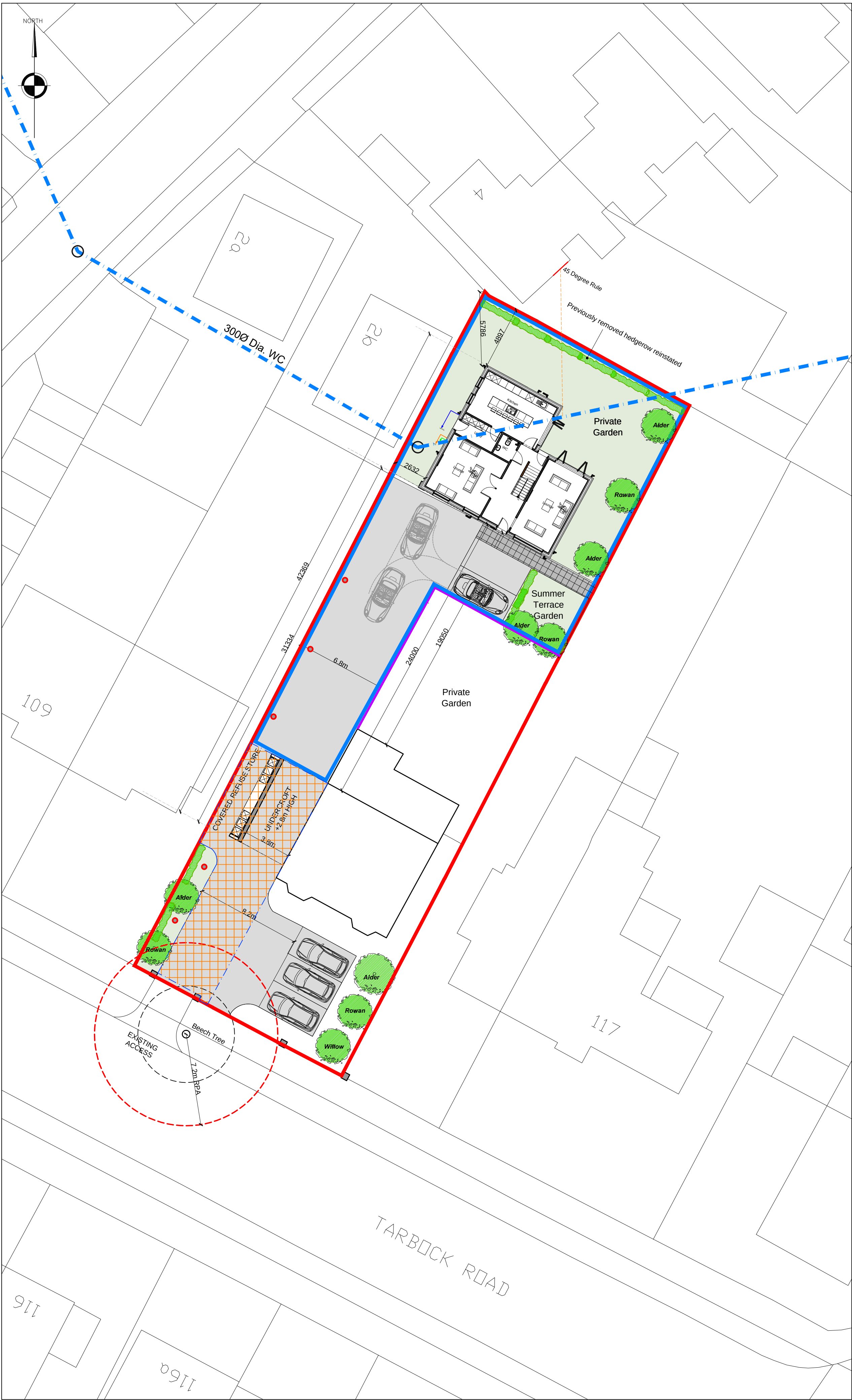




Proposed Site Plan
Scale 1:200

LEGEND

- Whole site boundary for 113
- Ownership boundary for rear plot to No.113
- Shared access
- Grassed Soft Landscaping
- Marshals Yellow Buff paving to pathways and summer terraces
- Road grade tarmac finish to road surface
- New Tree
- 1.8m High block on edge wall with tiled finish to clients specifications
- 1.2m High Brick wall with peers and 0.6m High close boarded timber fence topper
- Proposed soft landscaping shrubbery as per specification
- Lightpost to clients specifications

113 TARBOCK ROAD NEW DEVELOPMENT, HUXTON, LIVERPOOL						
LANDSCAPE MANAGEMENT & MAINTENANCE PLAN						
YEARS 1 TO 5 ESTABLISHED MAINTENANCE						
All trees/shrub planting (including grassland) to receive the following:						
Activity	Year 1	Year 2	Year 3	Year 4	Year 5	Comments
Watering						According to condition, but in the exception of drought conditions.
Total herbicide	3x	3x	3x	3x	3x	Applied on programme with follow up spot treatment to both soft and hardlandings.
Selective herbicide		1x	1x	1x	1x	Chemical to be agreed prior to application.
Hand weeding	5x	5x	2x	2x	2x	Provisional, but especially carried out at the early stages of planting.
Fertiliser	2x	2x	2x	2x	2x	To be applied to shrub beds in Spring/Summer and again Autumn/Winter, as with grassland.
Pruning shrub beds	2x	2x	2x	2x	2x	In accordance with species. Retain groundcover species from becoming invasive from neighbouring plants. Cut back to spray out invasive material species to keep in check and from suppressing key ornamental and native species.
Pruning hedgerows	6x	6x	6x	6x	6x	To be undertaken on a regular basis to maintain formal appearance and from causing obstruction - but to be carried out bearing in mind nesting of birds (Adhering to the Wildlife and Countryside Act).
Generally	6x	6x	4x	3x	3x	Firming, general tidy up of plants, as needed - replacement of trees/guards.
Replacement planting						On going.
Liner pick						Detailed programme to be agreed with contractor.
Grass cut	21x	21x	21x	21x	21x	Regular grass cut regime to commence from late March/early April to end of October. "Cut and Collect".
Tree maintenance						Removal of basal growth, dead timber and removal of obstructive branches. Formative pruning especially to Planted trees to Communal Garden area as well as re-securing trees to supports.
Watering						As necessary.
Replacements						As necessary - substitutes when poor establishment of same species.
Boxed hedgerows	8x	8x	8x	8x	8x	Retain as a well neat and tidy hedgerow throughout the year. Formative pruning to plant establishment. Retain at specific height.
Bark Mutch to borders	1x	1x	1x	1x	1x	During winter period ensure borders are weed free and top up medium grade bark mulch.

Proposed Shrub Planting	Qty	M ²	Size
Photinia x Fraseri 'Red Robin'	3	2.5	3 Lit. Pots
Viburnum Davidii	10	3	2 Lit. Pots
Hierba Midsummer Beauty	13	2.5	2 Lit. Pots
Phlox paniculata	1	N/A	10 Lit. Pots
Hypericum moerhousii	6	2.5	2 Lit. Pots
Malva sylvestris	3	N/A	5 Lit. Pots
Rosa rugosa	5	3	RR 5" 2.5m
Carpinus betulus 'Hedgehog'	12	N/A	RR 600-900mm
Photinia x Fraseri	3	N/A	2 Lit. Pots
Prunus Laurocerasus	17	5	2 Lit. Pots
Emerald Gaiety	7	1.5	2 Lit. Pots
Phlox paniculata	3	N/A	10 Lit. Pots
* Pyracantha planted at 600mm centers in a single row			
* Carpinus betulus planted at 600mm centers in a single row			
BR = Bare Root, RB = Root Balled			

Proposed Tree Planting	Qty	Size
Birch	0	BR 10-12cm
Willow	0	BR 10-12cm
Rowan	4	BR 12-14cm
Alder	5	BR 12-14cm
BR = Bare Root, RB = Root Balled		

Specification
Standards
Where appropriate British Standard Specification or British Standard Code of Practice, issued by the British Standards Institution, is current at the date of tender, the Contractor is required to ensure that all goods and materials used or supplied and all workmanship shall be at least in accordance with that standard. In all cases, the standard of workmanship is to be to the satisfaction of the Landscape Architect.
Safeguarding the Works and Protection of the Public
The works shall be carried out in such a manner as to ensure the safety of the Works and the public, and so as to cause as little inconvenience as possible to the public and adjoining owners, and process shall include for all necessary precautions to that end.
No loose or unstable or otherwise dangerous part of the Works is to be left unattended at any time. The site is to be made safe at the end of each day and protected and marked where necessary to prevent injury to any person.
An injury to persons shall be notified immediately to the Landscape Architect by the telephone and a written report submitted to him within seven days of the occurrence.
The contractor shall ensure that they have public and employers liability insurance cover of a minimum of five million pounds for any one claim.
WEED CONTROL
Vegetation Clearance by application of herbicide
Tinning of this contract requires that action to eradicate existing weed infestation throughout all areas prior to undertaking earthwork. The contractor shall ensure that a herbiciding herbicide is selected which will be effective during the time of the year and applied in accordance with the manufacturer's guidance.
The treatment for total herbicide control shall kill all growth including root systems. The contractor shall not commence any cultivation where herbicide has been applied until the vegetation has been effectively controlled.

NOTES

All dimensions to be checked on site. Figured dimensions to be read in preference to scaled. Drawing author accepts no responsibility for any unauthorised amendments to the drawing and does not permit unauthorised copying of the drawing. This drawing is copyright and remains the property of drawing author unless otherwise agreed.

Landscape Operations

Unless otherwise specified hereafter or indicated on the drawings, general landscape operations shall be executed in accordance with the recommendations of BS4428 'General Landscape Operation'.

Imposed Topsoil

Topsoil shall comply with BS3882: 2007 and shall have a pH value of between 5.5 and 7.5. Topsoil shall be good quality medium top split from easily eroded when moist. It must be neither too sticky nor too sandy. It shall be free from chemical or other pollutants, and not contain stones or flints in excessive quantities, or clay, sand, gravel, chalk or lime, nor may it include rubbish or other extraneous matter, pernicious weeds or couch grass nor roots or top-growth of trees or shrubs. No organic material derived from a sewage works will be accepted as topsoil.

The contractor shall prior to undertaking grass reinstatement and receiving planting that there is adequate depth in respect to both elements of work. For example - soil depth for grassland shall be at a minimum depth of 150mm. For general shrub planting a 300mm depth. All trees to be pit planted 1000 x 1000 x 1000, unless otherwise stated or instructed.

The contractor shall supply a sample load of topsoil for approval prior to commencing operation. The sample, if approved, shall be set on one side to remain as an indicator of the quality required until the topsoil is completed. The client as requested that certification from the contractor together confirming that the soil being imported is a First Rate Topsoil and is free of contamination, pernicious and noxious weeds or any other pollutants. Contractor to provide analytical breakdown of soil material composition which makes certain of soil to be imported.

The spreading of topsoil shall only be done in dry weather and when ground conditions are right, unless in exceptional circumstances, the Landscape Architect authorised otherwise. No claim for delay due to the above will be sustained. Topsoil and subsoil in heaps or dumps shall not be used so as to damage or impede water courses or other drainage, so long as they are capable of remaining in operation and are not generally affected by the re-spreading and re-grading of the site.

Any consolidated material is to be broken up to a depth of 400mm and the top 100mm reduced to a fine tith suitable for final shaping with a graded blade (particle size 10mm and below). All undesirable material brought to the surface including stones larger than 50mm in any dimension, root, tiths of grass and foreign matter is to be removed off site to the contractor's approval landfill site and or recycling plant.

Preparation needs to be carried out when the soil is dry and manageable. Any consolidated material is to be broken up to 300mm depth and the top 50mm of all soil reduced to a fine tith suitable for final shaping with a grading blade (particle size 10mm and below). All undesirable material brought to the surface including stones larger than 50mm in any dimension, root, tiths of grass and foreign matter is to be removed off site.

GRASS SEEDING

Season

Seeding shall be carried out only during calm weather conditions when the season and soil conditions are suitable.

Seed Bed Preparation

Prior to sowing a fine tith shall be prepared up to 25mm in depth by raking or harrowing all debris brought to the surface over a 25mm in dia, shall be stone picked and removed to the Contractor's own tip.

Seed Mixes (If by seed application)

EM2 - Standard General Purpose Meadow Mixture

Composition

This meadow mixture contains species that are characteristic of traditional meadows across a wide range of soil types.

Wild Flowers

%	Latin Name	Common name
0.5	Achillea millefolium	Yarrow
0.5	Centaurea nigra	Common
1	Daucus carota	Wild
2.5	Galium verum	Lady's
1	Koeleria aristata	Field
2	Leucanthemum vulgare	Oxeye
0.2	Lonicera coricularia	Buttercup
1	Plantago lanceolata	Buttercup
1.5	Primula veris	Crowfoot
2.5	Prunella vulgaris	Selfheal
3	Ranunculus acris	Buttercup
2	Ranunculus bulbosus	Buttercup
1.5	Rhynchospora minor	Yellow
0.8	Rumex acetosa	Common
20		

Grasses

%	Latin Name	Common name
8	Agrostis capillaris	Common
40	Cynodon dactylon	Common
28	Festuca rubra	Slender
4	Poa annua	Small
80		

Sowing Rates

kg/ha	kg/acre	g/m ²
40	16	4

PLANTING OPERATIONS

Storage and Protection

The contractor shall be responsible for ensuring that all plant material arrives on site in prime condition and shall take all necessary steps to ensure that plant material is correctly and adequately stored and is protected on site prior to planting out. Prior to final planting, the Landscape Architect shall inspect plant material and will reject damaged or otherwise substandard or poor material. Any material rejected shall be immediately replaced by the Contractor at his own expense. Under no circumstances shall plant material be stored on site for a period exceeding seven days.

The Contractor shall prepare an area on site sufficient for holding-in plant material and storage of other materials. The security and tidy appearance of this area shall be the responsibility of the Contractor throughout the period of the contract.

The Contract Administrator (CA) shall be notified as soon as plant material has been delivered to the site.

PLANTING GENERALLY

Planting shall be carried out in accordance with the drawings and/or schedules as well as in accordance to BS 4043, BS 4428 and BS 5837. The number of each species and variety of plants will be evenly distributed over the allocated areas, making due allowance for adjacent groups. The contractor shall clearly mark boundaries of planting areas, peg out beds and positions of plants and obtain approval of all setting out before commencing any planting.

Tree and shrub planting shall be carried out between 30th October and 31st March following, unless otherwise stated or instructed.

Planting operations shall be suspended when the soil is waterlogged, very wet or frost bound. Also periods of drought, frost or adverse windy conditions.

Planting Preparation

Pits for tree planting shall be excavated 1000 x 1000 x 1000mm with the bottom 150mm being broken up subsoil. Excavated material other than topsoil be set aside for re-use or removal from site. Standard trees to have under-ground geyring (if root balled trees) other trees staked & sided. All trees to have hail coil pipe irrigation system. Unwanted material, surplus material to be removed off site to contractor's tip.

The pits shall be backfilled with 50% well draining loamy topsoil to BS 3882 and 50% peat free tree planting compost (Mycorrhiza to be used).

The backfilled mixture must be thoroughly firmed down among the roots as planting proceeds.

Plants shall be set upright to the same depth as grown in the nursery and given adequate root spread, with soil carefully firmed around the plant and well watered at time of planting. Plants must not be damaged during the planting operations and must be set in their final position as soon as possible after lifting from the nursery.

For native planting and hedgerows, where appropriate, plants shall come as bare root stock and north planted (unless plants are supplied acclimatised grown).

Plants roots shall be planted in sufficient holes and adequate depth (touching) to avoid exposed roots, firmed and planted in an upright position. (Tree/shrub guards and or shields maybe appropriate for rural areas).

Climbing plants shall be secured to line wire support/horizontal trellis system. Line wire to be 2-3mm plastic coated on galvanisation secured to wire screens. Screws set at 2m centres, and size of wire screws to be appropriate for plant species specific. Plant stems carefully trained/secured to line wire by purpose horticultural ties or twine with all labels removed. Allow for all fixture and fittings, installation etc.

Mulching

All shrub plantations - ornamental or native plantations, hedgerows as well as hedges to receive medium grade bark mulch to a depth of 75mm. Bark mulch to be approved by CA or Client prior to implementation.

Watering

All plants shall be watered at the time of planting at the rate of 40 litres per tree and 15 litres per shrub, as & when required during the first 3 years and in accordance with the maintenance programme.

Plant Failures

All plants (trees & shrubs) shall be replaced during years 1, 2, & 3 if suppressed, dead or defective, as per planting conditions (the later if subject to planning approval conditions).

Version	Amendment	Drawn & Date	Checked & Date	Approved & Date
McGovern Architectural Design				
Telephone: 0773380078 Email: mkgovern.architecturaldesign@gmail.com				
Internal Project Number: 100				
Client: Miss Linda Marsden				
Project Name: Residential Development on land to rear of 113 Tarbock Road, Huyton, Liverpool				
Drawing Title: Proposed Landscaping Plan				
Scale SHOWN	Original Size A2	*		
Date JULY_2022	Drawn MMC	Checked MMC	Approved +	Status PLANNING
Drawing Number	P_03			Revision D