



FORMER GAS WORKS/DEPOT
WARD STREET, PRESCOT L34 6JJ

LANDSCAPING SUPPORTING INFORMATION

ISSUE 1 – 5 JUNE 2025

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 is 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.

1) GROUND PREPARATION AND SOIL SPECIFICATION

Subsoil:

Before receiving topsoil, subsoil shall be loosened using appropriate equipment to a depth of 300mm. 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.

Topsoil (To Comply with British Standard 3882:2015 - Specification for Topsoil):

Imported topsoil shall be Multipurpose Grade as described in BS 3882:2015 and suitable for sustaining plant life. 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 of front gardens

300mm to rear gardens

300mm beneath hedges/hedgerows.

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.

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.

3) 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 8545:2014 'Trees: from nursery to independence in the landscape

BS 3936: Part 1 1992 Nursery stock (Specification for trees and shrubs)

BS 3936: Part 4 1984 Nursery stock (Specification for forest trees)

BS 3936: Part 9 1987 Nursery stock (Specification for bulbs, corms and tubers)

BS 3936: Part 10 1990 Nursery stock (Specification for ground cover plants)

BS 4428: 1989 Recommendations for general landscaping operations.

BS 4043: 1989 Recommendations for transplanting root-balled trees. (withdrawn)

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 following supplier recommendations. Minimum pit size: Heavy standard tree 900 x 900 x 700mm.

Pits to be prepared to base and sides of pit to be further scarified.Trees to be double staked using two stakes (75mm dia.), driven into ground 400mm below bottom of pit. Trees to be centrally located and stem placed in an upright position. Pit to be first backfilled up to 300mm (dependant on depth of pit due to size of tree) of a mix of approved subsoil with a 70 to 80% mix of sharp sand. Irrigation pipe to put around bottom of rootball with 25mm of pipe sticking out from the bark mulch level. Backfill remaining area of pit with 400mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level and creating a slightly domed shape with the highest point being at the centre of the tree to assist drainage and settlement. Tree pits in grass to contain a 600mm diameter circle of medium grade bark mulch to a settled depth of 75mm.

Water each tree in same day of planting, 30 to 50 litres per tree dependant on size and soil conditions.

All works shall be carried out to the minimum standard according to BS 3936: 1992 Part 1 Nursery Stock. Specification for Trees and Shrubs. BS 4043: 1989 Recommendations for transplanting root-balled trees.

Staking:

Double stake all trees with two stakes, a crossbar, a spacer and webbing. Stakes to be 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 600mm above ground level, taking care not to damage the bark. Ties: Webbing with a spacer. Tying: secure tree firmly to crossbar with spacer and webbing.

Mulch:

All shrub beds shall be spread with a medium grade bark mulch to a settled depth of 75mm. Tree locations in grass should have a 600mm diameter circle of medium grade bark mulch to a settled depth of 75mm. Mulch to be free from fines, weeds, disease and contaminants.

New single species formal hedges - Double staggered

Consistent in species, cultivar and clone to ensure a uniform hedge. To be planted in a previously prepared planting trench 300mm deep and up to 1metre wide. Trench backfilled with 300mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level and creating a slightly domed shape with the highest point being at the centre of the tree to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 75mm.

Plant stock to be planted in a double row in the centre of the plant bed, 330mm between plants and 300mm between rows (6 no. plants per linear metre). Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Each plant to be protected with a 60cm high tubex shrub shelter, with two cable ties and a timber stake.

Prune back to a height of 1 metre.

New mixed native hedgerows - Double staggered

Bare root stock (container stock for Common Holly) shall be planted between November and March. Consistent in species, cultivar and clone to ensure a uniform hedge. Plants to be planted in groups of 3, 5 or 7 of the same species. To be planted in a previously prepared planting trench 300mm deep and up to 1metre. Trench backfilled with 300mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level and creating a slightly domed shape with the highest point being at the centre of the tree to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 75mm.

Plant stock to be planted in a double row in the centre of the plant bed, 330mm between plants and 300mm between rows (6 no. plants per linear metre).

Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Each plant to be protected with a 60cm high tubex shrub shelter, with two cable ties and a timber stake.

Prune back to a height of 2 metres.

Turfed Areas:

To be specified and laid in accordance with BS. 3936:1998 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.

Rear gardens:

Subsoil to be prepared to a depth of 300mm as per ground preparation and soil specification.

Topsoil to be supplied as per ground preparation and soil specification to a depth of 300mm with gentle compaction.

Rear gardens will then be sown with Germinal AberSustain mix, or similar approved. Sowing to be taken between March and October.

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 40g/m2 and lightly rake. First cut to be undertaken when grass reaches 50mm.

4) MAINTENANCE AND MANAGEMENT

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 around tree pits and hedgerows
- Remove litter
- Sweep mulch spillage
- Re-firming plant stock to ensure the new planting is all planting to upright positions.
- 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

Mulch:

Top up mulch levels (using matching material) surrounding trees and within beds to 75mm at the end of the maintenance period.

Watering:

Plant stock to receive the following quantities of water:

Trees: 150 to 250 litres per tree each month dependant on size, soil conditions and weather conditions between April and September.

Hedging: 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 Maintenance:

Grass shall be cut throughout the growing season to maintain a sward of approximately 38mm. Shall be edged, watered as necessary and clippings removed.

New tree/hedge planting:

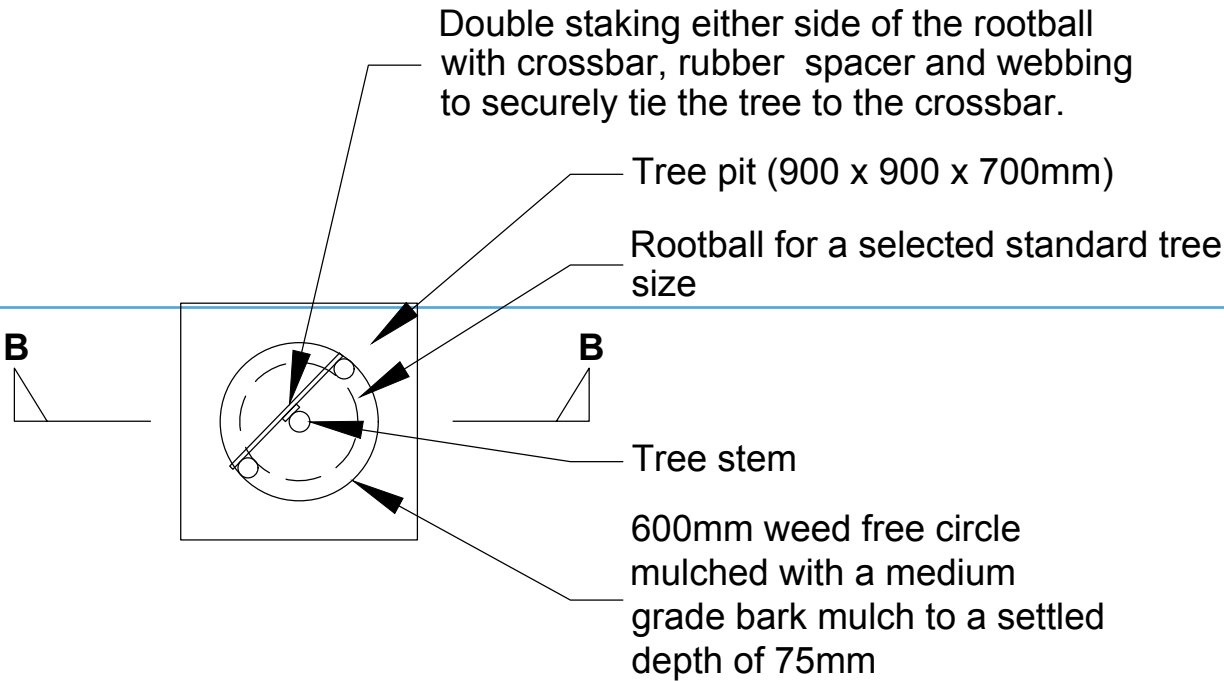
Weed control by hand to ensure planting area is weed free. Check stakes and guards are in place and replace where necessary. Tubex shrub shelters of native hedgerow can be removed at years 2 or 3 after implementation. Prune, thin and remove suckers, seedlings, dead, damaged, or diseased branches annually between October and January to avoid the bird nesting season. Replace dead / dying stock in winter.

Plant replacements:

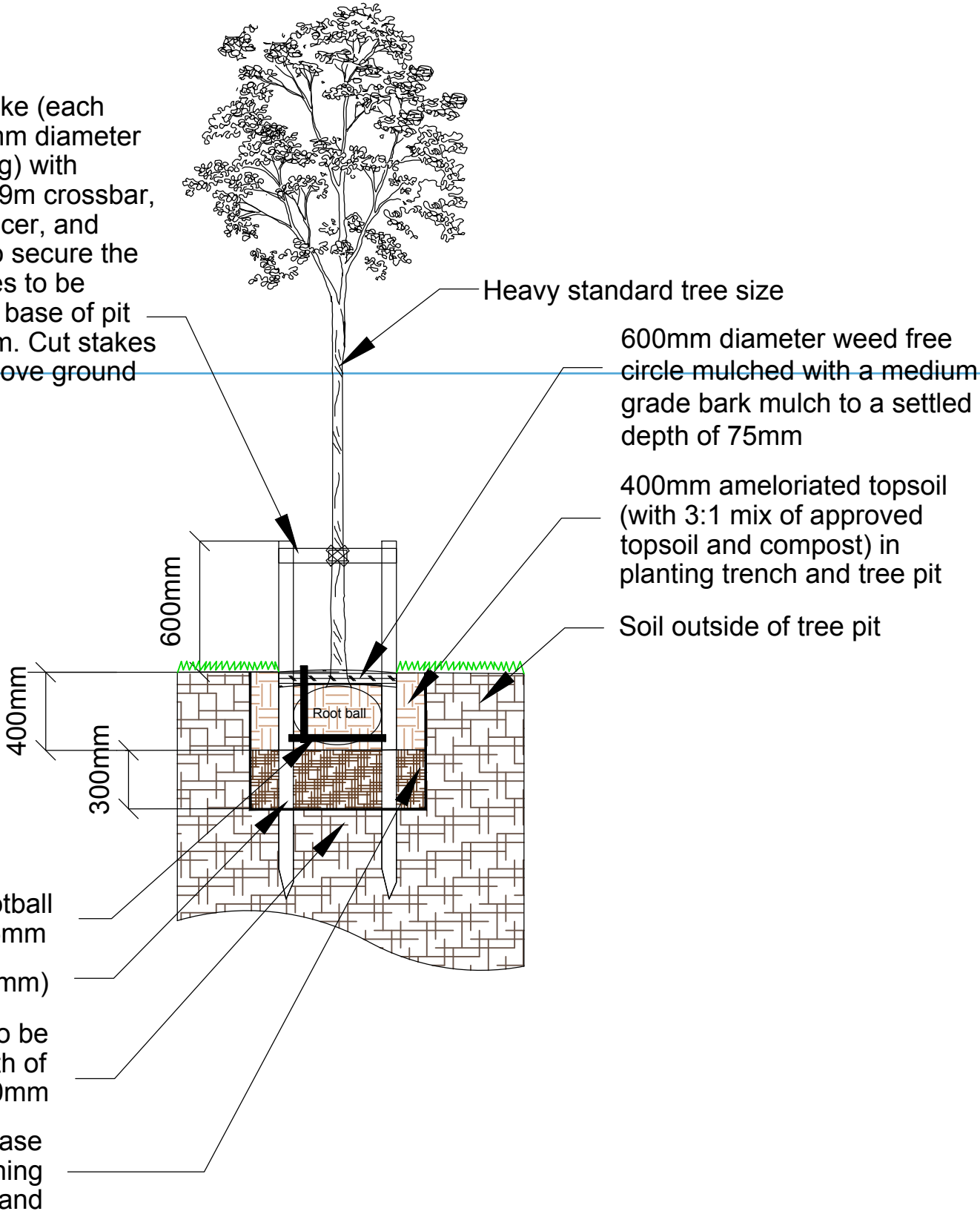
All dead, dying and vandalised plant stock shall be replaced, at the landscape contractor's expense, at the end of each growing season throughout the maintenance period.

Heavy Standard Tree Pit Typical Arrangement

Section B-B: Heavy Standard Tree Pit Typical Detail



Double stake (each stake: 75mm diameter x 1.8m long) with 75mm x 0.9m crossbar, rubber spacer, and webbing to secure the tree. Stakes to be driven into base of pit min 400mm. Cut stakes to 0.6m above ground level.



Example image of a double staked tree with a weed free circle of mulch, and an irrigation pipe.

MATERIALS



Landscaping contained within concrete kerbing and edging



Tobermore Mayfair Paving slabs



Tobermore Mayfair Paving slabs



Marshals Citi Benches to Communal Landscape Areas



Tobermore Mayfair Paving slabs



Black permeable tarmac
Parking areas defined with thermoplastic paint line markings



Landscaping contained within concrete kerbing and edging



Black permeable tarmac
with red chippings



Suggested overall materials