NOTE:
SURROUNDING CONTEXTUAL BUILDINGS AND INFORMATION ARE BASED ON RECEIVED ORDNANCE SURVEY DRAWINGS AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ASSUMED SITE BOUNDARY IS SUBJECT TO CONFIRMATION

NORTH

General Notes:

All proposed tree locations are subject to co-ordination with drainage layout and subject to modification depending on the location of underground services and utilities. Drainage Engineer to co-ordinate services layout in conjunction with the landscape plan to avoid conflict. Allowance to be made at tender stage for the potential requirement for root barrier installation once the drainage layout is confirmed. CA to be informed immediately once this information is available.

PLANTING SCHEDULES:

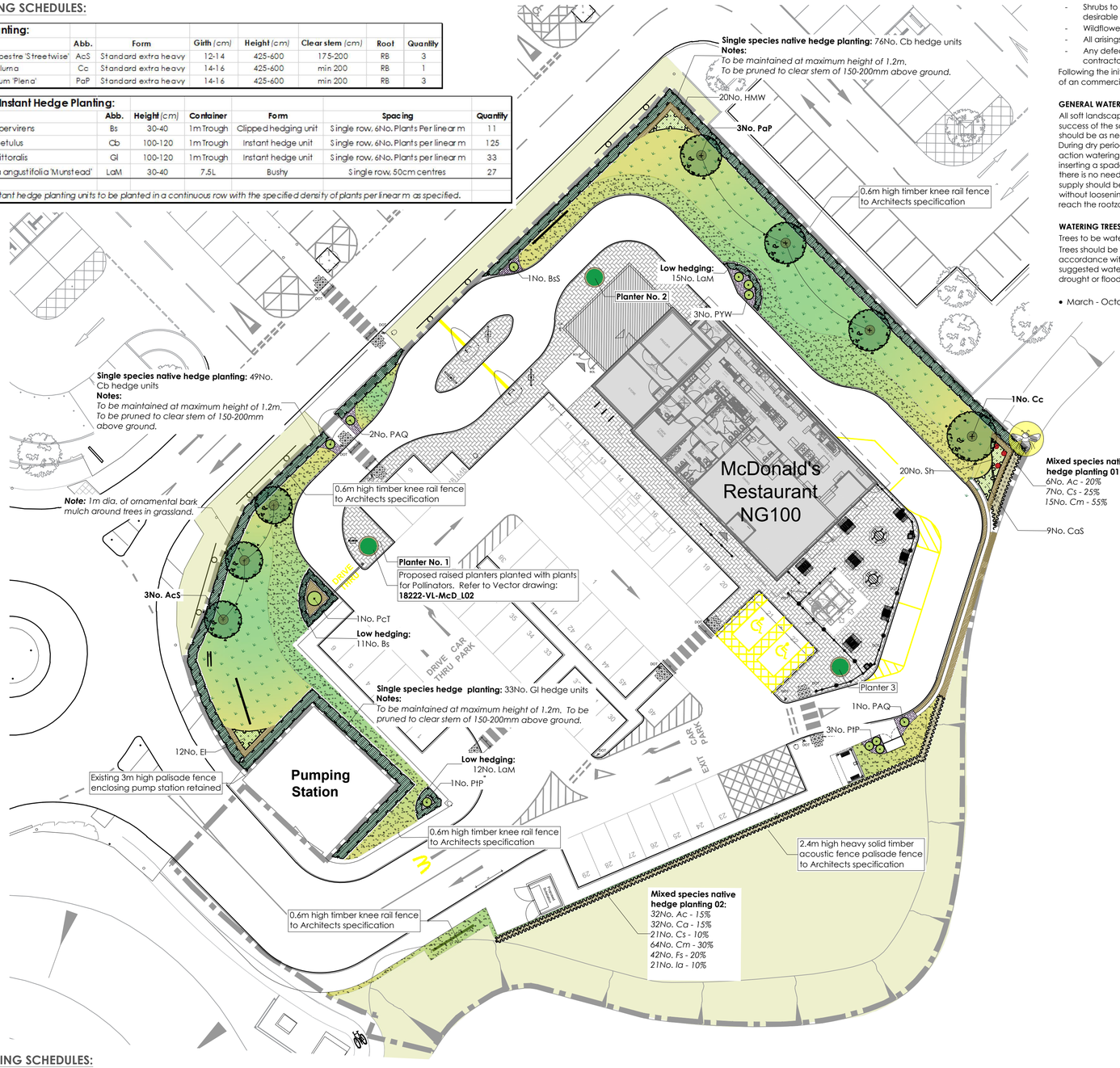
Tree planting:

Species	Abb.	Form	Girth (cm)	Height (cm)	Clear stem (cm)	Root	Quantity
Acer campestre 'Streetwise'	AcS	Standard extra heavy	12-14	425-600	175-200	RB	3
Corylus columa	Cc	Standard extra heavy	14-16	425-600	min 200	RB	1
Prunus avium 'Plena'	PaP	Standard extra heavy	14-16	425-600	min 200	RB	3

Formal Instant Hedge Planting:

Name	Abb.	Height (cm)	Container	Form	Spacing	Quantity
Buxus sempervirens	Bs	30-40	1m Trough	Clipped hedging unit	Single row, 6No. Plants Per linear m	11
Carpinus betulus	Cb	100-120	1m Trough	Instant hedge unit	Single row, 6No. Plants per linear m	125
Griselinia littoralis	Gl	100-120	1m Trough	Instant hedge unit	Single row, 6No. Plants per linear m	33
Lavandula angustifolia 'Munstead'	LaM	30-40	7.5L	Bushy	Single row, 50cm centres	27

Notes:
Formal instant hedge planting units to be planted in a continuous row with the specified density of plants per linear m as specified.



Generally, during the first 12months:

- All planting beds to be re-firmed and kept weed free through hand weeding and application of an approved herbicide where appropriate.
- All litter to be picked and removed from landscape areas.
- Mulch to be topped up as required to maintain the specified thickness.
- The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary.
- Shrubs to be pruned at appropriate times of year for each species to promote healthy growth and desirable ornamental features.
- Wildflower meadow areas to be cut and maintained in accordance with specification note above.
- All arisings to be removed from site.
- Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractors expense.

Following the initial 12 month establishment period the ongoing landscape management will be the responsibility of an commercial landscape maintenance contractor under a landscape maintenance contract.

GENERAL WATERING
All soft landscaping to be subject to a watering regime which is absolutely essential to ensure the continued success of the scheme, particularly during the initial 12 month establishment period. The watering frequency should be as necessary to ensure the continued thriving of all grass, hedges, trees and ornamental planting. During dry periods minimum weekly visits should be made to the site to ensure the soil has not dried out and to action watering if necessary. The soil should be checked for dryness using either a soil moisture sensor or by inserting a spade into the ground to a depth of 300mm to observe the appearance of the soil. If the soil is moist there is no need to water but if it is bone dry then watering procedure should be carried out immediately. Water supply should be from potable mains water or an approved alternative. The full depth of topsoil should be wet without loosening or damaging plants. Any compacted soil should be broken up sufficiently to allow water to reach the rootzone.

WATERING TREES
Trees to be watered in accordance with BS 8545-2014 Tree - From Nursery to Independence.
Trees should be watered via the installed irrigation / aeration pipes around the base of the trees stem in accordance with the manufacturer's instructions to ensure the water reaches the roots of the tree. Below is a suggested watering regime but this should be used as a guide only and may require modification in times of drought or flood, dependant on the ground conditions at the time, which should be monitored as above:

- March - October: 20 litres to be poured into irrigation pipe twice a week (40 litres in total)

Soft Landscape Key:

Proposed tree in soft landscape
Refer to planting schedule for species & specification

Proposed specimen shrub planting
Refer to planting schedule for species & specification

Proposed pollinator friendly shrub planting
Refer to planting schedule for species & specification

Proposed formal instant hedge and dwarf hedge planting
Refer to planting schedule for species & specification

Proposed mixed species native hedge planting
Refer to planting schedule for species & specification
To be maintained at 1.5m high

Existing grassland

Proposed flowering lawn
To be EL1 flowering lawn mixture by Emorsgate or similar approved

Proposed flowering lawn
To be EL1 flowering lawn mixture by Emorsgate or similar approved

Proposed slate aggregate surface finish
to be laid over permeable geotextile membrane

Proposed ornamental bark mulch surface finish
1m dia of ornamental bark mulch around trees in grassland as per BS8545 :2014 recommendations

Proposed circular raised planter (3No)
Product: Swithland - 3VPSQ 03
Diameter: 2000mm **Height:** 600mm
Refer to dwg 18222-VL-McD-L02 for plant schedule for species & specification

Ecological Features Key:

Proposed solitary bee posts *(2No.)*
To Ecologists specification

Note:
Indicative location of ecological features within the landscape shown on plan.
Exact specification and location to be confirmed with project Ecologist.
For more information refer to Preliminary Ecological Appraisal Report by Practical Ecc

SOFT LANDSCAPE SPECIFICATION NOTES

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

SUBSOIL
Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:
- For light and non cohesive subsoils: 300mm
- For stiff clay and cohesive subsoils: 450mm
Immediately before spreading topsoil, remove stones larger than 50mm.

TOPSOIL
Existing site won topsoil to be reused for soft landscape areas if sufficient quantities are available and the topsoil meets the criteria for multipurpose topsoil as defined in table 1 of BS3882:2015 specification for Topsoil.

If imported topsoil is required it is to be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with BS 3882 :2015. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction. Topsoil depths should be:
Areas for hedge and ornamental shrub planting: minimum 400mm
Areas for cultivated turf: minimum 150mm
Note: *Contractor to provide soil testing declaration of analysis certification and sample for inspection & approval prior to delivery of any topsoil to site.*

CULTIVATION
Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m2 to all planted areas.

CLIMATIC CONDITIONS
Topsoiling should be carried out in the driest conditions possible – cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen. Topsoil should not be handled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

SOIL AMELIORANT
Peat-free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation.

TREES
All trees within shrub beds to be planted in separate pits in accordance with tree planting detail.
All plant material to comply with BS 3936 Part 1 :1992, be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996. All trees to be planted to the original root collar and secured in place with underground guying system in accordance with tree planting detail. All trees to be fitted with aeration and irrigation system in accordance with tree planting detail.

If the trees are to beplanted outside of the planting season (late October - Late March) then containerised stock to be used in lieu of root ball to the same specification- allowance to be made for this at tender stage if required once construction timetable is known and CA informed immediately.

PROPOSED ORNAMENTAL SHRUB PLANTING
All shrubs to be positioned as shown on the drawing and to the density and specification noted in the plant schedule.
Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with peat free compost.
All shrubs to be equally spaced throughout the planting areas to the specified density in a staggered arrangement unless otherwise noted in the planting schedule.
Contractor to ensure numbers on schedule match those shown on drawing before placing any orders for plants. Any discrepancies to be brought to the attention of the Landscape Architect upon discovery.
Contractor to check on site dimensions of all landscape areas to ensure specified quantities will achieve the specified densities for each species.

GRASSED AREAS
Seeded areas should be sown in accordance with BS 3969:1998: Recommendations for Turf for general purposes and BS 4428-1989 General Landscape Operations.
Height of initial growth: 100mm
Height of first cut: 50mm
Height of growth: The height of growth must not exceed 100mm at any time.
Frequency: Cut as and when necessary to a height of 25mm, using a rotary mower and remove all arisings.
Timing: When grass reaches scheduled height of maximum growth and is reasonably dry.
Application: At the time of each cut, trim all grass edges round the base of trees, manholes etc and remove arisings. Sweep all adjoining hard areas clear of cuttings and remove.
Weeding: Keep the sward substantially free of broad leaved weeds by applying a suitable selective herbicide.
Fertilizer: March application: 15:10:10 Spring turf fertilizer at 35g/m2.
September application: 5:10:10 Autumn turf fertilizer at 50g/m2.

EL1 FLOWERING LAWN
Flowering lawn mix to be sown directly into cultivated low fertility subsoil in accordance with manufacturers recommendations at rate of 4g/m2
Preparation: Cultivate subsoil, apply a suitable herbicide and allow the correct time to elapse, as directed by the manufacturer, and seed the bed. No fertiliser, compost or mulch are to be applied to the wildflower bed.
First year of management:
- Mow newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense.
- Carefully dig out or spot treat any residual perennial weeds such as docks.

Management once established:
- Mow regularly as a lawn but not too short (25-40mm).To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Heavy quantities of cuttings should be collected and removed from site.

*NOTE - At time of each cut all arisings to be removed from the bed to maintain reduced soil productivity.

SUBSTITUTIONS:
Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Contractor may be permitted to substitute other materials and plants in exceptional circumstances during the contract with an agreed adjustment of prices.
All substitutions shall be of nearest equivalent species and variety to the original specified but shall be subject to approval by the Landscape Architect before any change is made.

TIMES OF YEAR FOR PLANTING:
Soft landscape works to be carried out during the first possible planting periods following completion of the building and associated engineering works to car park and access roads in accordance with the times of year for planting notes below:
- Native and ornamental trees: During dormant winter period - Late October to late March (only if planted in the planting season otherwise containerised stock to be used).
- Bare root native transplants: During dormant winter period - Late October to April.
- Container grown ornamental and specimen shrubs: At any time if ground and weather conditions are favourable.

MULCH
75mm depth of 8-35mm ornamental bark mulch (peat-free) to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.

MAINTENANCE
All planting areas to be maintained to a high standard by the contractor for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area.
Minimum frequency of maintenance visits:
December / January / February & March - 1no. visit each month
April to November - 2No. visits each month.

PLANTING SCHEDULES:

Specimen Shrub Planting:

Name	Abb	Height (cm)	Root	Container	Habit	Quantity
Buxus sempervirens 'Sphere'	BsS	40-50 D	C	25L	Tightly clipped topiary ball	1
Phormium 'Apricot Queen'	PAQ	80-100	C	10-12L	Specimen	3
Phormium cookianum 'Tricolor'	PcT	80-100	C	10-12L	Specimen	5
Phormium tenax 'Purpureum'	PtP	80-100	C	10-12L	Specimen	1
Phormium 'Yellow Wave'	PYW	/	C	10-12L	Triple Crown	3

Pollinator friendly shrub planting:

Name	Abb	Height (cm)	Root	Container	Habit	Density	Quantity
Cornus alba 'Spaethii'	CaS	60-80	C	3L	Branched	3/m²	9
Escallonia 'Iveyi'	EI	30-40	C	5L	Bushy	4/m²	12
Hebe 'Mrs Winder'	HMW	30-40	C	3L	Bushy	5/m²	20
Sarcococca hookeriana	Sh	30-40	C	5L	Bushy	5/m²	20

Mixed Species Native Hedge Planting 01:

Name	Abb	Height (cm)	Root	Habit	% in Mix	Quantity
Acer campestre	Ac	80-100	UK Cell grown	Transplant - seed raised	20%	6
Cornus sanguinea	Cs	80-100	UK Cell grown	Branched	25%	7
Crataegus monogyna	Cm	80-100	UK Cell grown	Branched	55%	15

Mixed Species Native Hedge Planting 02:

Name	Abb	Height (cm)	Root	Habit	% in Mix	Quantity
Acer campestre	Ac	80-100	UK Cell grown	Transplant - seed raised	15%	32
Corylus avellana	Ca	60-80	UK Cell grown	Branched	15%	32
Cornus sanguinea	Cs	80-100	UK Cell grown	Branched	10%	21
Crataegus monogyna	Cm	80-100	UK Cell grown	Branched	30%	64
Fagus sylvatica	Fs	80-100	UK Cell grown	Branched	20%	42
Ilex aquifolium	Ia	60-80	C (UK grown) 7.5L	Leader & Laterals	10%	21

Native Hedge Planting Notes:

** Native hedge species to be planted in a double staggered row at 500mm centres , 450mm between rows.*
** Native hedge to be maintained at a maximum height of 1.6m.*
** Hedge plants to be protected with 600mm Tubex Shelterguard Shrub Shelters supported by 32mm x 32mm tanalised stakes. Ilex aquifolium (Ia) to be protected by Mesh Tree Guard Shelter.*
** Hedges to be planted within off the roll fully bio-degradable weed control membrane to suppress weeds and conserve ground moisture. Product: Ecotec MulchMat by Hy-Tex or similar approved, installed and secured with ground pegs in accordance with manufac*
**Plants to be sourced as local to the site as possible and "UK-Grown" in accordance with current bio-security best practice.*

0 2 4 6 8 10 20 50m
Scale: 1:250 @ A1

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CAD file reference V:\V18001-19000\18222 Leek\04 Landscaping\17.0 Drawings and Issue Sheets

Revisions	Description	Drawn	Check
20.07.2023 - B	Scaling note update for planning validation	AS	AS
02.03.2022 - A	Planter No. 1 relocated.	AS	AS

Project Title	PROPOSED McDONALDS RESTAURANT CHURNET WAY LEEK	Drawing Title	LANDSCAPE PLAN		
		Job-Dwg No	18222-VL-McD_L01	Rev	B
Client	McDONALDS RESTAURANTS LTD				
Status	PLANNING				
Scale	1:250	Drawing Size	A1		
Drawn By	FW	Checked By	AS	Date	02/2022

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