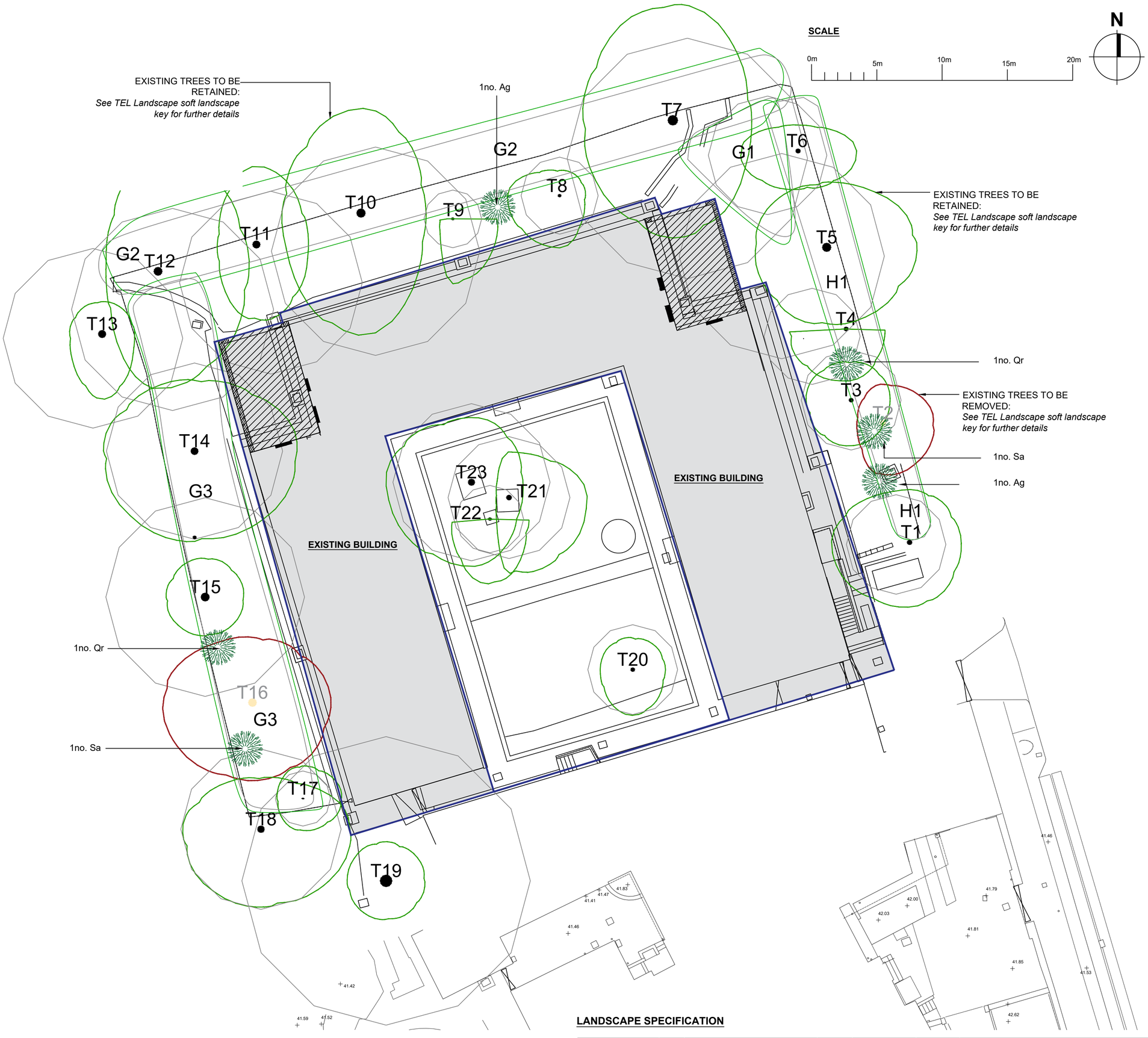


KEY:

□□□REVISIONS

HARD LANDSCAPE SCHEDULE

PROPOSED & EXISTING BUILDINGS:
Proposed buildings. See Wylie Architecture drawings for details.

HARDSTANDING AREAS & LEVELS:
Proposed hardstanding areas including footpaths, patios and levels. See Wylie Architecture drawings for details.

SOFT LANDSCAPE SCHEDULE

PROPOSED NATIVE STANDARD TREES:
Native standard Trees to improve bio-diversity, structure and interest. Container grown, 2 - 2.5m height, 1.5m clear stem, tree pit to be 700 x 700mm x depth of root. Double timber stake for support, pit drainage as required. *See specification for species details:*
Note: 6-8cm girth standard trees have been proposed to increase the chance of survival under the existing mature tree canopies in relation to shade and watering/natural rain fall. As these proposed trees mature, they will support the existing vegetation to create a sustainable matrix for the future.

EXISTING TREES TO BE REMOVED:
Existing trees and vegetation to be removed and cut back as required. All associated tree works are to be carried out by competent professionals with experience in landscape and tree works. All tree works to be carried out in accordance with British Standard 3998. *See Bowland Tree consultancy Ltd.report for further tree impact and protection ecological details.*

EXISTING TREES AND VEGETATION TO BE RETAINED:
Existing trees and vegetation to be retained. All construction work adjacent to trees to be in accordance with BS 5837:2012 Trees in relation to design, demolition and construction recommendations.
See Bowland Tree consultancy Ltd.report for further tree impact and protection ecological details.

PLANTING & DRAWING NOTES:

See Bowland Tree consultancy Ltd. tree impact report for all the further tree details.

See Manchester city council authority report for planning permission and conditions.

All landscape works to be carried out in accordance with Landscape Specification shown.

All planting implementation to be carried out in the first planting season unless an alternative phasing scheme has been approved by the Local Authority.

All plant material to be supplied in accordance with HTA National Plant Specification and Nursery Certification Scheme.

All subsoil to proposed planting areas to be well broken to aid free draining. Topsoil to be ameliorated to 100mm depth with shrub compost worked into topsoil 200mm depth.

All native standard tree pits to be minimum 700mm x700mm x depth of container grown. Allow for double timber stake and pit drainage as required.

All planting areas to be maintained weed free and watered at appropriate / necessary periods during establishment of plants.

Before any equipment, machinery, or materials are brought onto the site for the purposes of the development, fencing for the protection of any retained tree shall be erected in accordance with the approved plans and particulars, and shall be maintained until all equipment, machinery, and surplus materials have been removed from the site. Nothing shall be stored or placed in any fenced area in accordance with this condition, nor should the ground levels within such areas be altered or excavated without the prior authorization of the local planning authority.

Without the explicit approval of the local planning authority, no retained tree shall be cut down, uprooted, or destroyed, nor shall any retained tree be topped or lopped other than in conformity with the approved plans and particulars. Any authorized topping or lopping must be done in accordance with British Standard 5387 (Trees in relation to construction).

If within a period of five years from the date of the planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

LANDSCAPE SPECIFICATION

No.	% Mix	Species Name	Pot Size	Height	Density	Specification
Standard Trees						
2	Ag	Alnus glutinosa	CG	2.5 - 3m	As shown	6-8cm girth, min 3 brks, 1.5m clear stem
2	Qr	Quercus robur	CG	2.5 - 3m	As shown	6-8cm girth, min 3 brks, 1.5m clear stem
2	Sa	Sorbus aucuparia	CG	2.5 - 3m	As shown	6-8cm girth, min 3 brks, 1.5m clear stem

FOR PLANNING

□PROJECT: LANGDALE HALL, MANCHESTER
□SCALE: 1 / 200 @ A2
□DATE: 07 / 07 / 2023
□TITLE: SOFT LANDSCAPE SPECIFICATION
□DRAWN BY: DM
□REVIEWED: TL
□DRAWING NO: MR23-077/101
□REVISION: /

Woodside, Carters Lane, Ilkley, West Yorks, LS29 0DG | www.tel-landscape.co.uk | info@tel-landscape.co.uk | phone : 07855 770428 mobile : 07855 770428

This drawing and the works depicted there in are the copyright of TEL Landscape Architects and may not be used, copied or amended except by written permission

tel Landscapearchitects