

# PROPOSED B1,B2 & B8 UNITS BRISTOL AVENUE, BLACKPOOL

## Outline Specification Notes –Soft Landscaping

### 1.0 Site Preparation and Earthworks

1.1 Unless otherwise agreed with the LPA tree officer, all existing trees/ vegetation to be retained shall be protected from damage by a vertical and horizontal scaffold framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of three metres. On to this framework, weldmesh panels should be securely fixed with wire or scaffold clamps, all in accordance with BS 5837 (2012). Protective fencing is to be located around the Root Protection Areas of retained hedge, and the contained area is to remain completely undisturbed for the duration of the contract.

1.2 All earthworks / cultivations / hedging and new tree planting to be avoided within the Root Protection Areas of the exiting trees to be retained on site. In these areas, the existing understory shall be retained, and the following works undertaken to improve quality of appearance

- minor vegetation clearance of brambles
- fertiliser applications in spring and autumn to improve nutrient levels

1.3 Any trees/ shrubs to be removed shall be removed outside the bird nesting season (ie. outside the period of beginning March to end of August inclusive). All tree stumps of trees to be removed are to be ground out, with the root stock entirely removed, and all arisings removed from site.

1.4 Generally, all earthworks shall be executed in accordance with BS4428 'General Landscape Operations'.

1.5 Ground profiles to be left with smoothly flowing contours, free from localised depressions, high spots and abrupt angles.

1.6 Testing and analysis of existing site soils shall be undertaken to determine their suitability for re-use within the landscape scheme, and where possible, existing subsoil and topsoil shall be used. Should existing soils not be suitable for re-use, topsoil shall be imported, and all sampling, handling, storage and any necessary analysis shall comply with the parameters of 'Multipurpose Topsoil' as set out in BS3882(2007).

1.7 A minimum depth of 1.0 metre of viable rooting depth is required for trees and shrubs within all planting areas. Within this, the depths of subsoil and topsoil layers should be as follows:

Type of Planting / Lawn	Topsoil Depth	Subsoil Depth	Depth of deep ripping of subsoil (if in-situ soil)
Combined Tree and Shrub Planting	600mm	400mm	400mm
Ornamental Shrub Planting Only	450mm	550mm	550mm

1.8 Cultivate topsoil to produce an even surface free from lumps and clods. Cultivation shall be to a minimum depth of:

- Planted areas: 450mm

1.9 The need for ameliorants and fertilisers shall be reviewed by appropriate soil testing, prior to soil spreading or import.

## 2.0 Planting

2.1 Handling and transportation of all plants shall be carried out in accordance with Horticultural Trade Association's 'Plant Handling' recommendation (1987).

2.2 All planting operations shall be carried out in accordance with BS5326:1975; BS4043:1966, and BS4428:1968. Advanced nursery stock to BS5236:1975.

2.3 Trees : All trees shall be supplied in accordance with the plant schedules by named nurseries.

Tree Stakes: Timber for tree stakes shall be straight, pointed, round section, peeled, preservative impregnated (BS1282) softwood, sweet chestnut or larch. All tree stakes are to be supplied to site stained black with an approved timber stain. In general, the length of stakes shall be equal to the sum of the length of the stake above ground (500 mm), the depth of the tree pit and an additional 300 mm.

Watering tubes shall be supplied for all standard stock. To be 50mm diameter, black land flex perforated land drainage pipe with suitable rubber/plastic bung.

Tree Pit Backfill

Trees within soft landscape to be planted in topsoil/subsoil pits to the following dimensions.

- Standard trees 1200mm square x 800mm deep

To relieve any compaction, the walls and base of the pit shall be loosened, with a fork for example, prior to back-filling. The base shall be broken up to a minimum depth of 250mm. lower half of the tree pit shall be backfilled with 300mm depth washed, medium/coarse sand. The upper half of the tree pit shall be backfilled with topsoil, ameliorated with compost and fertiliser as specified above.

2.4 Shrubs : All shrubs shall be supplied in accordance with the plant schedules. Planting pits to be excavated to allow a 75mm clearance around the edges of the root system. Sides and bottom of pits shall be loosened to relieve any compaction. Backfill for each plant to include 50g of SA1 Enmag fertiliser.

Bark mulch shall consist of matured British conifer bark with an even particle size distribution between 5-35mm. The mulch to be 'Ornamental Grade Bark Mulch' or similar approved. This shall be spread over all shrub beds to a depth of 50mm.

## 3.0 Watering

All tree pits and shrub beds shall be thoroughly watered prior to application of mulch and subsequent maintained in a moist condition. Watering rates shall be as follows: Advanced nursery stock trees 50 litres/tree Shrub areas 30 litres/m<sup>2</sup>

#### 4.0 Maintenance

All areas to be maintained and guaranteed under installing contract for 12 months post Practical Completion, with semi mature trees maintained and guaranteed for 24 months post Practical Completion, to provide optimum conditions for plant growth and to present a clean and tidy appearance. All deaths and failures are to be replaced at the first horticulturally sound opportunity.

After this period, all planting stock that is dead diseased or dying should be replaced within 7 years of the first planting season if dead, diseased or dying by the client.

- Bark mulch shall be kept well topped up to 50mm depth at all times until planting covers the beds.
- All beds shall be kept completely weed free at all times.
- Tree shapes shall be inspected each winter with an allowance for formative pruning to appropriate species to ensure continued development of even shape and single central leader. Check for damaged branches after storms or strong winds and remove any damaged growth. Cut back to clean sound wood with angled cuts. Epicormic buds to be rubbed off and basal growth to be pruned off.
- Tree ties and stakes shall be regularly checked and removed after three years.
- Where necessary, apply a top dressing of fertiliser to the root zone of all trees and shrubs, and to lawned areas, in accordance with manufacturer's recommendations.
- Trim off vegetation overhanging paths, kerbs, or roadways or obscuring signs.
- Trim ornamental hedges to shape twice per season, and ensure hedges are cut to smooth accurate lines.
- Tie in climbing plants to supports as appropriate.
- Allow for the removal of all redundant canes and guards and dispose of off-site. All accessories should be removed by the end of the third year growing season following planting