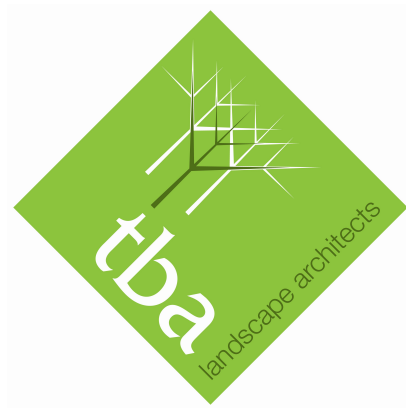


Lathbury Road, Manchester

Jigsaw Homes

LANDSCAPE MANAGEMENT PLAN



tba
landscape architects

Landscape Architecture

Trevor Bridge Associates Ltd
Ashton Old Baths
Stamford Street West
Ashton-under-Lyne
Lancashire OL6 7FW

Tel: 0161 804 2099
Email: info@trevorbridge.co.uk
www.trevorbridge.co.uk

© Copyright reserved Trevor Bridge Associates Limited 2024
The contents of this document must not be copied
in whole or in part without the written consent of
Trevor Bridge Associates Limited

November 2024

Ref: CS/7583/LMP

1.0 INTRODUCTION

- 1.1 This Landscape Management Plan relates to all areas of landscape within the proposed development at the Lathbury Road, Manchester. It sets out the management intentions and the necessary operations required to enable the management company to satisfactorily look after the site once the landscape works are implemented.
- 1.2 The management plan is intended to enable the management company to satisfactorily look after the site for 30 years from completion date. The management plan should be reviewed every 5 years to ensure that the management continues to be appropriate for the site.

2.0 LANDSCAPE ELEMENTS

- 2.1 The following landscape elements will be present on the site:

- Existing trees
- Tree planting
- Hedge planting
- Ornamental shrub planting
- Grass close mown – Turf

3.0 DRAWINGS AND REPORTS

- 3.1 The works shall be carried out to the landscaped areas in accordance with the following:

7583.01 LP Nov24

Other information to be read in conjunction with this management plan

[LM0117]EclA[Land at Lathbury Road] Rev B - Ecological Impact Assessment LM Ecology
[LM0117]TS[Land at Lathbury Road]Rev B - Tree Survey BS5837:2012 LM Ecology
LR-BTP-00-SP-DR-A-3788_109.5 - Proposed Bat and Swift Box Locations btp Architect

4.0 MANAGEMENT INTENTIONS

- 4.1 The principal aim of landscape management is to maintain the elements in the form, disposition and groupings which serve the design intention and the requirements of all users. In this instance, the aim will be to keep the landscape elements in a state of health and vigour. Trees and shrubs that die in the first five years of planting shall be replaced. Replacement planting shall be carried out during the next available planting season. Trees and shrubs are to be replaced with the same variety and size as originally planted.
- 4.2 Existing trees will have minimal intervention with the intention that they mature naturally.
- 4.3 The existing ponds should be managed to provide a continuing amenity for the site and as a valuable wildlife habitat and in accordance with any recommendations made by the Ecologist.
- 4.4 Individual trees, once established, will have their stakes and ties checked.
- 4.5 Once established, the hedges will be maintained by regular pruning and dead-wooding to give a neat and tidy appearance.
- 4.6 The management of the ornamental shrub areas will focus on two stages of development. The first stage is the establishment of the shrubs to form robust communities able to contribute to the design objectives of amenity and screening. Once establishment is secured, the main activities will be weed control and pruning.
- 4.7 Areas of close mown grass will be maintained to give a neat and tidy appearance.

LANDSCAPE MANAGEMENT PLAN

- 4.8 Litter picking and debris removal will ensure that a neat and tidy general appearance is sustained throughout the landscape areas.

MANAGEMENT OPERATIONS

5.0 EXISTING TREES

- 5.1 Before any tree works are carried out the contractor must confirm with the LPA as to whether any trees are protected by a Tree Preservation Order.
- 5.2 All the trees on the site have been subject to a tree survey, refer to tree survey report, arboricultural impact assessment and method statement for the protection of trees and associated drawings produced by LM Ecology. All recommendations in these documents should be followed. All tree works shall be carried out in accordance with BS3998 *Recommendations for Tree Works*. No works to trees to be carried out in the bird nesting season that is March to August.
- 5.3 A formal inspection of all trees on site will be undertaken every two years. A visual inspection will be undertaken following a severe weather event (storm, heavy snow fall or drought). A reactive inspection will occur after a complaint or report of failure.

6.0 TREE PLANTING

- 6.1 Trees should be planted to BS 8545:2014 Trees from Nursery to Independence in the landscape.
- 6.2 Individual trees whether planted as specimens or within groups, will be inspected twice annually.
- 6.3 The individual trees in grass should be surrounded by a vegetation-free circle of 600mm diameter to improve the rate of establishment by removing competition at the root-zone. This will be achieved by the use of mulch/mulch mats as described in section 13 and hand weeding around the base of the tree as described in section 12.
- 6.4 All new planting within the areas of open space shall be protected by rabbit guards or surrounded by rabbit proof fencing. The guards and fencing should be checked regularly and replaced/repared as necessary. Once the planting has established, after year 10, the guards and fencing can be removed.
- 6.5 Stakes and ties will be checked, adjusted and replaced as necessary twice per year until the trees are established. After year 4 the stakes and ties should be removed.
- 6.6 All pruning shall be carried out to the highest horticultural standard and shall be carried out using secateurs and hand saws only. Stems to be removed shall be pruned back flush to an outward pointing bud or the nearest junction with another branch, while maintaining the natural shape of the tree. Pruning shall include:
- The removal of dead, diseased and dying vegetation, secondary leader shoots, duplicated branches and potentially weak or tight forks
 - The removal of side growth and suckers back to the trunk or root with a minimum disturbance of the roots
 - The removal of vegetation growing onto footpaths, car parks, road, signs, sightlines and any other location where it presents a hazard to the users of the site
 - The removal of vegetation growing over windows and lights where it presents a security hazard
 - Inspection of trees for pests and diseases
 - No works to trees to be carried out in the bird nesting season that is March to August unless the trees have been inspected by and Ecologist for any signs of nesting birds.

LANDSCAPE MANAGEMENT PLAN

6.7 Watering of new tree planting:

Trees should be watered using a can with a rose attachment on the end or a sprinkler that will administer water slowly and at a low pressure, mimicking rainfall. Water should be applied to the base of the tree, evenly distributed over the entirety of the root ball to encourage even development. A newly planted tree should be watered when planted and at the point of bud burst in the spring and this should be continued throughout the spring and summer months until the leaves have fallen in the autumn (deciduous trees). Watering should be carried out for the first two summers after planting. Watering of evergreen trees may be needed in the winter if it is particularly dry weather. During the height of summer water should be applied at a rate of 2 domestic buckets full (or 20 litres) of water every other day. Watering can begin to be reduced as autumn approaches. Trees still need additional water even if it has been raining. Ensure that the water is draining well away after 10 minutes of application of the water to make sure that the water gets to the tree and is not just sitting on the surface.

7.0 HEDGE PLANTING

7.1 All hedges shall be maintained to a maximum height of 0.3 metres high. Pruning is to be carried out to the highest horticultural standard and by hand using mechanical secateurs, mechanical hedge cutters and hand saws only. Broad leafed evergreen hedges shall only be pruned using secateurs. Dead foliage and branches are to be removed by cutting back to an outward pointing bud, or as directed. Suckers are to be removed by cutting back their source on the roots of the affected shrubs. Growth is to be reduced to encourage the hedge to thicken up and so as to remove any growth encroaching onto paths, roads, signs, sightlines and lights. Pruning cuts shall be made at the source of the branch to be removed, within the shrub so that the position of the cut is not visible in the outward appearance of the shrub.

7.2 All plants shall be firmed in by treading after frost lift or wind rock.

7.3 No hedge cutting shall take place during the bird nesting season, that is March to August.

7.4 Hedges shall receive sufficient water as described at section 10 (6 buckets per linear metre of hedge (1 bucket = 14 litres/3 gallons) every 5 days.

7.5 Hedges shall be litter picked as described at section 11.

7.6 Hedges shall be kept weed free as described at section 12.

7.7 All hedges to have a layer of mulch that shall be maintained as described in section 13.

8.0 ORNAMENTAL SHRUBS

8.1 The management of the ornamental shrub areas will focus on weed control and pruning.

8.2 Replacement of dead and diseased plants will be carried out in the first season after planting. Apart from the replacements and weed control, during establishment (approximately the first 5 years), the new planting should require little maintenance. The plants should be checked for frost-heave and wind-rock and firmed in as necessary. They should also be monitored for any signs of pests or disease, and appropriate control measures taken.

8.3 Beds shall be maintained in a weed free condition. Beds will be hoed and hand weeded once a month during the growing season and if weed growth is dense, treated as described in section 12 use of herbicides.

8.4 Shrub beds shall receive sufficient water whilst establishing (first two planting seasons) and in periods of dry weather as described at section 10 (1 bucket per shrub (1 bucket = 14 litres/3 gallons) every 5 days.

8.5 All beds to have a layer of mulch that shall be maintained as described in 13.

8.6 Beds shall be litter picked as described at section 11.

9.0 CLOSE MOWN GRASS

Turf

- 9.1 Regular maintenance of the close mown turf throughout the growing season, approximately March to September, will maintain a neat and tidy appearance. A minimum of fortnightly cuts will be undertaken unless weather conditions alter the frequency. If weather conditions prevent cutting then an intermediate cut will be undertaken at the earliest opportunity lifting the risings to ensure a neat appearance. The initial cut should be to a height of approximately 50-60mm, with the cuttings dispersed. Subsequent cuts should be to a height of approximately 40mm, with the cuttings dispersed.
- 9.2 The cutting of all grass around obstacles including trees in grass will be carried out with particular care, using 'strimmers' fitted with guards so as to protect obstacles from damage. All grass cuttings arising from mowing or strimming operations will be removed from site.
- 9.3 Ensure sufficient irrigation during establishment and during dry periods see section 10.

10.0 WATERING (to be read on conjunction with watering details above)

- 10.1 The appointed management company shall ensure sufficient irrigation during establishment and during dry periods to maintain healthy growth of all soft landscape areas. Watering to be carried out by an experienced and suitably qualified landscape contractor, at agreed intervals.
- 10.2 Sprinklers or oscillating sprays only shall be used to prevent washout or puddling of the soil.
- 10.3 Drought or local non-availability of water shall not release the management company from their obligation to obtain water and comply with this clause. Supply as appropriate, temporary storage tanks, connections, hoses, sprinklers, sprays, bowsers and pay all charges and costs.
- 10.4 When water provision is restricted by legislation, e.g. Drought Order, then the management company shall inform the developer of the cost of second class water and await instruction.

11.0 LITTER PICKING AND DEBRIS REMOVAL

- 11.1 The whole site must be inspected monthly. The removal of larger debris and/or fly tipping must be carried out as soon as practically possible and vandalism and graffiti must be reported immediately, and repairs arranged within 5 working days.

12.0 WEED CONTROL AND USE OF HERBICIDES

- 12.1 Landscape areas shall be kept weed free by removing, by hand, entire weeds, including roots, by forking, digging or hoeing. If the weed growth is dense beds/hedges shall be treated with a glyphosate based herbicide. Herbicide may be applied by spraying, spot treatment or by use of weed wipes. Herbicides should not be used in proximity to ponds.
- 12.2 The contractor shall comply in all respects with the current requirements of the Control of Pesticides Regulations 1986, revised 1997, drawn up under the Food and Environment Protection Act 1985.
- 12.3 The contractor shall determine appropriate concentration of active ingredients and rates of application in accordance with manufacturer's recommendations and the contractor's own experience. The contractor shall provide and make available for inspection containers for measuring quantities of herbicides. Spray equipment shall be fitted with a guard to prevent drift onto neighbouring plants, a pressure regulated device, and approved nozzles. Equipment shall be free of leaks and shall be cleaned thoroughly before and after use.
- 12.4 Every precaution shall be taken to avoid herbicide contact with desired species. Any plants or grass areas damaged during spraying operations shall be replaced.

LANDSCAPE MANAGEMENT PLAN

- 12.5 Any areas of weed surviving due to being missed during spraying, or inclement weather shall be re-treated by the contractor at no expense to the contract.

13.0 MULCH

A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed/length of the hedge, or in the case of standard trees within grass shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. Where trees are planted within grass a circular hemp mulch mat is required beneath the layer of mulch at the diameters stated above, secured with fixing pegs. The tree pit surface shall be as big as possible.

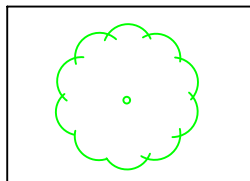
Appendix A – Landscape maintenance schedule

[illegible]

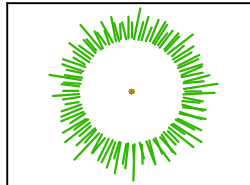
[illegible]

Appendix B – Landscape drawings

KEY



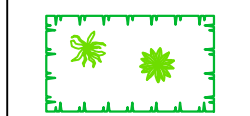
EXISTING TREE TO BE RETAINED
(Refer to [LM0117]TS[Land at Lathbury Road] Rev B Tree Survey LM Ecology)



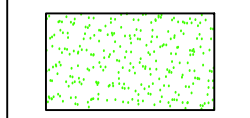
PROPOSED TREE PLANTING



PROPOSED HEDGE PLANTING



PROPOSED ORNAMENTAL
SHRUB PLANTING



TURF
(CLOSE MOWN)



Porous Tarmacadam
Supplier:Tarmac



Concrete Paving slab
Urbex Paving
Colour: Urbex Riven - Natural
Size: 450 x 450
Supplier: Marshalls



Birdbox from NHBS or similar x 6
The boxes need to be integrated and not surface mounted.
positioned as per ecologist recommendation
refer to LM Ecology Ecological Impact Assessment Report
and Architect Drawing LR-BTP-00-SP-DR-A-3788_109.5



Bat box/Bricks from NHBS or similar x 6
should be installed at least four metres from the ground, bird boxes also four, but ideally five, metres from the ground.
positioned as per ecologist recommendation
refer to LM Ecology Ecological Impact Assessment Report
and Architect Drawing LR-BTP-00-SP-DR-A-3788_109.5

Porus Tarmacadam

Ultiporous

https://www.tarmac.com/products/asphalt/ultiporous/?cst1_c=52.486243%2C-1.890401&cst1_z=7&cst1_p=

Available from Tarmac (or similar approved)

Concrete Paving Slab

Urbex Paving

<https://www.marshalls.co.uk/commercial/product/urbex-paving>

Available from Marshalls (or similar approved)

Plant Schedule

Trees

Abbreviation	Species	Height	Girth	Specification	Pot Size	Number of Plants
ACST	Acer campestre 'Street Wise'	350-425cm	12-14cm	Heavy Standard 3x	B	2 -
BP	Betula pendula	350-425cm	12-14cm	Heavy Standard: 3x	RB	1 -
SJR	Sorbus 'Joseph Rock'	350-425cm	12-14cm	Heavy Standard: 3x	B	1 -
						Total :4 -

Hedges

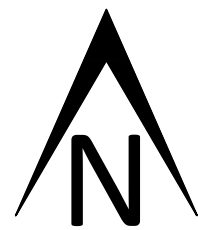
Abbreviation	Species	Pot Size	Specification	Height	Density	Number of Plants
HCT	Hebe 'Carl Teschner'	5L	Single row	25-30cm	6/m	103 -
						Total :103 -

Shrubs

Abbreviation	Species	Height	Specification	Pot Size	Density	Number of Plants
BTA	Berberis thunbergii 'Atropurpurea Nana'	20-30cm		5L	6/m²	13 -
CTS	Choisya ternata Sundance ®	30-40cm		5L	4/m²	20 -
EUEG	Euonymus fortunei 'Emerald Gaiety'	30-40cm		5L	4/m²	5 -
HAG	Hebe 'Autumn Glory'	30-40cm		3L	6/m²	19 -
HMW	Hebe 'Mrs Winder'	30-40cm		3L	6/m²	14 -
HEP	Hebe pinguifolia 'Pagei'	30-40cm		3L	6/m²	8 -
LAV	Lavandula angustifolia 'Vera'	30-40cm		5L	4/m²	10 -
PR	Potentilla fruticosa 'Red Ace'	30-40cm		3L	6/m²	11 -
RMG	Rosa 'Red Max Graf'	30-40cm		3L	6/m²	8 -
SJA	Spiraea japonica 'Anthony Waterer'	30-40cm		5L	6/m²	17 -
VD	Viburnum davidii	30-40cm		3L	6/m²	25 -
						Total :150 -

Specimens

Abbreviation	Species	Specification	Height	Pot Size	Number of Plants
MAA	Mahonia aquifolium 'Apollo'		60-80cm	10L	3 -
PTB	Phormium 'Bronze Baby'	Double Crown		7.5L	3 -
					Total :6 -



SCALE - 1:200



SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topsoiling

Grading and cultivation shall be in accordance with BS 4428:1989 section 4. Subsoil that is to receive topsoil shall, whether obviously overcompacted or not, be thoroughly broken up by hand, by heavy rotavator, by subsoiler or tined equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, perennial weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoil grading

Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

Making up levels

When subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to receive topsoil. Imported fill material shall be natural subsoil free from metal, concrete or organic material with any one dimension greater than 100mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

Supply of topsoil

Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before delivery commences. The developer/contractor should satisfy themselves that where topsoil is imported that this should be in accordance with BS 3882:2015. Appropriate testing shall be undertaken and test certificates shall be provided. The soil shall be free of weeds, roots or perennial weeds, pests, diseases, debris, tree roots, sticks, subsoil and foreign matter and shall be capable of being broken down to a fine tilth.

Temporary topsoil heaps

The depositing of temporary heaps of topsoil shall be so arranged that possible damage to existing grass, plants, tarmacadam, paving etc, is avoided. Unless otherwise agreed by the Landscape Architect, temporary spoil heaps shall be on protected ground. Such protection shall take the form of tarpaulins, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the base loosened shall not be used as temporary off loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permissible.

Spreading topsoil

Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 300mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by a Landscape Architect.

PLANTING

Cultivation

Planting areas shall be rotavated to a depth of 225mm in the original ground, or where the ground is compacted, ripped and rotavated. Pick off stones, bricks, timber and all other debris arising which have any dimensions greater than 50mm and remove off site to tip. Do not cultivate across any drain where the stone is flush with the ground surface.

Soil improvers

Where directed composts, fertilisers or other additives shall be incorporated into the soil. Spent mushroom compost or similar shall be spread to the specified thickness and incorporated, by rotavating, into the top 150mm. Fertilisers, organic or inorganic, shall be raked into the top 25mm.

Rejection of plants

All plant material should comply with the minimum requirements in BS 3936-1: 1992 Specification for trees and shrubs and BS 3936-4: 2007 Specification for forest trees and BS 8545: 2014 Trees from Nursery to Independence in the Landscape. Any plant material, which in the opinion of the Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants rejected at his own cost.

Planting

All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be cleanly pruned prior to planting.

Planting of whips, transplants and shrubs

The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428: 1989 section 7 Annex 1 tree planting, section 8 Woodland planting and section 9 Planting of shrubs, herbaceous and bulbs. All plants shall be planted at same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in and wind resistant, with no air pockets around roots. Plants shall be planted at the specified centres. On steep slopes this shall be in the horizontal measure. Transplants shall be planted with spiral guard and cane to protect from rabbits and to hold the plant securely.

Plants forming a hedge shall be cut by one third immediately upon completion of planting. All pots and root wrappings shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip.

Tree planting within soft landscape areas

Trees shall conform to BS 8545:2014 Trees: from nursery to independence in the landscape and BS 3936-1: 1992 and be planted in tree pits of the following sizes unless directed otherwise:

Heavy standards - 1200 x 1200 x 600

Excavated subsoil or stone shall be carted off site to tip. The bottom 250mm of the pit shall be dug and broken up. The bottom of the pit shall be backfilled with subsoil (site or imported) to comply with BS 8601: 2013. The top 300mm of the pit shall be backfilled with imported topsoil as specified unless directed otherwise.

Compost for planting pits

Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. The type of compost shall be approved before its delivery on site, and the details of the product shall be supplied. Cambark planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill at the following rates

Heavy standards - 80 litres

Stakes for trees

Stakes shall be peeled round softwood, pointed, minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to placing the tree and backfilling.

Stakes shall in general have a clear height above the finished ground level as follows unless directed otherwise:

Heavy standards - 1200mm (2 stakes)

The stakes shall be long enough to drive until they hold the tree firmly without rocking.

Tree ties

Ties for bareroot trees, shall be approved rubber nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be flat headed galvanised and shall hold the tie securely into the stake. Ties shall not be over tight on the tree stems. Ties available from J Toms Limited, Wheeler Street, Headcorn, Aisleford, Kent, TN27 5SH.

Heavy standards - Type L3 (one tie per stake)

Ties for rootball and container grown trees shall be 50mm rubber tree belts in a figure of eight around the tree. Fixed to the stake with two flat head galvanised nails.

Heavy standards - two belts

Planting of trees

The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out (bareroot) and the soil followed by compost topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers (bareroot). The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm arising, collected and carted off site.

Mulching

A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed, length of the hedge or in the case of standard trees within grass shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. Where trees are planted within grass a circular hump mulch mat is required beneath the layer of mulch at the diameters stated above, secured with fixing pegs. The tree pit surface shall be as big as possible.

TURFING

Soil preparation and cultivation

All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to Contractor's tip, and shall be brought to a fine tilth. Allow for hand cultivation where machine work is not possible.

Turf

Turf shall be extra-quality meadow turf and shall comply to BS 3969: 1998 +A1: 2013 and shall be laid in accordance with BS 4428: 1998, section 6, Turfing. The Contractor shall supply a sample of the turf he proposed to use for approval of the Landscape Architect and shall ensure that all turves are similar to the approved sample. The Contractor shall inform the Landscape Architect of the location of the supply, so that turf can be inspected prior to lifting.

Season

Turf shall be laid when weather and soil conditions are suitable and, where possible, preference should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions.

Delivery and stacking

For large areas, turf shall be delivered at appropriate intervals throughout the work so as to avoid stacking for long periods.

Laying

No turf shall be laid until the soil preparation has been satisfactorily completed by being brought to an even tilth and firmness. Turves from the stack shall be wheeled to turf layers on planks laid closely side by side. Adequate timber planks shall be used to support operatives and barrows, and provide access. The turves shall be laid in consecutive rows with broken joints (stretchers bars), closely butted and to the correct levels. The turf shall be laid off planks working over turves previously laid. Where necessary, the turves shall be lightly and evenly firmed with wooden beaters, the bottom of the beaters being frequently scraped clean of accumulated soil or mud. A dressing of finely sifted topsoil shall be applied and well brushed into the joints. Any inequalities in finished levels owing to variation in turf thickness or uneven consolidation of soil shall be adjusted by raking and/or packing fine soil under the turf. A roller shall not be used. The finished levels of the turf shall conform to the levels indicated, allowing for final settlement. Turf edges and margins shall be laid with whole turves. Turves adjoining buildings, walls or fences shall be taken to the face of the structure, giving complete soil cover.

Laying around trees

Turf shall not be laid to within 300mm of any tree trunk.

Watering

The Contractor shall be responsible for the replacement of any scorched turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in and well watered.

PROTECTION TO EXISTING TREES

The recommendations in BS 5837: 2012, *Trees in Relation to Design, Demolition & Construction* must be complied with at all times.

MAINTENANCE

All maintenance to be carried out up to handover to the adopting authority/ householder from the date of planting and turfing to ensure successful establishment. All dead, diseased, damaged plants must be replaced during this time unless the local Planning Authority states, in writing, any variation to this.

Weeding

All beds to be kept weed free by hand weeding. Beds to be forked over as necessary to keep soil loose to approved canters with no hollows.

Pruning

At appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape.

Watering

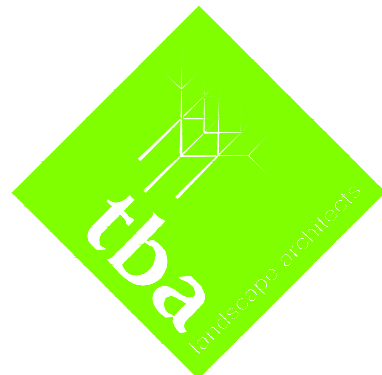
The Contractor shall ensure that sufficient water is applied to maintain healthy growth.

Litter

Site to be kept free of litter.

Grass cutting

The initial cut shall be carried out when first growth is apparent, blades set 50-60mm above ground. The Contractor shall continue cutting at appropriate intervals during the growing season and maintain 40mm high sward until grass areas are handed over. Watering, weeding, cutting, repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy stand of grass shall continue until handover.

© Copyright reserved		Date	Dwn	Rev
				
Landscape Architecture				
Trevor Bridge Associates Ltd Ashton Old Baths Stamford Street West Ashton-under-Lyne Lancs OL6 7FW				
Tel: 0161-804 2099 E-mail: info@trevorbridge.co.uk				
Project Lathbury Road, Manchester				
Jigsaw Homes				
Title Landscape Proposal				
Date Nov '24	Scale(s) 1:200 @ A1	Dwg no 7583.01	Rev	
Dwn CS	Chkd HS			