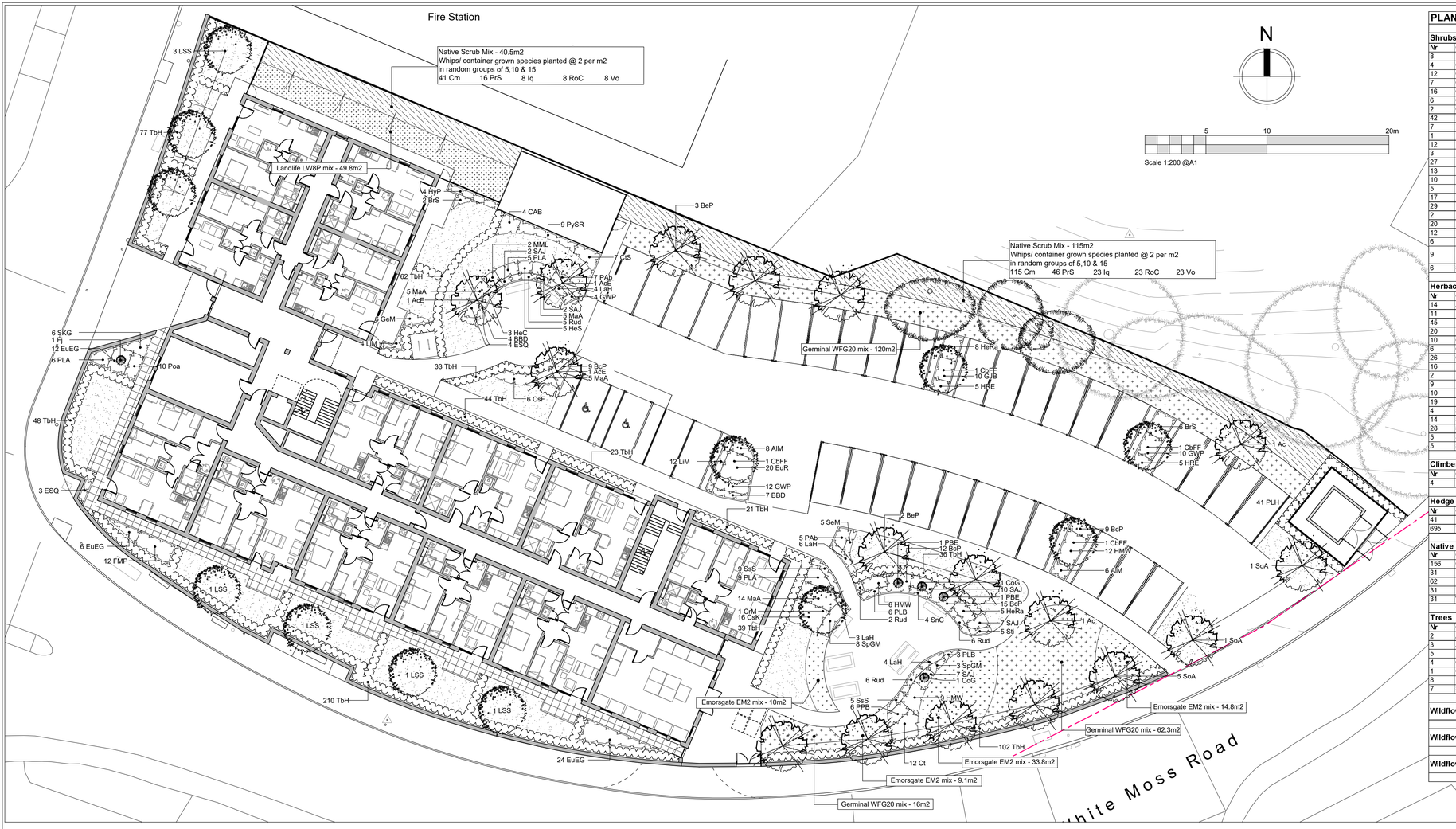


PLANTING SCHEDULE

Shrubs

Nr	Code	Name	Height (cm)	Container	Habit	Density
8	BrS	Brachyglottis 'Sunshine'	40-60	5L	Branched	2 per m2
4	CAB	Ceanothus 'Autumnal Blue'	40-60	3L	Bushy	2 per m2
12	Ct	Choisya ternata	30-40	5L	Bushy	3 per m2
7	CtS	Choisya ternata 'Sundance'	30-40	5L	Bushy	3 per m2
16	CsK	Cornus ser. 'Kelseyi'	30-40	3L	Branched	3 per m2
6	CsF	Cornus stol. 'Flaviramea'	60-80	3L	Branched	2 per m2
2	CoG	Cotinus 'Grace'	80-100	15L	Branched	Refer to plan
42	EuEG	Euonymus 'Emerald n Gold'	30-40	5L	Bushy	4 per m2
7	ESQ	Euonymus 'Silver Queen'	30-40	5L	Bushy	3 per m2
1	Fj	Fatsia japonica	60-80	10L	Leader	Refer to plan
12	FMP	Fuchsia 'Mrs Popple'	30-40	5L	Bushy	3 per m2
3	HeC	Hebe 'Caledonia'	30-40	5L	Bushy	3 per m2
27	HMW	Hebe 'Mrs Winder'	30-40	5L	Bushy	3 per m2
13	HeRa	Hebe rakaiensis	30-40	5L	Bushy	3 per m2
10	HRE	Hebe 'Red Edge'	30-40	5L	Bushy	3 per m2
5	HeS	Hebe 'Starlight'	30-40	5L	Bushy	3 per m2
17	LaH	Lavandula 'Hidcote'	20-30	5L	Bushy	4 per m2
29	MaA	Mahonia aq. 'Apollo'	30-40	5L	Branched	3 per m2
2	PBE	Philadelphus 'Belle Etoile'	60-80	15L	Bushy	Refer to plan
20	PLA	Physocarpus 'Little Angel'	40-60	5L	Branched	3 per m2
12	Pab	Potentilla 'Abbotswood'	30-40	5L	Bushy	3 per m2
6	PPB	Potentilla 'Primrose Beauty'	30-40	5L	Bushy	3 per m2
9	PySR	Pyracantha 'Sappho Red'	40-60	3L	Leader & laterals	3 per m2
6	SKG	Skimmia 'Kew Green'	30-40	5L	Bushy	3 per m2

Herbaceous

Nr	Code	Name	Height (cm)	Container	Habit	Density
14	AIM	Alchemilla mollis		5L		5 per m2
11	BBD	Bergenia 'Babydoll'		5L		5 per m2
45	BcP	Bergenia cord. 'Purpurea'		5L		5 per m2
20	EuR	Euphorbia 'Robbiae'		5L		5 per m2
10	GJB	Geranium 'Johnsons Blue'		5L		5 per m2
6	GeM	Geranium macrorrhizum		5L		5 per m2
26	GWP	Geranium 'Wargrave Pink'		5L		5 per m2
16	LiM	Liriope muscari		5L		5 per m2
2	MML	Miscanthus 'Morning Light'		5L		2 per m2
9	PLB	Pennisetum 'Little Bunny'		5L		5 per m2
10	Poa	Polystichum aculeatum		5L		5 per m2
19	Rud	Rudbeckia goldsturm		5L		5 per m2
4	SnC	Salvia nemorosa 'Caradonna'		5L		5 per m2
14	SsS	Salvia × sylvestris 'Schneehügel'		5L		5 per m2
28	SAJ	Sedum 'Autumn Joy'		5L		5 per m2
5	SeM	Sedum 'Matrona'		5L		5 per m2
5	Sti	Stipa tenuissima		5L		5 per m2

Climbers

Nr	Code	Name	Height (cm)	Container	Habit	Density
4	HyP	Hydrangea petiolaris	40-60	2L	Sev leaders	1m ctrs

Hedge

Nr	Code	Name	Height (cm)	Container	Habit	Density
41	PLH	Prunus lusitanica	60-90	10L	Bushy	2 per lin m
695	TbH	Taxus baccata	60-90	5L	Bushy	3 per lin m

Native Scrub Mix - planted @ 2 per m2 with suitable biodegradable spiral guards / mulch mats

Nr	Code	Name	Height (cm)	Root	Age	Mix %
156	Cm	Crataegus monogyna	40-60	BR	1+0	50
31	Iq	Ilex aquifolium	40-60	2L	1+1	10
62	Prs	Prunus spinosa	60-90	BR	1+1	20
31	RoC	Rosa canina	60-90	BR	1+1	10
31	Vo	Viburnum opulus	60-90	BR	1+1	10

Trees

Nr	Code	Name	Height (cm)	Girth (cm)	Root	Form
2	Ac	Acer campestre	425-600	14-18cm	RB	Extra Heavy Std
3	AcE	Acer campestre 'Elsrijk'	300-350	10-12cm	RB	Selected Std
5	BeP	Betula pendula	425-600	14-16cm	RB	Extra Heavy Std
4	CbFF	Carpinus betulus 'Frans Fontaine'	300-350	10-12cm	RB	Selected Std
1	CrM	Crataegus monogyna	300-350	10-12cm	RB	Selected Std
8	LSS	Liquiambar styraciflua 'Slender Silhouette'	300-350	10-12cm	RB	Selected Std
7	SoA	Sorbus aucuparia	425-600	14-16cm	RB	Extra Heavy Std

Wildflower Meadow 67.7m2- Emorsgate Seeds EM2 Standard General Purpose Meadow Mix sown at 4g/m2

Wildflower Meadow 198.3m2 - Germinal WFG20 Eco Species Rich Lawn mix sown @10g/m2

Wildflower Meadow 49.8m2 - Landlife Wildflowers Woodland and Heavy Shade Seeds LW8P sown @3g/m2

KEY

- Existing tree or vegetation to be retained & protected in line with Arboculturalist proposals
- Tree — Extra Heavy Standard Tree, 14-16cm girth, 4.25-6m high, set in soft landscaping with timber stake support
- Tree — Selected Standard Tree, 10-12cm girth, 300-350cm high, set in soft landscaping with timber stake support/ underground anchor system

NB - The Project Engineer is required to check all proposed building foundations, retaining walls & underground service trenches against the tree positions/ species

- Root Barrier eg GreenBlue Urban ReRoot 1000 ribbed root barrier installed with ribs facing tree, no growing medium over top of barrier. Location subject to change further to Stage 4 drainage information
- Large ornamental hedge — 0.6-1.2m high hedge planted @ 2-4 per lin.m with 50mm ornamental bark mulch dressing
- Ornamental shrub planting — Plants supplied in 2-15L pots planted @ 3 -6/m2 in 450mm imported topsoil with 50mm ornamental bark mulch dressing
- Grass — Turf or grass seed laid on minimum 150mm imported topsoil (to be hard wearing amenity quality)
- Wildflower Meadow Mix - Sunny — eg Emorsgate Seeds EM2 Standard General Purpose Meadow Mix sown @ 4g/m2. Seeds to be sown in low fertility wildflower growing medium, min 100mm deep
- Wildflower Meadow Mix - Low growing — eg Germinal WFG20 Eco Species Rich Lawn mix sown @10g/m2. Seeds to be sown in low fertility wildflower growing medium, min 100mm deep
- Wildflower Meadow Mix -Shade — eg Landlife Wildflowers Woodland and Heavy Shade Wildflower Seeds LW8P sown @3g/m2. Seeds to be sown in low fertility wildflower growing medium, min 100mm deep
- Native Scrub Mix — Whips/ transplants/ container grown plants planted @ 2 per m2 with suitable biodegradable spiral guards / mulch mats

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. All shrub beds/ grasses areas shall have a suitable slow release fertilizer applied at the manufacturers specified rates.
8. All areas of ornamental planting are to be mulched to a depth of 50mm with an amenity grade bark mulch.
9. 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.
10. Native Scrub planting. Whole area to be treated with a non-residual glyphosate based herbicide prior to planting. All BR stock to be notch planted into the ground & healed into place. All BR, whips & BR stock (woodland mix & hedge) to be protected with a spiral bound biodegradable guard secured in place with a cane.
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. Seeds are to be sown in 25mm deep wildflower growing medium (low fertility topsoil). 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 as specified for each mix. 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. Tree pits - Excavate min 2m2 for each tree location with depth to adequately accommodate the rootball.
    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.
14. 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 .
15. 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.
16. 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.
17. 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.
18. The contractor must ascertain for himself/herself the exact position of underground services & maintenance points prior to carrying out any digging on site.
19. No species substitutions shall be made by the contractor or supplier without the prior written approval of the Landscape Architect. Where a specified species is unavailable, the contractor must submit a formal request for an alternative, including the proposed species, size, and quantity, for review & approval before sourcing or planting.
    Approved alternatives must meet the functional and aesthetic intent of the original design and be suitable for the site conditions. Unauthorized changes may result in the requirement for remedial action at the contractor's expense.

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 will be the responsibility of the the management company who 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.

Climbers
Maintain weed free
Replace dead/dying plants
Water in periods of drought a minimum of 2 times a week.
Prune annually (timing species dependant)

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 the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

Native scrub mix
Maintenance operations:
Years 1-3
Water throughout the summer months after any period without significant rainfall.
Treat Shrub/Edge Mix area with residual herbicide applied to bare ground at the end of the second years growth.
Ensure plants are secure and upright in the ground. Firm up where necessary.
Spot treat any weeds to maintain weed free.
Prune out any dead wood.
Replace dead/missing plants
Re-firm plants where necessary.

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
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.

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
B	Updated to latest landscape GA	KAS	Sep26
A	Updated to latest landscape GA	KAS	Aug26

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CLIENT
Chapter WBL Ltd / Jigsaw Homes North

PROJECT TITLE
White Moss Road, Blackley

DRAWING TITLE
Detailed Planting Proposals

STATUS
PRELIMINARY

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:200	A1	KAS	-	Sept 26

PROJECT NO.	DRAWING NO.	REV.
496	02	B