

PLANTING SPECIFICATION AND MAINTENANCE PLAN

GENERAL NOTES

- All planting seeding and turfing indicated in approved plans to be carried out in the first planting season following occupation of the buildings or full completion of the development, whichever is sooner
- All trees and plants which within a 5 year period from completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with similar size and species
- Topsoil depths required as follows: 200mm for grassed areas and 300mm for shrubs and planting

NEW GRASSED AREAS

- Grassed areas to be maintained at 25-75mm to encourage growth
- New grassed areas to receive a single application of a suitable fertiliser during year one and year two.
- During any prolonged dry periods the grass should be watered with a fine spray to ensure survival.
- New grassed areas that have not established fully should receive one application of a suitable weedkiller, then recultivated and reseeded in early august of year one.

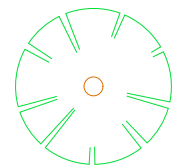
NEW TREES

- During any prolonged drought periods within the first two years of planting, to be watered weekly.
- Every two months, new tree specimens should be checked for damaged limbs, which should be removed and wounds treated.
- Every six months stakes to be checked for stability and to ensure causing no damage to tree.
- Every six months trees to be checked and adjusted to suit growth As required.

NEW SHRUBS AND PLANTING

- New shrubs and planting should be maintained free of weeds by treating with Glyphosate weedkiller once per year in september.
- During any prolonged drought periods within the first two years of planting, should be watered weekly
- Areas of planting to be thinned at the end of five years to cut waste of closely stocked shrubs
- Every ten years unwanted woody growth or unwanted regeneration to be cleared.
- Selected thinning to take place every five years
- At the end of the establishment period all stakes and shrub guards should be removed.

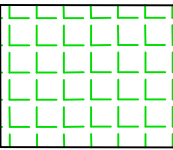
LANDSCAPING KEY
(Condition 6)



Existing tree to be retained.



Existing hedgerow to be retained



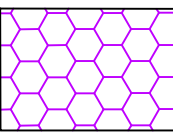
Existing planting to lane. Mix of Japanese Pieris, Laurustinus, Azalea, Rhododendron, Camellias, and Cherry Laurel.



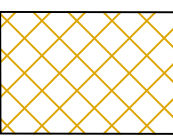
New tree. Select from choice of: Acer Campestre (Field Maple), Betula Pendula (Silver Birch), Prunus Padus (Bird Cherry), or Carpinus Betulus (Hornbeam) [Note: Latter two suited where tall/slender trees required].



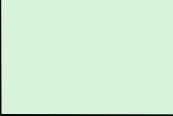
New border shrub hedging - to comprise a mix of Crataegus Monogyna (Hawthorn) and Prunus Spinosa (Blackthorn) and Ilex Aquifolium (Holly). Plants to be between 1.5 and 2m high. To be set in double row, staggered, at 300mm spacings so as to form dense, solid hedge.



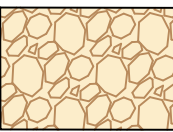
New border planting. Select from choice of Crataegus Monogyna, Berberis Darwini, and Photinia Red Robin. To be between 600-900mm high, planted in 3 litre pots. Spacing of three plants per square meter



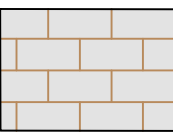
New decorative planting. Select from choice of Phormium Tenax, Mahonia 'Winter Sun', Hebe 'Autumn Glory', Rosa Rugosa, or alternative agreed. To be planted in 2 litre pots. Spacing of six plants per square meter (in double staggered row)



Grass



Driveway to be resin bonded gravel, Daltex Morning Mist or similar. Edging to be one layer flush granite block edging



Patio to be Mineral Shell Ivory stone-effect 1200 x 600 porcelain paving slabs

NOTE: All hard and soft landscaping to be completed prior to occupation of a dwelling

Actual Size.
0 10mm

NOTES:

All works to be carried out in accordance with the current Building Regulations, British Standards and Codes of Practice and to the satisfaction of the Local Authority Building Inspector.

All dimensions are to be checked on site prior to the commencement of the works. Any discrepancies to be reported prior to the commencement of the relevant works. Do not scale off this drawing.

MATERIALS AND SPECIFICATION
(Condition 3)



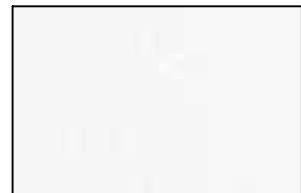
Brick (from ground to DPC level)
- Michelmers Black Smooth
65mm brick, laid in stretcher bond.



Alternative Brick (from ground to DPC level) - Ibstock Himley Ebony Black Facing 65mm brick, laid in stretcher bond.



Cladding Panels - Forma Composite Cladding, colour Spiced Oak



Render - Monocouche XF Chalk White



Resin Bonded Gravel - Daltex Morning Mist with one layer flush granite edging.



Paving - Mineral Shell Ivory stone-effect 1200 x 600 porcelain paving slabs

Samples to be made available on site on request.

REV:	DATE:	DESCRIPTION:	BY:



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PROJECT: Proposed New Build		
DRAWING TITLE: Planting and Landscaping Layout		
PROJECT ADDRESS: 21 Sapcote Road		
CLIENT: Everton		
DATE: 17/05/2024 SCALE: 1:200 FORMAT: A1		
DRAWN: MC	DRG NO: BC / 022	REVISION: C
CHECKED:		
APPROVED:		