



- Landscape planning key:**
- Site Boundary
 - Existing trees to be retained and protected during the works.
 - Existing trees to be removed.
 - Proposed ornamental planting on 400mm depth of topsoil with 75mm bark mulch.
 - Proposed native tree planting, tree pit and stake as detailed in the specification.
 - Small ornamental tree / large shrub planting, tree pit and stake as detailed in the specification.
 - Proposed mixed native hedgerow planted in a double staggered row at 0.4m centres. Bare root transplants with 60cm rabbit guards.
 - Proposed single species hedgerow planted in a double staggered row at 0.4m centres. Bare root transplants with 60cm rabbit guards.
 - Proposed single species hedgerow planted in a single row at 0.3m centres. Bare root transplants.
 - Front gardens to be turfed on 150mm topsoil.
 - Public open space to be sown with Geminal Abertain mix, or similar approved, to be sown at a rate of 40g/m² on 150mm topsoil.
 - Wildflower seeding, Geminal RE3 River Floodplain / Water Meadow (MGB Grassland), to the existing water course to public open space to be sown at 5g/m².
 - Wildflower seeding, Geminal WFG20 Eco Species Rich Lawn, to the public open space to be sown at 10g/m².
 - Native tree / shrub planting woodland to be planted as 60-80cm whip planting at 0.7m centres, for additional wildlife habitat.
- NOTES:**
- Rear gardens:**
Subsoil to be prepared to a depth of 450mm as per ground preparation and soil specification. Topsoil to be supplied as per ground preparation and soil specification to a depth of 150mm, after gentle compaction and to be left bare in rear gardens.
Any invasive species to be controlled and monitored. Ongoing continued treatment as part of the on-going maintenance of the development.

B	Site layout updated	23/10/23
A	Minor amendments	02/02/21
REV	DESCRIPTION	DATE

Ascerta
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CLIENT:
Eccleston Homes Ltd
PROJECT:
Former Mond Site, (Site 1) Holcombe Mill, Bridge Street, Ramsbottom, BL0 0BS
DRAWING TITLE:
Planting Plan (Sheet 1 of 3)
SCALE:
1:200 @ A0
DRAWING NO:
REV
DRAWN BY:
CO
CP
DATE:
10/08/2019
P.1202.19.11
B



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NOTES:

Rear gardens:
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Any invasive species to be controlled and monitored. Ongoing treatment as part of the on-going maintenance of the development.



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CLIENT:	Eccleston Homes Ltd
PROJECT:	Former Mondri Site, (Site 1) Holcombe Mill, Bridge Street, Ramsbottom, BL0 0BS
DRAWING TITLE:	Planting Plan (Sheet 2 of 3)
SCALE:	1:200 @ A0
DRAWN BY:	CO
CHECKED BY:	CP
DATE:	10/08/2019
P:	1202.19.11
B:	

LANDSCAPE AND MAINTENANCE SPECIFICATION

All operations to comply with appropriate British Standards unless otherwise stated on drawings or in the specification.

GENERAL TREATMENT OF PLANTING AREAS

Ensure that planting areas are protected from consolidation by heavy construction plant.

For work near a retained tree: Refer to BS 5837 *Trees in relation to design, demolition & construction - Recommendations*: Section 9 (Appendix C).

Damage to Plants to be Retained: If a plant is to be retained is damaged, the plant is to be repaired or replaced by the contractor at their own expense. "Damaged" means:

- The destruction of a plant the breaking of branches or roots
- The debarking of trunks or limbs
- The contamination of root zone soil or plants from drift sprays, dust or contaminated storm water
- The damage by the placement of fill or building materials within the canopy perimeter or otherwise.

1) GROUND PREPARATION AND SOIL SPECIFICATION

Subsoil:
Before receiving topsoil, subsoil shall be loosened using appropriate equipment to a depth of 300mm. This shall be done when the subsoil is dry so as to encourage soil shattering. All stones and other objects larger than 50mm shall be removed from the prepared surface. The loosened subsoil shall be roughly levelled so that an even depth of topsoil can be achieved.
Topsoil (To Comply with British Standard 3882:2015 - Specification for Topsoil):
Imported topsoil shall be Multipurpose Grade as described in BS 3882:2015 and suitable for sustaining plant life. Stockpiling of soil shall be avoided whenever possible to minimise loss of physical quality, diffusion of oxygen and biological activity.
Any stockpiling shall not exceed 1.5 metres high and shall be sited so as to avoid risk of muddy water run-off into a watercourse, not exceeding 1.5 metres high.
The site of the stockpile will be prepared in advance by grading, removing rubbish and ensuring no fuel or chemicals were previously stored in area.
Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery.
Soil shall not be handled in inappropriate conditions of weather and soil moisture i.e.
During or shortly after heavy precipitation
When soil is in a waterlogged condition
When the ground is frozen or covered by snow
When there are pools of water on the grounds surface.
Topsoil shall be laid to the following minimum depths:
150mm below new grass areas
300mm to rear gardens
400mm beneath new shrub areas.
Finished levels, after settlement, shall be as follows:
25mm above adjacent paving from new grassed areas and non-mulched shrub beds
75mm below adjacent paving and grass for mulched planting beds.
150mm below damp proof courses.

2) GROUND CONDITIONING

40 litres of compost to be incorporated into the top 200mm of each square metre of topsoil for all ornamental shrub beds.

3) PLANT AND PLANTING SPECIFICATION

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

BS 8545:2014 'Trees: from nursery to independence in the landscape

BS 3936: Part 1 1992 Nursery stock (Specification for trees and shrubs)

BS 3936: Part 4 1984 Nursery stock (Specification for forest trees)

BS 3936: Part 9 1987 Nursery stock (Specification for bulbs, corms and tubers)

BS 3936: Part 10 1990 Nursery stock (Specification for ground cover plants)

BS 4429: 1989 Recommendations for general landscaping operations

BS 4043: 1989 Recommendations for transplanting root-balled trees. (withdrawn)

The Code of Practice for Plant Handling 1985. (Horticultural Trades Association).

Plant Stock:

Plant stock to be supplied in accordance with the size and description specified on the plant schedule and position indicated on the most current revision of the planting plan.

Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the proposed situation of planting and lifted at a time in accordance with good nursery practice. Stock shall have a well-formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3936: Part 1:1992, Section 7, *Form of Trees*.

Plant Handling:

All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication, "*Plant Handling*" (Horticultural; Trades Association) and relevant sections of BS 4043: 1989 *Transplanting Root-Balled Trees*.

Standard Tree Planting:

Trees to be pit planted following supplier recommendations. Minimum pit size: Standard tree 900 x 900x 750mm / Semi-mature tree 2000 x 2000 x 1500mm.

Pits to be prepared to base and sides of pit to be further scarified.

Standard trees to be double staked using two stakes (75mm dia.), driven into ground 300mm below bottom of pit. Base of pit to be filled with 200mm of 3:1 mix of approved topsoil / compost.

Trees to be centrally located and stem placed in an upright position. Pit to be backfilled with a 3:1 mix of an approved topsoil / compost. Backfill firmly to 50mm above previous ground level to allow for settlement. Stakes to be saw leave 600mm above soil level.

Water in same day with 52 litres per tree.

All works shall be carried out to the minimum standard according to BS 3936: 1992 Part 1 Nursery Stock. Specification for Trees and Shrubs. BS 4043: 1989 Recommendations for transplanting root-balled trees.

Staking:

Stake all standard trees with double short stakes, feathered trees with low single stake. Stakes to be round timber with chamfered tops. Position stake close to tree on windward side and drive vertically at least 400mm into bottom of pit before planting. Backfilling: consolidate material around stake. Height of stakes: cut to approximately one third of the tree height above ground level, taking care not to damage the bark. Ties: Hessian. Tying: secure tree firmly but not rigidly to stake with at least 2 ties within 25mm of top of stake.

Mulch:

All shrub beds shall be spread with a medium grade bark mulch to a settled depth of 75mm. Mulch to be free from fines, weeds, disease and contaminants.

Ornamental shrub planting:

To be set out carefully and evenly over indicated areas. Remove plants from pots and plastic containers, plant and water in thoroughly. Shrubs shall be individually pit planted in prepared pits sized to accommodate full spread of roots. Plants shall be evenly spaced over the planting area. Firm backfill by treading, ensuring the ground is not overly compacted and that the plant is positioned upright.

Native tree / shrub planting

Bare root stock shall be planted between November and March/April. Consistent in species, cultivar and clone to ensure a uniform hedge. Plants to be planted in groups of 3, 5 or 7 of the same species.

Plants shall be evenly spaced over the planting area. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Undertake formative pruning if necessary.

New formal hedges - Double staggered row

Bare root stock shall be planted between November and March/April. Consistent in species, cultivar and clone to ensure a uniform hedge.

To be planted in a previous prepared planting bed 1metre wide. Planted to be centrally in a double row, 400mm between plants and 400mm between rows. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems.

Prune back to a height of 0.6metres.

New mixed native hedges

Bare root stock shall be planted between November and March/April. Consistent in species, cultivar and clone to ensure a uniform hedge. Plants to be planted in groups of 3, 5 or 7 of the same species.

To be planted in a previous prepared planting bed 1metre wide. Planted to be centrally in a double row, 400mm between plants and 400mm between rows. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems.

Prune back to a height of 1.2metres.

Turfed Areas:

To be specified and laid in accordance with BS. 3936:1998 Recommendations for turf for general purposes. Turf to be Lindum Festival Turf (or similar approved). Hardwearing with a dense sward containing a mixture of 25% perennial ryegrass, 55% fescues and 20% smooth stalked meadow grass. This mix is easy to maintain and will recover well from general wear.

Turf to be laid in suitable weather conditions on a prepared bed with no weeds and a suitable slow release fertiliser applied to bed prior to laying. Turf to be watered regularly until it is well established.

Rear gardens:

Subsoil to be prepared to a depth of 450mm as per ground preparation and soil specification.

Topsoil to be supplied as per ground preparation and soil specification to a depth of 150mm, after gentle compaction and to be left bare in rear gardens.

Grass Seeding:

Seed mix shall be Germinal AberSustain mix, or similar approved. Sowing to be taken between March and October.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Levels to be graded to form finished levels as indicated in section, 'Topsoil'.

Roll, fertilise at 50gms/sq m, 10-14 days prior to seeding, sow at rate of 40g/m2 and lightly rake. First cut to be undertaken when grass reaches 50mm.

Wildflower Seeding:

Seed mix shall be Germinal WFG20 Eco Species Rich Lawn, or similar approved. Sowing to be taken between March and October.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 10 g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 40 - 70mm.

Seed mix shall be Germinal RE3 River Floodplain / Water Meadow (MG8 Grassland), or similar approved. Sowing to be taken between March and October.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 5g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 40 - 70mm.

Weeding:

A plant that roots directly from its base and has shallow roots is to be removed by hand, by removing the main root system.

A weed that grows from a clumped, fibrous root system is to be removed using the crowning method, by cutting the roots from the crown of the weed.

A large weed infestation is to be removed by spraying an approved chemical directly onto the target infestation.

A plant being a tree or a vine is to be removed using the cut and paint method, by cutting the base of the stem close to the ground and immediately applying herbicide to the cut.

4) MAINTENANCE AND MANAGEMENT

Plant stock and soft landscaped areas shall be maintained for a period of five years via the developers' agent or appointed Management Company during which time the following operations shall be carried out:

Regular visits:

Monthly maintenance visits to include the following operations:

- Hand weed planting beds
- Remove litter
- Sweep mulch spillage
- Re-firm plant stock as necessary
- Adjust stakes and ties as necessary
- Prune plant stock as required to encourage good form
- Check all plant stock and report signs of pests, disease, death and damage

Mulch:

Top up mulch levels (using matching material) surrounding trees and within beds to 75mm at the end of the maintenance period.

Watering:

Plant stock to receive the following quantities of water:

Heavy Standard trees: 35 litres each month between April and September

Shrubs and transplants: 5 litres/plant on three occasions throughout growing season.

Watering to be undertaken during the first 24 months as needed to maintain plant health.

Grass cutting:

Grass shall be cut throughout the growing season to maintain a sward of approximately 38mm. Shall be edged, watered as necessary and clippings removed.

Wildflower cutting:

Wildflower areas shall be cut 2 times a year during the late spring and after the flower season (September / October) to maintain a sward of approximately 40-70mm. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.

Plant replacements:

All dead, dying and vandalised plant stock shall be replaced, at the landscape contractor's expense, at the end of each growing season throughout the maintenance period.

Number	Abbreviation	Species	Specification	Height	Girth	Pot Size
4 -	ACE GLO	Acer platanoides 'Globosum'	Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm	min. 400cm	16-18cm	
1 -	ALN GLU	Alnus glutinosa	Heavy Standard: 5 brks: 3x: RB: Clear Stem min. 200cm	350-425cm	12-14cm	
2 -	AME LAM	Amelanchier lamarckii	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	300-350cm	12-14cm	
7 -	BET PEN	Betula pendula	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
6 -	CAR BET	Carpinus betulus	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
21 -	LIO WOR	Liquidambar styraciflua 'Worplesdon'	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	300-350cm	10-12cm	
7 -	MAL SYL	Malus sylvestris	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
2 -	POPNI	Populus nigra	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
12 -	PRU GOO	Prunus 'Snow Goose'	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	300-350cm	10-12cm	
6 -	PRU AVI	Prunus avium	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
3 -	PRU PAD	Prunus padua	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
3 -	QUE PET	Quercus petraea	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
2 -	QUE ROB	Quercus robur	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
6 -	S a	Salix alba	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
2 -	SALFR	Salix fragilis	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
6 -	T co	Tilia cordata	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
6 -	TIL GRE	Tilia cordata 'Greenspire'	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
Total :96 -						

Number	Abbreviation	Species	Specification	Density	Length	Height
778 -	CAR BET	Carpinus betulus	1+1: Transplant - seed raised: B	0.4Ctr Double Staggered at 0.4m offset	154.4523m	60-80cm
428 -	GRI LIT	Griselinia littoralis	Bushy :7 brks	3/m	141.9692m	60-80cm
Total :1206 -					Total :296.4215m	

Number	Abbreviation	Species	Specification	Density	Area	Pot Size	Height
22 -	CEA MOU	Ceanothus 'Blue Mound'	Branched: 5 brks: C	3/m²	6.9095m²	3L	
24 -	CEA REP	Ceanothus thyrsiflorus repens	Bushy: 5 brks: C	3/m²	7.5842m²	3L	
187 -	CHO PEA	Choisya 'Aztec Pearl'	Bushy: 5 brks: C	3/m²	69.0931m²	3L	30-40cm
218 -	CIS PIN	Cistus 'Silver Pink'	Bushy: 4 brks: C	3/m²	68.4734m²	3L	20-30cm
130 -	COR ELE	Cornus alba 'Elegantissima'	Branched: 4 brks: C	3/m²	41.154m²	3L	40-60cm
33 -	ELA EBB	Elaeagnus x ebbingei	Branched: 3 brks: C	3/m²	10.5858m²	3L	30-40cm
96 -	ELA LIM	Elaeagnus x ebbingei 'Limelight'	Branched: 3 brks: C	2/m²	46.6358m²	3L	30-40cm
111 -	EUO GAI	Euonymus fortunei 'Emerald Gaiety'	Bushy: 7 brks: C	3/m²	35.0666m²	3L	20-30cm
225 -	EUO QUE	Euonymus fortunei 'Silver Queen'	Bushy: 5 brks: C	4/m²	53.7299m²	3L	20-30cm
197 -	HEB WIN	Hebe 'Mrs Winder'	Bushy: 5 brks: C	3/m²	61.7691m²	3L	30-40cm
423 -	HEB GEM	Hebe 'White Gem'	Bushy: 5 brks: C	3/m²	136.369m²	3L	30-40cm
72 -	HYD GRA	Hydrangea paniculata 'Grandiflora'	Branched: 3 brks: C	2/m²	33.0665m²	2L	30-40cm
134 -	HYP CAL	Hypericum calycinum	Bushy: 6 brks: C	4/m²	32.0394m²	2L	20-30cm
107 -	LAV HID	Lavandula angustifolia 'Hidcote'	Bushy: 5 brks: C	3/m²	34.2536m²	3L	20-30cm
152 -	LAV PED	Lavandula stoechas pedunculata	Bushy: 5 brks: C	4/m²	36.1004m²	2L	15-20cm
255 -	LON PIL	Lonicera pileata	Bushy: 6 brks: C	3/m²	80.3401m²	3L	
166 -	POT ELE	Potentilla fruticosa 'Elizabeth'	Bushy: 3 brks: C	4/m²	40.0174m²	2L	
117 -	PRU LUY	Prunus laurocerasus 'Otto Luyken'	Bushy: 3 brks: C	3/m²	38.9432m²	3L	30-40cm
87 -	PRU LUS	Prunus lusitanica	Bushy: 4 brks: C	2/m²	41.1795m²	3L	30-40cm
56 -	SKI RUB	Skimmia japonica 'Rubella'	Bushy: 3 brks: C	4/m²	13.0325m²	3L	30-40cm
162 -	SPI PRI	Spiraea japonica 'Little Princess'	Bushy: 5 brks: C	4/m²	38.8276m²	2L	20-30cm
12 -	VIB TIN	Viburnum linus	Bushy: 4 brks: C	3/m²	3.7834m²	3L	20-30cm
123 -	VIN VAR	Vinca major 'Variegata'	Several Shoots: 3 brks: C	3/m²	38.344m²	2L	
Total :3109 -					Total :957.298m²		

Number	Abbreviation	Species	Specification	Density	Area	Pot Size	Height
55 -	ART CLS	Aster 'Powis Castle'	Bushy: 5 brks: C	4/m²	13.0356m²	2L	20-30cm
38 -	AST MON	Aster x frikartii 'Mönch'	Full Pot: C	4/m²	8.9594m²	2L	
78 -	RUD GOL	Rudbeckia fulgida sulivantii 'Goldsturm'	Full Pot: C	4/m²	18.7819m²	2L	
Total :171 -					Total :40.7769m²		

Mixed Landscape Buffer - Version 7 (1)

Number	Abbreviation	Species	Specification	Density	Area	Pot Size	Height
56 -	COR AVE	Corylus avellana	1+2: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr	26.6277m²		60-80cm
92 -	CRA MON	Crataegus monogyna	1+1: Transplant - seed raised: B	0.7Ctr	44.3795m²		60-80cm
38 -	ILE AQU	Ilex aquifolium	1+0: Seedlings: CE	0.7Ctr	17.7518m²	150cc min.	20-40cm
20 -	PRU PAD	Prunus padus	1+1: Transplant - seed raised: B	0.7Ctr	8.8759m²		80-100cm
56 -	PRU SPI	Prunus spinosa	1+1: Transplant - seed raised: Branched: 2 brks: B	0.7Ctr	26.6277m²		60-80cm
38 -	ROS ARV	Rosa arvensis	1+0: Seedlings: Branched: 2 brks: B	0.7Ctr	17.7518m²		50-60cm
38 -	ROS CAN	Rosa canina	1+1: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr	17.7518m²		60-80cm
20 -	SAM NIG	Sambucus nigra	1+1: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr	8.8759m²		60-80cm
20 -	VIB OPU	Viburnum opulus	1+2: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr	8.8759m²		60-80cm
Total :378 -					Total :177.518m²		

Mixed River Landscape Buffer - Version 1

Number	Abbreviation	Species	Specification	Density	Area	Pot Size	Height
5 -	COR AVE	Corylus avellana	1+2: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr	2.3625m²		60-80cm
5 -	CRA MON	Crataegus monogyna	1+1: Transplant - seed raised: B	0.7Ctr	2.3625m²		60-80cm
5 -	ROS CAN	Rosa canina	1+1: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr	2.3625m²		60-80cm
20 -	SAL CAP	Salix caprea	0/1: Cutting: Branched: 2 brks: B	0.7Ctr	9.4499m²		80-100cm
5 -	SAL CIN	Salix cinerea	0/1: Cutting: Branched: 2 brks: B	0.7Ctr	2.3625m²		60-80cm
13 -	SAL PEN	Salix pentandra	Feathered: 5 brks: 2x: B	0.7Ctr	5.9062m²		200-250cm
13 -	SAL TRI	Salix triandra	Feathered: 5 brks: 2x: B	0.7Ctr	5.9062m²		200-250cm
15 -	SAL VIM	Salix viminalis	0/1: Cutting: Branched: 2 brks: B	0.7Ctr	7.0874m²		60-80cm
5 -	SAM NIG	Sambucus nigra	Branched: 3 brks: C	0.7Ctr	2.3625m²	2L	40-60cm
15 -	VIB OPU	Viburnum opulus	1+2: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr	7.0874m²		60-80cm
Total :101 -					Total :47.2496m²		

Native Hedging Mix (Hawthorn and Blackthorn)