Materials and workmanship shall generally be in accordance with the following documents- BS3936 Nursery Stock and BS4428 Recommendations for General Landscape Operations.
Plant material to be the sizes and dimensions as stated in the schedule and shall be healthy with good fibrous root systems. All of the plants to be of native genetic origin.

General Planting Notes

All plants to be healthy, hardened-off and with good fibrous root systems and to comply with the requirements of BS3936 Specification for Nursery Stock. All planting to be undertaken in accordance with BS4428 Code of Practice for General Landscape Operations.

All plants to be protected from wind exposure at all times. All plants to be soaked in water for several hours prior to planting and to be well-watered in. No planting to be carried out during poor weather conditions, i.e. when ground is frozen, waterlogged, or during droughts, hot sunshine or persistent dry or cold winds. All plant material to receive enough water to ensure healthy establishment.

Cultivation

Cultivate the soil of all areas prior to seeding and planting. This should include loosening, aerating and breaking up soil into particles 2-9mm to depth of 150mm. Remove any undesirable material brought to surface to a depth of 100mm including visible weeds, roots and large stones or clay balls with any dimension exceeding 80mm. Final cultivation prior to seeding and planting shall be brought to a fine tilth by approved mechanical means or by hand raking, and if necessary regrading of the surface will be carried out to conform to the prescribed finished levels.

Subsoil

Subsoil grading of the site shall leave landscape areas with smooth flowing contours to achieve the specified finished levels when topsoiled. Prior to topsoiling, subsoil formation should be ripped and loosened to a minimum depth of 450mm. Imported subsoil shall be in accordance with BS3882 for amenity use.

Topsoiling

Topsoil to general planting and grass seeded areas to be to BS3882:2015 Multipurpose Grade.

Soil to wildflower seeded areas to be to BS3882: Economy Grade with low nitrogen and phosphorous content.

Topsoil must be free from pernicious weeds and roots, clay lumps, non-soil materials, brick or other building materials, foreign matter and chemical contamination. Topsoil should be spread evenly over areas to be seeded and planted. Minimum topsoil depths after settlement shall be: Grass-150mm, Shrubs-450mm. Topsoil shall be spread in layers not exceeding 150mm and firm each layer before spreading the next. At the time of laying, both material and weather should be reasonably dry. Soil levels should be 30mm higher than adjacent kerbs and paving after settlement and married in with existing levels.

Weed Treatment

All areas to be planted are to be treated with a glyphosate weedkiller a minimum of 10 days prior to planting. Planted areas are to be kept weed free with the use of herbicides. Following the use of herbicides remove dead vegetation.

Planting General

All plant material to be supplied in accordance with HTA National Plant Specification. All planting to be local provenance wherever possible and from local supplier.

Shrub Planting

Plant shrubs and groundcover into pre-prepared planting beds consisting of topsoil to a depth of no less than 450mm, overlying clean subsoil, mixed with soil conditioner as specified below.

Subsoil to be fully broken-up by main contractor to ensure adequate decompaction and alleviate free-drainage.

Topsoil to be either: existing retained site sourced topsoil (free from weeds) or imported topsoil imported topsoil (Multi-purpose grade to BS3882:2007) or a combination of the two as necessary.

Incorporate a soil conditioner/ameliorant in the form of peat free general-purpose shrub compost or well rotted spent mushroom compost across planting bed in a 50mm layer at the rate of 300g per m2, and incorporate to a depth of 225mm.

Dig planting holes for shrubs to be a depth of 200mm and a width or 150mm greater than the source pot size, ensuring that pit walls are loosened to ensure good drainage.

Ensure planting appears random / natural and not formal in accordance with the planting proposal layouts as supplied by the Landscape Architect.

The contractor shall take the necessary precautions to ensure all shrub areas are protected throughout the establishment period by temporary fencing.

Woodland/Thicket Planting

Install plants into isolated pre-prepared planting pits, generally 300 x 300 x 450mm deep or 200mm greater than the rootstock, whichever is greater, backfilling with either existing retained site sourced topsoil (free from weeds) or imported topsoil (sandy loam, General Purpose grade to BS3882:2007) or a combination of the two as necessary. Mulching as contractor choice.

Incorporate a soil conditioner/ameliorant in the form of peat free tree and shrub compost or well rotted spent mushroom compost into backfill material at the rate of 5L per pit, incorporating a slow release fertiliser e.g. Enmag (or similar approved) at a rate of 5g per pit.

Ensure planting conforms to planting matrix (where appropriate) and in all other areas appears random / natural and not formal in accordance with the planting proposal layouts.

Plant Protection

Thicket areas to be fully enclosed by min. 1200mm high post and three galvanised wire fencing.

All bushy thicket shrubs to be protected by min. 600mm high x 170-200mm diam, proprietary plastic mesh shrub shelters / guards and secured in place with treated softwood timber stake and plastic cable ties.

All single stem thicket transplants to be protected by min. 450mm high x 50mm proprietary plastic spiral guards secured with min. 12 148s x 900mm long bamboo cane.

All trees and thicket plants to be installed with a min. 500mm square, woven polypropylene mulch mat securely pegged in place.

Grass Seeding

After cultivation operations have been carried out, use a pre-seed herbicide on areas to be seeded. Sow areas to be seeded with grass seed which has been stored off the ground in a clean, dry place free from vermin. Following an even distribution of seed, the contractor shall carry out a light raking or light harrowing of the area and ensure consolidation of the seed with the soil by the use of a light roller. All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross areas during cultivation and until the grass has established.

Mulch

Mulch whole surface of tree and shrub planted areas with 50mm minimum depth of chipped natural British forest biomass containing minimum of 70% wood content of particle size 35-45mm. The mulch shall be free of pest, disease or weed contamination for handover.

General Planting Maintenance

All soft landscape areas to be maintained to BS7370-4:1993.

Sufficient watering should be undertaken by the contractor to establish and maintain healthy plant growth.

The first cut / mow of all amenity grass seeded areas should be undertaken when the established sward reaches 50mm in height down to a height of 25mm, after which all amenity grassed areas should be maintained in accordance with the written Landscape Management Plan (LMP). All arisings are to be removed from site and composted.

Maintain all wildflower grass areas in year one, with one cut in late March/early April when the sward exceeds 100mm, down to 40-70mm, followed by subsequent cuts when/if the sward again exceeds 100mm. All arisings to be removed off-site. In subsequent years, maintain with an annual cut in late May down to 100mm and a further cut in September down to 100mm, after seeds have set. Meadow areas should be spot swiped for any perennial weeds such as docks, nettles and ragwort.

All failed / defective plants identified within the first 5 years of installation should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.

Bare areas and areas of dead grass which become apparent should be rectified by overseeding and/or turf re-installation at the soonest available planting season.

All amenity grassed areas and planting beds should receive an application of a proprietary slow release fertiliser twice yearly in the spring and the autumn.

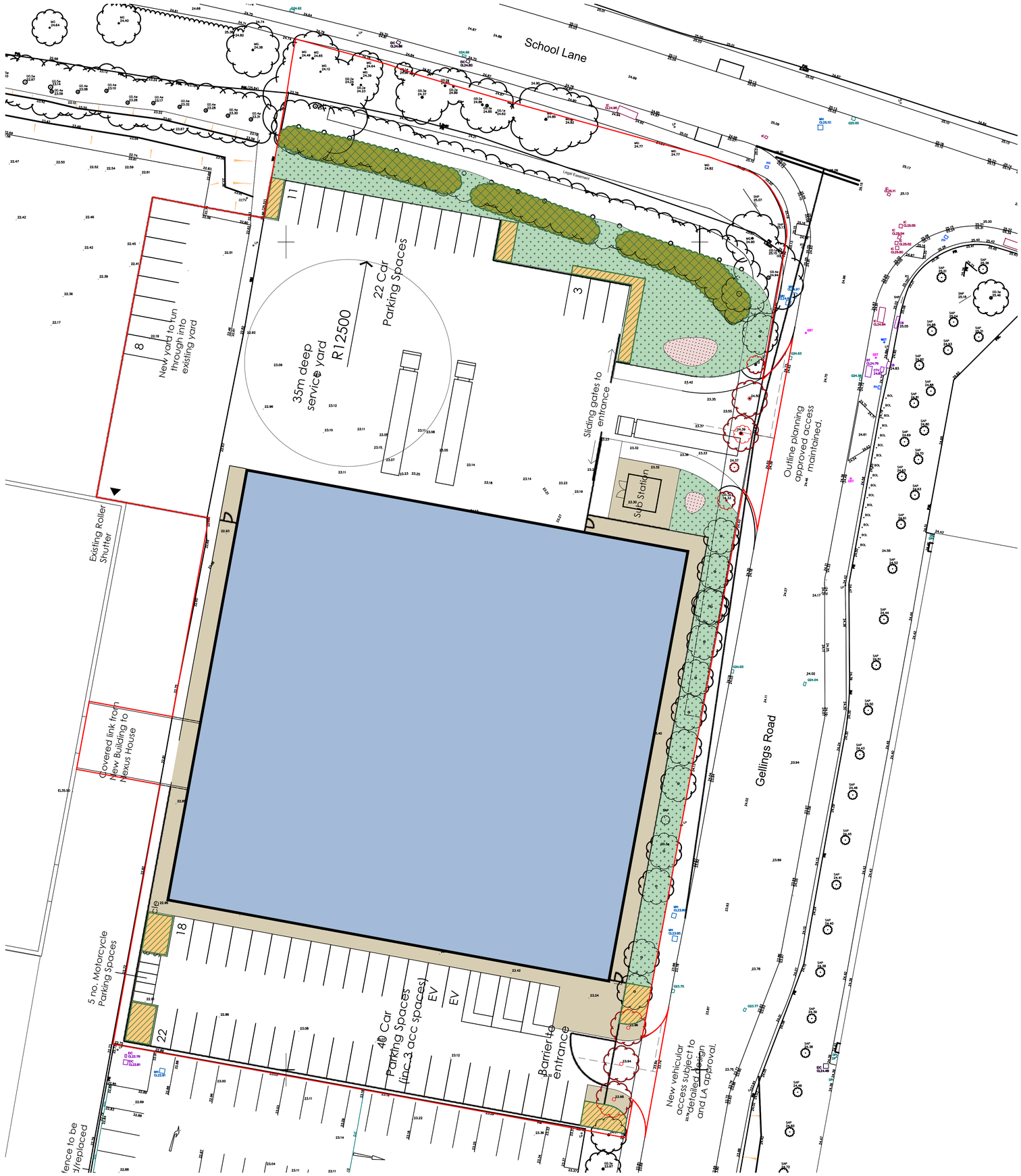
All shrub planting shall be pruned at least twice per annum, removing dead or dying wood, to maintain a healthy, natural shape and promote good form.

All planting areas should be kept tidy and free from weeds, trimmings, debris and litter. Weeds should be removed by hand unless it is unfeasible; whereby weeds can be treated by the application of a suitable proprietary herbicide.

Herbicide usage to be limited to spray usage on calm days (no wind) and undertaken by suitably qualified operatives in accordance with current legislation.

All amenity grassed areas should be scarified annually in the autumn to remove thatch conditions and the build-up of dead grass. Following annual scarification, grassed areas should be thoroughly spiked to aerate soil and improve drainage.

Areas of shrub planting with a bark mulch layer should be topped up annually in the spring to retain moisture and limit weed growth, to a nominal depth of 50-75mm.



Site Boundary

Existing Tree Retained & Protected

Existing Tree to be Removed

Native Shrub Understorey Mix to line of existing poplars

Semi-Ornamental/ Amenity Shrub Mix 3L pots @ densities shown in mix

Flowering Lawn Mix
eg Emorsgate EL1 Seed Mix

Naturalising Drifts of Bulbs
eg Narcissus obvallaris

Native Understorey Mix	Height	Root	%
Cornus sanguinea	40-60cm	BR	15
Corylus avellana	60-90cm	BR	25
Euonymus europaeus	60-90cm	BR	10
Ilex aquifolium	30-40cm	5L	5
Rosa canina	40-60cm	BR	10
Ulex europaeus*	40-60cm	BR	25
Viburnum opulus	40-60cm	BR	10

*planted to front south facing edges of border

Plant in a staggered row matrix formation at 750mm centres. Supporting centre post & wire mesh fenceline. Rabbit protection if deemed appropriate by contractor following site investigation.

Semi-Ornamental Amenity Shrub Mix
(3L pots densities typically 3-5/sqm)
Aucuba japonica 'Rozannie'
Berberis darwinii
Berberis Julianae
Berberis thunbergii f. atropurpurea
Choisya ternata 'Sundance'
Cornus alba 'Kesselringii'
Cornus alba 'Spaethii'
Lonicera nitida 'Maigrun'
Prunus laurocerasus 'Otto Luyken'
Pyracantha coccinea 'Red Column'
Pyracantha 'Orange Glow'
Pyracantha Soleil d'Or
Skimmia japonica 'Rubella'
Viburnum davidii

Naturalising Bulbs
(planted 3 per plug at 300mm centres)

Narcissus obvallaris 12+

NOTES

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Planning Issue Only- Do Not Construct from this Drawing

N

0 5 10 15 20 25m

rev	date	description	drn	chkd
C	16.09.2021	Update to existing trees	IDR	CEH
B	14.09.2021	Revised following further comments	IDR	CEH
A	01.09.2021	Revised in accordance with Savills comments	IDR	CEH
-	04.08.2021	First draft for comment	IDR	CEH

fpcr
masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture
FPCR Environment and Design Ltd
Lockington Hall
Lockington
Derby DE74 2RH
t: 01509 672772
e: mail@fpcr.co.uk
w: www.fpcr.co.uk

client
Tilstone Managing Warehouse REIT Plc

project
Tuffx Site Plan Option 2
Gellings Road, Knowsley

drawing title
Soft Landscape Plan

scale	drawn	checked	date created
1:250 @ A1	IDR	CEH	29 July 2021

project number	status	revision
10302	PLANNING	C

document number
10302-FPCR-XX-XX-DR-L-0001
Project Code - Originator - Zone - Level - Type - Role - Drawing Number

CAD file: L:\10300\10302\LANDS\Drawings\10302-L-01 Rev C.dwg