

Key Plan (1:1,250)



Key

Existing

- Trees to be retained
- Waterbodies

Proposed

- Red Line Application Boundary
- Amenity grass / front and rear gardens
- Wildflower meadow / tall grassland
- Tree planting
- Hedgerow planting
- Mixed native species hedgerow with scattered feathered trees
- Ornamental shrub planting
- Self-binding gravel footpaths Colour: Buff
- Informal mowed footpaths through wildflower meadow/tall grassland
- Play Area
- Timber bench
- Ecological wetland scrape to be seeded with a wetland meadow mixture

Important Note: All foundations and footings to be designed to suit tree planting positions and tree species selection.

Outline Specification for Softworks

Soils

- Soils to be stored and handled in accordance with Defra guidance 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites'.
- Topsoiled/subsoiled areas to be cleared of debris that might interfere with the establishment of plants, including stones and rubble larger than 50mm diameter.

Topsoil

- Topsoil either to be site won (if tested and in accordance with BS3882:2015) or imported topsoil should be used to BS 3882:2015.
- Topsoil depth of 300mm required for all planting areas and tree pits. 150mm depth of topsoil to be used for amenity grass seeded areas. No topsoil required for wildflower meadow seeded areas. Maximum depth of topsoil in any area should not exceed 400mm.
- PAS 100 Compost to be used in conjunction with site won topsoil and applied as a 50mm layer onto all planting areas and incorporated into the topsoil. Compost used to be in accordance with PAS-100 and Compost Quality Protocol. Friable textural composition. Material should be free of objectionable odour.

Subsoil

- Subsoil to be good quality recovered from site or imported from a reputable supplier, and in accordance with BS8601:2013. Subsoil depth to be 450mm for wildflower meadow seeded areas (no topsoil to be used), 300mm for amenity grass seeded areas, hedgerow and ornamental shrub planting, and 600mm for individual tree pits.
- Subsoil to be tested to ensure material is free from pests, diseases, invasive species and objectionable odour.

Trees

- All trees are to be procured and planted in accordance with British Standard BS 8545:2014. Suppliers must demonstrate the biosecurity policies that they have in place.

Tree Pits - Extra Heavy Standard and Semi-Mature Trees in Soft Landscape

- Sizes: Square in shape 500 mm wider than the rootball and 1000mm deep.
- Excavated material: Separate topsoil and subsoil material and stockpile for backfilling.
- Pit bottoms: Excavate with slightly raised centre. Break up base to a depth of 150 mm.
 - Treatment: Soil ameliorant worked into pit bottoms.
- Each pit is to have an irrigation point installed.
- Double Staking: Double treated timber stake, one either side of tree position and perpendicular to wind direction.
- Height of stakes: Cut off to approximately 1200mm above ground level.
- Horizontal bracing: Treated timber cross bar.
- Ties: 50mm wide hessian tie.
- Tying: Secure tree firmly but not rigidly to cross bar. Prevent tree from touching cross bar using hessian tie.

Tree Pits - Extra Heavy Standard Trees in Narrow Soft Landscape Strip to Driveways

- Tree to be planted in a non-standard tree pit, which provides a minimum of 8m³ rooting volume in soil/root cells under driveways, and with build-up that allows for vehicle overrun. Tree pit to be designed by suitable specialist soil/root cell manufacturer, such as GreenBlue Urban or Landscape Architect.
- Tree to be underground guyed.
- Each pit is to have an irrigation point installed.

Single Tree Stakes - Fruit Trees in Orchard/Feathered Trees

- Staking:
 - Position: Close to tree position on windward side.
 - Height of stakes: 1200mm above ground (600mm below ground).
 - Ties: 50mm wide hessian tie.
 - Tying: Secure tree firmly but not rigidly to stake with ties. Prevent tree from touching stake using the hessian tie.
- Position: Top tie within 25 mm of top of stake and additional ties equally spaced along the stake.

Tree Root Barriers

- Root barriers to be provided where trees are proposed within 5m of services and within 3m of footings.
- Root barrier: GreenBlue Urban ReRoot 1000 or similar approved.

Mixed Native Hedgerow Planting

- Mixed native hedgerows to be planted as double staggered row at 5 plants per/lin mtr. with 0.5m between the rows. Plants to be set out in single species groups of 5-9m.
- Whip transplants to be planted with 38mm diameter x 600mm biodegradable spiral guard and container grown shrubs with biodegradable shrub shelters, 60cm high and 160mm diameter. All guards to be secured with bamboo canes or 25mm square softwood supports (added when planting).

Single Species Hedgerow Planting

- Plants for hedges: Consistent in species, cultivar and clone to ensure a uniform hedge.
- Planting: In trenches large enough to take full spread of roots. Set out plants evenly.
- Fagus sylvatica (beech) hedgerows to be planted in a single row at 5 per/lin mtr. These feathered trees are to be cut to 1000mm high following planting to promote bushiness.
- All other hedgerows to be planted as a single row at the centres shown on the planting schedule and also cut to 1000mm high following planting to create a tidy and consistent height.

Planting Generally

- Suppliers of plant material must demonstrate the biosecurity policies that they have in place.
- All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS5428:1989 Code of Practice for General Landscape Operations.
- All plants to conform with BS 3936 - Nursery Stock Specification for Trees and Shrubs.

Times of Year for Planting

- Bare root and rootballed deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/ October or April/ May.
- Herbaceous plants: September/ October or March/ April.
- Container grown plants: At any time if ground and weather conditions are favourable.
 - Watering and weed control: Provide as necessary.

Plants and Trees Generally

- Condition: Materially undamaged, sturdy, healthy and vigorous.
- Appearance: Of good shape and without elongated shoots.
- Hardiness: Grown in a suitable environment and hardened off.
- Health: Free from pests, diseases, discoloration, weeds and physiological disorders.

Plant Handling, Storage, Transport and Planting

- Standard: To CPSE 'Handling and establishing landscape plants'.

Planting Pits

- Sizes: Wide enough to accommodate roots when fully spread and 75 mm deeper than root system.
- Pit bottom improvement: Break up to a depth of 150 mm, incorporating 10 kg compost.

After Planting

- Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.
- Firming: Lightly firm soil around plants and fork and/or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.

Mulch

General Mulch

- Watering: Ensure that soil is thoroughly moistened prior to mulching, applying water where necessary.
- Ornamental planting beds/Planting beds and Single Species Hedgerows: Suitable composted fine bark mulch. Depth (minimum): 75 mm.
- Trees in grass: 500mm ring of suitable composted fine bark mulch. Depth (minimum): 75 mm.
- Mixed native hedgerow planting: Hedgerows to have min 1.0m wide linear coir (or similar) biodegradable mulch mat installed along the length of the planting using suitable biodegradable pegs.

Seeding/Turfing

Sowing

- Grass seed generally: April to June or August to October, during suitable periods of sufficient warmth and moisture.
- Wildflower seed generally: March to May or August to October, during suitable periods of sufficient warmth and moisture.

Turf

- Standard: To BS 3969, free from undesirable grasses and weeds.
- Watering: Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below.

After Care

Failures of Planting

- Defects due to materials or workmanship not in accordance with the Contract: Plants/ trees/ shrubs that have failed to thrive.
 - Rectification: Replace with equivalent plants/ trees/ shrubs.

Full Planting Schedule

Fruit Tree												
Qty	Name	Age	Girth	Height	Clear Stem	Form	Brks	Root	Cont	Cntrs	Mix%	
2	Malus 'Egremont Russet'			175-200cm	100-125cm	Standard (Half)	3	B				
2	Malus 'James Grieve'			175-200cm	100-125cm	Standard (Half)	3	B				
3	Prunus domestica 'Victoria'			175-200cm	100-125cm	Standard (Half)	3	B				
2	Pyrus 'Doyenne du Comice'			175-200cm	100-125cm	Standard (Half)	3	B				
9												
Garden Terrace Mix 1												
Qty	Name	Age	Girth	Height	Clear Stem	Form	Brks	Root	Cont	Cntrs	Mix%	
24	Anemonehe lessoniana (10L)							C	10L	0.700	20.90 %	
30	Carex ochromensis 'Evergold' (5L)							C	5L	0.500	12.50 %	
20	Epimedium versicolor 'Sulphureum' (4L)							C	2L	0.450	10.00 %	
36	Geranium macrorrhizum (3L)							C	3L	0.450	12.50 %	
17	Helioscopia orientalis (5L)							C	5L	0.500	7.50 %	
22	Polypodium vulgare (8L)							C	5L	0.580	12.50 %	
13	Polystichum munium (5L)							C	5L	0.580	7.50 %	
17	Sarcococca humilis (10L)			20-30cm		Bushy	6	C	10L	0.580	10.00 %	
17	Skimmia japonica 'Rubella' (10L)			40-60cm		Bushy	5	C	10L	0.500	7.50 %	
205												
Garden Terrace Mix 2												
Qty	Name	Age	Girth	Height	Clear Stem	Form	Brks	Root	Cont	Cntrs	Mix%	
8	Asplenium scolopendrium (5L)							C	5L	0.500	10.00 %	
10	Carex ochromensis 'Evergold' (5L)							C	5L	0.500	12.50 %	
5	Carex pendula (5L)							C	5L	0.500	7.50 %	
16	Epimedium versicolor 'Sulphureum' (4L)							C	2L	0.450	12.50 %	
11	Geranium macrorrhizum (3L)							C	3L	0.450	12.50 %	
10	Helioscopia orientalis (5L)							C	5L	0.500	12.50 %	
5	Polystichum munium (5L)							C	5L	0.580	10.00 %	
7	Sarcococca humilis (10L)			20-30cm		Bushy	6	C	10L	0.580	12.50 %	
8	Skimmia japonica 'Rubella' (10L)			40-60cm		Bushy	5	C	10L	0.500	10.00 %	
75												
Hedgerow												
Qty	Name	Age	Girth	Height	Clear Stem	Form	Brks	Root	Cont	Cntrs	Mix%	
444	Corylus avellana			100-125cm			5	RB		0.300		
1486	Fagus sylvatica (Feathered)	2x		125-150cm			2	BR		0.200		
884	Ilex aquifolium			100-125cm				RB		0.300		
897	Taxus baccata (Feathered)	4x		100-125cm				RB		0.300		
3631												
Herbaceous												
Qty	Name	Age	Girth	Height	Clear Stem	Form	Brks	Root	Cont	Cntrs	Mix%	
353	Anemonehe lessoniana (5-7.5L)							C	5-7.5L	0.580		
46	Blechnum spicatum (3L)							C	3L	0.500		
157	Calamagrostis x acutiflora Karl Foerster (5L)							C	5L	0.580		
122	Carex ochromensis 'Evergold' (5L)							C	5L	0.580		
104	Carex ochromensis 'Evergold' (5L) Linear							C	5L	0.300		
498	Deschampsia cespitosa 'Goldtau' (5L)							C	5L	0.580		
74	Deschampsia cespitosa 'Goldtau' (5L) Linear							C	5L	0.300		
46	Epimedium versicolor 'Sulphureum' (4L)							C	2L	0.380		
287	Festuca glauca 'Elijah Blue' (2L)							C	2L	0.380		
10	Fragaria vesca (2L)							C	2L	0.300		
24	Geranium macrorrhizum (3L)							C	3L	0.450		
29	Geranium macrorrhizum 'Album' (3L)							C	3L	0.450		
84	Geranium 'Rozanne' (3L)							C	3L	0.450		
258	Hydrangeum 'Hortensia' (3L)							C	3L	0.380		
11	Polypodium vulgare (2L)							C	3L	0.500		
3	Salvia officinalis (2L)							C	2L	0.450		
7	Salvia officinalis 'Purpureosca' (2L)							C	2L	0.300		
7	Stachys byzantina (5L)							C	5L	0.300		
107	Stipa gigantea (10L)							C	10L	0.700		
262	Stipa gigantea (5-7.5L)							C	5-7.5L	0.580		
153	Stipa tenuifolia (5-7.5L)							C	5-7.5L	0.580		
9	Thymus vulgaris (2L)							C	2L	0.300		
2592												
Native Hedgerow Mix												
Qty	Name	Age	Girth	Height	Clear Stem	Form	Brks	Root	Cont	Cntrs	Mix%	
98	Acer campestre	1/1		80-100cm				B		0.200	15.00 %	
98	Corylus avellana	1/2		80-100cm		Transplant	4	B		0.200	15.00 %	
327	Crataegus monogyna	1/2		80-100cm		Transplant		B		0.200	50.00 %	
33	Ilex aquifolium			80-100cm				RB		0.200	5.00 %	
33	Rosa canina	1/2		80-100cm				B		0.200	5.00 %	
65	Viburnum opulus	1/2		80-100cm			3	B		0.200	10.00 %	
654												
Shrub												
Qty	Name	Age	Girth	Height	Clear Stem	Form	Brks	Root	Cont	Cntrs	Mix%	
2	Corylus avellana (Multi-stem - 5 stems minimum)			150-200cm		Bushy		C	45L			
261	Erica carnea 'Myrteum Ruby' (2L)					Bushy		C	2L	0.380		
191	Erica carnea 'Pink Spangler' (2L)					Bushy		C	2L	0.380		
67	Erica carnea 'Pink Spangler' (2L) Linear					Bushy		C	2L	0.200		
36	Erica Eriogon f. alba 'W.T. Rackoff' (2L)					Bushy		C	2L	0.450		
347	Erica x darleyensis f. albiflora 'White Perfection' (2L)					Bushy		C	2L	0.380		
21	Erica x darleyensis f. albiflora 'White Perfection' (2L) (Linear)					Bushy		C	2L	0.250		
45	Euonymus fortunei 'Emerald Gaiety' (3L)			20-30cm		Bushy	7	C	3L	0.500		
41	Euonymus fortunei 'Emerald Gaiety' (3L)			25-30cm			9	C	5L	0.580		
164	Gaultheria mucronata 'Mother of Pearl' (3L)			30-40cm		Bushy	3	C	3L	0.500		
28	Gaultheria mucronata 'Mother of Pearl' (3L) (Linear)			30-40cm		Bushy	3	C	3L	0.250		
9	Larandula angustifolia (5L)			20-30cm		Bushy	5	C	5L	0.300		
37	Lonicera nitida 'Maigreen' (10L)			40-60cm		Bushy	8	C	10L	0.580		
61	Lonicera nitida 'Maigreen' (10L)			30-40cm		Bushy	6	C	5L	0.580		
42	Sarcococca humilis (5L)			20-30cm		Bushy	6	C	5L	0.500		
150	Sarcococca humilis (5L) (Linear)			20-30cm		Bushy	6	C	5L	0.250		
177	Skimmia japonica 'Rubella' (5L)			30-40cm		Bushy	4	C	5L	0.500		
53	Viburnum davidii (10L)			30-40cm		Bushy	5	C	10L	0.580		
46	Viburnum davidii (5L)			30-40cm		Bushy	4	C	5L	0.500		
148	Viburnum davidii (7.5L)			30-40cm		Bushy	4	C	7.5L	0.580		
33	Viburnum linaus 'Eve Price' (15L)			40-50cm		Bushy	9	C	15L	0.580		
63	Viburnum linaus 'Eve Price' (15L)			30-40cm		Bushy	5	C	5L	0.500		
2902												
Specimen Shrub												
Qty	Name	Age	Girth	Height	Clear Stem	Form	Brks	Root	Cont	Cntrs	Mix%	
2	Azalea x canadensis (20-25 L - 5 stems minimum)			150-175cm		Multi-stemmed		C	25L			
6	Comus sanguinea 'Mid-Winter Fire' (10L)			80-100cm			5	C	10L			
15	Comus atropurpurea 'Flammarum' (15L)			80-100cm			6	C	15L			
1	Corylus maxima 'Purpurea' (25L)			150-175cm		Specimen		C	25L			
8	Laurus nobilis (Topiary Ball on Stem)			175-200cm		Specimen		C	20-45L			
7	Magnolia liliiflora 'Nigra' (25-30L)			125-150cm			5	C	25-30L			
8	Magnolia azalea (25L)			100-125cm			5	C	25L			
7	Prunella x Beata 'Evelyn' (15L)			80-85cm		Bushy	8	C	15L			
5	Prunus x coccinea (10L)			80-85cm			5	C	10L			
59												



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Important Note: All foundations and footings to be designed to suit tree planting positions and tree species selection.



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G	Adjustments to plot shrub planting	AL	GDA	1/11/24
F	Adjustments to plot tree locations	AL	CAH	30/10/24
E	Trees added to western boundary	SW	CAH	29/05/24
D	Substation location amended and planting adjusted	SW	CAH	07/11/23
C	Substation location added and planting adjusted	SW	CAH	11/10/23
B	Updated design to driveway at plot 46	CAH	NKH	28/07/23
A	Updated design to plots 1 to 8	KDC	CAH	13/07/23
Rev	Description	Drawn	Approved	Date



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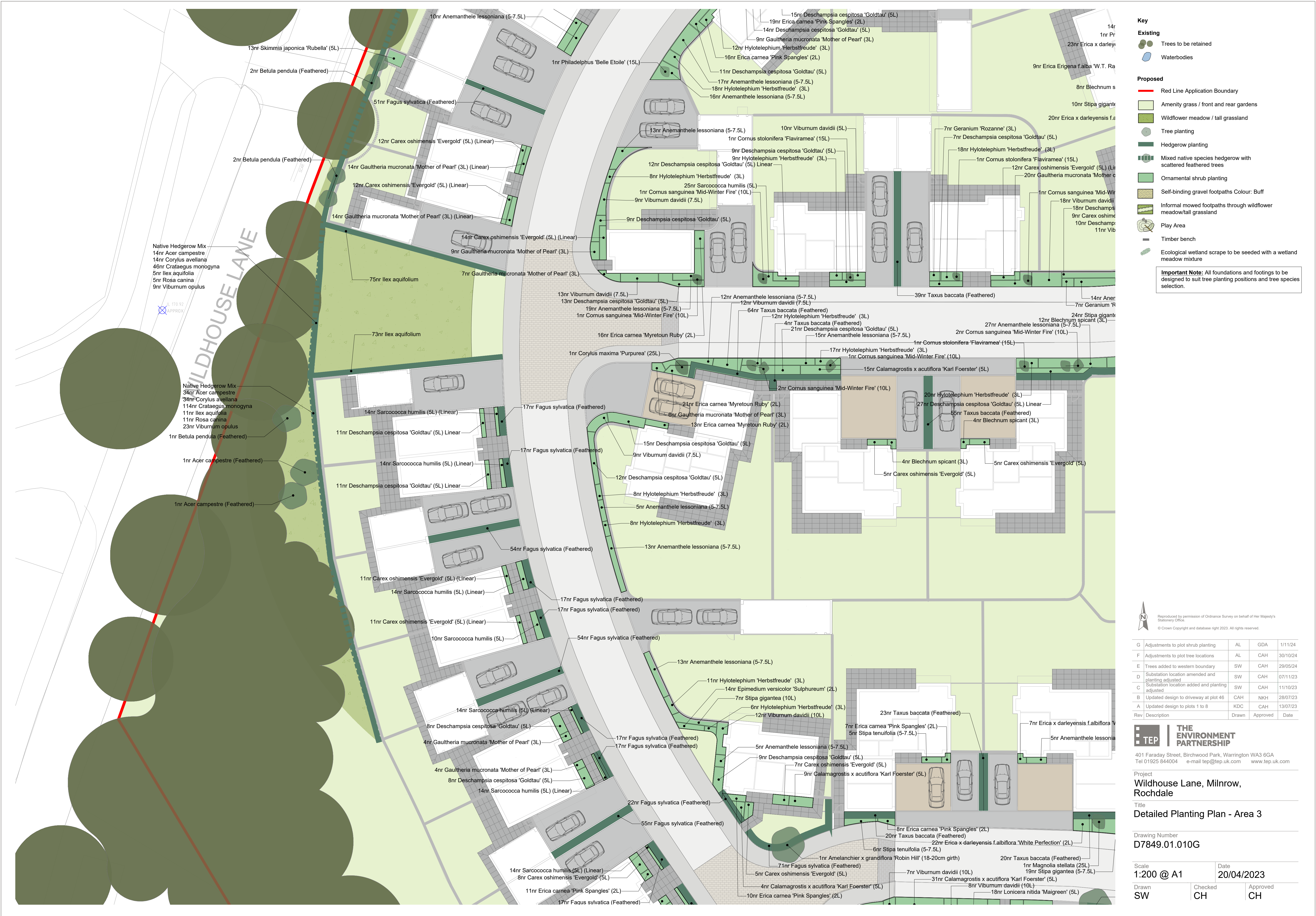
Project
Wildhouse Lane, Milnrow, Rochdale

Title
Detailed Planting Plan - Area 1

Drawing Number
D7849.01.008G

Scale 1:200 @ A1	Date 20/04/2023
Drawn SW	Checked CH
	Approved CH





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Waterbodies**Proposed**Red Line Application BoundaryAmenity grass / front and rear gardensWildflower meadow / tall grasslandTree plantingHedgerow plantingMixed native species hedgerow with scattered feathered treesOrnamental shrub plantingSelf-binding gravel footpaths Colour: BuffInformal mowed footpaths through wildflower meadow/tall grasslandPlay AreaTimber benchEcological wetland scrape to be seeded with a wetland meadow mixture

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Project

Wildhouse Lane, Milnrow, Rochdale

Title

Detailed Planting Plan - Area 3

Drawing Number

D7849.01.010G

Scale

1:200 @ A1

Date

20/04/2023

Drawn

SW

Checked

CH

Approved

CH



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Rev	Description	Drawn	Approved	Date
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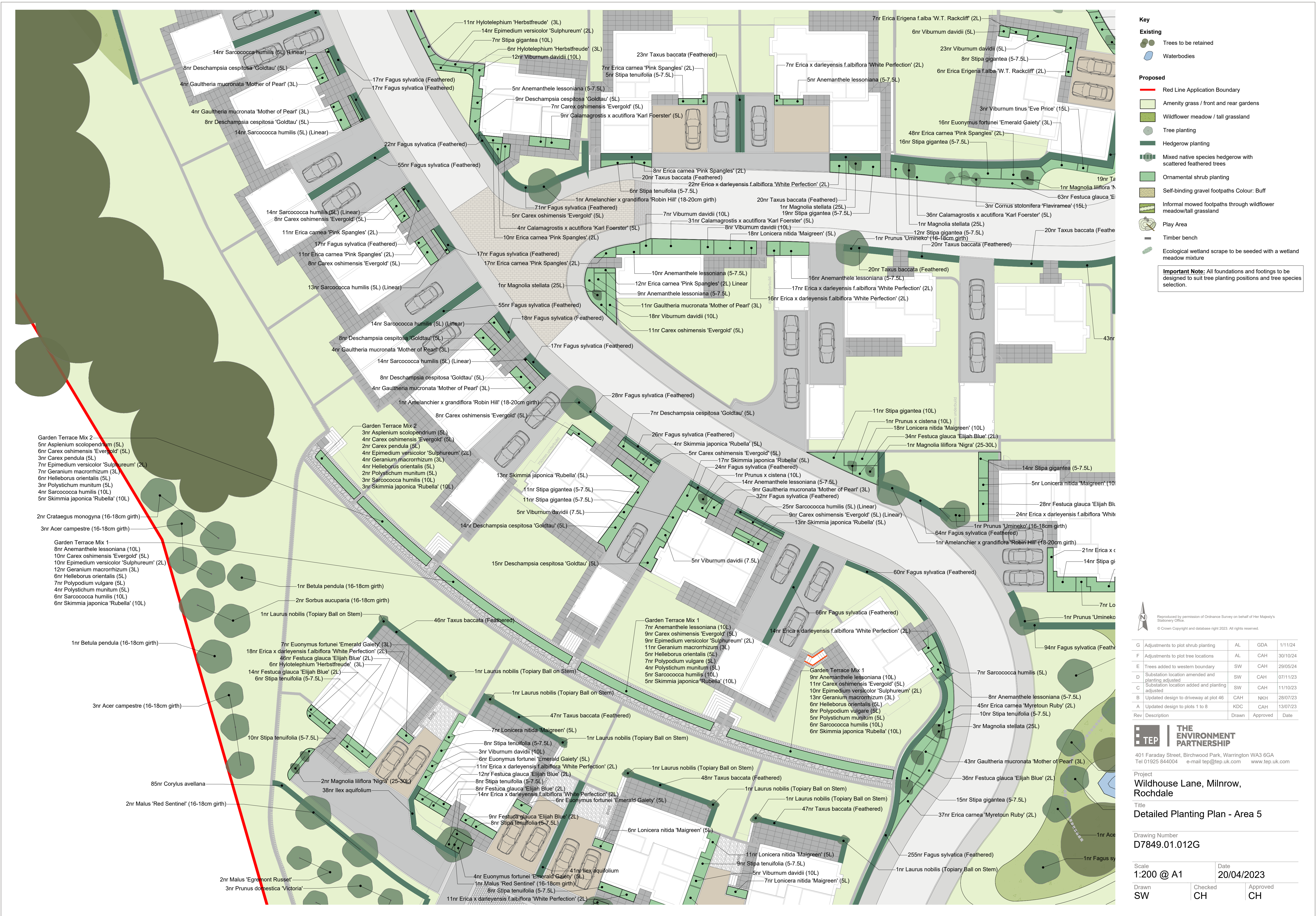
Project
Wildhouse Lane, Milnrow, Rochdale

Title
Detailed Planting Plan - Area 4

Drawing Number
D7849.01.011G

Scale	Date
1:200 @ A1	20/04/2023

Drawn	Checked	Approved
SW	CH	CH





Key

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Wildflower meadow / tall grassland

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Ornamental shrub planting

Self-binding gravel footpaths Colour: Buff

Informal mowed footpaths through wildflower meadow/tall grassland

Play Area

Timber bench

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N

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Rev	Description	Drawn	Approved	Date

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Project

Wildhouse Lane, Milnrow, Rochdale

Title

Detailed Planting Plan - Area 6

Drawing Number

D7849.01.013G

Scale

1:200 @ A1

Date

20/04/2023

Drawn

SW

Checked

CH

Approved

CH

Project

Wildhouse Lane, Milnrow, Rochdale

Title

Detailed Planting Plan - Area 6

Drawing Number

D7849.01.013G

Scale

1:200 @ A1

Date

20/04/2023

Drawn

SW

Checked

CH

Approved

CH

