



PROPOSED SITE PLANscale 1:200

Specification

Preparing of topsoiling
Subsoil that is to recieve topsoil shall, whether obviously overcompacted or not, be thoroughly broken up by hand by heavy rotovator, bu subsoiler or tined equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, perennial weeds tree roots (excluding living tree roots), coarse vegetation and other extraneous matter

Subsoil grading
Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

Making up levels
When subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to recieve topsoil. Imported fill material shall be natural subsoil free from metal, concrete or organic material with anyone dimension greater than 100mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

Supply of topsoil
Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before delivery commences. Topsoil shall conform to BS3882:1994 Grade 3 fertile agricultural soil of uniform composition throughout of light to medium texture, not more tahn stoney with stones not exceeding 50mm in any dimension. The soil shall be free off weeds, roots , sticks, subsoil and foreign matter and shall be capable of being broken down to a fine tilth.

Temporary topsoil heaps
The depositing of tempory heaps of topsoil shall be so arranged that possible damage to existing grass, plants, tarmacadam, paving etc, is avoided. Unless otherwise agreed by the Landscape Architect, temporary soil heaps shall be on protected ground. Such protection shall shall take the form of tarpaulins, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractors own expense. Areas excavated to remove topsoil shall have not had the base loosened shall not be used as temporary off loading areas. If the bottom of excavation has been loosened off, loading on these areas is permissible.

Spreading topsoil
Prior to topsoil replacement the formation level shall be cleared off all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 400mm thick. Topsoil shall be spread in a in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by Landscape Architect.

Mulching
A 75mm compacted layer of medium grade pulverised bark with a particle size of not more then 100mm and containing no more than 10% fines, shall be spread to form continuous layer covering the whole of the bed, or in the case of standard tress shall be in the form of a circle of 600mm diamater around the base of a tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. This is to be maintained up until the sale of the house.

Rejection Of Plants
Any plant material which in the opinions of the Landscape Architect does not meet the requirements of the specification or is unsuitable or defective in any other way will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced.

Planting
All plant material shall generally be planted between November and March in open cool weather. Planting shall not be taken place in frosty, snowy or water logged conditions. Where approved pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Tom or damaged roots and branches shall be cleanly pruned before planting.

Planting of whips, transplanmts and scrubs
The nature of material to be planted is variable and the contractor shall allow for planting to be properly carried but in all cases as described in BS 4428:1989 5.8 Woodland 5.9 scrubs. All plants shall be planted at the same depth or very slightly deeper as they were grown. Roots shall not be bent broken or forced into inadequate pits or notches. Plants shall be upright firmed in and wind resistant with no air pockets around roots. All pots and root wrappings shall be carefully removed before planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip. Plants shall be planted to the specific centres. On steep slopes this shall be a horizontal measure.

Tree Planting
Trees shall conform to BS 3936 and be planted in tree pits of the following sizes unless otherwise directed.
Feathered trees 900x900x450 up to 3 metres high(0.36m) Selected standards 1000x1000x600 up to 4.25 metres high(0.60m) Extra heavy standards 1200x1200x600
Excavated subsoil or stone shall be carted off site to tip. The bottom 250mm of pit shall be dug up broken up. Backfill shall be imported topsoil as specified unless directed otherwise.

Compost For Planting Pits
Compost shall be proprietary product, bark basedincorporating fertilisers and improving additives. The type of compost shall be approved before its delivery on site, and the details of the product shall be supplied . Combank planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill in the following rates.
Feathered trees- 1 baag:80 Litres
Selected standards-1.5 bags: 120 Litres
Extra heavy standards- 2 bags: 160 Litres.

Stakes For Trees
stakes shall be peeled round pressure treated softwood pointed or minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to placing the tree and backfilling. Stakes shall in general have a clear height above the finished gound level as follows unless directed otherwise:
Feathered trees-750mm (one tie)
Selected standrads-900mm (2 stakes, one tie each)
The stake shall be long enough to drive until they hold the tree firmly without rocking.

Tree Ties
Trees shall be approved nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be flat headed galvnrnised and shall hold ties securley into the steak. Ties shall not be over tight on the tree stems. Ties available from J Toms Ltd Wheeler Street, Headcorn, Ashford, Kent. TN27 9SH. Feather type 04 select standards Type L1 Extra Heavy standrads Type L3.

Planting of Trees
The tree shall be set upright and at the same depth. The roots shall be spread out and the topsoil, or compost/topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming the layers. The soil shall be left level and tidy and subsoil clods, bricks or stones over 50mm arising, collected and carted off site.

Turfing

Soil Preparation And Cultivation
All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to Contractors tip, and shall be brought to a fine tilth. Allow for hand cultivation where machine work is not possible.

Turf
Turf shall be extra quality meadow turf and shall comply with BS 3969. The contractor shall supply a samplre of the turf he proposed to use for approval of the Landscape Architect and shall ensure that all turfs are similar to approved sample. The contractor shall inform the Lanscape Architect of the location of the supply so that turf can be inspected prior to lifting.

Season
Turf shall be laid when waether and soil conditions are suitable and where possible preferences should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry to frosty weather or in other unsuitable waether conditions.

Delivery And Stacking
For large areas turf shall be delivered at appropriate intervals throughout the work so as to avoid stacking for long periods.

Laying
No turf shall be laid until the soil prepartion has been satisfactory completed by being brought to an even tilth and firmness. Turves from the stack shall be wheeled to turf layers on prnaks laid closely side by side. Adequate timber planks shall be used to support operatives and barrows, and provide access. The turves shall be laid in consecutive rows with broken joints (stretcher bond), closely butted and to the correct levels. The turf shall be laid of planks working over turves previously laid. Where necessary the turves shall be lightly and evenly firmed with wooden beaters te bottom of the beaters being frequently scraped clean of accumulated soil or mud. A Dressing of finley sifted topsoil shall be applied and well brushed into the joints. Any inequalities in finished levels owing to variation in turf thickness or uneven consolidation of soil shall be adjusted by raking and/or packing fine soil under the turf. A roller shall not be used. The finished levels of the turf shall conform to levels indicated allowing for final settlement. Turf edges and margins shall be laid with whole turves. Turves adjoining buildings walls or fences shall be taken to the face of the structure giving complete soil cover.

Laying Around Trees
Turf shall not be laid to within 300mm of any tree trunk.

Watering
The contractor shall be responsible for the replacement of any shortced turf. All necessary waterings shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in and well watered.

Maintenance
All maintenance to be caried out up to handover to the adopting authority/housholder from the date of planting and turfing to ensure successful establishment. All dead diseased damaged plants must be replace during this time unless local Planning Authority states, in writing and variation to this.

Weeding
All beds to be kept weed free by cultivating and by using approved herbicides. Beds to be forked over as necessary to keep soil loose to approved cambers with no hollows.

Pruning
At appropriate time, prune plants to remove dead, dying or diseased wood and ssuckers to promote healy growth and natural shape. Dress cut ends exceeding 25mm diametre with fungicidal sealant.

Watering
The contractor shall ensure that sufficient water is applied to maintain healy growth.

Grass Cutting
The initial cut shall be carried out whn frst growth is apparent, blades set 20mm above ground. The contractor shall continue cutting as appropriate intervals during the growing season and maintain 40mm high sward until grass areas are handed over. Watering, Weeding, Cutting, Repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy stand of grass shall continue until handover to the housholder.

Litter
Site to be kept free of litter.

Protection To Existing Trees
The recommendations to BS 5837(2005) trees in relation to construction must be complied with at all times.
No pruning, lopping, felling or severance of roots is to take place without prior consent of the local authority. Any work to the existing trees is to be carried out by a qualified tree surgeon. The position and construction of of protective fencing shall be agreed with the local authority prior to any site works commencing.
Under no circumstances must any material be stored under the canopy of existing trees, and no cement diesel or oil stored near them.
No vehicles should pass under the canopy of existing trees. No fires should be lit in close proximity to existing trees. No ropes, cables, services or notice boards shall be fixed to existing trees.
Under no circumstances should the levels around existing trees be raised or reduced. Scaffolding may only be erected within protected areas if it is done so in accordance with BS 5837
Any excavations under existing tree canopy spreads shall be done by hand.



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Client:	
Address:	BUCKLEY ROAD INDUSTRIAL ESTATE, ROCHDALE
Project:	NEW DEVELOPMENT - 1x LARGE COMMERCIAL UNIT
Dwg Title:	PLANNING: PROPOSED SITE PLAN
Date:	NOVEMBER 2023
Job No:	11.23.658
Drawn:	D.L
Scale:	@A1 1: 200
Dwg No:	PL11
Checked:	D.L