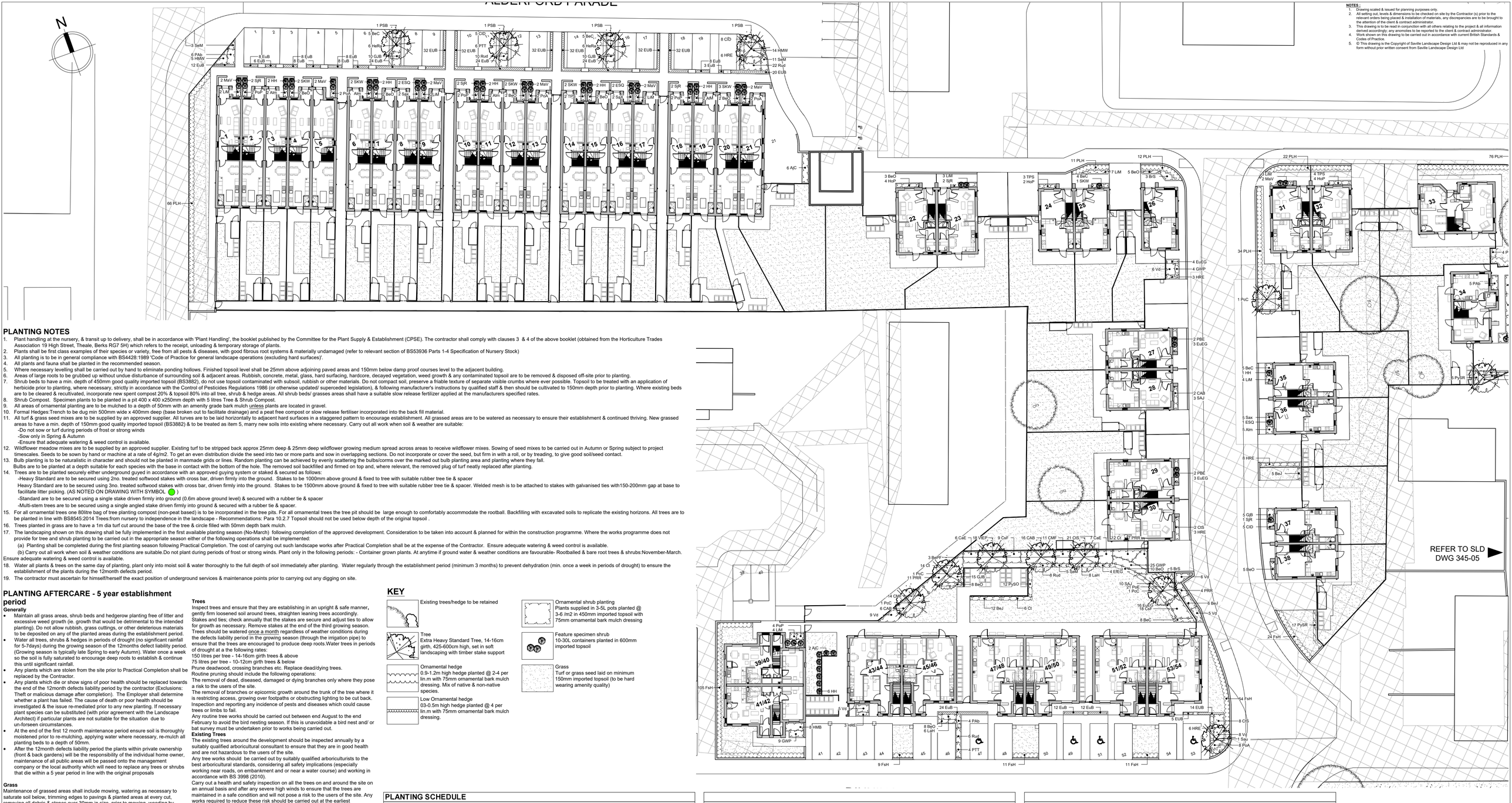


PLANTING NOTES

1. Plant handling at the nursery, & transit up to delivery, shall be in accordance with 'Plant Handling', the booklet published by the Committee for the Plant Supply & Establishment (CPSE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from the Horticulture Trades Association 19 High Street, Theale, Berks RG7 5H) which refers to the receipt, unloading & temporary storage of plants.
2. Plants shall be first class examples of their species or variety, free from all pests & diseases, with good fibrous root systems & materially undamaged (refer to relevant section of BS53936 Parts 1-4 Specification of Nursery Stock)
3. All planting is to be in general compliance with BS4428:1989 'Code of Practice for general landscape operations (excluding hard surfaces)'.
4. All plants and fauna shall be planted in the recommended season.
5. Where necessary levelling shall be carried out by hand to eliminate ponding hollows. Finished topsoil level shall be 25mm above adjoining paved areas and 150mm below damp proof courses level to the adjacent building.
6. Areas of large roots to be grubbed up without undue disturbance of surrounding soil & adjacent areas. Rubbish, concrete, metal, glass, hard surfacing, hardcore, decayed vegetation, weed growth & any contaminated topsoil are to be removed & disposed off-site prior to planting.
7. Shrub beds to have a min. depth of 450mm good quality imported topsoil (BS3882), do not use topsoil contaminated with subsoil, rubbish or other materials. Do not compact soil, preserve a friable texture of separate visible crumbs where ever possible. Topsoil to be treated with an application of herbicide prior to planting, where necessary, strictly in accordance with the Control of Pesticides Regulations 1986 (or otherwise updated/ superceded legislation), & following manufacturer's instructions by qualified staff & then should be cultivated to 150mm depth prior to planting. Where existing beds are to be cleared & recultivated, incorporate new spent compost 20% & topsoil 80% into all tree, shrub & hedge areas. All shrub beds/ grasses areas shall have a suitable slow release fertilizer applied at the manufacturers specified rates.
8. Shrub Compost. Specimen plants to be planted in a pit 400 x 400 x250mm depth with 5 litres Tree & Shrub Compost.
9. All areas of ornamental planting are to be mulched to a depth of 50mm with an amenity grade bark mulch unless plants are located in gravel.
10. Formal Hedges:Trench to be dug min 500mm wide x 400mm deep (base broken out to facilitate drainage) and a peat free compost or slow release fertiliser incorporated into the back fill material.
11. All turf & grass seed mixes are to be supplied by an approved supplier. All turves are to be laid horizontally to adjacent hard surfaces in a staggered pattern to encourage establishment. All grassed areas are to be watered as necessary to ensure their establishment & continued thriving. New grassed areas to have a min. depth of 150mm good quality imported topsoil (BS3882) & to be treated as item 5, marry new soils into existing where necessary. Carry out all work when soil & weather are suitable:
    -Do not sow or turf during periods of frost or strong winds
    -Sow only in Spring & Autumn
    -Ensure that adequate watering & weed control is available.
12. Wildflower meadow mixes are to be supplied by an approved supplier. Existing turf to be stripped back approx 25mm deep & 25mm deep wildflower growing medium spread across areas to receive wildflower mixes. Sowing of seed mixes to be carried out in Autumn or Spring subject to project timescales. Seeds to be sown by hand or machine at a rate of 4g/m2. To get an even distribution divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.
13. Bulb planting is to be naturalistic in character and should not be planted in manmade grids or lines. Random planting can be achieved by evenly scattering the bulbs/corms over the marked out bulb planting area and planting where they fall.
    Bulbs are to be planted at a depth suitable for each species with the base in contact with the bottom of the hole. The removed soil backfilled and firmed on top and, where relevant, the removed plug of turf neatly replaced after planting.
14. Trees are to be planted securely either underground guyed in accordance with an approved guying system or staked & secured as follows:
    -Heavy Standard are to be secured using 2no. treated softwood stakes with cross bar, driven firmly into the ground. Stakes to be 1000mm above ground & fixed to tree with suitable rubber tree tie & spacer
    Heavy Standard are to be secured using 3no. treated softwood stakes with cross bar, driven firmly into the ground. Stakes to be 1500mm above ground & fixed to tree with suitable rubber tree tie & spacer. Welded mesh is is to be attached to stakes with galvanised ties with150-200mm gap at base to facilitate litter picking. (AS NOTED ON DRAWING WITH SYMBOL ( ))
    -Standard are to be secured using a single stake driven firmly into ground (0.6m above ground level) & secured with a rubber tie & spacer
    -Multi-stem trees are to be secured using a single angled stake driven firmly into ground & secured with a rubber tie & spacer.
15. For all ornamental trees one 80litre bag of tree planting compost (non-peat based) is to be incorporated in the tree pits. For all ornamental trees the tree pit should be large enough to comfortably accommodate the rootball. Backfilling with excavated soils to replicate the existing horizons. All trees are to be planted in line with BS8545:2014 Trees:from nursery to independence in the landscape - Recommendations: Para 10.2.7 Topsoil should not be used below depth of the original topsoil .
16. Trees planted in grass are to have a 1m dia turf cut around the base of the tree & circle filled with 50mm depth bark mulch.
17. The landscaping shown on this drawing shall be fully implemented in the first available planting season (No-March) following completion of the approved development. Consideration to be taken into account & planned for within the construction programme. Where the works programme does not provide for tree and shrub planting to be carried out in the appropriate season either of the following operations shall be implemented:
    (a) Planting shall be completed during the first planting season following Practical Completion. The cost of carrying out such landscape works after Practical Completion shall be at the expense of the Contractor. Ensure adequate watering & weed control is available.
    (b) Carry out all work when soil & weather conditions are suitable.Do not plant during periods of frost or strong winds. Plant only in the following periods: - Container grown plants. At anytime if ground water & weather conditions are favourable- Rootballed & bare root trees & shrubs:November-March. Ensure adequate watering & weed control is available.
18. Water all plants & trees on the same day of planting, plant only into moist soil & water thoroughly to the full depth of soil immediately after planting. Water regularly through the establishment period (minimum 3 months) to prevent dehydration (min. once a week in periods of drought) to ensure the establishment of the plants during the 12month defects period.
19. The contractor must ascertain for himself/herself the exact position of underground services & maintenance points prior to carrying out any digging on site.

PLANTING AFTERCARE - 5 year establishment period

Generally

- Maintain all grass areas, shrub beds and hedgerow planting free of litter and excessive weed growth (ie. growth that would be detrimental to the intended planting). Do not allow rubbish, grass cuttings, or other deleterious materials to be deposited on any of the planted areas during the establishment period.
- Water all trees, shrubs & hedges in periods of drought (no significant rainfall for 5-7days) during the growing season of the 12months defect liability period. (Growing season is typically late Spring to early Autumn). Water once a week so the soil is fully saturated to encourage deep roots to establish & continue this until significant rainfall.
- Any plants which are stolen from the site prior to Practical Completion shall be replaced by the Contractor.
- Any plants which die or show signs of poor health should be replaced towards the end of the 12month defects liability period by the contractor (Exclusions: Theft or malicious damage after completion). The Employer shall determine whether a plant has failed. The cause of death or poor health should be investigated & the issue re-mediated prior to any new planting. If necessary plant species can be substituted (with prior agreement with the Landscape Architect) if particular plants are not suitable for the situation due to un-forseen circumstances.
- At the end of the first 12 month maintenance period ensure soil is thoroughly moistened prior to re-mulching, applying water where necessary, re-mulch all planting beds to a depth of 50mm.
- After the 12month defects liability period the plants within private ownership (front & back gardens) will be the responsibility of the individual home owner, maintenance of all public areas will be passed onto the management company or the local authority which will need to replace any trees or shrubs that die within a 5 year period in line with the original proposals

Grass

Maintenance of grassed areas shall include mowing, watering as necessary to saturate soil below, trimming edges to pavings & planted areas at every cut, removing all debris & stones over 30mm in size, prior to mowing, weeding by cultivating, forking hoeing & raking & re-seeding any portions considered necessary & removing from site all debris & stones created by the operations. Pavements to be swept clean of any grass cuttings. Strimming round base of all trees will be carried out with a strimmer fitted with a protective guard to prevent bark damage.
Grass to be cut fortnightly throughout growing season to height between 25-30mm & remove clipping to tip (April to October)
Any areas of grass where bulbs are planted must not be mown until leaves turn yellow or show signs of die-back.
Spike and scarify periodically to promote free drainage and remove moss and thatch.
In drought conditions the following modifications to specified mowing operations shall be implemented:
Cutting heights shall be raised to 45mm, mowing shall only continue so long as grass growth continues to reach maximum advisable height.

Shrub Beds

APPLY TO ALL YEARS
Maintain weed free
Replace dead/dying plants
Water in periods of drought 10 litres per shrub per week.
Remove deadwood.
At the end of year 5, thin shrub beds to allow adjacent plants to achieve their species potential.

Herbaceous Beds

Maintain weed free
Replace dead/dying plants
Water in periods of drought a minimum of 2 times a week.
Every 2-4 years (species dependant) divide plants.

Hedging

The aim is to establish a stable and healthy hedgerow within 3 years from planting with a well shaped framework.
Maintenance operations:
Maintained base of plants weed free; spot treat as necessary.
Replace dead and missing plants or those which fail to establish properly.
Water throughout the summer months after any period without significant rainfall.
Ensure plants are secure and upright in the ground. Firm up where necessary.
After the second growing season, formative prune the hedgerow on an annual basis to remove any dead, diseased or damaged shoots and create a balanced form for future growth.

Trees

Inspect trees and ensure that they are establishing in an upright & safe manner, gently firm loosened soil around trees, straighten leaning trees accordingly.
Stakes and ties; check annually that the stakes are secure and adjust ties to allow for growth as necessary. Remove stakes at the end of the third growing season.
Trees should be watered once a month regardless of weather conditions during the defects liability period in the growing season (through the irrigation pipe) to ensure that the trees are encouraged to produce deep roots.Water trees in periods of drought at a the following rates:
150 litres per tree - 14-16cm girth trees & above
75 litres per tree - 10-12cm girth trees & below
Prune deadwood, crossing branches etc. Replace dead/dying trees.
Routine pruning should include the following operations:
The removal of dead, diseased, damaged or dying branches only where they pose a risk to the users of the site.
The removal of branches or epicormic growth around the trunk of the tree where it is restricting access, growing over footpaths or obstructing lighting to be cut back.
Inspection and reporting any incidence of pests and diseases which could cause trees or limbs to fail.
Any routine tree works should be carried out between end August to the end February to avoid the bird nesting season. If this is unavoidable a bird nest and/ or bat survey must be undertaken prior to works being carried out.

Existing Trees

The existing trees around the development should be inspected annually by a suitably qualified arboricultural consultant to ensure that they are in good health and are not hazardous to the users of the site.
Any tree works should be carried out by suitably qualified arboriculturists to the best arboricultural standards, considering all safety implications (especially working near roads, on embankment and or near a water course) and working in accordance with BS 3998 (2010).
Carry out a health and safety inspection on all the trees on and around the site on an annual basis and after any severe high winds to ensure that the trees are maintained in a safe condition and will not pose a risk to the users of the site. Any works required to reduce these risk should be carried out at the earliest opportunity.
Routine pruning should include the following operations:
The removal of dead, diseased, damaged or dying branches only where they pose a risk to the users of the site. Trees within woodland areas away from houses or areas not intended to be used by the general public should be left as dead and decaying wood are all part of a health natural woodland ecosystem.
The removal of branches or epicormic growth around the trunk of the tree where it is restricting access, growing over footpaths or obstructing lighting to be cut back.
Inspection and reporting any incidence of pests and diseases which could cause trees or limbs to fail.
Any works to existing trees must maintain the natural shape of the tree, after any tree works the trees should not appear to be topped or lopped
If trees are to be felled this operation should be done in a safe manner complying with all current regulations including BS 3998. Where gaps have been created plant a replacement tree of native origin as agreed with the local authority.
Any routine tree works should be carried out between end August to the end February to avoid the bird nesting season. If this is unavoidable a bird nest and/ or bat survey must be undertaken prior to works being carried out.

Wildflower Mixes

First Year Management
Remove any annual weeds at the end of the 1st summer (August) following sowing of the seed mix. Cut, remove and compost. The young meadow can then be kept short by mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.
Management Once Established
The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing.
Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

KEY

- Existing trees/hedge to be retained
- Tree — Extra Heavy Standard Tree, 14-16cm girth, 425-600cm high, set in soft landscaping with timber stake support
- Ornamental hedge — 0.9-1.2m high hedge planted @ 2-4 per lin.m with 75mm ornamental bark mulch dressing. Mix of native & non-native species.
- Low Ornamental hedge — 03-0.5m high hedge planted @ 4 per lin.m with 75mm ornamental bark mulch dressing.
- Ornamental shrub planting — Plants supplied in 3-5L pots planted @ 3-6 /m2 in 450mm imported topsoil with 75mm ornamental bark mulch dressing
- Feature specimen shrub — 10-30L containers planted in 600mm imported topsoil
- Grass — Turf or grass seed laid on minimum 150mm imported topsoil (to be hard wearing amenity quality)

PLANTING SCHEDULE

Shrubs

Nr	Code	Name	Height /Spread (cm)	Container	Habit	Density
9	AjC	Aucuba Jap. 'Crotonifolia'	60-80	10L	Branched	Refer to plan
50	BeJ	Berberis juliane	60-80	10L	Branched	3 per lin m
39	BrS	Brachyglottis 'Sunshine'	40-60	5L	Branched	2 per m2
24	CAB	Ceanothus 'Autumnal Blue'	40-60	5L	Bushy	2 per m2
28	Ct	Choisya ternata	30-40	5L	Bushy	3 per m2
38	CtS	Choisya ternata 'Sundance'	30-40	5L	Bushy	3 per m2
13	CaE	Cornus 'Elegantissma"	40-60	5L	Branched	2 per m2
43	CsF	Cornus "Flaviramea'	30-40	5L	Branched	3 per m2
41	CMF	Cornus 'Midwinter Fire'	30-40	5L	Branched	3 per m2
20	EfEG	Euonymus 'Emerald Gaiety'	30-40	5L	Bushy	4 per m2
25	EuEG	Euonymus 'Emerald n Gold'	30-40	5L	Bushy	4 per m2
5	ESQ	Euonymus 'Silver Queen'	50-60	10L	Bushy	Refer to plan
46	HMW	Hebe 'Mrs Winder'	30-40	5L	Bushy	3 per m2
22	HeRa	Hebe rakaiensis	30-40	5L	Bushy	3 per m2
64	HRE	Hebe 'Red Edge'	30-40	5L	Bushy	3 per m2
30	HH	Hypericum 'Hidcote'	60-80	10L	Branched	Refer to plan
23	LaH	Lavandula 'Hidcote'	30-40	5L	Bushy	4 per m2
14	MaV	Mahonia 'Volcano'	30-40	5L	Bushy	3 per m2
44	PaT	Pachysandra terminalis	20-30	5L	Bushy	5 per m2
6	PBE	Philadelphus 'Belle Etoile'	60-80	10L	Branched	Refer to plan
28	PRR	Photinia 'Red Robin'	40-60	5L	Branched	2 per m2
19	PTT	Pittosperum 'Tom Thumb'	30-40	5L	Bushy	3 per m2
33	PAb	Potentilla 'Abbotswood'	30-40	5L	Bushy	3 per m2
21	PoE	Potentilla 'Elizabeth'	30-40	5L	Bushy	3 per m2
14	PPB	Potentilla 'Primrose Beauty'	30-40	5L	Bushy	3 per m2
31	PySO	Pyracantha 'Orange'	60-90	5L	Branched	3 per lin m
25	PySR	Pyracantha 'Red'	60-90	5L	Branched	3 per lin m
15	SKW	Skimmia 'Kew White'	40-60	10L	Bushy	Refer to plan
12	SjR	Skimmia 'Rubella'	40-60	10L	Bushy	Refer to plan
11	SpGM	Spirea 'Goldmound'	30-40	5L	Bushy	3 per m2
69	Vd	Viburnum davidii	30-40	5L	Bushy	3 per m2
42	VtEP	Viburnum tinus 'Eve Price'	30-40	5L	Bushy	3 per m2
52	Vm	Vinca minor	20-30	2-3L	Sev leaders	5 per m2
22	VmA	Vinca minor 'Alba'	20-30	2-3L	Sev leaders	5 per m2

Herbaceous

Nr	Code	Name	Height (cm)	Container	Habit	Density
13	Alm	Alchemilla mollis		5L		5 per m2
38	BeC	Bergenia cordifolia		5L		5 per m2
54	BeO	Bergenia 'Overture'		5L		5 per m2
23	CtD	Carex 'Ice Dance'		5L		5 per m2
40	GJB	Geranium 'Johnsons Blue'		5L		5 per m2
80	GWP	Geranium 'Wargrave Pink'		5L		5 per m2
22	HPP	Heuchera 'Palace Purple'		5L		5 per m2
10	HoP	Hosta 'Patriot'		5L		5 per m2
27	LiM	Liirop muscari		5L		5 per m2
5	PLB	Pennisetum 'Little Bunny'		5L		5 per m2
23	PoA	Polystichum aculeatum		5L		5 per m2
22	PoP	Polystichum polyblepharum		5L		5 per m2
68	Rud	Rudbeckia fulgida 'Goldsturm'		5L		5 per m2
12	Sax	Saxifraga x urbium		5L		5 per m2
13	SAJ	Sedum 'Autumn Joy'		5L		5 per m2
36	SeM	Sedum 'Matrona'		5L		5 per m2
2	Sti	Stipa tenuissima		5L		5 per m2
13	TPS	Tiarella 'Pink Skyrocket'		5L		5 per m2

Hedge

Nr	Code	Name	Height (cm)	Container	Habit	Density
465	EuB	Euonymus 'Bravo'	20-30	2L	Bushy	4 per lin m
896	FsH	Fagus sylvatica	120-150	5L	Bushy	3 per lin m
335	PLH	Prunus lusitanica	120-150	15L	Bushy	2 per lin m

Trees

Nr	Code	Name	Height (cm)	Girth	Root / Container	Form
7	Ac	Acer campestre	425-600	14-16cm	RB	Extra Heavy Std
11	BeP	Betula pendula	425-600	14-16cm	RB	Extra Heavy Std
12	BePF	Betula pendula 'Fatigiata'	425-600	14-16cm	RB	Extra Heavy Std
7	PcC	Pyrus calleryana 'Chanticleer'	425-600	14-16cm	RB	Extra Heavy Std
11	PP	Prunus padus	425-600	14-16cm	RB	Extra Heavy Std
4	PSB	Prunus 'Sunset Boulevard'	425-600	14-16cm	RB	Extra Heavy Std
3	Sau	Sorbus aucuparia	425-600	14-16cm	RB	Extra Heavy Std

NOTES :

1. Drawing scaled & issued for planning purposes only.
2. All setting out, levels & dimensions to be checked on site by the Contractor (s) prior to the relevant orders being placed & installation of materials, any discrepancies are to be brought to the attention of the client & contract administrator.
3. This drawing is to be read in conjunction with all others relating to the project & all information derived accordingly; any anomolies to be reported to the client & contract administrator.
4. Work shown on this drawing to be carried out in accordance with current British Standards & Codes of Practice.
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Rev	Description	Initial	Date
F	Updated to latest site plan	KAS	Feb26
E	Plot 26 rear boundary, 26 27 28 29 parking boundary updated to latest architectural prps, planting updated accordingly	KAS	Jan26
D	Updated to latest site plan	KAS	Oct25
C	Trees removed from rear gardens client request	KAS	Oct24
B	Updated to latest site plan, amended arbor survey	KAS	Oct24
A	Plant schedule amended	KAS	July24

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CLIENT
Mosscare St Vincent's Housing Limited Ltd

PROJECT TITLE
Heatherdale Drive, Manchester

DRAWING TITLE
Detailed Planting Proposals 1 of 2

STATUS
PLANNING

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:250	A1	KAS	-	Feb26

PROJECT NO.	DRAWING NO.	REV.
345	04	F