

LANDSCAPING:

All planting is to be carried out in the first planting season following Local planning authority written approval of scheme.
Any trees, plants or shrubs which are removed, die, become seriously damaged or diseased within a period of 5 years shall be replaced in the next planting season with others of similar size and species.
All planting is to comply with the requirements of all current/relevant British Standards specifications including BS 3936: Part 1 (1992), Part 2 (1990) and Part 4 (207), BS 4043 (1989) where applicable, BS 4428 (1989). All plants to be supplied in accordance with the plant schedule. Any planting outside the recognised planting season (Nov–Feb) to be containerised stock and supplied at the sizes specified.

PREPARATION

Weedkill areas to be planted or paved. Use glyphosate in accordance with manufacturers instructions applied by trained and certificate holding personnel wearing/using PPE. Leave for a minimum of three weeks of day time temperatures over 6 degrees C to kill the root system.
Strip topsoil using hand tools to a maximum of 200mm depth over all areas to be surfaced or planted. 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 the remainder use imported topsoil 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 a minimum 450mm depth for shrubs.
TOP SOIL:
Existing and imported topsoil shall conform to BS 3882:1994. Be free from compaction, brick/rubble/stone greater than 50mm diam. Minimum depths of soil 450mm to Shrubs, 150mm to grass areas.

TREE PLANTING:

Excavate tree pits 0.9x0.9x0.75m 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 vertical. Drive a 1.8m stake through the rootball and at least 300mm into the base of the tree pit. Sprinkle Seirraoben 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. Fix and secure 1 No Toms 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 Ltd, or similar all in accordance with the manufacturers recommendations.
All trees are to be planted in accordance with the recommendations of Table 3 of British Standard BS5837: 2005 Trees in Relation to Construction:

SHRUBS:

All plant material to comply with BS 3936 Pt 1:1992 and handled in accordance with 'Handling and Establishing Landscape Plants' 1996. All planting to comply with BS 4428 with plants well firmed. Enmag slow release fertiliser or similar approved to be applied to the base of all shrubs and trees (2No to each shrub 10No to each tree).

GRASS TURFING:

Turf to be supplied by member of Turfgrass Growers Association to BS3669, 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 lifting.

BARK MULCH:

To shrub planting beds water soil thoroughly before spreading minimum 75mm thickness of mulch. Mulch shall consist of bark with an even nominal particle size distribution of 10–50mm with minimal dust and fines. The pH to be between 4.5 and 5.5. The product should be pest, disease and weed free and not have been treated with Methyl Bromide or any additives. The product shall have been tested in accordance with the requirements of BS 4790:1987, for fire resistance. Ensure small plants are not covered by mulch. Allow for topping up at first year of maintenance. Planting beds to be slightly domed but allow for forming a wide 75mm deep depression along the perimeter of the bed adjacent to any hard surfaced areas sufficient to prevent mulch from overspilling onto paved areas.

AFTERCARE:

January to March – Firm all trees and shrubs especially after frost, strong wind and heavy rain. Complete replacement of failed plants to original specification. Collect and remove litter.
April – Hand weed any annual or perennial weeds that may have germinated in mulch. Check for areas of failed turf and carry out any necessary remedial work. Collect and remove litter. Water if necessary.
May – Edge grass/paths and planting beds. Commence mowing to grassed areas when build foliage has died back. Mow gradually reducing height of cut–minimum 40mm, collect and remove litter. Water if necessary. Check plants for pests and diseases. Treat appropriately.
June – Mow, reduce cut to min 40mm high, collect and remove litter. Water if necessary.
July/October–Continue to hand weed any weeds that attempt to germinate within the mulch. Collect and remove litter. Mow and edge areas. Water if necessary. Check plants for pests and diseases. Treat appropriately.
September – Check condition of all shrubs, place orders for any which need to be replaced.
October– Cease mowing at the first frost. Check and carry out remedial works to any failed turfed areas.
November to December– Commence replacement planting. Check tree ties and stakes. Top up mulch if needed.

KEY:

BUILDINGS:	
	Proposed Dwellings.
	Site Boundary.

FACING MATERIALS: PLOTS 1,2,3,4,5.	
WALLS:	Weinberger Kassandra Multi Stock Bricks.
ROOF:	Fortiteret Gemini Slate Grey tiles.
WINDOWS:	Upvc Colour White.

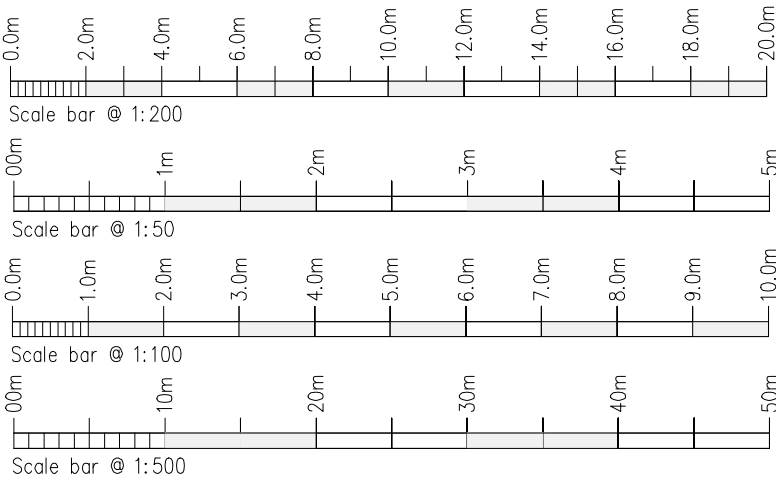
LANDSCAPING:	
	SITE LEVELS: Proposed levels. Existing Levels.
	PEDESTRIAN ACCESS: Marshalls Saxon 450x450mm paving – Natural.
	ACCESS ROAD & PARKING AREA: Tarmacadam surface with concrete kerb edging to vehicular access and parking area.
	PRIVATE DRIVEWAYS: Marshalls Drivesett Tegula Original Colour Autumn.
	GRASSED AREA: (See Turfing specification)
	EXISTING TREES: To be removed (See Arboricultural Report).
	TREES TO BE PLANTED: See Schedule Below.
	NEW HEDGE: Green Beech (See Schedule)
	WALLS: (DETAIL A) 600mm–900mm high dry natural stone walling.
	FENCE: (DETAIL B) 600mm high round top timber picket fence.
	FENCE: (DETAIL C) 1800mm high timber panel fence.
	WALLS: (DETAIL D) 1200mm–1800mm high brick wall

	Green Beech (<i>Fagus sylvatica</i>)	CG	400–600 HT	150No
	Hedge to be planted at 450mm cts in stagger double rows 380mm apart, approx. 6 plants per lm. All protected with 600mm spiral rabbit guards.			

TREE PLANTING:				
Te	Tilia x Europaea	4No	103 104 105 106	All trees to be feathered, minimum 2000mm high.
Re	Betula pendula	1No	107	
Pe	Prunus Padus	2No	101 102	



Site Plan Scale 1:200



Rev.	Drawn	Comments.	Date

MAC
ARCHITECTURAL DESIGN LTD
Moorland House, 123 Moorland Road, Burslem, ST6 1JD.
T:01782 503302 E:admin@mac-arch.co.uk

Client:
Mr. J. Taft.

Project:
Proposed Residential Development at The Flying Horse Public House. 130 Ashbourne Road. Leek. Staffordshire ST13 5BJ.

Title:
Landscaping Layout.

Status:
Planning. SMD/2021/0266 Condition 5