

Langdale Mews, Levenshulme

Landscape Proposals (condition 18)

PLANTING SCHEDULE

TREES (9no.)

No's	Species	Common name	Girth (cms)	Height (cms)	Form/Pot size
5	*Betula pendula*	**Birch**	12-14	350-425	RB
4	*Prunus avium*	**Bird cherry**	12-14	350-425	RB
1	*Prunus padus*	**Wild cherry**	12-14	350-425	RB
3	*Sorbus aucuparia*	**Mountain ash**	12-14	350-425	RB

SHRUB PLANTING

No's	Species	Common name	Height (cms)	Form/Pot size	Notes
12	*Brachyglottis 'Sunshine'*	**Daisy bush**	30-40	2L	Clear existing grass from shrub bed. Pit plant into 450mm depth of good quality topsoil.
24	*Choisya 'Aztec Pearl'*	**Mexican orange blossom**	20-30	2L	
45	*Hypericum x moserianum 'Tricolor'*	**St John's Wort**	20-30	2L	
37	*Pacysandra terminalis*	**Japanese spurge**	20-30	2L	
30	*Rosmarinus officinalis 'Miss Jessop's Upright'*	**Rosemary**	20-30	2L	
30	*Santolina chamaecyparis*	**Cotton lavender**	30-40	2L	

ORNAMENTAL GRASS

No's	Species	Common name	Height (cms)	Form/Pot size	Notes
36	*Deschampsia cespitosa 'Northern Lights'*	**Ornamental grass**	-	2L	Clear existing grass from shrub bed. Pit plant into 450mm depth of good quality topsoil.

HEDGE PLANTING

No's	Species	Common name	Height (cms)	Form/Pot size	Notes
300	*Crataegus monoyna*	**Hawthorn**	60- 80	B 1+1	Plant at 4no. per linear metre in a double ered row into 450mm d
150	*Fagus sylvatica*	**Common beech**	60- 80	B 1+1	Plant at 5no. per linear metre in a double row into 450mm depth

KEY

- Tegula paving blocks. Suggested material: Tobermore Tegula Trio 50mm, colour bracken or equal approved.
- Existing tarmacdam replaced and extended to rear of apartments.
- Pc concrete pin kerb laid flush to tarmacadam
- Low level and ground cover shrub planting to replace existing grassed areas to rear of apartments.
- Native hedge planting
- Wildlife attracting shrubs
- Standard tree planting
- Existing modified grassland, made good by turing in distuirbed areas or new build.

LANDSCAPE SPECIFICATION NOTES FOR PREPARATION AND PLANTING

(Generally to BS 4428:1989 – General Landscape Operations; excluding hardworks)

Generally

1. Materials and workmanship shall generally be in accordance with the following documents:
2. *BS 3936-1:1992 Nursery Stock. Specification for Trees and Shrubs*
3. *BS 4428:1989 Code of Practice for General Landscape Operations*
4. Trees and other vegetation to be retained shall be protected in accordance with the provisions of *BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations*
5. *BS3882: 2015 Topsoil*

Groundworks

1. Groundworks for proposed planting shall be in accordance with BS 4428:1989. Areas for proposed tree planting shall be cleared of unsuitable materials, debris, concrete and the like to a depth of 800mm, below ground level within a 2.0m radius of each tree. A minimum depth 600mm imported topsoil shall be supplied for planting of trees (depths made up by tree planting compost (See Tree section). Areas for shrub and groundcover planting shall have clearance of unsuitable material to a depth of 600mm. A minimum of 400mm imported topsoil over 200mm depth of clean subsoil shall be supplied for planting of shrubs and groundcover. The formation levels to all planted areas shall be sloped and broken up as necessary to a depth of 200mm to achieve suitable drainage.
2. A 50mm layer of approved non-peat based planting compost shall be applied over the whole surface of shrub planting areas and cultivated into the soil.
3. All levels shall be brought up to an even grade to approved cambers. 25mm below adjacent kerb lines. The soil shall be firm with the top 25mm cultivated to a fine tilth. ENMAG or similar approved granular fertiliser shall be worked into the soil at a rate of 70 grams/m² to all areas to received planting.
4. All topsoil shall be stone picked, removing stones with a dimension in any direction of 25mm or over and re-graded to marry into adjacent levels prior to planting.

Shrubs

5. All areas to receive shrubs shall be clear of all debris, concrete and like and the base of these areas shall be broken out to a minimum depth of 450 mm to relieve any compaction and so aid water drainage.
6. All areas to receive shrubs shall be topsoiled to a minimum depth of 350 mm. If no topsoil currently exists. Topsoil shall be imported to match in with adjacent levels. All topsoil shall be cultivated, stone picked and graded to marry into adjacent levels prior to planting.
7. All shrubs shall be to the specified size, bushy and in good health free from disease.
8. Shrubs shall be planted into topsoil with a granular slow-release fertiliser spread over the surface at the manufacturer's recommended rates.
9. All amenity or ornamental shrub beds shall receive a 50 mm layer of ornamental bark mulch.
10. Areas of broad-leaved weeds shall be cleared by either hand pulling or spot treatment using a selective broadleaf herbicide.

Trees

11. All trees shall be to the specified size and comply with BS 3036. All shall be well branched with a straight stem and leader shoot and be free from pegs, and bark damage.
12. Trees shall be planted in a pit 1200 dia. x 750mm deep and backfilled after planting with imported topsoil incorporating 2 x 80L bags of Fleon's Tree Planting and mulching compost
13. All trees shall be double high staked to good horticultural practice using 75mm peeled and pointed larch stakes and rubberised tree ties with spacer.

Whips and Transplants (for native species)

14. All areas to receive plants for hedgerows shall be clear of all debris, concrete and like and the base of these areas shall be broken out to a minimum depth of 450 mm to relieve any compaction and so aid water drainage.
15. All areas to receive shrubs shall be topsoiled to a minimum depth of 350 mm. If no topsoil currently exists. Topsoil shall be imported to match in with adjacent levels. All topsoil shall be cultivated, stone picked and graded to marry into adjacent levels prior to planting.
16. All whips and transplants shall be supplied and installed with 75mm diameter x 900mm high green tree shelters to transplants; supplied with 25 x 25mm timber softwood stake for fixing into the ground. Do not apply to feathered stock.
17. All conifers and holly species shall be supplied & installed with 250mm diameter fine mesh guard with 1 no. 25 x 25mm timber softwood stakes for fixing into the ground.
18. All stock shall be notch planted with the exception of feathered stock and holly species which shall be pit planted.

Turf

19. All areas to receive turf shall be clear of all debris, concrete and like and the base of these areas shall be broken out to relieve any compaction and so aid water drainage.
20. All areas to receive turf shall be topsoiled to a depth of 150mm. All topsoil shall be cultivated to a fine tilth, stone picked and graded to receive turf.
21. All turf shall be laid 25mm above the height of adjacent kerbs.
22. All turf shall be good quality meadow grass laid in rows laid with half lapped joints, well butted up and bonded. The turfed areas shall be top dressed to a depth of 6mm with an approved top dressing material well brushed in to completely fill all joints.

Establishment Maintenance

Turfed Areas

23. The turf shall be cut to a height of 50mm on the first cut and to a height of 30mm thereafter by cylinder mower at a frequency of once every two weeks or until the property is occupied.
24. Mowing shall take place to the full extent of the grass up to the paving, other boundaries to grass areas and under all fence lines.
25. All edgings to borders and where grass overhangs vertical edges of path edging strips, shall be cut with shears as appropriate.
26. During a drought period the cutting height shall be raised to 40mm and mowing shall continue so long as the grass growth continues to reach maximum allowable height.
27. Any bare or damaged patches shall be removed and levels made up sufficient to take replacement turfs. The base of the area shall be lightly broken up and levelled prior to final replacement of the turf.

Shrub areas

28. Following planting works all shrub beds shall receive a 50 mm layer of mulch composed of ornamental bark flakes.
29. All shrub beds shall be kept weed free until the property is occupied.
30. Maintenance will be by a combination of hand weeding, hoeing and the use of approved contact, translocated and residual herbicides.
31. *Cornus* and *Crataegus* and the like shall be cut back and/or pruned as necessary.
32. All shrubs shall be pruned to remove dead wood and to shape the plant according to its natural habit.

Trees

33. Stakes and ties found to be faulty or loose shall be refixed or replaced as necessary.
34. At the end of the growing season trees shall be checked and all broken, crossing and damaged branches; or wood that has died shall be cut out using sharp clean implements to give a clean sloping cut with one flat face. Ragged edges of bark or wood shall be trimmed with a sharp knife.

Watering

35. All turfed areas, shrubs and trees shall be watered in periods of drought during the first season following planting.

Maintenance period

36. The establishment maintenance period shall run concurrently with the rectification of defects for 12 months following the completion of each planting phase or for a period up to the transfer of ownership to a house purchaser which ever is the sooner.
37. Should any properties remain unoccupied beyond the 12 months establishment period then the developer will maintain all areas of grass, shrubs and trees.

Rectification of defects

38. All plants and trees shall be seen to be in a healthy and vigorous condition at completion of the installation phase. Any shrubs or trees which fail to develop following a 12 month period after planting shall be replaced at the contractor's expense except where such failures are directly attributable to vandalism. The replacement shall be to the same specification, including all work to pits, compost and fertiliser etc.

REVISIONS

Project	Langdale Mews, Levenshulme
Title	Landscape Proposals
Client	P4BA Architects
Date	June 2025
Scale	1:100@A1
Drawn	LAC
Checked	DS
Drawing No.	2550_01
Stage	Stage 4/5
Status	Planning and Construction
Revision	

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