





# 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 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.

#### **GROUND PREPARATION AND SOIL SPECIFICATION** 1)

# **Topsoil (To Comply with British Standard 3882 - Specification for Topsoil):**

Imported topsoil shall be Multipurpose Grade as described in BS 3882:2015. 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 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. Subsoil:

Before receiving topsoil, subsoil shall be loosened using appropriate equipment; 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.

# 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.

# 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 3936: 1992 Part 1 Nursery Stock. Specification for Trees and Shrubs.

BS 3936: 1981 Part 10 Nursery Stock. Ground Cover Plants.

BS 4428: 1989 Recommendations for general landscaping operations.

BS 4043: 1989 Recommendations for transplanting root-balled trees. 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 ion 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.

### Tree Planting:

Trees to be pit planted. Minimum pit size: Heavy Standard tree 900 x 900x 750mm. 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 back-filled with a 3:1 mix of an approved topsoil / compost. Backfill firmly to 50mm above previous ground level to allow for settlement. Saw stakes to leave 600mm above soil level. Fix adjustable tree ties to each stake, to include rubber spacer. Water in Same day with 52 litres per tree.

# Staking:

Stake all trees with double short stakes, feathered trees with low single stake. Stakes to be first grade pressure impregnated 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.

### Shrub Planting:

All bare root stock shall be planted between November and March/April. If planting is to be carried out at any other time of the year, container grownised stock shall be used. Plants shall be delivered to site in quantities that which can be planted the same day. No plant roots shall be allowed to dry out.

### Turfed Areas:

To be specified and laid in accordance with BS. 3936:1990 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.

## Grass Seeding:

Seed mix shall be Germinal Grade A19 mix, or similar approved.

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 25-35g/m2 and lightly rake. First cut to be undertaken when grass reaches 50mm.

### **Bulbs Planting:**

Scatter the bulbs as plan, to an average density to create naturalistic planting. With a bulb planter or trowel plant the bulbs in an upright position, where they fall, to a depth of 3 times the size of the bulb. Cover with soil and firm gently.

### Floating planting to naturalised:

Basket to be watered before placing in the pond and submerged at 15-25cm or depth enough to cover the crown.

# Marginal planting:

To be planted directly into the soil at the margin of the pond on a marginal shelf in shallow water.

# 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.

#### MAINTENANCE AND MANAGEMENT 4)

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 •

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## Watering:

Plant stock to receive the following quantities of water

Semi-mature trees: 75 litres each month between April and September 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 40mm. Shall be edged, watered as necessary and clippings removed. Areas with bulb planting to be left uncut 6 weeks after final flowering. Following this period cut as grass and remove all arisings.

# Wildflower and informal\_grass\_areas\_cutting:

Wildflower and informal grass 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 40-50mm. 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.

# PLANT SCHEDULE

#### **Ornamental Heavy Standard Tree Planting**

Abbrev.	Botanical Name	Common Name	Girth/ Dia. cm	Height cm	Root Zone	Specification	Mix %	Ctr m	Qty
ACECAM	Acer campestre	Common Maple	12-14	350-425	RB	3x; HS; clear stem min. 200cm; 5 brks			8
AME BAL	Amelanchier 'Ballerina'	Snowy Mespilus 'Ballerina'	10-12	300-350	RB	2x; SS; clear stem 175-200cm; 4 brks	*******	****	2
BET JAC	Betula utilis jacquemontii	White-barked Himalayan Birch	12-14	350-425	RB	3x; HS; clear stem 175-200cm; 5 brks			18
CAR FON	Carpinus betulus 'Frans Fontaine'	Hornbeam 'Frans Fontaine'	12-14	350-425	RB	3x; HS; clear stem 175-200cm; 5 brks			2
PRU SAR	Prunus sargentii	Sargent Cherry	12-14	350-425	RB	3x; HS; clear stem 175-200cm; 5 brks			20

### Native Feathered Tree Planting

Abbrev.	Botanical Name	Common Name	Girth/ Dia. cm	Height cm	Root Zone	Specification	Mix %	Ctrm	Qty
ALN GLU	Alnus glutinosa	Common Alder	12-14	350-425	RB	3x; Large Feathered; 7 brks			5
QUE ROB	Quercus robur	Common Oak	12-14	350-425	RB	3x; Large Feathered; 7 brks			16

Abbrev.	Botanical Name	Common Name	Girth/ Dia. cm	Height cm	Root Zone	Specification	Mix %	Ctrm	Qty
ANE NEM	Anemone nemorosa	Wood Anemone			50cc min.	Plug; established root 2-3 months min.; Sept to April planting; British native-origin	20.00	0.40	60
COL AUT	Colchicum autumnale	Autumn Crocus				Grade 18/20	20.00	0.40	60
HYASCR	Hyacinthoides non-scripta	English Bluebell			50cc min.	Plug; established root 2-3 months min.; Sept to April planting; British native-origin	20.00	0.40	60
NAR OBV	Narcissus obvallaris	Tenby Daffodil				Grade 8/10	20.00	0.40	60
NAR PSE	Narcissus pseudonarcissus	Wild Daffodil	*****		***	Grade 5/6	20.00	0.40	60

Proposed	d ornamental planting								
Abbrev.	Botanical Name	Common Name	Girth/ Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m²	Qty
CHO PEA	Choisya 'Aztec Pearl'	Mexican Orange Blossom 'Aztec Pearl'		20-30	2L	Bushy; 5 brks		3	53
COR ELE	Cornus alba 'Elegantissima'	Silver Dogwood		40-60	2L	Branched; 3 brks		3	14
EUO GOL	Euonymus fortunei 'Emerald 'n' Gold'	Spindle 'Emerald 'n' Gold'	15-20D	20-30	2L	Bushy; 5 brks		4	43
EUO GAI	Euonymus fortunei 'Emerald Gaiety'	Spindle 'Emerald Gaiety'	15-20D	20-30	2L	Bushy; 5 brks		4	8
EUO QUE	Euonymus fortunei 'Silver Queen"	Spindle 'Silver Queen'	15-20D	20-30	2L	Bushy; 5 brks		5	52
HEB GLO	Hebe 'Autumn Glory'	Shrubby Veronica 'Autumn Glory'		20-30	2L	Bushy; 3 brks		4	71
HEB GEM	Hebe 'White Gem'	Shrubby Veronica 'White Gem'		20-30	2L	Bushy; 3 brks		3	43
POT ELI	Potentilla fruticosa 'Elizabeth'	Shrubby Cinquefoil 'Elizabeth'	15-20D		2L	Bushy; 3 brks		4	80
SAN CHA	Santolina chamaecyparissus	Cotton Lavender		20-30	2L	Bushy; 5 brks		4	53
SKI RUB	Skimmia japonica 'Rubella'	Skimmia 'Rubella'		20-30	2L	Bushy; 3 brks		4	53

Proposed Lavender Hedgerow planted in a triple staggered row at 0.40m centres Abbrev. Botanical Name Girth/Dia.cm Height cm Root Zone Specificat Common Name LAV HID Lavandula angustifolia 'Hidcote 10-15 1.5L Bushy; 5 b Lavender 'Hidcote'

Abbrev.	Botanical Name	Common Name	Girth/ Dia. cm	Height cm	Root Zone	Specification	Mix %	Ctr m	Qty
ACE CAM	Acer campestre	Common Maple		60-80	В	1+1; Transplant - seed raised	10.00	0.40	100
COR AVE	Corylus avellana	Common Hazel		60-80	в	1+2; Transplant - seed raised; branched; 3 brks	10.00	0.40	100
CRAMON	Crataegus monogyna	Common Hawthorn		60-80	В	1+1; Transplant - seed raised	50.00	0.20	493
ILE AQU	llex aquifolium	Common Holly	RC5	20-40	150cc min.	1+0; Seedling; cell grown	10.00	0.40	100
PRU AM	Prunus avium	Wild Cherry		60-80	В	1+1; Transplant - seed raised	10.00	0.40	100
ROS CAN	Rosa canina	Dog Rose		60-80	в	1+1; Transplant - seed raised; branched; 3 brks	10.00	0.40	100

Proposed	Formal Hedging Double Staggered at	0.30m centres							
Abbrev.	Botanical Name	Common Name	Girth/ Dia. cm	Height cm	Root Zone	Specification	Mix %	Ctr m x2	Qty
PRU ROT	Prunus laurocerasus 'Rotundifolia'	Cherry Laurel 'Rotundifolia'		40-60	В	0/2; Cutting; bushy; 2 brks		0.30	2987

Native shr	rub planting woodland mix at 2 per sq.	n							
Abbrev.	Botanical Name	Common Name	Girth/ Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m <sup>2</sup>	Qty
COR SAN	Cornus sanguinea	Common Dogwood		60-80	в	1+1; Transplant - seed raised; branched; 3 brks	20.00	2	62
COR AVE	Corylus avellana	Common Hazel		60-80	В	1+2; Transplant - seed raised; branched; 3 brks	26.67	2	26
ILE AQU	llex aquifolium	Common Holly		60-80	3L	Leader with laterals	13.33	2	26
ROS CAN	Rosa canina	Dog Rose		60-80	В	1+1; Transplant - seed raised; branched; 3 brks	6.67	2	36
SAMNIG	Sambucus nigra	Common Elder		60-80	В	1+1; Transplant - seed raised; branched; 3 brks	13.33	2	37
VIB OPU	Viburnum opulus	Guelder Rose		60-80	в	1+2; Transplant - seed raised; branched; 3 brks	20.00	2	62

### Marginal planting to naturalised mix

Abbrev.	Botanical Name	Common Name	Girth/Dia.cm	Height cm	Root Zone	Specification	Mix %	No./m <sup>2</sup>	Qty
BUT UMB	Butomus umbellatus	Flowering Rush			0.5L	Full pot; June to Sept planting; British native- origin	5	3	22
CAL PAL	Caltha palustris	Marsh Marigold			0.5L	Full pot	5	3	22
CAR RIP	Carex riparia	Greater Pond Sedge			0.5L	Full pot; Sept to April planting; British native- origin	5	3	22
FIL ULM	Filipendula ulmaria	Meadowsweet			0.5L	Full pot; Sept to April planting; British native- origin	5	3	22
IRI PSE	Iris pseudacorus	Yellow Flag Iris	*****		0.5L	Full pot	25	3	108
LYS VUL	Lysimachia vulgaris	Yellow Loosestrife	*************		0.5L	Full pot; Sept to April planting; British native- origin	10	3	38
LYT SAL	Lythrum salicaria	Purple Loosestrife			0.5L	Full pot; Sept to April planting; British native- origin	10	3	38
MEN AQU	Mentha aquatica	Water Mint			0.5L	Full pot; Sept to April planting; British native- origin	5	3	22
MYOSCO	Myosotis scorpioides	Water Forget-me-not			0.5L	Full pot; Sept to April planting; British native- origin	5	3	22
SIL CUC	Silene flos-cuculi	Ragged Robin			0.5L	Full pot; Sept to April planting; British native- origin	10	3	38
STAPAL	Stachys palustris	Marsh Woundwort	***************************************		0.5L	Full pot; Sept to April planting; British native- origin	10	3	38
VER BEC	Veronica beccabunga	Brooklime			0.5L	Full pot; Sept to April planting; British native- origin	5	3	22

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ion	Mix %	Ctr m	Qty
orks		0.4	661



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TOTALS