LANDSCAPING:

IMPLEMENTATION:
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 Seirrablen 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:

FENCING:
Temporary protective fencing and advisory notices are to be provided to protect all existing trees and hedges. Fencing is to be erected in accordance with guidance in British Standards 5837:2012 Trees in Relation to Design, Demolition and Construction–Recommendations, and shall be retained in position for the duration of the period that development takes place. Within the fenced area there shall be no excavation, changes in ground level, installation of underground services, provision of hard standing surfaces, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires.

Fencing to comprise of standard 3 metre long scaffold tubes at maximum 3 metre centres driven into ground Minimum 600mm with 3 No cross members with 2 metre high heavy gauge galvanized tube and weld mesh infill panels and restraint poles clamped and anchored to ground poles at 3 maximum metre centres. (See Figure 2 BS 5837:2012) alternatively 2 metre high galvanized tube and welded mesh infill panels to be supported and restrained with stabilizer strut with base plates secured with ground pins. (See Figure 3 BS 5837:2012).

NOTE: Demountable block and mesh panel systems (eg. "Heras" are not acceptable)

SIGNAGE:
Pre–printed laminated waterproof signs A3 in size are to be fixed securely to fencing panels at minimum 9 meter intervals.

PROTECTED TREE ZONE
NO STORAGE OR OPERATIONS
WITHIN FENCED OFF AREAS

HEDGE PLANTING:
Plants to be in accordance with BS 3936 and handled in accordance with CPSE guidlines and planted in accordance with BS 4428. Hedge plants to be pit planted in double staggered rows 300mm apart at 450mm centres. Well water plants immediately after planting and prior to spreading of mulch. Plant areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants are to be protected from rabbits with rabbit fence and/or individual rabbit mesh gaurds securely staked.

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 and laid in accordance BS4428, turft to be 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 oversilling 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 bulb 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.

DRAINAGE:

SEWAGE TREATMENT PLANT:
EA Marsh Ensign 8 high performance package sewage treatment plant certified to BS EN 12566–Part 3–Annexe B–Performance tests. Installation is to be carried out to comply for permit exemption or a EPP2 Permit to discharge is to be obtained.

FOUL DRAINAGE:
Foul drainage is to discharge into a sewage treatment plant and land drainage soakaway system designed to meet the requirements of British Standards (BS) 6297:2007+A1:2008 Code of practice for the design and installation of drainage fields for use in wastewater treatment. The design of the soakaway system will be subject to the results of porosity tests which are to be carried out to demonstrate that the subsoils are suitable and that the site area is adequate. Installation to be carried out in compliance with the General Binding Rules for small sewage discharge (SSDs) 2015.



Site Plan Scale 1:200

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KEY:

- APPLICATION SITE BOUNDARY. (Area = 3121 sqM).
- APPLICANTS SITE BOUNDARY.
- Foul Drainage.
- Storm Drainage.
- SEWAGE TREATMENT PLANT: EA Marsh Ensign 8.
- VEHICULAR ACCESS: Tarmaccadam surface.
- PRIVATE ACCESS/PARKING: Bradstone lumley cobble paving.
- PRIVATE PEDESTRIAN AREAS: Marshalls Saxon 450x450mm paving – Natural.
- GRASSED AREA: (See Turfing specification)
- FOOTPATH: (PROW Brown Edge 15)
- HEDGE: Green Beech (Fagus sylvatica–See Schedule)
- HEDGE: Hawthorn (Crataegus Monogyna–See Schedule)
- EXISTING TREES: To be retained.
- TREES TO BE PLANTED: (Native Trees–See Schedule)
- FENCE: 1800 mm high Close boarded fence.
- FENCE: Temporary protective fencing and advisory notices

HEDGE:				
	Hawthorn (Crataegus Monogyna)	TW	400–600 HT	440No
	Dog Rose (Rosa Canina)	TW	400–600 HT	36No
	Blackthorn (Prunus Spinosa)	TW	400–600 HT	80No
	Field Maple (Acer Campestre)	TW	400–600 HT	48No
	Bird Cherry (Prunus Padus)	TW	400–600 HT	36No
	Hazel (Corylus Avellana)	TW	400–600 HT	60No

Native hedge mix transplants/whips, planted at 300–500mm cts in staggered double rows 500mm apart. 5 plants per lm.

HEDGE:				
	Green Beech (Fagus sylvatica)	CG	400–600 HT	234No

Hedge to be planted at 450mm cts in staggered double rows 380mm apart, approx. 6 plants per lm. All protected with 600mm spiral rabbit guards.

GRASS:		
	Standard amenity lawn seed mix	50g/sqM or turf as spec.
	Wildflower meadow mix seed.	5g/sqM
	Short flowered lawn seed mix	50g/sqM or turf and plug mix.

TREE PLANTING:				
Ss	Sorbus Sargentiana	STD	1No	T01
Sa	Sorbus aucuparia	STD	1No	T02
Cc	Cornus kousa chinensis	STD	3No	T03 T04 T05
Ca	Corylus avellana	STD	1No	T06
Cr	Crataegus laevigata	WPS	3No	T07 T08 T09
MIXED SHRUB PLANTING:				
	Corylus Avellana	CG	3L	35No
	Crataegus Monogyna	CG	3L	35No
	Ilex Aquifolium	CG	3L	35No
	Prunus Spinosa	CG	3L	35No
	Rosa Canina	CG	3L	35No
	Sambucus Nigra	CG	3L	35No
	Viburnum Opulus	CG	3L	35No

Native mix Shrubs to be Planted in like species groups of 3 to 7 plants per 1sq.m.

0.0m 2.0m 4.0m 6.0m 8.0m 10.0m 12.0m 14.0m 16.0m 18.0m 20.0m
Scale bar @ 1:200

Rev.	Drawn	Comments.	Date

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Client:
Mr Beardmore.

Project:
Proposed Residential Development at Double Gates Nursery, Sytch Road, Brown Edge. Staffordshire ST6 8QX.

Title:
Site Plan. As Proposed.

Status:
Planning.

Paper A1 Drawn: AC Bailey November 2021 Drawing Ref: 1756-03