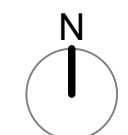
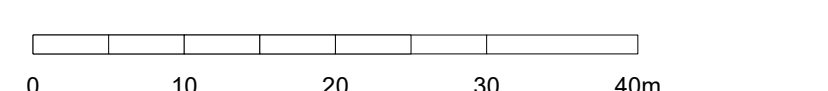




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KEY

- Site Boundary
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- Public Right of Way
- Proposed Wetland Scrub Planting
- Proposed Woodland Scrub Planting
- Proposed Scrub Planting
- Proposed Individual Tree
- Proposed Native Hedge
- Proposed Amenity Planting
- Proposed Bulb Planting
- Great Crested Newt (GCN) Pond
- Proposed Wetland Meadow Mix
(to be Emergent E18 Meadow Mixture for Wetland or similar approved)
- Proposed Flowering Lawn Mix
(to be Emergent E11 Flowering Lawn Mixture or similar approved)
- Proposed Amenity Lawn Mix
(to be Emergent E22 Strong Lawn Grass Mixture or similar approved)
- Proposed Tussock Mixture
(to be Emergent E10 Tussock Grass Mixture or similar approved)
50% Created Tussock Grassland 50% Retained Bare Ground Mosaic see Mitigation Strategy for details.
- Proposed Newt Bridge
- Proposed Hibernacula
- Proposed Fence with Gate

Note: For Planting Schedule Detail see sheet 0001
For Detailed notes on Specification see sheet 0004

P02	07/11/2023	Aimed ponds within GCN.	SDO	EAF
P01	02.11.2023	First Issue.	SDO	EAF
rev	date	description	dm	chk

client
Gladman Developments LTD

project
Bangor Road, Johnstown

drawing title
Detailed Landscape Plan
(Sheet 2 of 3- POS)

scale
1:500 @ A1

project number
4355

document number
4355-FPCR-XX-XX-DR-L-0003

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

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OUTLINE PLANTING NOTES

General
Identification of topsoil and subsoil resources on site will be required to inform the detailed design of tree and planting beds, including the appropriate depth of soil horizons and the requirement for amelioration of the growing medium, prior to planting. If modifications to the soil are necessary, soil ameliorants will be used sparingly. The backfill medium used should be as close as possible in texture and structure to the soil excavated from the tree pit. Ideally the dug soil from the excavated pit should be used as the backfill medium and as far as practicable, replicate the horizons within the original soil profile. Site won topsoil that has been stored in temporary stock piles will be re-tested prior to use. Where site won topsoil is not available, imported topsoil will be used. Topsoil for tree pits and planting beds shall be imported from an approved site, be in accordance with BS3882:2007 and be classified as premium grade. Topsoil for meadow grassland to be in accordance with BS3882:2007 and be classified as low fertility. Topsoil shall, under no circumstances become contaminated by other materials e.g hardcore. All plant material to be in accordance with BS 3936 Part 1 (1992), 'Nursery Stock Specification for Trees and Shrubs', BS3936 Part 10: 1990 'Nursery Stock Specification for Ground-cover Plants', and 'Handling and Establishing Landscape Plants' HTA 1985, revised edition March 2002. Any stock planted outside the recognised planting season to be containerised. Containerised plant stock to have fully developed root system within the specified pot size. Where growing-on in the nursery is necessary all plant material is to be re-potted to the next approved pot size, re-spaced to allow for 15-20% growth per growing season, and maintained to healthy vigorous growth irrespective of weather conditions. All planting areas to be weed free prior to planting. Allow for an application of an approved translocated systemic herbicide in line with 1997 Control of Pesticide Regulations and 2003 COSHH.

Existing Trees& Hedgerows
All trees and hedges which are shown for retention should be inspected for safety by a qualified member of the Arboricultural Association and subject to BS 5837 2012 'Trees in Relation to Construction'. They should be protected during all phases of construction with temporary fencing in accordance with BS 5837 2012 and must comply with all applicable planning conditions. Any tree surgery required shall also be in accordance with BS 3998 2010. The landscape contractor shall make the Contract Administrator (CA) aware of any notifiable weeds on site.

Hedgerow Planting
Planting trenches to be thoroughly forked over or rotovated to a minimum depth of 350-400mm, ensuring that the subgrade and topsoil are both free draining. All planting beds are to be 90mm below adjacent grass/hard surfaces. All stock to be well watered when planted with 20L of water per m2. Following planting and watering operations, all beds are to be mulched with 50-75mm of mulch (5-75mm particle size, British origin, FSC certified). Bare root native species hedgerow planting to be planted in a double staggered row (DSR), protected by rabbit proof guards with the base pushed flush to ground level, and held in place with a cane. Native hedgerow to be planted at 5 plants per linear m in a double staggered row. Single species hedgerow to be planted at 5 plants per linear m. All hedgerow planting to be fitted with proprietary rabbit guards to prevent browsing by mammals, staked and protected with spiral guard or shrub shelter (Tubex or similar approved) with at least 0.6m in height.

Meadow & Wet Grassland
Removal of the topsoil to allow sowing into less fertile subsoil. Prior to sowing the soil should be ploughed or rotovated and raked or harrowed to produce a medium fine, firm tilth. Fertiliser will not be applied at any point as this will lead to dominance of nutrient loving species such as broad-leaved grasses, nettles and docks.

The seed mix will be sown in accordance with the manufacturers specification to allow space for each species to establish and to produce good ground cover. Seed will be sown in the autumn, winter or spring, selecting a time when the soil is moist and can be worked. Seeding will be sown by hand broadcasting, seed fiddle, spinner, hydra seeding of Cambridge (ribbed) roll will be used for one or two passes to firm and level the surface and create good seed soil contact.

Amenity Grassland
A minimum of 150mm depth topsoil for grassed areas is to be prepared to a fine tilth, all stones over 50mm removed, and firmed to achieve a level surface. Soil levels to be 10mm below or flush with adjacent surfaces. Seed mix to be sown at manufacturers specification. Water all grass areas to maintain healthy growth. An establishment cut of all grassland areas should be undertaken when the grass is 50mm high. Remove any debris, litter and stones and cut the grass to between 25-30mm. Remove all arisings.

Tree Planting
Trees to be planted into prepared tree pits, backfilled with topsoil/soil ameliorants as specified. During the preparation of the tree pit, the soil is disturbed, but the base of the tree pit should remain undisturbed unless there are specific problems such as poor drainage, soil smearing or pans resulting from pit construction which require rectification. At the time of planting, the tree pit diameter is to be 500mm greater than the root ball, wide enough to accommodate roots when fully spread. The natural thickening between the trunk and the root collar (the root flare) shall be at the finished top surface of the planting medium and should not be buried by excess soil or mulch. Trees shall have a 1000mm diameter circle around the base of the trunk to be maintained free from grass and spread with 75mm medium grade mulch (5-75mm particle size and of British origin, FSC certified). Mulch is not to be placed against the stem of the tree. All trees are to be watered-in when planted with a minimum 54L, and then when required within the Maintenance Period to ensure survival. Bareroot trees up to 12-14cm girth are to be single staked - stakes well driven into the ground minimum 300mm into bottom of tree pit, outside of the root ball. Stakes to be pressure treated, round (75cms diameter) peeled, smooth larch or similar. Trees to be secured with plastic/rubber proprietary tree tie, nailed to the stake. All stakes to be painted at one end, extending above ground by 1/3 of the height of the ground to 1st branch. There are some instances where root barrier will be required due to the proximity to proposed services or buildings.

Woodland Planting
All trees to be planted in prepared pits of 300x300x300mm for whips. Pits to be backfilled with topsoil/soil ameliorants as above. All plants to be well firmed. All stock to be well watered when planted with a minimum of 4.5L/whip. A weed free space will be maintained around the base of each tree, preferably by the use of mulch mats. All trees to be fitted with proprietary rabbit guards to prevent browsing by mammals, staked and protected with spiral guard or shrub shelter (Tubex or similar approved) with at least 0.6m in height.

GCN Reserve
For maintenance and managment of GCN Reserve please refer to GCN Mitigation Strategy



NOTES

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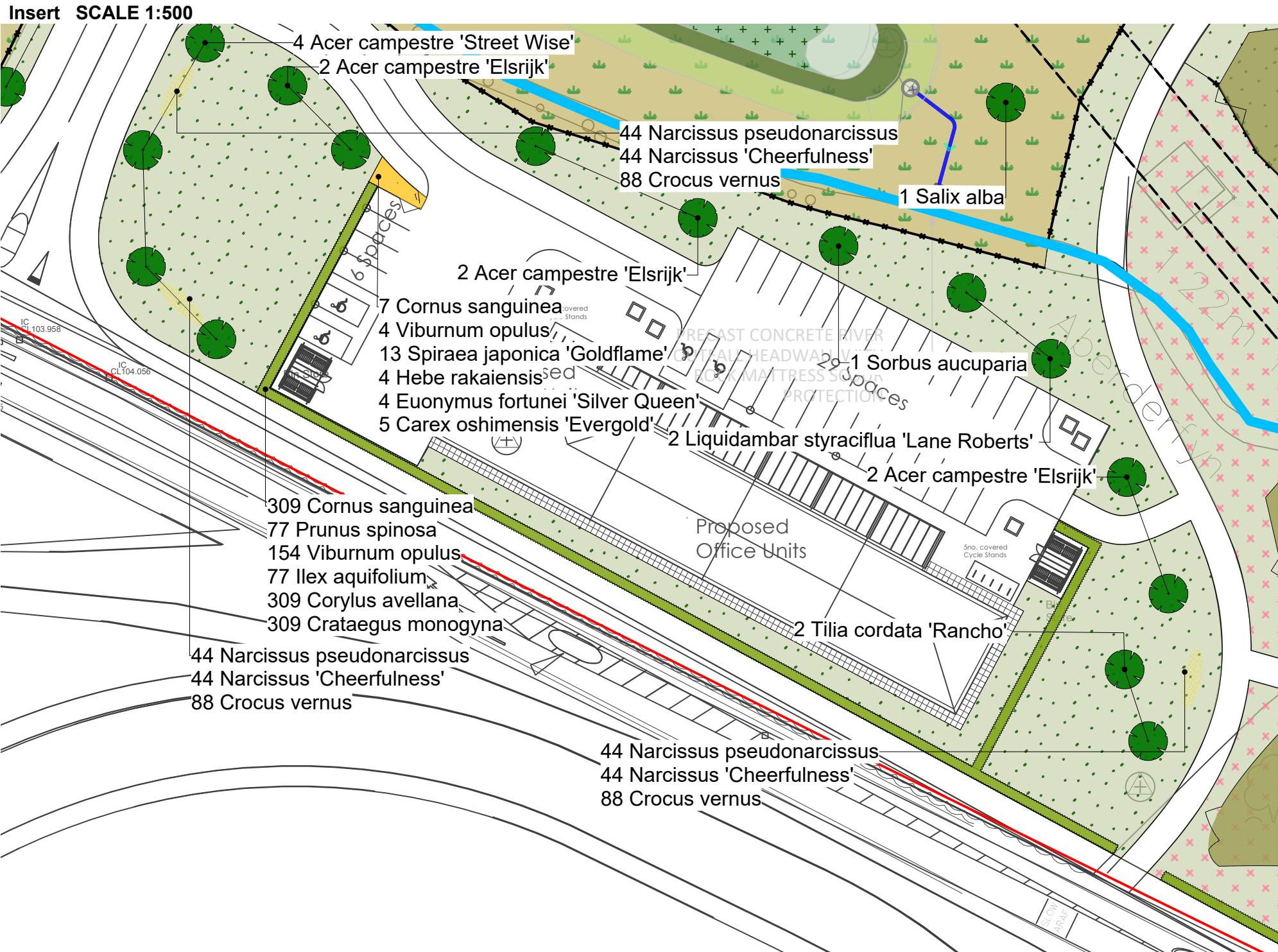
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(to be Emergence E022 Strong Lawn Grass Mixture or similar approved)
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P02 07/11/2023 Amedned ponds within GCN. SDO EAF
P01 02.11.2023 First Issue. SDO EAF

rev	date	description	dm	chk
1	07/11/2023	masterplanning	dm	chk
2	02.11.2023	environmental assessment	dm	chk
3	02.11.2023	landscape design	dm	chk
4	02.11.2023	urban design	dm	chk
5	02.11.2023	ecology	dm	chk
6	02.11.2023	architecture	dm	chk
7	02.11.2023	arboriculture	dm	chk

fpcr

client
Gladman Developments LTD

project
Bangor Road, Johnstown

drawing title
Detailed Landscape Plan
(Sheet 3 of 3 - Commercial)

scale
1:1000 @ A1

dm
SDO

chk
EAF

date created
02 November 2023

project number
4355

status
S3

issue
P02

document number
4355-FPCR-XX-XX-DR-L-0004

Project Code - Originator - Zone - Level - Type - Role - Drawing Number

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APPENDIX B: Play Area Proposals