

MAINTENANCE NOTES

Prescription

TREES – maintenance visits 4 x per year for 5 years and 1 x per year thereafter.

Top up mulch to maintain 75mm depth when required.

Maintain buffer planting weed-free.

Ensure adequate watering in response to prevailing weather conditions.

Replace dead or diseased trees in accordance with the original specification.

Remove all supporting structures at year 5 following inspection and continue to check and maintain strimmer guards.

UNDERSTOREY: maintenance visits 4 x per year for 5 years and 1 x per year thereafter.

Top up mulch to maintain 75mm depth when required.

Maintain buffer planting weed-free.

Ensure adequate watering in response to prevailing weather conditions.

Remove all shelters and supports at year 5 following inspection.

Replace dead or diseased trees in accordance with the original specification.

Coppice all understorey planting at year 5 and at each year 5 thereafter.

GRASSLAND maintenance visits 4 x per year for 5 years and 1 x per year thereafter.

Mow regularly throughout first year of establishment to 220-300mm, removing arisings.

Remove weeds.

Thereafter, mow monthly from March to November to 220-300mm height removing arisings from site.

Reinstate damaged or worn areas at the appropriate season as originally specified.

GENERAL

Leave the works in a clean, tidy condition at completion after each maintenance operation.

Remove all litter and debris.

Maintenance of the buffer planting will include the monitoring of habitat changes and management accordingly in order to counter any detected wildlife risk.

SPECIFICATION NOTES

GENERAL

- Proposals to be read in conjunction with Architects and Engineers Drawings;
- All landscape operations to be in accordance with all relevant and current BS and BS EN standards including BS 8545: 2014, BS4428: 1989 & BS 3936: 1990, 1992, 2007 and all amendments to date. Plant material to conform with the National Plant Specification.
- The recommended planting season is November - February (inclusive). All plant material planted outside the recognised planting season is to be containerised stock and supplied at the sizes specified.
- Plant handling and planting operations to be in accordance with HTA "Handling and Establishing Landscape Plants" parts I - III.
- All planting to be maintained and guaranteed for 12 months to include watering, weeding, litter picking, pest & disease control.
- The landscape contractor is to take all safety precautions to prevent any injury to any persons. The landscape contractor shall comply with the requirements of the Health and Safety at Work Act 1974 and current Construction, Design and Management Regulations.
- All planting areas to be fully weed free prior to planting and sowing operations.

SOIL AND MULCH

- Existing topsoil to be stripped and stored on site in heaps not exceeding 2m height and kept weed free.
- Any compacted subsoil to be broken up to allow free drainage and to enable topsoil to key into surface.
- Any imported topsoil to be to BS3882, weed free, medium texture, neutral PH value, reasonably stone free with no stones over 20mm in size.
- Finished topsoil levels to be flush with adjacent paved surfaces.
- Soil depths to be 900mm for Extra Heavy Standard trees, 600mm for Feathered trees, 450mm for understorey planting and backfill to be a mix of 50/50 approved topsoil and tree and shrub planting compost evenly mixed. Soil depth to be 150mm for grass seeding.
- Buffer Planting areas to be covered with a 75mm depth of medium grade bark mulch (to be approved).

PLANT MATERIAL TREATMENT

- All to be British grown stock and fully hardened off.
- Root Dip - Proprietary Root Dip applied to all bare root stock at time of lifting at nursery and prior to planting.
- Anti-Desiccant - Proprietary anti-desiccant to be applied to foliage of all containerised/rootballed material in leaf prior to transportation and during any delay in planting (Pinus sylvestris).
- Tree Stakes and Ties - Stakes to be pressure treated, round, smooth and peeled Larch or Chestnut.

EXISTING TREES

- Where the Root Protection Areas (RPA's) of adjacent existing trees overhanging the site, they will be subject to BS5837 2012 and all amendments to date - 'Trees in relation to Construction - Recommendations', and should be fully fenced off, prior to the commencement of any works in accordance.
- No storage of materials, disposal of rubbish, site fires, spillage of oil and chemicals, ground compaction, excavation or changes in level shall be carried out within existing tree canopies or their RPA's.

The contractor shall maintain protective fencing around retained trees and hedgerows until all site works are completed. The contractor will then remove the fencing and reinstate the ground, maintaining all existing levels.

PROPOSED HEDGING (NATIVE)

- Plant hedging at planting stations 300mm centres 450mm depth and large enough to take full spread of roots.
- Set out plants evenly as scheduled.
- Backfill with excavated topsoil/shrub planting compost mix.
- Install a Tubex shrub shelter guard 60cm height with 90cm x 25mm stake in accordance with manufacturer's instructions.
- Apply 75mm depth of bark mulch to full trench width.

PROPOSED TREES

- No trees to be planted within 3 metres of sewers or services or other easements recommended by the relevant statutory undertaker without the use of tree root barriers. Any tree pits with root barriers are subject to engineer's approval.
- Contractor to ascertain the location of all services prior to tree planting.
- Extra Heavy Standard trees to be double staked with ties.
- Feathered trees to be short staked with ties.
- Where necessary increase tree pit dimensions to ensure that tree pits are at least 75mm deeper and 150mm wider than rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened.
- Cut back any broken or damaged roots to sound growth.
- Plant trees upright in the centre of the pit and at original soil depth.
- Water trees to field capacity immediately after planting.

UNDERSTOREY

- Plant understorey at stations as shown and large enough to take full spread of roots.
- Set out plants evenly as scheduled and planted in groups of 3-7 of the same species.
- Install a Tubex (or similar approved) shrub shelter 60cm height with 90cm x 25mm treated and pointed stake in accordance with manufacturer's instructions.
- Water plants to field capacity immediately after planting.

PREPARATION OF GRASS SEEDED AREAS

- Prepare the ground by rotavation to break up soil to full depth and reduce top 150mm to a fine tilth. Avoid doing this when the soil is wet, to avoid damaging the soil structure and drainage. All areas are to be weed free prior to turling/seeding.
- Remove all undesirable particles brought to the surface including clay balls and stones larger than 50mm in any dimension, building debris or roots.
- Grade the final surface to smooth contours ensuring the removal of all localised hollows and ridges, allowing for any settlement so that finished levels are 30mm higher than adjacent kerbs and manholes.
- Ensure the seeded areas are maintained weed free until seeding.

GRASS SEEDING

- Seeding to be undertaken in spring or autumn (as recommended by Emorsgate).
- Seed in calm weather with seed evenly distributed in 2 directions.
- Sowing rates as recommended by Emorsgate (25gm per square metre).
- Roll seed to ensure contact with the soil using appropriate machinery.
- First cut when grass is at 50mm and subsequent cuts thereafter to a maintained height of 220-300mm as recommended by CAP722. Remove arisings.

WATERING

Planting areas are to be brought up to field capacity on completion of planting and during maintenance visits subject to prevailing conditions.

WEEDING AND LITTER CLEARANCE

Planted areas to be maintained weed and litter free during maintenance and management period.

Key:

- Site Boundary
- Existing Vegetation to be retained (refer to TG AIA for further information)
- Proposed Native Hedgerow Planting
- Proposed Landscape Buffer Planting
- Proposed Shrub Planting
- Proposed Groundcover Planting
- Proposed Strong Lawn Mixture (Emorsgate EG22) Sowing Rate = 25g/m2
- Above-soil surfacing within RPA's (Cellweb)
- Post and Rail Fencing
- 1.8m Security Fencing
- 3m Acoustic Fencing (Timber acoustic fence with a rating level of 5dB (LAeq) below the typical background level (LA90) supplied by Jacksons fencing. Jakoustic reflective barrier (or similar approved). Timber treated with Jackcure process. For detail refer to supplier.)

Trees to be pollarded and maintained at max 6 metre height.

The planting proposals have taken account of the "Wildlife Hazard Management" document CAP772 Civil Aviation Authority 2017 and the Airport Operators Association and General Awareness Council Safeguarding of Aerodromes, Advice Note 3, Potential Bird Hazards from Amenity Landscaping and Building Design, 2006

The objective is to ensure that the new landscape achieves the goal of minimising the risk to aircraft flight safety posed by hazardous birds and wildlife while at the same time delivering visual and acoustic mitigation as required.

The proposal seeks to avoid abundant autumn and winter food supply such as fruits, nuts and berries in the buffer planting and to avoid clover and wildflowers in the grass seed mix.

Maintenance will ensure grass swards are maintained as guidance recommends at 220-300mm height and any arisings removed.

Maintenance of the buffer planting will include the monitoring of habitat changes and management accordingly in order to counter and detected wildlife risk.

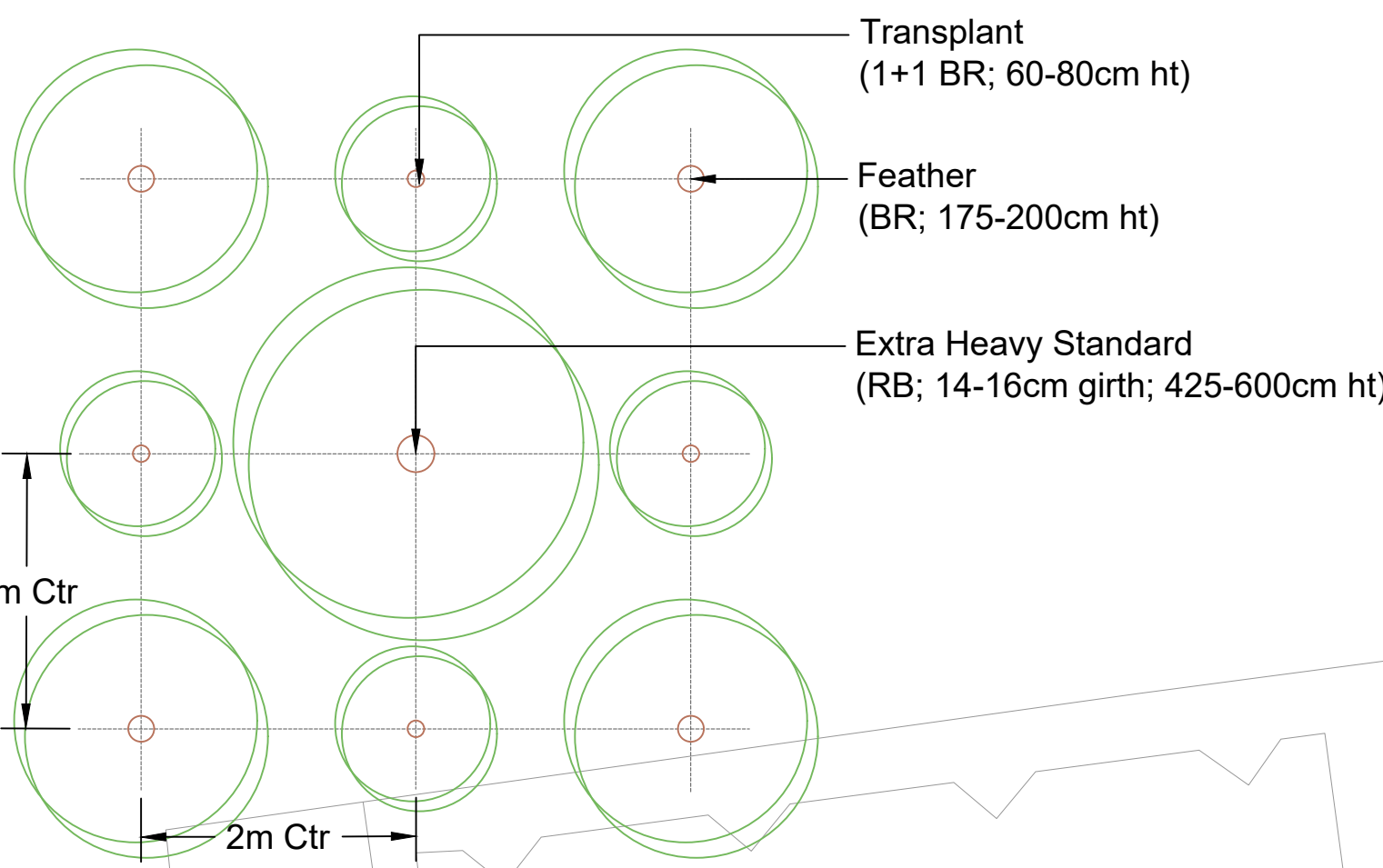


Trees extended due to quantities

hedge not Planted (no instruction)

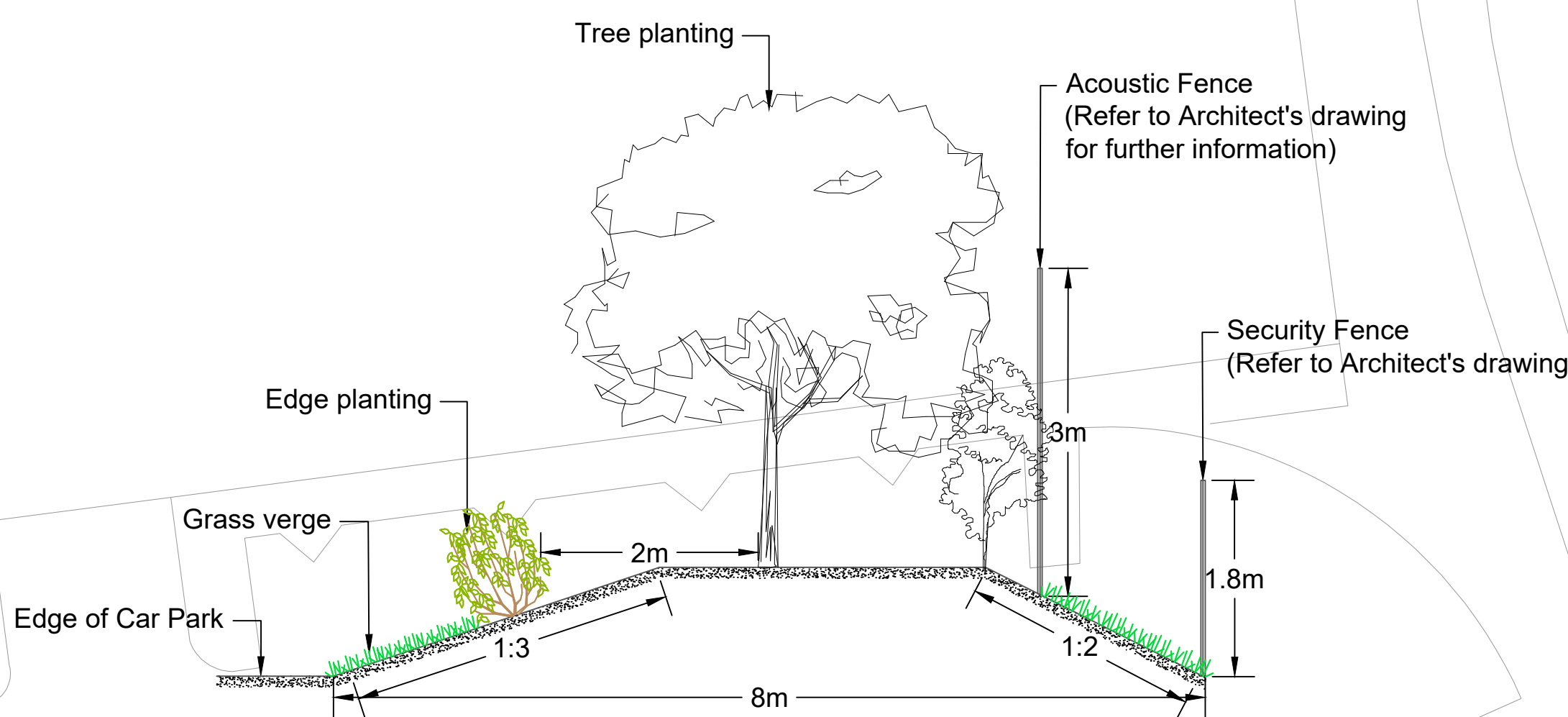
EXAMPLE OF PLANTING SEQUENCE (1:50 @ A0)

Landscape Buffer Zone



SECTION AA (1:50 @ A0)

Landscape Buffer Zone



Project Name	
Plot X Car Park, Manchester City Airport	
Drawing Title	
Soft Landscape Proposals	
	
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Scale 1:200 @ A0	Date December 2020
Drawn by LS/AW	Checked by JC/JJ
Drawing No. 12465/P02	Revision K