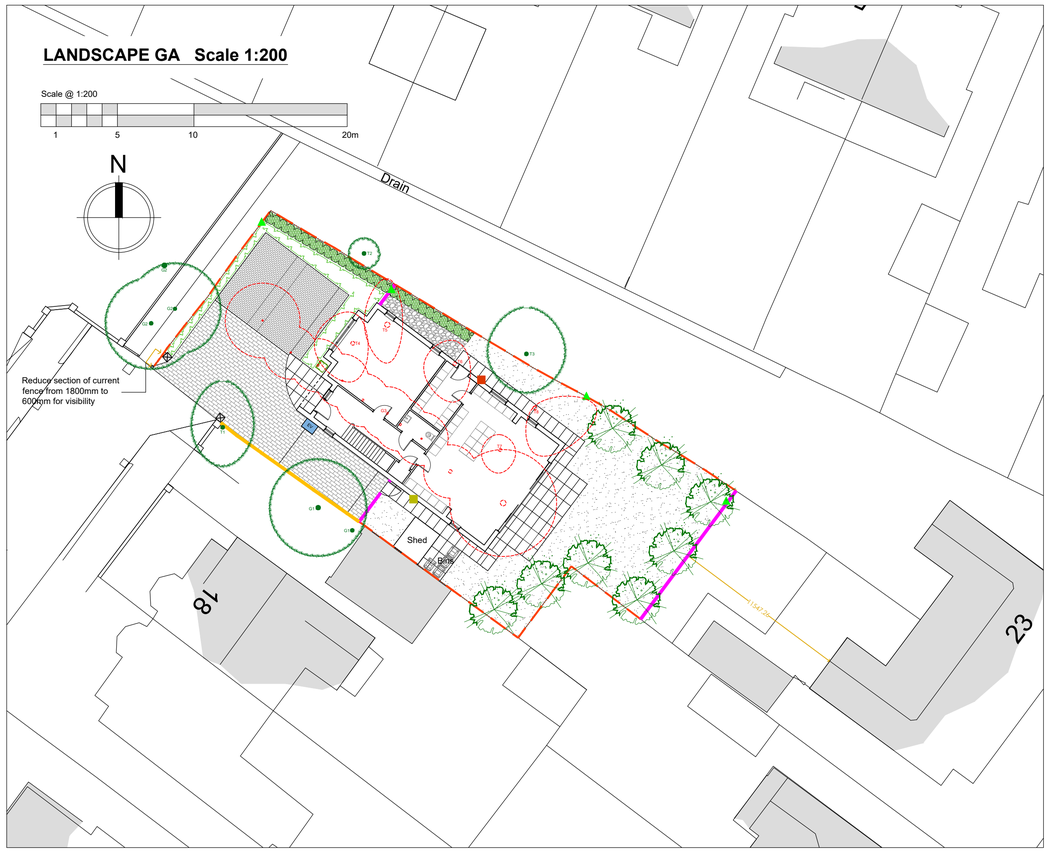
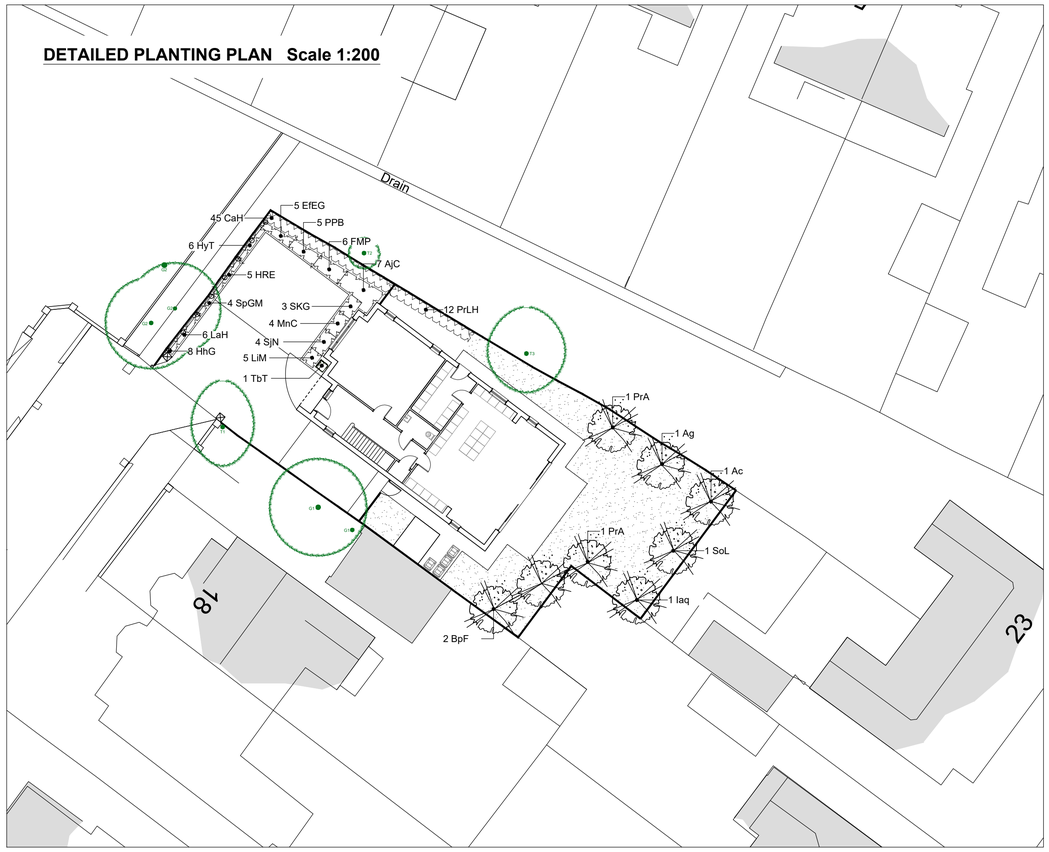
LANDSCAPE GA Scale 1:200



DETAILED PLANTING PLAN Scale 1:200



PLANTING NOTES

1. 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.
2. 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 BS53936 Parts 1-4 Specification of Nursery Stock)
3. All planting is to be in general compliance with BS4428:1989 'Code of Practice for general landscape operations (excluding hard surfaces)'.
4. All plants and fauna shall be planted in the recommended season.
5. 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.
6. 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.
7. 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. All shrub beds/ grasses areas shall have a suitable slow release fertilizer applied at the manufacturers specified rates.
8. 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.
9. 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.
10. 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.
11. Extra heavy standard tree pits - Excavate 2m2 for each tree location with depth to adequately accommodate the rootball.
    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.
    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 2no. 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
    -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.
12. 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.
13. 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.
14. 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

Generally

- 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 in periods of drought (no significant rainfall for 5-7days) 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 prior agreement with the Landscape Architect) if particular plants are not suitable for the situation due to un-forseen 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 who 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 growth 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.

Climbers
Maintain weed free
Replace dead/dying plants
Water in periods of drought a minimum of 2 times a week.
Prune annually (timing species dependant)

Trees
Inspect trees and ensure that they are establishing in an upright & safe manner, gently firm loosened soil around trees, straighten leaning trees accordingly.
Stakes and ties; check annually that the stakes are secure and adjust ties to allow for growth as necessary. Remove stakes at the end of the third growing season.
Trees should be watered once a month regardless of weather conditions during the defects liability period in the growing season (through the irrigation pipe) to ensure that the trees are encouraged to produce deep roots.Water trees in periods of drought at a the following rates:
150 litres per tree - 14-16cm girth trees & above
75 litres per tree - 10-12cm girth trees & below
Prune deadwood, crossing branches etc. Replace dead/dying trees.
Routine pruning should include the following operations:
The removal of dead, diseased, damaged or dying branches only where they pose a risk to the users of the site.
The removal of branches or epicormic growth around the trunk of the tree where it is restricting access, growing over footpaths or obstructing lighting to be cut back.
Inspection and reporting any incidence of pests and diseases which could cause trees or limbs to fail.
Any routine tree works should be carried out between end August to the end February to avoid the bird nesting season. If this is unavoidable a bird nest and/ or bat survey must be undertaken prior to works being carried out.

PLANTING SCHEDULE

Shrubs

Nr	Code	Name	Height (cm)	Container	Habit	Density
7	AjC	Aucuba jap. 'Crotonifolia'	40-60	10L	Bushy	2 per m2
5	EfEG	Euonymus 'Emerald Gaiety'	30-40	5L	Bushy	4 per m2
6	FMP	Fuchsia 'Mrs Popple'	30-40	5L	Bushy	3 per m2
5	HRE	Hebe 'Red Edge'	30-40	5L	Bushy	0.5m ctrs
6	HyT	Hypericum mos. 'Tricolour'	10.-15	2L	Bushy	0.4m ctrs
6	LaH	Lavandula 'Hidcote'	30-40	5L	Bushy	0.5m ctrs
4	MnC	Mahonia nit. 'Cabaret'	30-40	5L	Branched	3 per m2
5	PPB	Potentilla 'Primrose Beauty'	30-40	5L	Bushy	3 per m2
4	SjN	Skimmia jap. 'Nymans'	30-40	5L	Bushy	3 per m2
3	SKG	Skimmia x conf. 'Kew Green'	30-40	5L	Bushy	3 per m2
4	SpGM	Spirea 'Goldmound'	30-40	5L	Bushy	0.5m ctrs
1	TbT	Taxus baccata	30cm		Cube topiary	Refer to plan

Herbaceous

Nr	Code	Name	Height (cm)	Container	Habit	Density
5	LiM	Liirop muscari		5L		5 per m2

Climbers

Nr	Code	Name	Height (cm)	Container	Habit	Density
8	HhG	Hedera helix 'Glacier'	40-60	2L	Sev leaders	1.5m ctrs

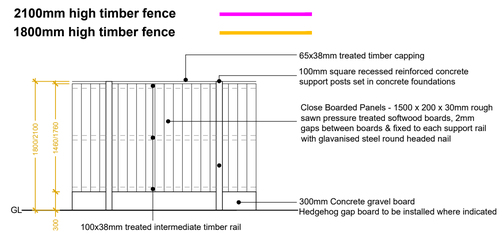
Hedge

Nr	Code	Name	Height (cm)	Container	Habit	Density
45	CaH	Cornus alba	90-120	2L	Branched	5 per lin m
12	PrLh	Prunus lusitanica	90-120	10L	Bushy	2 per lin m

Trees

Nr	Code	Name	Height (cm)	Girth (cm)	Root	Form
1	Ac	Acer campestre	425-600	14-16cm	RB	Extra Heavy Std
1	Ag	Alnus glutinosa	425-600	14-16cm	RB	Extra Heavy Std
2	BpF	Betula pendula 'Fastigiata'	425-600	14-16cm	RB	Extra Heavy Std
1	Iaq	Ilex aquifolium	425-600	14-16cm	RB	Extra Heavy Std
2	PrA	Prunus avium	425-600	14-16cm	RB	Extra Heavy Std
1	SoL	Sorbus aria 'Lutescens'	425-600	14-16cm	RB	Extra Heavy Std

TYPICAL BOUNDARY TREATMENT DETAILS Scale 1:50



NOTES :

1. Drawing scaled & issued for planning purposes only.
2. All setting out, levels & dimensions to be checked on site by the Contractor (s) prior to the relevant orders being placed & installation of materials, any discrepancies are to be brought to the attention of the client & contract administrator.
3. This drawing is to be read in conjunction with all others relating to the project & all information derived accordingly; any anomolies to be reported to the client & contract administrator.
4. Work shown on this drawing to be carried out in accordance with current British Standards & Codes of Practice.
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KEY

SOFT LANDSCAPING

- Existing tree or vegetation to be retained & protected in line with Mulberry TMC Aborultural Statement
- Existing tree or vegetation to be removed in line with Mulberry TMC Aborultural Statement
- Tree
  Extra Heavy Standard Tree, 14-16cm girth, 425-600cm high, set in soft landscaping with timber stake support
- Large ornamental hedge
  0.6-1.2m high hedge planted @ 2-4 per lin.m with 50mm ornamental bark mulch dressing
- Ornamental shrub planting
  Plants supplied in 3-15L pots planted @ 3-6/m2 in 450mm imported topsoil with 50mm ornamental bark mulch dressing
- Grass
  Turf or grass seed laid on minimum 150mm imported topsoil (to be hard wearing amenity quality)

HARD LANDSCAPING

- Pedestrian Flag Paving
  Indian Stone paving eg Kandala grey colour, 900x600x22mm laid in a stretcher bond pattern
- Permeable vehicular surfacing
  eg Tobermore Hydropave Tegula block, Bracken colour, 208x173x60 / 173x173x60mm mix, laid in a stretcher bond pattern with metal edge restraint. Paving to be laid on cellular confinement system as specified by project engineer.
- Non permeable vehicular surfacing
  Tobermore Tegula block, Bracken colour, 173x173x60mm, laid in a stretcher bond pattern with metal edge/ PCC kerb edge restraint.
- Loose ornamental aggregate
  Pea gravel (no fines) laid on weedproof membrane with timber edge restraint

BOUNDARY TREATMENT

- Existing fence retained
- 2100mm high fence comprising 1800mm close boarded panel, 300mm concrete gravel board with concrete support posts
- 1800mm high fence comprising 1500mm close boarded panels , 300mm concrete gravel board & concrete support posts & matching gate with locking mechanism
- Brick pier 1600mm high with concrete coping
  Materials TBC

MISCELLANEOUS

- Electric Vehicle Charging Point
- Hedgehog gap
  Min 130x130mm gap to be created in existing fencing where indicated
- Bat Box
  eg Habibat 003 integrated into building brickwork
  Materials to match building
  Exact number & location to be determined by a qualified ecologist
- Bird Box
  eg Schwegler Swift Brick integrated into building brickwork
  Exact number & location to be determined by a qualified ecologist

Rev	Description	Initial	Date

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CLIENT
Mr P Heneghan

PROJECT TITLE
Land off Essex Ave, Didsbury, Manchester

DRAWING TITLE
Landscape Proposals

STATUS
PLANNING

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
Varies	A1	KAS	-	Mar25

PROJECT NO.	DRAWING NO.	REV.
476	01	-