite of section drawings through the boundary to illustrate existing and proposed finished topography of adjacent areas.</p>	
	<p>Comprehensive details including a programme of works shall also be provided for remedial and improvement works to the existing boundary trees and hedgerows. This is to ensure the retention, protection and sustainability of trees/hedgerows during and after construction of the permitted development.</p>	<p>Please refer to the Tree File Ltd for details on any remedial works to existing hedgerows.</p>

ITEM NO	KCC PARKS DEPARTMENT COMMENT	LANDMARK DESIGN & CONSULTANCY RESPONSE
4.4	The Boundary Treatment proposals shall contain comprehensive details regarding all proposed boundary treatments to the proposed development.	
	It is a requirement of the Parks Section that appropriate permanent boundary types shall be incorporated in addition to any existing or proposed planting, where necessary	Please refer to Drawing 05_Landscape Sections indicating how existing vegetation along boundaries is to be protected during the course of construction and locations of permanent boundary treatments. Please refer to Drawing 04_Combined Services and TreePlanting Plan indicating the extent and location of temporary and permanent boundary treatments.
	In the interests of safety & longevity, timber, chestnut pale fencing, timber post and rail fencing, and timber post & metal weld mesh panel fencing are not acceptable. It is a requirement of the Parks Section that any proposed railings shall be steel, galvanised and powder coated if coloured. The applicant shall be requested to provide comprehensive boundary treatment proposals. The proposed boundary treatment/s shall not create areas of 'no man's land' between this and adjacent properties. Submitted details shall include; written specifications, detailed plan, and section drawings (north-south and east — west) of the locations. This is to enhance the amenity value of the development and minimise future maintenance costs.	All proposed boundary treatments are steel and powder coated to ensure longevity.

ITEM NO	KCC PARKS DEPARTMENT COMMENT	LANDMARK DESIGN & CONSULTANCY RESPONSE
5.0	Play Areas	
5.1	<p>The Landscape Design contains details of proposed play areas located in the open space areas of the development. All play areas shall be designed to provide a variety of natural play opportunities and provide for universal access. Any proposed structures or items with swings, nets, ropes, and movable parts must be revised. The path network must link to play areas.</p>	<p>The play areas have been designed to ensure that natural play and universal access to play items is provided along the pedestrian and cycle networks through the site and future connections to adjoining lands and priority routes.</p>
5.2	<p>Play areas in this proposed development shall essentially be natural spaces with landscaping and natural features e.g. logs, mounding, boulders, sensory planting which minimise the use of play equipment. They should not contain play equipment with moveable parts.</p> <p>Outdoor fitness equipment may be provided in the open space areas. Proposed outdoor fitness equipment shall conform to European Standards.</p> <p>Safety surface areas shall be Safety Surface Grass Matting that conforms to European Standards.</p> <p>Proposed play items containing wood such as Robinia shall conform to European Standards. The applicant shall be requested to submit and agree with Kildare County Council all details for the design, choice of equipment, safety surfacing, along with specifications and proof that all equipment conforms to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing. Post installation certification by the Royal Society for the Prevention of Accidents will also be a requirement.</p>	<p>All Equipment and Surfacing within the Play Areas, the extent of which is shown on Drawing 01_Landscape Design, 02_Landscape Detail Plans and 03_Play Detail Plan is to be issued to Kompan Ireland Ltd for design risk assessment, installation and inspection.</p> <p>All play items and surfacing is to comply with EN1176 and EN1177.</p> <p>Final inspection is to be carried out independently by Play Services Ireland Ltd (RoSPA approved inspector) prior to use by the public.</p>