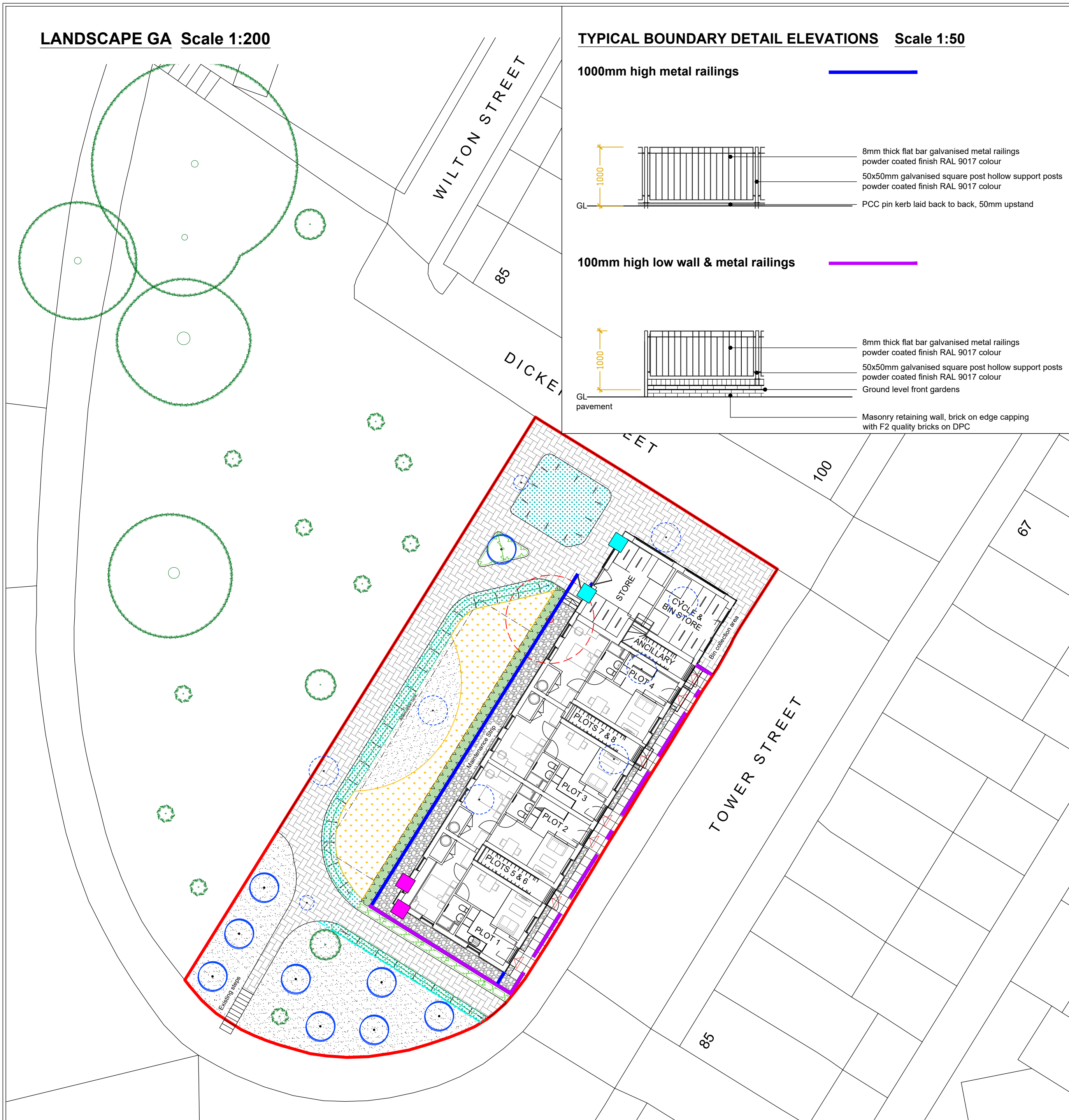
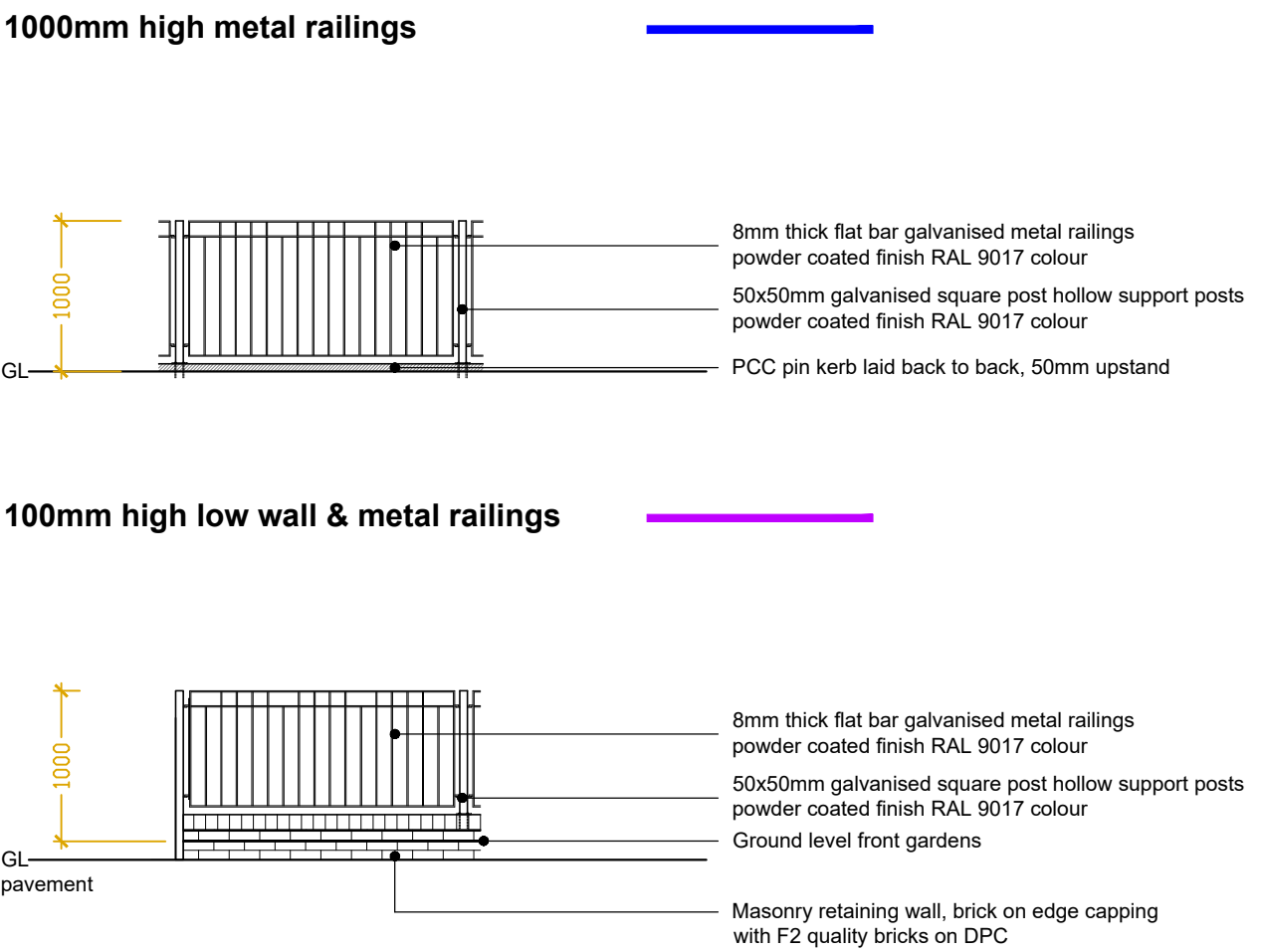


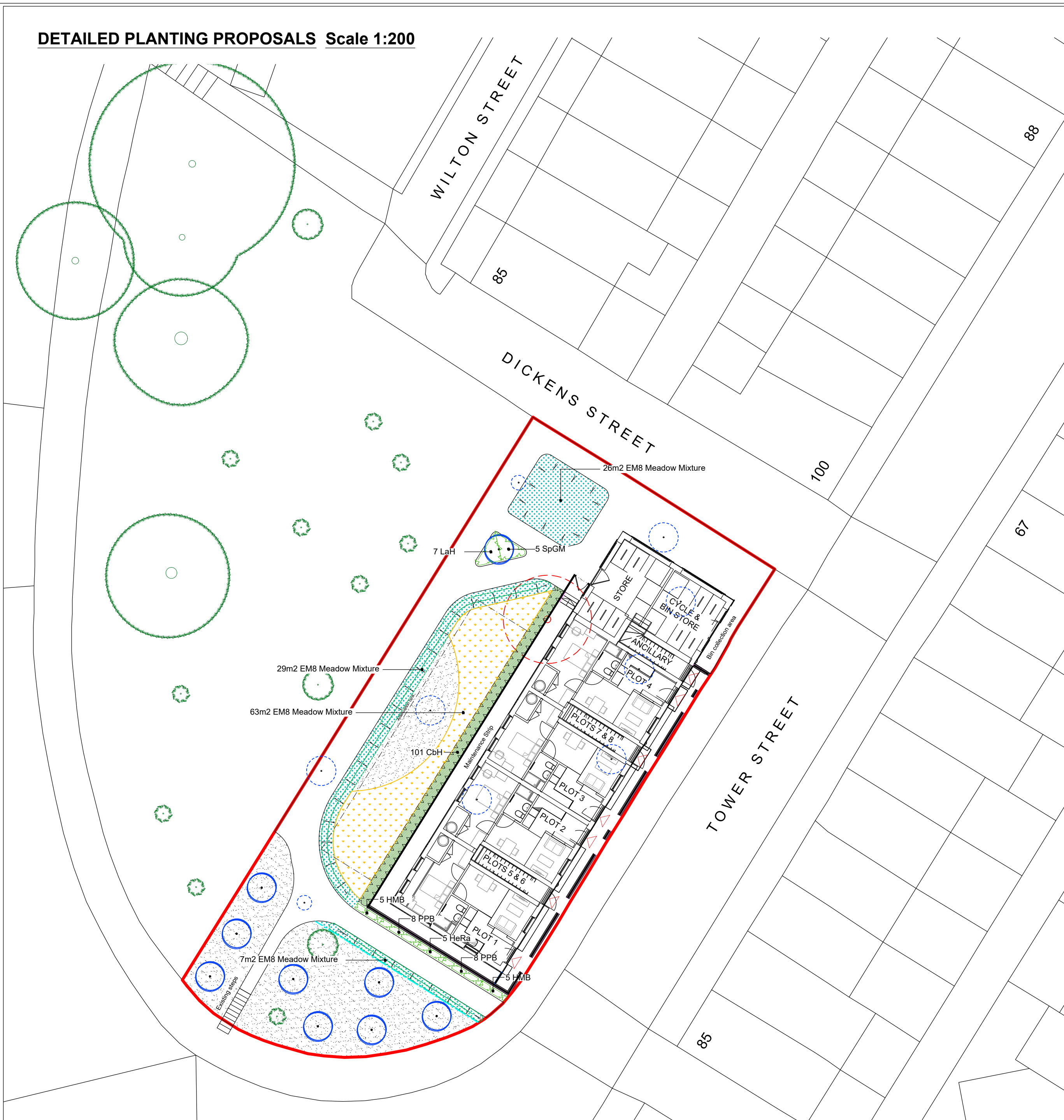
LANDSCAPE GA Scale 1:200



TYPICAL BOUNDARY DETAIL ELEVATIONS Scale 1:50



DETAILED PLANTING PROPOSALS Scale 1:200



PLANTING NOTES

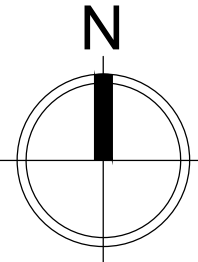
- Plant handling at the nursery, & transit up to delivery, shall be in accordance with 'Plant Handling', the booklet published by the Committee for the Plant Supply & Establishment (CPSE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from the Horticulture Trades Association 19 High Street, Thane, Berks RG7 5H) which states that 'Plants shall be first class examples of their species or variety, free from all pests & diseases, with good fibrous root systems & materially undamaged' (refer to relevant section of BS5936 Parts 1-4 Specification of Nursery Stock).
- All planting is to be in general compliance with BS4248 1989 Code of Practice for general landscape operations (excluding hard surfaces).
- Planting of trees & shrubs is to be planned in the recommended season.
- Where necessary levelling shall be carried out by hand to eliminate ponding hollows. Finished topsoil level shall be 25mm above adjoining paved areas & 150mm below damp proof courses level to the adjacent building.
- Areas of large roots to be grubbed up without undue disturbance of surrounding soil & adjacent areas. Rubbish, concrete, metal, glass, hard surfacing, hardcore, decayed timber, etc. shall be removed & any contaminated topsoil are to be off-site.
- Shrub beds to have a min. depth of 450mm good quality imported topsoil (BS5382), do not use topsoil contaminated with subsoil, rubbish or other materials. Do not compact soil, preserve a friable texture of separate viable crumbs where ever possible. Topsoil to be treated with an application of herbicide prior to planting, where necessary, strictly in accordance with the Control of Pesticides Regulations 1986 (or otherwise updated/ superceded legislation), & following manufacturers's instructions by qualified staff & then should be covered with a minimum 100mm of subsoil. All shrub bed/ grassed areas shall have a suitable slow release fertiliser applied at the manufacturers specified rates.
- Shrub Compost. Specimen plants to be planted in a pit 400 x 400 x 250mm deep with 5 litres Tree & Shrub Compost.
- All areas of ornamental planting to be mulched to a depth of 75mm with an amenity grade bark mulch unless plants are located in gravel.
- Formal Hedges/Trench to be dug min 500mm wide x 400mm deep (base broken out to facilitate drainage) and a peat free compost or slow release fertiliser incorporated into the soil.
1. All turf & grass seed mixes are to be supplied by an approved supplier. All turves are to be laid horizontally to adjacent hard surfaces in a staggered pattern to encourage establishment. All grassed areas are to be watered as necessary to ensure their establishment & continued thriving. New grassed areas to have a min. depth of 150mm good quality imported topsoil (BS5382) & to be treated as item 5, many new soils exist to existing where necessary. Carry out all work when soil & weather are suitable:
- Do not sow or turf during periods of frost or strong winds
 - Sow only in Spring & Autumn
 - Ensure that adequate watering & weed control is available.
- Wildflower seeding. Remove existing topsoil approx 20cm deep, prepare ground and spray with a non-residual glyphosate based herbicide in line with manufacturers instructions. Seedings. Apply low fertility topsoil Rate of 100mm or harrow in, roll to produce a medium till, fairly fine, firm surface. Sow seeds in autumn/ spring subject to project timescales. Press seed by machine or hand, @ 49m² depending on mix. Do not cover seed but firm in with roller or by treading.
3. Tree pits - Excavate 1m² for each tree location with depth to adequately accommodate the rootball.
4. Trees are to be planted securely either underground girdled in accordance with an approved guying system or staked & secured as follows:
- Young Standards are to be secured using 2cm, treated softwood stakes with cross bar, driven firmly into the ground. Stakes to be 1000mm above ground & fixed to tree with suitable rubber tree tie & spacer. EG: Green-Tech Holdfast Natural Tree Tie or similar fixed in accordance with suppliers recommendations. Tree stakes and ties are to be removed after 2-3 years to ensure secure/ stable establishment within the statutory aftercare period.
- For all ornamental trees one 80litre bag of tree planting compost (non-peat based) is to be incorporated in the tree pits. For all ornamental trees the tree pit should be large enough to comfortably accommodate the rootball. Backfilling with excavated soils to replicate existing horizons. All trees to be planted in line with BS5854/2014 Trees from nursery to independence in the landscape - Recommendations: Para 10.2.7 Topsoil should not be used below depth of the original topsoil.
7. Trees planted in grass are to have a 1m dia turf cut around the base of the tree & circle filled with 50mm depth bark mulch.
8. The landscaping shown on this drawing shall be fully implemented in the first available planting season (No-March) following completion of the approved development.
9. The Contractor is to be taken into account & planned for within the construction programme. Where the works programme does not provide for tree and shrub planting to be carried out in the appropriate season either of the following operations shall be implemented:
- (a) Planting shall be completed during the first planting season following Practical Completion. The cost of carrying out such landscape works after Practical Completion shall be at the expense of the Contractor. Ensure adequate watering & weed control is available.
10. At any time if ground water & weather conditions are favourable- Rootballed & bare root shrubs & shrubs-November-March. Ensure adequate watering & weed control is available.
11. Water all plants & trees on the same day of planting, plant only into moist soil & water thoroughly to the full depth of soil immediately after planting. Water regularly through the establishment period (minimum 3 months) to prevent drying out (min. once a week in periods of drought) to ensure the establishment of the plants during the 12mo defects period.
12. The contractor must ascertain for himself/herself the exact position of underground services & maintenance points prior to carrying out any digging on site.

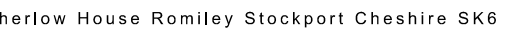
PLANTING AFTERCARE - 5 year establishment period

- Generals**
Maintain all grass areas, shrub beds and hedgerow planting free of litter and excessive weed growth (ie. growth that would be detrimental to the intended planting). Do not allow rubbish, grass cuttings, or other deleterious materials to be deposited on any of the planted areas during the establishment period.
Water all trees, shrubs & hedges in periods of drought (no continuous rainfall for 5-7 days) during the growing season of the 12months defect liability period. (Growing season is typically late Spring to early Autumn). Water once a week so the soil is fully saturated to encourage deep roots to establish & continue this until significant rainfall.
Any plants which are stolen from the site prior to Practical Completion shall be replaced by the Contractor.
After the 12month defect liability period the responsibility of maintenance of the landscaping will be passed onto the landscaping company which will need to replace any trees or shrubs that die within a 5 year period if the original plants are not suitable for the situation due to unforeseen circumstances.
At the end of the first 12 month maintenance period ensure soil is thoroughly moistened prior to re-mulching, applying water where necessary, re-mulch all planting beds to a depth of 75mm.
At the end of the 12 month defect liability period the plants the responsibility of maintenance of all the landscaping will be passed onto the landscaping company which will need to replace any trees or shrubs that die within a 5 year period if the original plants are not suitable for the situation due to unforeseen circumstances.
- Grass**
Maintenance of grassed areas shall include mowing, watering as necessary to saturate soil below, trimming edges to pavings & planted areas at every cut, removing all debris & stones over 30mm in size, prior to mowing, mowing by hand using a strimmer fitted with a protective guard to prevent back damage.
Grass to be cut fortnightly throughout growing season to height between 25-30mm & remove clipping to tip (April to October)
Any areas of grass where bulbs are planted must not be mown until leaves turn yellow or show signs of die-back.
Spike and aerify periodically to promote free drainage and remove moss and thatch.
In drought conditions the following modifications to specified mowing operations shall be implemented:
Cutting heights shall be raised to 45mm, mowing shall only continue so long as grass growth continues to reach maximum advisable height.
- Shrub Beds**
APPLY TO ALL YEARS
Maintain weed free
Replace dead/dying plants
Water in periods of drought 10 litres per shrub per week.
Remove deadwood
At the end of year 5, thin shrub beds to allow adjacent plants to achieve their species potential.
- Hedging**
The aim is to establish a stable and healthy hedgerow within 3 years from planting with a well shaped framework.
Maintenance operations:
Maintained base of plants weed free; spot treat as necessary.
Replace dead and missing plants or those which fail to establish properly.
Water throughout the summer months after any period without significant rainfall.
Ensure plants are secure and upright in the ground. Firm up where necessary.
After the second growing season, formative prune the hedgerow on an annual basis to remove any dead, diseased or damaged shoots and create a balanced form for future growth.
- Trees**
Inspect trees and ensure that they are establishing in an upright & safe manner, gently firm loosened soil around trees, straighten leaning trees accordingly.
Stakes and ties; check annually that the stakes are secure and adjust ties to allow for growth as necessary. Remove stakes at the end of the third growing season.
Trees should be watered once a month regardless of weather conditions during the defects liability period in the growing season (through the irrigation pipe) to ensure that the trees are encouraged to produce deep roots. Water trees in periods of drought at the following rates:
150 litres per tree - 14-16cm girth trees & above
75 litres per tree - 10-12cm girth trees & below
Prune deadwood, crossing branches etc. Replace dead/dying trees.
Routine pruning should include the following operations:
The removal of dead, diseased, damaged or dying branches only where they pose a risk to the users of the site.
The removal of branches or epicormic growth around the trunk of the tree where it is restricting access, growing over footpaths or obstructing lighting to be cut back.
Inspection and reporting any incidence of pests and diseases which could cause trees or limbs to fail.
Any routine tree works should be carried out between end August to the end February to avoid the bird nesting season. If this is unavoidable a bird nest and/ or bat survey must be undertaken prior to works being carried out.
- Wildflower Mixes**
First Year Management
Remove any annual weeds at the end of the 1st summer (August) following sowing of the seed mix. Cut, remove and compost. The young meadow can then be kept short by mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.
Management Once Established
The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing.
Meadow grassland is best cut or grazed from spring through to late July/August to give the sown species an opportunity to flower.
After flowering in July or August take a 'hay cut'; cut back to 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

PLANTING SCHEDULE

Shrubs						
Nr	Code	Name	Height /Spread (cm)	Container	Habit	Density
5	HeRa	Hebe rakaiensis	30-40	5L	Bushy	0.5m ctrs
10	HM8	Hebe 'Midsummer Beauty'	30-40	5L	Bushy	0.5m ctrs
17	LaH	Lavandula 'Hidcote'	20-30	5L / 7.5L	Bushy	4 per m2
16	PPB	Potentilla 'Primrose Beauty'	30-40	5L	Bushy	0.5m ctrs
5	SpGM	Spiraea 'Goldmound'	30-40	5L	Bushy	3 per m2
Hedge						
Nr	Code	Name	Height (cm)	Container	Habit	Density
101	CbH	Carpinus betulus	90-120	5L	Bushy	4 per lin m
Wildflower Meadow Mix A - 63m2 - EM2 Standard General Purpose Meadow Mixture sown @ 4g/m2 as supplied by Emorsgate Seeds						
Wildflower Meadow Mix B - 62m2 - EM8 Meadow Mixture for Wetlands sown @ 4g/m2 as supplied by Emorsgate Seeds						





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CLIENT

R & M Property Group

PROJECT TITLE

Plisworth Rd, Heywood

DRAWING TITLE

Landscape Proposals

STATUS

PLANNING

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
Varies	A1	KAS	-	Sept25

PROJECT NO.	DRAWING NO.	REV.
482	01	B