

## Part 8 Briefing Document

## Proposed Development

at

Glenfarne Wood, Glenfarne, Co.Leitrim



## Applicant



Leitrim County Council in conjunction with Coillte

## Document Prepared by Design Team



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## Document Issue Log

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## 1.0 Background

### 1.1 Overview

Glenfarne Wood is a 530-acre Coillte forest on the shore of Lough MacNean in County Leitrim. The wood is located just off the R281 regional road and 1.1km north of the N16, the main route between Sligo and Enniskillen. It incorporates the lands of the former Tottenham Estate, providing a rich natural, built, and social heritage, containing a blend of woodlands, natural water features, sculptures and looped walks.

As a highly regarded and much-loved destination, Glenfarne Wood has much to build on, with multiple new opportunities that Coillte in partnership with Leitrim County Council are looking to develop. These opportunities were identified through extensive research and public consultation in an Options Report which was jointly published in October 2020. The partnership then progressed to refine the options into the Glenfarne Wood - Recreation and Tourism Development Strategic Plan which was launched by the Minister for Social Protection and Rural and Community Development, Heather Humphreys TD, in Glenfarne in July 2022.

The strategic plan with the tag line, Glenfarne Wood: A Place to Immerse in Nature, is a deliberately ambitious strategy which looks to provide among other things; a floating boardwalk, a panoramic platform, 3km of new greenway, enhanced car parking facilities, a trail head building and event space, a playground and sensory garden, a native tree arboretum trail, forest bathing locations and an open water swimming changing place. These developments coupled with the strong community support and buy-in has positioned Glenfarne Wood as having the potential to become a sustainable, holistic hub for natural harmony and rural regeneration in North Leitrim.

### 1.2 Existing Site Overview

Consisting of 215 hectares of mainly woodland, approximately 5 kilometres of lakeshore and two small islands, Glenfarne Wood in addition to providing valuable local recreation resource, the wood and the local community also have the potential to be part of the emerging tourism cluster of Leitrim, Sligo, Cavan and Fermanagh.

Currently, the Wood includes:

- A forest road network with two looped walks.
- The Glenfarne Wood section of the Lough MacNean sculpture trail including three sculptures located at various points within the Wood.
- A car park with space for approximately 10 cars. a small slipway, picnic tables and supporting information panels and directional signage.
- A boat launch slipway and four fishing stands.
- There are also some archaeological sites and monuments in the wood including a *caiseal* ringfort, two crannogs, and an adjacent alignment of three standing stones in private land. The proposed developments have no direct impact on these sites or monuments.



Figure 1. 'New Beginnings' part of the Glenfarne Lake Sculpture Trail at Black Island in Glenfarne Wood.

Glenfarne wood is currently a large commercial forest with a recreational element as outlined above. The proposed development will increase the recreational use of the lands and lake and therefore the management of the commercial forest will change to facilitate the increase in recreational use and the proposed facilities.

### 1.3 Proposed Development Description

#### 1.3.1 Glenfarne Wood Gate Lodge Entrance / Amenity Start Point

An information point is needed for visitors arriving at Glenfarne Wood, a clear point of direction to the new trails and a hard stand area so as not to block the forest road from other users. The proposed development includes an information point and small parking area for vehicles and bicycles, located adjacent to the new trails. As is currently the case, the main car parking provision will be nearly 3km into the wood close to the lake and the existing car park. This small car park and orientation point addresses a known issue that new visitors are uncertain and need clearer information. This facility will also provide a small trail head for a river side greenway link to the main trailhead.

#### 1.3.2 Trailhead

A new Trailhead center point for the wood is proposed, which shall connect to the existing trail network as well as the proposed greenway from the Gate lodge Entrance. The proposed Trailhead center point includes a service building, vehicle and bicycle parking, sheltered event space, open playground and sensory trail.

##### 1.3.2.1 Service Building

The changing rooms and toilet building will also include a small office and storage facility. A brightly painted easy to maintain interior allied to a robust exterior will minimize management and maintenance costs.

##### 1.3.2.2 Congregation Area

The extended roof of the Service Building will provide a rudimentary shelter to form part of a congregation area. The congregation area is suitable for small groups of circa 30 no. for casual interaction, as a meeting point, a small group performance area or for an outdoor lecture. The alignment of the space with the service block and storage/shelter area provides electrical and other

services and supports the use of this area as an adventure activities base. The shelter can be operated as either a rudimentary shelter for participants in bad weather or as a partially enclosed interpretive space. Flexibility for recreational use is a key objective for the space so it can adapt without major interventions, to respond to various requirements.

#### 1.3.2.3 Playground

The proposed playground will be visually and interactively appealing while also safe, sympathetic to its environment and robust. The playground is located adjacent to the road between the proposed new trailhead and the slipway, parallel to the existing road and with open sightlines between the playground and this road. The playground features will blend between the trees, and they will be primarily manufactured from wood.

The playground will be inspected regularly for safety and hence the playground features, materials and construction methods will minimise any significant maintenance or safety issues.

A peripheral fence will be installed to prevent child wandering, appropriate parental sightlines throughout and strategically placed benches for oversight will also be included.

Individual play items include a see-saw, low ropes course, slide, balance trail and a climbing frame.

Equipment and surfacing will comply with ISEN standards and will be appropriate to the site and surrounding features. At the construction phase a post installation inspection and risk assessment will be carried out as well as at subsequent inspections. Equipment will be regularly maintained and replaced as required and annual independent inspections to be carried out as recommended in I.S.EN1176. The passages between and around the play structures will have a natural or semi-natural surface which is compliant with I.S. EN 1176-7:2020 and where possible is wheelchair friendly.

#### 1.3.2.4 Sensory Trail

The proposed sensory trail includes features, surfaces, objects and plants that stimulate the senses. This trail shall be calming with scented plants, wildlife friendly plants, a therapeutic space for people to recuperate, a learning zone with things to touch and smell and fully universal accessible garden, the trail includes elements of:

**Sound** – Plants that make noise in the wind (bamboo stems) and sound-play features.

**Touch** – Plants with textures that encourage touch such as a lamb's ear and moss.

**Smell** – Aromas that entice emotions such as gardenia, honeysuckle, wild garlic, herbs and spices.

**Sight** –Plants that creep, climb, trail, bush, or stand upright, provide visual appeal.

**Taste** – Edible fruits, herbs, and spices and vegetables.

Most sensory trails as a result have a blend of often complex planting and features. However, a sensory trail / garden in Glenfarne Wood will be open to public use here. Due to this, the wood is subject to misuse and reliant on volunteer development and maintenance. With this in mind the following design is proposed

- A simple linear design sensory garden which is easy to reach, with level surfaces either close to the trailhead or within the arboretum area.
- The use of physical sensory features as well as planted ones.



- Physical sensory design features to supplement planting.

### 1.3.3 Lake Slipway & Forest Bathing

The current car park is located at the slipway but it becomes overcrowded and inconsiderate use can completely block access. Therefore, the area is being redesigned and the main car parking provision moved further back from the slipway and expanded to cope with the larger visitor numbers anticipated. The proposed development includes vehicle control measures, designated parking for slipway users only, a new trail access point, additional picnic benches and bike parking. The current interpretive and information points will also be enhanced. From the slip way area, a new trail will provide access to four specifically designed forest bathing locations. These locations have been specifically located in the adjacent forest to provide green based contemplative spaces one of which will be universally accessible.

### 1.3.4 Glenfarne Wood River Lake:Greenway

A key element of the Glenfarne Wood Options Report, and the subsequent Strategic Plan was to provide a connecting spine to the various outdoor recreation resources within the wood from the Gate Lodge entrance via Glenfarne Hall ruins to the Trailhead and lake.

A greenway standard trail will start at the Gate Lodge entrance and run parallel to the beautiful Glenfarne River. As the rivers meanders away from the forest, the proposed trail will link in with ruins of Glenfarne Hall before descending through a cutting to the new Trailhead.

The Glenfarne Wood project and specially the River Lake Greenway element has the potential to connect Glenfarne Wood and the Sligo Leitrim Northern Counties Railway (SLNCR) Greenway when this Greenway is completed. This connectivity between Glenfarne Wood and the SLNCR Greenway positions Glenfarne as an important hub and adds value to the Greenway experience.

### 1.3.5 Long Tom's View (Myle's Big Stone) Panoramic Platform

The existing Glenfarne Cycle and Walk Loop leads to one of the high points in the Wood known as 'Long Toms' where a glacial erratic boulder 'Myle's Big Stone' was deposited. The ground here falls steeply towards the lake and where a multi access viewing platform extending out from the Myles Big Stone will provide a panorama of the forest and the lake which cannot be otherwise seen within the forest.

This wooden platform will stand above the treeline and will include two panorama information panels:

- Panel 1: the geological and social history of the area. This will be one of five such information sites within the wood.
- Panel 2: information on the Marble Arch Cave Global Geo Park and the associated nearby features at Cuilcagh and Enniskillen.

### 1.3.6 The Native Tree Arboretum

An arboretum is a specific collection and demonstration of trees designed to promote conservation and engage in public outreach and education to protect and preserve trees. The theme of the

Glenfarne arboretum is a section or series of native trees which represent various parts of the County.

### 1.3.7 Ladies View Changing Place

Ladies View is an already popular open water swimming location facilitated by stepped access into the lake. A simple sheltered changing screen is planned to provide basic facilities for users.

### 1.3.8 Floating Boardwalk

One of the most magical aspects of Glenfarne is the interaction of forest and lake and to bring visitors as deeply into that experience a floating boardwalk is planned from just beyond Ladies View out to the wooded Bilberry Island and back to shore. While relatively a new concept nationally it builds on the positive experience Leitrim County Council have had in the Acres Lake floating boardwalk at Drumshanbo.

### 1.3.9 Commercial Forest Operations

Glenfarne Wood will change to zone commercial forest operations away from the visitor attractions and to use different access points for forestry equipment and vehicles. In the areas close to the attractions alternative silvicultural regimes will be practiced including but not limited to the use of Continuous Cover Forestry, small coupe felling, and long-term retention. While some disturbance will be unavoidable the lower intensity of these management techniques aided by a large parallel forest road network with five access points will help provide continued access with minimal disturbance.

Glenfarne Wood is covered under Coillte's externally verified sustainable forest management as certified by FSC® and PEFC®. As part of this, operations are subject to environmental risk assessment, and in addition all felling operations, be they CCF, small coupe felling, commercial thinnings or clearfells are subject to licence approval by the Department of Agriculture, Food and Marie, and include public consultation, Appropriate Assessment, and an independent appeals mechanism. Therefore, both now and under the management of the forest post development the forest will be managed in a sustainable manner.

## 1.4 Landownership

The lands required for the proposed development are owned by Coillte.

## 1.5 Strategic Relevance:

### 1.5.1 General

Relevant local, regional, and national planning and tourism initiatives include:

- Coillte, are partners in 'Embracing Ireland's Outdoors National Outdoor Recreation Strategy 2023-2027'

- The proposed recreational developments at Glenfarne Wood are aligned with the Great Outdoors a Guide for Accessibility document”. The proposed recreation developments in the Glenfarne Wood are consistent with the Leitrim County Development Plan 2023 - 2029 and its Recreation, Sports and Amenity policies, the Tourism in Leitrim Review and Framework 2023 – 2027, the Leitrim Local Economic & Community Plan 2015-2021 and its replacement plan to cover the period 2023-2029 the Leitrim Recreation Strategy 2023-2032 and the Coillte Recreation Strategy.
- The wood is an asset within the scope of the Failte Ireland 2015-2021 Hidden Heartlands programme.
- The proposed developments on the site are consistent with the national Outdoor Recreation Infrastructure Scheme.
- The Glenfarne Wood entrance is adjacent to the proposed Sligo Leitrim Northern Counties Greenway.
- The Glenfarne Community Development Group are an active champion for local economic, recreation and tourism development.

#### **Glenfarne Greenway Hub:**

The facilities within Glenfarne village and the proposed recreational developments in Glenfarne Wood will position the Glenfarne section of the proposed SLNCR Greenway as a recreational hub. The Glenfarne Wood will be a key resource by physically connecting the SLNCR Greenway with Lough Macnean Upper. This Glenfarne Greenway Hub adds value to the Greenway user by providing a varied recreation resource and a largely looped side-route to the linear Greenway.

There are two development aspects to realising the Glenfarne Greenway Hub:

- **Connecting Infrastructure:** physically connecting the Greenway and the village of Glenfarne with the Glenfarne Wood. This will be accomplished through the development of the River, Lake Island multi-use trail commencing at the entrance to the Glenfarne Wood and via a short greenway section between the Glenfarne Railway Station and the Glenfarne Wood entrance.
- **Market Positioning:** linking the cluster of resources via a promotional and animating process which includes Glenfarne Greenway activity and tourism itineraries and supporting promotional materials.

The recreational and tourism facilities of the Marble Arch Caves and Geo Park, the Ballroom of Romance, Culcaigh Mountain Boardwalk, Cavan Burren Park and the Shannon Pot will be augmented by this Glenfarne Greenway Hub element.

#### 1.5.2 Leitrim Local Economic and Community Plan

The proposed project for Glenfarne Wood meets a number of the Economic & Community Objectives as set out the Leitrim’s Local Economic and Community Plan.

## Economic:

- SEDO 3: Support and facilitate the development and maintenance of an infrastructure across Leitrim which will meet current and projected economic, social, community and sustainability needs.
- SEDO 4: Strengthen the fabric of our towns and villages by developing strong ‘place-related’ economic activities and supporting community development initiatives to build on an area’s particular strengths.
- SEDO 5 (E): Enhance the potential for economic development in the Tourism Sector by ensuring a united cohesive approach by the tourism trade and agencies in the county.

## Community.

- SCO 1: Maintain Leitrim as a safe and attractive place for all age groups to live in, work in and to visit.
- SCO 3: Sustain and develop the county’s robust ‘community activity-related’ infrastructure, experience, knowledge and know-how.

The above demonstrates clearly the strategic nature of the project, it will have long lasting benefits for the Tourism and Economic Development of this rural location.

## 1.5.3 Leitrim County Development Plan 2023-2029

Extract from Leitrim County Council Development Plan 2023-2029, Volume 1 – Written Statement, section 5.6 Adventure Tourism, Lakes and Waterways

*“The value of the lakes and waterways in Leitrim from a tourism and amenity perspective is significant having regard to their scenic beauty, serene environment and natural heritage and habitat value. There is potential to expand public amenity in these areas to include car parking, information boards, toilets, viewing points, boardwalks and boat mooring. The Council will seek to facilitate increased visitor access and enjoyment of the lakes and waterways, through encouraging developments which provide visitor services and create stronger connections with towns and villages which can provide those services.”*

*Policies*

- ADV TOUR POL 1 To develop the water-based leisure sector in the region in a sustainable manner making the best use of existing and planned infrastructure and resources, in a manner that is sensitive to the natural and cultural heritage resources.*
- ADV TOUR POL 2 To support the development of angling centres and associated infrastructure / products in the county to meet customer demands and expectations in every aspect of the angling experience.*

*ADV TOUR POL 3 To maintain water quality and develop shared facilities at designated water bathing sites.*

*ADV TOUR POL 4 To support both the enhancement of existing and development of new access to water locations in the county for recreation purposes. The provision of shared facility centres.*

#### *Objectives*

*ADV TOUR OBJ 1 To facilitate walking and cycling access to lakes and waterways from towns and villages where services are provided.*

*ADV TOUR OBJ 2 To support the development of infrastructure and tourism enterprises which increase the tourism offering on waterways including boating, canoeing, angling, water sports, bird watching, and the provision of storage, shelters and other facilities to enhance the user experience subject to planning permission and only where it can be demonstrated that the development will not have significant adverse effects on the environment, including the integrity of the Natura 2000 network.*

*ADV TOUR OBJ 6 To support and facilitate the continued development of the Greenways/Blue ways and maximise the economic opportunities presented by Green ways/Blueways.*

*ADV TOUR OBJ 7 To develop Fowley's Falls and Glenfarne Forest Park as must-see tourist destinations.*

Extract from Leitrim County Council Development Plan 2023-2029, Volume 1 – Written Statement, section 10.6.5 Forestry Policy Framework;

*“The Council also recognises that forests and woodlands can have a significant recreational and amenity value in the local community such as Coillte’s Glenfarne Demesne and Derrycarne forests. While walking is the most popular activity, forest recreation embraces other specialised activities including orienteering, mountain biking, horse riding and fishing. The Council are keen to further exploit opportunities in this area. In line with Forest Service Guidelines, the Council will support the development of roads, tracks, and purpose built trail and cycle tracks in selected locations. The Council will also support and encourage the carbon neutral harvesting of forestry.”*

Extract from Leitrim County Council Development Plan 2023-2029, Volume II – Settlement Plan, section 19 Glenfarne.

*“An Options report for the future development of Glenfarne Woods (216-acre woodland area) on the shore of Lough MacNean was commissioned jointly by Coillte and Leitrim County Council and published in October 2020. It explores options for the development of new Tourism infrastructure and outdoor recreation facilities at Glenfarne Wood. This Plan (the Leitrim County Development Plan 2023-2029) supports the further development of this*

*important amenity which will become an important attraction along the SLNCR Greenway when developed.”*

<b>Glenfarne Development Objectives</b>	
It is an objective of Leitrim County Council to:	
<b>GE 5</b>	<b>Co-operate with Coillte in the further development of Glenfarne Woods and seek to develop further new tourism infrastructure and outdoor recreation facilities identified in the Options Report for the future development of Glenfarne Woods (October 2020).</b>

Figure 2. Extract from Leitrim County Council Development Plan 2023-2029, Volume II – Settlement Plan, section 19 Glenfarne.

## 1.6 Planning History

<b>Planning Ref Nr</b>	<b>Applicant &amp; Development Description</b>	<b>Decision</b>
P09 / 229	Hutchison 3G Ireland Ltd Planning permission to erect a 30m high Antenna Support structure with 3 no. panel antennas and 2 no. dishes attached together with equipment cabinets, other associated equipment, fencing and associated site works at Ardmoneen, Glenfarne, Co. Leitrim.	Refused

Table 1. List of known previous relevant planning applications.

## 1.7 Public Consultations

Numerous public consultations were conducted, see table 2 below for further information.

<b>Consultees</b>	<b>Dates</b>	<b>Format</b>
<b>Anglers</b>	May 2022, August 2022, October 2023	Site visits with representatives from the group.
<b>Glenfarne Development Trust</b> Sean Mc Dermott, Mary McLaughlin	Ongoing since 2020	Phone, email and in-person conversations.
<b>General Public</b> Consultations Sessions x3. Sessions were publicly advertised and supported by an on-line survey. Attendees included representatives from	April 2020	On-line due to Covid-19

Leitrim Recreational Forum, Leitrim Tourism Network, Slow Adventure Leitrim, Glenfarne Development Association, SLNCR Greenway Group, walking clubs, accommodation providers, Public Bodies, and the Local Community.		
<b>Community</b>	July 2022 October 2023	Strategy Launch Onsite. Formal presentation and Q & A as well as site visit with com- munity representatives.
<b>County Councillor</b> Local county councillor, Cllr Sean McDermott	Ongoing and regular since 2021	Primarily phone, text, online and email. Site visits in May 2022, Octo- ber 2023
<b>Local Landowners</b> x 4	May 2023 October, November 2023	Site Visit Phone conversations
<b>Planners</b> Valerie Egan  Bernard Greene	October 2022 December 2022 Late 2022 early 2023  Ongoing since July 2023 August 2023	Site visit and walk through. Online discussion. Email and phone discussions.  Email and phone. Site Visit
<b>Inland Fisheries</b> Ailish Kane	December 2022 May/June 2023	Phone and email conversa- tions.
<b>National Parks and Wildlife Services.</b>	July 2022	Phone and email conversa- tion.
<b>Local Sports Partnership</b> Social Inclusion and Disability Officer	September- October 2023	Phone and email conversa- tions.
<b>Rural Recreation Officer</b> Bryan Fennell	Multiple 2021- 2022 and 2023	Phone and email conversa- tions.
<b>Other Forest Parks</b> <ul style="list-style-type: none"> <li>Lough Key Forest &amp; Activity Park (Co Ros- common)</li> </ul>	June 2020	Phone and email conversa- tions.

<ul style="list-style-type: none"> <li>• Slieve Gullion Forest Park (Co Down)</li> <li>• Haldon Forest Park (England)</li> </ul> <p>To learn from experiences elsewhere.</p>		
<b>Glenfarne Railway</b> Private Museum & Local Historian, Francis White.	July 2020	Phone and email conversations.
<b>Leitrim Tourism</b> Sinead McDermott	From 2020	Various meeting and phone and email updates
<b>Fáilte Ireland</b> Paddy Mathews – Head of Operations – Ireland’s Hidden Heartlands Sarah McCarthy – Programme Officer – Ireland’s Hidden Heartlands	April & October 2020	On-line meetings.
<b>Rainbow Ballroom of Romance</b> Members of the management committee and their consultants involved in the development of the Interpretive Strategy and Plan.	June & October 2020	Phone and email conversations.
<b>Published Public Documents</b> <ol style="list-style-type: none"> <li>1. Options Report for Glenfarne Wood</li> <li>2. Glenfarne Wood - Recreation and Tourism Development Strategic Plan</li> </ol>	<ol style="list-style-type: none"> <li>1. October 2020</li> <li>2. July 2022</li> </ol>	<ol style="list-style-type: none"> <li>1. Public on-line launch by Leitrim Co Co CE and Coillte MD.</li> <li>2. Public in-person launch by Minister Heather Humphreys TD.</li> </ol>

Table 2. Public Consultations

### 1.8 Archaeological Assessment

Archaeology has been reviewed and an Archaeology Impact Assessment Report has been issued by Archer Heritage Planning as part of this Part 8 proposal to assist the Planning Authority in their determination.

The report concludes that, “In general, the proposed works (paths/trails, car parking, service area) within the forest involve minimal disturbance to the ground in most areas; the proposed trail along the river and lake however may impact potential buried archaeological remains.”



The report recommends that;

*“any ground works within proximity of the river and the lake are monitored by a suitably qualified archaeologist.”*

*“the Gatelodge at the entrance to the forest be protected in the design, construction and operational phases.”*

The applicant will implement these recommendations as part of the proposed development.

## 1.9 Environmental Assessment

### 1.9.1 Appropriate Assessment

NATURA 2000 sites are protected habitats for flora and fauna of European importance. They comprise Special Areas of Conservation (SACs), designated under the Habitats Directive and Special Protection Areas (SPAs), designated under the Birds Directive.

An Appropriate Assessment Screening Report has been prepared by Oran Ecology to assist the Planning Authority in their determination. The report concludes that a Natura Impact Statement / Appropriate Assessment is not required for this project. Leitrim County Council has determined that the proposed development can be screened out of the need to prepare a Stage II Appropriate Assessment.

### 1.9.2 Environmental Impact Assessment

An Environmental Impact Assessment Screening Report has been completed by Leitrim County Council for the proposed development. Leitrim County Council has determined that the proposed development can be screened out of the need to prepare an Environmental Impact Assessment Report.

### 1.9.3 Ecological Impact Assessment

An Ecological Impact Assessment Report has been prepared by Oran Ecology to assist the Planning Authority in their determination.

### 1.9.4 Wastewater Treatment and Disposal

The proposed wastewater treatment system to serve the toilets in the service building at the Trailhead has been designed in accordance with the EPA Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (2021) and Wastewater Treatment Manuals - Treatment Systems for Small Communities, Business, Leisure Centres And Hotels (2000). A Soil Characterisation and Site Suitability Assessment Report has been prepared by Traynor Environmental Ltd. and accompanies the Part 8 suite of documents. An O'Reilly Oakstown Treatment System is proposed to serve the proposed development with a design capacity of 50 Population Equivalent. O'Reilly Oakstown Environmental have prepared a technical proposal to manufacture and install a 50 Population Equivalent Super BAF Wastewater Treatment System and this also forms part of the Part 8 suite of documents.

## 2.0 Proposed Construction Materials

### 2.1 Service Building

- Durable long life natural external Timber Cladding
- Durable long life natural Timber structure
- Hard floor surfaces and internal wall finishes
- Green roof 'sedum' or similar solution.

Refer to Spentide Ltd Drawing 23109-01-200 for further details.

### 2.2 Carpark

New Carparks are constructed from Tarmacadum. The surface water run off is collected and passed through a petrol interceptor, the water is discharged to the ground via appropriately constructed soakaways.

### 2.3 Trails

Refer to CST Group drawings for trails, Boardwalk, bridge proposed materials.

### 2.4 Soft Landscaping

The landscaping is in accordance with the All-Ireland Pollinator Plan.

- A pre-construction survey will be conducted prior to works commencing.
- Biosecurity - Soils/Materials will be sourced from IAPS free locations. (Topsoil, hardcore etc.)

Existing field boundaries and scrub to be retained where possible and to be linked with planting of native trees and hedging species. (See landscaping notes).

#### Trees, Hedging

- Native Species to include:
  - Alder, hazel, birch and oak.
  - Hawthorn, blackthorn, elder and holly (all occurring locally).
- Survey to note existing species
- Native planting only in reinstatement.
- Post construction monitoring for successful establishment.

Planting schedule for the site

The tree planting season normally runs from November to March when trees are dormant and can be safely planted as bare-rooted trees. The planting season can be extended by using plants from cold storage.

Site Boundaries shall be planted initially in year 1 with a mixture of native species trees, whips and semi mature trees once site works are sufficiently progressed and topographical adjustments are delivered.

## 3.0 Miscellaneous

### 3.1 Artificial Public Lighting to Service Building & Carpark

New Public lighting is proposed around the Service building and adjacent carpark only for the safe use of the building after daylight hours. No further public lighting proposed in this development.

#### 3.1.1 Construction Phase

- It is beneficial to keep lighting to a minimum after sunset/before sunrise, and to provide some hours of darkness for terrestrial mammals, bats and invertebrates. This may not always be possible in the case of security lighting or lighting for health and safety purposes, in these cases, motion-sensor switches will be considered to keep lighting off when it is not required.
- Lighting used in the construction stage will be turned off when not needed in order to conserve energy and to reduce light pollution to the surrounding habitats.
- Over-illumination will be avoided, only the minimum number of necessary lights will be used.
- Longer wavelength lights (red, orange and yellow) such as low-pressure sodium lamps or narrow spectrum LED lights that incorporate full cut-off shielding are preferable.
- Lights with a high UV component, such as metal halide, mercury vapour and tungsten halogen, will be avoided. Ultraviolet-absorbing filters or glass can also be used on lamps that emit UV light. Full cut-off shielding must also be used as this directs light and prevents light spillage.
- Any floodlights used should be positioned so that there is no light spill outside of the works area, and angled so that there is no spill above a 70° angle from the vertical axis. Light that spills sideways and upwards is unnecessary and will attract flying invertebrates from a greater distance.
- Lighting of tree lines, hedgerows and scrub to be avoided/minimised.

#### 3.1.2 Operational Phase

- Column lights are kept under 8m, 6m high proposed.
- Directional downlights do not exceed the 70° angle above the vertical plane.
- Mercury or metal halide lamps are not proposed.
- 3000K LED lanterns will be employed to meet the requirement of Public Lighting design standards.

## 3.2 Existing Forest Road

Minor works are proposed to the existing forestry roads, primarily limited too, the construction of Vehicle passing points, erection of directional signage, construction of a Vehicle Height restriction Barrier at the Lake Slipway and general road line markings to direct vehicles.

## Appendix A – Existing Photographs



Image 1. Location of Proposed Information Point and Proposed Carpark Area and start of trails



Image 2. Location of Proposed Main Trailhead Facility & Service Block





Image 3. Existing Slipway Picnic Area



Image 4. Location of proposed minor adjustments to slipway area.





Image 5. Location of proposed Long Tom's View (Myle's Big Stone) Panoramic Platform



Image 6. Location of Existing access to lake.





Image 7. Location of proposed Changing screen area.