5 YEAR MAINTENANCE SCHEDULE (for Planning purposes only)

Replacements (general)
Any plants that fails to establish within a period of 5 years from the completion are to be replaced in the next planting season with others of similar size and species unless written consent is provided by the Local Authority to vary the approved details.
Any seeding that fails to establish within a period of 5 years from completion or occupation is to be re-seeded the following seeding season.

Restrictions
Thinning or tree removal should be undertaken outside nesting bird season which is March to August inclusive unless checked by a suitably experienced ecologist.

Component	Management Objectives	Code	Operation(s)	Time of Year	Frequency (per Year)	Year 1-5
1. General maintenance requirements to all planted areas, unless otherwise stated in the detailed schedule below.	To maintain high standard planting scheme across site and ensure healthy establishment of plants.	A	Inspection	March-September	Annually.	x
		B	Inspect tree stakes, ties and shelters and replace where necessary. Remove in Year 5.	February and after strong winds	Annually. In Year 5- Remove.	x
		C	Watering - during establishment and to ensure continued thriving	As necessary during dry spells, or indicated in the detailed schedule below.	As required- daily in dry spells mainly April-September.	x
		D	Refirm new tree / shrub planting	February and after strong winds	Annually and as required following inspection.	x
		E	Removal of debris and litter	Throughout	Each maintenance visit.	x
		F	Plant replacements and reinstatement to Year 5 when instructed	November to March	Annually next following planting season.	x
		G	Fertiliser	March	Annually.	x
		H	Top up mulch to 60mm or 75mm depth (bark or gravel - refer to specification)	November	Annually.	x
2. New tree planting (incl. standard trees, multi-stemmed specimens and feathered trees)	To ensure that trees establish and remain in a healthy condition.	A	Establishment maintenance (weed control, fertiliser, tree guy wires, refirming, formative pruning)	As necessary following inspection	As required.	x
		B	Maintain 1m diameter weed free area, adjust soil and maintain depth of mulch	As necessary following inspection	As required.	x
3. Low Ornamental Hedge	To maintain a neat level height appropriate for species. To control weed growth.	A	Pruning to encourage best display of given species, taking into account of natural habit and form:			
			a) Winter flowering	Prune Spring	Annually	x
			b) Shrubs flowering between March and July	Prune immediately after flowering	Annually	x
			c) Shrubs flowering between July and October	Prune back to old wood in winter	Annually	x
		B	Weed Control	March- September	As required	x
		C	Soil aeration	April	When required	x
		D	Soil level readjustment/ edging	Spring	Annually	x
4.Ornamental planting - shrubs and herbaceous material	To provide attractive and healthy landscape year-round. To create healthy attractive plant mixes. To control weed growth.	A	Pruning to encourage best display of given species, taking into account of natural habit and form:			
			a) Winter flowering	Prune Spring	Annually	x
			b) Shrubs flowering between March and July	Prune immediately after flowering	Annually	x
			c) Shrubs flowering between July and October	Prune back to old wood in winter	Annually	x
		B	Thinning	As necessary following inspection	Annually if required	x
		C	Weed Control	March- September	As required	x
		D	Soil aeration	April	When required	x
		E	Soil level readjustment/ edging	Spring	Annually	x
		F	All herbaceous perennials and ornamental grasses that die back in winter to soil level can be cut back inn autumn and winter, using the following guidance: •Using a knife, shears or secateurs, cut stems close to the 'crown' or dormant base of the plant •If there is any young growth, cut to just above it •Take the opportunity to remove weeds, digging out those with thick or fleshy roots •Cut back perennials that produce leaves and flower stems from below the soil level, to soil level •Less severely cut back perennials showing new basal shoot growth (e.g. Sedum) •Any attractive dead stems or flower heads can be left until early spring to provide structral interest throughout the winter. •Separate and dispose of diseased material (showing signs of leaf-spots, mildew and rusts, for example).	Autumn / Winter	Annually	x
		G	Evergreen perennials are not to be cut back, but should be tidied during spring and summer by removing dead foliage.	Spring and Summer	Annually	x
		H	Thinning herbaceous perennials	Spring	As required	x
		I	Maintain climber growth and train along wires where necessary	Mach - September	As required.	x
5. Amenity Grassland	Good sward of even colour and smooth gradients. Height maximum 50mm	A	Reinstatement of eroded / damaged areas:	May-September	As required	x
		B	Cutting, remove arisings, trim edges and collect trimmings-remove	April-October Note: allow six weeks between end of flowering to cutting bulbs areas. Note: Ox-Eye Daisy drifts from end of May do not cut until end of August.	15 visits. Maintain 50-70mm height. Approx. every 2 weeks in growing season	x
		C	Reforming edges to paths	Autumn	Annually	x
		D	Fertiliser- Spring	April	Annually	x
		E	Fertiliser- Autumn	October	Annually	x
		F	Light scarification / raking	March	Annually (if required)	x
		G	Weed control	March - October	As required	x

Note: Key routine operations are listed in this table as required during both the defects and long term maintenance indicating when they should be undertaken throughout the year. Note that the table should be used as a guide only. It does not include every specific operation but all checking and intermittent maintenance actions should occur during the routine maintenance visits.
The contractor is responsible for the appearance and condition of the landscape areas and should be prepared to undertake specific maintenance tasks outside the above periods throughout the year to satisfy management or safety objectives.

PLANT SCHEDULE

TREES

QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT	SPECIFICATION
4No.	AME ROB ss10	Amelanchier lamarckii "Robin Hill"	RB	STD	10-12cm	2x; Selected Standard; clear stem 175-200cm; 4 breaks; 300-350cm ht
3No.	Ame lam xhs14	Amelanchier lamarckii	RB	STD	14-16cm	3x; Extra Heavy Standard; clear stem 175-200cm; 5 breaks; 300-350cm ht
5No.	CRA PAU xhs14	Crataegus laevigata "Pauls Scarlet"	RB	STD	14-16cm	3x; standard;clear stem minimum 175-200, 400-450cm ht; 5 breaks
10No.	MAG KOB ss	Magnolia kobus	RB	STD	10-12cm	3x; Selected Standard; clear stem 150-175cm; 4 breaks; 250-300cm ht
6No.	MAL TSC ss	Malus Tschnoskii	B	STD	10-12cm	2x; Selected Standard; clear stem 175-200cm; 4 breaks
2No.	SOR STR xhs14	Sorbus aucuparia "Streetwise"	RB	EHS	14-16cm	3x; Extra Heavy Standard; clear stem 175-200cm; 5 breaks

HEDGES

QTY	CODE	PLANT NAME	STOCK	SIZE
95m	Pru Ott Hedge 5L 5/m	Prunus laurocerasus "Otto Luyken"	C 5L	40-60cm
475No.	Plants spaced @ 5/m in a Single Row			

SHRUBS

QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING	SPECIFICATION
3No.	Cho Azt 10L	Choisya ternata "Aztec Pearl"	C 10L	100-125cm	2/m2	Bushy; 7 breaks
6No.	Lav Hid 10L	Lavandula angustifolia "Hidcote"	C 10L	30-40cm	3/m2	Bushy; 9 breaks
3No.	Mag Ste	Magnolia "Stellata"	C 10L	40-60cm	1/m2	Branched; 5 breaks
3No.	Pyr Red 10L	Pyracantha coccinea "Red Column"	C 10L	60-80cm	1/m2	Bushy; 6 breaks
177No.	Ski KG	Skimmia x confusa "Kew Green"	C 3L	30-40cm	4/m2	Bushy; 3 breaks
37No.	Vin Ger	Vinca minor "Gertrude Jekyll"	C 2L	20-30cm	5/m2	Several shoots; 3 breaks

HERBACEOUS PLANTS

QTY	CODE	PLANT NAME	STOCK	SPACING	SPECIFICATION
6No.	Cal KF	Calamagrostis x acutiflora "Karl Foerster"	C 3L	4/m2	Full pot
106No.	Ger Joh	Geranium endressii "Johnsons Blue"	C 2L	6/m2	Full pot

CLIMBERS

QTY	CODE	PLANT NAME	STOCK	HEIGHT	HABIT
3No.	Hyd pet 10L	Hydrangea anomala petiolaris	C 10L	100-150cm	Self-clinger

PLANT MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE	SPECIFICATION
31m2 GROUNDCOVER MIX 34 planted @ 4/m2					
15%	19No.	Geranium x cantabrigiense 'Biokovo'	C 2L	20-30cm	Full pot
15%	19No.	Eryngium variifolium '	C 2L	20-30cm	Full pot
25%	31No.	Astilbe 'Deutschland'	C 2L	20-30cm	Branched; 3 breaks
25%	31No.	Mahonia aquifolium 'Apollo'	C 2L	15-30cm	Branched; 2 breaks
15%	19No.	Lonicera nitida 'Maigrün'	C 2L	30-40cm	Bushy; 3 breaks
5%	6No.	Vinca minor 'Gertrude Jekyll'	C 2L	20-30cm	Several shoots; 3 breaks
Individual varieties to be planted in groups of between 3 and 5					
66m2 GROUNDCOVER MIX 37 planted @ 4/m2					
15%	40No.	Geranium x cantabrigiense 'Biokovo'	C 2L	20-30cm	Full pot
10%	26No.	Eryngium variifolium '	C 2L	20-30cm	Full pot
15%	40No.	Stipa tenuissima	C 3L	20-30cm	Full Pot
20%	53No.	Hebe pinguifolia 'Pagei'	C 3L	20-30cm	Bushy; 5 breaks
20%	53No.	Mahonia aquifolium 'Apollo'	C 2L	15-30cm	Branched; 2 breaks
15%	40No.	Lonicera nitida 'Maigrün'	C 2L	30-40cm	Bushy; 3 breaks
5%	13No.	Vinca minor 'Gertrude Jekyll'	C 2L	20-30cm	Several shoots; 3 breaks
Individual varieties to be planted in groups of between 3 and 5					
58m2 SHADE MIX 2 planted @ 3/m2					
15%	26No.	Pachysandra terminalis 'Variegata'	C2L	15-20cm	Several shoots; 6 breaks
25%	44No.	Choisya ternata "Aztec Pearl"	C5L	40-60cm	Bushy; 6 breaks
30%	52No.	Lonicera pileata	C3L	30-40cm	Bushy; 6 breaks
30%	52No.	Skimmia japonica 'Rubella'	C3L	30-40cm	Bushy; 3 break
Individual varieties to be planted in groups of 1, 3 and 5.					
50m2 SUNNY MIX 1 planted @ 4/m2					
30%	60No.	Helichrysum italicum	C3L	20-30cm	Bushy; 6 breaks
35%	70No.	Hebe 'Red Edge'	C5L	30-40cm	Bushy; 7 breaks
15%	30No.	Lavandula angustifolia 'Hidcote'	C5L	20-30cm	Bushy; 7 breaks
20%	40No.	Nepeta "Six Hills Giant"	C3L		Full pot
Individual varieties to be planted in groups of 1, 3 and 5.					
63m2 SUNNY MIX 2 planted @ 4/m2					
30%	76No.	Brachyglottis "Sunshine"	C5-7.5L	40-60cm	Branched; 6 breaks
20%	50No.	Hebe brachysiphon "White Gem"	C5L	30-40cm	Bushy; 5 breaks
30%	76No.	Spiraea japonica "Anthony Waterer"	C5L	30-40cm	Bushy; 7 breaks
20%	50No.	Perovskia atriplicifolia "Blue Spire"	C5L	40-60cm	Bushy; 5 breaks
Individual varieties to be planted in groups of 1, 3 and 5.					

NOTES AND ABBREVIATIONS:

B = Bare root (bagged).
C = Container (or pot) grown, followed by size of the container (or pot).
FORM = Shape of tree as supplied by the nursery.
HABIT = Juvenile habit or plant shape as supplied by the nursery.
QTY = Quantity
RB = Rootballed (balled and wrapped).
SIZE = Height or Spread of juvenile plant.
Std = (clear stem) Standard.
STOCK = Root condition/protection method eg Bare root.

- Refer to specification for further information.
- All plants to be completely hardened off
- Substitutions to be agreed with Landscape Architect.
Plant Schedule generated by "Qscape" software 20/10/2020

GENERAL NOTES
- Drawing for Planning purposes only
- Refer to drawing references:
15297_LD_01 planting plan
15297_LD_02 outline specification
15297_LD_03 plant and maintenance schedules
- Refer to Arboricultural report for details of existing vegetation to be retained and protection measures.
- Building / Site Layout provided by Triangle Architects on drawing number G-01-02.
- Building foundations to be confirmed by Engineer with reference to planting proposals and NHBC guidance (or alternative where applicable). Tree locations to be fully co-ordinated once building foundation depth are confirmed. Requirements for root barriers to be confirmed by an engineer.
- Refer to Engineer's details for level and drainage information
- Setting out on site to be agreed with Landscape Architect
- Check all dimensions on site.
- Do not scale from this drawing
- Report any discrepancies and omissions to Ecus Ltd
- This drawing is Copyright
- All levels indicative only. Extrapolated from site levels. All require to be checked.
- All details subject to approval by the local authority for the discharge of relevant planning conditions.

3RD-PARTY INFORMATION
NB This drawing includes information provided by independent surveyors and / or consultants, to whom all queries shall be made. Ecus Ltd can accept no liability for its context or accuracy.

DESIGN
Unless stated otherwise, the designs shown are subject to detailed site survey, investigations, and legal definition, the CDM regulations and the comments and / or approval of the various relevant Local Authority Officers, Statutory Undertakers, Fire Officers, Engineers and the like. They are copyright, project specific and confidential. No part is to be used or copied in anyway without the express prior consent of Ecus ltd.

TREE NOTES:
Note that all tree and shrub locations are subject to coordination with services, to be undertaken by others. **The requirement for root barriers is to be confirmed by an engineer.**
Note that it is best practice that root barriers are required to extend 2m beyond the mature canopy spread of new trees to protect all structures and hard landscape elements, such as highways, services and buildings. In addition, root barriers are required for all new trees within 5m of highways - e.g. Greenleaf 'Reroot 2000' or similar. Depth of tree root barrier to be confirmed by an engineer once services design has been produced at construction detail. Install to manufacturer's and engineer's guidance.

CDM - Risks / Hazards
1. Proposed locations of landscape elements shown are subject to the presence of below ground services. A detailed survey is to be undertaken and necessary method statements prepared and approved prior to undertaking any excavations / work within this area.
2. Care to be taken when working in proximity to the surrounding existing roads and railway.
3. Care to be taken when clearing the existing site due to the potential presence of needles, litter etc.

REV	DATE	DRAWN BY	CHECKED BY	REVISION COMMENT
F	20.10.20	KM	Ecus	Updated tree planting
E	15.10.20	KM	Ecus	Updated tree planting
D	27.08.20	KM	Ecus	Updated tree planting
C	20.08.20	AS	Ecus	Updated tree planting
B	18.08.20	KM	Ecus	Updated plant schedule
A	18.08.20	AS	Ecus	Preliminary

DRAWING STATUS: Preliminary

ecus ENVIRONMENTAL CONSULTANTS
Brook Holt
Blackburn Road
Sheffield S61 2DW
Tel. (0114) 2669292
www.ecusltd.co.uk

Job
Gorton, Manchester

Title
Mainetnance Schedule & Plant Schedule

Drawn by	Date	Scale	Drg. no.
AS	AUG 20	N/A at A1	15297_LD_03