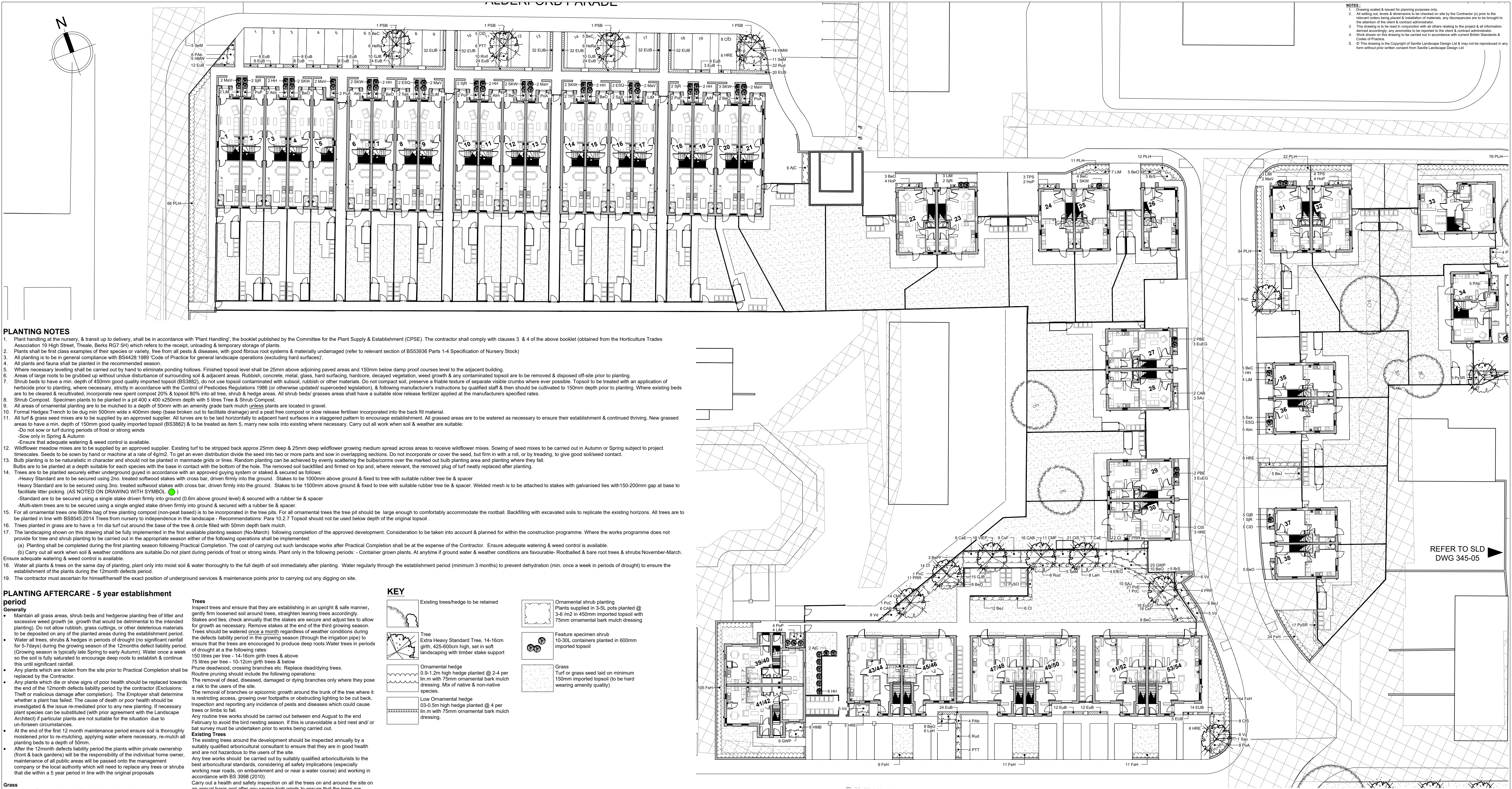




PLANTING NOTES

- Plant handling at the nursery, & transit up to delivery, shall be in accordance with 'Plant Handling', the booklet published by the Committee for the Plant Supply & Establishment (CPSE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from the Horticulture Trades Association 19 High Street, Theale, Berks RG7 5H) which refers to the receipt, unloading & temporary storage of plants.
- Plants shall be first class examples of their species or variety, free from all pests & diseases, with good fibrous root systems & materially undamaged (refer to relevant section of BS5338 Parts 1-4 Specification of Nursery Stock)
- All planting is to be in general compliance with BS4428:1989 'Code of Practice for general landscape operations (excluding hard surfaces)'.
 - All plants and fauna shall be planted in the recommended season.
- Where necessary levelling shall be carried out by hand to eliminate ponding hollows. Finished topsoil level shall be 25mm above adjoining paved areas and 150mm below damp proof courses level to the adjacent building.
- Areas of large roots to be grubbed up without undue disturbance of surrounding soil & adjacent areas. Rubbish, concrete, metal, glass, hard surfacing, hardcore, decayed vegetation, weed growth & any contaminated topsoil are to be removed & disposed off-site prior to planting.
- Shrub beds to have a min. depth of 450mm good quality imported topsoil (BS3882), do not use topsoil contaminated with subsoil, rubbish or other materials. Do not compact soil, preserve a friable texture of separate visible crumbs where ever possible. Topsoil to be treated with an application of herbicide prior to planting, where necessary, strictly in accordance with the Control of Pesticides Regulations 1986 (or otherwise updated/ superseded legislation), & following manufacturer's instructions by qualified staff & then should be cultivated to 150mm depth prior to planting. Where existing beds are to be cleared & recultivated, incorporate new spent compost 20% & topsoil 80% into all tree, shrub & hedge areas. All shrub beds/ grasses areas shall have a suitable slow release fertilizer applied at the manufacturers specified rates.
- Shrub Compost. Specimen plants to be planted in a pit 400 x 400 x250mm depth with 5 litres Tree & Shrub Compost.
- All areas of ornamental planting are to be mulched to a depth of 50mm with an amenity grade bark mulch unless plants are located in gravel.
- Formal Hedges/ Trench to be dug min 500mm wide x 400mm deep (base broken out to facilitate drainage) and a peat free compost or slow release fertiliser incorporated into the back fill material.
- All turf & grass seed mixes are to be supplied by an approved supplier. All turves are to be laid horizontally to adjacent hard surfaces in a staggered pattern to encourage establishment. All grassed areas are to be watered as necessary to ensure their establishment & continued thriving. New grassed areas to have a min. depth of 150mm good quality imported topsoil (BS3882) & to be treated as item 5, marry new soils into existing where necessary. Carry out all work when soil & weather are suitable:
 - Do not sow or turf during periods of frost or strong winds
 - Sow only in Spring & Autumn
 - Ensure that adequate watering & weed control is available.
- Wildflower meadow mixes are to be supplied by an approved supplier. Existing turf to be stripped back approx 25mm deep & 25mm deep wildflower growing medium spread across areas to receive wildflower mixes. Sowing of seed mixes to be carried out in Autumn or Spring subject to project timescales. Seeds to be sown by hand or machine at a rate of 4g/m². To get an even distribution divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.
- Bulb planting is to be naturalistic in character and should not be planted in manmade grids or lines. Random planting can be achieved by evenly scattering the bulbs/corms over the marked out bulb planting area and planting where they fall.
 - Bulbs are to be planted at a depth suitable for each species with the base in contact with the bottom of the hole. The removed soil backfilled & firmed on top and, where relevant, the removed plug of turf neatly replaced after planting.
- Trees are to be planted securely either underground guyed in accordance with an approved guying system or staked & secured as follows:
 - Heavy Standard are to be secured using 3no. treated softwood stakes with cross bar, driven firmly into the ground. Stakes to be 1000mm above ground & fixed to tree with suitable rubber tree tie & spacer
 - Heavy Standard are to be secured using 3no. treated softwood stakes with cross bar, driven firmly into the ground. Stakes to be 1500mm above ground & fixed to tree with suitable rubber tree tie & spacer. Welded mesh is to be attached to stakes with galvanised ties with 150-200mm gap at base to facilitate litter picking. (AS NOTED ON DRAWING WITH SYMBOL)
 - Standard are to be secured using a single stake driven firmly into ground (0.6m above ground level) & secured with a rubber tie & spacer
 - Multi-stem trees are to be secured using a single angled stake driven firmly into ground & secured with a rubber tie & spacer.
- For all ornamental trees one 80litre bag of tree planting compost (non-peat based) is to be incorporated in the tree pits. For all ornamental trees the tree pit should be large enough to comfortably accommodate the rootball. Backfilling with excavated soils to replicate the existing horizons. All trees are to be planted in line with BS5454:2014 'Trees from nursery to independence - Recommendations' Para 10.2.7 Topsoil should not be used below depth of the original topsoil.
- Trees planted in grass are to have a 1m dia turf cut around the base of the tree & circle filled with 50mm depth bark mulch.
- The landscaping shown on this drawing shall be fully implemented in the first available planting season (No-March) following completion of the approved development. Consideration to be taken into account & planned for within the construction programme. Where the works programme does not provide for tree and shrub planting to be carried out in the appropriate season either of the following operations shall be implemented:
 - (a) Planting shall be completed during the first planting season following Practical Completion. The cost of carrying out such landscape works after Practical Completion shall be at the expense of the Contractor. Ensure adequate watering & weed control is available.
 - (b) Carry out all work when soil & weather conditions are suitable. Do not plant during periods of frost or strong winds. Plant only in the following periods:- Container grown plants. At anytime if ground water & weather conditions are favourable. Rootballed & bare root trees & shrubs: November-March.
- Ensure adequate watering & weed control is available
- Water all plants & trees on the same day of planting, plant only into moist soil & water thoroughly to the full depth of soil immediately after planting. Water regularly through the establishment period (minimum 3 months) to prevent dehydration (min. once a week in periods of drought) to ensure the establishment of the plants during the 12month defects period.
- The contractor must ascertain for himself/herself the exact position of underground services & maintenance points prior to carrying out any digging on site.

PLANTING AFTERCARE - 5 year establishment period

General

- Maintain all grass areas, shrub beds and hedgerow planting free of litter and excessive weed growth (ie. growth that would be detrimental to the intended planting). Do not allow rubbish, grass cuttings, or other deleterious materials to be deposited on any of the planted areas during the establishment period.
- Water all trees, shrubs & hedges during the establishment period (5-7 days) during the growing season of the 12months defect liability period. (Growing season is typically late Spring to early Autumn). Water once a week so the soil is fully saturated to encourage deep roots to establish & continue this until significant rainfall.
- Any plants which are stolen from the site prior to Practical Completion shall be replaced by the Contractor.
- Any plants which die or show signs of poor health should be replaced towards the end of the 12month defects liability period by the Contractor. (Exclusions: Theft or malicious damage after completion). The Employer shall determine whether a plant has failed. The cause of death or poor health should be investigated & the issue re-mediated prior to any new planting. If necessary plant species can be substituted with the Landscape Architect if particular plants are not suitable for the situation due to un-foreseen circumstances.
- At the end of the first 12 month maintenance period ensure soil is thoroughly moistened prior to re-mulching, applying water where necessary, re-mulch all planting beds to a depth of 50mm.
- After the 12month defects liability period the plants within private ownership (front & back gardens) will be the responsibility of the individual home owner, maintenance of all public areas will be passed onto the management company or the local authority which will need to replace any trees or shrubs that die within a 5 year period in line with the original proposals

Grass

- Maintenance of grassed areas shall include mowing, watering as necessary to saturate soil below, trimming edges to pavings & planted areas at every cut, removing all debris & stones over 30mm in size, prior to mowing, weeding by cultivating, forking hoeing & raking & re-seeding any portions considered necessary & removing from site all debris & stones created by the operations. Pavements to be swept clean of any grass cuttings. Strimming round base of all trees will be carried out with a strimmer fitted with a protective guard to prevent bark damage.
- Grass to be cut fortnightly throughout growing season to height between 25-30mm & remove clipping to tip (April to October)
- Any areas of grass where bulbs are planted must not be mown until leaves turn yellow or show signs of die-back.
- Spike and scarify periodically to promote free drainage and remove moss and thatch.
- In drought conditions the following modifications to specified mowing operations shall be implemented:
 - Cutting heights shall be raised to 45mm, mowing shall only continue so long as grass continues to reach maximum advisable height.

Shrub Beds

- APPLY TO ALL YEARS
- Maintain weed free
- Replace dead/dying plants
- Water in periods of drought 10 litres per shrub per week.
- Remove deadwood.
- At the end of year 5, thin shrub beds to allow adjacent plants to achieve their species potential.

Herbaceous Beds

- Maintain weed free
 - Replace dead/dying plants
 - Water in periods of drought a minimum of 2 times a week.
 - Every 2-4 years (species dependant) divide plants.
- Hedging**
- The aim is to establish a stable and healthy hedgerow within 3 years from planting with a well shaped framework.
- Maintenance operations:
- Maintained base of plants weed free; spot treat as necessary.
 - Replace dead and missing plants or those which fail to establish properly.
 - Water throughout the summer months after any period without significant rainfall.
 - Ensure plants are secure and upright in the ground. Firm up where necessary.
 - After the second growing season, formative prune the hedgerow on an annual basis to remove any dead, diseased or damaged shoots and create a balanced form for future growth.

KEY

- Existing trees/hedge to be retained
- Tree: Extra Heavy Standard Tree, 14-16cm girth, 425-500cm high, set in soft landscaping with timber stake support
- Ornamental hedge: 0.9-1.2m high hedge planted @ 2-4 per lin m with 75mm ornamental bark mulch dressing. Mix of native & non-native species.
- Low Ornamental hedge: 0.3-0.5m high hedge planted @ 4 per lin m with 75mm ornamental bark mulch dressing.
- Ornamental shrub planting: Plants supplied in 3-5L pots planted @ 3-6 m² in 450mm imported topsoil with 75mm ornamental bark mulch dressing
- Feature specimen shrub: 10-30L containers planted in 600mm imported topsoil
- Grass: Turf or grass seed laid on minimum 150mm imported topsoil (to be hard wearing amenity quality)

PLANTING SCHEDULE

Shrubs					
Nr	Code	Name	Height /Spread (cm)	Container	Habit
49	Alm	Aucuba 'Jap. 'Crotinifolia'	40-60	10L	Branched
50	BeJ	Berberis julianae	60-80	10L	Branched
39	BrS	Brachyglottis 'Sunshine'	40-60	5L	Branched
24	CAB	Ceanothus 'Autumnal Blue'	40-60	5L	Bushy
28	Cl	Choisya ternata	30-40	5L	Bushy
38	CIS	Choisya ternata 'Sundance'	30-40	5L	Bushy
13	CoS	Cornus 'Elegantissima'	40-60	5L	Branched
43	CsF	Cornus 'Flaviramosa'	30-40	5L	Branched
41	CMF	Cornus 'Midwinter Fire'	30-40	5L	Branched
20	EEG	Eunymus 'Emerald Galety'	30-40	5L	Bushy
19	EuEG	Eunymus 'Emerald in Gold'	30-40	5L	Bushy
21	ESQ	Eunymus 'Silver Queen'	50-60	10L	Bushy
46	HMMV	Hebe 'Mrs Winder'	30-40	5L	Bushy
22	HeRa	Hebe rakaiensis	30-40	5L	Bushy
61	HRE	Hebe 'Red Edge'	30-40	5L	Bushy
30	HH	Hypericum 'Hidcote'	60-80	10L	Branched
23	LaH	Lavandula 'Hidcote'	30-40	5L	Bushy
14	MaV	Mahonia 'Volcano'	30-40	5L	Bushy
44	PaT	Pachysandra terminalis	20-30	5L	Bushy
6	PBE	Philadelphus 'Belle Etoile'	60-80	10L	Branched
28	PRR	Photinia 'Red Robin'	40-60	5L	Branched
19	PTT	Pittosperum 'Tom Thump'	30-40	5L	Bushy
33	PAB	Potentilla 'Abbotswood'	30-40	5L	Bushy
21	PBE	Potentilla 'Elizabeth'	30-40	5L	Bushy
14	PBB	Potentilla 'Primrose Beauty'	30-40	5L	Bushy
31	PySO	Pyracantha 'Orange'	60-90	5L	Branched
25	PySR	Pyracantha 'Red'	60-90	5L	Branched
15	SKW	Skimmia 'Kew White'	40-60	10L	Bushy
12	SJR	Skimmia 'Rubella'	40-60	10L	Bushy
11	SpGM	Spiraea 'Goldmound'	30-40	5L	Bushy
63	Vd	Viburnum davidii	30-40	5L	Bushy
42	VEP	Viburnum tinus 'Eve Price'	30-40	5L	Bushy
52	Vm	Vinca minor	20-30	2-3L	Sev leaders
22	VmA	Vinca minor 'Alba'	20-30	2-3L	Sev leaders

Herbaceous					
Nr	Code	Name	Height (cm)	Container	Habit
13	Alm	Aucuba mollis	40-60	5L	Bushy
38	BeC	Bergenia cordifolia	40-60	5L	Bushy
54	BeO	Bergenia 'Overture'	40-60	5L	Bushy
23	CiD	Carex 'Ice Dance'	40-60	5L	Bushy
40	GJB	Geranium 'Johnsons Blue'	40-60	5L	Bushy
76	GWP	Geranium 'Wargrave Pink'	40-60	5L	Bushy
22	HPP	Heuchera 'Palace Purple'	40-60	5L	Bushy
10	HoP	Hosta 'Patriot'	40-60	5L	Bushy
27	LiM	Liriodendron muscari	40-60	5L	Bushy
5	PLB	Pennisetum 'Little Bunny'	40-60	5L	Bushy
23	PoA	Polystichum aculeatum	40-60	5L	Bushy
22	PoB	Polystichum polyblepharum	40-60	5L	Bushy
68	Rud	Rudbeckia 'Irida Goldsturm'	40-60	5L	Bushy
12	Sax	Saxifraga x urbium	40-60	5L	Bushy
13	SAJ	Sedum 'Autumn Joy'	40-60	5L	Bushy
36	SeM	Sedum 'Matrona'	40-60	5L	Bushy
2	Sti	Stipa tenuissima	40-60	5L	Bushy
13	TPS	Tiarella 'Pink Skyrocket'	40-60	5L	Bushy

Hedge					
Nr	Code	Name	Height (cm)	Container	Habit
465	EuB	Eunymus 'Bravo'	20-30	2L	Bushy
866	FsH	Fagus sylvatica	120-150	5L	Bushy
335	PLH	Prunus laetianica	120-150	15L	Bushy

Trees					
Nr	Code	Name	Height (cm)	Girth	Root / Container
7	Ac	Acer campestre	425-500	14-16cm	RB
11	BeP	Betula pendula	425-500	14-16cm	RB
12	BePF	Betula pendula 'Fatigata'	425-500	14-16cm	RB
7	PcC	Pyrus calleryana 'Chanticleer'	425-500	14-16cm	RB
11	PP	Prunus padus	425-500	14-16cm	RB
4	PSB	Prunus 'Sunset Boulevard'	425-500	14-16cm	RB
3	Sau	Sorbus aucuparia	425-500	14-16cm	RB

saville LANDSCAPE DESIGN

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CLIENT

Mossacre St Vincent's Housing Limited Ltd

PROJECT TITLE

Heatherdale Drive, Manchester

DRAWING TITLE

Detailed Planting Proposals 1 of 2

STATUS

PLANNING

SCALE SHEET SIZE DRAWN CHECKED DATE
1:250 A1 KAS - Oct25

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345 04 D