

Dungannon G.C. Master Plan					
Scoping Doc December 2023					
Hole	Code	Proposed works	Value STG	Totals	Phasing
		RHS = Right Hand Side			
		LHS = Left Hand Side			
		GS = Greenside			
		FW - Fairway			
		IH = In-house works. Work to be undertaken by Maintenance team OR that sub-contractor to be appointed			
		PHASING OF WORKS			
		Necessary works that are not urgent - Long term			
		Works that require to be done but not most urgent - Medium term			
		Works that are urgent - short term			
1	1.1	Remodel GS bunkers to new design and specification	£ 11,440		
	1.2	Close FW Bunker	£ 2,200		
	1.3	Remove rhododendron. Very Penal. Only plant in out of play area	IH		
	1.4	Remove evergreen trees. Allow the best trees, mostly mature hardwoods to shine through.	IH		
	1.5	Replace sycamore/chestnuts (which are in very poor condition) at each side of the FW with better specimens.	IH		
	1.6	Dig out poplar stump that was cut down previously.	IH	£ 13,640	
2	2.1	Make plans to remove ash trees. In very poor condition. Most ash trees are suffering from Ash Dieback disease.			
	2.2	Remodel GS bunkers to new design; make bunker visible from tee.	£ 5,280		
	2.3	Ugly copse of evergreens. Replace with 2/3 native hardwoods.	IH		
	2.4	Remodel foregreen bunker to new design	£ 6,160		
	2.5	Avoid liner planting. It is unnatural looking. Select only the best specimens.			
	2.6	Remove evergreen to RHS tee	IH	£ 11,440	
3	3.1	Clean out pond			
	3.2	Remodel GS bunker ~ wrap around the green rather than on the periphery of play.	£ 6,160		
	3.3	Selective tree removal. Trees are planted too close together. Allow the best trees to flourish.	IH		
	3.4	Left side ditch is horrible dead trees and scrub. Clean out and expose the ditch line/water hazard.	IH		
	3.5	Take great care when trees block view to other areas of the golf course. They cannot and should not be relied upon to provide a safety barrier. If an area is considered to be in a 'Danger Zone' it is best to provide a clear line of sight so that golfers can see the area ahead, decide to wait until the area is clear and/or allow approaching golfers to shout 'fore' if necessary.	IH		
	3.6	Remodel Ladies tee	£ 4,400	£ 10,560	

4	4.1	Remodel GS bunkers. Allow bunker to encroach into the line of play.	£ 6,600		
	4.2	Left side walk-off is steep. It is important to provide good grass sward to avoid a 'slip-zone'	IH		
	4.3	Care (safety) with evergreen screen at rear of green.	IH		
	4.4	Remove ugly plant at RHS in front of tee, it is only a haven for rodents.	IH		
	4.5	Selective removal of non-native trees	IH		
	4.6	Cut back overhanging trees at tees.	IH		
	4.7	Remove ash trees that are diseased with Ash Dieback.	IH		
	4.8	Shrubberies in and around the golf course are unnecessary. They become unkempt with time and are a maintenance issue that use up scarce resources. If 'definition' is required, a simple mound will suffice. Keep it simple, less is more on a golf course.	IH	£ 6,600	
5	5.1	Remodel GS bunkers to new design. In remodel of LHS bunker 'soften' the grade which is too steep.	£ 12,320		
	5.2	Selective remodel of non-native evergreens.			
	5.3	Reposition FW bunker at left corner of the hole.	£ 6,600		
	5.4	Drainage required from dead tree to open ditch - laterals and gravel slits at 1m centres. Laterals at 6m intervals.			
	5.5	Remove dead tree. DGS has many spectacular trees throughout.			
	5.6	Remove ash trees that are diseased.		£ 18,920	
6	6.1	Remodel GS Bunkers	£ 10,560		
	6.2	Remodel tee complex to new specification	£ 12,320		
	6.3	Remove ash trees diseased along the boundary to left of 5th green.	IH	£ 22,880	
7	7.1	Remove 2 x fir trees and one spindly tree. Allow for the magnificent oaks to flourish. Beautiful oak trees do not need window-dressing	IH		
	7.2	Remove lone silver birch	IH		
	7.3	Bolster tree planting at LHS. We must persuade golfers to play the hole up the RHS, ensure the penalty is along the LHS.	IH		
	7.4	New FW bunker to persuade golfers away from left side boundary.	£ 6,160		
	7.5	Selective tree removal to allow fairway mowing line to move 6m - 7m to RHS	IH		
	7.6	Some majestic hardwoods are being hidden by non-native evergreens	IH		
	7.7	Take great care with tee surrounds. Sleepers/timbers/stone walls are a potential trip/slip hazard.	IH	£ 6,160	

8	8.1	Tree clearance required. Light, air and nutrients are necessary for successful green complexes.	IH		
	8.2	Clean out pond to RHS and the stream that crosses the golf course.	IH		
	8.3	Remodel GS bunkers	£ 14,080		
	8.4	Silver birch is starting to block view to LHS of green. When planting trees, great care is needed to place the correct specimen in the correct location.	IH		
	8.5	Selective tree management of evergreen trees	IH		
	8.6	Remove bunker. Trees create the strategy and framing of this hole.	£ 2,200		
	8.7	Poplar trees are at or beyond maturity. Recommend to plant native hardwoods sporadically in this locale to fill the space when the poplars are removed, which needs to be soon. Clear signage is needed to direct golfers from the 7th green to 8th tee. This is a lovely downhill par 4. A common theme is the distraction of the ugly paths that bisect the golfers view. Consider 'softer' materials that may help to camouflage the harsh look of these paths.	IH	£ 16,280	
9	9.1	Clean out stream. Make as part of the annual maintenance practice.	IH		
	9.2	Clean back overgrowth at tee. The view to green from the back tee is blocked.	IH		
	9.3	Tee remodel. Provide +/- 400m ² of teeing space. Simple rectangular tees are easiest maintained and make the best use of space.	£ 14,520		
	9.4	Clean out the stream from the 10th tees to the 4th tees. This should be included in the annual works/budgets.	IH	£ 14,520	
10	10.1	Selective tree removal from green complex backdrop. There is a serious shade, light and air issue.	IH		
	10.2	Remodel GS bunkers. Make the back left to grassy run-off area.	£ 17,160		
	10.3	Remove 1 x alder tree and 1 x evergreen tree. Some nice hardwoods in this area between 10th and 12th FW	IH		
	10.4	Opportunity to develop a new tee across the stream and up the ridge line. Would be a very good tee that could add + 30/40m to this hole.	£ 8,800	£ 25,960	
11	11.1	Remodel GS bunkers	£ 12,320		
	11.2	Selective tree management . Open up gaps to views in the copses/woodland.	IH		
	11.3	Tree removal needed. View to the green complex is compromised. Remove trees now before this becomes a bigger issue and more expensive.	IH	£ 12,320	

12	12.1	Remodel GS bunkers. Move the front right bunker back 10m to create space for golf and maintenance traffic to move.	£ 11,440		
	12.2	Consider the hedge to the RHS. It is penal from a golfing perspective. Alternative habitation creation is advised if decided to remove.	IH		
	12.3	Remove all the scrub around the beautiful oak and beech trees.	IH		
	12.4	Remove large ash tree that is in very poor shape and diseased with Ash Dieback.	IH		
	12.5	Take great care when building steps. The club must ensure that they are safe, in both dry and wet conditions.	IH		
	12.6	New beech hedge along RHS of tee complex. This is a maintenance/resource issue that is unnecessary. Remove and replant in a nursery area.	IH		
	12.7	Tees are very high and this requires steps. The area is a very dark and damp with mature trees to three sides. Tree management is required. With recommended works a problematic tee complex may become one of the best.	IH	£ 11,440	
13	13.1	Remove the evergreens at green complex backdrop. There is a beautiful oak tree in the backdrop, show it off and let it shine through.	IH		
	13.2	Remodel GS bunkers	£ 6,160		
	13.3	A magnificent oak tree that defines the hole. It is recommended to have an assessment of some of your trees by an arborist every 5-6years to ensure they are in good health and that any necessary work may be carried out.	IH		
	13.4	Remove 3 x poplar trees	IH		
	13.5	There are 5 x ash trees in trouble along the RHS. It is recommended to remove and replace with beech or oaks.	IH		
	13.6	New tee complex	£ 10,560		
	13.7	Remove evergreen trees. These are also very penal when playing the 17th hole.		£ 16,720	
14	14.1	Create a swale at front of green to divert the water away from the green pad.	£ 3,960		
	14.2	There are 3 x alders on the downslope LHS. These are not appropriate trees and it is recommended to replace with beech or oak trees.	IH		
	14.3	6 or 7 dead ash trees at the corner LHS. Remove and replace with appropriate hardwoods.	IH		
	14.4	Remove poplar tree.	IH		
	14.5	Replace netting to left of tee. This is a Health & Safety issue.	IH	£ 3,960	
15	15.1	Remodel GS bunkers. Add new bunker to LHS green	£ 12,320		
	15.2	Remodel FW bunkering. Add second small bunker to centre line.	£ 8,800		
	15.3	The last tree at the inside of the dogleg is a diseased ash tree. Remove and replace.	IH		
	15.4	Remodel tee complex.	£ 10,560	£ 31,680	

16	16.1	Greenside bunker remodel	£ 12,320	£ 12,320	
17	17.1	Remodel back of green complex, soften the grades. Make more machine friendly and divert water away from the green pad.	£ 5,720		
	17.2	Close GS bunkers. The water hazard is a sufficient strategy. Remodel the front so that is it machine friendly .	£ 5,720		
	17.3	As with other holes - clean the stream. Include in annual maintenance program.	IH		
	17.4	Close bunker - it is only affecting the short hitters. For a central bunker to be effective in a layup zone, we must provide 25m-30m of fairway to each side.	£ 2,200		
	17.5	Ash tree in trouble with Ash Dieback disease. Remove and replace with native hardwood.	IH		
	17.6	Clean out drain	IH		
	17.7	Care with mowing lines. Move FW to the left by one or two widths of the mower. Persuade the golfer to play to the left away from the car park.	IH	£ 13,640	
18	18.1	Remove the shrubbery at RHS. Open up the views to and from the clubhouse. Also a very severe penalty for mishit shots	IH		
	18.2	Remodel GS bunker	£ 10,560		
	18.3	Remodel FW bunker	£ 5,280		
	18.4	8th/18th hole, selectively replace evergreen with hardwoods	IH		
	18.5	Remove poplar tree	IH		
	18.6	Remodel 18th tee complex	£ 8,800		
	18.7	Tremove unnecessary planting between green and clubhouse. Open up the views both ways	IH	£ 24,640	
		Sub Total		£ 273,680	
In-house	In-house	In-house will mean that the proposed work is undertaken by the maintenance team or by a club-appointed sub-contractor			
Bunkers	Bnkrs	Proposal is to remodel, reshape to deflect water away from bunker, install new drainage, install a concrete / matting / rubber liner, artificial bunker edge and place new bunker sand			
Mow Lines		New mowing lines proposed at most holes			
		Practice Facilities			
	P1	Remodel practice putting green at 1st tees	£ 20,000		
	P2	Redesign and build practice facility at left 4th hole	£ 75,000		
				£ 95,000	
	*	The figures offered are ballpark numbers. A detailed measurement and bill of quantities will be required in order to prepare accurate figures. The figures exclude vat at the appropriate rate			
	TOTAL			£ 368,680	