

Condition 15

15. A landscaping scheme, including details of the replacement trees, shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include native tree and shrub planting and the provision of 2no. bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season, and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

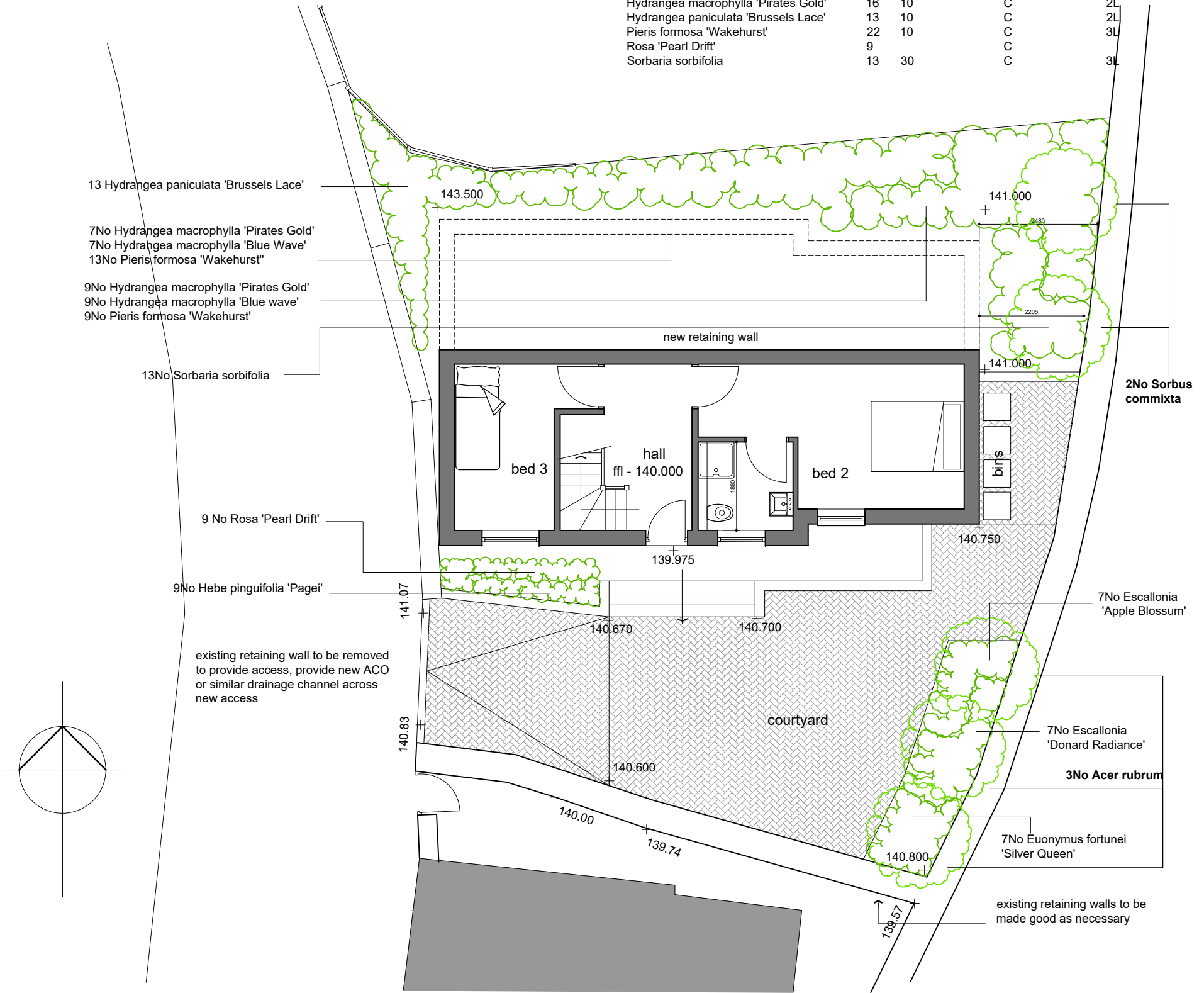
- o A landscape scheme is attached below**

TREES

Name	No	Form	NoxTrans	Girth cm	Min Ht m	RootCond	ClearStem cm
Acer rubrum	3	Standard		10 -12	3.0 - 3.5	45L pot	
Sorbus commixta	2	Standard		10 -12	3.0 - 3.5	45L pot	

SHRUBS

Name	No	Ht/Spd (cms)	Root/Container	Min Size	Habit
Escallonia 'Apple Blossum'	7	30	C	3L	
Escallonia 'Donard Seedling'	7	30	c	3L	
Euonymus fortunei 'Silver Queen'	7	30	C	3L	
Hebe pinguifolia 'Pagei'	9	10	C	3L	
Hydrangea macrophylla 'Blue Wave'	16	10	C	2L	
Hydrangea macrophylla 'Pirates Gold'	16	10	C	2L	
Hydrangea paniculata 'Brussels Lace'	13	10	C	2L	
Pieris formosa 'Wakehurst'	22	10	C	3L	
Rosa 'Pearl Drift'	9		C		
Sorbaria sorbifolia	13	30	C	3L	



PLANTING SPECIFICATION

STORAGE: Plants not to be planted on day of delivery to site to be stored as follows or by other approved methods:

- Root balled plants: Place close together and cover root balls with sand, moist peat or wet straw.
- Bare rooted plants: heel in prepared trenches, cover with soil and water thoroughly

SURPLUS MATERIAL, including subsoil, stones, debris, wrapping material and prunings to be removed from site.

TOPSOIL: At time of starting subcontract work, the areas to be planted, shall have been prepared by breaking up the surface thoroughly and removing any excess building rubble. Topsoil from site stripping/storage together with any further additional approved imported topsoil to be applied to the proposed planting areas at a minimum of 300mm depth.

PREPARATION OF PLANTING BEDS: Herbicide- A type recommended for the purpose in the current list of Agricultural Chemicals Approval Scheme. Apply to perennial weeds and allow period of time to elapse as recommended by manufacturer before cultivation.

CULTIVATION: Break up any compacted topsoil to full depth. Within a few days prior to planting cultivate top 300mm of all planting beds by rotavating. Leave surface regular and even. Remove undesirable material brought to the surface including stones and clay balls larger than 50mm in any dimension, roots, tufts of grass and foreign matter.

CLIMATIC CONDITIONS: carry out the planting during the appropriate seasons and while the soil and the weather conditions are suitable for the relevant operations.

DROUGHT CONDITIONS: If the water supply is or is likely to be restricted by emergency legislation: Inform CA without delay and ascertain availability and additional cost of second class water from sewage works or other approved sources. Ensure that sufficient water is applied to maintain healthy growth during the establishment period.

PLANTING MAINTENANCE: Recommended Defects Liability Periods are:

- Shrubs and trees: 12 months after first breaking of buds
 - Semimature nursery stock: 24 months after the first breaking buds
- During the Defects Liability Period carry out maintenance of the planted areas as follows:
- Make visits at approximately monthly intervals during the growing season and as necessary to fulfill the requirements of this specification
 - Keep all beds clear of weeds by cultivating and use of approved herbicides.
 - Prune plants at appropriate time to remove dead or dying and diseased wood and suckers, to promote healthy growth and natural shape.
 - Regularly check condition of stakes, ties, guys and guards. Replace broken or missing items. Adjust ties if necessary to prevent rubbing of bark. Cut back any damaged bark and treat wound with fungicidal sealant.
 - Ensure that sufficient water is applied to maintain healthy growth.

FINAL MULCHING: At the end of the Defects Liability Period mulch the whole surface of planting beds with coarse grade bark mulch to a depth of 75mm.

FAILURES OF PLANTING (Post Practical Completion): Any trees/shrubs/plants which are dead, dying or otherwise defective at the end of the relevant period stated in the Contract will be regarded as defects due to materials or workmanship not in accordance with the Contract. They must be replaced by approved equivalent trees/shrubs/plants at the next suitable planting season unless otherwise instructed.

FAILURES OF PLANTING: Post Practical Completion maintenance of the planting is to be carried out by the Landscape Contractor as specified. Any trees/shrubs/plants, which are dead, dying or otherwise defective at the end of the Defects Liability Period, will be regarded as defects due to materials or workmanship not in accordance with the Contract. They must be replaced by approved equivalent trees/shrubs/plants at the next suitable planting season unless otherwise instructed. This will not apply if the defects are caused by malicious damage after Practical Completion.

PLANTING:
LARGE STANDARDS:

To BS 5236, size categories as scheduled

Transplant to BS 5236

Pits: Not less than 1200mm diameter x 750mm deep. Where necessary increase these dimensions to ensure that pits are at least 250mm deeper and 500mm wider than the root system when fully spread. Break up bottom of pits to a depth of 200mm.

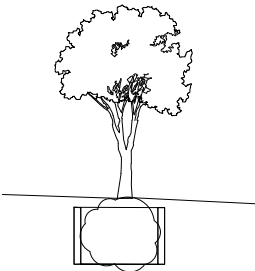
Backfill with a previously prepared thorough mixture of 50% by volume topsoil excavated from the pit and additional topsoils as required, 40% by volume loosened peat to BS 4156 or other approved well rotted organic material, 10% by volume coarse grained washed river sand, 600g/m³ bonemeal of medium fine texture, containing not less than 20% soluble potash and 3-5% nitrogen.

Support: Oblique staking to BS 5236

do not scale this drawing

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Tree Pit Detail to 3No Acer rubrum



1200mm x 750mm deep concrete manhole ring set 100mm below surface of ground and filled as per specification. To allow tree roots to be contained.

status

PLANNING

job no

18.02

title

Landscape Proposal

scale

1:100 @ A3

date

30.06.2024

project

new dwelling
ramsbottom lane
ramsbottom

client

yarn estates ltd

drawing number

LS01