



DRAWING KEY

EXISTING GRASS RETAINED

EXISTING TREES RETAINED

PROPOSED TREES

EXISTING POND RETAINED

EXISTING GRAVEL TRACK RETAINED

200X100 BLOCK PAVING

450X450 PAVING SLABS

TREES		Code	Size in CM	Root
Quantity				Pot size (c)
5	Betula pendula	Be Pnd	14-16 Girth	RB

SHRUBS		Code	Size in CM	Root	Notes	Density/Spacing
Quantity				Pot size (c)		
2	Euonymus fortunei 'Silver Queen'	EUO SIL	30-40	3L	Bushy: 9 Breaks	3/m ²
2	Potentilla fruticosa 'Abbotswood'	POT FRU	30-40	3L	Bushy: 5 Breaks	3/m ²

SPECIFICATION NOTES

1.0 General Landscaping

Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837:2012 during construction.

2.0 Topsoil and Sub-soil

Imported topsoil to be to BS 3882:2015. All sub-soil areas to be thoroughly ripped prior to spreading of the topsoil layer. All topsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorant as specified and/or as indicated by analysis and/or as directed by the Landscape Architect. Finished levels on all soil levels should be graded out to smooth running levels between edges and fixed points. Levels on soil surfaces adjacent to hardstanding/paving shall be +30mm above top of kerb level. Sub-soil should be free draining and free from waterlogging prior to spreading sub-soil and topsoil. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

3.0 Shrub Planting

General plant stock to conform to BS 3936, advanced nursery stock to BS 5236, and planting to BS 4428. Plants shall be true to form, type, size, healthy, vigorous, pest and weed free (refer to relevant sections of BS3936 Parts 1-4 'Specification of Nursery Stock'). All planting operations to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations (excluding hard surfaces).'

Carry out all planting while soil and weather conditions are suitable:

• Do not plant during periods of frost or strong winds.

• Container grown and root ball plants planted at any time of the year if ground and weather conditions are favourable.

• Bare Root stock to be planted November to March

Ensure that plant beds are neatly defined, and rise from adjacent paved areas. Topsoil depth to be 450mm for planting fertilised g/m2, weed free. All planting areas to be mulched with 75mm (settled depth) coarse forest bark mulch, to be applied after weeding. Plant material to be planted in pits 75mm wider than root spread. Pits to be backfilled gently, firming in around the roots ensuring that all plants are finished at original soil levels. All plants to be watered in thoroughly, immediately after planting. All plants to be planted in cultivated planting beds at densities shown in plant schedule.

4.0 Trees

Trees shown on plan to be planted with species as labelled or similar approved. Trees in planting beds to be planted in pits 1m x 1m x 0.9m to the position indicated on the layout drawing. Pits to be backfilled with 500mm depth 80% clean topsoil and 20% peat free tree and shrub planting compost to PAS100 and 100 gms granular fertilizer, over 400mm washed medium coarse grade sand bed to base of pit. Trees to have 2no. peeled and treated tree stakes, 1.8m long overall with a mean top diameter of 65mm to be used to secure each tree with 2no. 600mm rubber ties at a height of 600mm above ground level. Water-in heavily after planting and surface mulched 75mm depth. Any necessary tree works are to be carried out by an approved tree surgeon to BS 3998. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

5.0 Amenity grass

Turfing shall be carried out only during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to turfing and to BS 3969. Turf shall be laid on prepared, levelled soil (minimum 150mm depth) in the areas indicated on the drawings.

Maintenance and Management Statement

The approved scheme shall be carried out within 12 months of the commencement of development.

Any trees or shrubs dying within five years of planting shall be replaced with the same species within twelve months.

• General operations to be carried out in accordance with BS 7370-2:1994: Ground Maintenance.

• All preparation work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

• Establishment maintenance for all planting for 5 years from Practical Completion (first year to be carried out by installing contractor) to include weed control, watering and replacement of failures to original specification in the planting season following failure. All plant material to receive annual pruning and hedges to be trained and edged with a minimum 2 trims per year.

• Any necessary tree works are to be carried out by an approved tree surgeon to BS 3998.

Recommendations for Tree work and BS 8544:2014 Trees: from nursery to independence in the landscape.

General notes:

• Weekly or monthly check for litter, depending on level of littering on site.

• Monthly check for damage to trees. Monthly check on tree guards and repair damage.

• Annual inspection for disease and decay.

• Apply slow release fertilizers to base of trees, shrubs and hedgerows, in line with manufacturers recommendations in spring and autumn.

• Top up mulch in March and October to maintain a depth of 75mm

PLEASE NOTE

1. DO NOT scale from this drawing, use figured dimensions only.

2. All dimensions to be checked on site by the contractor.

3. Please report any discrepancies to JHA Ltd immediately.

4. All setting out dimensions are approximate. To be marked out on site for approval by JHA Ltd prior to construction.

NOTES:

*	***/**	Description of Revision	***
Ref	Date	Revision	Initial

Project / Client:

PROPOSED RESIDENTIAL DEVELOPMENT TO LAND OFF JAMES WILLIAM STREET FOR MR & MRS ROGERSON

Issue:

PLANNING ISSUE

Drawing Title:

PROPOSED LANDSCAPING PLAN

jha

PULMANN

JHA Pulmann, 18A Bridge Street, Milnrow, Rochdale, OL16 3ND

T 01302 364565

E enquiries@j-h-a.co.uk

W www.j-h-a.co.uk

Scale:

AS INDICATED

Drawn By:

JA

Drawing No:

M24/027/105

Date:

JULY 24

Checked By:

XXX

Sheet Size:

A1