

Extract from Crime Impact Statement

4.6 Landscaping

In vulnerable locations such as entrances, parking areas and footpaths, low planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2m from the ground. This is in order to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places. A maintenance agreement should stipulate that these planting dimensions would be adhered to.

Loose surface materials in the publicly accessible areas of the scheme should be avoided. Small fragments of ground covering can be used as missiles against people and premises (both to gain entry and to commit criminal damage).

Planting must be avoided that will aid climbing over boundary treatments. The security of fences can be compromised if trees or street furniture are placed close by

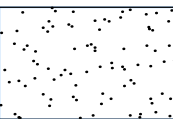
PLANTING SCHEDULE

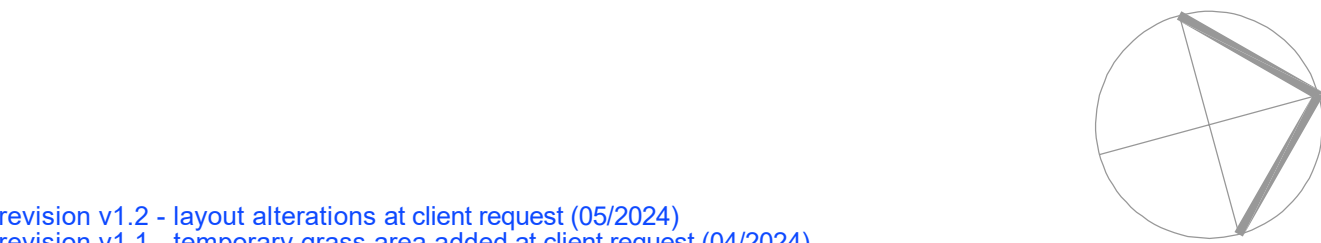
Shrub planting (~3/sq.m)	Height	Grown	No.	Notes
Brachyglottis Sunshine	30-40cm	PG 3L	15	Bushy
Cornus alba Sibirica	60-90cm	BR	20	1 + 2
Cornus flaviramea	60-90cm	BR	20	1 + 2
Cornus kelseyi	20-30cm	PG 2L	30	Bushy
Euonymus Emerald and Gold	20-30cm	PG 2L	40	Bushy
Euonymus Silver Queen	20-30cm	PG 2L	55	Bushy
Hypericum moserianum	20-30cm	PG 2L	30	Bushy
Potentilla frutic Abbotswood	30-40cm	PG 2L	15	Bushy
Potentilla frutic Elizabeth	30-40cm	PG 2L	50	Bushy
Prunus laur' Otto Luyken	20-30cm	PG 2L	35	Branched
Symphoricarpos albus	40-60cm	BR	20	0 + 1
Symphoricarpos chen Hancock	30-40cm	PG 2L	85	Branched
Viburnum opulus Compactum	30-40cm	PG 2L	15	Branched

Note: To be planted in single species groups in mixed shrub beds unless shown otherwise

ANS Trees	Girth	Grown	No.	Notes
AcS - Acer campestre Streetwise	16-18CM	Air PG	2	ground anchor
MV - Malus Evereste	16-18CM	Air PG	2	ground anchor
PA - Prunus avium Plena	16-18CM	Air PG	1	ground anchor
SA - Sorbus aucuparia Asplenifolia	16-18CM	Air PG	2	ground anchor

Note: All trees to be evenly matched.

 Proposed new grass areas to be cultivated, sown and managed as described



revision v1.2 - layout alterations at client request (05/2024)
revision v1.1 - temporary grass area added at client request (04/2024)



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Koplar Group Ltd.
Land at Kenyon Lane - Manchester

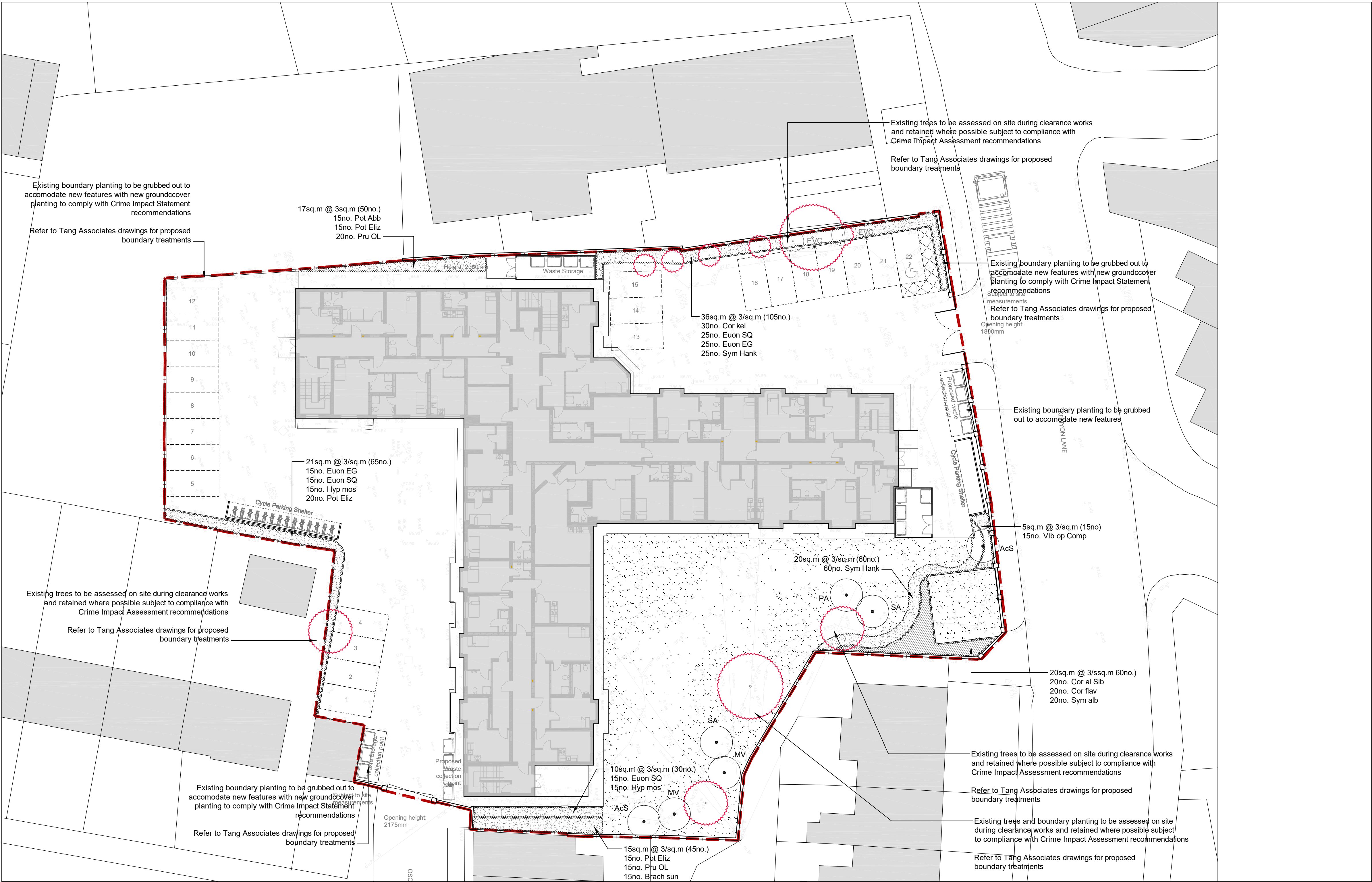
Proposed care home development
Hard & soft landscape proposals

Dwg.No. 03/129/01

v1.1

A1 @ 1/200

April 2024



Planting & Aftercare Specification

Timing

The planting scheme is to be implemented within the first available planting season (October to March) after the first use of the development.

Grass areas

Proposed new / reinstated grass areas are to be cultivated and seeded with a low maintenance general amenity mix such as Germinal A22 or similar approved. Within the RPA of protected trees install Construction Exclusion Zone to BS5837:2012 to cover RPA, no excavation greater than 50mm for ground preparation purposes.

Planting medium

Imported topsoil is to comply with BS 3882 (2007) Multipurpose. Tree and shrub Planting compost is to be ALS Premier peat free tree planting and mulching compost incorporating Complete Soak granular at time of manufacture. Generally allow for 2 parts topsoil and 1 part planting compost. All available from Amenity Land Services (Tel no. 01592 641 949).

Allow for min. 450 mm depth topsoil cover for all proposed native, amenity shrubs and ground cover beds with formation cleared of debris / foreign material and broken up to min. 150mm depth to relieve compaction. Allow for min 1cu.m excavation and backfill for each tree station. Proposed amenity grass areas to comprise min 300mm depth free draining soil overlain with min. 150mm depth imported topsoil cover.

Planting

All planting should be undertaken in accordance with BS8545:2014 "Trees from nursery to Independence within the landscape" unless otherwise agreed and approved. Plant material is to comply with BS 3936-1:1992 Nursery stock. Specification for trees and shrubs and BS5236 (Recommendations for the cultivation of trees in the Extra Large Nursery Stock Category) unless otherwise approved. Lifting, handling, delivery and temporary storage of plant material will be the responsibility of the Contractor and should be carried out in accordance with the Plant Handling specification issued by the Committee for Plant Supply and Establishment.

Prior to mulching allow for watering all trees and shrubs, perennials to full ground capacity at time of planting. Newly seeded / turfed grass areas should be kept adequately watered until satisfactorily established.

Trees in open grass will require proprietary strimmer guards to be fitted in accordance with suppliers recommendations - available from Amenity Land Services (Tel no. 01592 641 949).

Mulch

Mulch for trees / ornamental shrubs / groundcover is to be an approved type Bark mulch (range 5 - 35mm) to be spread throughout all planted areas to a depth of 75mm and topped up annually. Trees in grassland are to be mulched to 75mm depth around the base to a 500mm radius and kept weedfree throughout the establishment period.

Tree stakes and ties (Feathers and <12cm trees)

Tree stakes are to be untreated softwood, straight pointed at one end, free of bark and without any projections. Stake use will vary according to the species of tree being supported as shown on the drawings. All stakes are to be long enough to project 900mm into the ground and to finish at specified heights above ground after fixing. Tree stakes are to be set to the windward side of trees in advance of planting unless otherwise requested. Stakes should be driven to a minimum depth of 900mm finishing 600mm above ground.

Tree ties are to be Greenleaf hessian NatureTie or similar fixed in accordance with suppliers recommendations. Tree stakes and ties are to be removed after 2-3 years to ensure successful establishment within the statutory aftercare period.

Ground Anchors (14-20cm girth trees)

ANS tree anchors are to be Platipus tree anchoring system RF 1P or similar approved type including Plati-Mats. Irrigation system for standard and larger trees is to be Piddler Tree irrigation PID1 or similar approved type sized to suit rootball dia. All available from Amenity Land Services (Tel. 01592 641 949)

5 year establishment period

Each year check monthly (April to October) the health and vigour of all trees, shrubs and groundcover and prune to remove dead branches, maintain good form and encourage flowering once annually at an appropriate time. Tree pruning is to be undertaken in accordance with the current British Standard 3998

Allow for clearing litter from planting beds

Keep all planted areas weed free at all times, top up mulch to all planted areas to maintain 75mm depth at least once annually. Maintain a fully mulched, weed free 1m ring around each tree in open grass areas. Each year any plant material which is dead, dying or failing to thrive is to be replaced on a like for like basis during the first planting season (October to March) following failure.

Allow for checking / firming tree stakes / soil around rootballs and adjusting tree ties at least monthly. Remove tree ties and stakes after 2-3 years.

Allow for mowing amenity grassland areas upto 13 times annually and for re-levelling, seeding and reinstatement of any damaged areas of grass.

Irrigation

Allow for watering all shrubs, perennials and newly established grass areas to full ground capacity as required, checking weekly during times of drought, and watering to full ground capacity on each occasion.

Standard and larger tree irrigation - Generally, trees may need to be watered regularly from April to October during the establishment period in accordance with the following schedule.

Year one - Allow for irrigating fortnightly between May and September inclusive (10 irrigation visits), however if no significant rainfall is received during April start cycle one month early (12 irrigation visits in total).

Year two - Allow for irrigating once in May and September and fortnightly June, July, August (8 irrigation visits), however if no significant rainfall is received during April start cycle one month early (9 irrigation visits in total).

Year three - Allow for irrigating once in June, twice in July, once in August (4 irrigation visits)

NB - Summer showers that may seem heavy do not penetrate more than 5cm of soil and do little to help the tree establish, accordingly fortnightly watering should be a regular routine regardless of summer rainfall.

Standard and larger trees are to be fitted with proprietary irrigation tubes as described, trees in open amenity grassland are to be planted into localised 1000-1200mm dia depressions 50-100mm deep to localise the infiltration of water during irrigation.

As a general rule provide 50 litres for every 25cm of trunk circumference. Apply half the water via the irrigation pipe (if fitted) and half over the surface of the pit area, so that it soaks into the area of the root system. Take care to ensure that water does not run off the surface, taking it away from the tree. If necessary form berms to the edge of the pit area, to retain the water as it is applied. Use this table as a guide for the amount of water to be delivered at each watering:

Stem Girth (cm)	Height	Litres
12/14	2.5 - 3.0	25
14/16	2.5 - 3.0	30
16/18	3.0 - 3.5	35
18/20	3.5 - 4.0	40

During periods of exceptionally wet weather do NOT water if the ground around the rootball is sodden, delay watering for one week and re-assess. If water is puddled on top of the rootball or pit area then gently use a fork to create holes around the edge of the tree pit, not too close to the rootball, to increase drainage and to stop the soil becoming anaerobic. Remove any water that does not drain away significantly from the surface of the rootball with a bucket.

During periods of severe drought - before watering use a fork to create holes around the edge of the tree pit, not too close to the rootball, to increase permeation of water and deliver 1.5 times the amount of water stated in the above table. After watering cover the entire pit area with bark mulch to a depth of 75mm as described.