

KEY:

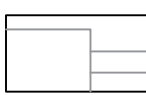
HARD LANDSCAPE SCHEDULE



PROPOSED SITE BOUNDARY:
Proposed site boundary. See Jenkins Design Services Ltd drawings for details.



PROPOSED BUILDINGS:
Proposed buildings. See Jenkins Design Services Ltd drawings for details.

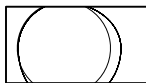


HARDSTANDING AREAS & LEVELS:
Proposed hardstanding areas including car parking, footpaths, patios and levels.
See Jenkins Design Services Ltd drawings for details.

SOFT LANDSCAPE SCHEDULE



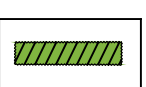
EXISTING TREES AND VEGETATION TO BE REMOVED:
Existing trees and vegetation to be removed. All associated tree works are to be carried out by competent professionals with experience in landscape and tree works. All tree works to be carried out in accordance with British Standard 3998. See Arboriculturalists Tree Survey for further details.



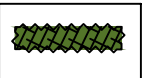
EXISTING TREES AND VEGETATION TO BE RETAINED:
Existing trees and vegetation to be retained. Existing trees to be retained. All construction work adjacent to trees to be in accordance with BS 5837:2012 Trees in relation to design, demolition and construction recommendations.



PROPOSED NATIVE STANDARD (SELECTED) TREES:
Standard (Selected) Trees to improve bio-diversity, structure and interest. Bareroot, 3 - 3.5m height, 1.5m clear stem, tree pit to be 700 x 700mm x depth of root. Double timber stake for support, pit drainage as required. See specification for species details:



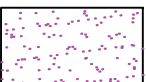
PROPOSED SINGLE SPECIES HEDGE:
Single species hedge to improve bio-diversity and add instant structure. Use bare root 1 - 1.2m high, planted in double staggered row. See specification for species details:



PROPOSED MIXED NATIVE HEDGEROW PLANTING:
Mixed native hedge/boundary whip planting to improve bio-diversity, create a dense buffer while creating new habitats for wildlife and softening boundaries. Comprising of feathered whips 0.45-1m high, bare rooted. Planted in double staggered row, single species groups of 5 -10. All plants to have shelters and canes for rabbit protection. To include evergreen species. See specification for species details and numbers:



PROPOSED ORNAMENTAL SHRUB PLANTING:
Low maintenance, low growing shrub planting to provide all year interest, colour and structure while improving bio-diversity. Species selected for their habitat creation, aesthetic quality and sensory attributes including smell, colour and texture. To include natives, evergreens, perennials and ornamental grasses. Plant at 3.5plants per/m2. See Landscape specification details.



PROPOSED WILDFLOWER SEED MIX:
Low maintenance grass and wildflower seed mix to create semi-natural public open spaces and improve habitat creation. Use 'Emorsgate Seeds EM3 Special General Purpose Meadow Mixture. Or similar to be approved.



LOW MAINTENANCE TURF:
Hard wearing, slow growing, drought tolerant, low maintenance turf. Use Rolawn, Medallion. Tel: 0845 604 6050. Or similar to be approved.

PLANTING & DRAWING NOTES:

All associated tree works are to be carried out by competent professionals with experience in landscape and tree works. All tree works to be carried out in accordance with British Standard 3998.

All planting implementation to be carried out in the first planting season unless an alternative phasing scheme has been approved by the Local Authority.

Use only hand tools in existing tree root protection areas.

No works to trees or shrubs shall be undertaken during the main birds nesting season unless a pre-commencement survey by a suitably experienced ecologist demonstrates that no actively nesting birds would be impacted by such works.

All construction work adjacent to trees to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction recommendations. Fencing should be erected prior to the commencement of works on site and stay erected until the completion of agreed works. No machine works to be carried out within the Root Protection Areas, including no mechanical rotavation.

Topsoil depth to new shrub planting areas minimum 300mm, topsoil depth to new lawns and wildflower areas minimum 100mm. Soil build up to BS86601 2013 and subsoil BS 3882 2015, topsoil not to exceed 300mm, subsoil to be approx 450mm depth for grass area, 600mm for shrubs and 900mm depth for trees. New planting areas to be de-compacted if required before planting, all to provide a suitable growing conditions.

Ensure 1.5m diameter bark mulch circle to all trees in grass. Also incorporate onto all planting and hedges.

All planting areas to be maintained weed free and watered at appropriate / necessary periods during establishment of plants.

Following planting, incorporate onto all planting and hedges, 75mm depth ornamental grade bark mulch and/or use matting system to hedges, for example sheep's wool, cardboard, fabric mulches like hemp.

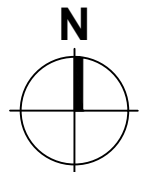
All trees and hedges to use bio-degradable tree tubes, ties and straps, use 'Green Tech' products. Spirals and guards to protect against mower on each tree/whip.

If within a period of five years from the date of the planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

LANDSCAPE SPECIFICATION

No.	% Mix	Species Name	Pot Size	Height	Density	Specification
Standard (selected) Trees						
6	Cm	Crataegus monogyna	BR	3 - 3.5m	As shown	10-12cm girth, min 3 brks, 1.5m clear stem
4	Ms	Malus sylvestris	BR	3 - 3.5m	As shown	10-12cm girth, min 3 brks, 1.5m clear stem
4	Sa	Sorbus aria	BR	3 - 3.5m	As shown	10-12cm girth, min 3 brks, 1.5m clear stem
3	Ag	Alnus glutinosa	BR	3 - 3.5m	As shown	10-12cm girth, min 3 brks, 1.5m clear stem
3	Pa	Prunus avium	BR	3 - 3.5m	As shown	10-12cm girth, min 3 brks, 1.5m clear stem
3	Qr	Quercus robur	BR	3 - 3.5m	As shown	10-12cm girth, min 3 brks, 1.5m clear stem
Mixed Native Hedge						
75	10%	Corylus avellana	B	60 - 80cm	5linear m	Branched, min 3 brks. Planted in groups of 3-5
450	60%	Crataegus monogyna	B	80 - 100cm	5linear m	Transplant 1+1. Planted in groups of 5-10
75	10%	Rosa canina	B	45 - 60cm	5linear m	Branched, min 2 brks, 1+1. Planted in groups of 3-5
75	10%	Ilex Aquifolium	B	45 - 60cm	5linear m	Branched, min 2 brks, 1+1. Planted in groups of 3-5
75	10%	Viburnum opulus	B	45 - 60cm	5linear m	Branched, min 2 brks, 1+1. Planted in groups of 3-5
Single Species Hedge						
240	Cb	Carpinus betulus	B	1 - 1.2m	5linear m	Leader with laterals, double staggered row
Groundcover Shrubs						
39	Bb	Bergenia 'Bressingham White'	2L	20 - 30cm	4/m2	Bushy, planted in groups of 4
57	Cal	Cornus alba	2L	20 - 30cm	3/m2	Bushy, planted to create larger shrub back drop
45	Ea	Euphorbia amygdaloides	2L	20 - 30cm	4/m2	Bushy, planted to create larger shrub back drop
20	Hv	Hebe vernicosa	3L	20 - 30cm	3/m2	Bushy, planted to create larger shrub back drop
45	Hp	Hebe Purple Pixie	3L	20 - 30cm	3/m2	Bushy, planted to create larger shrub back drop
35	La	Lavandula angustifolia	3L	20 - 30cm	4/m2	Bushy, planted in groups of 4
20	Ln	Lonicera nitida	3L	20 - 30cm	4/m2	Bushy, planted in groups of 4
47	Dp	Digitalis purpurea	2L	20 - 30cm	4/m2	Bushy, planted to create ground cover
42	Rc	Rosa Canina	2L	20 - 30cm	3/m2	Bushy, use spiral and cane if required
35	Vd	Viburnum davidii	3L	20 - 30cm	3/m2	Bushy, planted to create larger shrub back drop
17	Vo	Viburnum opulus	3L	45 - 60cm	3/m2	Branched, min 2 brks, 1+1. Planted in groups of 3

SCALE



FOR PLANNING

PROJECT
STATION WORKS, BURY ROAD,
MANCHESTER

TITLE
SOFT LANDSCAPE SPECIFICATION

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REVIEWED
MB

REVISION
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