

SUMMERHILL, LAPWING LANE DIDSBURY

OUTLINE PLANTING SPECIFICATION

EXISTING TREE PROTECTION

Existing Trees and hedges to be retained, are to be protected during the development with protective fencing and temporary ground protection in accordance with Arboricultural Impact Assessment by Godwins Arboricultural Ltd. The approved fencing shall remain in place until all equipment, machinery and surplus materials have been removed from the site, and only at the soft landscape stage of the works.

Nothing shall be stored, disposed of, or placed, nor fires lit, in any area fenced in accordance with this condition and the ground levels within these areas shall not be driven across by vehicles, altered, nor any excavation made (including addition/removal of topsoil/subsoil) without the written consent of the Local Planning Authority.

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.

Existing ground levels are to be retained within the protected zones, and adjacent levels feathered in to tie in with them. Removal of existing shrubs that are to be removed is to be carried out carefully by hand, so as not to disturb existing tree roots. Proposed shrub beds occurring within root protection zones shall utilise the existing soil wherever feasible. All cultivation within the protected areas is to be carried out by hand. No rotavators should be used in the tree protection areas, and no residual herbicide.

PROPOSED TREE PLANTING

To be planted in 1.5m x 1.5m x 600 mm depth pits dug carefully by hand to avoid any existing tree root damage. Planting medium to pits comprising 80% approved quality on site topsoil or 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 similar approved, irrigation pipe & cover to be installed around tree root ball. Trees to be secured by two 100 mm dia. treated softwood stakes pointed at one end. Stakes to be driven into existing ground beneath tree pit 300mm min. Top of stakes to be approx 750mm above ground, and fixed to tree with a timber cross bar, spacer and rubber tie – type to be agreed. Allow for watering in to field capacity upon planting and then a second watering 48 hours later, and regularly during dry periods. Trees within grass areas are to receive a 800mm dia circle of bark mulch around base. Allow for ventilated clear spiral rabbit guards to base of trees. Fruit trees to be planted as above but in 1m² x 600mm depth pits.

PROPOSED HEDGE PLANTING TO SITE BOUNDARIES

Hedging shrubs to be planted into existing topsoil where feasible ie where existing shrub beds exist and within RPAs of existing trees.

Any hedge beds occurring in what is currently hard surfacing is to be planted into 450mm depth x 800mm wide linear topsoil beds. Careful hand dig to be carried out where hedging occurs within RPA's of existing trees. 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. Allow for 35mm layer of approved peat free planting compost to be incorporated into topsoil along with Enmag fertilizer at recommended rate. A 75mm layer of approved quality coarse / medium grade bark mulch to be introduced to whole of finished hedge line to full width.

ORNAMENTAL SHRUBS & GROUND COVER PLANTING

All proposed shrub and groundcover areas in what is currently hard standing are to be planted into 400 mm depth approved quality on site or clean imported topsoil beds to BS3882:2015 Multi Purpose Grade, over a decompacted base. To be made weed free, and cultivated, including incorporating a 35mm layer of PAS 100 peat free compost across whole of shrub beds, and incorporating Enmag fertilizer at a rate of 70 g/m² both to be worked into the full depth of topsoil prior to planting. Specimen plants of 25L size plus, to be planted in 800mm³ pits, and all specimens to have backfill of 80% topsoil /20% approved peat free compost. All plants to be well watered in. 75mm depth of medium/ coarse grade bark mulch to be spread to all shrub beds.

Proposed shrub beds occurring within existing topsoil beds, are to be carefully cleared of any shrubs that are proposed for removal, and beds re-cultivated(by hand within existing tree root protection areas) and 35mm layer of approved peat free planting compost to be incorporated into topsoil along with Enmag fertilizer at recommended rate. A 75mm layer of approved quality coarse / medium grade bark mulch to be introduced to whole of finished shrub beds

GRASSED LAWNS

Proposed lawn areas are to receive 150mm depth topsoil comprising on site or approved quality clean imported topsoil beds to BS3882:2015 Multi Purpose Grade laid over a de compacted and free draining formation and cultivated, and made weed free. To be turfed with an approved quality shade tolerant cultivated turf from a reputable Turf Growers Association supplier in accordance with BS 3969 - latest edition.

Any proposed grass areas occurring within the root protection areas, are to be carefully cultivated using hand tools(no rotavators shall be used).

GRASS SEEDING TO SURFACE OF ECOGRID GRASSCRETE VEHICULAR CENTRAL PARKING ZONE

Ecogrid recycled plastic grasscrete system to be laid in accordance with engineers and manufacturers specification. Surface Interstices to be filled with clean friable topsoil in accordance with BS3882:2015 t. Level of topsoil once settled is not to exceed the height of the geogrid to allow for grass growth without damage from vehicle overrun.

To receive Germinal Seeds(formerly BSH) A7 Olympic Quality Sports Ground mix at a rate of 35g/m2 including Basatop Fair OSA pre- seed fertilizer, & once established Floranid Perma OSA.

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

Contractor to allow for all relevant Topsoil Analysis and Certification to be presented prior to topsoil supply and delivery to prove that the topsoil meets BS 3882:2015 Specification for Topsoil and requirements of Multi Purpose Grade, including project requirement for it to be an 'As Dug' Topsoil, and also to prove its suitability for trees, shrubs and amenity grass, and to prove that the topsoil is free of contaminants.

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 Parts1-4 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 tree, hedges, and shrub species have been specifically selected for their form, height, & individual characteristics, therefore no substitution of species 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

The landscape contractor should establish positions and depths of all drains & services, including any realigned services, on site prior to any ground modelling or excavation works. Any potential conflict with proposed trees and drains or services should be brought to attention of the Clients Project Coordinator , and realigned positions agreed, or ribbed root directors/ barriers used -or drains locally encased in concrete, to be agreed on site prior to planting. Contractor to allow for tree pits to be hand dug where necessary with care to avoid services, and tree roots.

OUTLINE MAINTENANCE SPECIFICATION

All soft landscape elements are to be maintained and guaranteed by the landscape contractor during 12 months defects liability period if one is applicable, and thereafter under a Maintenance regime arranged by the developer. Regular maintenance operations to the new planted areas are to include regular at least monthly weeding operations to trees, hedges and shrub areas; and annual pruning of hedges, avoiding bird nesting season once established. Also watering new trees, shrubs and grass areas as necessary during prolonged dry periods. Also mowing amenity grass lawn areas regularly during the growing season (every 1 to 2 weeks . 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.