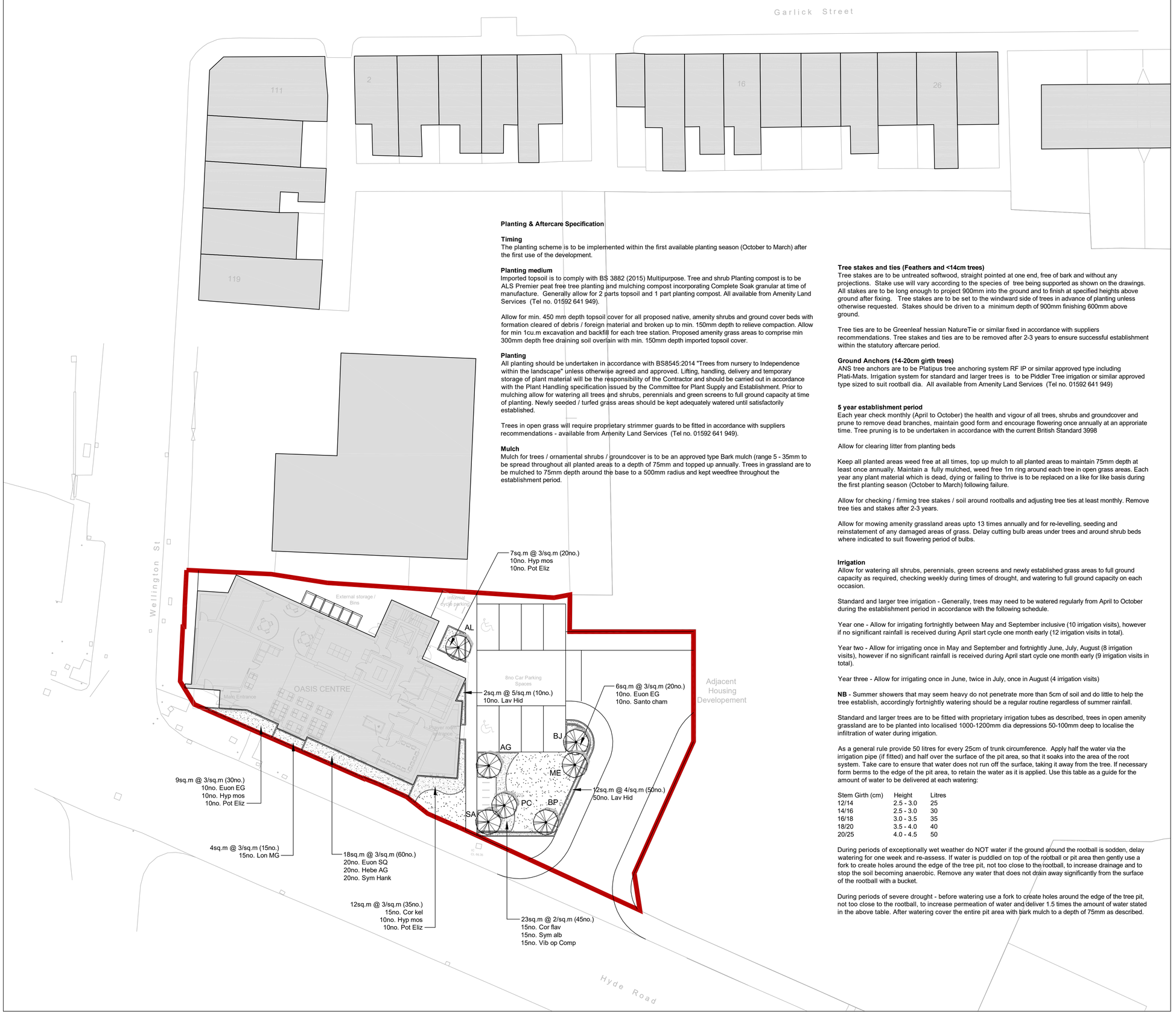


Planting & Aftercare Specification

Timing
The planting scheme is to be implemented within the first available planting season (October to March) after the first use of the development.

Planting medium
Imported topsoil is to comply with BS 3882 (2015) Multipurpose. Tree and shrub Planting compost is to be ALS Premier peat free tree planting and mulching compost incorporating Complete Soak granular at time of manufacture. Generally allow for 2 parts topsoil and 1 part planting compost. All available from Amenity Land Services (Tel no. 01592 641 949).

Allow for min. 450 mm depth topsoil cover for all proposed native, amenity shrubs and ground cover beds with formation cleared of debris / foreign material and broken up to min. 150mm depth to relieve compaction. Allow for min 1cu.m excavation and backfill for each tree station. Proposed amenity grass areas to comprise min 300mm depth free draining soil overlain with min. 150mm depth imported topsoil cover.

Planting
All planting should be undertaken in accordance with BS8545:2014 "Trees from nursery to Independence within the landscape" unless otherwise agreed and approved. Lifting, handling, delivery and temporary storage of plant material will be the responsibility of the Contractor and should be carried out in accordance with the Plant Handling specification issued by the Committee for Plant Supply and Establishment. Prior to mulching allow for watering all trees and shrubs, perennials and green screens to full ground capacity at time of planting. Newly seeded / turfed grass areas should be kept adequately watered until satisfactorily established.

Trees in open grass will require proprietary strimmer guards to be fitted in accordance with suppliers recommendations - available from Amenity Land Services (Tel no. 01592 641 949).

Mulch
Mulch for trees / ornamental shrubs / groundcover is to be an approved type Bark mulch (range 5 - 35mm to be spread throughout all planted areas to a depth of 75mm and topped up annually. Trees in grassland are to be mulched to 75mm depth around the base to a 500mm radius and kept weedfree throughout the establishment period.

Tree stakes and ties (Feathers and <14cm trees)
Tree stakes are to be untreated softwood, straight pointed at one end, free of bark and without any projections. Stake use will vary according to the species of tree being supported as shown on the drawings. All stakes are to be long enough to project 900mm into the ground and to finish at specified heights above ground after fixing. Tree stakes are to be set to the windward side of trees in advance of planting unless otherwise requested. Stakes should be driven to a minimum depth of 900mm finishing 600mm above ground.

Tree ties are to be Greenleaf hessian NatureTie or similar fixed in accordance with suppliers recommendations. Tree stakes and ties are to be removed after 2-3 years to ensure successful establishment within the statutory aftercare period.

Ground Anchors (14-20cm girth trees)
ANS tree anchors are to be Platipus tree anchoring system RF IP or similar approved type including Plati-Mats. Irrigation system for standard and larger trees is to be Piddler Tree irrigation or similar approved type sized to suit rootball dia. All available from Amenity Land Services (Tel no. 01592 641 949)

5 year establishment period
Each year check monthly (April to October) the health and vigour of all trees, shrubs and groundcover and prune to remove dead branches, maintain good form and encourage flowering once annually at an approriate time. Tree pruning is to be undertaken in accordance with the current British Standard 3998

Allow for clearing litter from planting beds

Keep all planted areas weed free at all times, top up mulch to all planted areas to maintain 75mm depth at least once annually. Maintain a fully mulched, weed free 1m ring around each tree in open grass areas. Each year any plant material which is dead, dying or failing to thrive is to be replaced on a like for like basis during the first planting season (October to March) following failure.

Allow for checking / firming tree stakes / soil around rootballs and adjusting tree ties at least monthly. Remove tree ties and stakes after 2-3 years.

Allow for mowing amenity grassland areas upto 13 times annually and for re-levelling, seeding and reinstatement of any damaged areas of grass. Delay cutting bulb areas under trees and around shrub beds where indicated to suit flowering period of bulbs.

Irrigation
Allow for watering all shrubs, perennials, green screens and newly established grass areas to full ground capacity as required, checking weekly during times of drought, and watering to full ground capacity on each occasion.

Standard and larger tree irrigation - Generally, trees may need to be watered regularly from April to October during the establishment period in accordance with the following schedule.

Year one - Allow for irrigating fortnightly between May and September inclusive (10 irrigation visits), however if no significant rainfall is received during April start cycle one month early (12 irrigation visits in total).

Year two - Allow for irrigating once in May and September and fortnightly June, July, August (8 irrigation visits), however if no significant rainfall is received during April start cycle one month early (9 irrigation visits in total).

Year three - Allow for irrigating once in June, twice in July, once in August (4 irrigation visits)

NB - Summer showers that may seem heavy do not penetrate more than 5cm of soil and do little to help the tree establish, accordingly fortnightly watering should be a regular routine regardless of summer rainfall.

Standard and larger trees are to be fitted with proprietary irrigation tubes as described, trees in open amenity grassland are to be planted into localised 1000-1200mm dia depressions 50-100mm deep to localise the infiltration of water during irrigation.

As a general rule provide 50 litres for every 25cm of trunk circumference. Apply half the water via the irrigation pipe (if fitted) and half over the surface of the pit area, so that it soaks into the area of the root system. Take care to ensure that water does not run off the surface, taking it away from the tree. If necessary form berms to the edge of the pit area, to retain the water as it is applied. Use this table as a guide for the amount of water to be delivered at each watering:

Stem Girth (cm)	Height	Litres
12/14	2.5 - 3.0	25
14/16	2.5 - 3.0	30
16/18	3.0 - 3.5	35
18/20	3.5 - 4.0	40
20/25	4.0 - 4.5	50

During periods of exceptionally wet weather do NOT water if the ground around the rootball is sodden, delay watering for one week and re-assess. If water is puddled on top of the rootball or pit area then gently use a fork to create holes around the edge of the tree pit, not too close to the rootball, to increase drainage and to stop the soil becoming anaerobic. Remove any water that does not drain away significantly from the surface of the rootball with a bucket.

During periods of severe drought - before watering use a fork to create holes around the edge of the tree pit, not too close to the rootball, to increase permeation of water and deliver 1.5 times the amount of water stated in the above table. After watering cover the entire pit area with bark mulch to a depth of 75mm as described.

PLANTING SCHEDULE

Shrub planting (~3/sq.m)	Height	Grown	No.	Notes
Cornus flaviramea	60-90cm	BR	15	1 + 2
Cornus kelseyi	20-30cm	PG 2L	15	Bushy
Euonymus Emerald and Gold	20-30cm	PG 2L	20	Bushy
Euonymus Silver Queen	20-30cm	PG 2L	20	Bushy
Hebe Autumn Glory	20-30cm	PG 2L	20	Branched
Hypericum moserianum	20-30cm	PG 2L	30	Bushy
Lavandula Hidcote	20-30cm	PG 2L	60	Bushy
Lonicera May Green	30-40cm	PG 2L	15	Branched
Potentilla frutic Elizabeth	30-40cm	PG 2L	30	Bushy
Santolina chamaecyparissus	20-30cm	PG 2L	10	Bushy
Symphoricarpos albus	40-60cm	BR	15	0 + 1
Symphoricarpos chen Hancock	30-40cm	PG 2L	20	Branched
Viburnum opulus Compactum	30-40cm	PG 2L	15	Branched

Feathered Trees	Height	Grown	No.	Notes
AL - Amelanchier lamarckii	2.1-2.4m	OG	1	low stake
AG - Alnus glutinosa	2.1-2.4m	OG	1	low stake
BP - Betula pendula	2.1-2.4m	OG	1	low stake
BJ - Betula utilis Jacquemontii	2.1-2.4m	OG	1	low stake
ME - Malus Evereste	2.1-2.4m	OG	1	low stake
PC - Pyrus Chanticleer	2.1-2.4m	OG	1	low stake
SA - Sorbus aucuparia Asplenifolia	2.1-2.4m	OG	1	low stake

Hard landscape elements

External and internal boundary treatment
Refer to Grays Associates elevation drawings

Access bellmouth off Highway
Bitumen macadam finish with thermoplastic or painted white lining to Highways approvals

Parking and circulation
Marshalls 200x100mm Tescina 80mm (vehicular grade) textured concrete block paving - colour Natural.

Pedestrian paving
Marshalls 450x450mm Charnwood 50mm (pedestrian grade) textured concrete block paving - colour Buff.

Kerbs
Marshalls, or other approved, 255x125mm HB2 kerbs, droppers and specials finishing flush to adjacent pedesrian paving

Edgings
Marshalls, or other approved, 150x50mm flat top pre-cast concrete edgings finishing flush to adjacent paving

revision note

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The Oasis Centre
Land at Hyde Road - Gorton - Manchester

The Oasis Centre development
Hard and soft landscape proposals

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