NOTE:
SURROUNDING CONTEXTUAL BUILDINGS AND INFORMATION ARE BASED ON RECEIVED ORDNANCE SURVEY DRAWINGS AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ASSUMED SITE BOUNDARY IS SUBJECT TO CONFIRMATION

NORTH

General Notes:

All proposed tree locations are subject to co-ordination with drainage layout and subject to modification depending on the location of underground services and utilities. Drainage engineer to co-ordinate services layout in conjunction with the landscape plan to avoid conflict as much as possible. Allowance to be made at tender stage for the possible requirement for root barriers once the drainage layout is confirmed, CA to be informed immediately once this is available.

0 2 4 6 8 10 20 30m

Scale: 1:200 @ A1

SOFT LANDSCAPE KEY:

Existing trees to be retained
Retained and protected during construction and landscaping works in accordance with BS5837:2012 guidance. Refer to Hayden's Arboricultural Impact Assessment & Arboricultural Method Statement for further details.

Proposed ornamental tree in soft landscape
Refer to planting schedule for species & specification

Proposed native tree in soft landscape
Refer to planting schedule for species & specification

Proposed specimen shrub planting
Refer to planting schedule for species & specification

Proposed mixed species native hedge planting
Refer to planting schedule for species & specification To be maintained at 1.4m high

Proposed Native planting
Refer to planting schedule for species & specification

Existing grassland retained

Indicative location of existing Pyramidal Orchids to be strictly retained and protected as noted
In accordance with Ecologists recommendations

Proposed close mown grass
To be cultivated amenity turf

Proposed species rich flowering lawn grassland
to be Flowering Lawn - WFG20 Eco Specie Rich lawn by Germinal or similar

Proposed shade tolerant species rich wildflower
to be Woodland Edge & heavy shade wildflower seed LWBM by Landlife Wildflowers or similar.

Proposed neutral grassland
to be RE9 seed mix by Germinal or similar. Specific soil pH range: pH 5 - 6.5

Proposed native bulb planting
Refer to planting schedule for species & specification

Proposed slate aggregate surface finish
to be laid over permeable geotextile membrane

Proposed ornamental bark mulch surface finish
1m Dia. of ornamental bark mulch around trees in grassland in accordance with BS8545 :2014 recommendations



GENERAL WATERING
All soft landscaping to be subject to a watering regime which is absolutely essential to ensure the continued success of the scheme, particularly during the initial 12 month establishment period. The watering frequency should be as necessary to ensure the continued thriving of all grass, hedges, trees and ornamental planting. During dry periods minimum weekly visits should be made to the site to ensure the soil has not dried out and to action watering if necessary. The soil should be checked for dryness using either a soil moisture sensor or by inserting a spade into the ground to a depth of 300mm to observe the appearance of the soil. If the soil is moist there is no need to water but if it is bone dry then watering procedure should be carried out immediately. Water supply should be from potable mains water or an approved alternative. The full depth of topsoil should be wet without loosening or damaging plants. Any compacted soil should be broken up sufficiently to allow water to reach the rootzone.

WATERING TREES
Trees to be watered in accordance with BS 8545-2014 Tree - From Nursery to Independence.
Trees should be watered via the installed irrigation / aeration pipes around the base of the trees stem in accordance with the manufacturer's instructions to ensure the water reaches the roots of the tree. Below is a suggested watering regime but this should be used as a guide only and may require modification in times of drought or flood, dependant on the ground conditions at the time, which should be monitored as above:

- March - October: 20 litres to be poured into irrigation pipe twice a week (40 litres in total)

SOFT LANDSCAPE SPECIFICATION NOTES

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

SUBSOIL
Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:
- For light and non cohesive subsoils: 300mm
- For stiff clay and cohesive subsoils: 450mm
Immediately before spreading topsoil, remove stones larger than 50mm.

TOPSOIL
Existing site won topsoil to be reused for soft landscape areas if sufficient quantities are available and the topsoil meets the criteria for multipurpose topsoil as defined in table 1 of BS3882:2015 specification for Topsoil.
If imported topsoil is required it is to be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with BS 3882 :2015. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction. Topsoil depths should be:
Areas for Ornamental Shrub Planting: minimum 400mm
Areas for cultivated turf: minimum 150mm
Note: Contractor to provide soil testing declaration of analysis certification and sample for inspection & approval prior to delivery of any topsoil to site.

CULTIVATION
Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m2 to all planted areas.

CLIMATIC CONDITIONS
Topsoiling should be carried out in the driest conditions possible – cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen. Topsoil should not be handled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

SOIL AMELIORANT
Peat-free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation.

TREES
All trees within shrub beds to be planted in separate pits in accordance with Landscape Architect's tree planting detail.
All plant material to comply with BS 3936 Part 1 :1992, be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996. All trees to be planted to the original root collar and secured in place with underground guying system in accordance with tree planting detail. All trees to be fitted with aeration and irrigation system in accordance with tree planting detail.
Note: *If the trees are to be planted outside of the planting season (late October - late March) then containerised stock to be used in lieu of root ball to the same specification- allowance to be made for this at tender stage if required once construction timetable is known and CA informed immediately.*

GRASSED AREAS
Turfed areas should be sown in accordance with BS 3969:1998: Recommendations for Turf for general purposes and BS 4428-1989 General Landscape Operations.
Height of initial growth: 100mm
Height of first cut: 50mm
Height of growth: The height of growth must not exceed 100mm at any time.
Frequency: Cut as and when necessary to a height of 25mm, using a rotary mower and remove all arisings.
Timing: When grass reaches scheduled height of maximum growth and is reasonably dry.
Application: At the time of each cut, trim all grass edges round the base of trees, manholes etc and remove arisings. Sweep all adjoining hard areas clear of cuttings and remove.
Weeding: Keep the sward substantially free of broad leaved weeds by applying a suitable selective herbicide.
Fertilizer: March application: 15:10:10 Spring turf fertilizer at 35g/m2.
September application: 5:10:10 Autumn turf fertilizer at 50g/m2.

EL1 FLOWERING LAWN
Flowering lawn mix to be sown directly into cultivated low fertility topsoil / subsoil in accordance with manufacturers recommendations at rate of 4g/m2
Preparation: Cultivate soil, apply a suitable herbicide and allow the correct time to elapse, as directed by the manufacturer, and seed the bed. No fertiliser, compost or mulch are to be applied to the wildflower bed.
First year of management:
- Mow newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense.
- Carefully dig out or spot treat any residual perennial weeds such as docks.

Management once established:
- Mow regularly as a lawn but not too short (25-40mm). To permit flowering, the mowing regime can be relaxed from late May throughout the summer months. Cut again when the sward gets untidy (after 4-8 weeks). Heavy quantities of cuttings should be collected and removed from site.

WILDFLOWER SEEDING
Wildflower mixes to be sown directly into cultivated **low fertility soil** in accordance with manufacturers recommendations and rates / m².
Preparation: Cultivate subsoil, apply a suitable herbicide and allow the correct time to elapse, as directed by the manufacturer, and seed the bed. No fertiliser, compost or mulch are to be applied to the wildflower bed.
Cutting first season: Time of first cut - if sown in Autumn cut in March/April, if sown in Spring cut in August - October after flowering. Height of first cut - 70mm. If sown in Autumn it should also be cut in September/October after flowering.
Cutting second season: April - cut to 50-70mm then September - cut to 50mm after flowering.
To be cut twice a year from then on as per 2nd season cutting regime above.
***NOTE** - At time of each cut all arisings to be removed from the bed to maintain reduced soil productivity.

SUBSTITUTIONS:
Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Contractor may be permitted to substitute other materials and plants in exceptional circumstances during the contract with an agreed adjustment of prices.
All substitutions shall be of nearest equivalent species and variety to the original specified but shall be subject to approval by the Landscape Architect before any change is made.

TIMES OF YEAR FOR PLANTING:
Soft landscape works to be carried out during the first possible planting periods following completion of the building and associated engineering works to car park and access roads in accordance with the times of year for planting notes below;
- Native and ornamental trees: During dormant winter period - Late October to late March (only if planted in the planting season otherwise containerised stock to be used).
- Bare root native transplants: During dormant winter period - Late October to April.
- Container grown ornamental and specimen shrubs: At any time if ground and weather conditions are favourable.

MULCH
75mm depth of 8-35mm ornamental bark mulch (peat-free) to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.

MAINTENANCE
All planting areas to be maintained to a high standard by the contractor for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area.
Minimum frequency of maintenance visits:
December / January / February & March - 1no. visit each month
April to November - 2No. visits each month.
Generally, during the first 12months:
- All planting beds to be re-firmed and kept weed free through hand weeding and application of an approved herbicide where appropriate.
- All litter to be picked and removed from landscape areas.
- Mulch to be topped up as required to maintain the specified thickness.
- The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary.
- Shrubs to be pruned at appropriate times of year for each species to promote healthy growth and desirable ornamental features.
- Grass lawn area to be cut and maintained in accordance with specification note above.
- All arisings to be removed from site.
- Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractors expense.

Following the initial 12 month establishment period the ongoing landscape management will be the responsibility of an commercial landscape maintenance contractor under a landscape maintenance contract.

ECOLOGICAL ENHANCEMENT FEATURES KEY:

Proposed Raised Planters for Pollinators (3No.)
Product: Swithland circular planter SWPSQ 03
Diameter: 2000mm **Height:** 600mm
Refer to Dwg **19113-VL-McD-L02** for planting schedule for species & specification.

Proposed Bird Nesting Boxes
Quantity: 4No. (2 x Hole-fronted & 2x Open-fronted nest boxes) Installation Note: Mounted within existing trees along the Eastern boundary at 2 & 4m above ground level facing away from full sun aspect.

Proposed Starling Boxes
Quantity: 2No. Installation Note: Mounted at least 4m hogh above ground level on retained trees facing away from full sun aspect.

Proposed Bat Boxes
Quantity: 3No. Kent style bat boxes, or 1No. "Bat Rocket" style box mounted at least 4m above ground level on a pole in the Southeast corner of the site (away from artificial lighting). Installation Note: Alternatively boxes could be mounted in retained trees.

Proposed solitary bee posts (3No)
Located in a sunny position

PLANTING SCHEDULES:

Ornamental Tree Planting

Species	Abb.	Form	Girth (cm)	Height (cm)	Clear stem (cm)	Root	Quantity
Acer campestre 'Streetwise'	AcS	Standard Extra Heavy	14-16	425-600	min 220	RB	1
Corylus columa	Cc	Standard Extra Heavy	16-18	min 450	min 220	RB	3
Liquidambar styraciflua 'Lane Roberts'	LsLR	Standard Extra Heavy	18-20	450-600	min 220	RB	1

Native Tree Planting

Species	Abb.	Form	Girth (cm)	Height (cm)	Clear stem (cm)	Root	Quantity
Alnus glutinosa	Ag	Standard Extra Heavy	14-16	350-425	175-200	RB	1
Betula pendula	Bp	Standard heavy	12-14	350-425	175-200	RB	6
Fagus sylvatica	Fs	Standard Extra Heavy	14-16	350-425	175-200	RB	1
Crataegus monogyna	Cm	Standard Extra Heavy	14-16	350-425	175-200	RB	1
Sorbus aucuparia	Sa	Standard Extra Heavy	16-18	min 450	175-200	RB	2
Quercus robur	Qr	Standard Extra Heavy	16-18	min 450	175-200	RB	1

Mixed Species Native Hedge Planting

Species	Abb.	Root Condition	Height (cm)	Specification	% Mix
Acer campestre	Ac	BR	80-100	1+2 Transplant	10
Cornus sanguinea	Cs	BR	80-100	1+2 Transplant	5
Corylus avellana	Ca	BR	60-80	1+2 Transplant	10
Crataegus monogyna	Cm	BR	80-100	1+2 Transplant	50
Ilex aquifolium	Ia	C (3L)	60-80	Leader & Laterals	5
Ligustrum vulgare	Lv	BR	80-100	1+1 Transplant	10
Viburnum opulus	Vo	BR	60-80	1+1 Transplant	10

Notes: *Hedge species to be planted in **double** staggered rows @ 500mm centres, 400mm spacing between rows. Each transplant to be fitted with a tubex rabbit guard / shrub shelter appropriate to the species*

Ornamental Planting:

Name	Abb	Height (cm)	Root	Container	Habit	Density	Quantity
Calamagrostis x acutifolia 'Karl Foerster'	CaKF	/	C	5L	Ornamental Grass	6/m²	11
Hebe 'Red Edge'	HRE	20-30	C	5L	Bushey	5/m²	19

Specimen Shrub Planting:

Name	Abb	Height (cm)	Root	Container	Habit	Quantity
Pittosporum tenuifolium 'Golf Ball'	PtGB	40-50 D	C	25L	Tightly clipped topiary ball	3

Native Planting:

Name	Abb	Height (cm)	Root	Container	Habit	Density
Cornus sanquinea	Cs	80-100	C	5L	Branched	3/m²

Pollinator Friendly Bulb Planting

Name	Abb	Planting Density
Galanthus nivalis	Gn	25 bulbs /m²
Hyacinthoides non-scripta	Hns	25 bulbs /m²
Narcissus pseudonarcissus	NP	20 bulbs /m²

**Note: to be interplanted into wildflower margin / ground cover planting at the specified density*

CAD file reference

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Revisions	Description	Drawn	Check
D - 21.06.2023	Bird Nest boxes relocated along Southern boundary, Pyramidal Orchid locations noted Flowering lawn management note updated	AS	AS
C - 24.04.2023	Bat box relocated away from the DT lane to the Southern corner of the site as recommended by Practical Ecology.	AS	AS
B - 05.04.2023	Updated to incorporate enhancements for BNG; - 3No. trees added - 67m² neutral grassland added - Flowering lawn increased by 20m² & spec. update.	AS	AS
A - 29.03.2023	Updated to co-ordinate with Architects site plan; Retaining wall structures updated to Engineers proposals.	AS	AS
F - 23.08.2023	Scaling note omitted / scale bar added for validation.	AS	AS
E - 11.08.2023	Updated to co-ordinate with Architects site plan; Retaining wall structures updated to Engineers proposals. Tree positions adjusted to avoid conflict with gas main.	AS	AS

Project Title	PROPOSED McDONALDS RESTAURANT The Wren's Nest Glossop Brook Road Glossop
Drawing Title	LANDSCAPE PLAN
Job-Dwg No	19113-VL-McD_L01 Rev F
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