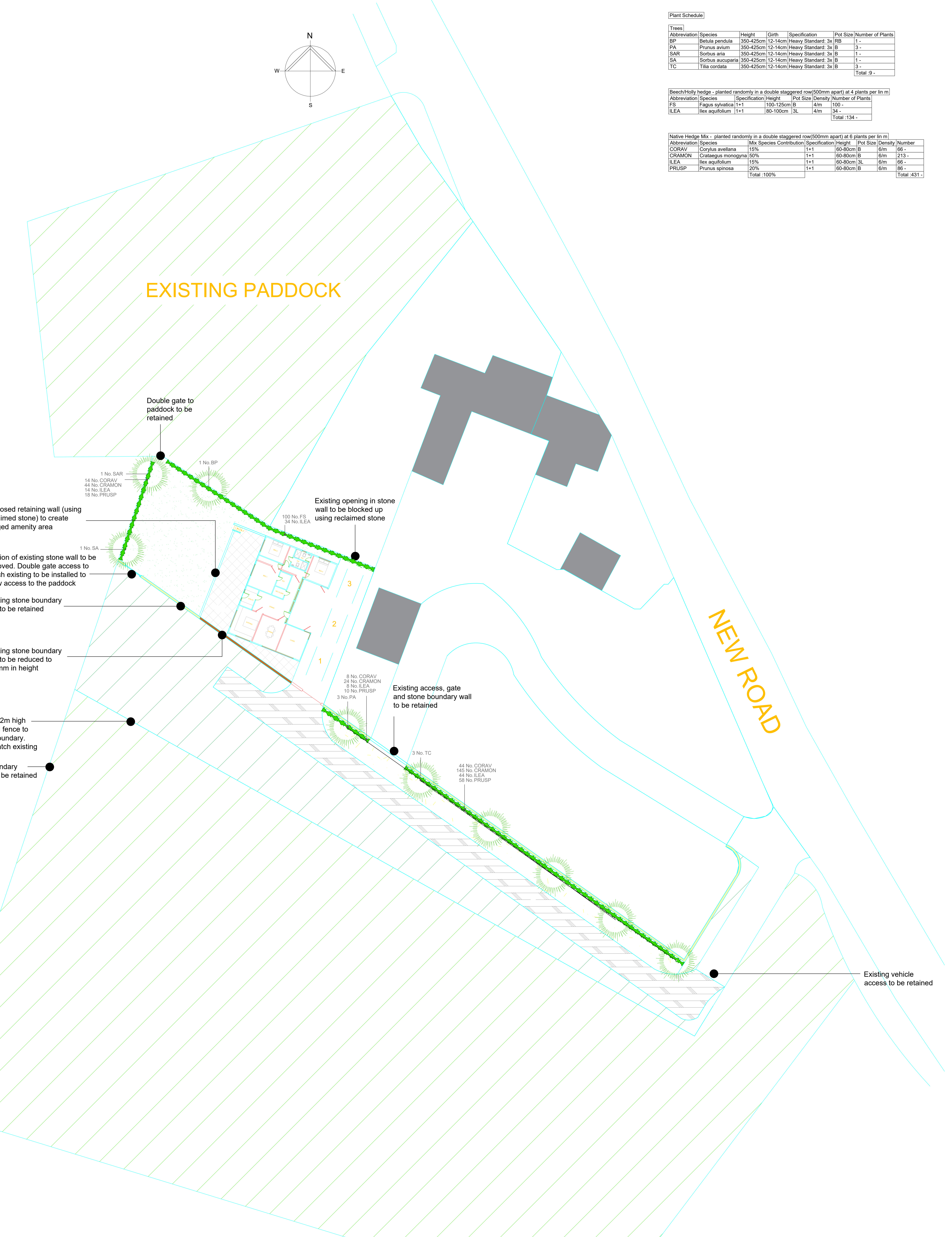


KEY	Description
	Existing fields
	Proposed tree planting
	Proposed hedge planting
	Grass (turf)
	Wildflower meadow. Emorsgate EM1 mix.
	Existing wall to be reduced in height to 300mm
	Grasscrete access drive. www.grasscrete.com



Abbreviation	Species	Height	Girth	Specification	Pot Size	Number of Plants
BP	Betula pendula	350-425cm	12-14cm	Heavy Standard	3x RB	1 -
PA	Prunus avium	350-425cm	12-14cm	Heavy Standard	3x B	3 -
SAR	Sorbus aria	350-425cm	12-14cm	Heavy Standard	3x B	1 -
SA	Sorbus aucuparia	350-425cm	12-14cm	Heavy Standard	3x B	1 -
TC	Tilia cordata	350-425cm	12-14cm	Heavy Standard	3x B	3 -
						Total: 9 -

Abbreviation	Species	Specification	Height	Pot Size	Density	Number of Plants
FS	Fagus sylvatica	1+1	100-125cm	B	4/m	100 -
ILEA	Ilex aquifolium	1+1	80-100cm	3L	4/m	34 -
						Total: 134 -

Abbreviation	Species	Mix	Contribution	Specification	Height	Pot Size	Density	Number
CORAV	Corylus avellana	15%	1+1	60-80cm	B	6/m	66 -	99 -
GRAMON	Crataegus monogyna	50%	1+1	60-80cm	B	6/m	213 -	313 -
ILEA	Ilex aquifolium	15%	1+1	60-80cm	3L	6/m	66 -	379 -
PRUSP	Prunus spinosa	20%	1+1	60-80cm	B	6/m	86 -	465 -
								Total: 431 -

SPECIFICATION

GROUND PREPARATION - GENERAL

Cultivation shall be in accordance with BS 428:1989 section 4. Subsoil that is to receive topsoil shall, whether obviously compacted or not, be thoroughly broken up by hand, by heavy rollers, by subsoiler or third equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, perennial weeds, tree roots (excluding living tree roots), concrete, vegetation and other extraneous matter.

Subsoil grading
Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Grading shall at no time be undertaken by heavy machinery, or grading or any other purpose after subsoiling and/or topsoiling has been taken.

Making up levels
Proposed boundaries in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to receive topsoil. Proposed boundaries shall be raised above the finished ground level by 50mm. All areas to be raised shall be made up with good quality topsoil, class 4 or 1A. The soil shall be free of weeds, roots or perennial weeds, pebbles, stones, tree roots, sticks, silted and foreign matter and shall be capable of being broken down to a fine 15th.

Temporary topsoil heaps
The proposed temporary heaps of topsoil shall be so arranged that possible damage to existing grass plants, tarmac, paving etc, is avoided. Unless otherwise specified by the Landscape Architect, temporary soil heaps shall be on protected ground. Such protection shall take the form of temporary, plastic covered or wire covering. If damage does occur, it shall be made good at the contractor's own expense. Areas exposed to erosion shall be protected with topsoil. Topsoil shall be stored in a way that it is protected from erosion. The bottom of the excavation has been loosened off, loading on these areas is permissible.

Spreading of topsoil
The final subsoiling level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 300mm thick. Topsoil shall be stored in a way that it is protected from erosion. Topsoil shall be stored in a way that it is protected from erosion. Topsoil shall be stored in a way that it is protected from erosion. Topsoil shall be stored in a way that it is protected from erosion.

PLANTING

Cultivation
Planting areas shall be excavated to a depth of 220mm in the original ground, or where the ground is compacted, ripped and raked off. Pits shall be 300mm deep, 400mm wide and 400mm high. All pits shall be lined with a minimum of 100mm of 100mm aggregate. All pits shall be lined with a minimum of 100mm of 100mm aggregate. All pits shall be lined with a minimum of 100mm of 100mm aggregate.

Rejection of plants
All plant material shall comply with the minimum requirements in BS 2806:1 1992 Specification for trees and shrubs and BS 2804:2007 Specification for trees. Any plant material, when in the opinion of the Landscape Architect, does not meet the requirements of the Specification, or is unavailable, or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be applied unless otherwise stated. On these sizes shall be in the botanical measure.

Planting
All plant material shall be planted between November and March in open cool weather. Planting shall not take place in frost, snow or waterlogged conditions. Where approved, good or container grown plants may be planted outside the specified season, but adequate watering shall be applied. Top or damaged roots and stem bases shall be clearly pruned prior to planting.

Planting of hedges, transplants and shrubs
The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 428:1989 section 7. Areas to be planted shall be prepared by hand, by heavy rollers, by subsoiler or third equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, perennial weeds, tree roots (excluding living tree roots), concrete, vegetation and other extraneous matter. All pits and root excavations shall be carefully removed prior to planting. All pits and root excavations shall be removed prior to planting. All pits and root excavations shall be removed prior to planting. All pits and root excavations shall be removed prior to planting.

Tree planting within soft landscape areas
Trees shall be planted in free pits of the following sizes unless directed otherwise:
Fast growing trees: 100 x 100 x 400
Medium growing trees: 100 x 100 x 600
Heavy standard/Extra heavy standards: 120 x 120 x 600
Established standard or extra standard of 150mm to 200mm of the pit shall be dug and broken up. The bottom of the pit shall be backfilled with subsoil (or imported) to comply with BS 8001:2013. The top 300mm of the pit shall be backfilled with imported topsoil as specified in the specification.

Compost for planting pits
Compost shall be a proprietary product, bank based incorporating fertilisers and improving additives. The type of compost shall be approved before it is used, and the details of the product shall be supplied. Compost planting compost is approved. Where directed compost shall be added to and mixed with the soil at the following rates:
Fast growing trees: 40 litres
Medium growing trees: 60 litres
Heavy standard/Extra heavy standards: 80 litres

WILDFLOWER GRASS SEEDING & MAINTENANCE

Preparation for seeding
No sowing shall be made to the wildflower areas and seed should be sown into good quality, clay free sub-soil. The soil shall be cultivated to 100mm depth and all weeds, stones and debris larger than 20mm shall be removed by (Cultivation of soil to occur beneath existing tree canopies). Cultivated soil shall be raked and left to produce a 9th 25mm deep and left for 2-3 weeks to allow existing weeds to be killed back to germinate. After 2-3 weeks, a sowing of the newly germinated seeds will be carried out, allowed to die back and then raked off. Seed sowing must be undertaken immediately after the area has been prepared and weeds removed, lightly watering area before sowing. Seed shall be sown during late August or September or, if this is not possible, during April to May.

Wildflower seeding
Sowing shall be carried out during calm weather. All sowing at the contractor's own risk and any areas where germination fails shall be re-seeded at the contractor's own expense. The operation should be carried out in equal quantities and traverse directions. The contractor must ensure that the grass and wildflower seeds is thoroughly mixed throughout sowing. The seed mix shall be sown at the rate specified by the manufacturer and then raked into the soil surface and lightly rolled.

Wildflower seed mix
Sow the wildflower seed available from Emorsgate Wildflower Seeds. Certificate of purchase shall be provided for all deliveries prior to the sowing of the wildflower mix, stating source, purity and germination percentage. Sources must be of indigenous stock.

Protection of newly seeded wildflower areas
All reasonable precautions shall be taken to ensure that pesticides and other traffic does not cross the wildflower areas during cultivation, seeding or establishment. Where obvious short cutting is occurring, the contractor shall erect an approved temporary fence so as to minimise the maintenance period or soil such time as it is longer necessary, or as directed.

First cut of wildflower meadow
Areas seeded during August to September shall be cut lightly in the spring using a flail mower, or strimmer, when the meadow reaches a height of 100mm. Areas seeded during April to May shall be cut in October when flowering is over. In both cases, all cuttings shall be raked up and removed from site.

Subsequent cuts
Header cutting shall be undertaken, with a flail mower or strimmer, when flowering is over, twice annually during July to August and September to October. All cuttings shall be raked up and removed.

Mowing grass
Any defects such as stinging, ponding, sparse germination or disease shall be made good and re-seeded all as above.

MAINTENANCE
All reasonable precautions shall be taken to ensure that pesticides and other traffic does not cross the wildflower areas during cultivation, seeding or establishment. All dead, diseased, damaged plants must be replaced during this time unless the local Planning Authority states, in writing, any variation to this.

Weeding
All weeds to be kept weed free by hand weeding. Beds to be replaced over as necessary to keep soil loose to approved standards with no holes.

Pruning
At appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape.

Watering
The Contractor shall ensure that sufficient water is applied to maintain healthy growth.

Litter
Litter to be kept free of litter.

Grass cutting
The initial cut shall be carried out when first growth is apparent, blades set 20mm above ground. The Contractor shall continue cutting at intervals thereafter during the growing season and maintain 40mm high sward until grass areas are handled over. Weeding, weeding, cutting, repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy stand of grass shall continue until handover to the householder.

Laying around trees
Turf shall not be laid within 300mm of any tree trunk.

Warning
The Contractor shall be responsible for the replacement of any scorched turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of joints. If shrinkage occurs and the joints open, the topsoil shall be brought in and well watered.

PROTECTION TO EXISTING TREES
The recommendations in BS 5837:2012, Trees in Relation to Design, Demolition & Construction must be complied with at all times.

		Landscape Architecture Trevor Bridge Associates Ltd 52a Stamford Street West Lancs OLS 7TW Tel: 0161-6042099 E-mail: info@trevorbridge.co.uk	
Project ROSCOE LANE FARM, NEW ROAD, ANDERTON		Title LANDSCAPE PROPOSALS	
Date Oct 22	Scale(s) 1:200	Dwg no 7018.01	Rev @ A0
Dwn JW	Chkd JW		