PLANNING NOTES (SOFT LANDSCAPE):

1. SOILS: Subgrade / subsoil to be prepared in accordance with BS 8601:2013 and BS 4428:1989 and scarified or ripped to a minimum 300mm depth (excluding root protection areas of retained trees refer to Tree Protection Plan) prior to spreading topsoil to alleviate compaction and promote drainage. (NB: Site compound and material storage areas to be fully decompacted and ground free draining prior to commencement of topsoiling works). Imported and as saved topsoil to be in accordance with BS 3882: 2015 'Multipurpose Grade' with minimum soil organic matter contents 1% greater than the minima value (or as approved). Imported topsoil (and 'as saved' if requested) is to be laboratory tested to BS 3882:2015 and ameliorated as required to meet the required characteristics as detailed within Table 1 of BS 3882:2015 specification. Wildflower areas to be unimproved topsoil or low fertility topsoil to BS 3882:2015. Grass areas to be a minimum depth of 150mm, Shrub beds, hedges and climbing plants 450mm depth and forestry / transplants 300mm depth. Where specimen trees are planted in confined shrub beds or lawns, a depth of 600mm soil (rather than 450mm or 150mm) will be necessary to ensure appropriate soil volume for tree growth. Refer to GreenBlue Urban's 'Soil Volume Guide' for specific trees. Any weed / grass growth to be sprayed out with appropriate herbicide at least 10 days prior to cultivation. All areas to be cultivated to a minimum depth of 150mm removing weeds and rubbish / stones greater than 20mm in size. Incorporate proprietary non peat compost to BSI PAS 100 to 50mm depth evenly worked into soil during cultivation

2. UTILITIES & SERVICE DESIGN: Proposed services (electric, water, gas, telecoms etc) in landscape areas are to be be installed as a minimum below the required topsoil depths and clearly identified in accordance with service / utility requirements, outside of the Root Protection Areas of retained trees and outside of the Soil Root Volume / canopy areas of the proposed trees. Similarly proposed drainage pipes, manholes and water attenuation features are to be designed to avoid the Root Protection Areas of retained trees and the Soil Root Volume areas / canopy area of proposed trees.

3. BUILDING FOUNDATION DESIGN: All tree and shrub planting proposals are to be referred to by the structural engineer during building foundation design.

4. PLANT STOCK: Unless agreed otherwise all trees and shrubs are to be of UK provenance where plants have been propagated and/or grown on for a minimum of 5 years in the UK for trees and 2 years for shrubs. All plants are to comply with the requirements of all current British Standards including BS3936 'Specifications for Nursery Stock' and BS8545 'Trees from nursery to independence in the landscape' and be supplied in accordance with the Plant Schedule. Should planting be required outside of the planting season (November - March) any bare root or rootballed stock specified is to be replaced with containerised stock to an appropriate or similar specification to the approval of the landscape architect prior to ordering.

5. EXISTING TREES: Where trees are to be retained they should be subject to a full arboricultural inspection to assess condition and safety. Retained trees shall be protected from damage by erection of 2.3m weldmesh fencing on a scaffold framework in accordance BS 5837:2012 Figure 2. These barriers shall be maintained in position and in good condition until works are complete. Fencing to be located in accordance with Table D.1 at a radius of 12 times the stem diameter (single stem trees) or based on the combined stem diameter for multistem trees (trees with more than one stem arising below 1.5m above ground level) refer to Clause 4.6. Further precautions are to be taken as detailed within BS 5837:2012 6.2.4.

6. TREE SURGERY / REMOVAL: Tree surgery and tree removal to be carried out by an Arboricultural Association approved Tree surgeon in accordance with BS 3998:2010. Arisings to be removed to a licensed tip.

7. TREE PLANTING: All trees to be in accordance with BS 3936, BS8545 and The National Plant Specification – 'Rootballed Trees' recommendations. Trees to be planted in accordance with BS 4428:1989, double staked (14-16cm girth trees) tied and braced with flexible webbing loops/belts and spacer collars/sleeves (NB not with a timber cross bar) in prepared pits. 18-20cm girth trees to be underground guyed and securely anchored using Platipus Tree System. Tree pits in open field / un-compacted ground conditions or shrub beds to be 1000mm x 1000mm (at least 75mm greater than that of the root system) with pit depth to be based on the planting depth of the tree (distance from root flare to underside of rootball) in accordance with BS 8545:2012. Topsoils and subsoils to be excavated and stored separately for reuse. Tree pit to be backfilled with stored subsoil and topsoil at depths to replicate the existing soil horizons. Topsoil to be mixed enriched with 40L of peat free tree planting compost, incorporating 'Rootgrow' professional mycorrhizal fungi granules (RGPro as supplied by Empathy) and Sierrablen N Mag Pre-planter Fertiliser in accordance with manufacturers recommendations. Root balls to be encircled by Root Rain Metro or similar irrigation pipe. Well water after planting. The base of trees to planted in grass areas are to be covered with 75mm amenity grade bark mulch such as Melcourt 'Amenity' Bark Mulch (or similar approved by the landscape architect) to 1.0 metre diameter and kept weed free.

In confined urban areas i.e car parks & housing estates where trees are to be planted in heavily compacted ground, Small tree pits (Mature canopy 3m) should have a minimum of 4.24m3, Medium tree pits (Mature Canopy 5m) should have a minimum of 11.8m3, Large tree pits (Mature canopy 8m) should have a minimum of 24m3 (or to latest GreenBlue Urban Topsopil Volume Guidelines). Tree pits are to be excavated to achieve the above uncompacted growing volume with pits without cells being approximately 2.5m x 2.5m backfilled with excavated subsoil and topsoil (as described above) mixed with 160L of peat free tree planting compost . Where groups of trees or avenues are planted the pits are to be combined to achieve the required growing volume. Tree pits in poorly draining soils are to be positively drained, connecting into the surface water drainage system to engineers details.

Generally all trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage or services. In locations close to footpaths and roadways linear root barriers Greenblue Urban, ReRoot or similar are to be installed in accordance with manufacturers instructions. Where proposed tree locations conflict with services, trees are to be relocated in accordance with the appropriate utilities guidance notes subject to client / local authority approval. Proprietary root barrier Greenblue Urban, ReRoot or similar to be installed in accordance with manufacturers instructions where relocation is not considered appropriate.

8. SHRUB & HERBACEOUS PLANTING: plants to be in accordance with BS 3936 and handled in accordance with NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Nursery stock supplier to be approved by the Landscape Architect. All shrubs to have a minimum of three breaks, except Hedera with a minimum of two. Shrubs to be pit planted incorporating 'Rootgrow' professional mycorrhizal fungi granules (RGPro as supplied by Empathy) in accordance with manufacturers recommendations and Agroblen 'Yellow' tablets evenly distributed around the plant at 200mm depth with 2 tablets for plants up to 3 ltrs, 3 tablets for plants up to 5 ltrs and 4 ltrs for plants up to 10ltrs. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth amenity grade bark mulch such as Melcourt 'Ornamental Bark Mulch' (or similar approved by the landscape architect) and kept weed free; on slopes greater than 1:3 a biodegradable geotextile i.e Ecomatt Weed Control Fabric to be laid and securely pegged in place.

9. ORNAMENTAL HEDGE PLANTING: plants to be in accordance with BS 3936 and handled in accordance with NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Hedge plants to be 60-80cm in height with a minimum of three breaks, planted in double staggered rows 350mm apart at 450mm centres (or as scheduled). Shrubs to be pit planted incorporating 'Rootgrow' professional mycorrhizal fungi granules (RGPro as supplied by Empathy) in accordance with manufacturers recommendations and Agroblen 'Yellow' tablets evenly distributed around the plant at 200mm depth with 2 tablets for plants up to 3 ltrs, 3 tablets for plants up to 5 ltrs and 4 ltrs for plants up to 10ltrs. Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked

10. NATIVE HEDGE PLANTING: plants to be in accordance with BS 3936 and handled in accordance with the NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Hedge plants to be pit planted in double staggered rows 350mm apart at 450mm centres (or as scheduled) with the growing tip (top 100mm) of the hedge plant removed to encourage spreading growth. Bare root transplants to be root dipped with 'Broadleaf Root Dip' with 'Rootgrow' mycorrhizal fungi granules (RGPro as supplied by Empathy) and Sierrablen N Mag Pre-planter Fertiliser sprinkled evenly into prepared planting pit in accordance with manufacturers recommendations prior to planting. In mixed species hedges; shrub species to be planted randomly throughout the length of hedge. Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked. Unless otherwise indicated on the drawing it is assumed that all hedges are to be maintained at a maximum height of 1.5m.

11. NATIVE SHRUB PLANTING: plants to be in accordance with BS 3936 and planted in accordance with BS 4428:1989. Transplants to be pit planted at 1 metre centres (or as scheduled) in random groupings of 3-5 and 7-10 shrub species depending on numbers of plants. Bare root transplants to be root dipped with 'Broadleaf Root Dip' with 'Rootgrow' mycorrhizal fungi granules (RGPro as supplied by Empathy) and Sierrablen N Mag Pre-planter Fertiliser sprinkled evenly into prepared planting pit in accordance with manufacturers recommendations prior to planting. Well water plants immediately after planting and prior to spreading of mulch. Plants to be protected from rabbits, with rabbit fence and / or individual mesh tree guards securely fixed to timber stake(s).

12. TURFING: Grass turf areas to be species rich lawn turf WFTSRP as supplied by Wildflower Co or similar approved cultivated turf to BS 3969 'Recommendations for Turf for general purposes' laid in accordance with BS 4428:1989. Prior to cultivation low fertilitiy topsoil / subsoils are to be free from perennial weeds, reasonably dry and workable and graded to remove all minor hollows or ridges and leveled as required with any debris or stones greater than 50mm diameter removed. Topsoil to be cultivated to full depth with top 25mm reduced to a fine tilth. Turf to be laid during appropriate weather conditions from planks with broken joints well butted up, pegged to slopes where required. Lightly consolidate and firm turf as laying proceeds. Fill joints with fine topsoil and thoroughly water after laying to avoid shrinkage.

13. SEEDING: grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Prior to cultivation topsoil is to be free from perennial weeds, reasonably dry and workable and graded to remove all minor hollows or ridges and leveled as required with any debris or stones greater than 20mm diameter removed. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Seed to be Germinal Seeds mix A4 'Low Maintenance Areas' sown at 35g/m2, including:

- 65% CORAIL (Strong Creeping Red Fescue)
- 20% SWORD (Hard Fescue)
- 10% JOANNA (Chewings Fescue)
- 5 % HIGHLAND (Browntop Bent)

14. WILDFLOWER SEEDING: grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved or low fertility topsoil to be imported, cultivated and leveled to remove all minor hollows or ridges as required with any debris or stones greater than 20mm diameter removed to provide a fine weed free tilth . Do not apply fertiliser. Weeds to be eradicated by herbicide or repeated cultivation prior to sowing. Lightly rake areas after sowing and keep well watered. Areas to be kept free from unwanted plants and mown every 6 - 8 weeks during establishment year removing arisings. In subsequent years cut in early spring and autumn after setting seed (in accordance with manufacturers recommendations) removing arisings. A minimum 1.5 metre close mown margin is to be maintained abutting buildings and hard surfacing (i.e road, car park and footpath edges). Seed mixes to be supplied by Emorsgate Seeds and include the following sown in accordance with suppliers recommendations.

EM2 'Standard General Purpose Meadow Mixture' to general landscape areas (sown at 4g/m2).
EW1 'Woodland Mixture' to shrub planting areas (sown at 4g/m2).

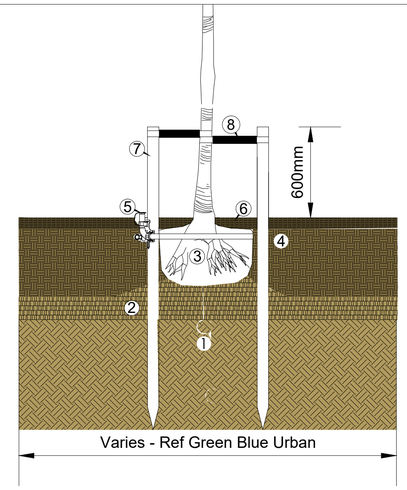
15. GRAVEL: Gravel areas to be ornamental gravel, from local source 10-20mm, laid on geotextile membrane to a depth of 50-75mm.

16. MAINTENANCE: To be carried out in perpetuity, for the lifetime of the development at approximately monthly intervals (or as prescribed within a landscape management plan) including replacement of any tree, hedge, shrub or grassed area which die, has been damaged, vandalised or stolen within a period of five years from practical completion. Operations to include the following:

a. Eradicate weeds by hand or appropriate chemical means.
b. Cut out dead or / and damaged stock or branches, prune as required.
c. Ensure all shrubs and trees are firmed in, securely staked and tied with guards where applicable.
d. Collect litter, sweep and tidy site.
e. Apply suitable non-residual herbicides, pesticides and water as required.
f. Carry out mowing to amenity grass areas when attained 100mm, cut to 35mm (50mm for shaded areas) approximately 2 week intervals during the growing season.
f. Carry out mowing to wildflower areas as per Emorsgate Seeds Ltd aftercare First year & Established sward guidance (2-3 cuts a year).
g. Carry out mowing of wildflower area margins 1.5 - 2.0m wide when attained 200mm (approximately monthly during the gowing season) where abutting buildings or hard surfacing (i.e road, car park or footpath edges).
f. Carry out mowing to flowering lawn grass areas when attained 100mm, cut to 40mm (50mm for shaded areas) approximately 2 week intervals during the growing season. To allow flowering relax mowing from late June for 4-8 weeks.
g. All hedges to plot frontages be maintained at a max height of 1.0m.
h. Native shrub planting to be maintained free from perennial weeds, self set shrub and tree species and coppiced every 10-15 years.
i. At final visit apply granular fertiliser to all planted areas and top up bark mulch depth to 75mm.

17. WATERING: all plant material (including turf) to be watered in dry periods until established during April through to September with a fine rose until the water penetrates the topsoil to at least 5cm depth and achieves field capacity. Frequency of watering regime to be determined by weather conditions, soil conditions and underlying geology, all plant beds to be watered to ensure soil is consistently moist to promote successful establishment. During hot, dry periods, plants are to be watered every six to ten days. For individual trees a minimum of 18 watering visits per year are to be carried out commencing late March (prior to budburst) and utilising a minimum of 50 litres of water per tree. Soil probe to be used to determine soil saturation to full depth of root ball.

18.0 BIRDSTRIKE AVOIDANCE: The planting proposals have been designed to be in accordance with the 'Wildlife Hazard Management Plan for Atlas Business Park' dated the 31st March 2026. Any plant substitutions or amendments are to be agreed with the Landscape Architect to ensure compliance with the management plan.



TYPICAL TREE PIT DETAIL (CONSTRAINED PLANTING AREA):

1.0 SOILS: subsoil and topsoil to be excavated to form tree pit, depth to be based on the planting depth of the tree (distance from root flare to underside of rootball), with soils retained and placed separately for backfilling pit. In constrained planting areas, a depth of 600mm soil will be necessary to ensure appropriate soil volume for tree growth. Refer to GreenBlue Urban's 'Soil Volume Guide'.

2.0 SUBSOIL: as dug subsoil to be used to backfill the tree pit to 250mm depth. NB excavated rubble or hardcore to be replaced with imported subsoil to BS 8601:2013.

3.0 ROOT BALL / BARE ROOTS: tree pits sizes to be at least 75mm wider than the tree root system or rootball.

4.0 TOPSOIL: existing (or imported) topsoil 450mm depth enriched with 160L peat free tree planting compost and used to backfill the upper part of the tree pit.

5.0 IRRIGATION: RR3A RootRain Metro irrigation system with plastic cap and fixing bracket. Secure to stake with 50mm galvanised nail. Ensure cap finishes slightly above finished surface level

6.0 MULCH LAYER: finished with Melcourt amenity grade bark mulch to a minimum depth of 75mm.

7.0 STAKES: softwood timber rounds, peeled chestnut, larch or oak, free from projections and large or edge knots and with pointed lower end: 75mm diameter, 2000mm height, 600mm above ground.

8.0 TIES: tree held to stakes with 35mm flexible webbing and 40mm spacer sleeves fixed to stake with galvanized clout nails.

Plant Schedule

Trees

No.	Species Name	Specification	Girth	Height	Density
19 -	Acer campestre	3x :Extra Heavy Standard :Clear Stem min. 200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted
7 -	Acer campestre	3x :Extra Heavy Standard :Clear Stem min. 200 :5 brks :RB :PG 1	18-20cm	450-500cm	Counted
5 -	Acer campestre 'Streetwise'	3x :Extra Heavy Standard :Clear Stem min. 200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted
10 -	Acer platanoides 'Emerald Queen'	3x :Extra Heavy Standard :Clear Stem min. 200 :5 brks :RB :PG 1	18-20cm	450-500cm	Counted
1 -	Alnus glutinosa	3x :Extra Heavy Standard :Clear Stem min. 200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted
3 -	Alnus glutinosa	3x :Extra Heavy Standard :Clear Stem min. 200 :5 brks :RB :PG 1	18-20cm	425-600cm	Counted
13 -	Betula pendula	3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted
13 -	Betula pendula	3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 1	18-20cm	450-500cm	Counted
22 -	Carpinus betulus 'Frans Fontaine'	3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted

Hedging

No.	Species Name	Specification	Girth	Diameter	Height	Pot Size	Density
250 -	Acer campestre	1+1 :Transplant :B			60-80cm		0.35Ctr Double Staggered at 0.45m offset
175 -	Carpinus betulus	1+1 :Transplant :B			60-80cm		0.35Ctr Double Staggered at 0.45m offset
51 -	Corylus avellana	1+2 :Transplant :Branched :3 brks			60-80cm		0.35Ctr Double Staggered at 0.45m offset
38 -	Escallonia 'Donard Seedling' (*)	Bushy :4 brks :C :PG 9			40-60cm	3L	0.45Ctr Double Staggered at 0.45m offset
1126 -	Fagus sylvatica	Hedge element 50 x 50cm; neatly clipped: RB			1.0-1.2m		0.5Ctr Double Staggered at 0.5m offset
26 -	Rosa canina (*)	1+1 :Transplant :Branched :3 brks :B			60-80cm		0.35Ctr Double Staggered at 0.45m offset

Shrubs

No.	Species Name	Specification	Diameter	Height	Pot Size	Density
125 -	Brachyglottis 'Sunshine'	Branched :4 brks :C :PG 8		30-40cm	3L	3/m²
34 -	Ceanothus 'Blue Mound'	Branched :5 brks :C :PG 8	30-40cm		3L	3/m²
96 -	Ceanothus thyrsiflorus repens	Bushy :5 brks :C :PG 8	30-40cm		3L	3/m²
37 -	Ceanothus x del. 'Glorie de Versailles'	Leader With Laterals: 3 brks :PG 6		40-60cm	3L	3/m²
651 -	Corylus avellana	1+2: Transplant :Branched :3 brks: B		60-80cm		1Ctr
446 -	Cytisus scoparius	Bushy :5 brks		40-60cm	2L	1Ctr
112 -	Elaeagnus x ebbingei	Branched :3 brks :C :PG 9		30-40cm	3L	3/m²
103 -	Escallonia 'Apple Blossom' (*)	Bushy :4 brks :C :PG 9		40-60cm	3L	3/m²
96 -	Euonymus fortunei 'Emerald 'n' Gold'	Bushy :7 brks :C :PG 8	20-30cm	20-30cm	3L	3/m²
105 -	Euonymus fortunei 'Emerald Gaiety'	Bushy :7 brks :C :PG 8	20-30cm	20-30cm	3L	3/m²
125 -	Hebe 'Mrs Winder'	Bushy :5 brks :C :PG 9		30-40cm	3L	3/m²
28 -	Hebe 'Red Edge'	Bushy :5 brks :C :PG 9	20-30cm		3L	4/m²
79 -	Hebe rakaiensis	Bushy :5 brks :C :PG 9	20-30cm		3L	3/m²
398 -	Hypericum 'Hidcote'	Bushy :5 brks :C :PG 8		30-40cm	3L	3/m²
300 -	Hypericum x moserianum	Bushy :7 brks :C :PG 8		30-40cm	3L	4/m²
100 -	Lavandula angustifolia 'Hidcote'	Bushy :9 brks :C :PG 10		30-40cm	7.5L	2/m²
28 -	Lonicera nitida 'Baggesen's Gold' (*)	Bushy :5 brks :C :PG 2	30-40cm		5L	3/m²
332 -	Lonicera nitida 'May Green'	Bushy :6 brks :C :PG 2	30-40cm		3L	3/m²
49 -	Pachysandra terminalis 'Green Carpet'	Several shoots :7 brks :C :PG 8	15-20cm		2L	4/m²
6 -	Phormium tenax 'Purpureum' (*)	Triple Crown :C :PG 9		40-60cm	10L	Counted
84 -	Potentilla fruticosa 'Goldfinger'	Bushy :4 brks :C :PG 10	20-30cm		3L	3/m²
45 -	Potentilla fruticosa 'Red Ace'	Bushy :4 brks :C :PG 10	20-30cm		3L	3/m²
72 -	Rosmarinus offi.'Miss Jessop's Upright'	Bushy :4 brks :C :PG 9		30-40cm	3L	3/m²
550 -	Salix caprea	0/1: Cutting :Branched :2 brks: B		60-80cm		1Ctr
522 -	Salix cinerea	0/1: Cutting :Branched :2 brks: B		60-80cm		1Ctr
99 -	Spiraea japonica 'Anthony Waterer'	Branched :6 brks :C :PG 6		30-40cm	3L	3/m²
73 -	Spiraea japonica 'Candle Light'	Bushy :6 brks :C :PG 6		30-40cm	3L	3/m²
446 -	Ulex europaeus (*)	Bushy :3 brks		20-30cm	2L	1Ctr
692 -	Vinca minor 'Alba'	Several shoots :3 brks :C :PG 6	20-30cm		2L	5/m²

Herbaceous

No.	Species Name	Specification	Diameter	Height	Pot Size	Density
125 -	Bergenia cordifolia 'Purpurea'	Full Pot :C :PG HB			2L	5/m²
145 -	Geranium 'Johnson's Blue'	Full Pot :C :PG HB			2L	4/m²

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P01	26/08/26	First issue	E.H
P02	24/09/26	Plant Schedule updated.	E.H

bea landscape design ltd

client:
AVIVA LIFE & PENSIONS UK LTD

project:
ATLAS PARK DEVELOPMENT MANCHESTER

title:
DETAILED PLANTING PLAN SHEET 4/4

status:
PLANNING

date:	drawn:	number:
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