OAKWOOD LODGE, WYTHENSHAWE

WYTHENSHAWE COMMUNITY HOUSING GROUP

LANDSCAPE MANAGEMENT PLAN

tba
landscape architects

Landscape Architecture
Arboriculture

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

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1.0 INTRODUCTION

1.1 This Landscape Management Plan relates to all areas of landscape within the proposed development at the Oakwood Lodge, Wythenshawe. 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. The management plan should be reviewed every 5 years to ensure that the management being carried continues to be appropriate for the site.

2.0 LANDSCAPE ELEMENTS

2.1.1 The following landscape elements will be present on the site:

- Existing trees
- Tree planting
- Hedge planting
- Ornamental planting
- Grass - Turf

3.0 DRAWINGS AND REPORTS

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

6923.01 rev G *Landscape Proposals*

Please refer to attachment in appendix B

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 Individual trees, once established, will have their stakes and ties checked.

4.4 Once established, the hedges will be maintained by regular pruning and dead-wooding to give a neat and tidy appearance.

4.5 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.

4.6 Areas of turf will be maintained to give a neat and tidy appearance.

4.7 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

5.2 Before any tree works are carried out the contractor must confirm with the local planning authority as to whether any trees are protected by a Tree Preservation Order. Works may include the removal of deadwood, or damaged and diseased branches. Other works, in accordance with good arboricultural practice, such as the removal of crossing branches may be carried out. All tree works shall be carried out in accordance with BS3998 2010 *Recommendations for Tree Works.*

5.3 Works to trees shall not be carried out during 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 13.0 and hand weeding around the base of the tree as described in 12.0.

6.4 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.

6.5 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.

6.6 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 are to be maintained in a neat and tidy condition. Beech hedge to be maintained to a maximum height of 1.5m to rear garden boundaries, Beech hedge to site frontage to be maintained to a maximum height of 1.2 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. 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 10.0 (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 11.0.

7.6 Hedges shall be kept weed free as described at section 12.0.

7.7 All hedges to have a layer of mulch that shall be maintained as described in 13.0.

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 twice a month during the growing season if weed growth is dense, treated as described in the section 12.0 use of herbicides.

8.4 Shrub beds shall receive sufficient water whist establishing (first two planting seasons) and in periods of dry weather as described at section 10.0 (1 bucket per shrub (1 bucket = 14 litres/3 gallons) every 5 days.

8.4 All beds to have a layer of mulch that shall be maintained as described in 13.0.

8.4 Beds shall be litter picked as described at section 11.0.

9.0 CLOSE MOWN GRASS

Turf

9.1 Regular maintenance of the turf areas 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 10.0.

10.0 WATERING

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. This shall be carried out three times per year and only if weed growth is dense shall beds 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 watercourses.

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.

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.

15.0 **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 – Maintenance Schedule

ANNUAL MAINTENANCE OPERATIONS												
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
General Maintenance Operations												
Weeding (once a month)												
Litter removal (every week)												
Removal of fallen leaves (every week)												
Existing trees												
Inspection of trees (every two years) Work to be carried outside the bird nesting season March - August												
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.												
New tree planting												
Watering (refer to details above under new tree planting)												
Check condition and treat (two checks per year)												
Pruning (trees to be inspected twice a year and work undertaken outside the bird nesting season March- August))												
Weed control and removal of weeds (once a month during the growing season)												
Top up mulch/replace mulch mats (for three years after planting refer to details above)												
Check stakes and ties (for three years after planting) (two checks per year)												
Remove stakes and ties (in year four after planting)												
Replace vandalised/damaged/unhealthy trees for 5 years from the date of planting unless the planning condition/local athority state in writing any variation to this												
New hedge planting												

Watering (apply sufficient water during periods of drought 6 buckets (1 bucket = 14 litres/3 gallons) every 5 days per lin m)												
Weed control and removal of weeds (once a month during the growing season)												
Pruning (as required and dependant on species) (annual check of all hedges and pruning carried out as described above)												
Firming in if plants from wind rock/frost heave (checks to be carried out at the same time as undertaking weeding operations and continued monthly during the winter months)												
Replace vandalised/damaged/unhealthy plants for 5 years from the date of planting unless the planning condition/local athority state in writing any variation to this												
New ornamental shrub planting												
Watering (apply sufficient water during periods of drought 1 bucket (14 litres/3 gallons per shrub every 5 days)												
Weed control and removal of weeds (once a month during the growing season)												
Pruning (as required and dependant on species) (annual check of all shrubs and pruning carried out as described above)												
Firming in if plants from wind rock/frost heave (checks to be carried out at the same time as undertaking weeding operations and continued monthly during the winter months)												
Replace vandalised/damaged/unhealthy plants for 5 years from the date of planting unless the planning condition/local athority state in writing any variation to this												

Turf												
Watering (apply sufficient water during periods of drought)												
Fornightly cuts												
Replace worn or damaged grass areas by overseeding. Refer to specification notes on the attached drawings												

Appendix B – Landscape drawings

Existing trees to be retained

Existing trees to be removed

Proposed tree planting

Proposed shrub planting

Proposed hedge planting

Grass - turf

Tarmac to roads, footpaths and driveways

RPC Paving Solutions 450 x 450 textured flag or similar approved

For details of boundary treatments refer to Arcus LLP drawing P-06

Plant Schedule

Trees

Abbreviation	Species	Height	Girth	Specification	Pot Size	Number of Plants
BP	Betula pendula	350-425cm	12-14cm	Heavy Standard: 3x	RB	4 -
SJR	Sorbus 'Joseph Rock'	350-425cm	12-14cm	Heavy Standard: 3x	B	3 -
SA	Sorbus aucuparia	350-425cm	12-14cm	Heavy Standard: 3x	B	3 -
						Total :10 -

Ornamental Hedges

Abbreviation	Species	Specification	Height	Girth	Pot Size	Density	Number of Plants
FS	Fagus sylvatica	Double staggered row	60-80cm		B	6/m	766 -
							Total :766 -

Shrubs

Abbreviation	Species	Height	Pot Size	Density	Number of Plants
AJV	Aucuba japonica 'Variegata'	40-60cm	5L	4/m²	9 -
BCO	Bergenia cordifolia	20-30cm	3L	6/m²	44 -
CET	Ceanothus thyrsiflorus repens	20-30cm	3L	6/m²	19 -
EEL	Elaeagnus x ebbingei 'Limelight'	40-60cm	5L	4/m²	9 -
HEDH	Hedera helix	40-60cm	3L	6/m²	29 -
HMW	Hebe 'Mrs Winder'	30-40cm	3L	6/m²	36 -
PFF	Pieris 'Forest Flame'	40-60cm	5L	4/m²	3 -
SR	Skimmia japonica 'Rubella'	30-40cm	3L	6/m²	24 -
					Total :173 -

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 rotovator, 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. Topsoil shall conform to BS 3882: 2015, Recommendations and classification for topsoil, clause 4.1a. 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 400mm 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 rotovated to a depth of 225mm in the original ground, or where the ground is compacted, ripped and rotovated.
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 rotovating, 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. 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 Amenity 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. 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. Plants shall be planted at the specified centres. On steep slopes this shall be in the horizontal measure.

Tree planting within soft landscape areas
Trees shall conform to BS: 3936-1: 1992 and be planted in tree pits of the following sizes unless directed otherwise:
Feathered trees - 900 x 900 x 450
Selected standards - 1000 x 1000 x 600
Heavy standards/Extra 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:
Feathered trees - 40 litres
Selected standards - 60 litres
Heavy standards/Extra 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:
Feathered trees - 750mm (one tie)
Selected standards - 1000mm (2 stakes, one tie each)
Heavy standards/Extra heavy standards - 1200mm (2 stakes, one tie each)
The stake 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 ties securely into the stake. Ties shall not be over tight on the tree stems. Ties available from J Toms Limited, Wheeler Street, Headcorn, Ashford, Kent, TN27 9SH.
Feathered Type - 04 (one tie)
Select standards - Type L1 (one tie per stake)
Heavy standards/Extra 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.
Feathered - one belt
Select standards Type - two belts
Heavy standards/Extra 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 suol 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 mulch to a layer covering the whole of the bed, 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 firing 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
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 (stretcher bond), 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.
For details of tree protection refer to tree survey report.

MAINTENANCE

Refer to the landscape management plan
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.

Minor amend	28.05.24	G	JW
Amends to comments	21.05.24	F	JW
Amends to latest layout	20.05.24	E	JW
Amends to comments	17.04.24	D	JW
Amends to latest layout	11.04.24	C	JW
Amends to latest layout	31.07.23	B	JW
Minor amends	25.05.22	A	JW
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Landscape Architecture
Arboriculture

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
OAKWOOD LODGE, WYTHENSHAWE
WYTHENSHAWE COMMUNITY HOUSING GROUP

Title
LANDSCAPE PROPOSALS

Date	Scale(s)	Dwg no	Rev
May 22	1:200 @ A0	6923.01	G
Drwn: JW	Chkd:		