

PROPOSED RESIDENTIAL DEVELOPMENT, FARLEY ROAD, OAKAMoor

OUTLINE PLANTING SPECIFICATION

To be read in conjunction with Detailed Landscape Proposals drawing 473.01

PROTECTION OF EXISTING TREES & HABITATS

Existing Ash tree for retention within frontage hedge on Farley Road, and its canopies and roots, are to be protected as necessary during construction works, including temporary protective fencing in accordance with BS5837:2012 Fig 2, in positions indicated on drawing to be erected prior to any site preparation or construction works.

Routing of services within the tree protection zones /or beneath their canopy line should be avoided as far as possible, or where necessary carried out by careful hand dig to avoid root damage.

All materials for construction purposes to be stored outside of the canopy zone of the tree. All toxic materials such as oils, bitumens & residues from concrete mixing should be kept well away from the protection zone of the trees, well away from their root systems, & should be retained within effective catchment areas as far away as possible to avoid risk of tree root contamination.

Should any tree works be required during the beginning of March to end of August bird nesting season, the trees should be inspected by a suitably qualified Ecologist prior to any pruning works to ensure no nesting birds are present. All nesting birds are protected from disturbance or injury under the Wildlife and Countryside Act 1981. In addition the trees should be checked to ensure no bats are present - if cracks or holes are present in the stems or trunk.

Any new tree planting within the Root Protection Area shall be carefully hand dug to avoid root damage to existing trees.

PROPOSED NATIVE EXTRA HEAVY STANDARD TREE PLANTING TO FRONTAGES

To be planted in 1.5m x 1.5m x 700 mm depth pits. Planting medium comprising 80% approved quality topsoil and 20% approved peat free compost and Enmag fertilizer to be incorporated at a rate of 70 grams/m². Ideally existing topsoil to be used. Any imported topsoil to comply with BS 3882:2007 Multi Purpose Grade, including providing all relevant certification, and in accordance with LPA condition 13 requirements. Mycorrhizal fungus should be applied to new tree either in the form of powder, granules or spikes. Powder and granules should be applied over the exposed roots of the transplanted tree and spread over the newly dug hole. Mycorrhizal spikes should be pushed into the root-ball once the tree has been planted. An irrigation pipe - e.g. Green - tech Mona Relief Grande MRG 3 (3m x 60mm dia. pipe) to be supplied with a Mona Relief Grande Aria Inlet; or similar approved, irrigation pipe & cover to be installed around tree root ball. Trees to be secured by two 100 mm dia. treated softwood stakes pointed at one end. Stakes to be driven into existing ground beneath tree pit 300mm min. Top of stakes to be approx. 750mm above ground, and fixed to tree with a timber cross bar, spacer and rubber tie - type to be agreed. Allow for watering in to field capacity upon planting and then a second watering 48 hours later, and regularly during dry periods.

Allow for ventilated clear spiral rabbit guards to base of trees.

TREE ROOT BARRIER TO PROTECT LPG TANK FROM TREE ROOTS TO FRONTAGE BED

Tree Root Barriers are to be installed to either side of the 3m exclusion zone of LPG tank, located just outside the exclusion zone to protect the LPG tank from proposed tree roots. Root Barrier, subject to approval to be sought from Flogas, to be Green Blue Urban Reroot 2000 2mm thick x 1500mm depth ref RER 220X15A- laid in accordance with manufacturers instructions and Flogas tank installers guidance, in locations shown on the drawing.

PROPOSED FRUIT TREES TO REAR GARDENS

To be planted in 900mm x 900 x 700 mm depth pits. Planting medium comprising 80% approved quality topsoil and 20% approved peat free compost and Enmag fertilizer to be incorporated at a rate of 70 grams/m². Ideally existing topsoil to be used. Any imported topsoil to comply with BS 3882:2007 Multi Purpose Grade, including providing all relevant certification, and in accordance with LPA condition 13 requirements. Mycorrhizal fungus should be applied to new tree either in the form of powder, granules or spikes. Powder and granules should be applied over the exposed roots of the transplanted tree and spread over the newly dug hole. Mycorrhizal spikes should be pushed into the root-ball once the tree has been planted. Trees to be staked with one 100 mm dia. treated softwood stake pointed at one end. Stake to be driven into existing ground beneath tree pit 300mm min. Top of stakes to be approx 750mm above ground, and fixed to tree with a spacer and rubber tie - type to be agreed. Allow for watering in to field capacity upon planting and then a second watering 48 hours later.

Allow for ventilated clear spiral rabbit guards to base of trees.

PROPOSED NATIVE HEDGE PLANTING TO SITE FRONTAGE

Hedging transplants and hedging shrubs to be planted in 400mm depth x 750mm wide linear topsoil bed. Any imported topsoil is to comply with BS3882:2007 Multi Purpose Grade, 'As Dug' not manufactured topsoil, including presentation of all necessary certification in accordance with the BS, and in accordance with LPA condition 13 requirements. Allow for 35mm layer of approved peat free planting compost to be incorporated into topsoil along with Enmag fertilizer at recommended rate. Plants to be planted in a double staggered row at approx 300mm centres. Plants to be staked as necessary to ensure vertical growth. Plants to be well watered in. A 75mm layer of

approved quality coarse / medium grade bark mulch to be introduced to whole of finished hedge line to full width.

Care during hedge soiling and planting works in respect to the adjacent LPG tank, observing all safety precautions provided by Flogas.

Rabbit/ deer protection to be provided comprising Plastic mesh Shrub Guards, 130-160mm diameter, x 60cm height, fixed with 90cm x 25 x 25mm pressure treated softwood posts, secured into ground at least 300mm. and two plastic ties. Available from English Woodlands Tel: 01435 862992.

Larger 160mm guards to be used on the holly, with narrower 130mm guards used on the hawthorn

ORNAMENTAL SHRUBS & GROUND COVER PLANTING

All proposed shrub and groundcover areas are to receive 400 mm depth approved quality topsoil beds, over a de-compacted and free draining formation level. All topsoil to comply to BS 3882:2015 Multi Purpose Grade, 'As Dug' (Not a manufactured soil) including providing all relevant certification, and in accordance with LPA condition 13 requirements. To be made weed free, and cultivated, including incorporating a 35mm layer of peat free compost across whole of shrub beds, and incorporating Enmag fertilizer at a rate of 70 g/m² both to be worked into the full depth of topsoil prior to planting. Specimen plants of 25L size plus, to be planted in 800mm³ pits, and all specimens to have backfill of 80% topsoil /20% approved peat free compost. All plants to be well watered in. Bark mulch to whole of finished shrub beds to be 75mm layer of approved quality coarse/medium grade bark mulch.

GRASS MIX TO DISTURBED AREAS OF EXISTING HIGHWAY VERGE

To receive top up of 150mm depth of approved on site or imported topsoil to BS3882: 2007, and in accordance with LPA condition 13 requirements, cultivated, and made weed free. To be seeded with Germinal Seeds (formerly BSH) A22 Low Maintenance Mix, at a rate of 35g/m² inc. Basatop Fair OSA pre seed fertilizer.

PROPOSED LAWNS TO REAR GARDENS

Rear gardens are to receive 300mm depth of topsoil, to BS3882: 2015, and in accordance with LPA condition 13 requirements, Topsoil to all areas to be cultivated, and made weed free, and laid over a de-compacted and free draining formation level. To receive a cultivated shade tolerant turf from an approved Turf Supplier, or seeded with Germinal Seeds A2 Quality Lawn Mix.

TOPSOIL SUPPLY AND DISTRIBUTION & LPA CONDITION 13 REQUIREMENTS IN RESPECT TESTING OF IMPORTED TOPSOIL

Ideally any existing topsoil stripped from proposed development site should be re-utilised on site for new tree planting, and any reinstatement to existing amenity grass areas etc.

In accordance with LPA Condition 13 :-

"No top soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority".

Contractor to also allow for all relevant Topsoil Analysis and Certification to be presented prior to any imported topsoil supply and delivery to prove that the topsoil also meets BS 3882:2015 Specification for Topsoil and requirements of Multi Purpose Grade, to prove its suitability for trees, shrubs and amenity grass, and to prove that the topsoil is free of contaminants.

Imported Topsoil should also preferably be an As Dug (natural) topsoil rather than a manufactured topsoil.

GENERAL PLANT SUPPLY & PLANTING

All plant material to be supplied in accordance with BS 8545 " Trees: from nursery to independence in the landscape -Recommendations" BSI 2014; BS 3936 Parts1-4 and 9-10, and B.S. 5326 All plants to the correct species and stock size specified, and to be good specimen's characteristic of species. All plants to be supplied free from pest and disease. All indigenous trees and shrub species have been specifically selected for their form, height, & individual characteristics, therefore no substitution of species to be carried out without prior consent. Planting operations are to be carried out during suitable weather avoiding periods when ground is frozen, waterlogged or excessively dry spells. All trees & plants should be watered in well at time of planting.

LPG TANK & STATUTORY SERVICES & TREE PIT EXCAVATIONS

The contractor should adhere to all Flogas recommendations in respect to restrictions over and in vicinity of the LPG tank, in liaison with them and their installation engineer. Also including proposed tree root barriers to protect the 3m exclusion zone from tree roots, and shallow rooted groundcovers only with the hatched zone on the drawing within the 3m zone.

The landscape contractor should establish positions and depths of all drains & services, including any realigned services, on site prior to any ground modelling or excavation works, and any potential conflict with proposed trees should be brought to attention of the Clients Project Coordinator , and realigned positions agreed, or root directors/ barriers used - to be agreed on site prior to planting. Contractor to allow for tree pits to be hand dug with care to avoid services.

OUTLINE MAINTENANCE SPECIFICATION

All soft landscape elements are to be maintained and guaranteed by the landscape contractor during 12 months defects liability period if applicable, and thereafter under a Maintenance regime arranged by client/ developer/ occupant. Regular maintenance operations to the new planted areas are to include monthly weeding operations to Indigenous trees, fruit trees, shrub areas, hedges, and pruning as necessary to promote flowering, form etc. Pruning of frontage hedge to be carried out avoiding the bird nesting season. To include checking and adjusting stakes and ties, and rabbit guards. Also watering new trees and transplants as necessary during prolonged dry periods. Also mowing or strimming amenity grass areas several times a year. Mowing or strimming the existing reinforced grass banks once annually to prevent woody growth. Also replacing any plant failures, and repairs to grass areas & topping up bark mulch annually to trees and transplants during establishment period.

LPA REQUIREMENTS IN RESPECT TO CONDITION 16 & REPLACEMENTS WITHIN 5 YEAR PERIOD

In accordance with requirements of Condition no 16, the works shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.