



Cornahilt, Ballyjamesduff
Landscape Design Report
April 2026



Rialtas
na hÉireann
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040

Ár dTodhchaí
Tuaithe
Our Rural
Future



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1.0
Project Introduction and Site Context

1.1 Introduction

This report was prepared by Park Hood Landscape Architects as part of the design submission forming part of the Part VIII application for the development of a public amenity parkland within the 23 acre site at Cornahilt, Ballyjamesduff, on behalf of Cavan County Council.

The site is located 1km from the town core and access can be reached within 5 minutes walk.

This masterplan will target a key objective of the Ballyjamesduff Regeneration Strategy, to provide amenities, including a town park, for the residents of Ballyjamesduff.

The site holds potential for the development of a variety of recreational amenity uses including a town park accommodating exercise and reflection, outdoor based activities, tranquil outdoor space, learning space for local schools to educate children on local flora and fauna, walking and cycling routes and a natural play park while providing links to other strategic projects both delivered and underway within the wider town.

The project also seeks to take account of protection and potential enhancement to existing biodiversity of the site to support climate action and the natural environment.

1.2 Site Context

Ballyjamesduff town originally developed as a market town, this is reflected in the towns distinctive central urban form. The town is situated within County Cavan close to the border with County Meath, 18.5km south east of Cavan Town, 20 minutes by car. The city of Dublin lies 80 minutes away by car to the south east. Existing road networks provide connection to the adjacent villages of Virginia and Oldcastle. The town sits within a surrounding agricultural landscape.

Strategic projects and amenities in close proximity to the site include the Cavan County Museum with replica WWI trench, the recently developed Nun's Walk and planned redevelopment of the Percy French Hotel as a community and enterprise hub. The site at Cornahilt forms part of a wider strategic vision for Ballyjamesduff including lands purchased by Cavan County Council adjoining the Cavan County Museum.



2.1 Cavan County Development Plan

Ballyjamesduff is identified as a 'self-sustaining town' within Cavan County Development Plan 2022-2028

The Development Plan focuses on driving investment in services, employment growth and infrastructure whilst balancing housing delivery.

Ballyjamesduff is noted as being a settlement which has undergone rapid commuter-focused residential expansion in the past, without equivalent increases in jobs and services.

The site at Cornahilt is zoned within the Development Plan for Amenity and Open Space, providing the core parameter for the activation and design of the open space.

The development site sits at the edge of the Ballyjamesduff Town development area and is bound to the north and east by a mixture of existing residential developments and open space. To the west a small portion of the site boundary meets an area zoned for Proposed Residential, providing opportunity for future connection between future residential

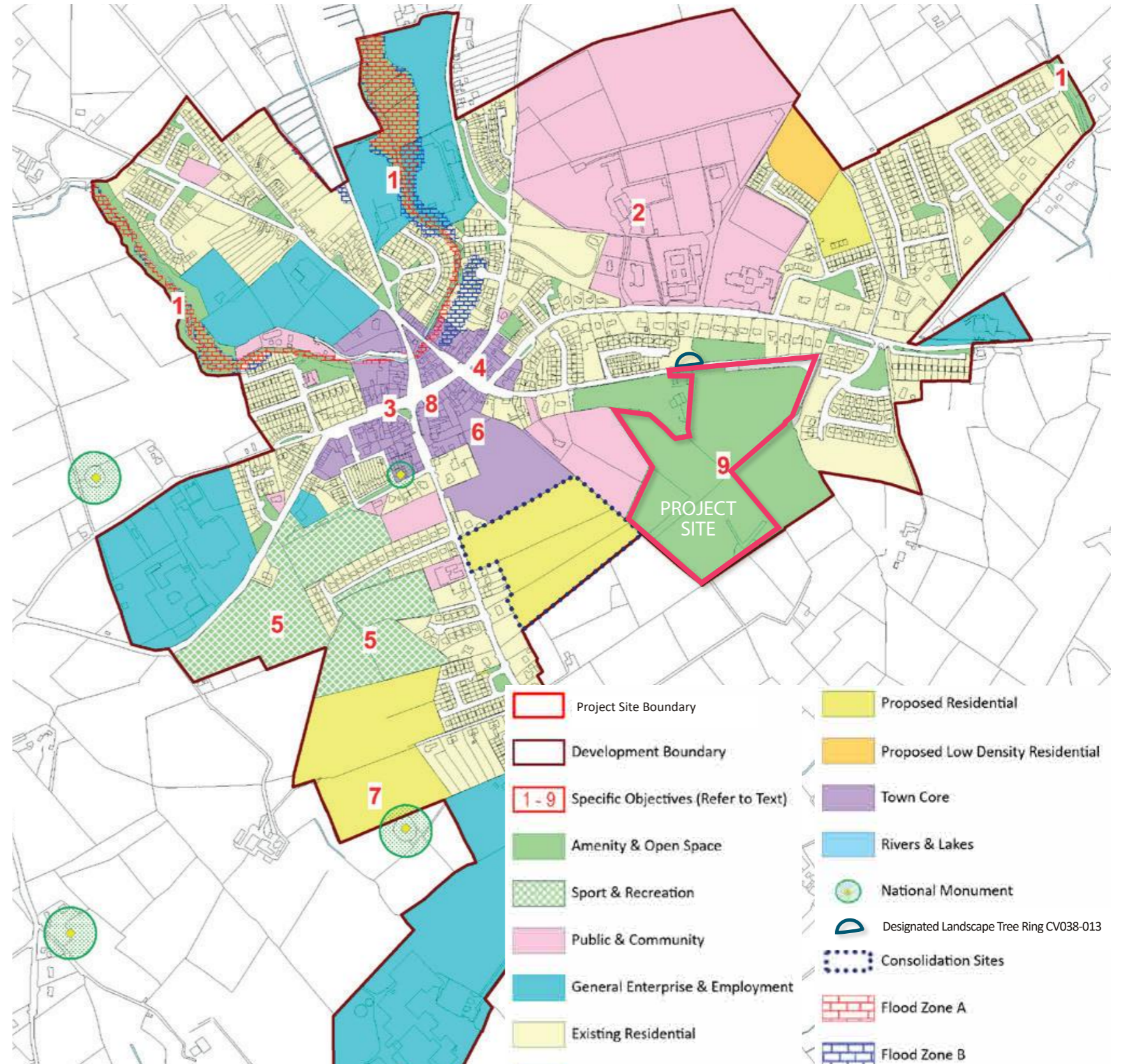
developments in this location and the Open Amenity space within the development site. Further potential exists to provide connection between the site and the adjacent area zoned for Public and Community use, thereby stitching the site into the fabric of Ballyjamesduff urban form.

A designated landscape Tree Ring is located to the sites northern boundary, of unknown general period, National Monuments Service database provides no additional information.

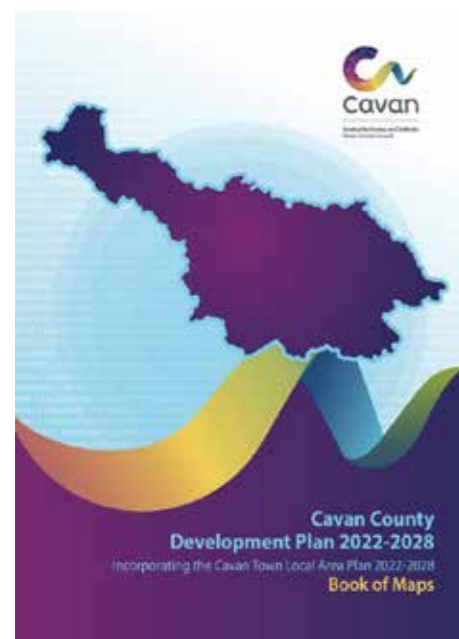
Objective 9

Support future provision of public open space amenity including the provision of green linkages to town centre, residential areas and local amenities.

Extract from Cavan County Council Development Plan 2022-2028 to be read in conjunction with the adjacent map.



▲ Map Extract from Cavan County Development Plan with Project Site Location overlaid



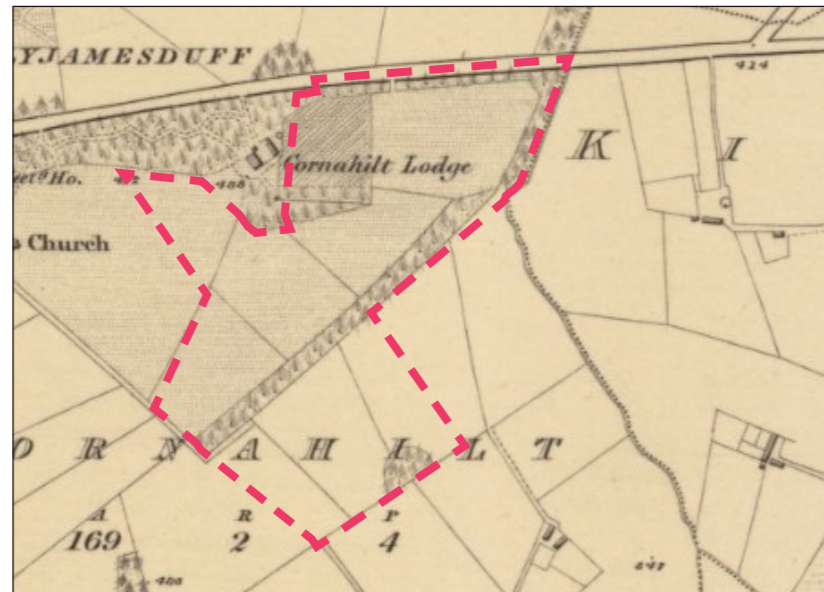
3.1 Ordnance Survey of Ireland Maps

The site at Cornahilt was previously at least partially within the ownership of Cornahilt Lodge. The old Virginia Road to the east followed the current alignment of Dublin Road / The Grove, historically aligning with the sites northern boundary.

Existing vegetation to the sites northern and southern boundaries is recorded.

Running diagonally across the site is a berm that could possibly be a retained element of the historical boundary to the Cornahilt Lodge Estate, visible in each of the historical maps as a vegetated strip running south west to north east through the centre of the site.

OS 6 inch to 1 mile
Surveyed: 1836, Engraved: 1836,
Printed: 1837



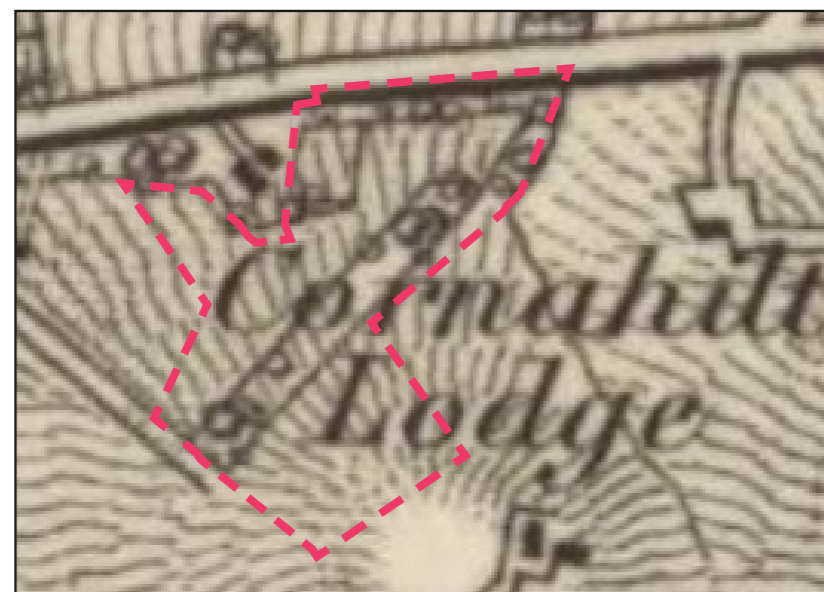
By the late 1800's we can see the new Virginia Road is introduced and the old road is terminated at the north eastern corner of the site.

2nd Edition (Outline with contours) 1 inch to 1 mile
Revised: 1899
Published: 1902



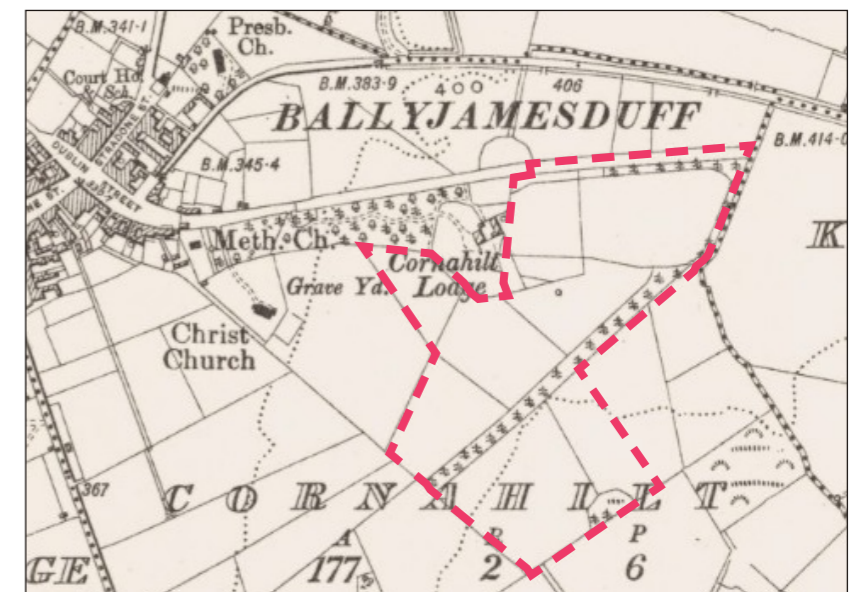
1st Edition (Hills) OS 1 inch to 1 mile
Surveyed: ca. 1837 to 1839
Published: 1872

This map published 1872 shows the topography of the Cornahilt townland and the retention of the Cornahilt Lodge at this time. The band of planting cutting across the centre of the site is still visible.



This map published 1913, captures the contours of the land within and surrounding the Cornahilt site. The tree boundary crossing the centre of the site is retained through to this period and is still visible to present day.

OS 6 inch to 1 mile
Revised: 1910,
Published: 1913



4.1 County Cavan Town and Village Revitalisation Plans

September 2018



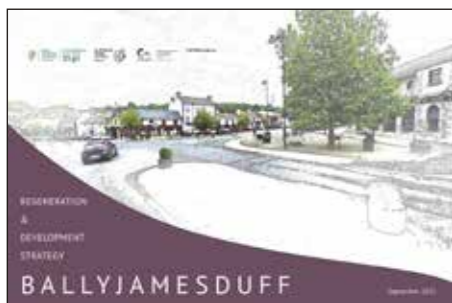
The assessment and proposals within the Revitalisation Plans drew out some key priorities for the town and partly informed the subsequent Ballyjamesduff Regeneration & Development Strategy. The plans noted a need to develop walking routes within the town to encourage active travel and outdoors recreation for residents.

Development of the Nun's walk as a community walking route has provided a

much needed reflective environment for residents and visitors to experience nature in close proximity to the town centre.

4.2 Regeneration & Development Strategy, Ballyjamesduff

September 2021



This strategy expanded on the findings and suggestions of the County Cavan Town and Village Revitalisation Plan for Ballyjamesduff. It identified a variety of projects across the town with the potential to enhance the local environment for residents and visitors.

Cornahilt Development Site:

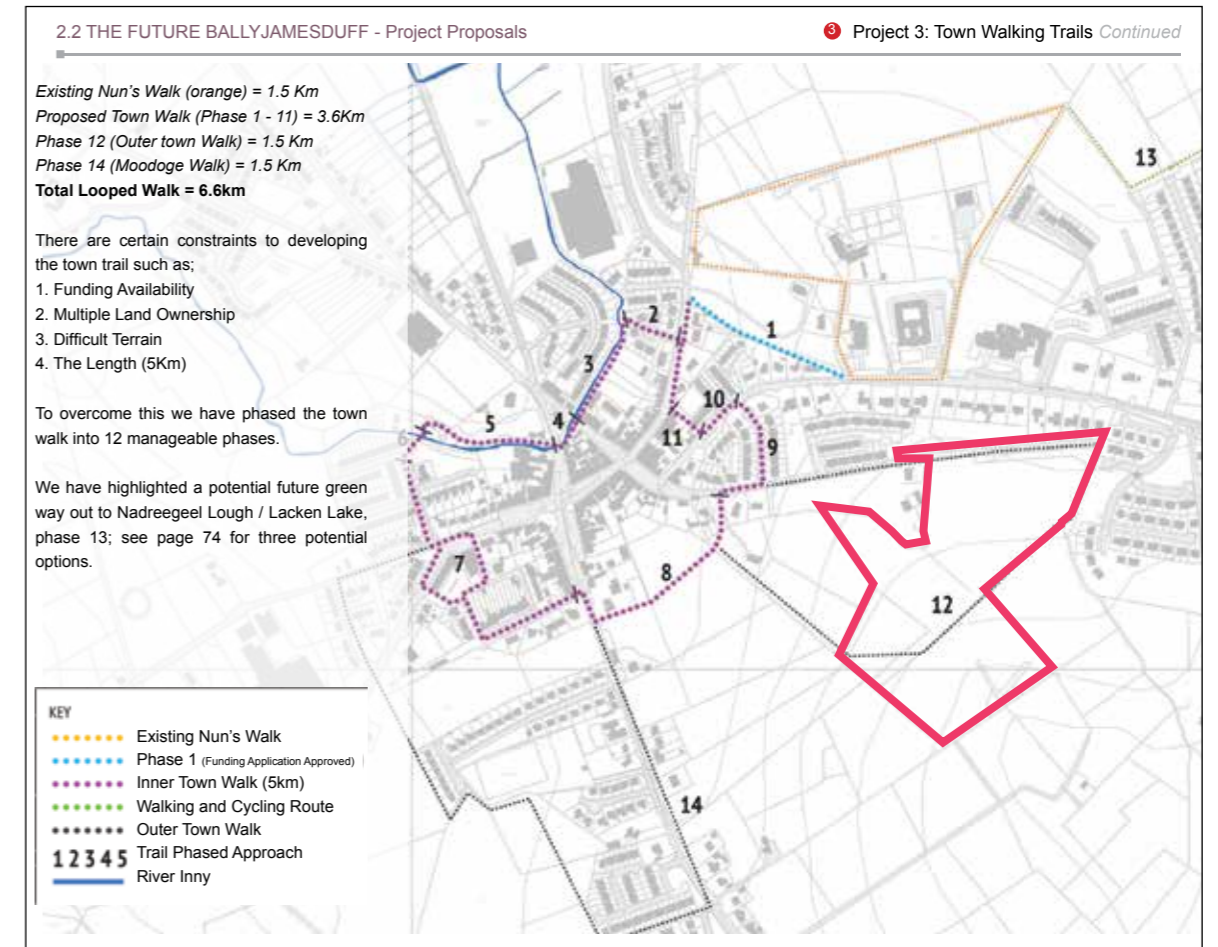
This report identified the development site at Cornahilt as having the potential to provide open space and amenity with of outdoor activities.

Walking trails are proposed within the masterplan linking the town centre, the development site at Cornahilt to the south and the existing Nuns Walk to

the east within a wider network of trails, linking back to the town centre and reaching out to the river Inny to the north.

The Masterplan demonstrates the development site in the overall context of Ballyjamesduff and is notable for its size in comparison to the town core. The site has the capacity to provide a variety of activities and connections to the wider town, improving recreational opportunity for the local population and improving overall permeability within the town.

Extract from Regeneration and Development Strategy, 2021 Ballyjamesduff with Cornahilt Project Site location overlaid



5.1 Existing and Potential Connectivity

The proximity of the site to the Town Core creates opportunity for relatively short pedestrian connections between the two, linking into a wider network of pedestrian pathways. Access to the site via car is currently feasible via Dublin Road/ The Grove. Pedestrian access could be facilitated from Virginia Road via open space within the Woodlands residential development.

The potential connections consider the Walking trails identified within the 2021 Regeneration and Development Strategy for Ballyjamesduff. Most notable is the potential connection to the inner and outer town walks.

LEGEND

Site Boundary
 Future Amenity / Open Space

Land Use Zoning

As per the County Development Plan

- Existing Town Core
- Future Development of Town Core
- Public and Community
- Future Public and Community - Lands in Council Ownership
- Amenity / Open Space
- Future Residential Development

Access and Connectivity

- Potential Vehicular Connections
- Potential Pedestrian / Cycle Connections
- Existing Right of Way
- Potential Access Points
- Potential Inner Town Walk (Ballyjamesduff Regeneration and Development Strategy 2021)
- Existing Nun's Walk

Town Core

Potential for pedestrian and cycle connectivity to Town Core via Old Castle Road, Dublin Street and Woodlands. Potential extension of the town core south provides opportunity to enhance pedestrian permeability between the town core and any future development.

Land zoned for Public and Community Use

Lands in association with the existing Ballyjamesduff Methodist Church provide opportunity to create connection between community open space and public amenity open space.

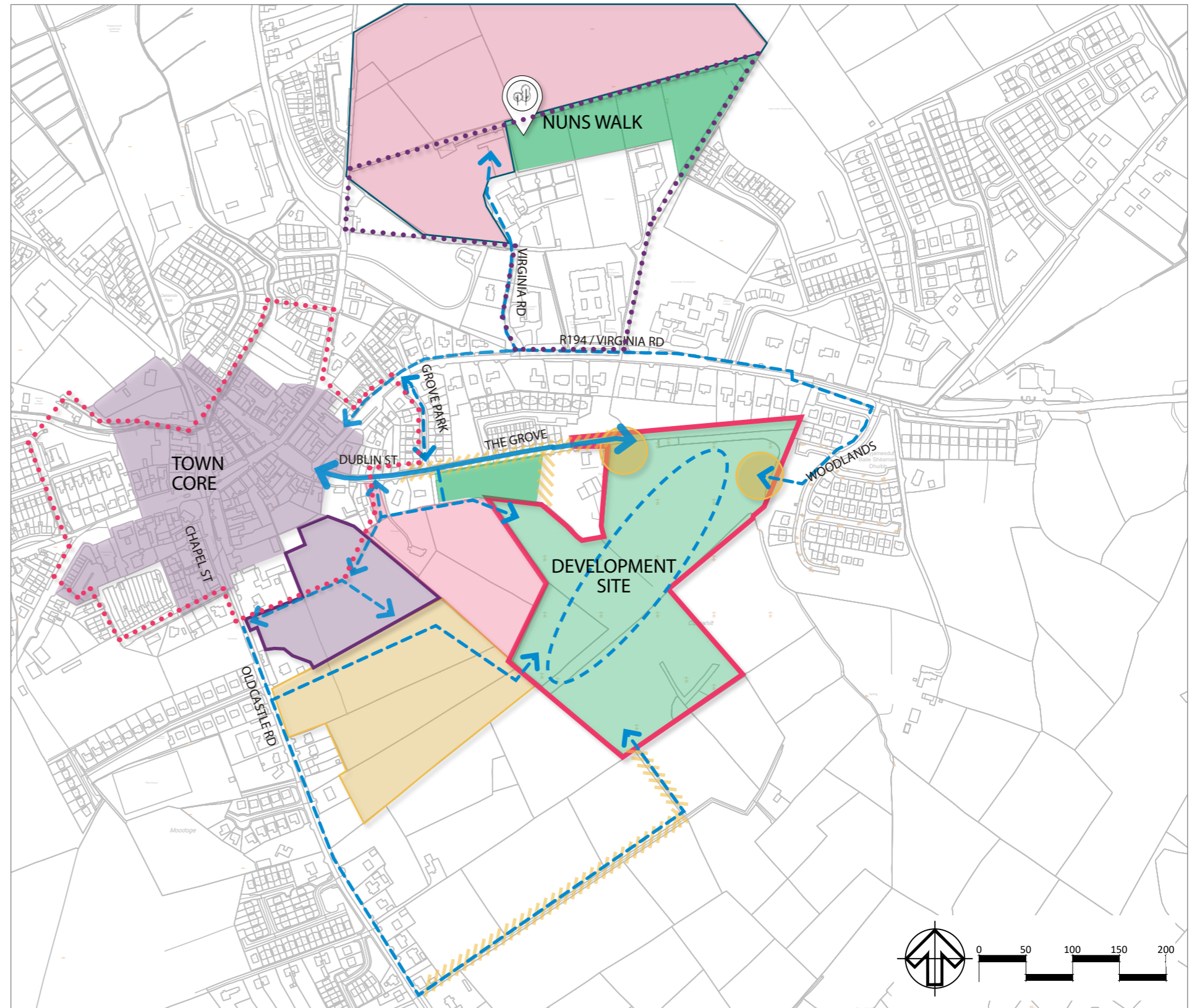
Nuns Walk

Potential connection to the existing Nun's Walk could create a relationship between the two amenity spaces and encourage locals and visitors to enjoy a more extensive and interconnected network of open space.

Land Zoned for Residential Development

Future residential development offers the opportunity to provide connection to the open amenity space from the west of the site. This could potentially tie in with a network of open space connections weaving through any new development within this zone.

Existing and Potential Access and Connections Mapping



5.2 Boundaries

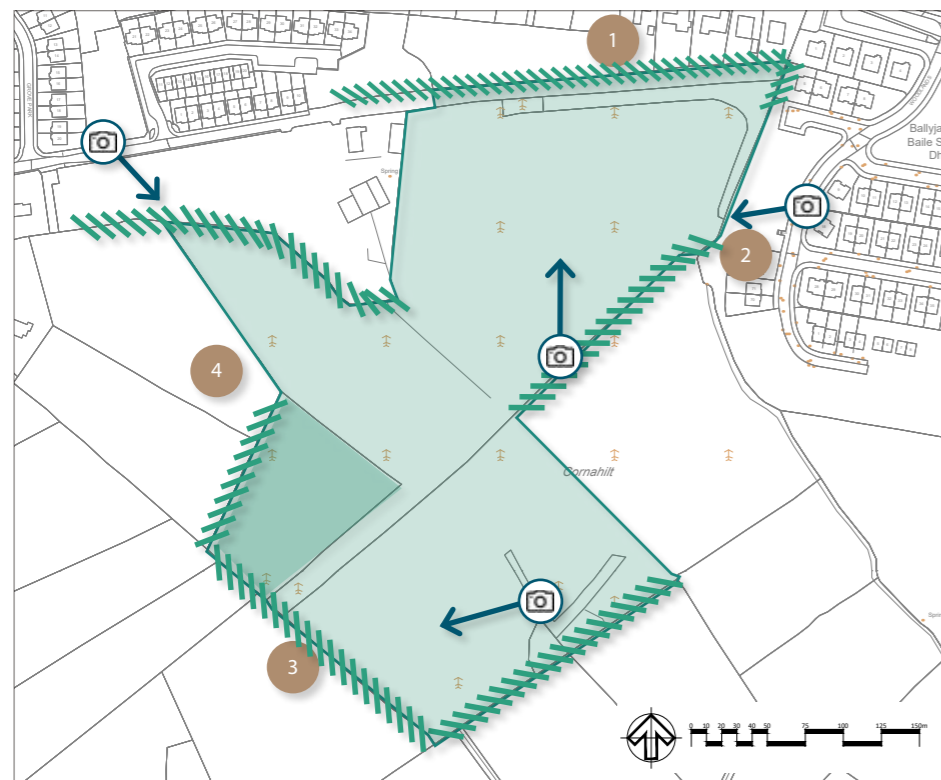
The site is largely bound by typical agricultural field boundaries comprising of a raised berm / ditch, hedgerow and intermittent tree planting. These offer a refuge and corridors for the movement of local wildlife such as small mammals, birds and bats. The cutting or removal of which is restricted during bird nesting season.

These boundaries offer a buffer both in regard to noise and visual amenity.

The mature boundary vegetation also strengthens the sites visual relationship with the surrounding landscape and will be

an important aspect to retain. Further to this there is an opportunity to enhance the existing boundaries with planting of native hedgerow and tree species to improve on the existing condition and habitat value.

▼ Site Boundaries



▼ 1. Northern Boundary



▼ 2. Eastern Boundary with Woodlands Development



▼ 3. Western Boundary



▼ 4. Western Boundary with Lands Zoned for Community Development



5.3 Vegetation and Exposure

The site location and aspect is largely north facing with the eastern side largely protected from the south western prevailing wind.

The existing conifer plantation covers the majority of site and consists of young Norway and Sitka Spruce.

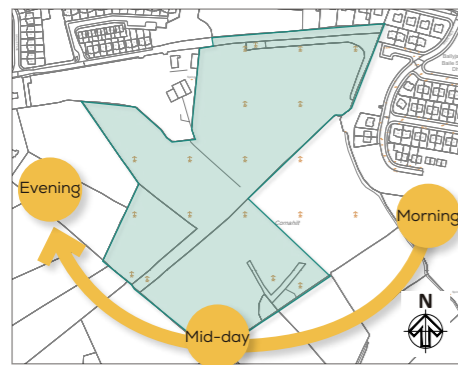
An area of broadleaf woodland exists to the sites western corner, species present

include Sycamore and Birch under-planted with Beech.

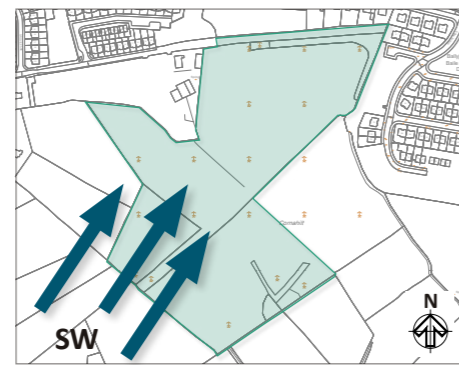
The site is largely bound by existing vegetated field boundaries.

Reference: Walkover Survey by Coillte February 2024

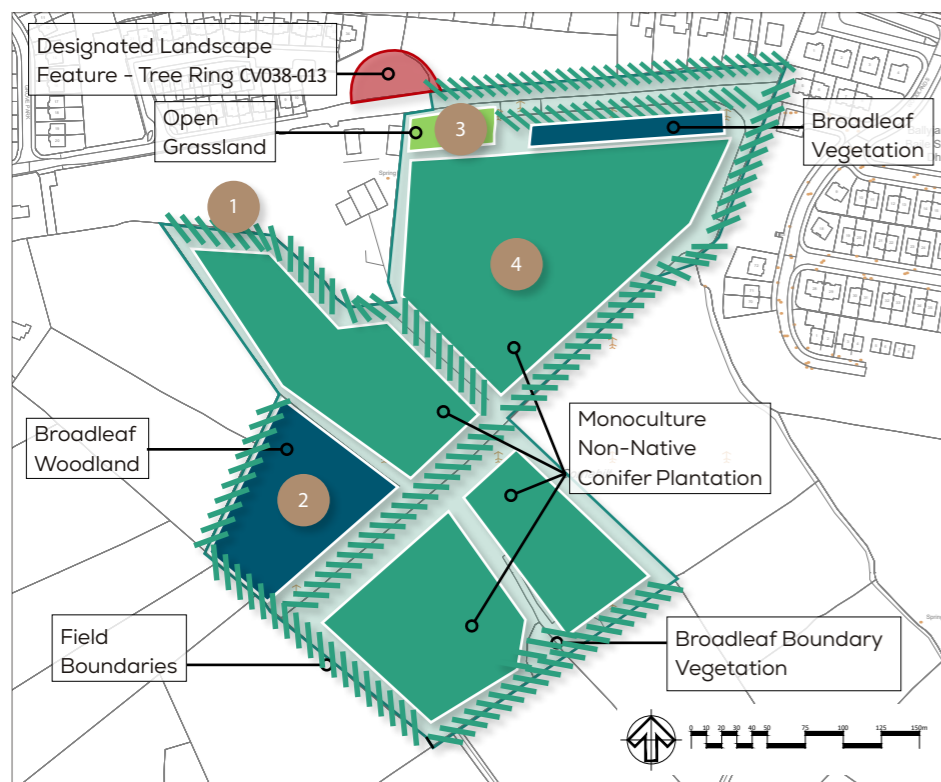
▼ Sun Path



▼ Wind Direction



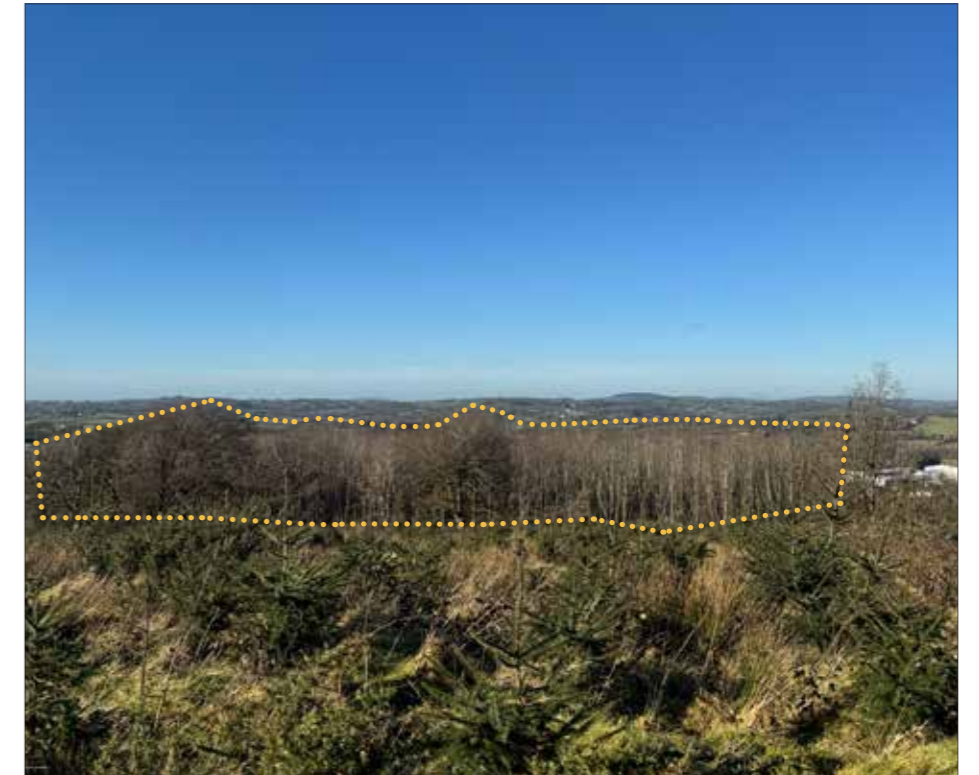
▼ Vegetation Mapping



▼ 1. Existing Hedgerow and Broadleaf Field Boundaries



▼ 2. Existing Broadleaf Woodland - Sycamore under-planted with



▼ 3. Existing Open Meadow Area



▼ 4. Existing Rows of Conifer Plantation - Young Spruce Trees



5.4 Access

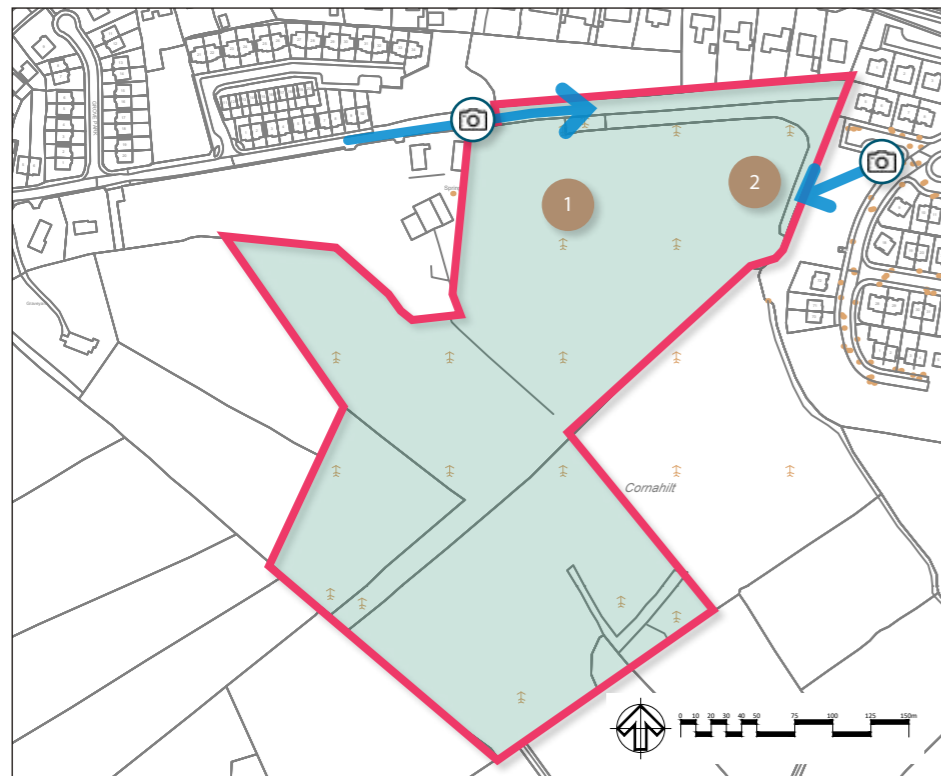
Previously vehicular access for forestry maintenance and felling operations was facilitated by an access track to the sites north west corner, connecting the site to The Grove and Dublin Street beyond.

An additional opportunity for pedestrian access has been identified leading onto existing open green space at the neighbouring Woodlands residential development

▼ 1. Existing North West Vehicular Access via Dublin Street / The Grove



▼ Existing and Potential Access Points



▼ 2. Potential East Pedestrian Access via Woodlands Open Space



5.5 Scale, Topography and Views

Scale

The site covers an area of 23 acres and measures 495m across at its widest point. The perimeter is just over 1.6km.

Topography

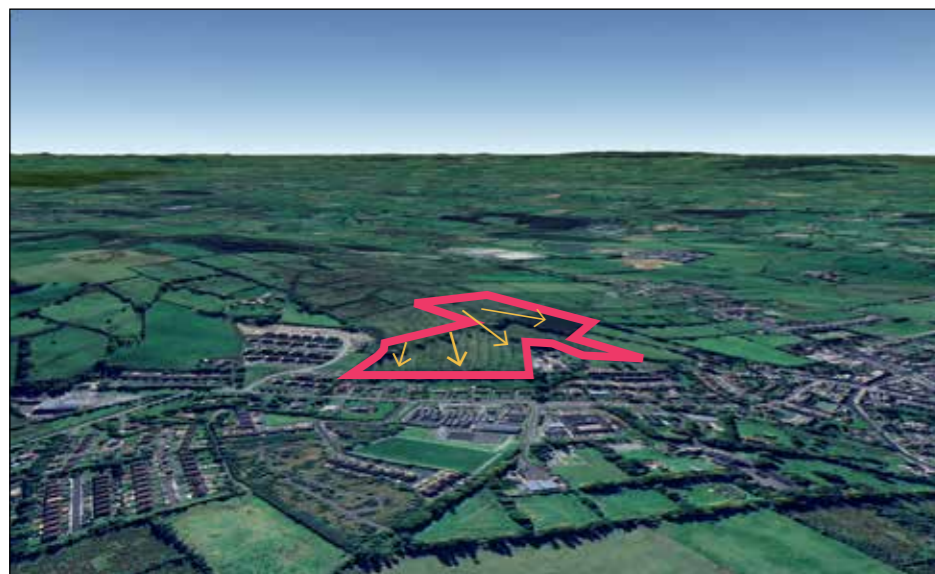
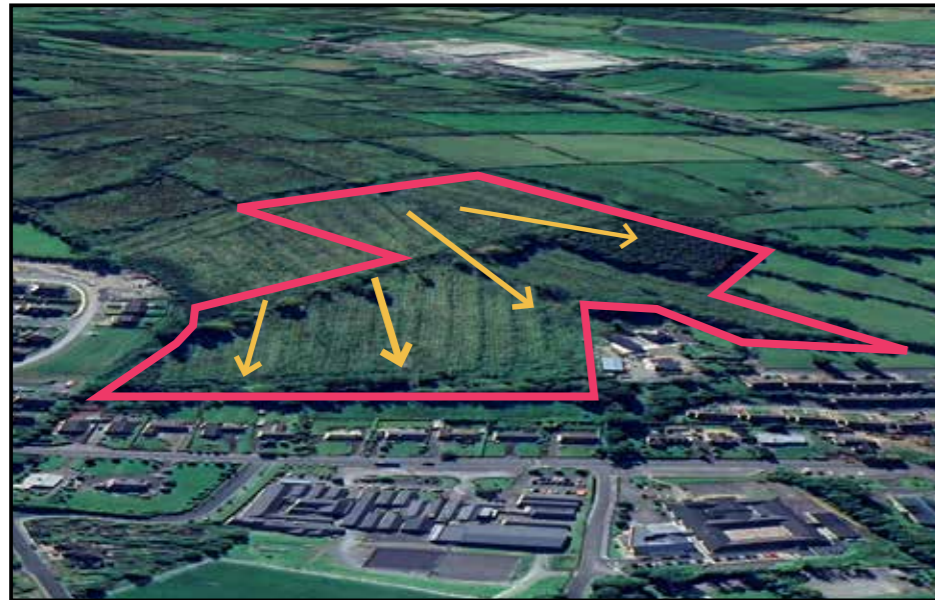
The site topography is highest to the south, the profile of the site falls towards the town centre offering views towards the town from the central high points.

Elevation from the north of the site to the north.

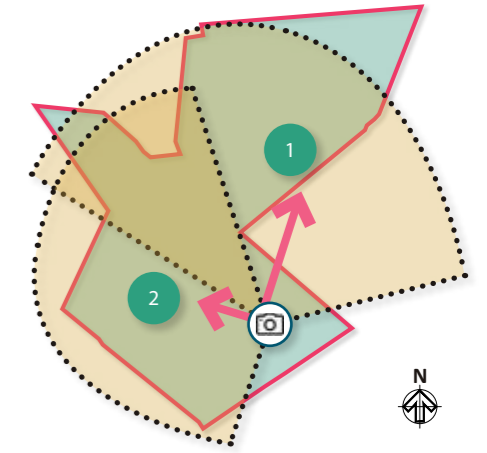
the highpoint at the southern boundary is approximately 120m.

Views

A view of the town centre is blocked by the existing broadleaf woodland, however it is possible to see the County Museum, Nun's Walk, St Clare's College and National School. In the distance Lough Sheelin is visible to the south west, Slieve Glah to the north west and the turbines of Blindoo Wind Farm to the north.



Views



View 1 - Taken from sites southern boundary, looking northeast



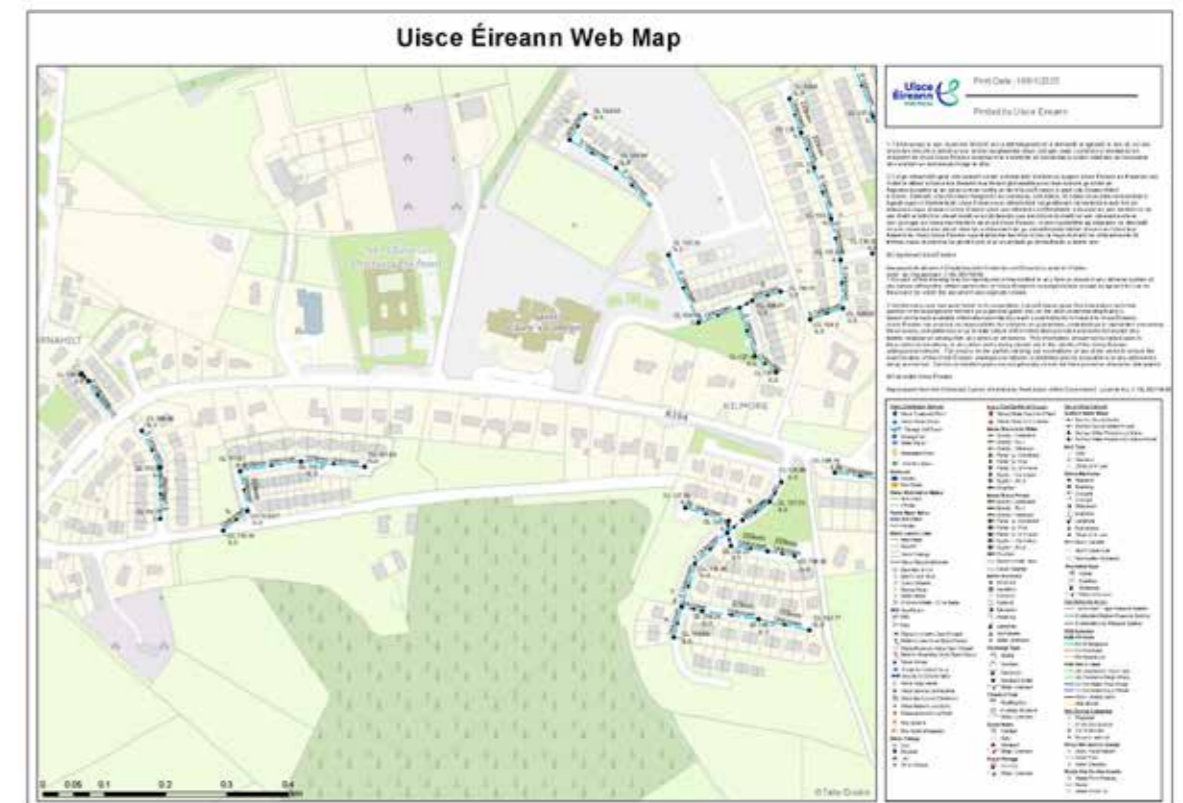
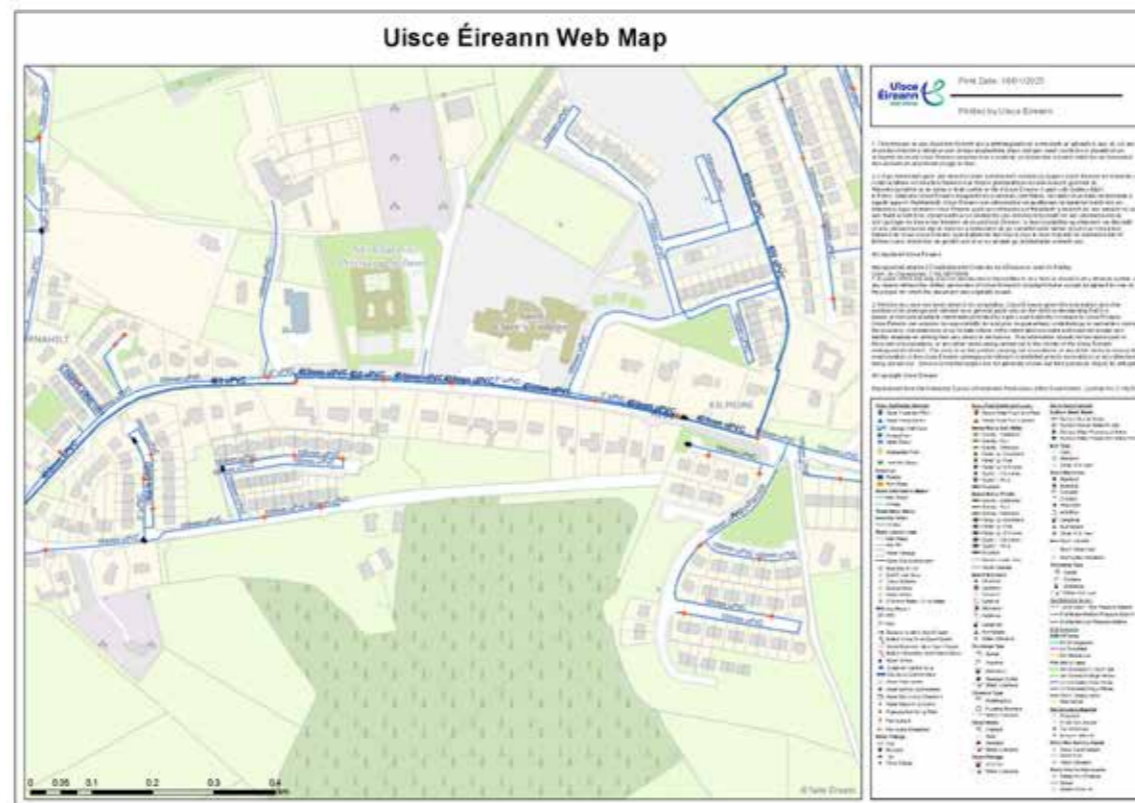
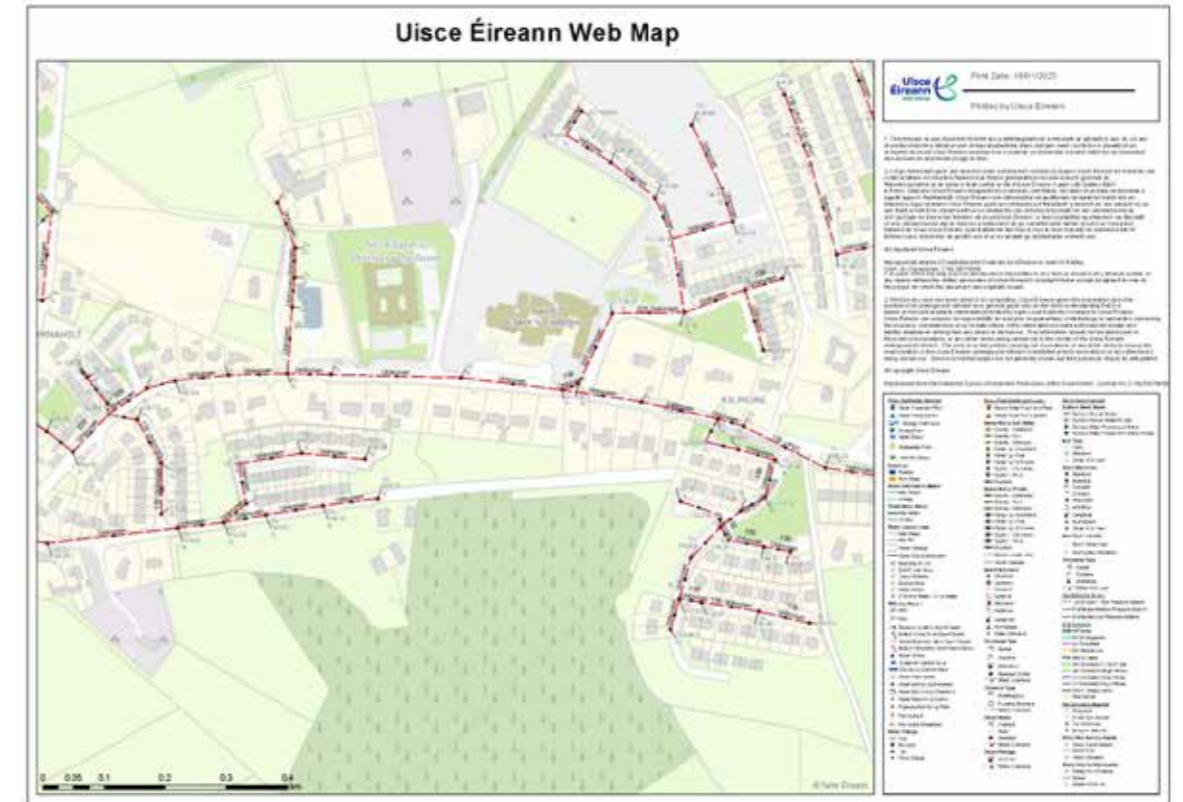
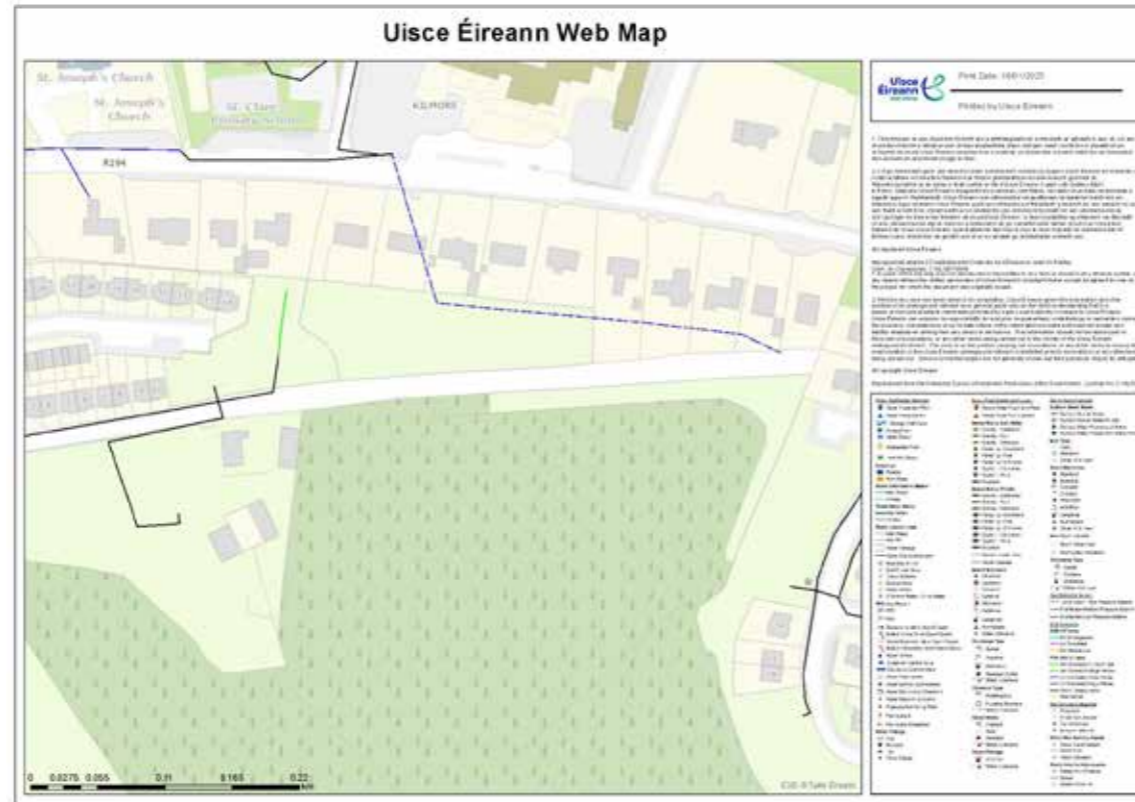
View 2 - Taken from southern boundary looking northwest



5.6 Existing Services

The development site is classified as greenfield, there are no services recorded on the site by Irish Water and ESB (Electricity Supply Board).

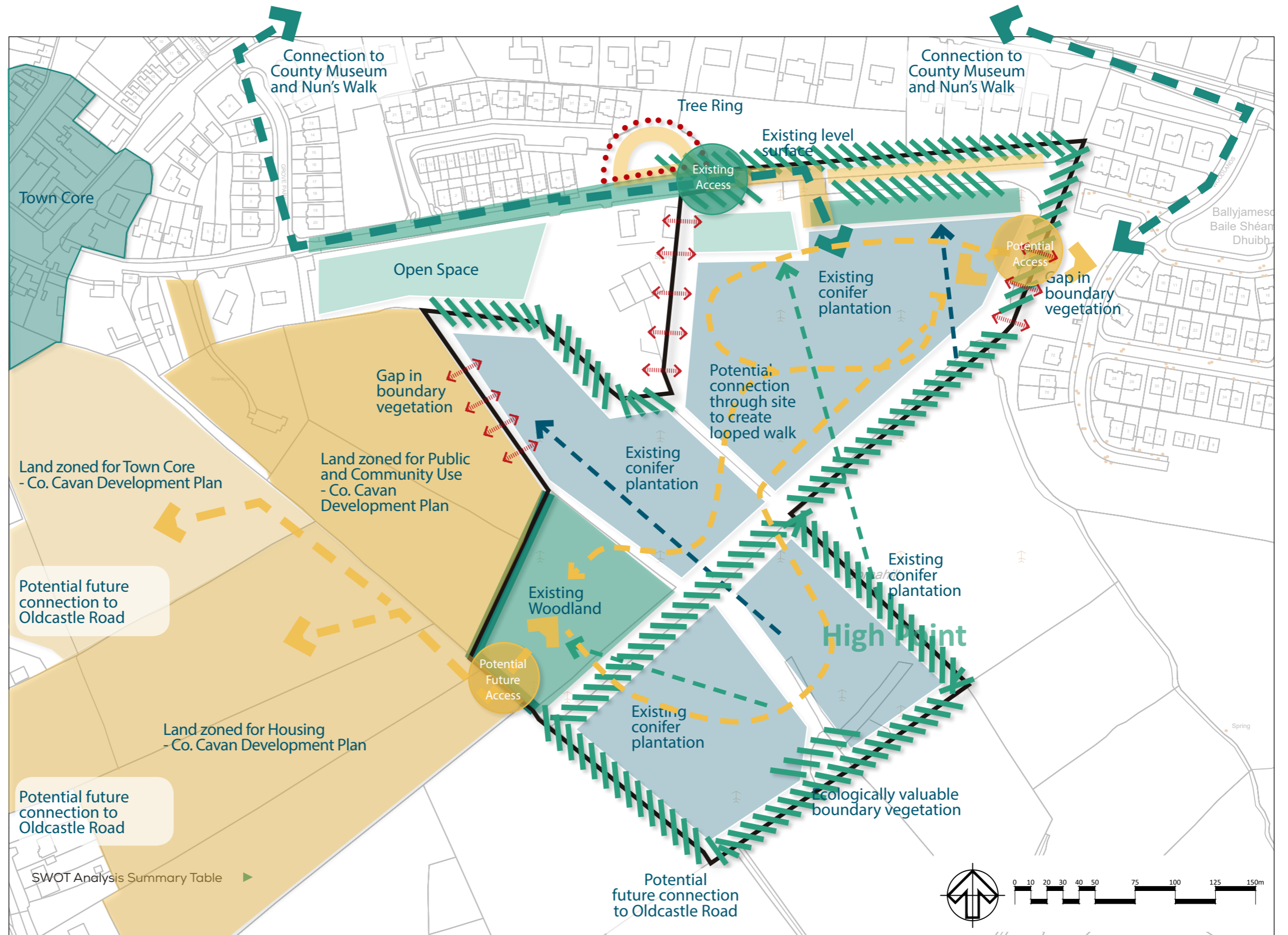
Services and connections in proximity to the site are located along The Grove and within Woodlands residential development.



5.7 SWOT Analysis

The above site analysis is summarised into the following SWOT analysis diagram to provide spatial representation. The research and findings have been consolidated, separating out each of the sites characteristics into Strengths, Weaknesses, Opportunities and Threats.

- Strengths
- Weaknesses
- Opportunities
- Threats



SWOT Analysis Summary Map

6.1 Landscape Masterplan Concept

▼ Concept Images

The site analysis has informed the following concept proposal, with consideration given to existing site constraints and opportunities for enhancement.

The first stage of the concept proposal involves activation of the site as an accessible open space for use by local residents.

Creation of inviting entrances and looping walking trails, in combination with the planting of native woodland will form the framework for the long-term enhancement of the site. Clearing areas of existing conifer plantation for the establishment of meadows and open space will facilitate the proposed view points, play area, picnic area and outdoor learning space for local school children.

The medium to long term development of this site provides opportunity to incorporate more adventure activities, building upon the towns existing tourist attractions. The proposal considers the retention of the southern half of the site as a quieter and more reflective woodland walk.

The establishing native woodland planting and enhancement to existing boundary vegetation will continue to provide improved habitat and ecological value to the site while creating a local woodland and educational environment for the residents of Ballyjamesduff.

These concept proposals were shared with the local community during a consultation event and feedback on the design was provided.



1 Car Parking 2 Pedestrian Access 3 Shared Use Paths



4 Picnic Area 5 Woodland Paths 6 Mountain Bike Trail



7 Forest School 8 Play Area 9 Coffee / Public Toilet Kiosk

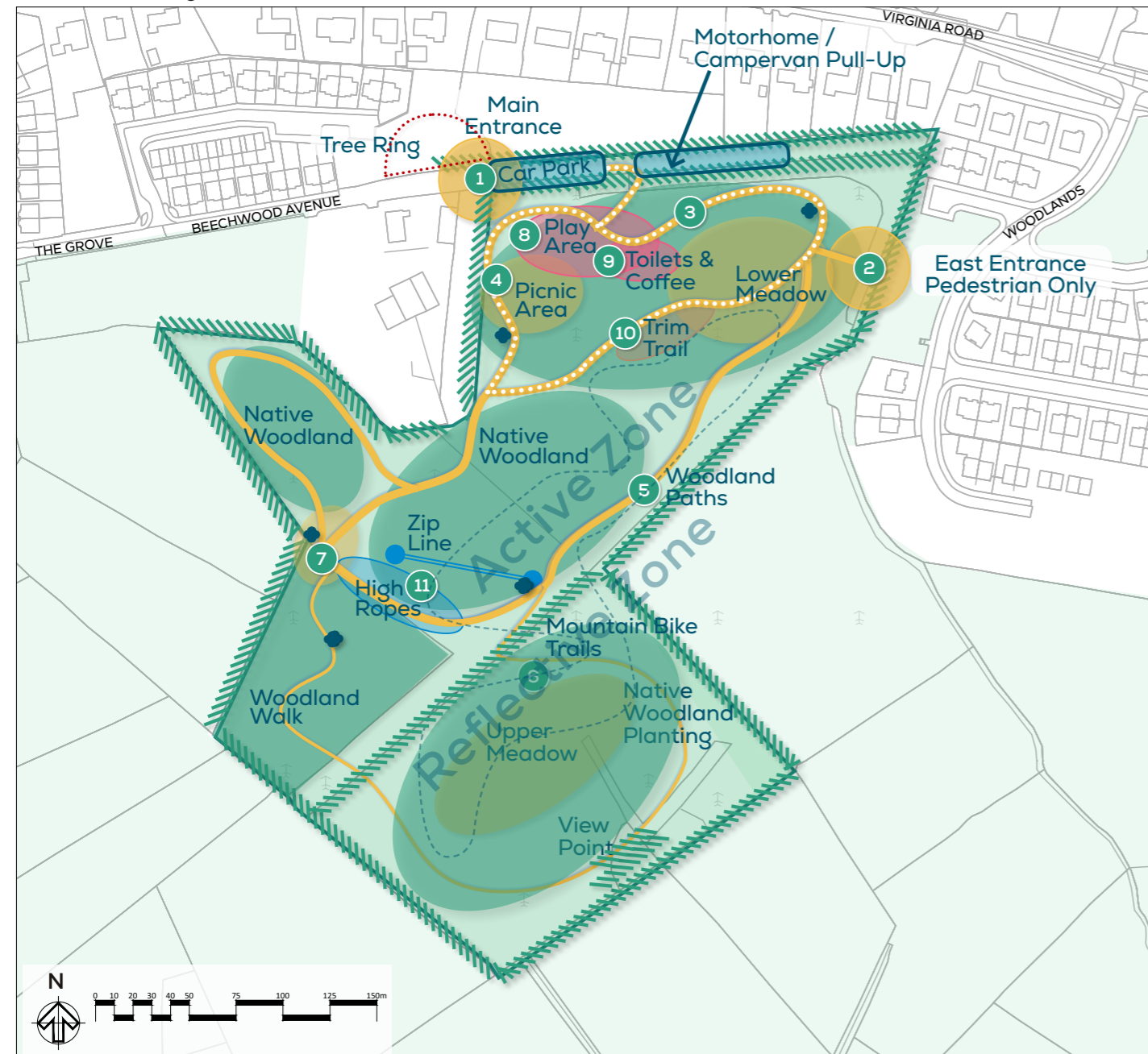


10 Trim Trail 11 High Ropes Course (Long term proposal)

▼ Short Term Concept Proposal



▼ Medium to Long Term Concept Proposal



▼ Woodland Planting Year 1



▼ Woodland Planting Year 10



▼ Woodland Planting Year 20



6.2 Landscape Masterplan

This proposal activates and provides public access to a new amenity park and woodland, providing a nature based community asset in contrast to the adjacent urban area.

Vehicular access is restricted to a single arrival car park with 25 spaces, including 2 parent/child, 1 age friendly, 2 wheelchair accessible reserved spaces and a controlled access motorhome / campervan pull up area provides accommodation for visitors to Ballyjamesduff within an attractive parkland setting.

An enclosed children's play with a variety of equipment and use of natural materials and elements is located close to a welcoming arrival space with coffee kiosk and public toilet facilities.

An access for all shared use path is provided in the northern, more active area of the site from the car park to play area, picnic area and trim trail along a 0.5km long looping walk. Further pedestrian pathways are introduced throughout the site providing a network of explorative walking trails within the southern wooded, more reflective zone.

An upper and a lower meadow are created to form a matrix of habitats across the site and to facilitate views out from the sites high point.

Proposed materiality has been chosen to sensitively tie in to with the new woodland landscape and complement the natural environment.

Existing boundary vegetation and broadleaf woodland is retained and enhanced to preserve existing ecological value and existing habitats. Gaps within boundary vegetation are to be planted up with native tree and hedge planting to provide screening to the adjacent urban environment to enhance the sense of escape within this pocket public amenity space.

Planted shallow swales are introduced where suitable to further enhance the variety of habitats on site.

Legend	
	Red Line Boundary
Surfaces	
	Primary Paths (Access for all route) Material: Beton Board Gravel Colour: Buff
	Raised Crossing Material: Asphalt Colour: Buff
	Secondary Paths (Woodland walk) Material: Loose Gravel Colour: Buff
	Footpath Material: Concrete Finish: Brushed
	Access Road Material: Asphalt
	Permeable Surface to Carparking Bays Material: Permeable Concrete Block Paving Colour: Silver Grey/Black/White
	Play Area Material: Bonded Rubber Matting Surfacing Colour: Harvest Balm, Feads, Acacia Brown
Fencing & Gates	
	Secure Fence to Site Boundary Material: To be agreed with neighbour Height: 2m
	Fencing To Play Area 3.2m high vertical steel bar row top fencing with self closing anti-rattle single leaf access gates Colour: Fencing: Powder coated (Green) Gates: Powder coated (Yellow)
Furniture & Equipments	
	Play Equipment
	Trim Trail Equipment
	Picnic Benches
	Forest School Log Seating
	Park Bench
	Woodland Sculpture
	Bins
	Vehicle Barrier
	Toilets & Coffee Kiosk
	Cycle Parking
Softworks	
	Existing Trees
	Proposed Trees
	Amenity Grass
	Species Rich Irish Wildflower Meadow
	Native Woodland Planting
	Shrub Planting
	Planted Swale
	Mixed Native Boundary Hedge
	Hedge Planting to Car Park



6.3 Planting Schedule

Proposed planting has been carefully considered to provide a variety of native species to maximise the benefit to local flora and fauna. A mixture of fruiting and flowering native species have been selected to support foraging animals and pollinating insects.

Habitats created include woodland tree planting with understory shrub planting, mixed native hedgerows, open meadow areas and planted swales.

Species Rich Native Meadow



Rosa canina



Allium ursinum



Salvia nemorosa



Iris pseudacorus



LEGEND:

- Application Boundary
- Existing field boundary and existing woodland vegetation to be retained.

SOFT LANDSCAPE

TREES

Species	Stock	Height	Spec	Density	% Mix
Specimen Trees to Arrival Area and Car Park					
Betula pendula *	20-25cm	5m	2m Clear Stem 3tr. (WRB)	3m2	10
Prunus avium *	20-25cm	5m	2m Clear Stem 3tr. (WRB)	3m2	10
Sorbus hibernica *	20-25cm	5m	2m Clear Stem 3tr. (WRB)	3m2	10
Sorbus aucuparia *	20-25cm	5m	2m Clear Stem 3tr. (WRB)	3m2	10
Native Trees to Site Boundary					
Betula pendula *	16-18cm	4m	2m Clear Stem 3tr. (WRB)	3m2	10
Betula pubescens	16-18cm	4m	2m Clear Stem 3tr. (WRB)	3m2	10
Sorbus hibernica *	16-18cm	4m	2m Clear Stem 3tr. (WRB)	3m2	10
Betula pendula *	16-18cm	4m	Feathered 3tr. (WRB)	3m2	10
Populus tremula *	16-18cm	4m	Feathered 3tr. (WRB)	3m2	10
Salix alba *	16-18cm	4m	Feathered 3tr. (WRB)	3m2	10
Crataegus monogyna *	16-18cm	4m	Feathered 3tr. (RB)	3m2	10
Ilex aquifolium *	16-18cm	4m	Feathered 3tr. (RB)	3m2	10
Native Trees to Meadow Areas					
Betula pendula *	16-18cm	3m	Feathered 3tr. (RB)	3m2	10
Corylus avellana *	16-18cm	3m	Feathered 3tr. (RB)	3m2	10
Alnus glutinosa *	16-18cm	3m	Feathered 3tr. (RB)	3m2	10
Sorbus aucuparia *	16-18cm	3m	Feathered 3tr. (RB)	3m2	10
Salix alba *	16-18cm	3m	Feathered 3tr. (WRB)	3m2	10
Salix cinerea subsp. Oleifolia *	16-18cm	3m	Feathered 3tr. (WRB)	3m2	10

Note:
* Native species / species identified in the All Ireland Pollinator Plan Pollinator Friendly Planting Code / RHS Perfect for Pollinators list.

WOODLAND PLANTING

Species	Stock	Spec	Density	% Mix
60-80 cm Tree Whips				
Alnus glutinosa *	60-80cm	1+2, transplant, br	1 per m2	10
Betula pubescens	60-80cm	1+2, transplant, br	1 per m2	10
Corylus avellana *	60-80cm	1+2, transplant, br	1 per m2	8
Quercus petraea	60-80cm	1+2, transplant, br	1 per m2	8
Sorbus aucuparia *	60-80cm	1+2, transplant, br	1 per m2	8
Fagus sylvatica	60-80cm	1+2, transplant, br	1 per m2	8
40-60 cm Tree Whips				
Betula pendula *	40-60cm	1+1, transplant, br	1 per m2	6
Crataegus monogyna *	40-60cm	1+1, transplant, br	1 per m2	6
Ilex aquifolium	40-60cm	3L Pot	1 per m2	6
Populus tremula *	40-60cm	1+1, transplant, br	1 per m2	6
Prunus avium *	40-60cm	1+1, transplant, br	1 per m2	6
40-60 cm Understory Whips				
Prunus spinosa *	40-60cm	1+1, transplant, br	1 per m2	4
Salix cinerea subsp. Oleifolia *	40-60cm	1+1, transplant, br	1 per m2	4
Salix caprea *	40-60cm	1+1, transplant, br	1 per m2	4
Sambucus nigra *	40-60cm	1+1, transplant, br	1 per m2	2
Prunus padus *	40-60cm	1+1, transplant, br	1 per m2	2
Viburnum opulus	40-60cm	1+1, transplant, br	1 per m2	2

Note:
* Native species / species identified in the All Ireland Pollinator Plan Pollinator Friendly Planting Code / RHS Perfect for Pollinators list.

MIXED NATIVE BOUNDARY HEDGE

Species	Stock	Spec	Density	% Mix
Crataegus monogyna *	80-120cm	1+2, transplant, br	5x linn	30
Prunus spinosa *	80-120cm	1+2, transplant, br	5x linn	20
Sambucus nigra *	80-120cm	1+2, transplant, br	5x linn	20
Rosa canina *	80-120cm	1+2, transplant, br	5x linn	20
Prunus avium *	80-120cm	1+2, transplant, br	5x linn	10

Note:
* Native species / species identified in the All Ireland Pollinator Plan Pollinator Friendly Planting Code.

HEDGE PLANTING TO CAR PARK

Species	Stock	Spec	Density	% Mix
Carpinus betulus	120 cm	1+2, transplant, br	5x linn	100

SHRUB PLANTING

Species	Stock	Height	Spec	Density	% Mix
Euonymus europaeus *	C2	40-60cm	Bushy	3m2	10
Prunus spinosa *	C2	40-60cm	Bushy	3m2	10
Ilex aquifolium *	C2	40-60cm	Bushy	3m2	10
Viburnum opulus *	C2	40-60cm	Bushy	3m2	10
Sambucus nigra *	C2	40-60cm	Bushy	3m2	10
Cytisus scoparius *	C2	40-60cm	Bushy	3m2	5
Rosa canina *	C2	40-60cm	Bushy	3m2	5
Barberis darwini *	C2	40-60cm	Bushy	3m2	5
Cornus alba *	C2	40-60cm	Bushy	3m2	5
Spiraea japonica *	C2	40-60cm	Bushy	3m2	5
Escallonia 'Donard Radiance' *	C2	40-60cm	Bushy	3m2	5
Photinia davidiana *	C2	40-60cm	Bushy	3m2	5
Perennials					
Lavandula angustifolia 'Hidcote' *	C2	Full Pot	Bushy	5m2	20
Salvia nemorosa 'Caradonna' *	C2	Full Pot	Bushy	5m2	15
Achillea 'Moonshine' *	C2	Full Pot	Bushy	5m2	15
Geranium x magnificum 'Rosemoor'	C2	Full Pot	Bushy	5m2	10
Astragalus major *	C2	Full Pot	Bushy	5m2	10
Echinacea purpurea *	C2	Full Pot	Bushy	5m2	10
Veronica longifolia 'Charlotte' *	C2	Full Pot	Bushy	5m2	10
Bulbs					
Muscari armeniacum *	Bulb	Top Size		7m2	20
Allium ursinum *	Bulb	Top Size		7m2	20
Galanthus nivalis *	Bulb	Top Size		10m2	20
Tulipa 'Apricot Beauty'	Bulb	Top Size		7m2	20
Tulipa 'Maureen'	Bulb	Top Size		7m2	20

Note:
* Native species / species identified in the All Ireland Pollinator Plan Pollinator Friendly Planting Code / RHS Perfect for Pollinators list.

SWALE PLANTING

Species	Stock	Height	Spec	Density	% Mix
Plug Planting					
Angelica sylvestris **	P9	-	Full Pot	5m2	5
Filipendula ulmaria **	P9	-	Full Pot	5m2	5
Iris pseudacorus **	P9	-	Full Pot	5m2	5
Galium palustre '1)	P9	-	Full Pot	5m2	5
Shrub Planting					
Viburnum opulus *	C2	40-60cm	Bushy	3m2	20
Rosa canina *	C2	40-60cm	Bushy	3m2	20
Cornus alba *	C2	40-60cm	Bushy	3m2	20
Escallonia 'Donard Radiance' *	C2	40-60cm	Bushy	3m2	20

Note:
* Native species / species identified in the All Ireland Pollinator Plan Pollinator Friendly Planting Code / RHS Perfect for Pollinators list.

SPECIES RICH IRISH WILDFLOWER MEADOW

Irish biodiversity wildflower meadow seed mix
Sowing rate 5g / m2

Annual: Mayweed, Bird's-foot Trefoil, Black Medick, Bladder Campion, Bluebell, Burdock, Cat's Ear, Common Sorrel, Corn Marigold, Corn Poppy, Corn Spurry, Corncockle, Cornflower, Cowslip, Devil's-bit Scabious, Eyebright, Field Scabious, Flag Iris, Fleabane, Foxglove, Garlic Hedge Mustard, Hemp Agrimony, Hoary Plantain, Kidney Vetch, Ladies Ann Lace, Lady's Bedstraw, Common Centaury, Lesser Knapweed, Musk Mallow, Marjoram, Meadow Buttercup, Meadowsweet, Mullen, Ox-eye Daisy, Pineapple Mayweed, Purple Loosestrife, Ragged Robin, Red Barilla, Red Campion, Red Clover, Ribwort Plantain, Rough Hawkbit, Selfheal, Shepherd's Purse, Smooth Hawkbit, St. Johnswort, Teasel, Vetch, Common, Weld, White Campion, Wild Angelica, Wild Carrot, Wild Valerian, Woundwort, Yarrow, Yellow Agrimony, Yellow Rattle

AMENITY GRASS

Amenity Grass Areas / Mowing Maintenance Strips Adjacent to Paths
Germinal 'Hardwearing' seed mix with Clover
Sowing rate: 35g/m2 (350g/ha) , Cutting height: Between 20-50mm

Native woodland tree planting



Mixed native woodland planting



Planted swales



Mixed native hedgerow planting



Viburnum opulus



Cornus alba



Prunus spinosa



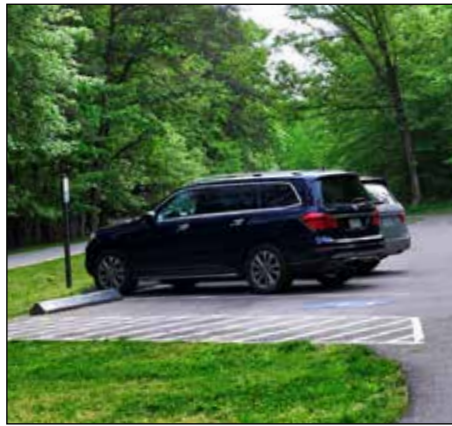
6.4 Northern Active Zone - Proposal

Activity and development is focused on the northern part of the site due to the location of the existing site access and the topography of the landform.



6.5 Active Zone - Precedent Images

▼ Arrival Area and Car Park



▼ Coffee and Public Toilet Kiosk



▼ Access for All Route



▼ Children's Play area



▼ Cycle Parking



▼ Woodland Walking Trails



▼ Mixed Native Boundary Hedge



▼ Picnic Area



▼ Exercise Equipment



▼ Forest School Outdoor Learning Space



▼ Woodland Sculpture Trail



▼ Irish Wildflower Meadows



6.6 Southern Reflective Zone - Proposal

Activation of the site becomes more sensitive to the surrounding rural landscape as the proposal transitions from north to south. This area of the site offers a more tranquil, reflective and exploratory experience for visitors.



6.7 Reflective Zone - Precedent Images

▼ Irish Wildflower Meadows



▼ Woodland Mountain Bike Trails



▼ Woodland Sculpture Trail



▼ Mixed Native Woodland Planting



▼ Native Tree Planting



▼ Open Meadow Areas



▼ Woodland Walking Trails



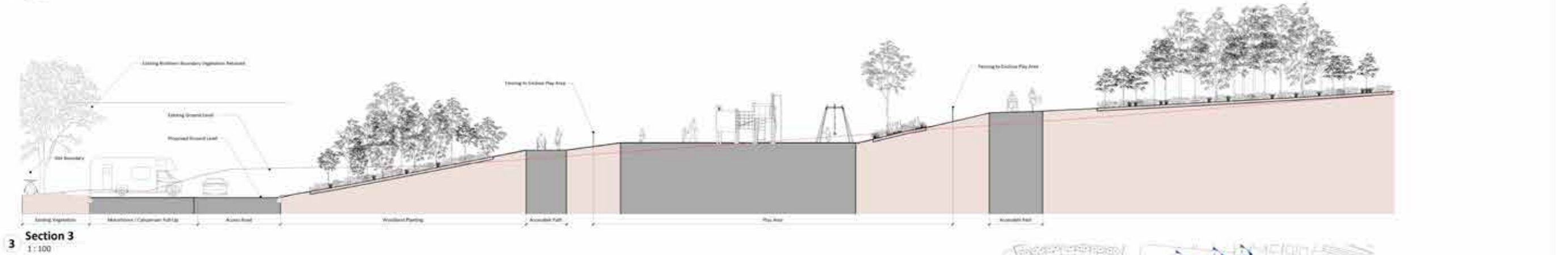
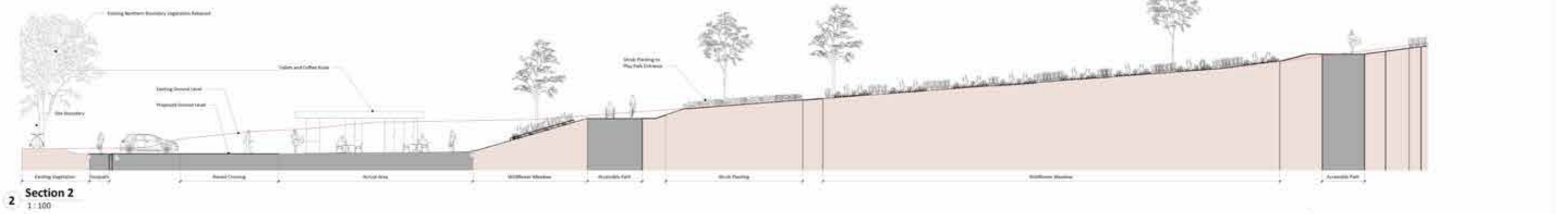
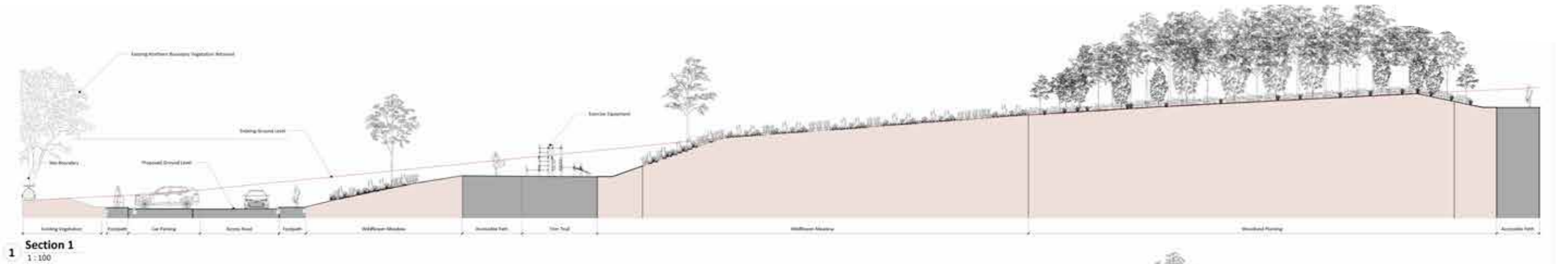
▼ Woodland Walking Trails

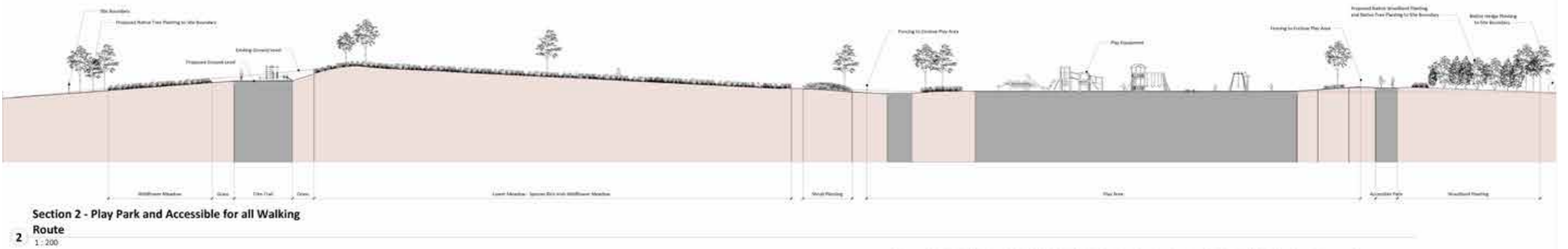
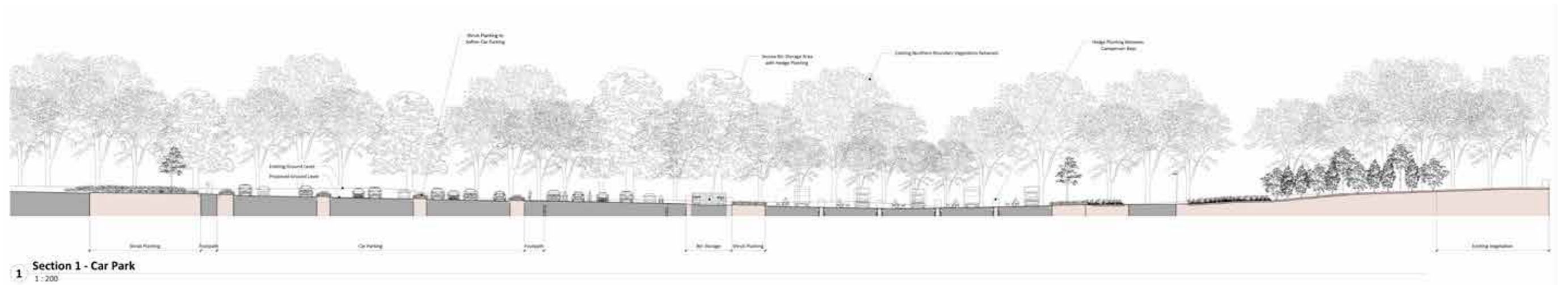


▼ Views Points



6.8 Landscape Sections





6.9 Landscape Visualisations



▲ Arrival Area and Car Park



▲ Play Park and Woodland Walking Trails

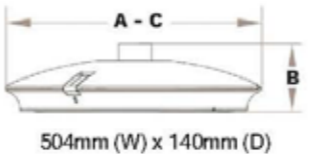
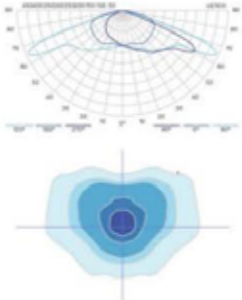


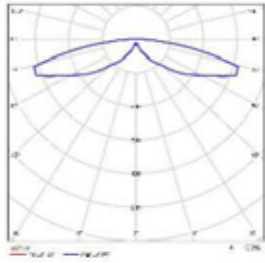


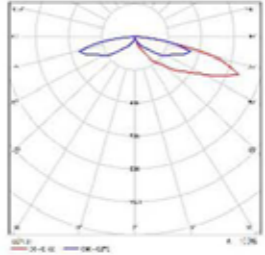

7.1 M&E Lighting Proposal



7.3 External Lighting Schedule



Section E10 Appendix
External Lighting Installations
Rev P01

Ref	Description	Area Used	Manufacturer	Dimensions	Lamp Type	Polar Curve	Image
Type X1	Flat Glass 20 LEDs column mounted luminaire. Meets IDS Dark sky requirements when equipped with fixed mounting option, 100,000h L95. Protection: IP66, IK09 Finish: Graphite Aluminium	Road & Carpark	Urbis Schreder Flexia FG MIDI 5393 Or Equal and Approved	 504mm (W) x 140mm (D)	12.9W LED 1943 Lumens Output 4000K 150 lm/W		
Type X2	High-performance lighting bollard with a contemporary appearance. Robust construction and excellent performance ensure suitability for many applications. SmartScan Radar versions provide all the benefits of SmartScan lighting management while maintaining the vandal resistant qualities of the luminaire. Protection: IP66, IK10 Finish: Graphite Aluminium	Pathway Area	Thorlux Passway Area Or Equal and Approved		21W LED 1255 Lumens Output 4000K 59 lm/W		
Type X3	High-performance lighting bollard with a contemporary appearance. Robust construction and excellent performance ensure suitability for many applications. SmartScan Radar versions provide all the benefits of SmartScan lighting management while maintaining the vandal resistant qualities of the luminaire. Protection: IP66, IK10 Finish: Graphite Aluminium	Pathway Area	Thorlux Passway Pathway Or Equal and Approved		11W LED 655 Lumens Output 4000K 59 lm/W		



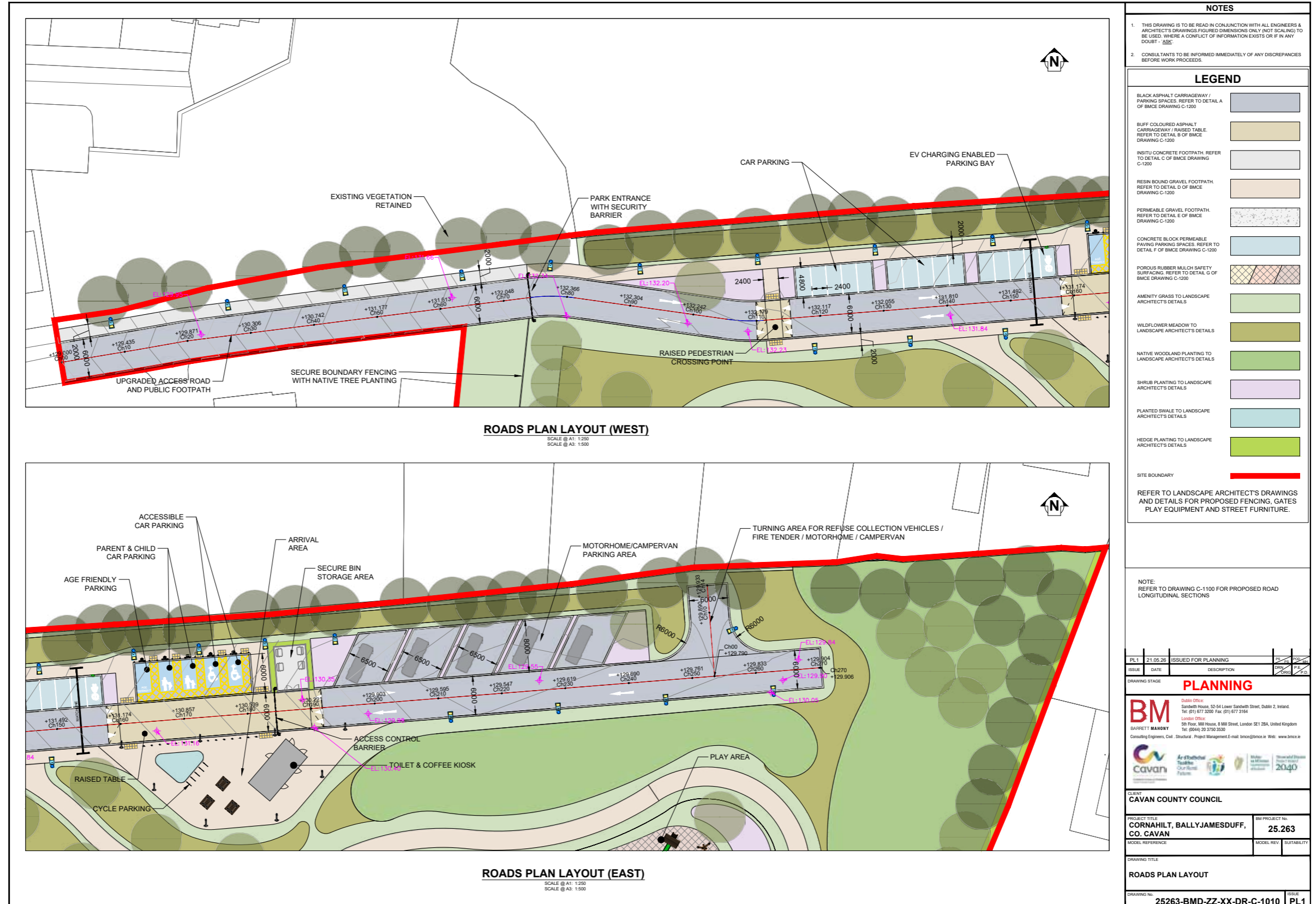
Section E10 Appendix
External Lighting Installations
Rev P01

Ref	Description	Area Used	Manufacturer	Dimensions	Lamp Type	Polar Curve	Image
LC	<p>GL28H glue laminated timber shaft with hot-dipped galvanised steel base/cap. Treated with a water based stain finish consisting of four protective coats, VOCs <100g/l. Powder coating for the steel part.</p> <p>Finish: Stain to match toilet dock finish with Graphite base/cap to match</p>	Road & Carpark	<p>Urbis Schreder Flexia Pole Conical Wood Nemus</p> <p>Or</p> <p>Equal & Approved</p>	<p>600mm (H) x Ø 180mm Base</p>	N/A	N/A	

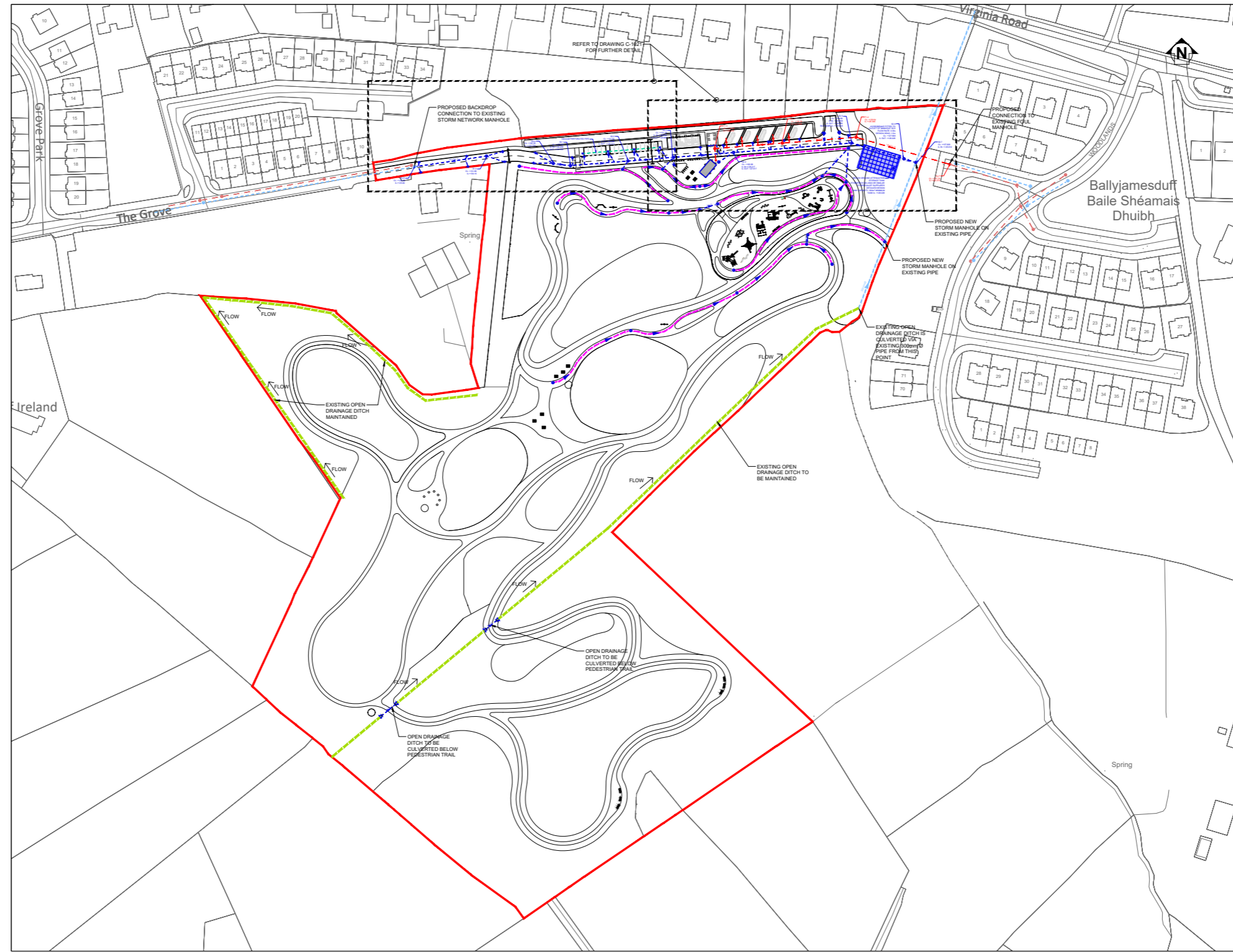
8.1 Overall Site Layout



8.2 Roads Plan Layout



8.3 Drainage Plan Layout - Overall Site



DRAINAGE PLAN LAYOUT - OVERALL SITE
SCALE @ A1: 1:1000
SCALE @ A3: 1:2000

NOTES

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- CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

DRAINAGE LEGEND

FOUL EXISTING

- NON RETURN VALVE
- RODDING EYE
- SOIL VENT PIPE
- PIPE DESCRIPTION
- ACCESS JUNCTION
- MANHOLE
- INSPECTION CHAMBER
- BACK INLET GULLEY TRAP
- PIPE LINE WITH DETAILS & FLOW DIRECTION

FOUL PROPOSED

- NON RETURN VALVE
- RODDING EYE
- SOIL VENT PIPE
- PIPE DESCRIPTION
- ACCESS JUNCTION
- ROADS TRAP
- MANHOLE
- INSPECTION CHAMBER
- BACK INLET GULLEY TRAP
- PIPE LINE WITH DETAILS & FLOW DIRECTION

SURFACE EXISTING

- NON RETURN VALVE
- ROAD GULLEY
- RAIN WATER PIPE
- PIPE DESCRIPTION
- ACCESS JUNCTION
- MANHOLE
- INSPECTION CHAMBER
- RAIN WATER PIPE AND BACK INLET GULLEY TRAP
- PIPE LINE WITH DETAILS & FLOW DIRECTION

SURFACE PROPOSED

- NON RETURN VALVE
- DRAINAGE CHANNEL
- ROAD GULLEY
- RAIN WATER PIPE
- PIPE DESCRIPTION
- ACCESS JUNCTION
- MANHOLE
- INSPECTION CHAMBER
- PIPE LINE WITH DETAILS & FLOW DIRECTION
- HEADWALL

100mmØ PERFORATED PIPE DRAINING PERMEABLE PAVING SUBBASE

NEW FILTER DRAIN - CL505 STONE-FILLED TRENCH 1m DEEP x 0.75m WIDE WITH 100mmØ PERFORATED LAND DRAIN PIPE

EXISTING OPEN DRAINAGE DITCH TO BE RETAINED

NOTE: ALL WASTEWATER DRAINAGE WORKS TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH USICE EIREANN'S LATEST STANDARD DETAILS AND CODES OF PRACTICE.

PL1	21.05.26	ISSUED FOR PLANNING	PS	CS
ISSUE	DATE	DESCRIPTION	DRN	P.S.
			Checked	20/06

DRAWING STAGE: **PLANNING**

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Consulting Engineers, Civil, Structural, Project Management. Email: bmc@barritt.com Website: www.barritt.com

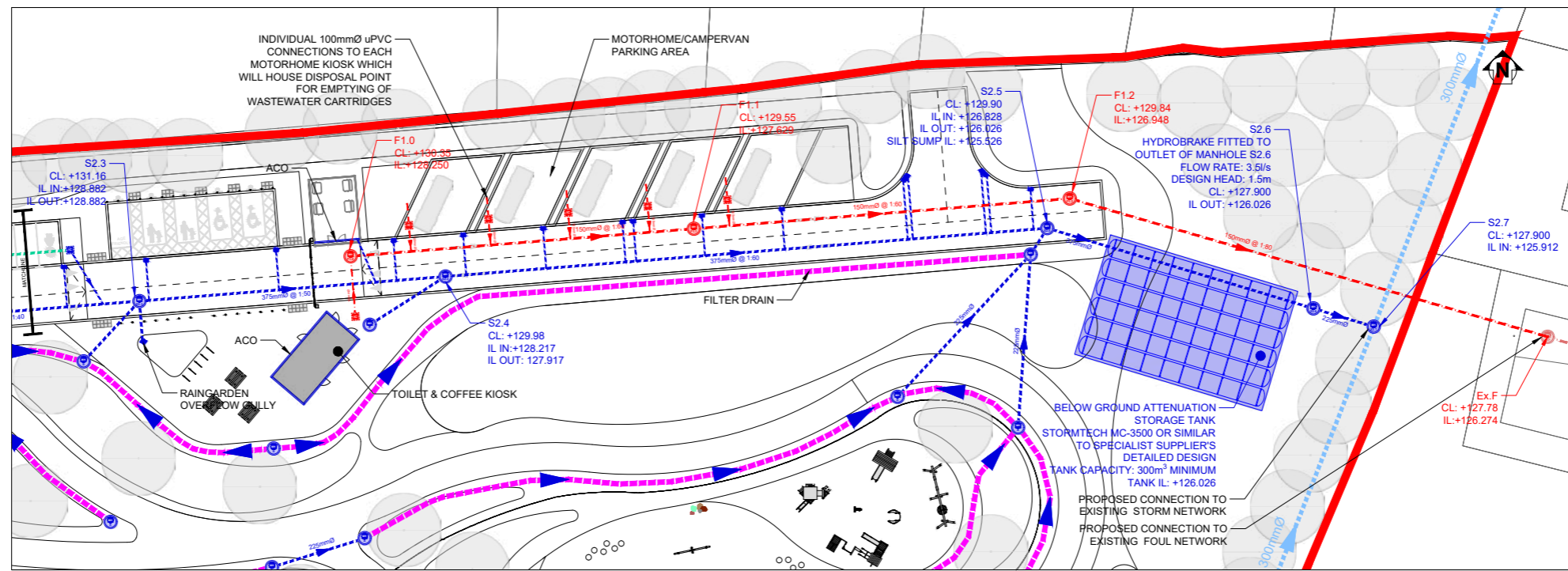
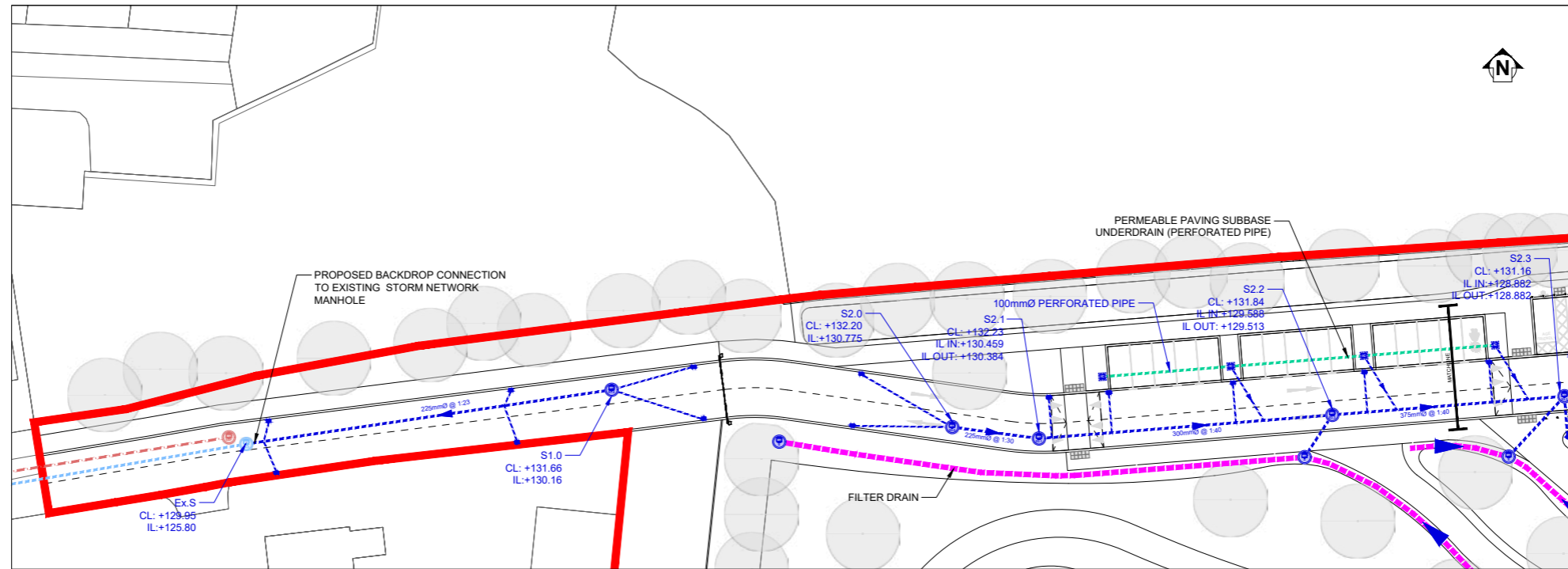
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PROJECT TITLE: **CORNAHILT, BALLYJAMESDUFF, CO. CAVAN** BM PROJECT NO: **25.263**

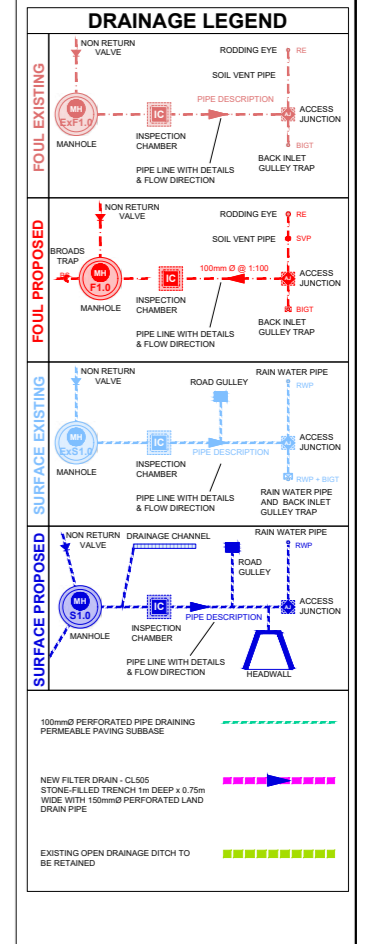
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DRAWING NO: **25263-BMD-ZZ-XX-DR-C-1020** ISSUE: **PL1**

8.4 Drainage Plan Layout - Northern Area



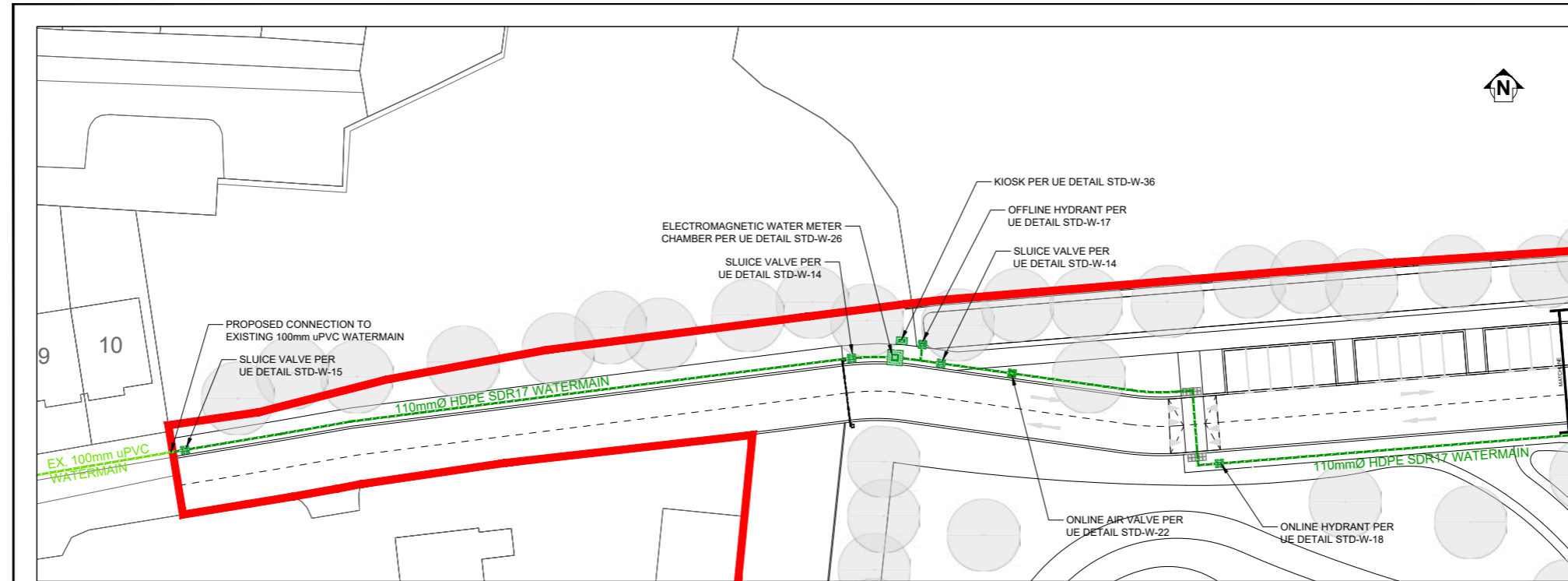
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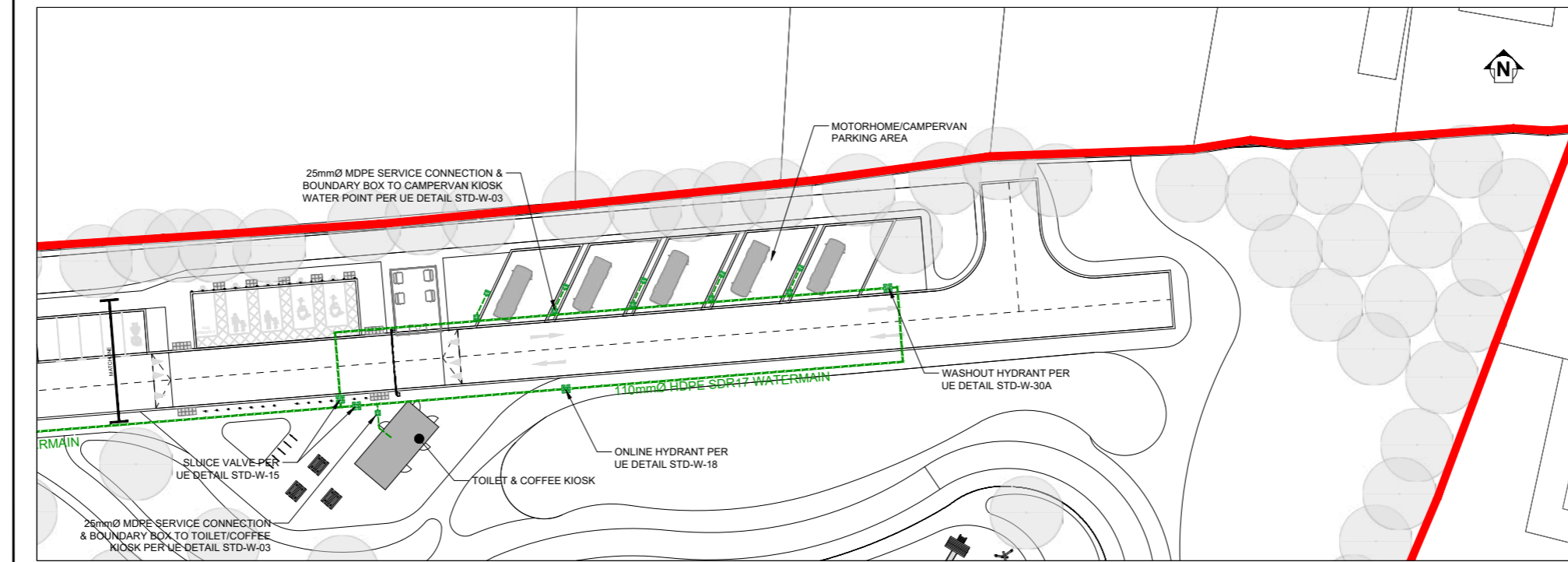
NOTE: ALL WASTEWATER DRAINAGE WORKS TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH IRELAND'S LATEST STANDARD DETAILS AND CODES OF PRACTICE.

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CLIENT		CAVAN COUNTY COUNCIL		
PROJECT TITLE		CORNAHILT, BALLYJAMESDUFF, CO. CAVAN		
MODEL REFERENCE		BM PROJECT NO: 25.263		
DRAWING TITLE		DRAINAGE PLAN LAYOUT NORTHERN AREA		
DRAWING NO:		25263-BMD-ZX-XX-DR-C-1021 PL 1		

8.5 Watermain Plan Layout

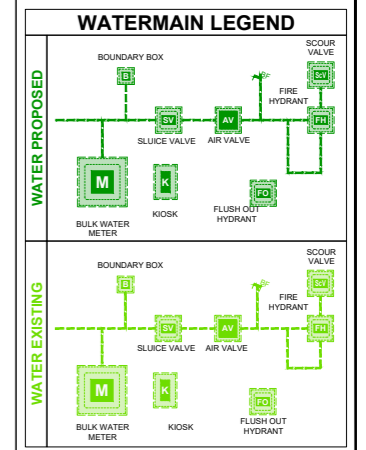


WATERMAIN PLAN LAYOUT (WEST)
SCALE @ A1: 1:250
SCALE @ A3: 1:500



WATERMAIN PLAN LAYOUT (EAST)
SCALE @ A1: 1:250
SCALE @ A3: 1:500

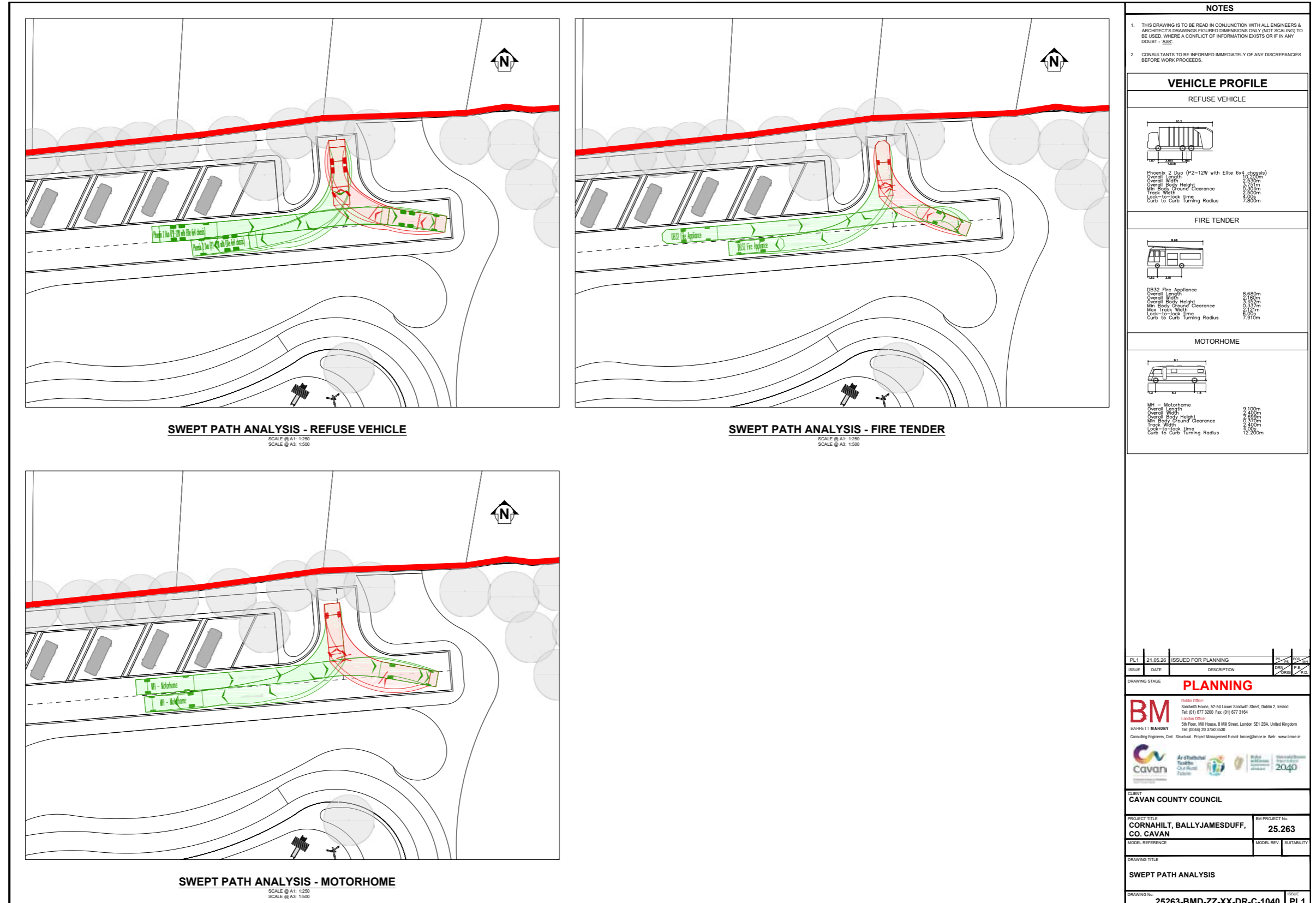
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CLIENT		CAVAN Cavan County Council 204D		
PROJECT TITLE		CORNAHILT, BALLYJAMESDUFF, CO. CAVAN		
MODEL REFERENCE		BM PROJECT NO: 25.263		
DRAWING TITLE		WATERMAIN PLAN LAYOUT		
DRAWING NO:		25263-BMD-ZZ-XX-DR-C-1030		
ISSUE		PL1		

8.6 Swept Path Analysis



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VEHICLE PROFILE

REFUSE VEHICLE

Phoenix 2 Duo (P2-12W with Elite 6x4 chassis)
Overall Length 10.00m
Overall Width 2.40m
Max Body Height 4.20m
Max Body Ground Clearance 2.20m
Track Width 2.30m
Lock-to-lock time 4.00m
Curb to Curb Turning Radius 7.800m

FIRE TENDER

DB32 Fire Appliance
Overall Length 6.650m
Overall Width 2.40m
Max Body Height 2.150m
Max Body Ground Clearance 2.20m
Max Track Width 2.30m
Lock-to-lock time 6.00m
Curb to Curb Turning Radius 7.510m

MOTORHOME

MH - Motorhome
Overall Length 9.100m
Overall Width 2.40m
Max Body Height 2.150m
Max Body Ground Clearance 2.20m
Track Width 2.30m
Lock-to-lock time 4.00m
Curb to Curb Turning Radius 12.200m

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CAVAN
Cavan County Council logo and 2040 logo.

CLIENT
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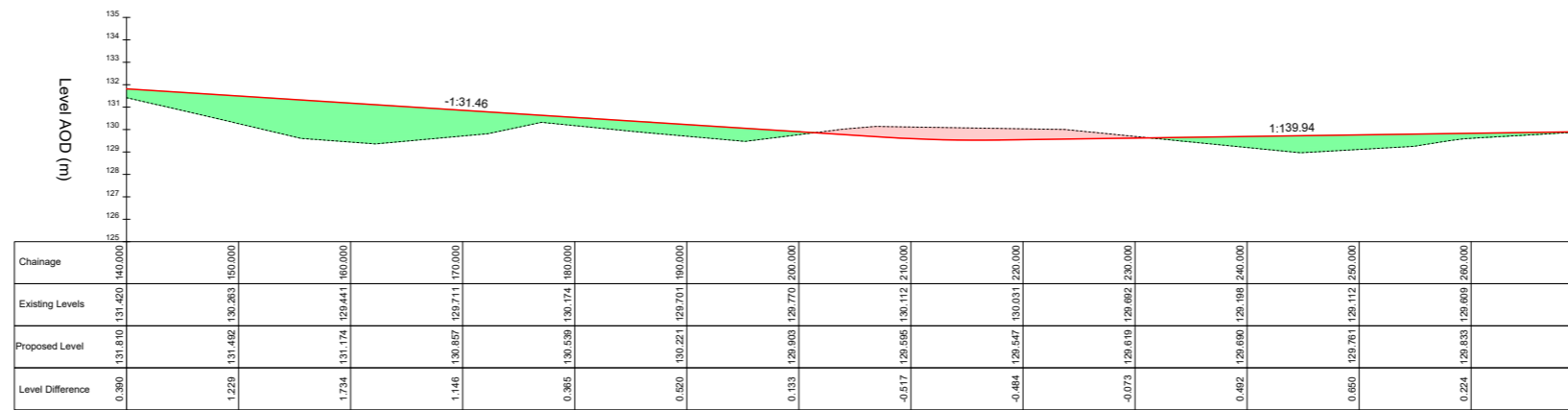
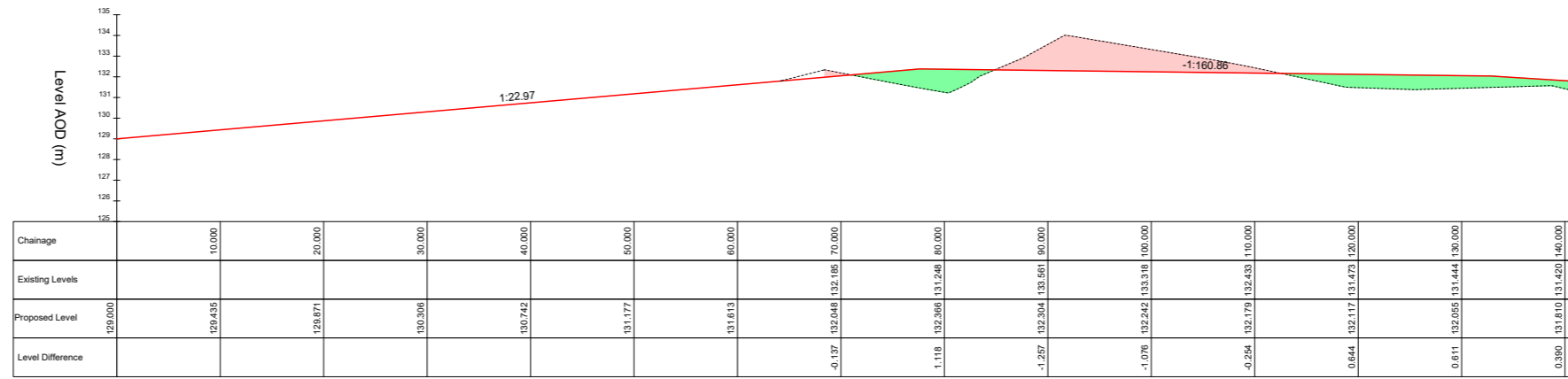
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25.263

DRAWING TITLE
SWEPT PATH ANALYSIS

DRAWING NO.
25263-BMD-ZZ-XX-DR-C-1040

ISSUE
PL 1

8.7 Proposed Roads Longitudinal Sections



PROPOSED ROADS LONGITUDINAL SECTIONS

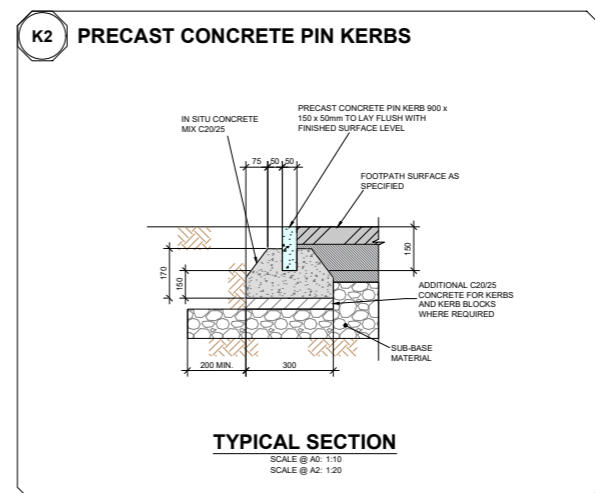
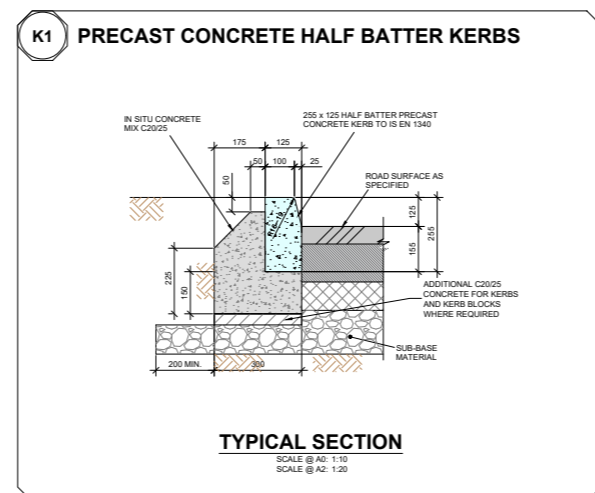
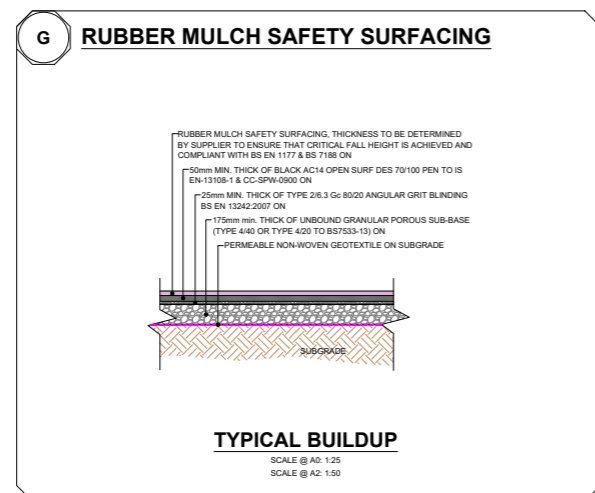
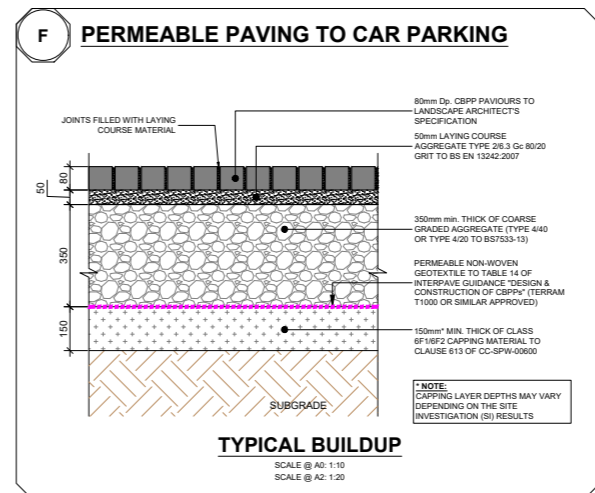
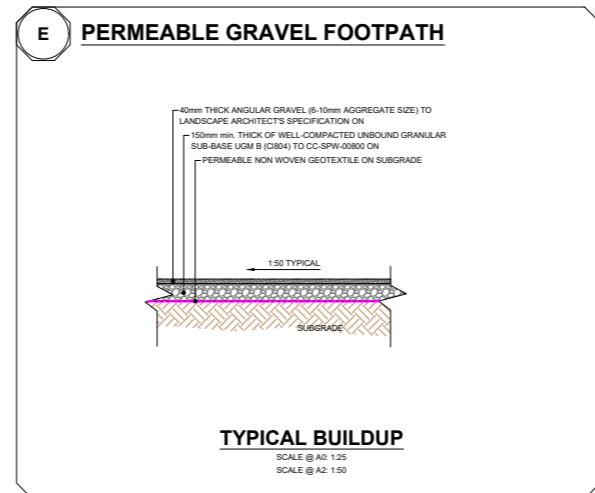
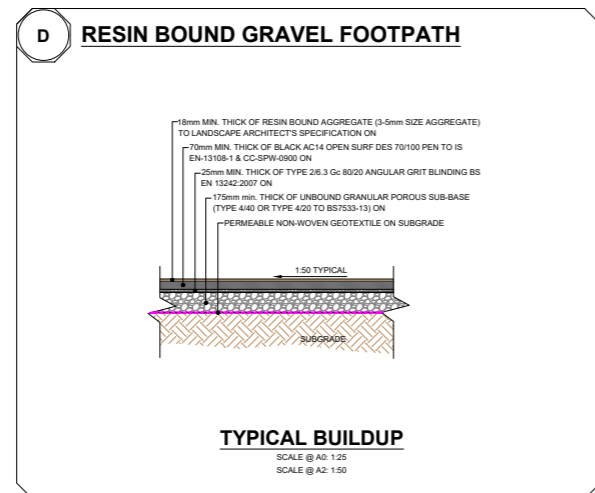
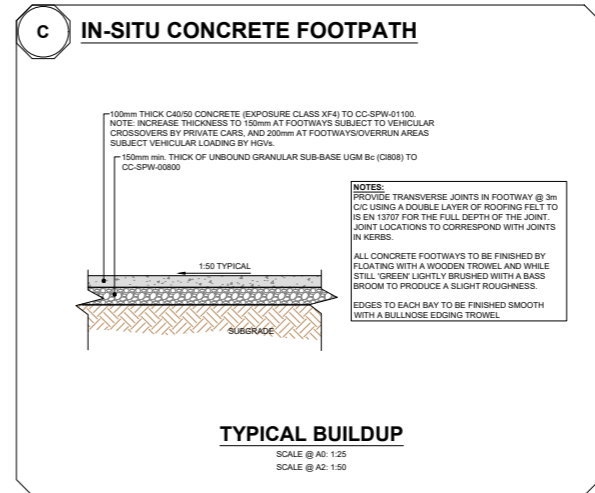
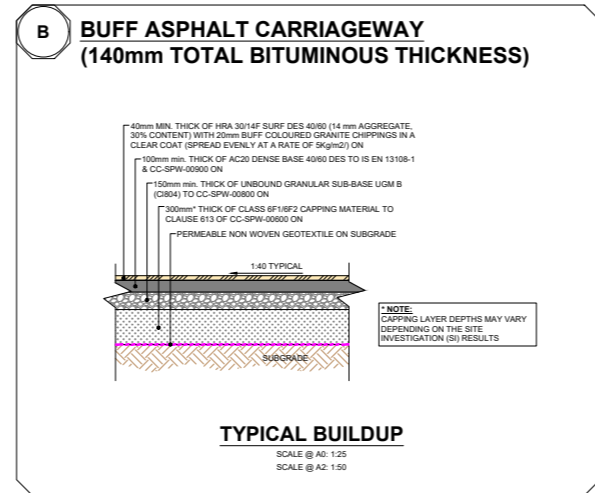
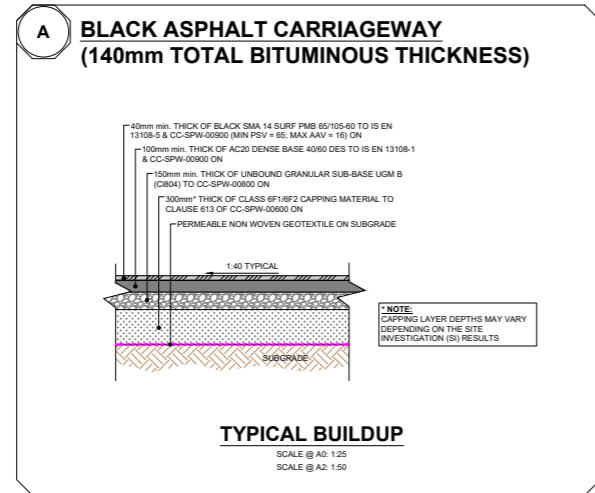
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NOTES

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CLIENT		CAVAN COUNTY COUNCIL		
PROJECT TITLE		CORNAHILT, BALLYJAMESDUFF, CO. CAVAN		
PROJECT NO.		25.263		
DRAWING TITLE		PROPOSED ROADS LONGITUDINAL SECTIONS		
DRAWING NO.		25263-BMD-ZZ-XX-DR-C-1100		
ISSUE		PL1		

8.8 Typical Construction Details - Sheet 1



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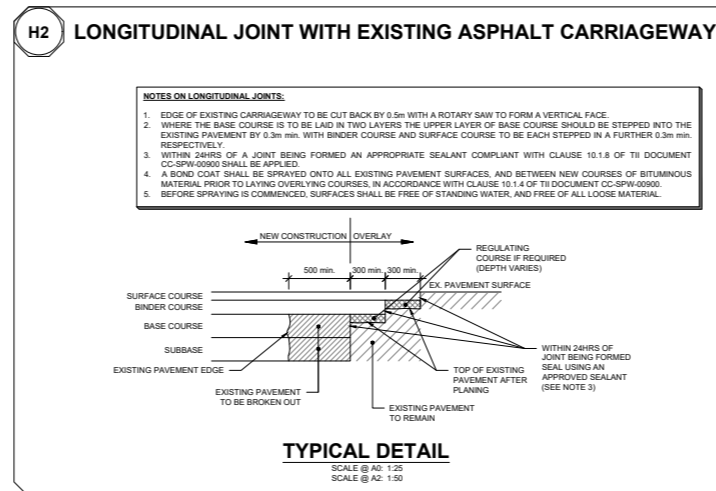
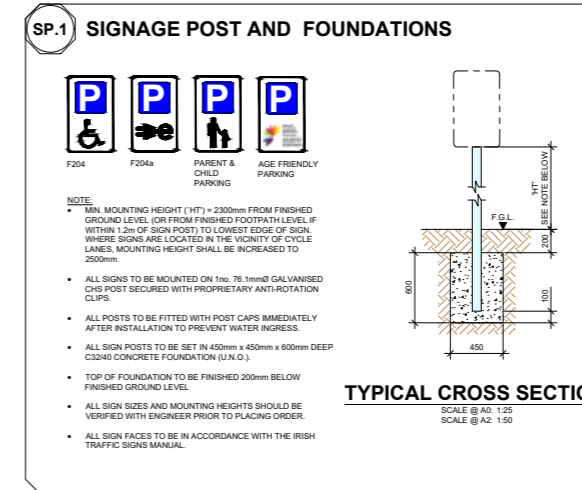
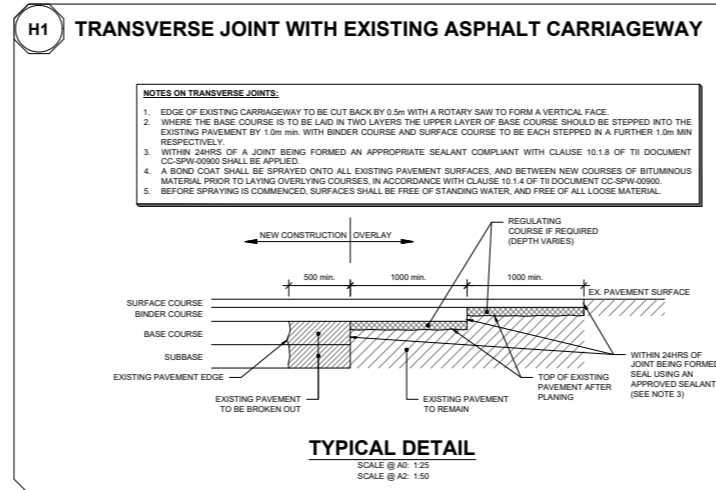
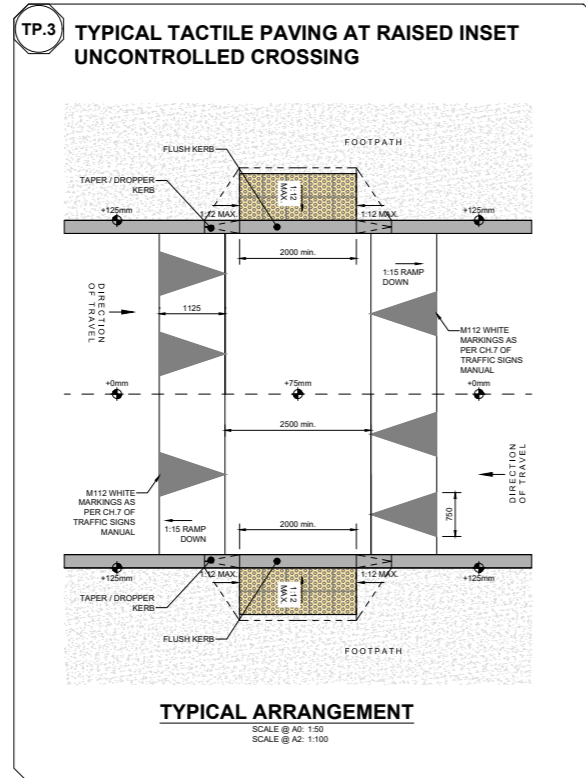
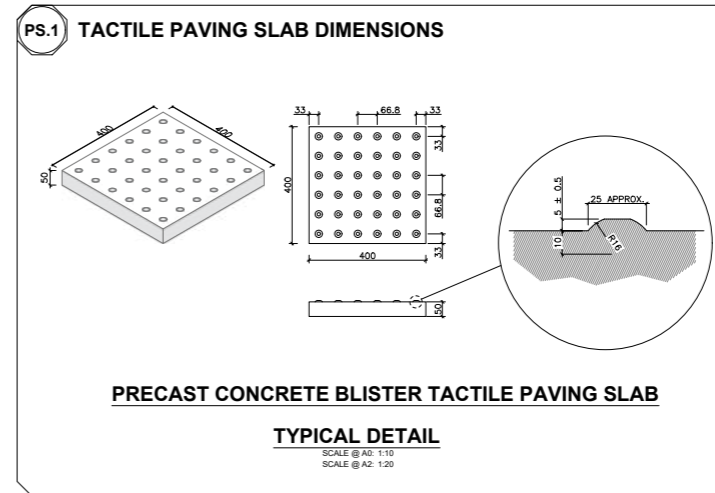
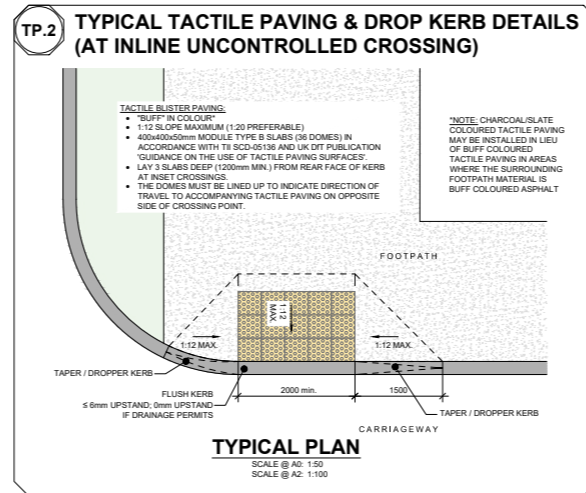
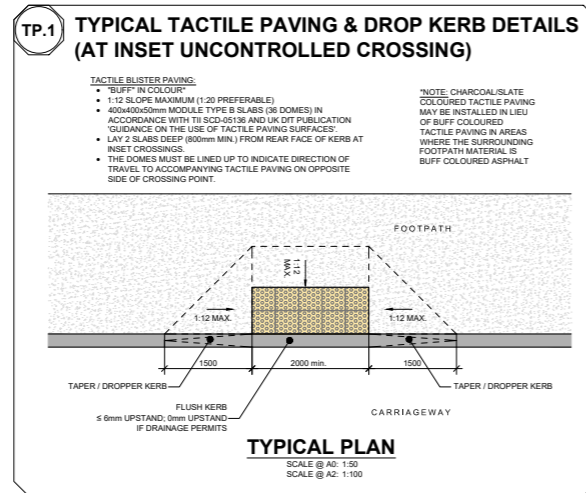
CLIENT: CAVAN COUNTY COUNCIL

PROJECT TITLE: CORNAHILT, BALLYJAMESDUFF, CO. CAVAN **BM PROJECT No: 25.263**

DRAWING TITLE: TYPICAL CONSTRUCTION DETAILS SHEET 1

DRAWING No: **25263-BMD-ZZ-XX-DR-C-1200** **PL1**

8.9 Typical Construction Details - Sheet 2

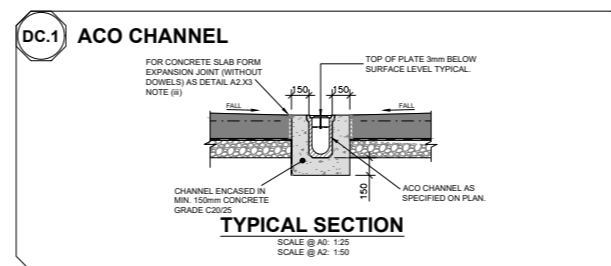
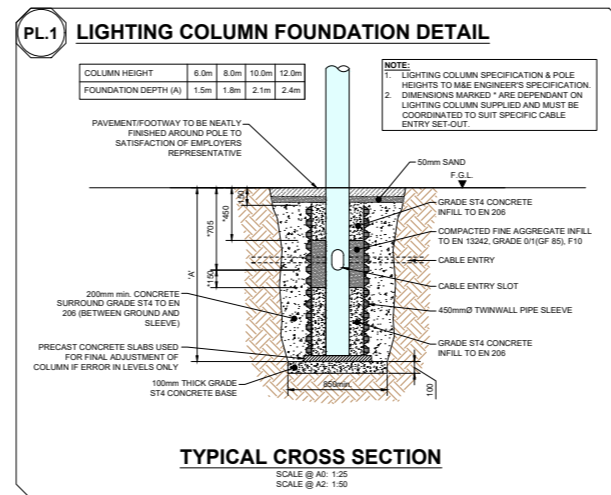
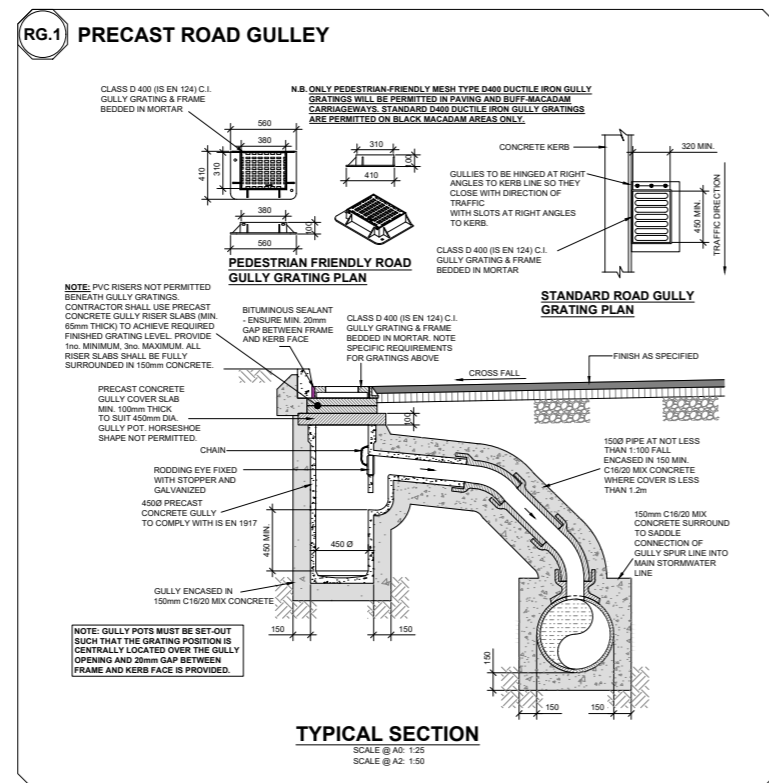
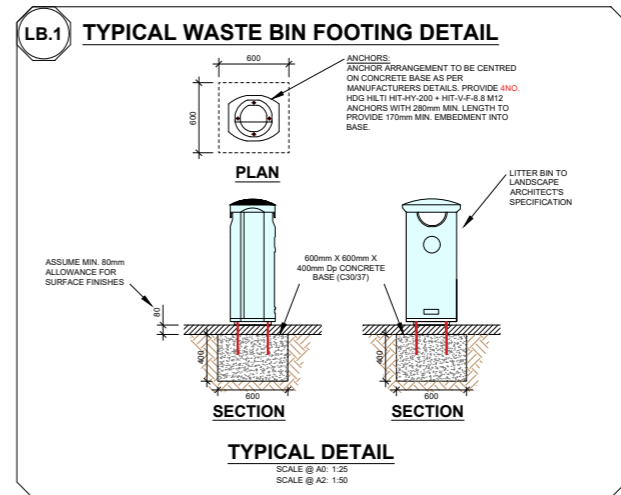
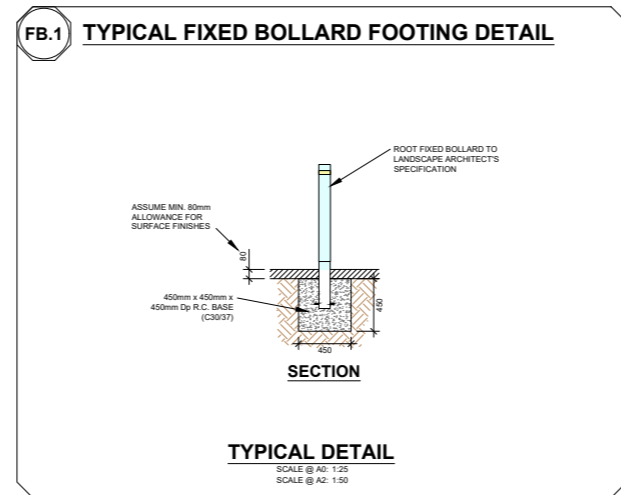
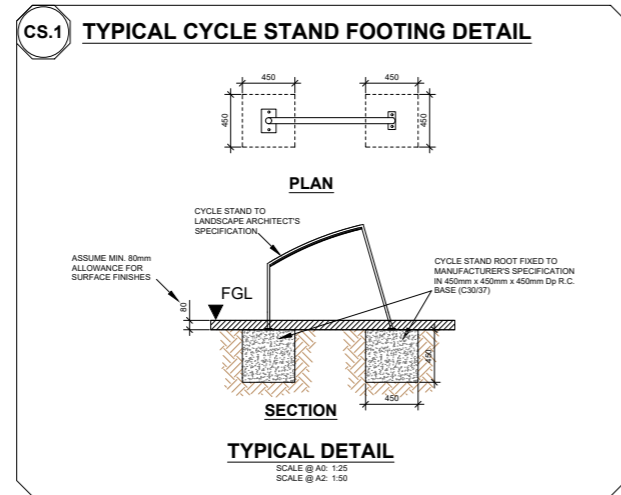


NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS & ARCHITECT'S DRAWINGS FIGURED DIMENSIONS ONLY (NOT SCALING) TO BE USED - WHERE A CONFLICT OF INFORMATION EXISTS OR IF IN ANY DOUBT - ASK.
2. CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

PL1	21.05.26	ISSUED FOR PLANNING	PL	PL
ISSUE	DATE	DESCRIPTION	Drawn	Checked
DRAWING STAGE		PLANNING		
BM		Dublin Office: Sandwell House, 53-54 Lower Sandwell Street, Dublin 2, Ireland. Tel: (01) 877 3200 Fax: (01) 877 3164 London Office: 8th Floor, Mill House, 8 Mill Street, London SE1 2BA, United Kingdom Tel: (0044) 20 3750 3530		
BAIRETT MANDRY		Consulting Engineers, Civil / Structural / Project Management E-mail: bma@bmcc.ie Web: www.bmcc.ie		
CAVAN				
CLIENT: CAVAN COUNTY COUNCIL				
PROJECT TITLE: CORNAHILT, BALLYJAMESDUFF, CO. CAVAN		BM PROJECT NO: 25.263		
MODEL REFERENCE		MODEL REV. / SUSTAINABILITY		
DRAWING TITLE: TYPICAL CONSTRUCTION DETAILS SHEET 2				
DRAWING NO: 25263-BMD-ZZ-XX-DR-C-1201				SCALE: PL1

8.10 Typical Construction Details - Sheet 3



NOTES

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PL.1	21.05.26	ISSUED FOR PLANNING	PL	25
ISSUE	DATE	DESCRIPTION	Drawn	Checked

DRAWING STAGE: **PLANNING**

BM
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CLIENT: **CAVAN COUNTY COUNCIL**

PROJECT TITLE	PROJECT NO.
CORNAHILT, BALLYJAMESDUFF, CO. CAVAN	25.263
MODEL REFERENCE	SUITABILITY

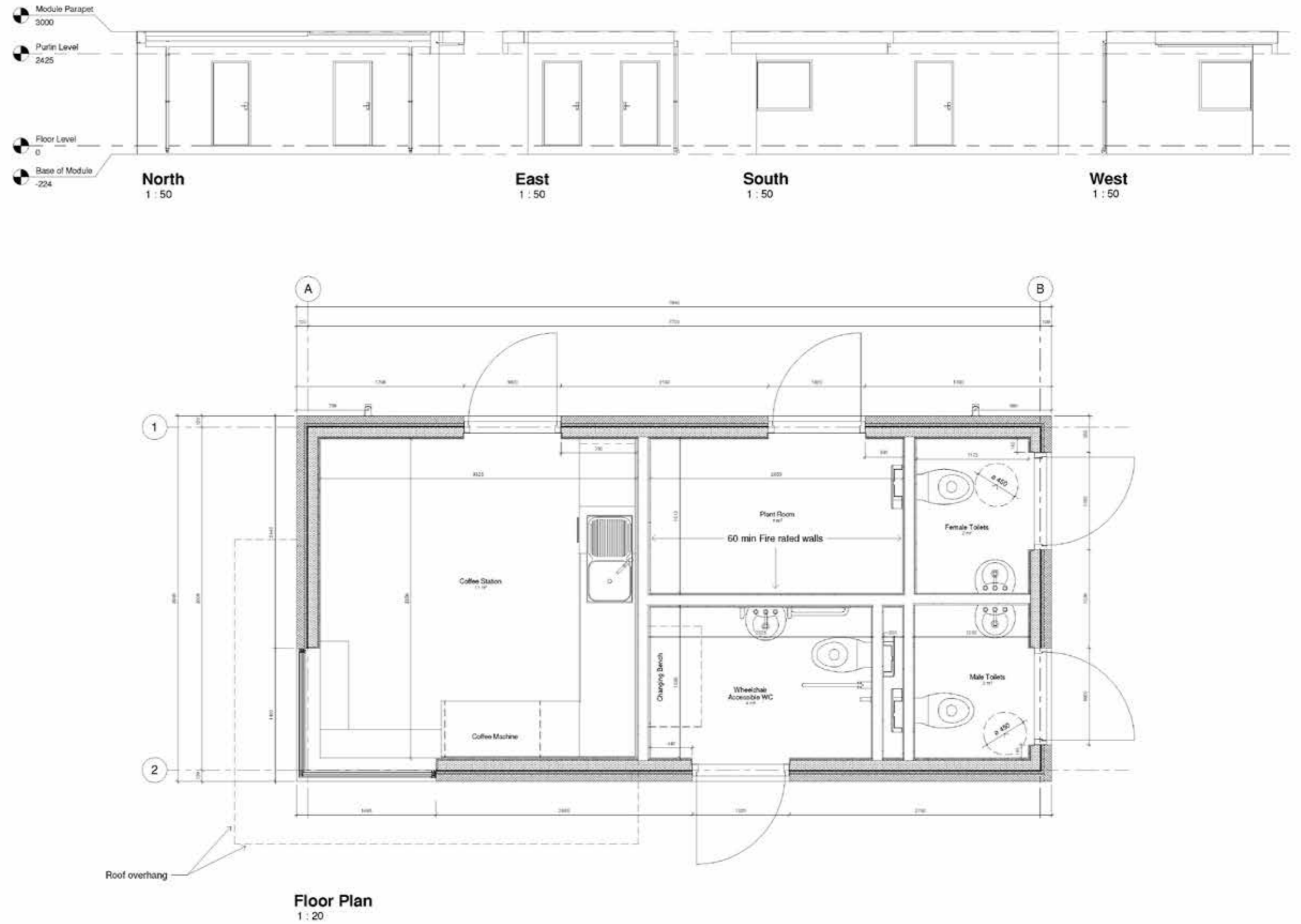
DRAWING TITLE: **TYPICAL CONSTRUCTION DETAILS SHEET 3**

DRAWING NO.	ISSUE
25263-BMD-ZZ-XX-DR-C-1202	PL.1

9.1 Visualisations



9.2 Floor Plan





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