landscape and draiange proposals scale 1.200 A1 format pdf
DETAILED PLANNING SUBMISSION SITE
amended 18 dec 2019



landscape plann 1.200

graded footpath
at crossovers formed in
ex footpath

site drainage plan 1.200

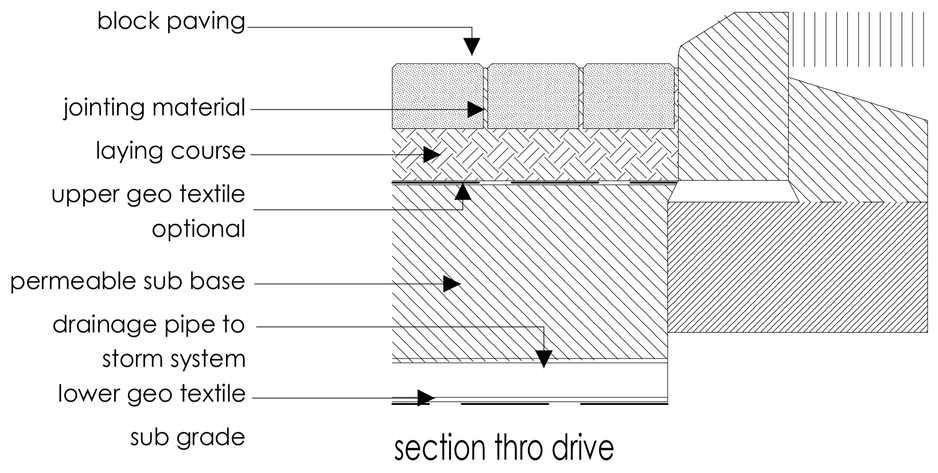
LEGEND

TURFED AREAS

POROUS BLOCK PAVING

CONSERVATION HEDGE MIX

existing stile retained
existing line of footpath
maintained and
established with
1500mm retained width



section thro drive
1.5

POROUS FOOTWAY CONSTRUCTION DETAILS



POST AND RAIL FENCING
POINTS A-D



EXTERNAL LIGHTS



CRATE SOAKAWAY

HEDGE MIX AND POST AND RAIL FENCE

NEW CONSERVATION HEDGE MIX
These plants are 60/80cms high and will
produce a traditional mixed country hedge,
providing a solid barrier within three years of planting,
or if you prefer will lay well after 4-5 years.
To make a stockproof hedge, whips must be planted at
4 or 5 plants per metre in a staggered double row.
Our conservation mix is 50% Hawthorn and 10% each of
5 species of native hedging plants chosen by us from a
list that includes Blackthorn, Crab Apple, Dog Rose, Dogwood,
Field Maple, Guelder Rose, Hazel, Spindle, Field Rose, Wayfaring Tree.

LANDSCAPING NOTES

SOILS
Sub soil to be scarified to a depth of 300mm prior to spreading topsoil to alleviate compaction. Imported topsoil to be in accordance with BS3882 `Premium Grade` or as approved. As saved topsoil (and imported if requested) to be laboratory tested to BS3882 and ameliorated as required to meet the required specification. Screened or manufactured topsoil is not acceptable. Grass areas to be a minimum of 150mm, shrub beds 450mm depth and forestry/transplants 300mm depth. Incorporate proprietary non peat compost to BSI PAS 100 to 50mm depth evenly worked into soil. NB. Proposed services (electric, water, gas etc.) in landscaped areas should be installed as a minimum below the required topsoil depths and clearly identified in accordance with the service/utility requirements.

TREE PLANTING
All trees to be in accordance with BS 3936/5236. Trees to be planted in accordance with BS 4428 and securely staked and tied in pits 1000x1000x750mm backfilled with 40L of tree planting compost, ensuring tree pits are a minimum of 75mm deeper and 150mm wider than the tree roots. Base of pits to be broken up to a depth of 150mm. Root balls are to be encircled by Root Rain Metro or similar irrigation pipe. Well water after planting. The base of trees planted in grass areas are to be covered in 75mm bark mulch to 1.000m diameter and kept weed free. Suitable foundations are to be provided to accommodate proposed tree planting and retained trees. In locations close to footpaths and roadways linear root barriers linear root barriers Greenleaf, ReRoot or similar are to be installed in accordance with manufactures instructions. Where proposed tree locations conflict with services, trees are to be relocated in accordance with the appropriate utilities guidance notes subject to local authority approval. Proprietary root barriers, Greenleaf. ReRoot or similar to be installed in accordance with the manufactures instructions where relocation is considered inappropriate.

HEDGES SHRUBS AND GROUND COVER PLANTING
Plants to be in accordance with BS 3936, handled in accordance with CPSE guidelines. To be supplied container grown 30-35 or 45-60cm in height and planted at 3-5 per metre square as appropriate. All plants to have a minimum of 3 breaks except Hedra with a minimum of 2. Water well immediately after planting and prior to spreading mulch. Shrub areas to be covered with a minimum of 75mm depth bark mulch and kept weed free.

TURFING
Grass turf to be Tillers `Arena` or similar approved cultivated turf. Topsoil to be rotavated and levelled as reqired and any debri or stones greater than 50mm diameter removed. Pre turfing fertilizers to be applied on accordance with manufactures instructions. Turf to be laid in planks with staggered joints and well butted up. Water well after laying to avoid shrinkage.

SEEDING
Grass areas to be seed in March, April or September. Topsoil to be rotavated and levelled as reqired and any debri or stones greater than 20mm diameter removed. Pre seeding fertilizers to be applied on accordance with manufactures instructions. Lightly rake areas after sowing. Seed to be British Seed Houses mix `A19 Housing and Industrial Estates` sown at 30g/m2, including.
30% Abernile (Stay green Perennial Ryegrass)
40% Camilla(Strong Creeping Red Fescue)
25%Olivia (Chewing Fescue)
5%Highland (Browntop Bent)

MAINTENANCE
To be carried out at approximately monthly intervals to include the following..
1.Eradicate weeds by hand or chemicals.
2.Cut out dead and or damaged stock or branches, prune as required.
3.Ensure all shrubs are firmly in. Securely staked and tied.
4.Collect litter, sweep and tidy site.
5.Apply suitable pesticides, fungicides and fertilizers as required.
6.Carry out grass mowing to turf when attained 100mm, cut to 35mm.

NORTH
0 5 10 15 20

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client	FIONA E HOLDINGS LTD	dwrg no	FEH/WL/2019/7/A
project	WOODHOUSE LANE landscape and drainage	amendments a	
date	DEC 2019		

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proposed residential development woodhouse lane biddulph moor