LANDSCAPE AND MAINTENANCE SPECIFICATION
All operations shall comply with the most recent relevant British Standards unless otherwise noted on drawings or in this specification.

GENERAL REQUIREMENTS
All planting areas must be protected from compaction by construction traffic or heavy machinery.
Ground protection measures (e.g. matting or fencing) to be installed as required.
All operations near existing trees shall follow BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations, Section 9 and Appendix C.
Protection of Retained Vegetation:
Any retained plant damaged during works shall be repaired or replaced by the Contractor at their own expense.

1. GROUND PREPARATION AND SOIL SPECIFICATION

Topsoil
Topsoil shall comply with BS 3882:2015 – Specification for Topsoil (Multipurpose Grade).
Imported topsoil to be suitable for sustaining long-term plant growth.
-Grass areas: 150 mm minimum.
-Shrub beds: 450 mm minimum.

2 TREE, HEDGING & SHRUB SPECIFICATION
Standards and Codes
All stock, handling, and planting shall conform to the following:
-BS 8545:2014 – Trees: from nursery to independence in the landscape.
-BS 3936 (various parts: trees, shrubs, groundcover, bulbs, etc.).
-BS 4428:1989 – General landscape operations.
-HTA Code of Practice for Plant Handling (1985).

Plants shall be:
Healthy, vigorous, hardened off, free from pests, diseases, and weeds.
With well-formed fibrous roots.
Trees shall conform to BS 3936-1:1992, Section 7.

Hedging
Native hedging and smalle grade trees to be protected from rabbits using rabbit guards.
To be kept free of weeds during establishment using mulch mats.
Bare root plants to be notched planted to depth of root collar in accordance with BS4428

Stakes & Mulching
All trees to be double-staked (75 mm Ø) with chamfered tops, driven 400 mm below pit base. Stakes cut to approx. one-third tree height above ground. Ties: flexible hessian or rubber, fixed to avoid stem damage.
Apply bark mulch (medium grade, free from contaminants) to a settled depth of 75 mm across shrub beds, woodland, and tree pits.

3. MAINTENANCE AND MANAGEMENT
Duration
Maintenance period: 12 months from Practical Completion, carried out by the developer's agent or appointed Management Company.

Monthly Maintenance Visits to Include:
Hand weeding of beds.
Removal of litter and debris.
Sweeping and reinstating mulch.
Re-firming of plants and adjusting of stakes/ties.
Pruning to encourage healthy form.
Inspection of stock and reporting/remedy of pests, diseases, or failures.

Mulching
Top up mulch annually to maintain 75 mm depth.

Watering
-Trees: 150–250 litres per tree per month (April–September), adjusted for size and soil conditions.
-Shrubs/transplants: 5 litres per plant on three occasions during growing season.
-Watering to continue as required for first 24 months.

Grass Maintenance
Grass to be cut regularly during growing season to maintain height of c. 35–40 mm. Edges trimmed; clippings removed.

Wildflower Areas
-Cut twice annually:
-Late spring (first cut).
-September/October (after flowering).
-Arisings left for three days to allow seed drop, then removed.

Tree & Shrub Maintenance
-Weed control by hand or spot treatment; no blanket herbicide.
-Prune annually between October and January (outside nesting season) to remove suckers, damaged or diseased wood, and to maintain structure.
-Replace failed plants in winter months.

Plant Replacements
All dead, dying, or vandalised plants shall be replaced at the contractor's expense at the end of each growing season.

1. Modular power units and generators
2. Service yards
3. Vehicule holding area
4. Staff parking with EV charging points
5. Proposed substations
6. Proposed bin store
7. Proposed cycle store



Existing Trees
Refer to arboricultural report for more details

Existing Tree Groups
Refer to arboricultural report for more details

Existing Tree/Group RPA
Refer to arboricultural report for more details

Proposed Trees - 120no.
A selection of trees have been selected for their suitability to site, biodiversity value and seasonal interest.
PT01 - 12no. Betula pendula (Silver Birch), 14-16cm girth
PT02 - 19no. Corylus avellana (Hazel), 14-16cm girth
PT03 - 10no. Crataegus monogyna (Hawthorn), 18-20cm girth
PT04 - 11no. Prunus avium (Wild Cherry), 14-16cm girth
PT05 - 18no. Sorbus torminalis (Wild Service), 14-16cm girth
PT06 - 9no. Malus sylvestris (Crab Apple), 14-16cm
PT07 - 7no. Quercus robur (English Oak), 18-20cm girth
PT08 - 10no. Black Poplar (Populus nigra betulifolia), 14-16cm girth
PT09 - 8no. Austrian Pine (Pinus nigra), 18-20cm girth
PT10 - 16no. Goat Willow (Salix caprea), 14-16cm girth

Proposed Native Hedge - 544 lin. m
Crataegus monogyna 50%, 90-120cm
Prunus spinosa 15%, 90-120cm high
Ilex aquifolium 5% 60cm
Rosa canina 10%, 90-120cm
Corylus avellana 10%, 90-120cm

Proposed Scrub - 2386m²
Existing areas of scrub to be extended, enhanced and gapped up where needed.

Proposed Meadow Sun Tolerant - 1152m²
Sun-tolerant wildflower mix
Product: WFT-Landscape-34
Manufacturer: Wildflower Turf (or similar approved)

Proposed Meadow Shade Tolerant - 1107m²
Shade-tolerant wildflower mix
Product: WFT-Shade-41
Manufacturer: Wildflower Turf (or similar approved)

Proposed Sedum Roof - 20m²
Product: Lightweight Sedum Roof System
Manufacturer: The Green Roof Company

Proposed High Level Green Screen
Hyvert Premium, Living Wall screen to plant at high level to gantry

Proposed Low Level Green Screen
Hyvert Biodiversity, Living Wall screen to plant at ground level

Proposed Deadwood Hibernacula - 7no.
Existing felled trees logs to be used to create deadwood piles in the locations shown. At least 1m high by 2m wide.

Proposed Bird Nest Boxes - 4no.
Vivara Pro: Nest Box Oval x3, Kingfisher Nest Box x1 (or similar approved)

Proposed Bat Roost Boxes - 2no.
Vivara Pro: Bat Tree Box x2 (or similar approved)

Asphalt (Vehicular) - 2209m²

Asphalt (Pedestrian) - 74m²

Welcome Area Paving - 336m²
Marshalls Farnley Setts or similar approved

Green Gap Paving - 75m²
Hardscape HydroLineo Green Gap Paving

Road Kerb - 330 lin. m

Conservation Kerb - 470 lin. m

Secure SR2 Fence Line

Secure Armco Fence Line

HVM Bollards, Retractable

HVM Bollards, Static

Removable Bollards

Security Gate

Pedestrian Gate
To match secure fence style and colour

Cycle Store
The Bike Storage Company,
10 Space Amazon Eco Cycle Shelter with sedum roof

Bin Store
The Bike Storage Company,
Clements Refuse Store with sedum roof

Rev	Date	Description of changes	DRWN	APP
P02	21/04/2026	Updated to revised red line boundary	SC	LM
P01	27/03/26	Issue for Planning	JP	SC

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CLIENT	DRAWING NAME			CREATED ON	CREATED BY	APPROVED BY
Latos Manchester Limited	General Arrangement Plan			27/03/26	JP	SC
PROJECT NAME	**DRAWING NUMBER**	**STATUS**	**REVISION**	**DRAWING SCALE**	**SIZE**	**WORK STAGE**
Latos Manchester East	2530-CWS-XX-XX-DR-L-1000	S4	P02	1:500	A2	Stage 3

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NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

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