

KEY

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING
- PROPOSED NATIVE SHRUB PLANTING
- PROPOSED NATIVE HEDGEROW PLANTING
- PROPOSED NATIVE GROUNDCOVER PLANTING
- PROPOSED WILDFLOWER GRASSLAND WITH 1m WIDE CLOSE MOWN VERGE TO HARD SURFACES
- PROPOSED BARK MULCH

NOTE:
FOR DETAILS OF BOUNDARY TREATMENTS AND HARD SURFACE FINISHES REFER TO AEW ARCHITECTS DRAWINGS.

N

0 5 10 15 20 25 50m
1:500 @ A1

SOFT LANDSCAPE SPECIFICATION

Materials and workmanship shall generally be in accordance with the following documents- BS 3936 Nursery Stock and BS 4428 Code of Practice for General Landscape Operations (excluding hard surfaces). All imported topsoil should be certified to BS 3882:2015 multi purpose topsoil.

Areas for tree planting shall wherever possible have clearance of unsuitable material to a depth of 900mm below ground level within a 2m radius of each tree with a minimum of 600mm topsoil.
Areas for native shrub, native hedgerow and groundcover planting shall have clearance of unsuitable material to a depth of 600mm with a minimum of 400mm topsoil, the bottom layer being made up of approved subsoil and the formation broken up if necessary to ensure drainage.

Areas for wildflower grass seeding shall have clearance of unsuitable material to a depth of 450mm below ground level with a minimum of 100mm low nutrient subsoil which is to be brought to even grades and a fine tilth prior to seeding. Finished grass levels are to be 20mm above hard surfaces.
Seed mix to be Germinal Amenity RE1 Traditional Hay Meadow (MG5 Grassland) mix sown at the rate of 5g/m² or similar approved. Sowing times and management shall follow the suppliers guidelines.

Plant material to be the sizes and dimensions as stated in the schedule and shall be healthy with good fibrous root systems. Trees and shrubs to conform to BS 3936 and the HTA's National Plant Specification. Supply, delivery and storage of plants shall comply to the Plant Handling Code published by CPSE.
Extra heavy and heavy standard trees are to be planted in pits 600mm deep and 1m diameter, single staked and secured with approved tree ties fixed 25mm from the top of the stake.
All stakes shall be 75mm diameter round section, straight with bark removed.
All shrub and hedge plants are to be planted in pits large enough to easily accommodate the roots.
All plants are to be firmed in at time of planting.
On completion of planting and when the soil is moist apply amenity grade bark mulch to all planted areas and 1m diameter circles around trees in grass areas to a settled depth of 50mm.

Maintenance and Defects Liability

Maintenance shall include regular watering, weeding, pruning, hedge trimming, adjustment and repair of tree stakes and ties and other horticultural operations necessary for the proper growth of the plants to keep areas neat in appearance, including removal of litter.

The defects liability period shall be 5 years following practical completion. During this period any trees, shrubs or other plants that are removed, damaged, die, fail to show leaf or are below specification shall be replaced as soon as is reasonably practical unless the Local Planning Authority gives its written consent to any variation. All replacement stock shall comply with the original specification and be obtained from a reputable supplier.

PLANT SCHEDULE

No.	Key	Name	Size	Centres
Tree Planting				
7no.	T1	Carpinus betulus Fastigiata	12-14cm girth HS B.	As shown
5no.	T2	Malus sylvestris	12-14cm girth HS B.	As shown
16no.	T3	Sorbus aucuparia	16-18cm girth EHS B.	As shown
1no.	T4	Tilia cordata	16-18cm girth EHS B.	As shown

Native Shrub Planting
Planted in groups of 3-7no plants of the same species together at 1.0m x 1.0m spacing.
Source: Local provenance

62no.	10%	Cornus sanguinea	60-90cm B1+1	1.0m
93no.	15%	Corylus avellana	60-90cm B1+1	1.0m
124no.	20%	Crataegus monogyna	60-90cm B1+1	1.0m
93no.	15%	Rubus fruticosus	40-60cm B0+1	1.0m
93no.	15%	Ilex aquifolium	60-80cm 3L	1.0m
62no.	10%	Sambucus nigra	60-90cm B0+1	1.0m
93no.	15%	Viburnum opulus	60-90cm B1+1	1.0m

Native Hedgerow Planting
Planted in double staggered rows 30cm apart. Plants in each row to be 45cm apart giving 5no plants per linear metre.
Source: Local provenance

63no.	15%	Carpinus betulus	60-90cm B1+1
42no.	10%	Cornus sanguinea	60-90cm B1+1
42no.	10%	Corylus avellana	60-90cm B1+1
105no.	25%	Crataegus monogyna	60-90cm B1+1
63no.	15%	Ligustrum vulgare	60-90cm B0+2
63no.	15%	Prunus spinosa	60-90cm B1+1
42no.	10%	Viburnum opulus	60-90cm B1+1

Native Groundcover Planting

370no.	S1	Rosa pimpinellifolia	40-60cm 2L	60cm

Rev. J. 15-07-25. Landscape updated to accord with current proposed site layout.
Rev. H. 04-12-24. Tree planting increased, native shrub planting amended to include bramble (Rubus fruticosus) and groundcover planting amended to native as requested by LPA.
Rev. G. 07-08-24. 3no. existing trees removed from southern boundary. New tree species (Carpinus betulus Fastigiata) included as requested by LPA.
Rev. F. 25-04-24. Landscape updated to accord with current proposed site layout.
Rev. E. 13-09-23. Landscape updated to accord with current proposed site layout.
Rev. D. 14-06-23. Updated to include additional tree planting and wildflower grassland area.
Rev. C. 31-05-23. Landscape updated to accord with current proposed site layout.
Rev. B. 14-11-22. New tree species (Tilia cordata) included as requested by ecologist.
Rev. A. 11-11-22. Soft landscape amended to further enhance biodiversity & accord with current site layout.

Project/Client
WELCOMB STREET, OPENSHAW.
NETWORK SPACE.

Drawing
LANDSCAPE PROPOSALS

Scale	Drawn	Date
1:500 @ A1	JC Checked RE	SEPTEMBER 2022

Drawing No.	Revision
4198-01	J

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