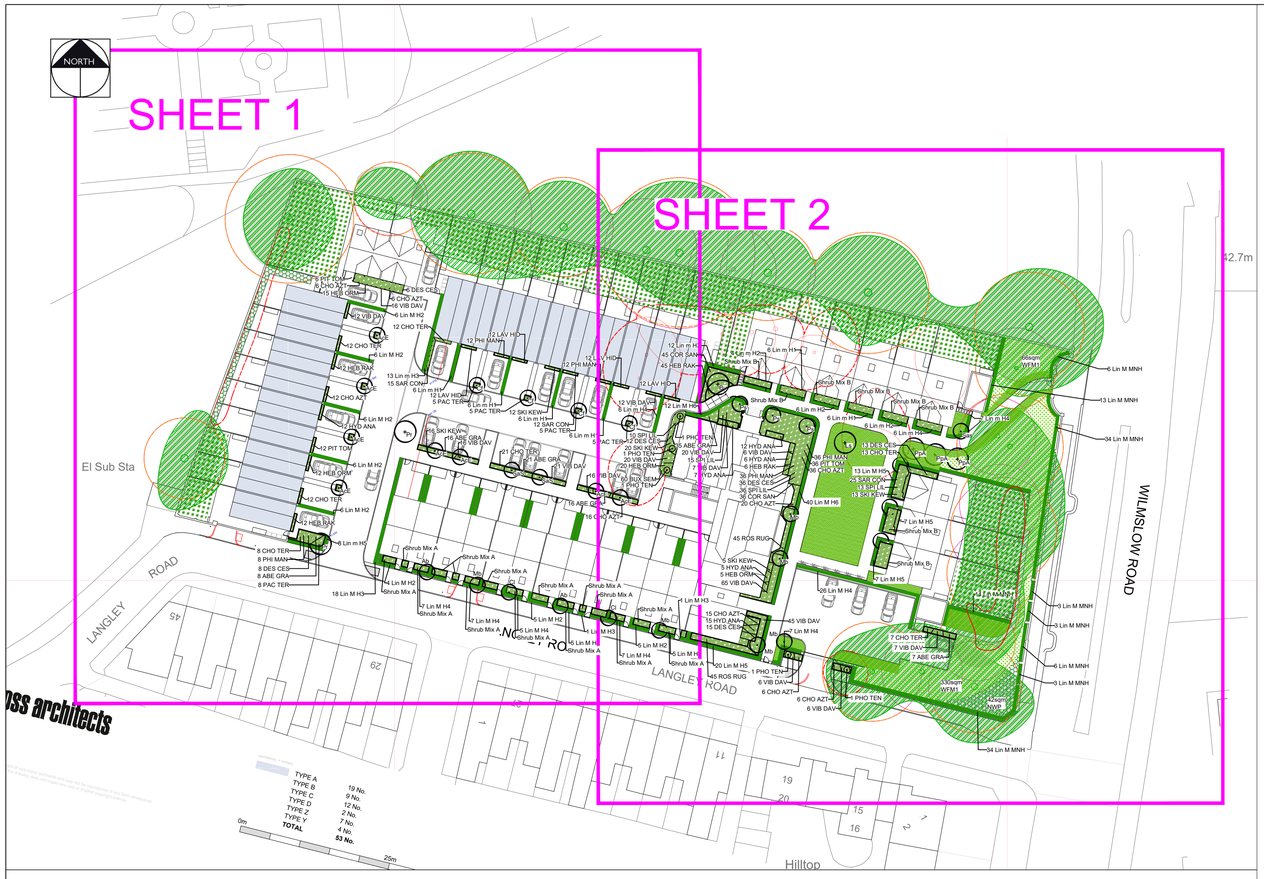


SPECIFICATION NOTES

1. General
This plan to be read in conjunction with any other supporting information such as Ecology reports, Drainage Strategy and AIA etc

2. General Landscaping
Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837:2012 during construction. Proposed planting under existing trees subject to sufficient space in root areas.

3. Preparation of Planting Beds
- Rubbish, concrete, metal, glass, decayed vegetation are to be removed and disposed of off site.
- Stones with the largest dimension exceeding 30mm are to be removed from planting beds and disposed of off site.
- Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.
- Remove any existing weed growth.
- Areas of large root are to be grubbed up without undue disturbance of surrounding soil and adjacent areas.
- All site preparation, planting and maintenance to comply with BS 4429

4. Topsoil
Imported topsoil to be a good quality loam to BS 3882:2015. All topsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorant's as specified and/or as indicated by analysis and/or as directed by the Landscape Architect. Hand cultivation's shall be carried out to achieve the required finish on areas where machine cultivation is impossible i.e adjacent to kerbs, manholes and footpath junctions etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Existing topsoil to be stripped and re-used if suitable as per specification. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

5. Plants
General plant stock to conform to BS 3936, advanced nursery stock and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged (refer to relevant sections of BS3936 rts 1-4 'Specification of Nursery Stock'). All planting operations to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations (excluding hard surfaces)'.

Carry out all planting while soil and weather conditions are suitable:
- Do not plant during periods of frost or strong winds. Plant only during the following periods:
- Container grown and root ball plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided
- Bare Root stock to be planted November to March.

All plants to be planted in cultivated planting beds at densities shown in plant schedule, in pits of min. size 0.3m x 0.3m x 0.3m deep so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% compost and 20g granular fertilizer. All shrub beds to be in min. 450mm good quality, well prepared topsoil. Planting beds to be hand dug within the RPA.

See Plant Schedule for species palette. Bed composition, arrangement and setting-out to be approved by Landscape Architect before work commences. Topsoil depth to be 450mm for shrub planting and 150mm for grass.

Native Hedgerow - Stock to be planted in double rows, 5 per linear metre. Trees to be protected with a 600mm spiral rabbit guard and staked. To be kept free of weeds during establishment using secured mulch matting. Bare root plants to be notch planted to depth of root collar in accordance with BS4428.

6. Trees
Trees shown on plan to be planted with species as labelled or similar approved. Do not substitute species, variety and form or reduce the specified number/density of plants without prior agreement. Note sizes shown are minimum. All trees to be planted in pits 2m x 2m x 1m deep, backfilled with 80% clean topsoil with 15% peat free tree and shrub planting compost and 5% Tree Growth Enhancer 'GroChar', including 100g granular fetilizer. Base of pit to be filled with a Terram Geotextile layer on 150mm drainage layer consisting of 20mm nominal size free draining pea gravel . Water-in heavily after planting and surface bark chippings 75mm depth. All trees to be triple staked with timber cross bar and soft ties. Any necessary tree works are to be carried out by an approved tree surgeon to BS 3998. All trees to be protected with 600mm spiral rabbit guard. Root protection installed where necessary and underground cellular tree support systems e.g. Green Blue Urban or similar approved when planting in hard surfaced areas.

All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

7. Mulch
General purpose mulch prepared in accordance with PAS 100. All planting areas and tree pits to be mulched with 75mm (settled depth) bark mulch. Sample of mulch to be approved by Landscape Architect.

8. Grass
Turfing and seeding shall be carried out during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to turfing. Turf shall be laid on prepared, levelled soil (minimum 150mm depth) in the areas indicated on the drawings and laid in accordance with BS 3969:1998+A1:2013.

9. Replacement of trees and vegetation
The contractor shall replace all plants/trees that have failed to thrive (show growth or display foliage) during the growing season after planting (including plants damaged during maintenance operations). Replacements to match original specification or similar size/species approved by the Landscape Architect. In particular, if any of the boundary vegetation, including those marked for retention, are to be replaced with similar size and species if they die within 5 years.

PLANTING SCHEDULE

TREES

Qty	Code	Name	Girth	Height cm	Specification
8	AcE	Acer campestre 'Elsrijk'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
2	Ab	Amelanchier 'Ballerina'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
1	Bu	Betula utilis jacquemontii	14-16	400-450	RB 3x; Semi-mature; clear stem minimum 200cm
4	Cf	Carpinus betulus 'Frans Fontaine'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
2	Cl	Crataegus laevigata	-	175-200	B: 2x; Feathered; 5 breaks
1	Ls	Liquidambar styraciflua 'Lane Roberts'	20-25	500-550	RB 3x; Semi-mature; clear stem minimum 200cm
7	Mb	Malus baccata 'Street Parade'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
3	PpA	Prunus padus 'Albertii'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
3	Ps	Prunus serrula tibetica	Multi	250-300	RB: 3x; Multistem; Bushy; min 2 stems
2	Pr	Pyrus 'Chanticleer'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
3	SaS	Sorbus aria 'Lutescens'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks

HEDGES

Length (Lin M)	No. Of Plants	**Code**/Species	Size in cm	Root / Pot size	Density	Specification
42	210	**H1 /** Photinia Red Robin	40-60	5L Pot	5 / Lin m	Branched; 6 breaks
61	305	**H2 /** Griselinia littoralis	60-80	5L Pot	5 / Lin m	Bushy; 5 breaks
48	240	**H3 /** Fagus sylvatica 'Purpurea'	60-80	3L Pot	5 / Lin m	1+2; Transplant - seed raised
87	435	**H4** / Ligustrum ovalifolium	60-80	5L Pot	5 / Lin m	Branched; 7 breaks
55	275	**H5** / Ilex aquifolium	60-80	5L Pot	5/ Lin m	Leader with laterals
52	260	**H6** / Buxus sempervirens	30-40	5L Pot	5 / Lin m	Bushy; 8 breaks

MNH - Mixed Native Hedge
Total Length On Site 116 Lin m

No. of Plants	% Mix	Species	Size in cm	Root Cond.	Density	Specification
580	MNH	Mixed Native Hedge				
87	15	Crataegus monogyna	60-90	B	5/m	Transplant (seed-raised), 1+1
87	15	Corylus avellana	60-90	B	5/m	Transplant (seed-raised), 1+1
87	15	Ilex aquifolium	40-60	2L	5/m	Leader with laterals
29	5	Lonicera periclymenum	60-80	2L	5/m	Caned: several breaks
58	10	Malus sylvetris	60-90	B	5/m	Transplant (seed-raised), 1+1
58	10	Prunus spinosa	60-90	B	5/m	Transplant (seed-raised), 1+1
29	5	Rosa arvensis	60-90	B	5/m	Transplant (seed-raised), 1+1
29	5	Rosa canina	60-90	B	5/m	Transplant (seed-raised), 1+1
58	10	Sambucus nigra	60-90	B	5/m	Transplant (seed-raised), 1+1
58	10	Viburnum opulus	60-90	B	5/m	Transplant (seed-raised), 1+1

WILDFLOWER AND GRASSLAND PLANTING

Code	Area (m2)	Seed Mix Specification	Specification
WFM1	396	Emorsgate EW1 Wildflower Woodland Mixture	Suppliers recommendations - sowing rate 4g/m2
AG1	352	Amenity Grass	Gardens to be turfed and POS seeded / overseeded as required

Note: Wildflower mix to be overseeded in areas of existing grassland and under RPA where no dig method required

NWP - Native Whip Planting (random mix 1 per m^2)
Total Area On Site (58m^2)
58

Qty	% Mix	Name	Size cm	Root Cond.	Density / Spacing	Specification
9	15	Corylus avellana	60-90	B	1/m^2	Transplant (seed-raised), 1+1
9	15	Crataegus monogyna	60-90	B	1/m^2	Transplant (seed-raised), 1+1
6	10	Ilex aquifolium	40-60	2L pot	1/m2	Leader with laterals
6	10	Sorbus aucuparia	60-90	B	1/m2	Transplant (seed-raised), 1+1
6	10	Prunus avium	60-90	B	1/m2	Transplant (seed-raised), 1+1
9	15	Prunus spinosa	60-90	B	1/m^2	Transplant (seed-raised), 1+1
6	10	Rosa canina	60-90	B	1/m2	Transplant (seed-raised), 1+1
9	15	Viburnum opulus	60-90	B	1/m2	Transplant (seed-raised), 1+1

SHRUBS
Shrub bed composition to be laid out and agreed with Landscape Architect prior to planting

Qty	Abbrev.	Name	Rate / m2	Height	Container Size	Specification
68	ABE GRA	Abelia grandiflora	5	30-40	3L	Bushy; 3 breaks
60	BUX SEM	Buxus sempervirens	5	30-40	3L	Bushy; 6 breaks
113	CHO AZT	Choisya Aztec Pearl	5	30-40	3L	Bushy; 5 breaks
105	CHO TER	Choisya ternata	5	30-40	3L	Bushy; 4 breaks
81	COR SAN	Cornus sanguinea 'Midwinter Fire'	3	60-80	5L	Branched; 4 breaks
80	DES CES	Deschampsia cespitosa goldtau	3		5L	Full pot
42	HEB ORM	Hebe 'Great Orme'	5	30-40	3L	Bushy; 5 breaks
75	HEB RAK	Hebe rakaiensis	5	20-30D	3L	Bushy; 5 breaks
47	HYD ANA	Hydrangea arborescens 'Annabelle'	5	40-60	3L	Branched; 3 breaks
48	LAV HID	Lavandula angustifolia 'Hidcote'	5	20-30	3L	Bushy; 5 breaks
28	PAC TER	Pachysandra Terminalis	5	20-30	3L	Bushy; 5 breaks
68	PHI MAN	Philadelphus 'Manteau d'hermine'	5	30-40	3L	Branched; 4 breaks
5	PHO TEN	Phormium tenax	As shown	60-80	10L	Triple crown
54	PIT TOM	Pittosporum tenuifolium 'Tom thumb'	5	20-30	5L	Bushy; 5 breaks
126	ROS RUG	Rosa rugosa	3	40-60	3L	Branched; 5 Breaks
40	SAR CON	Sarcococca confusa	5	20-30	3L	Bushy; 6 breaks
66	SKI KEW	Skimmia x confusa 'Kew Green'	5	30-40	3L	Bushy; 3 breaks
74	SPI LIL	Spiraea japonica 'Little princess'	5	30-40	3L	Bushy; 6 breaks
245	VIB DAV	Viburnum davidii	5	20-30	3L	Bushy; 3 brks

SHRUBS MIX A
Shrub bed composition to be laid out and agreed with Landscape Architect prior to planting

Qty	Abbrev.	Name	Per bed	Height	Container Size	Specification
36	CHO AZT	Choisya Aztec Pearl	3	30-40	3L	Bushy; 5 breaks
36	COR SAN	Cornus sanguinea 'Midwinter Fire'	3	60-80	5L	Branched; 4 breaks
24	DES CES	Deschampsia cespitosa goldtau	2		5L	Full pot
24	HEB ORM	Hebe 'Great Orme'	2	30-40	3L	Bushy; 5 breaks
36	VIB DAV	Viburnum davidii	3	20-30	3L	Bushy; 3 brks

SHRUBS MIX B
Shrub bed composition to be laid out and agreed with Landscape Architect prior to planting

Qty	Abbrev.	Name	Per bed	Height	Container Size	Specification
24	CHO TEN	Choisya ternata	3	30-40	3L	Bushy; 5 breaks
24	COR SAN	Cornus sanguinea 'Midwinter Fire'	3	60-80	5L	Branched; 4 breaks
24	DES CES	Deschampsia cespitosa goldtau	3		5L	Full pot
24	HEB RAK	Hebe rakaiensis	3	30-40	3L	Bushy; 5 breaks
30	HYD ANA	Hydrangea arborescens 'Annabelle'	4	40-60	3L	Branched; 3 breaks
30	SPI LIL	Spiraea japonica 'Little princess'	4	30-40	3L	Bushy; 6 breaks

Rev	Date	Description	Initials
P3	07.09.26	Minor Updates to Layout	PGG
P2	18.03.26	Grassland replaced with shrub planting at Client's request	KLJ
P1	08.03.26	Initial Issue	KLJ

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Client
VIEWS

Project
OAKLEY GARDENS, WILMSLOW ROAD

Description
PLANTING PLAN, SCHEDULE AND SPECIFICATION NOTES

Status
FOR PLANNING

Scale	Drawn	Checked	Date
1:200@A1	KLJ	PGG	MAR 2026

Job number	Drawing number	Revision
MAN2601	PP01.00	P3

Original size 100mm @ A1