



Landscape Management and Maintenance Plan

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0535-PLI-ZZ-GF-DR-L-0120	PROPOSED SITE PLAN
0535-PLI-ZZ-GF-DR-L-0310	SOFT LANDSCAPE/ECOLOGICAL ENHANCEMENT PLAN

1.0 Scope/Introduction

This Landscape Management Plan (LMP) has been produced by Plincke on behalf of the applicant to provide a framework for the landscape maintenance of the proposed development.

The proposals on site include:

- Private dwellings
- Office space
- Decked car parking
- An external podium featuring paths, planting and social spaces.
- Planting areas to the front of the building and existing tree/scrub belt to the eastern edge of the site.

The report aims to provide a framework of information in order to deliver the scheme including the long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas within the scheme.

2.0 Vision/Objectives

The vision of this plan is to ensure that the long term management of the landscape achieves the aspirations of the intended design and planting plan.

This will ensure the provision of a valuable asset and valued place to live, which is welcoming and responds positively to the users of the site and the landscape context. It will enhance biodiversity and ecological value through the creation and maintenance of public open space and green networks to protect species and habitats of the landscape and ecology of the site.

Good management and maintenance operations are integral to establishing and maintaining good design, biodiversity and habitats.

The plan includes the following aims:

1: The sustainable management of existing vegetation:

To preserve and enhance the character, composition and age structure of the existing retained trees, and other vegetation to the eastern boundary edge through positive management with consideration to long-term viability and health and safety;

2: To achieve a high standard of maintenance:

Implement successful regimes to ensure establishment of new planting and long-term management measures to ensure the satisfactory appearance and thriving of vegetation. This includes measures to replace, augment or improve landscape over time.

3: To maintain and enhance biodiversity:

To protect and enhance the attractiveness and usefulness of new plantings to wildlife and to adopt management practices that enhance the biodiversity value of the site. To fulfil all legal requirements in relation to the protection and management of ecological features and the protection and management of target species including birds and bats, reptiles, amphibians and invertebrates;

4: To ensure health and safety:

To uphold the duty of care that all landscape components are safe and that all reasonable steps are taken to minimise risk of injury and damage to people and property.

5: To provide a mechanism for monitoring and review:

To ensure that management practices are monitored and where necessary reviewed on an annual basis in accordance with changing site circumstances.

6 To ensure adequate long term investment /funding for maintenance

A landscape management company will be put in place with each houseowner being a shareholder paying an annual levy to fund maintenance of shared spaces and landscape areas.

3.0 Management Considerations

The implementation of this management plan will be the responsibility of the applicant /any subsequent owner of the land. Any transference of responsibility of this plan should be undertaken with the appropriate appointment of a competent organisation capable of delivering the detailed measures within this document.

This plan is a management intent rather than a definitive ‘maintenance’ schedule but identifies key ‘management and maintenance’ requirements, ensuring flexibility over time.

This ensures the continued establishment and satisfactory management and maintenance in the long term and in the interest of the landscape, visual amenity, as well as the ecology of the site and wider area.

The organisation implementing this plan will be a management company with the necessary certificates of competence to implement landscape management operation on site. The site will be managed to comply with all relevant health and safety legislation, approved codes of practice (ACOP’S) and Health and Safety Executive (HSE) guidance.

4.0 Maintenance Objectives

The success of the scheme is dependent upon the quality and frequency of the maintenance it receives during its lifetime.

The following aims will be adopted as part of the maintenance regime:

- To ensure the successful establishment and continued growth to maturity of the soft landscape scheme
- To ensure the design intentions and the effects of the different elements of the scheme (such as the podium biodiverse planting) are fulfilled and effective.
- To maximise the potential of all plants through the adoption of pruning methods specific to species or groups of plants

During the first year after Practical Completion, the soft landscape will be maintained by the Landscape Contractor responsible for implementation of the works. The contract should include a defects liability clause to ensure replacement planting is carried out and successful establishment achieved.

This plan covers the maintenance of newly planted and existing trees, shrub/ herbaceous borders, herbaceous /biodiverse podium planting, hedges, climbing plants, as well as hard landscape.

The overall objectives are as follows:

- Apply good horticultural and ecological practice to all operations
- Promote healthy growth and establishment of all plants and trees
- Ensure consistent control of aggressive competitor species e.g. common nettle and/ or invasive plant species e.g. Horsetail (identified in the Ecology report)
- Ensure optimum plant form, shape and planting density
- Provide protection against pests and diseases
- Promote wildlife value and species diversity where appropriate
- Commitment to replace defective plant material, including reviewing opportunities to replace exhausted species in line with the design intent.
- The adoption of environmentally sustainable regimes such as keeping the use of glyphosate based pesticides to an absolute minimum; and the use of peat free composts and mulches rather than those containing peat.

The following section sets out specific management objectives for meeting both the design intent and the legal obligations over and above the general management objectives.

The following specification items are to be addressed within the long-term landscape maintenance contract. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance contractor will be required to apply their expertise in relation to the Management Objectives above in producing annual programmes of work. Maintenance to accord with requirements of BS 7370:1991.

Hard Landscape

Paths and Paved Areas

- All paths should be kept clean and weed free to avoid creating slip hazards. Where plant matter is gathered arising should be removed from site. Avoid using methods which damage the surface and jointing. Hand-weeding wherever possible.
- Paving and decking (except permeable) should be jet washed and chewing gum removed once per year or more as necessary in highly trafficked areas. Sweeping and scrub cleaning of surfaces should be undertaken more frequently. Arisings shall be collected and removed from site.
- Damage to paving surfaces should be reported and remedial measure taken to replace or repair with matching materials. Where uneven paving surfaces constitute a trip hazard the area should be secured before promptly making good.
- The gritting of paved surfaces in icy conditions should use substances approved by the respective Facilities Management Company with an awareness to their environmental impact. Gritting should be carefully applied to avoid any spilling over planted areas. Same applies to roads/service areas and car parks.
- Trim stray planting from paths to retain full access.

Roads, Service Areas and Car Park

- Ensure all drainage is kept clean and free of detritus to avoid reduced drainage capacity. Slot or channel drains should be regularly rodded as required.
- Sweep roads and vehicular access/ circulation areas within the development boundary as often as required to maintain them clear of litter and refuse.
- Where water collects due to blocked drains, remedial measures should be taken promptly.

5.0 Maintenance Specification and regime to fulfil the objectives

Street Furniture, Lighting and Signage

- Inspect and repair/ replace street furniture using matching materials and products. Materials should be replaced within the lifetime of specified materials. Items should be kept clean and free from detritus, graffiti, marking and stains.
- Luminaire lamps should be replaced within their expected lifetime or promptly if failing prematurely.

Fencing

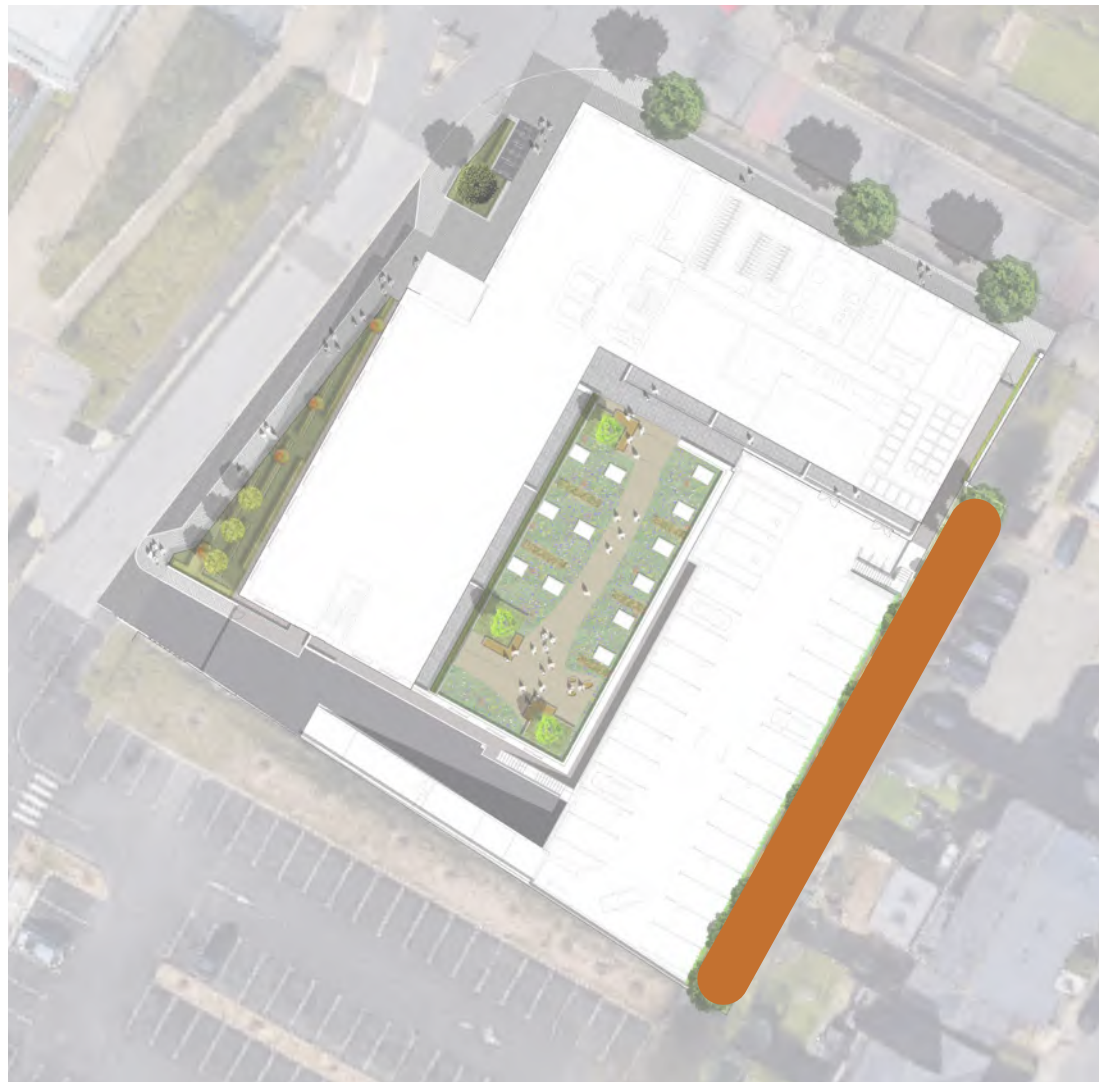
- Remove any protective fencing specified for planting establishment during the defects liability period off site when planting has sufficiently matured.
- Inspect, repair and maintain all fencing and gates in good working condition to appropriate secure by design standards.
- Clean, treat and repaint degraded paint finishes on metal work and re-stain/recoat fences

Podium Landscape

- Annual inspection regime by a specialist to check integrity of waterproofing, drainage layer, sub-structure to surfaces, drainage outlet and planters. This should be carried out in accordance with all relevant manufacturers information and in conjunction with any warranties in place.

Soft Landscape

- Existing trees
- Proposed trees
- Shrub/ground cover/herbaceous planting
- Climbing plants
- Biodiverse planting (podium)



Existing trees

The existing trees on site will be set out in the Arboricultural Report. The Tree Survey Schedule and Tree Protection Plan (TPP) identify the location, species, size and condition of the existing trees to be retained by the proposed development. This also identifies any initial works to be completed by the Developer during the construction phase as well as any on-going monitoring which may be required.

Timeframes and Specialist Advice:

- All works should be completed at an appropriate time of year and in accordance with relevant EU and UK wildlife legislation. **Where possible this should be outside of the bird nesting season (i.e. between October through to March inclusive).** Any works outside these times should be covered by a watching brief by a qualified ecologist to ensure there are no nesting birds or bats present.

Management Objectives

- Maintain trees in as healthy and attractive condition for as long as possible, to ensure continuity in tree cover and their contribution to the landscape structure, biodiversity, and screening/amenity value of the site

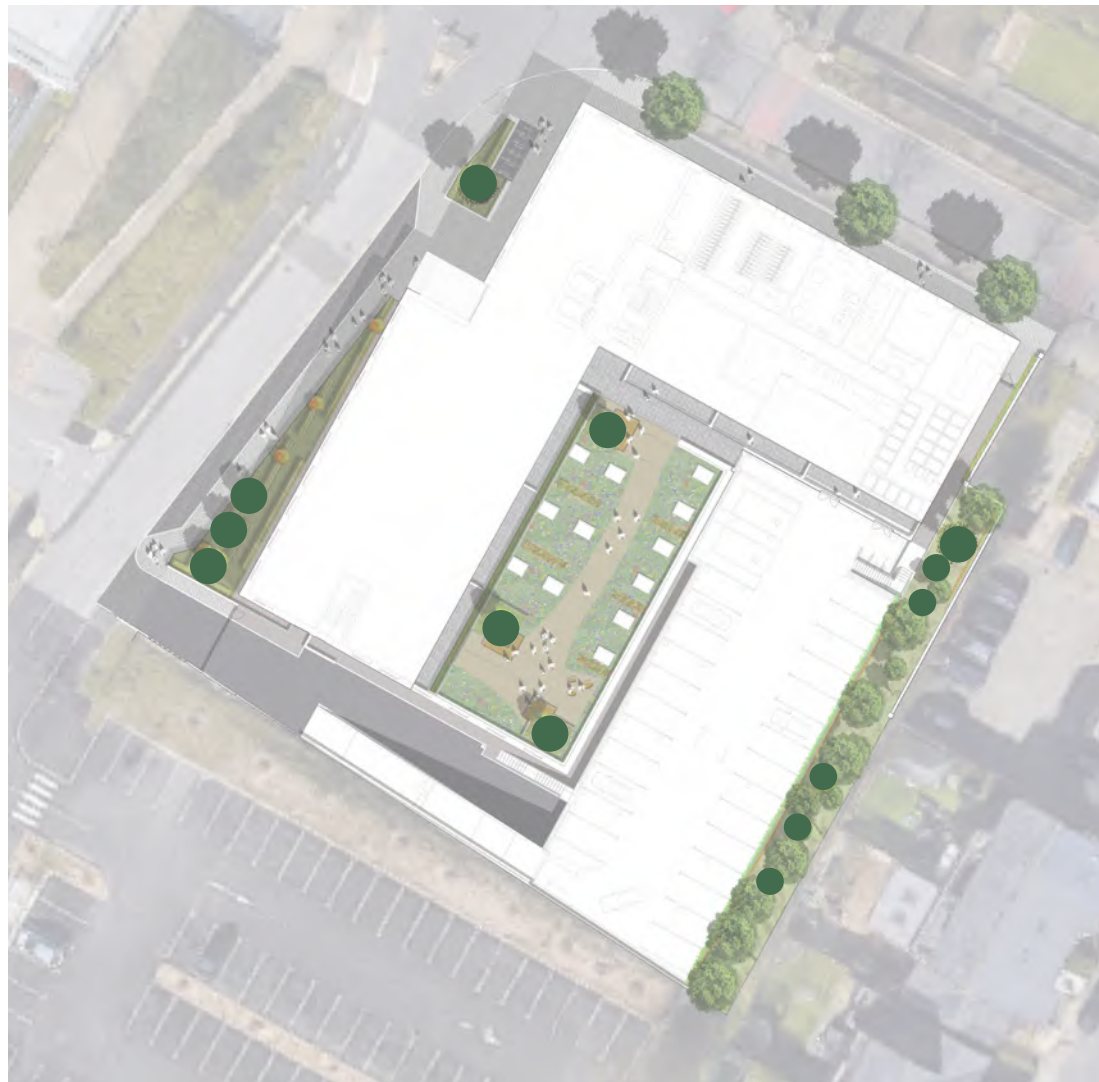
- Ensure that trees are healthy and safe, particularly as they are in proximity to residential properties.
- To provide a habitat of naturally regenerating native trees, shrubs and ground flora with a healthy rhizosphere.
- To maintain and enhance the visual amenity of the trees as a feature within the local landscape.
- Visual Inspection: Trees checked for the presence of any diseased or rotten wood; fungal or other infections/disease and stability. If any such issues are identified, then the advice of a qualified arboriculturalist should be sought immediately.
- Annual Arboricultural Assessment: In any event, an Arboricultural Assessment should be undertaken once annually by a qualified arboriculturalist inspecting the condition of existing trees including any cause of increased risk to people or property.

Tree Works:

- All works shall be carried out by a skilled, qualified and approved Arboricultural Contractor in accordance with BS3998: 2010 'Tree Work –Recommendations'. All brushwood to be chipped/removed from site. Any logs can be retained as habitat hibernacula or eco piles. Where surgery works affect a highway, the Arboricultural contractor shall ensure the relevant permissions and road control permits are obtained, and all necessary health and safety parameters are met.

Tree replacement and enhancement of tree cover:

- Any tree that dies or is unnecessarily felled, shall be replaced with a tree of appropriate species and stock size.
- Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of trees and tree groups, in the interests of the long-term sustainability of strategically important vegetation.
- Standing deadwood if present forms a valuable habitat as up to a fifth of woodland species depend upon dead or dying wood for all or a part of their life cycle. It plays a key role in sustaining biodiversity and soil fertility. Deadwood (standing, fallen and on live trees) will be retained and allowed to veteranise naturally. Dead or dying trees will only be felled where they pose a health and safety risk.
- Pests and disease: The tree belt will be regularly monitored for damage caused by outbreaks of pests and diseases. Remedial action will only be taken if the threat to the woodland is deemed significant. All onsite contractors should be encouraged to take up hygienic working methods whilst undertaking works to prevent spread of pests/diseases.



New tree planting ●

Schedule safety inspections by an arboriculturalist. Check for damaged limbs and remove and treat wounds as necessary.

Schedule regular safety inspections and reports by site maintenance team in accordance with Health and Safety Executive 'Forestry and Arboriculture safety leaflets and BS: 3998.

For emergency remedial work report to an arboricultural specialist. Replant when necessary.

Schedule annual crown lifting, pruning, thinning and shaping trees especially in areas close proximity to routes to avoid visual and physical obstructions as per maintenance specification.

Water, fertilise and aerate trees which are not thriving during and after establishment period.

Clear dead and dying wood, not designed climbing plants, detritus and other unwanted

items. Treat accidental or intentional damaged to trees. Replant when necessary.

Maintain loose bark mulch around tree stations where present in soft landscaping and make up levels of gravel mulches in hard paved areas.

Inspect guys regularly for firmness and support. Adjusted/ remove as necessary.

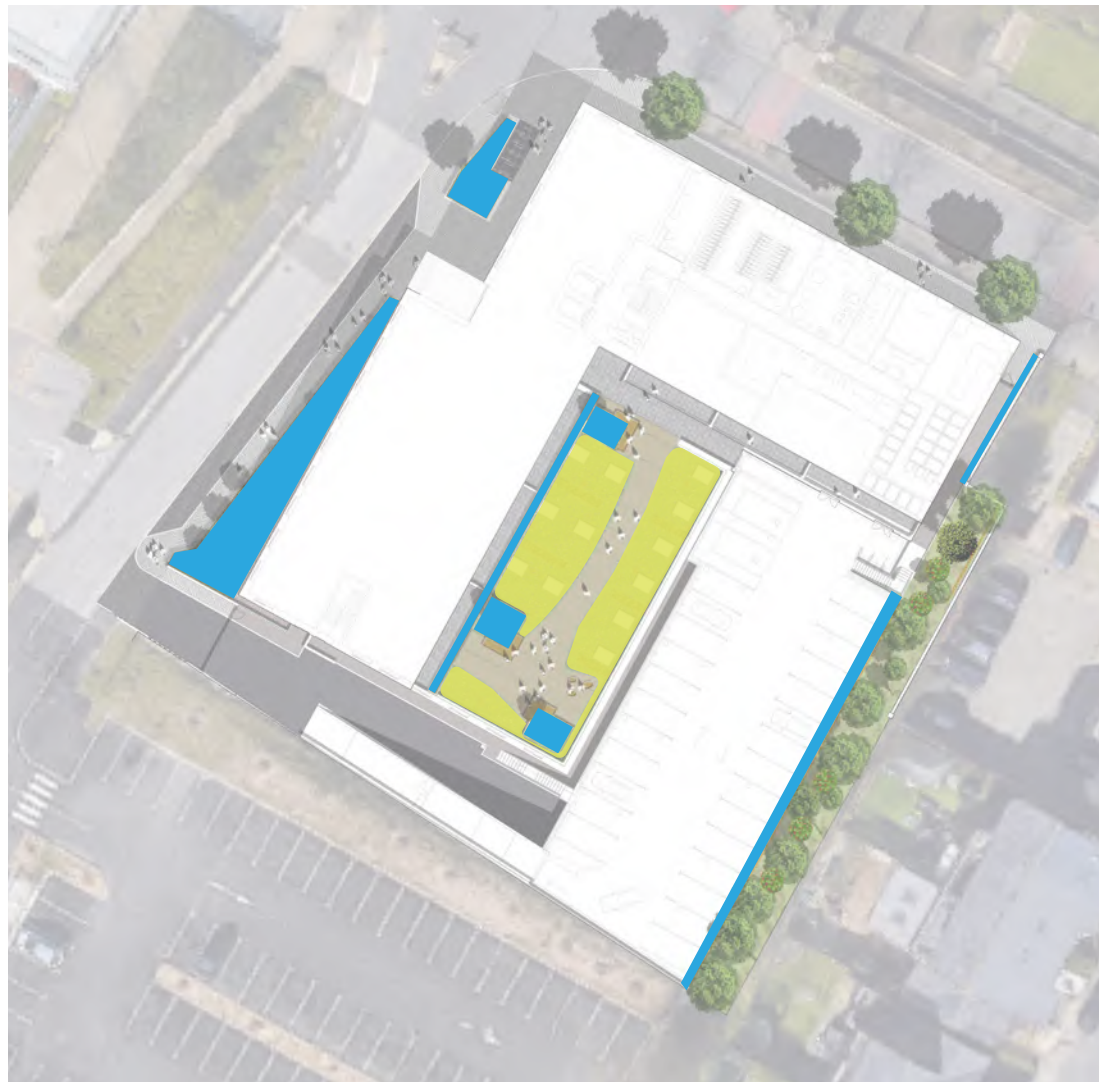
Long Term Management of existing trees/habitat

Selective thinning: A positive selection thinning system will be adopted, whereby the better-quality trees within the woodland are identified and their growth and development is actively promoted by removing competitors. Natural ground flora regeneration will be supplemented with wildflower seeding/plug planting. This will improve the structure of the woodland.

- **Crown lifting:** selective periodic crown lifting to existing trees, particularly in close proximity to the proposed dwellings, in order to minimise potential shading conflicts.
- **Woodland management/rate of change:** The rate of change will be incremental dependant on implementation of the management recommendations. In the first few years' significant change will be seen in the removal and replacement of trees. Following works to remove trees necessary for development, existing trees will need to recover and re-knit to form groupings,
- **Monitoring** will review the condition of key areas of the woodland and identify the need to alter the existing management should it become apparent is it not maximising the condition of the woodland and the wildlife potential. Site visits will be carried out by suitably qualified ecologists and arboriculturists, and records of the condition and progress of the woodland will be kept, informing future management.

Site Cleanliness

Arisings to be removed off site; alternatively to a local composting facility or communal compost facility.



Mixed herbeaceous/ground cover/ornamental grass planting (including climbing plants)



The objectives are to ensure the satisfactory establishment and growth of new ornamental and groundcover planting; maintain planting in a healthy and attractive condition and enhance the value of planting as a food source to wildlife; and ensure continuity of the design approach and amenity value of planting.

Operations generally

- Keep areas weed free, ideally by hand. Replenish compost mulch until cover achieved.
- Re-firming plants as required during weeding visits
- Prune and dead head in accordance to species requirements.
- Remove and replant failed stock. Remove diseased plants.
- Fertilise regularly throughout the year as required.
- Allow for watering plant material during dry periods to ensure vigorous growth.
- Removal of detritus-off site or to any communal compost facility
- Top up mulch as necessary 2x a year with suitable bark or compost mulch.
- Identify/remove any invasive species/pernicious weeds
- (Climbers) Trim back excessive growth where overhanging parking areas. Check and tie in any loose growth to encourage plant growth/form.

Podium: Biodiverse substrate planting



The objectives are to minimise the amount of time consuming input that is required, to maintain high visual quality throughout the year and to promote biodiversity and wildlife value. The design intent is to create a densely planted mixed carpet of planting that provides a long season of interest either through flowers, emerging foliage or standing dead seed-heads.

Sequence of operations

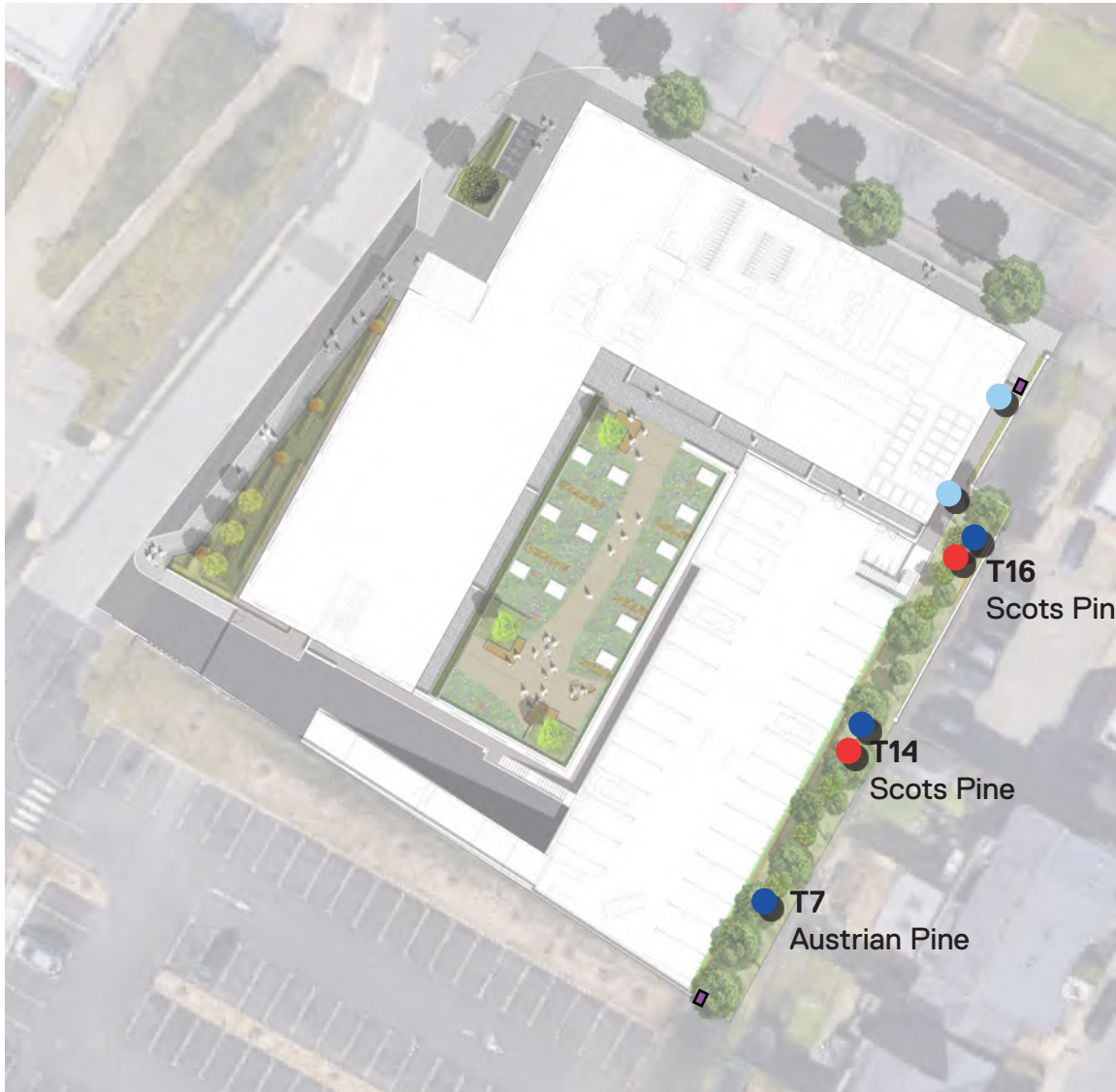
- Early March: Cut back all remaining dead stems/seed heads. Remove from site.
- Spring: Detailed weeding (hand). Replenish mulch with low fertility material. Divide/thin vigorous plants. Spot weed as required until mid-June.
- Oct-Nov-Remove untidy or fallen stems. Keep dying back stems in place as long as possible.
- Nov-Feb-Monthly sequential visits to cut back/remove dead stems.

LONG TERM ENHANCEMENT OF ECOLOGY/HABITAT (ref notes)

Ecology report recommendations include planting of native species and features to encourage fauna, such as bird and bat boxes.

Bird and Bat Boxes

In accordance with the Ecologist recommendations, **5nr** bird boxes and **2nr** bat boxes are proposed.



Hedgehog gaps in all fences



Bird and bat nest boxes (see below)



Native wildflower meadow bespoke mix based local flora



Solitary bee /pollinator insect hotel (podium)



Log piles /reptile hibernacular placed strategically reclaimed from felled trees and brush



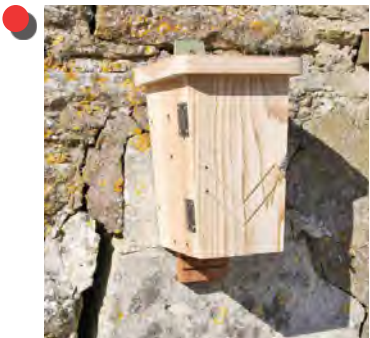
Coppicing to trees over time such as willow encourages new growth and promotes biodiversity of lower storey planting

Box locations

Boxes to be at least 4m above the ground avoid predation from cats on the ground or nearby structures.

Facing away from artificial light sources (to protect them from predation); and

Sheltered from strong winds with sun for part of the day (north, south-west, or south-east).



<<Double chamber hardwood bat box from www.wildcare.co.uk



<< Schwegler 1b Bird Box - 26mm Hole from www.wildcare.co.uk



<< WOODSTONE SPARROW NEST BOX from www.wildcare.co.uk

MAINTENANCE SCHEDULE

The following maintenance schedule provides an outline of required maintenance operations for the site wide landscaping. It is envisaged that the schedule will evolve as the scheme progresses and adapted as the site matures. It should also be reviewed once tendered against the landscape maintenance contractors method statements.

Item	Operation(s)	January				February				March				April				May				June				July				August				September				October				November				December			
00	Watering *1																																																
	1. Ground cover / Perennial Planting																																																
	2. Tree Planting																																																
01	Shrub / Perennial Planting Generally																																																
	1. Mulching																																																
	2. Weeding																																																
	3. Fertilizer application (Spring)																																																
	4. Fertilizer application (Autumn)																																																
	5. Plant replacement *2																																																
	6. Fencing check																																																
	7. Cutting of linear shrub-band																																																
02	Trees Generally																																																
	1. Mulching																																																
	2. Check ties, stakes, guying & tree pit reservoirs																																																
	3. Refirming																																																
	4. Pruning *3																																																
	5. Weed Control																																																
	6. Replacement *2																																																

Item	Operation(s)	January				February				March				April				May				June				July				August				September				October				November				December							
05	Biodiverse roof planting																																																				
	1. Dead heading/cut back	•					•				•																																										
	2. Weeding										•										•																																
	3. Mulch top up (low fertility -sand, gravel, green waste compost mix).						•				•																																										
	4. Edit/refresh planting										•																																										
	5. Watering -As for perrenial planting -but only in prolonged drought																																																				
06	Hard Landscape Areas																																																				
	1. Cleaning down of paving *7	•					•				•				•				•			•				•			•				•				•				•				•								
	2. Graffiti removal	•					•				•				•				•			•				•			•				•				•				•				•								
	3. General tidying / litter removal	•		•			•		•		•		•		•		•		•		•		•		•		•		•		•		•		•		•		•		•		•		•		•		•				
	4. Drain clearance	•					•				•				•				•			•				•			•				•				•				•				•								
	6. Street furniture inspection/repair *5	•													•																																						
	7. Inspect boundary treatments/adjacent fences														•																																						
07	Woodland edge-habitat management																																																				
	1. General inspection/tree work		•																																																		
	2. Litter pick										•								•																																		
	3. Weed/reduce competitive weed cover														•																																						

Notes & References:

- *1 Required at approximate times shown only if weather conditions require and ground conditions are dry and impeding growth. Supply to be on site external taps.
- *2 If required during defects period and at operators discretion post defects liability period.
- *3 Annual tree works to include any requirement for crown lifting, general pruning, thinning, shaping and dead-wooding. Tree pruning timing according to species.
- *4 To include any spot weeding, chewing gum removal and paving replacement works of damaged areas.
- *5 To include any annual bulb and lighting works, replacement of defective furniture etc.

Implementation Monitoring and Review

A Management Company will be established for the site to undertake all management aspects relating to the external landscape areas.

The Management Company may employ a Landscape Management Contractor to carry out general maintenance operations. Specialist Contractors may be used as necessary to complete specialist operations and/or occasional works.

The Management Company may also appoint from time to time consultants to provide specialist advice, monitoring or to undertake a watching brief in relation to particular aspects of this site or specific maintenance operations. This may include suitably qualified ecologists, arboriculturists, landscape architects, engineers and/or health and safety.

All works, materials and operations will be in accordance with relevant legislation, British Standards, Regulations (including the CDM Regulations) and Codes of Practice.

Ecology

Stakeholders should consider continual habitat surveying by an ecologist to record the progressive development of landscape areas as the site matures. This information should be used to feed back and inform subsequent management.

Managing Change

This management plan should be encouraged to evolve as the scheme design and implementation develops. Detailed Landscape Management Plans and As-Built works should be referenced when ever future development takes place to ensure that original design objectives remain intact.

Ecological Management Plan Summary

Action	Seasons for work to occur	Years
Avoid the use of artificial fertilisers / insecticides / weedkillers unless absolutely necessary		
Pruning of any newly planted trees & shrubs; cutting of linear shrub-band	September to February (outside bird breeding season)	1 to 5 and thereafter
Inspection for invasive species	Any time of year	1 to 5 and thereafter
Planting of / replacement of native shrubs / trees	Winter	General ongoing maintenance

The Landscape Management Plan and maintenance schedules will be monitored and assessed for their effectiveness on an annual basis for the first five years following the completion of the facility. Each annual review will be coordinated and completed by a suitably qualified representative of the Management Company, with advice/input from specialists as necessary-(such as a qualified arboriculturist and ecologist), the Landscape Management Contractor and other stakeholders/residents. To this end the review shall/may include (as appropriate):

The review should identify any changes to circumstances, whether the objectives of the Landscape Management Plan are being met, and where changes are needed. Furthermore, any strategic enhancements, including new planting should be identified and priorities established for undertaking these works.

The plan should be reviewed every 5 years.

Relevant BS/Health and Safety Considerations

During the ongoing management and maintenance of the site all relevant legislation should be observed. The following themes should be considered (NOTE: this list is not exhaustive and should be reviewed and updated over the period of site management):

British Standards:

- BS3882:2015 Specification for Topsoil
- BS3936:1992 Part 1 Nursery Stock: Specification for Trees and Shrubs
- BB3936:1989 Part 7 Nursery Stock: Specification for Bedding Plants
- BS3936:1998 Part 9 Nursery Stock: Specification for Bulbs, Corms and Tubers
- BS3936:1990 Part 10 Nursery Stock: Specification for Ground Cover Plants
- BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations
- BS3998:2010 Tree Work - Recommendations
- BS4428:1989 Code of Practice for General Landscape Operations (Excluding Hard Surfaces)
- BS7370:1994 Part 2 Grounds Maintenance - Recommendations for the Maintenance of Hard Areas (Excluding Sports Surfaces)
- BS7370:1991 Part 3 Grounds Maintenance - Recommendations for the Maintenance of Amenity and Functional Turf (Other than Sports Turf)
- BS7370:1993 Part 4 Grounds Maintenance - Recommendations for the Maintenance of Soft Landscape (Other than Amenity Turf)
- BS8601:2013 Specification for Subsoil and Requirement for Use

Other legislation:

- Health and Safety and Work Act (1974)
- Equality Act (2010)
- Control of Pollution Act (1974)
- Pesticides Act (1998)
- Building Regulations Approved Documents
- The Control of Pesticides Regulations (1986)
- Plant Protection Products (Sustainable Use) Regulations (2012)
- National Plant Specification 'Handling & Establishing Landscape Plants'
- HTA Code of Practice for Potentially Harmful Plants
- The Wildlife and Countryside Act (1985) as amended
- Control of Substances Hazardous to Health Regulations (2002)



- Key-Hard Landscape**
- Parking tarmac block/permeable block paved, 2m width
 - Pedestrian footway aligned to accommodate parking. Block paved, 2m width
 - Set paved crossover to vehicle access
 - Block paving to building frontage. Cycle parking hoops/ropes for 10m bikes
 - Flushed bollards to define threshold spaces to main entrance
 - Podium surface is composite deck or plank style paving
 - Raised planters and seating
 - Small scale pebble style seating on podium
 - High quality flag paving to podium thresholds and public routes

- Key-Hard Landscape**
- Tree planting to frontage and entrance-refer to planting plan
 - Tree planting to frontage and entrance-refer to planting plan
 - Ornamental/multi-stem tree planting-podium refer to planting plan
 - Existing trees along the Boulevard to be retained
 - Layers of planting, biodiverse ground cover and specimen shrubs to the building edge
 - Hedge/planter to podium defining edge between private/public spaces
 - Biodiverse ground level planting with long seasonal range to podium
 - Vertical greening to car park extending from ground level to parapet height on the upper level to soften the appearance of the car park and improve biodiversity
 - Existing trees retain where feasible and manage for long term habitat enhancement

- 1--Biodiverse podium with quiet social seating, raised planters and small trees
- 2--Eastern boundary edge-enhanced with ground level habitat creation.
- 3--Corner soft landscape/potential rain garden
- 4--Biodiverse planting, grass swaths and trees to frontage
- 5--Existing boundaries retained, self set trees interfering with fences to be removed
- 6--New block paved threshold to the building tie-in to the Boulevard.
- 7--Vehicle grade tarmac surface as vehicle access to car park

DRAWING NOTES:

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5. ALL PLINCKE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, CIVIL ENGINEERING AND MECHANICAL DRAWINGS AND SPECIFICATIONS.

REFERENCE FILES:

1. THIS DRAWING IS BASED ON THE FOLLOWING EXTERNAL CONSULTANTS DRAWINGS:

CONSULTANT	REFERENCE FILE	DATE REFERRED

HEALTH, SAFETY & ENVIRONMENTAL INFORMATION:

1. IT IS ASSUMED THAT ALL WORKS ON THIS DRAWING WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR AND WHERE APPROPRIATE, WORKING TO AN APPROVED METHOD STATEMENT.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS WHICH HAVE BEEN IDENTIFIED AND RECORDED WITHIN THE PRELIMINARY CONSTRUCTION INFORMATION PACK AND/OR THE CONSTRUCTION PHASE PLAN.
3. IN ADDITION TO THE HAZARDS / RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILLED ON THIS DRAWING, NOTE THE FOLLOWING:

ITEM NO.	RISK REGISTER DETAILS

PROJ: STAGE 03
REV: STAGE 03
REV: STAGE 03
REV: STAGE 03

AA AA 16/03/22
SPL AA 17/12/21
DRAWN CHECK DATE

CLIENT: Southway Housing Trust

plincke.

MANCHESTER 0161 277 9223
LONDON 0207 726 5156
BIRMINGHAM 0121 261 7666
SOUTHAMPTON 0238 261 7666

PROJECT TITLE: DIDSBURY POINT HOUSING
STATUS: S2
SCALE @ A1: 1:200
DATE: 17/12/21
PROJECT NO: 0004
DRAWING NO: 0004-PLI-ZZ-ZZ-RP-L-0120
REVISION: P02
SCALE BAR @ 1:200

TYPICAL DETAIL TO TREE IN SOFT LANDSCAPE (1:20)

SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topdressing

Cleaning and cultivation shall be in accordance with BS 4428:1989 section 3. Subsoil shall be removed topsoil shall whether directly over compacted or not, be thoroughly broken up by hand, by heavy machinery, by subsoiler or front loader with suitable spades made to thoroughly break the surface to a depth of 100mm; cleared of all large stones, rocks, perennial weeds, tree roots (excluding living trees) coarse vegetation and other undesirable matter.

Subsoiling

Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader or larger steel and by a small mechanical grader or by hand on small areas. Grading shall not be done by hand by heavy machinery, for grading or any other purpose after subsoiling and/or topdressing has taken place. Any surface subsoil to be removed from site.

Making up levels

When subsoil is deposited in new laying areas to raise formation levels, it shall be topped and graded to approximate levels in one operation with minimum of plant trafficking. It will be lightly consolidated and left broken up ready to receive topsoil. Topsoiled fill material shall be reduced level subsoil free from muck, concrete or organic material with any one dimension greater than 100mm.

Existing topsoil stripping

General before beginning general excavation or filling, strip topsoil from areas where there will be retaining buildings, pavements made and other areas shown on drawings. Depth: 150mm. Give notice where the depth of topsoil is difficult to determine. Do not remove topsoil from below the spread of trees to be retained. Site storage: Keep separate from excavated sub-soil.

Topsoil

Topsoil to be re-used to be tested to ensure compliance with BS 3682.

Handing topsoil

BS 3682: Aggressive weeds. Any species included in the Weeds Act, section 2 or the Wildlife and Countryside Act, Schedule 1 part I. Clean materials before moving topsoil. Do not mix topsoil with: rubbish, stone, hardcore, rubble or material from demolition work, other soil or material containing aggressive weeds, debris, glass and not forming materials and non-flammable animal or plant remains, or any other substances harmful to plant growth. Machine handling: Areas in a minimum. Use loaded immediately after stripping.

Topsoil Storage

Stored in temporary storage heaps, suitably protected. To BS 3682: Height (maximum) 1 m. Soil heaps to be on protected ground, protection to include tarpaulin, plastic sheet of similar covering. Protection: Do not pass any other material on top of storage heaps. Do not allow collection plant to pass over storage heaps. Prevent compaction and contamination. If damage does occur, it shall be made at the contractor's own expense. Areas excavated to receive based but have not had the base broken down 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.

Supply of imported 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 3682: 2013 multipurpose classification Grade 2 down. The soil shall be free of weeds, roots or perennial plants, pests and diseases, debris, tree roots, sticks, silt and foreign matter and be capable of being broken down to a fine silty. Any imported soils must be screened to ensure they are free of foreign matter in particular glass, metal, ceramics, waste or any other material that may be considered as having the potential to cause injury. Proposed sources for imported soil should be submitted to the Landscape Architect for approval in written prior to use on site. Sample of proposed topsoil shall be submitted to the Landscape Architect for assessment.

Spreading topsoil

Prior to topsoil or material the formation level shall be cleared of all stones, cobbles, debris with any one dimension greater than 75mm. Areas to be seeded or sowed shall be covered to topsoil 100mm thick and areas to be seeded or sowed shall be covered to topsoil 100mm thick. Topsoil shall be covered to a 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 50mm above adjacent hard surface. No topsoil shall be spread until the subsoil grade has been inspected by a Landscape Architect.

Soil improver

Where existing soil fails testing. Compost: Standard in accordance with PAS 100. Contractor to submit proposals based on the testing recommendations pH (1:5 water extract) 5.5-7. Electrical conductivity (maximum) 15 µS water extract 200 µmS. Moisture content (oven dry weight) 35-60%. Organic matter content (minimum) 20%. Cationic salt index (maximum) 20%. Texture: Fine to medium. Colour: Dark brown. Carbon/Nitrogen ratio (maximum) 20:1. Texture: Fine to medium. Colour: Dark brown. Carbon/Nitrogen ratio (maximum) 20:1.

Low nutrient topsoil for woodland meadow areas

In accordance with BS 3682: 2013. Based on recommendations of soil testing report and ecological advice. Low fertility topsoil.

PLANTING

Re-use of plant material

All plant material should comply with the minimum requirements in BS 3682 part 1, specification for trees and shrubs and BS 3682 recommendation for handling and transporting soil and plants. All plant material should be handled in accordance with BS 3682 recommendations for collection and planting trees in the advanced nursery stock category. Any plant material which is 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 in every case, and no substitutions shall be allowed.

Planting

All plant material shall generally be planted between Nov-Mar in open soil weather. Planting shall not take place in frosty, snow or waterlogged conditions. When approved, pot or container grown plants may be planted outside the seasons, subject to adequate watering or damaged roots and branches shall be clearly pruned prior to planting.

Planting of whips, transplants, and shrubs

The selection of material to be planted is variable and the contractor shall allow for planting to be carried out as described in BS 4428: 1989 section 7 amenity tree planting, section 8 woodland planting and section 9 planting of shrubs, herbaceous and cacti. All plants to be planted at the same depth as they are given. Roots shall not be exposed and shall be trimmed in a way so that the crown is level with the ground. Plants shall be planted at specified centres, and to be horizontal to slopes.

Climbing Plants

Refer to landscape architect.

Tree planting

Trees shall conform to BS 3682 and be planted in tree pits as per typical detail. Excavated material shall be carefully stored. The bottom 100mm of the pit shall be dug and backfilled with imported topsoil.

Compost for planting pits

As above, add 40 trees per tree.

Rally to details for underground geyser of trees.

Refer to details for underground geyser of trees.

At all planting pits, to be added prior to backfilling: Eg "Rootgrow". Contact: Sales@rootgrow.co.uk. Or similar and approved product.

Planting of trees

The tree shall be set upright and at the same depth as grown in the nursery. All roots shall be spread out and the basal portion of the main trunk shall be cut back to the first major branch. The tree shall be set upright and the basal portion of the main trunk shall be cut back to the first major branch. The tree shall be set upright and the basal portion of the main trunk shall be cut back to the first major branch.

Temporary protective fencing

Fencing shall be checked past fencing to BS 12224 Height: 1.1 m. Erection: On completion of seeding turfing. Removal: After grass is well established. Fencing will remain the property of the Contractor.

For cut to grass areas

A 50mm compacted layer of stabilized and stabilised compost to PAS 100 to be applied to a 100mm diameter to the pits and at all other planted areas. Preparation: Check all weeds. Water soil thoroughly. Frost-free level of about 50 mm above adjacent paved or gravel areas.

General: Leave the works in a clean, tidy condition. Completion and after any maintenance operation

MAINTENANCE

To be carried out to the end of the defects liability period.

Generally

Lateral removal to all areas. Ensure all plant material is thinning.

Plant failures

Any plant material not thriving (except for malicious damage) shall be replaced at the contractors expense.

Fencing

Remove any protective fencing specified for planting establishment during the defects liability period off site when planting has successfully matured.

Planting beds

Keep areas weed free, mechanically or chemically. Replace missing plants within 1 month of discovery. Prune and dead head in accordance to species requirements. Remove and replace later stock. Remove damaged plants. Fertilise regularly throughout the year as required. Allow for watering prior material during dry periods to ensure vigorous growth.

Top up mulch

Apply mulch to all planting areas.

Traps

Check damaged limbs and remove and treat wounds as necessary. Water, fertilise and aerate trees during establishment period. Monitor loose bark around new shoots where present in soft landscaping. Inspect grass regularly for fences and support. Adjust fences as necessary. Water in periods of prolonged drought. Remove any damaged branches and top-up mulch.

EXTRA-HEAVY STANDARD TREE

3x / 14-15cm / min 400cm / 175-200cm / CG; SELECT FROM:-

QUERCUS ROBUR 'FASTIGIATA'

PINUS SYLVESTRIS TO EAST BOUNDARY

STANDARD TREE

2x / 10-12cm / 300-350cm / 175-200cm / CG;

SORBUS ARIA, SORBUS AUCCAPARIA, CRATAEGUS MONOGYNA, ILEX AQUIFOLIUM.

MULTISTEM TREE

3x / 300-350cm - / - / CG; SELECT FROM:-

AMELANCHIER LAMARCKII
PRUNUS SERRULA TIBETICA

SPECIMEN SHRUB

10L POT, OR RB 2+2 FTHD.
Eucalyptus eucalypta
Rosa canina
Viburnum opulus.

WOODLAND UNDERSTOREY PLANTING

HABITAT ENHANCEMENT/ MANAGED LANDSCAPE:

LOW LEVEL WOODLAND UNDERSTOREY PLANTED WITH BESPOKE SEED/ PLANT PLUG MIX; SPECIES MIX FROM:-

ANEMONOIDES NEMOROSA
MERCURIALIS PERENNIS
BLECHNUM SPICANT
ALLIUM URSINUM
FRAGARIA VESCA
HYACINTHOIDES NON-SCRIPTA
PRIMULA VULGARIS
STACHYS SYLVATICA

GRASSES:-

WOODLAND SPECIALISTS SUCH AS WOOD MELICK, WOOD MILLET, WOOD MEADOW GRASS

CLIMBING PLANTS

30-40cm 5L POT @ 2LIN m; SELECT FROM:-

SELF-CLINGING
HYDRANGEA ANOMALA SUBSP. PETIOLARIS
PARTHENOCISSUS TRICUSPIDATA
TRACHELOSPERMUM JASMINOIDES 'WILSONII'

SUPPORTED WITH LINE-WIRE SYSTEM
AKEBIA QUINATA
HUMULUS GOLDEN TASSELS
LONICERA HENRYI

ORNAMENTAL HEDGE PLANTING

30-40cm 3L POT @ 5LIN m

MIX 1
30% CAREX COMANS 'BRONZE'
25% CAREX ELATA 'AUREA'
20% PENNSETUM ALOPECUROIDES 'HAEMEL'
25% STIPA TENUISSIMA 'PONY TAILS'

MIX 2
30% CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
25% HELIANthus LEMON QUEEN
25% MOLUINA CAERULEA ARUNDINACEA 'TRANSPARENT'
20% STIPA GIGANTEA

MIX 3
50% PRUNUS LAUROCERASUS 'OTTA'
50% PRUNUS LAUROCERASUS 'OTTO LUYKEN'

BIODIVERSE SHRUB PLANTING (GROUND LEVEL)

1L POT @ 8im": SELECT FROM:-

ACHILLEA "CORONATION GOLD"
ANEMANTHELLE LESSONIANA
ECHINOPS RITRO 'YEITCH'S BLUE'
GAURA LINDEHEIMER 'WHIRLING BUTTERFLY'
HELIOTRICHION SEMPERVIRENS
KNIPHOFIA 'TAWNY KING'
LIBERTIA FORGIOSA
MALVA MOSCHAT
MISCANTHUS SINENSIS 'UNIDINE'
PANKUM VIRGATUM 'DALLAS BLUES'
PEROVSKIA ATROPICULIFOLIA
STIPA GIGANTEA
VERBENA BONARIENSIS

BIODIVERSE SHRUB PLANTING (ROOF LEVEL)

1L POT @ 8im": SELECT FROM:-

ACHNATHERUM CALAMAGROSTIS
AGASTACHE BLUE BOX
ASTER SEDIFOLIUS 'NANUS'
CAMASSIA LEICHTLINII CAERULEA
COREOPSIS VERTICILLATA 'GRANDIFLORA'
QUINTBUS CARTHUSIANORUM
ERYSIMUM 'APRICOT DELIGHT'
EUPHORBIA POLYCHROMA
IRIS SIBERICA var
KNAUTHIA MACEDONICA 'MARS MIDGET'
LYCNIS CORONARIA
ORGANICUM LAEVIGATUM 'HERRENHAUSEN'
PULSATILLA VULGARIS
SALVIA NEMOROSA 'CARADONNA'
SAPONARIA x LEMPERGERI 'MAX FREI'
SCABIOSA COLUMBARIA
SEDUM JOSE ABERGINE
STACHYS BYZANTINA 'BIG EARS'

ORNAMENTAL SHRUB PLANTING (ROOF LEVEL)

20-30cm 3L POT @ 5im": SELECT FROM:-

ANEMONE x HYBRIDA 'HONORINE JOBERT'
BERGENIA 'BRESSINHAM WHITE'
CENTRANTHUS RUBER
ERYSIMUM 'BOWLES' MAJIVE'
FRIILLARIA MELAGROS
HEUCHERA MICRANTHA 'PALACE PURPLE'
HYPERICUM PERFORATUM
LEYMUS ARENARIUS
LROCIE MUSCARI
LUZZULA SYLVATICA
PULMONARIA OFFICINALIS
SEDUM 'HERBSTFREUDE'
STACHYS BYZANTINA 'SILVER CARPET'
STIPA ARUNDINACEA
VIOLA OODATA

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PROJECT TITLE
DISDBURY POINT HOUSING

DRAWING TITLE
PLANTING PLAN/ TYPICAL TREE PIT/ OUTLINE SOFT LANDSCAPE SPEC

PROJECT No: 0604 DRAWING No: 0604-PLI-ZZ-DRL-L-0300

SCALE BAR @ 1:200

STATUS
S2

SCALE @ 1:200

DATE
08/12/21

REVISION
P02

Appendix 1: Hard/Soft Materials Palette

Hard Landscape

Soft Landscape

High quality exposed aggregate concrete block paving

Block paved vehicle parking layby

Sett paved crossover

Exposed aggregate kerb upstands to planting areas

High quality natural aggregate smooth ground paving flags

Composite timber decking or plank style paving.

Raised metal edge planters with seating

Brick planter/brick walls defining private thresholds

Biodiverse podium planting

Raised planter-multi stem trees/mixed herbaceous planting

Habitat enhancement to existing trees

Climbing plants/wire support to car park edge/existing boundary wall

Swathes of grasses and low level planting to frontage

Rain garden/infiltration basin planting

Sketch View-Podium

Southway Housing Trust

plincke.

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PROJECT TITLE
DIDSBURY POINT HOUSING

STATUS
S2

DRAWING TITLE
HARD AND SOFT LANDSCAPE MATERIALS PLAN

SCALE @ A1
NTS

DATE
21/12/21

REVISION
P02

PROJECT No.
0604

DRAWING No.
0602-PLI-ZZ-ZZ-RP-L-0250

SCALE BAR @ 1:125

0 1.25 2.5 5.0 11.25m

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P02 Stage 3 AA AA 16/03/22

P01 Planning Issue AA AA 21/12/21

P01 Stage 3 First Issue AA AA 21/12/21

REV	DESCRIPTION	DRAWN	CHECK	DATE

KEY PLAN

PAGE 15

PLINCKE

0604-PLI-ZZ-ZZ-RP-L-0990

REV 02 / 16/03/22

LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

DIDSBURY POINT
Southway Housing Trust