

OUTLINE PLANTING SPECIFICATION

PROPOSED INDUSTRIAL UNIT, ROYLE BARN ROAD, CASTLETON, ROCHDALE

This document is to be read in conjunction with the following drawings: -

Landscape Proposals drawing 736.02

E3p AIA ref 81-973-R31-1 Dec 24 & their Tree Impacts & Protection Plan.

E3p Preliminary Ecology Report Ref 81-973-R1-1 Aug24

E3p Biodiversity Metric Report Ref 81 973-R2- latest revision

Solid Void Proposed Site Layout & Locations Plan drwg no. RBR-SVA-ZZ-ZZ-DR-A-2001 latest Rev; and elevations drawings and levels drawings etc

EXISTING TREE PROTECTION

Existing trees to be retained are to be protected during works in accordance with e3p AIA ref 81-973-R31-1

Dec 24 & their associated Tree Impacts & Protection Plan. Proposed tree works and scrub removals must be carried out in strict accordance with the specifications within these documents

The proposed protective tree fencing shall be erected prior to any demolition or construction works taking place and shall remain until all development is completed and no work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing.

NB. Care to avoid the underground electrical services during fence post erection. The area should be checked prior to setting out the posts, and posts / fence realigned as necessary.

The removal of any existing trees or hedges approved for removal, shall take place outside the bird nesting season (1st March to 31st August inclusive), unless the site is surveyed for nesting birds by a qualified ecologist prior to their removal. If nesting birds are found, a scheme to protect nesting birds shall be submitted to and approved in writing by the local planning authority. The development shall thereafter only be carried out in accordance with the approved scheme.

All materials for construction purposes should be stored outside of the canopy and rooting zone of the tree and existing hedges. All toxic materials such as oils, bitumens and residues from concrete mixing should be kept well away from the protection zone/drainage zone of the trees, well away from their root systems, and should be retained within effective catchment areas as far away as possible to avoid risk of tree root contamination. The routing of any services within tree and hedge protection zones should be avoided as far as possible. Any excavation within the tree canopy and rooting zone of T1 and any other tree, for removal of an area of the existing road should and replacement with soft landscaping is to be carried out in accordance with e3p AIA and Tree Protection Plan and Method Statement in Section 4 and special measures within Table 2 of their report, with removal of the hard surfacing restricted to depth of the sub base only.

Soft landscaping within or near to existing tree RPA's is to be carried out in accordance with Section 8 of BS5837:2012

Any proposed tree pits are to be carefully hand dug to avoid root damage.

TOPSOIL SUPPLY AND DISTRIBUTION TO ALL TREES, SHRUBS, AND GRASS AREAS

On site stored /retained topsoil and imported topsoil shall receive in advance of delivery / use soil testing and all relevant Topsoil Analysis and Certification to prove that the topsoil meets BS 3882:2015 Specification for Topsoil and requirements of Multi-Purpose Grade, to prove its suitability for trees, shrubs and amenity grass, and also to prove that the topsoil is free of contaminants. Imported Topsoil should also preferably be an As Dug (natural) topsoil rather than a manufactured topsoil, unless from a reputable supplier eg Greentech, 'Green Tree' Topsoil) including providing all relevant certification, to prove it is suitable for use and free of contaminants.

NB. All existing topsoil, imported topsoil to BS 3882:2015 topsoil import, and any imported 'low nutrient' wildflower topsoil / friable subsoil to wildflower areas, may also be subject potential testing & monitoring requirements associated with any Remediation Strategy requirements that evolve.

GENERAL PLANT SUPPLY & PLANTING

All plant material to be supplied in accordance with BS 8545 " Trees: from nursery to independence in the landscape -Recommendations" BSI 2014; BS 3936 Parts 1-4 and 9-10, and B.S. 5326 All plants to the correct species and stock size specified, and to be good specimens characteristic of species. All plants to be supplied free from pest and disease. All trees and shrub and herbaceous species have been specifically selected for their form, height, & individual characteristics, and also in certain locations for their lack of fruit/ berries/ thorns /and non-toxicity therefore no substitution of species whatsoever to be carried out without prior consent. Planting operations are to be carried out during suitable weather avoiding periods when ground is frozen, waterlogged or excessively dry spells. All trees & plants should be watered in well at time of planting.

STATUTORY SERVICES & DRAINAGE AND TREE PIT EXCAVATIONS & SCRUB AREAS

The landscape contractor should establish positions and depths of all drains & services, including any realigned services, easements etc on site prior to any ground modelling or excavation works. Any potential conflict with

proposed trees/ scrub areas and drains or electrical services or other services should be brought to attention of the Clients Project Coordinator, and realigned positions of trees agreed if necessary, or ribbed root directors/ barriers used -or drains locally encased on concrete, and electric cables to be armoured and ducted to be agreed on site prior to planting of trees and scrub. Contractor to also allow for tree pits to be hand dug where necessary with care to avoid services and existing tree roots.

Where root barriers are deemed necessary vertical root barriers to depth TBA dependant upon services or drain depth - eg Reroot 1000 by Green Blue Urban or similar – which is 1m depth – installed with ribbed side facing tree roots - to deflect roots downwards. Root barriers should be located as far as feasible from the tree, and on one side of proposed tree only-to ensure tree can grow wider anchoring roots in other directions.

PROPOSED NATIVE TREE PLANTING

To be planted in 1.2m x 1.2m x 700 mm depth pits. Planting medium to pits comprising 80% approved quality clean and tested imported topsoil to BS 3882:2015 Multi-Purpose Grade and 20% approved peat free compost and Enmag fertilizer to be incorporated at a rate of 70 grams/m². Mycorrhizal fungus should be applied to new tree either in the form of powder, granules or spikes. Powder and granules should be applied over the exposed roots of the transplanted tree and spread over the newly dug hole. Mycorrhizal spikes should be pushed into the rootball once the tree has been planted. An irrigation pipe -eg Green - tech Mona Relief Grande MRG 3 (3m x 60mm dia pipe) to be supplied with a Mona Relief Grande Aria Inlet; or Green Blue Urban Root Rain irrigation pipe system e.g. RRURBIA 3m long x 60mm dia. pipe with 80mm dia. inlet, installed in accordance with suppliers instructions. irrigation pipe & cover to be installed around tree root ball.

Trees to be staked with min 2.5m long (or longer as required) x min 75mm dia, peeled round softwood eg Larch stakes, 2 per tree, set approx. 600mm apart/ or bridging the root ball. eg Machine rolled tree stakes by Green-tech, driven into the ground beneath the pit to a depth of at least 300mm below the pit or additional as required to hold firmly without rocking. Stakes to be cut neatly at top as necessary to a height of approx. 700-900mm above ground level, or ht TBA with client.

Tree ties shall be biodegradable Holdfast Natural Tree ties by Green-Tech or NATURETIE by Toms Tree ties 50mm wide and cut to lengths. Can be used to create spacer knots to prevent chaffing. To be tied around each stake and attached to the tree trunk.

Allow for ventilated clear spiral rabbit guards to base of trees.

Allow for watering in, to field capacity upon planting and then a second watering 48 hours later, and regularly during dry periods, eg 50 litres per tree per week during April to September during first two years. Trees are to receive an 800mm dia circle x 75mm depth of bark mulch around bases -to be topped up and replaced annually for first three years to retain moisture & suppress weeds. No strimming, mowing or chemical spraying shall be allowed within the 800mm diameter circle around the base of all trees throughout their lifetime.

All proposed trees are to be kept well away from other existing and proposed statutory services and drains.

Where necessary root barriers shall be installed as far from tree as feasible, to a depth TBA, using ribbed root barriers to deflect roots downwards. See above 'Statutory Services & Drainage and Tree Pit Excavations' section

PROPOSED NATIVE SCRUB PLANTING

Scrub planting areas are to receive 400mm depth topsoil beds.

Existing retained on site topsoil and any imported topsoil is to be clean and tested and to comply with BS3882:2015 Multi-Purpose Grade, 'As Dug' not manufactured topsoil, including presentation of all necessary certification in accordance with the BS. 3882:2007 Multi Purpose Grade. Refer also to 'Topsoil Supply..' Section.

Plants to be staked only if necessary to ensure vertical growth. Plants to be well watered in. A 75mm layer of approved quality coarse / medium grade bark mulch to be introduced to whole of finished hedge line to full width. Rabbit protection to be provided as clear perforated spiral rabbit guards 600mm ht- if there is evidence of rabbits on the site/ or in the local area.

PROPOSED GRASSLAND WILDFLOWER MEADOW AREAS

Proposed Grassland Wildflower Areas are to receive 150mm depth of approved low nutrient calcareous topsoil over subsoil, or friable/ free draining clean subsoil, TBA, and to be subject to necessary testing to ensure suitable for purpose and contaminant free. To be cultivated and seeded with Landlife 'Hedgerow and Light Shade Wildflower Seeds Mix LW7M' (80/20) mix, at rate of 5g/m².

Refer to Landlife LW7M Hedgerow & Light Shade 80/20 Wildflower Meadow mix- for cultivation & seeding specifications, and outline establishment & maintenance recommendations.

EXISTING ENHANCED GRASSLAND AREAS

Existing Grassland areas to be retained and enhanced are to be carefully lightly scarified by hand/ rake (avoid harrowing in root protection areas) & overseeded with native Landlife 'Restore & Enrich Wildflower Seeds Mix LWRE' (100% wildflowers) sown at a rate of 3g/m².

Refer to Landlife LWRE Restore & Enrich Wildflower Seeds Mix (100% Wildflowers) - for cultivation & seeding specifications, and outline establishment & maintenance recommendations.

OUTLINE MAINTENANCE SPECIFICATION

All soft landscape and BNG elements are to be maintained and guaranteed by the landscape contractor during 12 months defects liability period if applicable, and thereafter under a long term maintenance regime organised by the client/ landowner. Maintenance operations will be in accordance with a BEMP maintenance and management regime to be prepared by ep3 ecology at detail stage. Regular maintenance operations to the new planted areas to include in outline - monthly hand weeding operations to trees, and scrub areas; and an intermittent pruning regime for the scrub areas to promote bushy growth, diversity and to prune back from car parking bays, roads & sightlines etc as necessary, avoiding bird nesting season once established. Also watering new trees, scrub and existing and proposed grass areas as necessary during prolonged dry periods. To include strimming or mowing of existing and proposed grassland wildflower areas in accordance with Land life establishment recommendations, and then potentially twice annually once established. Grassland wildflower areas occurring within car park island beds and the localised grass areas to ends of parking bay runs -are all to be mown more regularly to ensure no vegetation grows above a height TBA eg 800mm ht- in order to maintain visibility for manoeuvring and reversing vehicles.

Contractor to allow for replacing any plant failures, and repairs to grass areas & topping up bark mulch annually to trees and planting beds during establishment period.