



FW MANHOLE SCHEDULE				
No.	Cover Level	Invert Level	Size	Remarks
FW 1	10,000	7,876		Existing
FW 2	9,870	8,800	600 x 450mm	220mm semi engineering Bw, with CI frame & cover grade 'C' 2 to BS 479 part 1.
FW 3	9,850	9,000	600 x 450mm	220mm semi engineering Bw, with CI frame & cover grade 'C' 2 to BS 479 part 1.
FW 4	10,000	9,225	600 x 450mm	220mm semi engineering Bw, with CI frame & cover grade 'C' 2 to BS 479 part 1.
FW 5	10,100	9,400	600 x 450mm	220mm semi engineering Bw, with CI frame & cover grade 'C' 2 to BS 479 part 1.
FW 6	10,350	9,900	450mm Ø UPVC IC	chamber to be encased in 150mm conc. class 'B' frame & cover supported on Conc.
FW 7	9,850	9,250	450mm Ø UPVC IC	chamber to be encased in 150mm conc. class 'B' frame & cover supported on Conc.
FW 8	9,850	9,325	450mm Ø UPVC IC	chamber to be encased in 150mm conc. class 'B' frame & cover supported on Conc.
FW 9	9,850	9,400	450mm Ø UPVC IC	
FW 10	10,350	9,625	450mm Ø UPVC IC	
FW 11	10,350	9,700	450mm Ø UPVC IC	
FW 12	10,350	9,775	450mm Ø UPVC IC	
FW 13	10,200	9,550	600 x 450mm	220mm semi engineering Bw, with CI frame & cover grade 'C' 2 to BS 479 part 1.
FW 14	10,350	9,775	450mm Ø UPVC IC	
FW 15	10,350	9,900	450mm Ø UPVC IC	

Horticultural Notes

Site Clearance
Remove any rubbish, debris, decayed vegetation and contaminated topsoil. Grub up any redundant roots and dispose of without undue disturbance of soil to adjacent areas.

Preparation
Weedkill the existing grass / planting beds in areas to be planted or paved. Use glyphosate in accordance with manufacturer's instructions applied by trained and certificate holding personnel wearing / using PPE. Leave for a minimum of 3 weeks of day time temperatures over 6 degrees C to kill the root system.

Soil Strip, Store and Place
Strip topsoil using hand tools to a maximum of 200mm depth over all areas to be hard surfaced or planted. Store in heaps max height 2m. Cultivate areas to be planted to break up subsoil and ensure free drainage. Only existing clean topsoil in good condition to be placed in new planting beds with 50:50 mix with mycorrhizal compost. For remainder use imported topsoil to be in accordance with BS 3882:2007 Multipurpose Grade. Slightly dome planting beds and create a slight recess to capture mulch adjacent to finished levels of adjacent paving or edging. Ensure min 450mm topsoil depth for shrubs.

All planting and seeding will be carried out during the first planting season following the completion of the development. Any plants which fail, are removed or become diseased or damaged during a period of five years from completion of the landscape works will be replaced in the next planting season with plants of a similar size and species.

Watering
To full depth of topsoil, apply evenly and without damaging or displacing plants or soil. Water as often as necessary to ensure establishment and continued thriving of planting.

Grass Turfing To Reinstated Disturbed Rear Gardens
Turf to be supplied by member of Turfgrass Growers Association to BS 3069, free from undesirable grasses and weeds. Grade - Fine Sports/Ornamental. Herbicide treatment to be applied not more than 3 months or not less than 4 weeks before laying. Do not use dry or deteriorated turf. Stacking height to be a maximum of 1000mm. Break up compacted soil to full depth add conditioner/fertilizer in accordance with manufacturers instructions, reduce topsoil to a 100mm depth of 200mm. Remove stones or clay greater than 50mm in any dimension. Remove rubbish, roots and debris. Prior to cultivation apply compost dressing to AS 100 to include minimum 25% organic matter and 35-55% moisture content, Carbon:Nitrogen ratio maximum 20:1. Submit proposals for supply of turf for approval prior to delivery to site. Turf to be laid within 18 hours of delivery in spring and summer and within 24 hours in autumn and winter. Do not lay turf in persistent cold winds, or on frost bound or waterlogged soil. Lay planks on previously laid turf for access. Do not walk on turf or prepared bed. Joints to be well butt up, do not stretch turf. Remove any high spots and fill hollows with fine sand. Consolidate lightly and firmly as laying proceeds. Dressing to be brushed in well to completely fill joints. Thoroughly water the finished turf immediately, check water has penetrated soil beneath.

Maintenance
All areas to be maintained for twelve months after completion and shall include as a minimum the operations as listed below for Aftercare in the first twelve months. Any defects or plant losses to be made good early during the following planting season. Undertake all necessary horticultural operations to ensure the successful establishment of all planting. Clear away all soil and arisings and leave the works in a tidy condition on completion of the maintenance. Final mulching & maintenance to be at end of twelve month period. Site shredding is not permitted, litter to be removed. Prune in accordance with good horticultural practice to BS 7370.

Planting Trees
Excavate tree pits 0.9 x 0.9 x 0.75m deep. Loosen pit base to a further 300mm. Place a little topsoil in the pit base. Mix with 5 litres of mycorrhizal planting compost per tree and dome slightly. Place tree in pit holding vertically. Drive a 1.8m stake through the rootball and at least 300mm into the base of the tree pit. Sprinkle Seirablen Flora slow release fertiliser tablets by ALS or equal approved into the base of the pit around the rootball. (Quantities as manufacturers recommendation for tree size) Backfill carefully using reserved topsoil enriched with 5 litres of planting compost as previously described. Firm. Fix and secure 1 No Tom's tree tie with spacer, or similar, within 50mm of the top of the stake. Water to field capacity. Install Root Barrier around trees 600mm deep by Amenity Land Solutions Limited (01952247369) or similar, all in accordance with the manufacturers recommendations.

Seeding To Patch Small Areas of Existing Disturbed Grass
To existing small areas of grass disturbed by the works - in April or October - cultivate areas to be seeded to 150mm depth and harrow to achieve a fine tilth suitable for seeding. Under the canopies of existing trees, hand dig to 100mm depth and hand rake. Sow grass seed Pro 52 by DLF or similar @ 35 gms/m². Water with fine rose. Initial cut to 65mm when grass reaches 75mm.

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Every 5 years
The selected landscape maintenance contractor (Town & Country Gardens, Brookhouse Lane, Bucknall, ST2 8ND) responsible for the site in the long term (years 5+) following the plan period should keep to the spirit of the original design objectives whilst responding in a sensitive & practical way to issues which may arise in future years. The management plan should be reviewed & adjusted accordingly to ensure the design objectives are maintained in the longer term.

Any amendments to the landscaping management plan required to ensure a good landscaping scheme should be submitted to the LPA for approval.

Tree Schedule

Trees - Heavy Standard					
Species	Height & Girth in cms	Root Condition	Min Breaks	No.	Perish Tables
Ac	Acer campestre	425 - 600 14 - 16	root balled or container	5 min	5 10
Ap	Acer platanoides	425 - 600 14 - 16	root balled or container	5 min	6 10

Native Shrubs Area

New hedge to be planted in gaps at 300mm centres. Hedgerow trees informally grouped at an average density of 1 per 10m length as space allows

Species	Specification	% of mix	No.	Perish Table
Crataegus monogyna	60 - 80 cms	bare root	70%	93 4

SITE PLAN. scale. 1:200.

Client
ASHGREEN LIMITED

Project
PROPOSED HOUSING DEVELOPMENT AT 397 CHEADLE ROAD, CHEDDLETON, ST13 7BH

Title
LANDSCAPING PLAN

Status
REMOVAL OF CONDITIONS

Date
JULY 2016 Drawn **ME**

Scale
@A1 AS SHOWN Checked

Project No. Drawing No.
JM/10/D Rev