

LANDSCAPE SPECIFICATION FOR

Housing Development at

Birch Hill Lane Rochdale

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SOFT LANDSCAPE SPECIFICATION

20 Site clearance

General: Remove rubbish, rubble, stone, concrete, metal, glass, decayed vegetation and contaminated topsoil from areas to be planted. Ensure that all vegetation to be retained is clearly identified prior to any site clearance commencing.

- Stones: Remove those with largest dimension exceeding 25 mm.
- Contamination: Substances injurious to plant growth including subsoil, rubble, fuel, and lubricants.
- Vegetation: Complete as required using mechanical and chemical techniques.
- Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas. Kill off any emerging existing vegetation by spraying off with proprietary herbicide and allow a time to elapse as recommended by the manufacturer before commencing any cultivation works.

Carry out all clearance work within the RPZ of existing trees using hand tools only.

30 Removal of notifiable invasive species

Any areas of Japanese knotweed or Himalayan Balsam or any other notifiable shall be identified and where possible treated prior to construction work commencing on site in accordance with industry best practice.

D20 EXCAVATING AND FILLING

200 Soiling Generally

Any foundations, hard standings etc which are likely to impede drainage or plant root growth in any way shall be broken out to ensure free drainage and disposed of off-site to a licensed tip. **Compacted sub soils / subgrade shall be ripped to remove compaction before placing topsoil or subsoil.**

Total minimum soil depths for planting including top soil and sub soil shall be:

- Shrubs and groundcovers, grasses and perennials: 600 mm: 300 mm top soil minimum 300 mm subsoil.
- Hedges: 500 mm topsoil
- Trees: 600 mm topsoil
- Amenity grass areas: 150 mm topsoil, minimum 450 mm subsoil
- Native grass and wild flower areas: minimum 300 mm cultivated subsoil

210 Imported Subsoil:

Subsoil shall conform to BS 8601:2013 Specification for Subsoil and requirements for use.

Subsoils for use within the site shall be classified as multipurpose subsoils and shall have the following characteristics:

- Soil pH 5.5 – 8.5
- Soil texture: Sandy clay loam
- Mass loss on ignition: maximum of 2%
- Exchangeable sodium percentage (ESP) %: <15
Need not measure if soil electrical conductivity <2,800 $\mu S cm^{-1}$
- Electrical conductivity: <2000
- Potentially phytotoxic elements (by soil pH)

Elements	Soil pH <6	Soil pH 6.0 – 7.0	Soil pH >7.0
Zn	<200	<200	<300

Cu	<100	<135	<200
Ni	<60	<75	<110

- Other contaminants % m/m (air -dried solids)

>2 mm: < 0.5

Of which plastics: <0.25

Sharps: zero in 1kg air dried soil

- Stone content: shall be no more than 20%;

Shall be free from toxic and deleterious substances including weeds, seeds and roots, building rubble, metal, plastic etc.

Samples of subsoil shall be provided to the CA and approved prior to delivery to site.

220 Imported Topsoil

Topsoil conforming to B.S. 3882: 2015 shall be multi-purpose soil of uniform composition throughout, of light to medium texture, and shall be capable of being broken down to a fine tilth.

- Source: From approved source, sample to be supplied to CA prior to delivery for approval
- Texture: Sandy clay loam –Sandy silt loam to BS 3882: 2015
- Reaction: pH 6.0 – 7.0
- Organic matter: 4 – 7.9%
- Nutrient content: Nitrogen, Phosphorous, Potassium, Magnesium, minimum index values to be as for General Purpose grade of BS 3882: 2015.
- Maximum size of stones in any dimension: 50 mm
- Maximum stone content by dry weight: 20%
- On visual inspection, free of fragments and roots of aggressive weeds, seeds, sticks, straw, subsoil, pieces of brick concrete, glass, wire, large lumps of wire or vegetation or other foreign matter.

Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, and debris. Areas to be planted shall be covered by topsoil 300mm deep. Areas to be seeded or turfed shall be covered with topsoil 150mm deep. Topsoil shall be supplied for use in tree pits as clause Q31 200.

Samples of topsoil shall be provided to the CA and approved prior to delivery to site.

230 Handling Subsoil

Subsoil shall not be stripped handled or trafficked

- In a waterlogged condition
- When the ground is frozen or covered by snow; or
- When there are pools of water on the ground surface.

240 Handling Topsoil

When moving or stripping topsoil within the site or importing top soil:

- Select and use plant to minimise traffic, disturbance and compaction;
- Avoid stockpiling wherever possible, but when necessary, ensure that stockpiles are no more than 1m high /wide;
- Identify any unknown areas of contamination by noxious weeds including Himalayan balsam, Giant hogweed and Japanese knotweed;
- Avoid contamination by subsoil, stone, hardcore, rubbish aggressive weeds or other deleterious material;

- Minimise multiple handling of topsoil, use topsoil immediately after stripping where possible;
- Handle topsoil in the driest conditions possible. Do not handle topsoil during or after heavy rainfall, when ground is water logged, or frozen.

250 Spreading Topsoil

Prior to spreading topsoil ensure that subsoils are not over compacted and take remedial action as outlined above if necessary.

Spread over prepared subsoil in layers not exceeding 150 mm and gently firm each layer before spreading the next. Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

280 Climatic conditions

Carry out the work while soil and weather conditions are suitable for the relevant operations. Do not plant during periods of snow, frost or strong winds, or when the ground is waterlogged. Plant only during the following periods:

- Bare root and root-balled deciduous trees and shrubs: Late October to late March.
- Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided.

290 Cultivation

Break up any compacted topsoil to full depth. Reduce top 100 mm of all topsoil to a tilth suitable for grading by hand (10 mm down particles).

Remove undesirable material brought to the surface including stones and clay balls larger than 30 mm in any dimension, roots, tufts of grass and foreign matter.

300 Grading

When topsoil is reasonably dry and workable, grade to smooth, flowing contours, with falls for adequate drainage, removing all minor hollows and ridges. Finished levels after to be 25 mm above adjoining paving, kerbs, manholes etc. Topsoil levels may be adjusted by grading by hand ensuring that there is nowhere less than 100 mm of topsoil. Carry out grading works by hand within the canopy of existing trees.

Q30 TURFING AND SEEDING

Areas of amenity lawns may be seeded or turfed:

50 Turf

All turf shall conform to BS 3969:1990 and shall be categorised as low maintenance amenity turf for general lawn use. Turf shall be supplied by an approved supplier. Grass mix shall be approved by landscape architect prior to delivery.

80 Turfing Preparation

PREPARATION MATERIALS GENERALLY:

Do not use materials containing concentrations of toxins, pathogens or other extraneous substances harmful to plant, animal or human life.

100 Climatic Conditions

Carry out the work while soil and weather conditions are suitable, during April to October.

120 Machines and Tools

Use only machinery and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.

130 Delivery and Storage

Take all precautions to prevent the drying out and deterioration of turf. On arrival at site turf shall not be stacked to a height of more than 1 m. Turf shall not be stored on site for more than 24 hours. Any turf not used within this period shall be unrolled and laid out to prevent yellowing.

140 Sample Turf Area

A sample of turf no less than 3 sq m shall be laid and approval obtained from the CA prior to proceeding. The approved sample may form a part of the permanent work.

150 Turfing Generally

Turf shall be laid stretcher bond, well butted up, working from planks on previously laid turf. Turf shall not be stretched. Only whole turves shall be used at edges, and these shall be trimmed to a true line.

Levels shall be adjusted by raking out or infilling with fine soil ensuring full contact with the substrate.

Consolidate by tamping down lightly and evenly with wooden turf beaters. Turf shall not be rolled, nor walked on until work has been completed.

Dress turf with finely sifted topsoil and brush well in to completely fill joints.

Thoroughly water immediately after laying. Check that water has penetrated the soil below by lifting a corner of the turf.

160 Watering Generally

Obtain CA's approval before using a supply other than potable mains water. Ensure the full depth of topsoil is thoroughly wetted. Use a fine sprinkler or oscillating spray. Water regularly when required until sward is established as specified and when instructed by the CA.

170 Drought Conditions

If water supply is or is likely to be restricted by legislation:

Inform CA without delay and ascertain availability and additional cost of water from a sewage works or other alternative source of supply. If seeding has not been carried out, do not do so until instructed. If seeding has been carried out, obtain instructions on watering.

190 Herbicide

If necessary due to unforeseen delay in seeding / turfing, when directed by the CA apply a suitable herbicide to perennial weeds in areas to be turfed / seeded and allow period of time to elapse as recommended by manufacturer before cultivation.

195 Soil improvement for general landscaping

Planting beds, tree, shrub and herbaceous planting, turf establishment

Horticultural Parameters	Reported as (units of measure)	Recommended Range
pH	pH units (1:5 water extract)	7.0 – 8.7
Electrical Conductivity	µS/cm or mS/m (1:5 water extract)	2000 µS/cm or 200 mS/m max
Moisture Content	% m/m of fresh weight	35 – 55
Organic Matter Content	% dry weight basis	>25
Particle Sizing	% m/m of air-dried sample passing the selected mesh aperture size	99% pass through 25mm screen 90% pass through 10mm screen
C:N Ratio		20:1 maximum

200 Cultivation

Break up any compacted topsoil to full depth. Reduce top 200 mm of all topsoil to a tilth suitable for blade grading (10 mm down particles).

Remove undesirable material brought to the surface including stones and clay balls larger than 50 mm in any dimension, roots, tufts of grass and foreign matter.

210 Grading

When topsoil is reasonably dry and workable grade to smooth, flowing contours as indicated on the drawings, with falls for adequate drainage, removing all minor hollows and ridges. Unless otherwise stated, finished levels after settlement to marry into existing ground levels. Topsoil levels may be adjusted by blade grading ensuring that there is nowhere less than 150 mm of topsoil. If the required levels cannot be achieved by movement of the existing soil, obtain instructions. Unless otherwise stated, finished levels after settlement to marry into existing ground levels and shall be 25 mm above adjoining paving, kerbs, manholes etc.

220 Fertiliser

Three to five days before turfing and before final cultivation apply pre turfing fertiliser evenly over all areas to be grass seeded, at 50g/sq m. Pre turfing fertiliser shall be 6:9:6 NPK.

230 Final Cultivation

- After grading and fertilising carry out further cultivation to reduce top 25 mm to a fine firm seed bed with good crumb structure.
- Rake with chain harrow, drag mat or hand rake to a true, even surface lightly firmed but not over compacted, removing all stones and earth clods more than 50 mm in any dimension.
- Extend cultivation into any adjacent existing grass areas to ensure full marrying in of levels.
- Obtain approval of appearance of prepared soil areas from CA before turfing.

240 Maintenance following turfing

Continue watering lightly and frequently when required, until roots have established into soil.

FIRST CUT shall take place when sward is 50 mm high, cut to approximately 25 mm. A 5 or 7 cylinder mower shall be used and the cuttings shall be removed.

250 Rectification of turf

Any bald areas or sections that fail to establish shall be reseeded if small, any larger areas shall be subject to re-turfing.

400 Subsequent cuts

Amenity grass: cut when grass reaches 50 mm during first year until early Autumn.

590 Cleanliness

- Soil and arisings: Remove from hard surfaces.
- General: Leave the works in a clean, tidy condition at Completion and after any maintenance operations.

600 Seeding Generally

- Growth and development: Healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- Appearance: A closely knit, continuous ground cover of even density, height and colour.

620 Amenity seed mix:

Seed mix for amenity areas shall be:

A19 by Germinal www.germinalamenity.com sown at a rate of 50g per m².

630 Climatic conditions:

Amenity grass areas: Carry out the work while soil and weather when conditions are suitable, during April to October.

640 Machines and tools:

Use only machinery and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.

642 Watering Generally:

Obtain CA's approval before using a supply other than potable mains water. Ensure the full depth of topsoil is thoroughly wetted. Use a fine sprinkler or oscillating spray.

646 Watering:

Water to full depth of topsoil, regularly and evenly without displacing seed, seedlings or soil, when required to ensure the establishment and continued thriving of all seeding. During dry periods keep lightly irrigated during initial establishment period.

650 Drought conditions:

If water supply is or is likely to be restricted by legislation:

Inform CA without delay and ascertain availability and additional cost of water from a sewage works or other alternative source of supply. If seeding has not been carried out, do not do so until instructed. If seeding has been carried out, obtain instructions on watering.

660 Notice to CA:

Advise CA of when the following operations are to be carried out:

- Preparation of seed bed
- Each site visit during maintenance period.

670 Setting Out:

Clearly mark boundaries of seeding areas and obtain approval before starting work.

705 Materials generally:

- Do not use materials containing concentrations of toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
- Certified materials: For each of the following materials submit a certificate giving supply source, content analysis, confirmation of suitability for purpose and confirmation of absence of harmful substances such as chemical, biological and physical contaminants.

708 PAS 100 Soil ameliorant for all amenity grass areas:

- Type: Compost that conforms to the Numerical Product Specification for Landscape Compost below.
- Supplier/Source: by Green-tech Tel 01423 332100 or similar approved.
- Reference/Description/Grading: Compost shall be produced from biodegradable materials and shall fall within the recommended ranges for the horticultural parameters outlined in the attached specification table, as well as fall within the limits for contaminant parameters in PAS 100.
- Coverage: Uniformly apply a 25 – 50 mm layer over the area to be treated.
- Timing: Apply prior to cultivation.

Soil improvement for general landscaping

Planting beds, tree, shrub and herbaceous planting, turf establishment

Horticultural Parameters	Reported as (units of measure)	Recommended Range
pH	pH units (1:5 water extract)	7.0 – 8.7
Electrical Conductivity	µS/cm or mS/m (1:5 water extract)	2000 µS/cm or 200 mS/m max
Moisture Content	% m/m of fresh weight	35 – 55
Organic Matter Content	% dry weight basis	>25
Particle Sizing	% m/m of air-dried sample passing the selected mesh aperture size	99% pass through 25mm screen 90% pass through 10mm screen
C:N Ratio		20:1 maximum

710 Herbicide, All areas:

If necessary due to unforeseen delay in seeding, when directed by the CA apply a suitable herbicide to perennial weeds in areas to be seeded and allow period of time to elapse as recommended by manufacturer before cultivation.

750 Cultivation: All Areas

Break up any compacted topsoil to full depth. (400 mm where possible)

Amenity lawn areas: Cultivate top 150 mm of all topsoil to a tilth suitable for blade grading (10 mm down particles) once compost has been applied.

Remove undesirable material brought to the surface including deleterious material, stones and rubble larger than 50 mm in any dimension, roots, tufts of grass and foreign matter.

760 Grading:

When topsoil is reasonably dry and workable, grade to smooth, flowing contours as indicated on the drawings, with falls for adequate drainage, removing all minor hollows and ridges. Unless otherwise stated, finished levels after settlement to marry in to existing ground levels. Topsoil levels may be adjusted by blade grading ensuring that there is nowhere with less than 150 mm of topsoil. If the required levels cannot be achieved by movement of the existing soil, obtain instructions.

Unless otherwise stated, finished levels after settlement to marry into existing ground levels and shall be 25 mm above adjoining paving, kerbs, manholes etc.

770 Fertiliser: Amenity grass areas only

Need not be applied if compost spread as para 708 above.

Three to five days before seeding and before final cultivation apply pre-seeding fertiliser evenly over all amenity areas to be grass seeded, at 50g/sq m.

Pre-seeding fertiliser shall be 6:9:6 NPK.

775 Final cultivation:

After grading and compost addition, carry out further cultivation to reduce top 25 mm to a fine firm seed bed with good crumb structure.

Rake with chain harrow, drag mat or hand rake to a true, even surface lightly firmed but not over compacted, removing all stones and earth clods more than 50 mm in any dimension.

Extend cultivation into any adjacent existing grass areas to ensure full marrying in of levels.

Obtain approval of appearance of prepared soil areas from CA before seeding.

780 Seeding

Carry out during calm weather conditions.

- Amenity lawn areas: sow specified seed at a rate of 50 g/m² as directed by supplier.

785 Sowing

- General: Establish good seed contact with the root zone to promote healthy, consistent growth.
- Method: To suit soil type, proposed usage of grassed area, location and weather conditions during and after sowing

790 Maintenance following seeding

Continue watering lightly and frequently when required, until roots have established into soil.

795 First cut

Amenity grass: shall take place when sward is 50 mm high, cut to approximately 25 mm. A 5 or 7 cylinder mower shall be used and the cuttings shall be removed.

800 Subsequent cuts

Amenity grass: shall be at fortnightly intervals in accordance with the establishment programme.

805 Cleanliness

- Soil and arisings: Remove from hard surfaces.
- General: Leave the works in a clean, tidy condition at Completion and after any maintenance operations.

810 Rectification of sward

Bare areas, areas of dead grass that have failed to thrive, will be regarded as defects due to materials or workmanship not in accordance with the Contract and must be made good by re-cultivation and reseeded at times agreed with the CA.

Q31 Plant Material

100 Generally

Plant material is to be to the sizes and dimensions as shown in the plant schedule, and shall be bare root, root-balled or containerised as specified. All plants shall be healthy and have good fibrous root systems, shrubs and climbers shall have a minimum of three healthy shoots branching from the base. All plants shall comply with BS 3936 for plant material, Parts 1 (1992) trees and shrubs, Parts 2 (1990) Roses, Part 9, (1987) Bulbs corms and tubers and Part 10 (1989) groundcovers, and all planting operations shall comply with BS 4428 (1989) & AMD, Code of Practice for General Landscaping Operations and BS 4043 (1989) Recommendations for transplanting root-balled trees.

105 Preparation of planting beds and planting materials

Refer to planting plan 512/P/01.

115 Peat:

Do not use peat or products containing peat. Peatlands are extremely important in storing carbon and helping us combat climate change. To date over 95% of the UK's peat bogs have been degraded or lost. This wipes out irreplaceable ecosystems - including wild areas that are home to vulnerable plants, birds and insects, as well as increasing carbon emissions.

120 PAS 100 soil conditioner / ameliorant

Shall be supplied by Green-tech Tel 01423 332100 or similar approved.

125 Native trees and hedge plants

All native trees and plants shall be species native to Britain and of origin within the UK.

130 Container / Cell Grown Plants:

- Supplied in a growing medium with adequate nutrients for the plant to thrive until permanently planted.
- Centred in the container, firmed and well watered.
- With root growth substantially filling the container, but not root bound, and in a condition conducive to successful transplanting.
- Grown in the open for at least two months before being supplied.
- Grown in containers with holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

135 Bare root plants

All bare root plants shall be supplied in bags containing and enclosing the whole root system and shall have a strong fibrous root system which shall not be allowed to dry out at any time.

140 Root-balled plants.

Permeable wrappings shall be kept moist by watering and plants in polythene wrappings protected from direct sunlight. For longer periods of storage, root-balls with permeable wrappings shall be placed on a well-drained surface and covered with a deep layer of sand, pulverised bark, wood shavings or other suitable material.

150 Bulbs

Firm entire not dried out or shrivelled visually free of pests, diseases and fungus.

Remove from packaging immediately. If necessary, store for the minimum period of time in a well ventilated, dark, covered location at 18-21 deg C, away from vehicle exhausts and fruit. All bulbs shall be from certified cultivated sources. Under no circumstances shall bulbs be used which have been collected from the wild.

160 Plant handling storage and transport

Comply with The National Plant Specification - Handling and Establishment Published by The Committee for Plant Supply and Establishment - Revised edition - November 1995, Part 3. This Code of Practice shall be binding upon the contractor and any other parties to this contract involved in plant handling.

These recommendations set out the requirements that should be followed and specified in detail according to the situation on each particular site. They assume that the nurseryman supplying the stock has adhered to the "Recommendations for Plant Handling from lifting until Dispatch" and the purchaser has specified, and the nurseryman has adhered to, the "Specification for Packaging and Transporting Nursery Stock". It is also assumed that the species and plant specification (age, size, etc) are correctly chosen for the geographical location and site conditions.

Key elements relating to plant handling of this Code of Practice are:

- All plants shall be carefully and adequately packed and protected during transportation from source to planting on site.
- Plant storage shall be minimised, where storage on site is unavoidable, bare root stock shall be heeled in, in prepared trenches, and watered thoroughly, or plunged into moisture retentive material, roots must never be permitted to dry out. Root-balled plants shall be placed close together and root-balls covered with damp sand or wet straw, or other approved material. Watering may be essential to prevent the ball drying out.
- Protect plants, from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Consignments supplied in bulk shall be split up and wrapped in black polythene bags to minimise the length of time plants are exposed to drying during planting.

180 Substitutes

The tender must be based on plants which are available. If specified plants are unobtainable or known to be likely to be unobtainable at the time of ordering, submit alternatives with tender, stating price and how they differ from the specification. Such substitutions may not be acceptable and submission of further alternatives may be required.

200 Preparation of tree pits

- Standard trees, shall be planted in pits 1000 x 1000 x 650 mm.

Fertiliser and tree planting compost shall be incorporated into backfill. The base and sides of the pit shall be broken up to ensure free drainage and 150 mm of coarse drainage material placed in the base of each standard and feathered tree pit, which will be protected by soil filter matting prior to placing tree planting compost in pit.

100 mm diameter perforated land drain to be located in the base of each tree pit and to be connected into land drainage system. Perforated pipe to be wrapped in filter membrane such as Terram 1000 or similar approved.

The contractor shall ensure that during periods of intense and prolonged frost suitable measures shall be agreed with the CA to protect the base and sides of pit and backfill material from becoming frozen. Tree pits shall not be left open overnight without the authorisation of the CA.

220 Preparation of Planting Beds

- Herbicide: where weed growth has taken place prior to planting, prevent weeds from seeding and perennial weeds from becoming established, by applying glyphosate in accordance with the manufacturer's instructions. Allow period of time to elapse as recommended by manufacturer before cultivation.
- Planting compost: incorporate peat free PAS 100 compost by Green-tech Tel 01423 332100 or similar approved, at a rate of 4:1 topsoil: compost into the topsoil.

240 Planting of standard trees

Trees shall be orientated to the satisfaction of the CA and shall be planted immediately, using fresh backfill material only. Planting pits shall be backfilled with a mixture of 2 parts topsoil and 1 part tree planting compost. Back-filling shall be done in layers of 150 mm.

- 1 no. slow release fertiliser tablet shall be incorporated into standard tree pits pit.

Backfilling material:

- Planting compost and soil as above;
- Standard trees all to be staked with single stakes as above and secured with rubber tree ties.
- Mulch mats shall be: Ecomatt Bio supplied by www.green-tech.co.uk Tel 01423 332100.

260 Planting groundcovers and shrubs

All plants shall be planted at same depth, or very slightly deeper, than they were grown, in pits slightly larger than the plant's container. Roots shall not be bent, broken or forced into inadequate pits. Torn or damaged roots and branches shall be cleanly pruned prior to planting. Plants shall be upright, firmed in and wind resistant, with no air pockets around roots, well balanced with best side to front. All pots and root wrappings shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip or where possible recycling. Plants shall be planted at the specified density.

280 Hedge planting

- Beech hedge: Plant in a staggered row at a rate of 6 plants per linear metre to achieve a secure and stockproof boundary.
- Incorporate planting compost into trench at a rate of 1 part compost to 2 parts top soil.

285 Planting bulbs

- Daffodil: Bulbs shall be planted in loose of 7 -9 bulbs to form separate clumps within the planting zone.

Plant so that the top of the bulb is at a depth of approximately twice its height with base in contact with bottom of hole. Backfill with finely broken soil and lightly firm to existing ground level.

290 After Planting

Adequate water shall be supplied for planting at all times. Water planting immediately after planting, using a fine rose or sprinkler where necessary to avoid damaging plants. Lightly firm soil around plants and fork and rake soil without damaging roots, to a fine tilth with approved gentle cambers and no hollows.

300 Mulching

Hedge lines, and tree bases in grass areas, and all areas of shrubs and ground covers, within the development site, shall be mulched with a 75mm. compacted layer of medium grade pulverised composted bark, with a particle size of not more than 100mm and containing no

more than 10 % fines. This shall be spread to form a continuous layer covering the whole of the bed.

310 Maintenance of planting pre practical completion

Carry out the following operations from completion of planting until Practical Completion or as instructed by the CA.

- Keep all planting beds free of weeds;
- Trees: check condition of stakes, ties, guys and guards and irrigation pipes replacing and adjusting as necessary;
- Inspect all planting after strong winds, frosty conditions, and very heavy rain and re-firm planting to compensate for wind blow, frost heave and washing out;
- Watering: Water when directed by the CA using a fine rose or sprinkler until full depth of topsoil is saturated. When water restrictions apply, seek guidance from CA;
- Keep all areas free of litter and dispose of all weed material and any other plant waste off site at a licensed tip.
- Amenity grass areas: See clause Q30 – 400.

320 Failures of planting:

The contractor and CA shall jointly inspect the plants and agree any replacements. The contractor shall replace all plants not deemed to be satisfactory, at his own expense, during the planting season following Practical Completion.

Excepting theft or malicious damage after practical completion, any trees/shrubs/plants that have failed to thrive, which are apparent during the defects liability period, will be regarded as defects due to materials or workmanship not in accordance with the Contract. Unless otherwise instructed they must be replaced by approved equivalent trees / shrubs plants.

Replacements must match the size of adjacent or nearby plants of the same species or should match the original specification, whichever is the greater.

340 Cleanliness:

At completion and at each visit, remove soil and other debris from all hard surfaces and grassed areas and leave the works in a clean tidy condition.

Q32 Maintenance Post Practical Completion

100 Generally

Maintenance obligations to comply with planning requirements should be carried out for a period of 5 years from handover, however this specification reflects long term maintenance requirements which will be needed to achieve the long term design objectives for the landscaping.

During the initial 5 year period, all dead, diseased, damaged plants must be replaced during this time, using the same species, specification and densities as original planting. Dead or missing stock shall be replaced within 6 weeks of the landscape contractor being notified of the loss or at the beginning of the next planting season in the case of bare root and root-balled stock, whichever is sooner.

200 Operations post 2030

Beyond the 5 year period, maintenance should reflect the requirements of the client and users of the site and there may be scope for updates and revisions to the maintenance schedule beyond 2030.

300 Maintenance operations

Maintenance operations for the planted areas are set out below

Generally:

- Advise CA of any pest infestation, fungal infection or other disease affecting plant material.
- Keep all areas free of litter and dispose of all weed material and any other plant waste off site at a licensed tip.
- Ensure soil is thoroughly moist and top up with mulch once a year to bring mulch depth up to 75 mm.

Watering:

- Planting has been selected to be resilient to some water stress, following establishment, extensive watering should not be required except in exceptional circumstances.
- Trees should be prioritised for watering in dry spells if signs of stress are evident.
- Water when directed by the CA using a fine rose or sprinkler until full depth of topsoil is saturated. When water restrictions apply, seek guidance from CA.

Tree planting:

- Trees: check condition of stakes, ties, guys and guards replacing and adjusting as necessary, cut back any damaged bark. Spray crown of trees when in leaf during prolonged hot weather, carry out in the evening.
- Inspect all trees following strong winds, frosty conditions, and very heavy rain and re-firm planting to compensate for wind blow, frost heave and washing out, adjusting tree ties as required.
- Apply 10:10:10 NPK granular fertiliser at a rate of 120g per Standard tree.
- Prune trees and shrubs at appropriate times to remove dead, damaged or diseased wood and suckers, to promote healthy growth and natural shape.

Shrub planting:

- Shrub and ground cover planting: Keep planting area clear of weeds, by hand weeding unless otherwise directed by CA. Fill obvious gaps with appropriate species if necessary.
- Inspect all planting after strong winds, frosty conditions, and very heavy rain and re-firm planting to compensate for wind blow, frost heave and washing out.
- Fertiliser: Each March or April, evenly spread granular fertiliser to shrub and ground cover areas and along hedge line, carefully incorporating below mulch materials at a rate of 70g per m².

Hedge:

- Undertake formative pruning of hedges to create a close knit hedge.
- Once established, keep hedge trimmed to a maximum height of 1100 mm. Carry out all hedge trimming between September and the end of February to avoid bird breeding season. In the long term i.e. 10 years onwards, hedge laying will ensure the hedge keeps a dense healthy shape. Dispose of cuttings off site.

Bulb planting:

- Allow bulb leaf growth to die back naturally, avoiding cutting for 6 weeks following flowering.
- Apply fertiliser 12:20:8 NPK or blood fish and bone at a rate of 35 g per m² annually.

Grass Areas

- Amenity grass areas shall be maintained by cutting to 35 mm at fortnightly intervals between April and the end of October.
- All grass arisings shall be swept from hard surfaces following cutting.
- Meadow areas shall be cut annually to 50 mm in late summer, and all risings shall be removed. A further cut may be carried out in autumn to keep the sward tidy over winter.