

MAINTENANCE

All planting in public areas shall be maintained as detailed below by the management company in good order with any plant material which dies within a five year period being replaced to the original specification. Planting and lawns in private areas will be maintained by the individual plot holders.

Trees

All trees shall be regularly checked and any broken ties, guards or stakes replaced. Mulch shall be topped up to maintain original levels. In periods of dry weather all trees shall be regularly watered to field capacity. The area around the base of each tree is to be kept mulched to 50mm depth minimum and weed free to a minimum diameter of 1m. At the end of each growing season all trees shall receive an application of slow release fertiliser. After approximately 5 years stakes and ties are to be removed once trees have established.

Hedgerows

All hedgerows shall be maintained weed and rubbish free and any loose plants re-firmed. All canes and spirals where employed shall be regularly checked and adjusted or replaced as required. All hedge lines shall be regularly watered in times of drought to field capacity and shall receive an application of slow release fertiliser at the end of the growing season. Mulch shall be regularly topped up to original levels. All hedge lines shall be maintained to 1.6m high. After approximately 5 years stakes and ties are to be removed once plants have established.

Ornamental shrub and groundcover areas

Plant borders are to be kept weed and rubbish free and any loose plants re-firmed. All borders to be regularly watered in times of drought and receive an annual application of slow release fertiliser. Mulch shall be regularly topped up to original levels.

Climbers

Climbers are to be periodically tied in to the supporting frame where necessary. Pruning shall be undertaken to keep climbers clear of windows and guttering/eaves.

Grass areas (front lawn of properties)

Any turfed areas which fail to provide a good quality initially vigorous grass sward shall be re-cultivated and re-sown / re-turfed as required.

Notes

- Bare root plants specified for planting during planting season only. Containerised and rootballed stock to be employed when necessary as advised by supplier;
- No cultivation should be undertaken in wet/waterlogged conditions;
- Imported topsoil to accord with BS3882;
- Supplying nurseries shall be registered under the HTA Nursery Certification Scheme, and plant material should be of certified British provenance;
- All plants shall be packed and transported in accordance with the Code of Practice for plant handling as Published by The Committee for Plant Supply and Establishment (CPSE);
- All plant material to conform with BS:3936 and BS:4428;
- Planting operations to be undertaken during appropriate climatic conditions to avoid wet/waterlogged or frost bound soil conditions, frosts, droughts or during periods of excessive cold drying winds.

Note:

Landscape contractors to confirm potential build programme with house builder when pricing soft landscape works to allow for and accommodate potential out of season planting and phased release of plots for implementation. Allowances to potentially include for supply of containerised stock, additional attendance in relation to phasing and additional watering.

In September following implementation plants to be checked for successful establishment and any losses replaced in the following planting season.

LANDSCAPE SPECIFICATION NOTES

Topsoil

All soil is to be site topsoil, or imported to meet BS topsoil requirements for 'General Purpose' use.

Topsoil depths:

- New shrub beds: minimum 450mm depth after compaction;
- Hedge lines: minimum 450mm depth after compaction; and
- Grass areas (seed and turf): minimum 150mm depth after compaction.

Trees

Root barriers are to be employed near services. All standard trees are to be planted in separate pits 1m x 1m x 900mm which shall be backfilled with a mixture of approved top soil and tree and shrub planting compost at a rate of one part compost to two parts topsoil. Each tree shall be planted centrally within the pit to the original root collar and secured by two untreated softwood stakes 1.4m min. length with approved ties. After planting all trees shall be watered-in and a mulch layer of 1m diameter approved forest bark spread over the tree pit to 50mm depth.

Hedgerows (Native & Ornamental)

Hedgerow trenches shall be dug 450mm x 450mm x 450mm depth the base of which shall be broken up before returning the approved topsoil backfill mixture to the trench at the rate of one part compost to two parts topsoil. Plants to be planted at 4 per linear metre in a double staggered row for Fagus hedgerows and 5 per linear metre for native mixed hedgerows. All stock shall be planted to the root collar and well firmed in place. After planting a 50mm layer of approved compost fine bark (nominal size 1-10mm) shall be spread over the whole hedge length (1m wide). On completion all hedge plants shall be thoroughly watered in. Hedgerow and buffer plants on the perimeter of the site are to be protected from rabbit attack using spiral guards, tubes or rabbit proof fencing.

Ornamental shrubs and groundcover areas

Plants to be planted in variety groups with taller species to back of beds. All shrub beds shall be back-filled with good quality topsoil depth 450mm, the base ground being thoroughly broken up before placement. Tree and shrub planting compost shall be spread to a minimum depth of 50mm and thoroughly rotavated in during cultivation. All stock shall comply with the specification provided on the drawing. All plants shall be well firmed in after planting and watered. After planting all beds shall receive a 50mm layer of approved forest bark mulch over the extent of the bed.

Climbers

Climbing plants shall be tied in to frame supports which shall be affixed to the adjacent fence or wall as appropriate. Plant approx 225mm away from wall or fence.

Turf Areas

All areas to be turfed shall be top-soiled to a minimum depth of 150mm, the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking. Approved turf shall be laid to garden areas in accordance with good practice. Prior to laying, a pre-seeding fertiliser shall be applied in accordance with the manufacturer's instructions.

Amenity Grass Seed Areas

Prior to seeding, (using machinery of a suitable scale) the ground will be harrowed and rolled, using a tine harrow in order to avoid damaging underground services. Where existing tree roots are present, shallow cultivation will be carried out to ensure roots are not damaged. However, if there are any areas which have suffered high soil compaction, for instance due to heavy machinery being deployed, these will be harrowed using a disc harrow to ensure the soil structure is suitable for subsequent sowing. If such a requirement arises to harrow with discs, caution should be exercised to ensure underground services are not damaged during harrowing.

All new amenity grass seed areas shall be top-soiled to a minimum depth of 150mm the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking.

Seeding will take place in spring (late March to May) or autumn (August or September) following completion of construction (or at an earlier opportunity if the area can be protected from building operations and vehicle movements) and be broadcast by machine and rolled where possible to give good soil/seed contact.

Approved grass seed (as specified), shall be sown in accordance with good practice.

Bulbs in POS

Bulbs are to be broadcast throughout the areas shown and planted where they land for a naturalistic effect.

KEY

- Site boundary
- Front garden - turf
- Rear garden - turf
- Proposed tree
- Species rich grassland  
General Purpose Meadow Grass Mixture EG1 or similar approved
- Wildflower meadow mix  
Basic General Purpose Meadow Mixture EM1 or similar approved
- Recreational grassland  
General purpose grass seed mixture
- Photinia hedgerow
- Fagus hedgerow
- Euonymus hedgerow
- Prunus hedgerow
- Proposed shrub bed
- POS shrub mix
- Gable / wall shrub mix
- Native shrub buffer mix
- Shrub buffer mix
- Spring flowering bulbs

Land to be transferred to a third party for the delivery of sports pitches in accordance with the requirements of the agreed Unilateral Undertaking

Rev

Date

Note

Holt Road, Wrexham

Detailed Plot Landscape Plans (Sheet 1 of 2)

DWG Ref: H22-0032\_002 | Drwn/Checked By: SW | Scale: 1:250 @ A0 | Date: 07/06/23 | Client: Bellway Homes

Bellway

HIGHSTONE  
DESIGN