

LANDSCAPE DEVELOPMENT REPORT

for Development at Old Navan
Road, Dublin

August 2020

Issue 2



1.0 INTRODUCTION

This report corresponds to the following drawing referring to the landscape and public realm proposals for the proposed development at Bradys, Old Navan Road, Dublin.

Dwg. No.	Title	Scale
300	Landscape Plan	as shown
301	Roof Terrace Plan	as shown

The subject site is located at the junction of Old Navan Road and Talbot Downs, east of Blanchardstown village. The site is regular in shape and is bounded by an existing public space along the northern boundary and existing residential development along the eastern boundary. Old Navan Road and Talbot Downs form the southern and western boundaries respectively.

The topography of the lands is limited with a gentle fall eastwards across the lands of approx. 0.3m. The lands contain an existing public house with associated car parking. The perimeter of the subject lands is defined by a low wall and several trees along the western boundary and by an existing wall along the eastern boundary. The southern and northern boundaries are formed by tree and shrub planting. The subject lands are accessed from Old Navan Road.

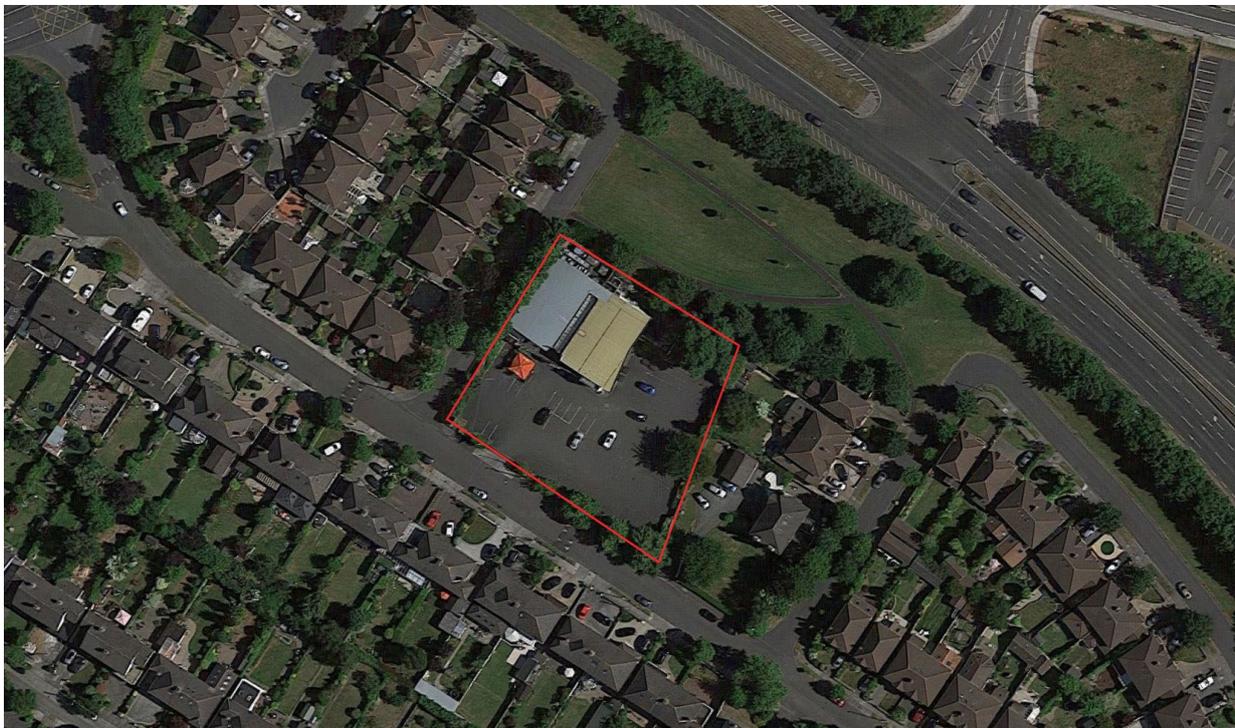


Figure 1 – Aerial Photo (Existing Site Conditions)

As part of this development, two courtyard spaces are proposed and form the focus of the overall development. The spaces contain a number of elements including tree planting, seating, sculptural ground modelling, cycle parking and a potential sculptural element.

2.0 LANDSCAPE STRATEGY

The primary aim of the landscape strategy is to identify the important elements within the subject lands to expose the aspects of the approach to its space, character and consequent proposal.

The primary landscape components include:

- High quality courtyard spaces
- Public space fronting Old Navan Road
- Perimeter tree planting

Proposed Landscape

The proposed layout successfully utilizes the existing landscape elements. The primary design consideration within the landscape was to consider the requirements of the future residents, through the provision of high quality public spaces with a strong landscape character. The proposed landscape strategy forms part of the overall green space network within the overall development (Figure 2).



Concept images



Figure 2 –Landscape Masterplan

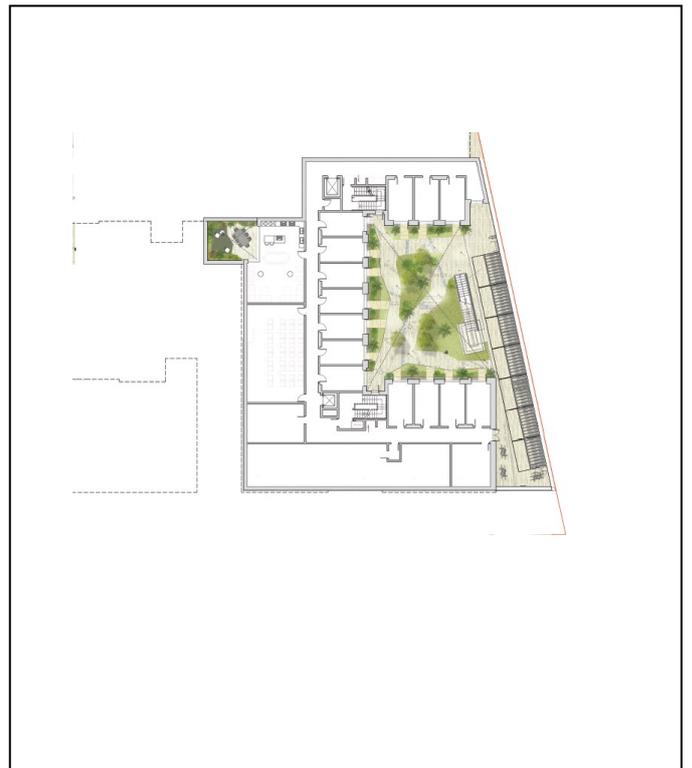


Figure 3 – Basement Landscape plan

The landscape design provides for the following uses:

- Space for informal gathering
- Seating

This network of linked public spaces will provide for passive recreation within an attractive environment. Seating will be provided within the courtyard areas. New tree planting will be provided including smaller specimen tree/multi-stem shrubs within semi-private areas.

It is proposed to provide a low boundary wall along part of the north-west and south-west boundary. In addition to an 1800 mm high plinth wall and railing there is a high plinth wall with capping also along the north western boundary to Talbot Downs. A pedestrian access is proposed within the boundary for fire access. Finally, an 1800mm high plinth wall and railing is proposed along the northern boundary incorporating a pedestrian gate to provide access to the public park.

Bradys Castleknock - Outline Planting Schedule				
Ref:	Abb.	Name	Specification	Size
Supply and Protect the following: Trees (Rootballed unless specified).				
All plant material to Landscape Architects approval				
Trees to Semi Public Spaces				
TR02	Pa	Prunus avium	2xtr, RB, fthd	12-14cm
TR12	PsS	Prunus serrulata 'Shirotae'	2xtr, RB, fthd	12-14cm
Multi-stem shrubs				
SH01	Ag	Acer ginnala	3xtr, RB, fthd	MS 250cm high
SH02	Mg	Magnolia grandiflora	3xtr, RB, fthd	MS 250cm high
SH03	Al	Amelanchier lamarckii	3xtr, RB, fthd	MS 250cm high
SH04	Ap	Acer palmatum	3xtr, RB, fthd	MS 250cm high
SH05	Vb	Viburnum x burkwoodii	3xtr, RB, fthd	MS 250cm high

All planting to Landscape Architects approval. All tree species shall be accompanied by Irish Provenance Certificates, where achievable.

3.0 OUTLINE OF OPERATIONS

Ground preparation will precede planting and will include weed clearance and amelioration where necessary.

Intensive landscape aftercare for each area will run for 12 months from the practical completion date using contact herbicides and hand weeding. There will be a period of 12 months defects liability on all planting with plant failures being replaced in the following planting season.

PLANTING

Materials

All plant material shall be good quality nursery stock, free from fungal, bacterial or viral infection. Aphis, Red Spider or other insect pest, and physical damage. It shall comply with the requirements of the following sections of B.S. 3936, Specification for Nursery Stock, where applicable:

- Part 1: 1965: Trees and Shrubs.
- Part 2: 1966: Roses.
- Part 4: 1984: Forest Trees.
- Part 5: Poplars and Willows.
- Part 9: 1968: Bulbs, corms and tubers.

All plants shall have been nursery grown in accordance with good practice and shall be supplied through the normal channels of the wholesale nursery trade. They shall have the habit of growth that is normal for the species.

Except for any cultivated varieties or exotic species which do not set viable seed in Ireland, all plants shall have been grown from seed.

The Contractor will be deemed to have advised his suppliers of the relevant sections of this specification, including all protection required, at the time of enquiry and shall in all cases be liable to replace materials brought on site which are not in accordance with this specification.

Species

All plants supplied shall be exactly true to name as shown in the plant schedules. Unless stipulated, varieties with variegated or otherwise coloured leaves will not be accepted, and any plant found to be of this type upon leafing out shall be replaced by the Contractor at his own expense.

Bundles of plants shall be marked in conformity with the relevant part of B.S. 3936. The contractor shall replace any plants that are found not to conform to the labels. An inspection of plants shall be undertaken prior to planting to ensure quality control.

Extra Heavy Standard and Standard Trees

Extra Heavy Standard trees shall have a total height of 4.0 to 4.5 metres and a girth of 14-16 cm at 1m above ground level. Standard trees shall have a clear stem 1.70 m to 1.85 m in height from ground level to the lowest branch, a minimum girth of 8 cm measured at 1m above ground level and a total height of 2.5 to 3.0 metres.

Trees shall have a sturdy, reasonably straight stem, a well defined and upright central leader, with branches growing out of the stem with reasonable symmetry, or a well balanced branching head according to the Schedule. The crown and root systems shall be well formed and in keeping with the nature of the species. Roots shall be in reasonable balance with the crown and shall be conducive to successful transplantation.

Trees shall be supplied bare rooted unless otherwise specified. They shall have been regularly undercut or transplanted. They shall have been lifted carefully to avoid tearing of major roots and to preserve a substantial proportion of smaller and fibrous roots. Trees shall have been grown on their own roots. Budded or grafted trees will be rejected.

Transplants

Transplants shall not be less than three years old, and shall have been transplanted at least once. Trees of species not listed in B.S. 3936: Part 4: 1984 shall be sturdy, with a balanced root and shoot development. Sizes shall range from 600-900 and 900-1200 mm.

Trees shall be well furnished with lateral and fibrous roots, and shall be lifted without severance of major roots. Roots shall be of the habit normal for the species.

Salix shall have been stumped and transplanted at the end of the first year in the nursery.

Shrubs

Shrubs shall be of the minimum size specified in the schedules, with several stems originating from or near ground level and of reasonable bushiness, healthy, well grown, and with a good root system. Pots or containers shall be as scheduled. Plants shall not be pot bound, nor with roots deformed or restricted. Bare root material will only be accepted where specified

Herbicides

Glyphosate - 'Roundup' by Monsanto Chemicals Ltd. Do not apply when rain is forecast within six hours. Do not apply when wind is likely to cause spray drift (over 24 kph/15 mph). Allow leaf symptoms to develop before carrying out any cultivations.

Paraquat - 'Gramoxone 100' by ICI Plant Protection Ltd. Do not spray when wind is likely to cause drift (over 24 kph/15 mph). Protect all foliage of transplants or shrubs.

Propyzamide - 'Kerb 50W', obtainable from T. P. Whelehan, Son and Co. Ltd., Finglas, Dublin 11. Tel. (01) 342233. Apply between 1st October and 20th December only, when ground is damp. Ensure complete cover of the ground.

The contractor may use alternative formulations of the above herbicides, by other manufacturers, with the prior approval of the landscape architect. Such alternative formulations shall be applied to give the same degree of control as the application noted above.

Weedkiller Application

All weedkiller shall be applied with properly designed equipment, maintained in good working order and calibrated to deliver the specified volume, evenly and without local over-dosing. Measure all quantities of weedkiller with a graduated measuring vessel.

Bulky Organic Manure/ Mushroom Compost

Bulky organic manure shall consist either of spent peat compost, mushroom compost, as described above, spent hops, or of well rotted farm manure. Farm manure shall consist of predominantly of faecal matter and shall be free of loose, dry straw and of undigested hay. Manure shall be free of surplus liquid effluent. This shall be used on mounds only. Well spent mushroom compost shall be used in all ornamental planting areas.

Fertilisers

Controlled release fertiliser N:P:K 15:9:11 plus trace elements - Osmocote plus or similar approved applied at specified rates.

Fertiliser shall be supplied in sealed bags or containers bearing the manufacturer's name, the net weight and analysis.

Stakes for Standard Trees

Stakes shall be of peeled larch, pine or douglas fir, preserved with water-borne copper-chrome-arsenic to I.S. 131, to a net dry salt retention of 5.3 kg. per cubic metre of timber. Stakes shall be turned, and painted one end. Sizes shall be as follows:-

for extra heavy standard trees: 2700 x 75 mm dia.

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Set stakes vertically in the pit, to the western side of the tree station, and drive before planting. Drive stake with a drive-all, wooden maul or cast-iron headed mell, not with a sledge hammer.

Tree Ties

Tree ties shall be of rubber, P.V.C. or proprietary fabric laminate composition, and shall be strong and durable enough to hold the tree securely in all weather conditions for a period of three years. They shall be flexible enough to allow proper tightening of the tie.

Ties shall be min. 40 mm wide for standard trees. Provide a simple collar, free of rough or serrated edges, to prevent chafing. Provide for subsequent adjustment of the tie either by means of a buckle (nail tie to stake immediately behind it) or by leaving heads of securing nails slightly proud, to permit easy extraction and repositioning. All nails shall be galvanised.

Protection

The interval between the lifting of stock at the nursery and planting on site is to be kept to an absolute minimum. Plants shall be protected from drying out and from damage in transport. All stock awaiting planting on site shall be stored in a sheltered place protected from wind and frost, from drying out and from pilfering. Bare rooted plants not immediately required shall be heeled-in in a prepared trench, the bundles of plants first having been opened, the plants separated and each group separately heeled-in and clearly labelled. The roots shall be covered with moist peat or soil and shall be kept moist until planted. Pots shall not be removed until plants have been carried to their planting station. Plants packed in polythene must be stored in shade.

All forest transplants and bare root shrubs shall be wrapped in polythene from the time of lifting to conserve moisture. Except when heeled-in, they shall be protected in polythene at all times until planted into their final position on site.

Plants shall be handled with care at all times, including lifting in and despatch from the nursery. Plants or bundles of plants shall not be tossed, dropped or subjected to any stress likely to break fine roots.

Damage

Any roots damaged during lifting or transport shall be pruned to sound growth before planting. On completion of planting any broken branches shall be pruned.

Vine Weevil

Line out all container grown plants on level ground. Drench pots with 40 g of 40% Diazinon W.P. in 100 litres water. Allow to stand for at least three days before planting.

Setting Out

Setting out shall be from figured dimensions where indicated, and otherwise by scaling.

Transplants shall be planted at the spacings indicated, in staggered rows.

Transplants in mixtures shall be planted at the spacings indicated, in staggered rows or at random according to instructions on the contract drawings. Species shall be planted in groups in each area. Set out groups avoiding obvious repetition, regularity, and single lines of one species.

Shrubs and ground covers planted in mass shall be at the spacing indicated on the drawings. Shrubs shall not generally be planted closer to a kerb or to the edge of a planting area than a distance equal to half the spacing indicated for that species.

Ripping

Rip all disturbed ground a minimum of 600 mm deep with a subsoiler approved by the Landscape Architect in two transverse directions.

Topsoiling

Excavate for shrub beds and hedge trenches to 400 mm below finished levels. Dispose of material to tip off site or to areas of filling on site as directed by the Landscape Architect. Break up base of beds and trenches min. 150 mm deep. Remove topsoil from areas to be sown with wild-flower mix.

Decompact base of planting bed to allow drainage.

Load and carry topsoil from stockpiles on site, and backfill beds/trenches in layers each not more than 150 mm deep, lightly consolidating each as the work proceeds. Leave area slightly mounded, to allow for settlement. Incorporate ameliorant and fertiliser, as specified.

Site Preparation

Preliminary Weedkill: 'Roundup' @ 5.0 litres per hectare, in water @ 200 litres per hectare, and application pressure not exceeding 2 bars.

Transplants: Weedkill full ground area. Apply a first treatment before 15th July, and a second not later than 15th September to kill regrowth.

Hedge Trench: Weedkill. Excavate trench 600 x 400 mm. Add ameliorants as follows, incorporate evenly into excavated material, and backfill:-

Organic Manure: 75 mm deep

Osmocote plus : 70 gm/m

Shrub Planting: Weedkill. Spread over all planting areas:-

Organic Manure: 50 mm deep
Osmocote plus : 75 gm/msq

Standard and Selected Standard Tree Planting

Excavate tree pits to 0.5 cubic metres volume (1.0 m diameter x 60 cm deep). The base of the pit shall be broken up to a depth of 15 cm and glazed sides roughened. Remove subsoil, stones and rubbish to tip on site as directed by the Architect/Engineer. Supply and drive the stake.

For planting in areas of made up ground, load and carry topsoil from stockpile on site. In undisturbed ground, backfill with excavated material. Mix the following ameliorants evenly throughout the topsoil while it is stacked beside the pit. (Quantities are calculated for a pit of the specified dimensions):-

Organic Manure: 0.047 cubic m (equivalent to manure 6 cm deep over 1 m dia of tree pit).

Osmocote plus : 250 gm

Trees shall be planted at the same depth as in nursery, as indicated by the soil mark on the stem of the trees. They shall be centred in the planting pit and planting upright. The roots shall be spread to take up their normal disposition. Fit tie. Clean a neat circle 1000 mm dia. of all grass.

Planting of Shrubs and C.G. Transplants

Remove all plastic and non-degradable wrappings and containers before planting. Make four vertical cuts with a sharp knife on the quadrants through the edge of C.G. rootballs to sever girdling roots. Excavate hole to min. 10 cm greater diameter than the root spread, and to a depth to allow planting to same depth as in the nursery. Spread out roots of bare root species. Backfill in layers of not more than 10 cm, firming each layer and on completion.

Replacements

The planting will be inspected in September following planting. Any tree or shrub found to have died from any cause except as provided below or the work of other contractors shall be replaced by the contractor at his own expense. Replacement planting shall conform in all respects with this Specification, including all specified excavation, provision and incorporation of all fertilisers and ameliorants, and weedkiller treatments.

Failures will not be charged to the Contractor in the following cases:-

- Damage by hares or rabbits, where not protected by fencing or shelters.
- Failure solely due to prolonged dry weather, except in where the contractor will be responsible for watering.
- Losses due to theft, vandalism or disturbance by other contractors.

Persistence of weed in planted areas will be regarded as a contributory cause of failure due to drought. Prolonged dry weather will not exonerate the Contractor if the scheduled aftercare operations have not been carried out as programmed.

GRASS SEEDING

Seed Mixture

An appropriate seed mix will be specified for the type of sward and level of maintenance

Fertiliser

10:10:20, N:P:K - supplied in bags bearing the names of the manufacturer, the analysis of the contents and the net weight. The contractor shall produce to the Landscape Architect the original delivery docket or invoice stating the quantity supplied for these works.

Pre-Seeding Weedkiller

Glyphosate: 'Roundup' by Monsanto Chemicals Limited. Do not apply when rain is forecast within six hours. Do not apply when wind is likely to cause spray drift (over 24 kph/15 mph). Allow leaf symptoms to develop before carrying out any cultivations (at least 7 days).

Paraquat: 'Gramoxone 100' by I.C.I. Plant Protection Ltd. Do not spray when wind is likely to cause drift (over 24 kph/15 mph).

The contractor may use alternative formulations of the above herbicides, by other manufacturers, with the prior approval of the landscape architect. Such alternative formulations shall be applied to give the same degree of control as the application specified.

Post Emergence Weedkiller

'Actrilawn 10' by May and Baker Ltd., used in accordance with the manufacturer's instructions.

Apply 'Actrilawn' when grasses have reached the two-leaf stage or beyond, and when seedlings have emerged and have reached cotyledon or two-leaf stage (approx. 4 weeks after sowing). Do not mow within 7 days of treatment. Do not apply during drought. Apply on a fine, still, warm day.

Machinery

All machinery shall be in good and serviceable condition. Harrows and cultivators shall have their full complement of tines, which shall be sharp, effective, and set to give the specified depth of cultivation. Mowers shall be sharp and evenly set to the specified height, and shall in use avoid pulling or laying the sward.

Tractors for use in ripping shall be four-wheel drive or tracked. All tractors shall be fitted with position control to ensure even cultivation, at the minimum specified depth.

Weather

All work to soil shall be carried out in dry weather, and when the soil can be reduced to a friable condition, avoiding smearing or panning, and rutting and compaction by tractors.

Seeding shall be carried out in the fine, still weather. Seed shall not be permitted to fall onto hard surfaces or into planting areas. Any grass germinating there shall immediately be treated with a total weedkiller at the Contractor's expense.

Weedkilling

Application: Killing existing grass pre-seeding, and killing weeds germinating in re-spread topsoil. Apply 'Roundup' @ 5.0 litres per hectare, in water @ 200 litres per hectare, at application pressure no exceeding 2 bars. (For seeding from mid-August onwards, apply not later than 31st July).

If germinating weed grasses are less than 100 mm high and broad leaved weeds have not produced full-sized leaves, do not apply 'Roundup'. Apply 'Gramoxone 100' @ 3.0 litres/hectare in water @ 200-300 litres/hectare 4 to 7 days before cultivating.

Ripping

Rip with a subsoiler approved by the Landscape Architect in two transverse directions. The first pass shall be across the maximum fall of the land and the second at right angles to this. Rip at 600 mm maximum centres, at a constant depth of 400 mm. Do not mix subsoil and topsoil layers during ripping.

Cultivations

Cultivate in transverse directions by disc or tine harrows and/or rotary cultivators, to the minimum depth specified in the operations schedule. Remove weeds and roots, metal items and rubbish. Produce a tilth as follows; Reinstatement areas 75mm and quality areas/verges 50mm and pick off stones and debris over that size.

If rotary cultivators are used, the ratio of tractor speed to tine speed shall be sufficient to avoid smearing at the base of the cultivation.

Final Grading

During cultivations, grade with a blade, lute or grader, to produce even, flowing surfaces, free from local humps and depressions.

Finishes

Topsoil shall stand 30 mm proud of manholes, paths and kerbs after cultivation and firming.

Fertiliser

During last stages of cultivation, apply fertiliser evenly over the full area of seeding in two equal passes in transverse directions, and incorporate into the seed bed up to 30 mm deep.

First Cut

Before cutting, pick off stones above the maximum diameter specified on the operations schedule. Roll if specified on the operations schedule to firm sod. The time for cutting and the height of the cut shall be as specified in the operations schedule.

Quality

The quality of the grass sward shall be even throughout with a constant sward and colour. The contractor shall make good any areas not of this quality. Make up and seed over any depressions which develop after seeding. Re cultivate and re-seed any areas which fail to germinate or which die off.

AFTERCARE

The operations are grouped under the following headings;

Newly planted trees
Shrub beds
Groundcover
General litter clearance

GRASS AREAS

Amenity Grass Areas

Maintenance Objective

To provide an even stand of vegetation of uniform height and colour comprising predominantly grass species, although a small percentage of dicotyledenous plants - no more than 5 per cent - will be accepted.

Maintenance Operations

a) Mowing shall be carried out using a cylinder mower to maintain the vegetation length within the limits of 30 mm and 75 mm during April to August inclusive and between 50 mm and 90 mm during the rest of the year. (This will normally require mowing at up to once a week in the peak of the season and up to, 20 times per year).

b) The arisings shall be let fly but must be distributed evenly over the surface and at no time shall the layer of clippings be of such a depth that will affect the growth of vegetation. At no stage must arisings come to rest on paved or planted areas.

Additional Operations

a) All edges of grass areas, against buildings, footpaths, roadways, trees, posts and any other obstruction shall be kept neat, trimmed and tidy.

b) Mowing strips against fences, etc. shall be 100 mm wide and may be maintained by the use of an appropriate approved herbicide.

Care of Newly Planted Trees - General

Young trees will need regular attention to ensure establishment. The most important operation is to keep the soil around the base of the tree free from weeds or grass and to ensure secure and correct staking.

Maintenance Objective

Establish a stable and healthily growing tree with a well-shaped framework for future growth.

Maintenance Operations

a) Maintain a 1m. diameter circle of plant-free soil around the base of each isolated tree by hoeing or the use of approved herbicide other than a residual.

Allow for hoeing up of soil once every 4 weeks in the growing season (5 times per year). Allow for herbicide treatment once in the winter or spring and 3 additional treatments.

Note: In some areas this operation may be replaced by the application of bark mulch as ground cover.

b) Cut back any tall vegetation that is threatening to shade or smother the young tree (i.e. taller vegetation growing from outside the 1 m weed free area). Allow for cutting back regularly (3/4 times a year).

c) **Provisional item** Water the newly planted trees throughout the summer months (May to August) as required after any period of 4 weeks without significant rainfall (less than 5 mm). Apply sufficient water to thoroughly wet the top 150 mm of soil around the tree roots. This will normally require approximately 10 litres for a seedling or whip and 20 litres for a standard tree, include transport of water to the site.

d) Check stakes and ties for firmness and support and adjust as necessary. Allow for checking twice a year, preferably in late spring and late summer.

e) Firm the soil around the roots to ensure that the plant is securely planted in the ground and upright. Allow for firming once in the spring after planting.

f) Formative prune to remove any dead, diseased or damaged shoots and create a balanced form for future growth. Allow for pruning once in the season after planting.

Shrub Beds - General

The borders must be kept weed free, particularly of perennial weeds, to allow planting to give early cover. However, the plants may be required to be thinned so that the shrubs that are retained are able to achieve an attractive form. This may involve removing the intermediate plants soon after shoots are touching.

Maintenance Objective

Maintain shrub growth to cover as much as possible of the bed area and allowing the individual plants to achieve as nearly as possible their natural form. Maintain the borders free of visible weeds and shape and prune the shrubs to avoid obstructing pathways or blocking light to, or adhering to windows.

Maintenance Operations

a) After planting, if appropriate and in season for the species involved, prune shrubs to develop their desirable ornamental characteristics. At the same time remove intermediate plants that are restricting the natural and attractive development of their neighbours. Remove all arisings from site.

b) Lightly cultivate the surface soil, to a depth of approximately 50 mm, remove or bury all annual weed or natural litter and break any surface capping. Take special care to avoid unnecessary damage to the shrub plants and ensure that all the shrubs are firmly bedded in the soil. Leave the surface with a fine and even tilth with soil crumbs of less than 50 mm in diameter. Once a year operation in early winter.

Note: This operation is only essential where the soil is compacted or as a means of incorporating mulch. Not required where the areas are mulched.

c) Maintain the soil surface substantially free of weeds (less than 10 per cent weed cover) by hand removal and spot treating with Glyphosate, or approved equivalent. Spot treatment at approximately four-weekly intervals in the main growing season, to a total of five times per season.

Note: As an alternative the beds can be regularly hand-hoed at up to two-weekly intervals in the main growing season, to 6 times per year. This procedure is recommended for the first year after planting when the plants may be more sensitive to contact herbicide damage and residual herbicides may not be used.

Ground Cover - General

Described as dense, low-growing plants, which cover the ground and smother any weeds. Ground-cover needs careful establishment, to ensure that any perennial weeds are eliminated.

Maintenance Objective

Maintain a dense, weed free cover of healthy growth, clipped or pruned as necessary to give a neat and tidy finish and contained within the planted area.

Maintenance Operations

a) Maintain the area substantially free of weeds (less than 10 per cent of weed cover at maximum) by hand removal or spot treating any emergent weeds during the growing season with Glyphosate, or approved equivalent. Spot treatment or weed removal at approximately four-weekly intervals in the main growing season, to 5 times per year in total. Frequency of sprays to drop, as the plants establish.

b) Trim and tidy the plants once a year in the winter months, to remove dead vegetation or overgrowing branches. Remove all arisings from site. The amount of work will vary according to the species.

Litter Clearance - General

Maintenance Objective

Collect and remove from the site, all extraneous litter and rubbish on a regular within landscape basis so that its presence is not detrimental to the appearance of the site. (This means that the landscape should be free from litter after each visit to site).

Maintenance Operations

a) Collect and remove to the contractor's tip all extraneous rubbish, not arising from maintenance works, which is detrimental to the appearance of the site. This rubbish to include stones (over 50mm dia. which may be buried), bricks, debris, paper, confectionery and other wrappings, bottles, cans and plastic containers. Allow for this operation to be carried out at regular intervals based in conjunction with other maintenance visits and operations.

