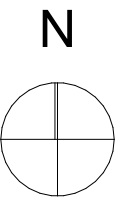


Soft Landscaping Plan



SITE BOUNDARY

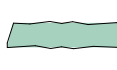
SITE AREA : 5283m²



EXISTING TREES



EXISTING TREES TO BE REMOVED



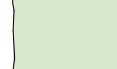
PROPOSED HEDGE



PROPOSED TREES



FRONT GARDENS



REAR GARDENS



WILDFLOWER MEADOW

General Planting Notes:

1. Tree protection will be in place prior to works commencing. Any existing trees to be retained, are the responsibility of the main contractor on site who will take all necessary protective measures set out in BS 5837:2012.
2. All areas of proposed planting/grass seeding affected by construction works to be relieved of compaction by ripping to a depth of 600mm, in two directions. Following seeding/turfing, wet full depth of topsoil without displacing seed or soil. If water supply is likely to be restricted, do not carry out seeding/turfing until instructed. Works to be carried out while soil and weather conditions are suitable; do not plant during periods of frost or strong winds.
3. All groundworks and planting operations will be in accordance with the following British Standards:
 - BS 3882 Specification for Topsoil
 - BS 4428 Code of Practice for General Landscape Operations
 - BS 8545 Trees from Nursery to Independence in the Landscape
4. Effective weed control will be carried out prior to cultivation. All planting areas to be cultivated to a depth of 300mm, all proposed grass areas to be cultivated to a depth of 150mm, except within 4.0m of any existing tree stem.
5. Topsoil depths to be: 300mm for trees, shrubs and hedgerows. Good quality on site topsoil can be used (a 50/50 mix topsoil). Otherwise imported topsoil should be to BS3882:2015 (multipurpose sandy loam).
6. Tree Pits will be dug by the landscape contractor. Pits for containerised shrubs and larger trees to be no deeper than root system and wide enough to accommodate roots when fully spread. Tree pits to be backfilled with 300mm topsoil, 300mm subsoil. All transplants to be notch planted as appropriate. Hedgerows to be trench planted.
7. Any deciduous trees and shrubs to be planted in late October to Late March. Any conifers and evergreens to be planted in September/October or April/May. Any herbaceous plants, to be planted in September/October or March/April. Container grown plants may be planted at any time of year.
8. Apply peat-free tree and shrub planting compost by thoroughly incorporating it with topsoil into planting holes.
9. All shrubs, herbaceous plants, whips and transplants will be watered in on planting with 20 litres per square. Trees will be watered in with 25 litres per tree position.
10. Heavy and Extra Heavy standard trees to be supported by 2no. 75mm diameter x 1900mm double stake, cross-bar and tie.
11. Tree pit root barriers to be included wherever the installed rootball will be within 3 m of an existing underground service route and/or within 2 m of a building foundation.
12. Surface mulching to be supplied to all ornamental shrub planting, hedgerows and individual trees in grass (500mm radius) to a depth of 75mm of ornamental bark mulch.
13. All planting areas to be maintained weed free, preferably by maintaining mulch to minimise herbicide use. Any dead or diseased plants will be replaced during the following planting season. Watering to be carried out as necessary to allow plants to thrive through the 5-year establishment maintenance period.
14. Contractor to review the existing and proposed services drawings before commencement of the landscape works and to locate and protect these on site.

Planting Schedule

Trees

Number	Species	Specification	Height	Girth	Density
5	Magnolia kobus	Heavy Standard: 5 brks: 3x: RB: Clear Stem 150-175cm	350-425cm	12-14cm	Counted
4	Sorbus hupehensis	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	Counted
Total					9

Hedge Mix

Number	Species	Specification	Height	Pot Size	Density	% Mix
148	Carpinus betulus	1+1: Transplant - seed raised: B	60-80cm		0.33Ctr Double Staggered at 0.5m offset	25%
148	Crataegus monogyna	1+1: Transplant - seed raised: B	60-80cm		0.33Ctr Double Staggered at 0.5m offset	25%
237	Fagus sylvatica	1+2: Transplant - seed raised: B	60-80cm		0.33Ctr Double Staggered at 0.5m offset	40%
59	Ilex aquifolium	Leader with Laterals: C	60-80cm	3L	0.33Ctr Double Staggered at 0.5m offset	10%
Total						592

Specification provided by Wardell Armstrong

PROJECT

Queens Road P500 Phase 1
Manchester M40 8TQ

TITLE

Soft Landscaping Plan

SIZE

A1

STATUS

PLANNING

PROJECT No:

1788

DRAWING No:

PL.019

DRAWN by

CM

CHECKED

DS

DATE

MAY 25

SCALE (1:100)

1:200, 1:1

JOHN MCCALL ARCHITECTS LTD

No. 1 Arts Village, Henry Street, Liverpool L1 5BS Tel: 0151 707 1818 Fax: 707 1819
4a Rock Mill Lane, New Mills, SK22 3BN e-mail: admin@johnmccall.co.uk