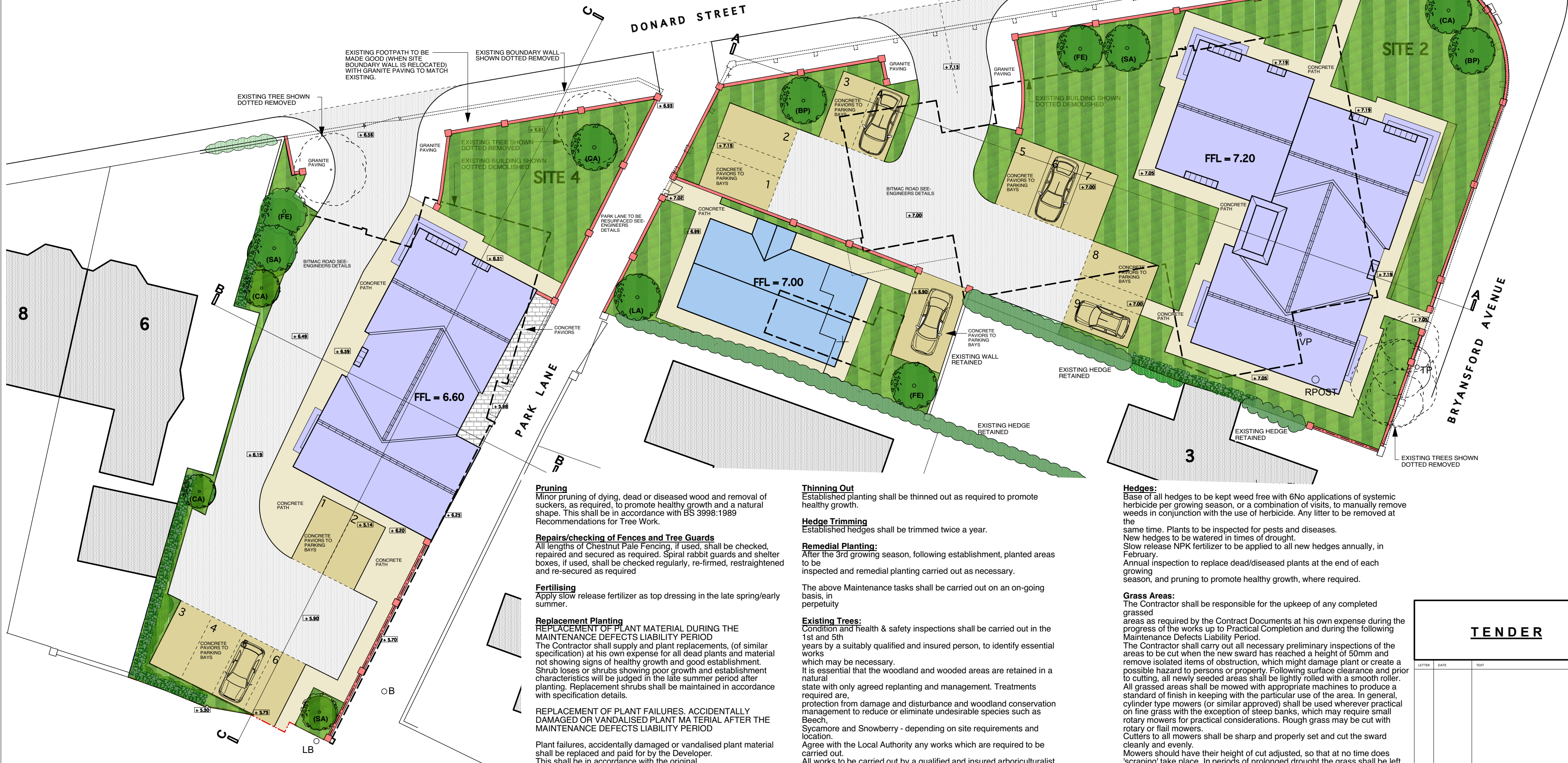


Key:			Key:			Key:		
Boundary Fencing and Hedgeline			Private Gardens			Ground Protection and Preparation		
Detail Create planting area, clear site, ensure subsoil drainage is not impeded Top dress with 500mm topsoil 1th 50% well rotted manure. Dig out trench to 750mm Back fill with good top soil mixed with 50% well rotted manure. Use species that can be managed and cut subject to requirements of housing tenments. Select local provenance material from local nurseries. Plant as 2 year whips.			Detail Create planting area, clear site, ensure subsoil drainage is not impeded Top dress with 500mm topsoil 1th 50% well rotted manure. Plant trees in tree pits - 750mm. Back fill with good top soil mixed with 50% well rotted manure. Use short round single tree stakes with ties.			At time of starting the sub-contract work, the areas to be planted will be covered with undisturbed topsoil subject to impact on areas to be planted by construction zone and prepared as necessary by the main contractor so that is in a suitable state for the cultivation operations specified. Additional areas: avoid topsoil to avoid aggressive weeds and maintain biodiversity remove rubbish, concrete, metal, glass, decayed vegetation, contaminated topsoil and stones with largest dimension exceeding 500mm. Contamination includes subsoil, rubble, fuel, lubricants or other substances injurious to plant growth. Remove, grub up and dispose of large roots without undue disturbance of soil and adjacent areas where applies. Ensure free drainage to subsoil layer in all areas to be planted. Apply a suitable non-residual herbicide to planting areas. Follow guidance by Landscape Institute and WRAP on use of compost. Avoid use of peat Source plant stock from NI, and/or UK.		
Common Name Hazel Holly Goat Willow Rowan Field Maple Hawthorn Crab apple Honeysuckle Dog rose Blackberry			Common Name Ash Beech Rowan Hazel Holly			Latin Name Fraxinus excelsior (FE) Betula pendula (BP) Sorbus aucuparia (SA) Corylus avellana (CA) Ilex aquifolium (LA)		
Latin Name Corylus avellana Ilex aquifolium Salix caprea Sorbus aucuparia Acer campestre Crataegus monogyna Malus sylvestris Lonicera periclymenum Rosa canina Rubus fruticosus			Size Semi-standard Semi-standard Semi-standard Semi-standard Semi-standard Semi-standard Semi-standard Semi-standard Semi-standard Semi-standard			Grass seeding Sow grass in remainder of private garden areas Prepare 1th by raking topsoil and leveling. Sow mix of neutral grassland seed mix - 35g/m ² Apply quick acting fertiliser - 105g/m ² sulphate of ammonium/superphosphate/bone meal/sulphate of potash		



MAINTENANCE OF PLANTED AREAS

Re-firming after Frost Lift

All plants are to be inspected after frost lift and firmed up as required.

Wind FIRMING

All plants shall be inspected at regular intervals for wind firmness and firmed up as required.

Watering

It will be the Clients responsibility to monitor weather conditions and to arrange for watering accordingly. Any plant deaths due to lack of watering are the sole responsibility of the Clients. During drier summer months, trees to be watered weekly.

Checking of Tree Stakes and Ties

Any stakes or ties that become broken or damaged prior to final completion shall be replaced with similar. Ties shall be adjusted as required to prevent chafing or rubbing of bark against the stake. All stakes shall be corrected for vertical position and firmness. Tree stakes & ties should be removed in the Spring, after the second Winter.

Weed Control

a) of planted and seeded areas:

The Contractor shall eradicate weed growth of planted and seeded areas either by manual, mechanical or chemical means. Perennial weeds must be treated with an approved residual/trans-located herbicide.

b) around trees:

An application of an approved residual or trans-located herbicide is to be applied to all perennial weeds particularly before the end of the maintenance period. Sufficient time must be allowed for satisfactory kill of weeds, and further spot treatment carried out if necessary. Any arisings to be removed from site to Contractor's tip.

c) general:

The Contractor must not carry out spraying operations during unsuitable conditions, which may cause spray to drift on the adjoining land. The Contractor shall be held legally responsible for any damage or injury to persons or property resulting from his operations.

Spraying or spreading equipment must be of an approved design and suitable to the type of terrain. Knapsack sprayers and other forms of portable equipment must be used on banks and areas with difficult access. All spray equipment must be fitted with a guard to prevent spray reaching all plant material. Any plants damaged by chemicals must be replaced at the Contractor's expense. Shrub beds and hedging areas shall be maintained bare earth and kept free from weed growth at all times.

Ground

Pruning

Minor pruning of dying, dead or diseased wood and removal of suckers, as required, to promote healthy growth and a natural shape. This shall be in accordance with BS 3998:1989 Recommendations for Tree Work.

Repairs/Checking of Fences and Tree Guards

All lengths of Chestnut Pale Fencing, if used, shall be checked, repaired and secured as required. Spiral rabbit guards and shelter boxes, if used, shall be checked regularly, re-firmed, restraightened and re-secured as required

Fertilising

Apply slow release fertilizer as top dressing in the late spring/early summer.

Replacement Planting

REPLACEMENT OF PLANT MATERIAL DURING THE MAINTENANCE DEFECTS LIABILITY PERIOD

The Contractor shall supply and plant replacements, (of similar specification) at his own expense for all dead plants and material not showing signs of healthy growth and good establishment. Shrub losses or shrubs showing poor growth and establishment characteristics will be judged in the late summer period after planting. Replacement shrubs shall be maintained in accordance with specification details.

REPLACEMENT OF PLANT FAILURES, ACCIDENTALLY DAMAGED OR VANDALISED PLANT MATERIAL AFTER THE MAINTENANCE DEFECTS LIABILITY PERIOD

Plant failures, accidentally damaged or vandalised plant material shall be replaced and paid for by the Developer. This shall be in accordance with the original

Tree Care

a) pruning of broken or diseased branches - shall be in accordance with SS 3998:1989 Recommendations for Tree Work:

Prune back to healthy branches and remove prunings to tip. Any damaged bark to be carefully pared back to healthy tissue with a sharp pruning knife. On the main housing road pruning shall be carried out as required to ensure tree crowns do not interfere with vehicular traffic.

b) replacement of trees:

The Contractor shall supply and plant replacements at his own expense for all dead trees and trees not showing healthy growth and good establishment during the Maintenance and Defects Liability Period.

Tree losses or trees showing poor growth and establishment characteristics will be judged in the late summer period after planting. After this check, the Contractor shall remove dead and poor specimens entirely, and supply, plant, stake and tie the agreed replacements to the equivalent standard and specification to those originally planted. Replacement trees shall be maintained in accordance with specification details.

Mulching

Mulch shall be topped up during winter following planting, and during the following 2 winters, using composted pine bark as appropriate, to a depth of 50mm ensuring soil around planting is weed free and moist.

Thinning Out

Established planting shall be thinned out as required to promote healthy growth.

Hedge Trimming

Established hedges shall be trimmed twice a year.

Remedial Planting:

After the 3rd growing season, following establishment, planted areas to be inspected and remedial planting carried out as necessary.

The above Maintenance tasks shall be carried out on an on-going basis, in perpetuity

Existing Trees:

Condition and health & safety inspections shall be carried out in the 1st and 5th years by a suitably qualified and insured person, to identify essential works which may be necessary.

It is essential that the woodland and wooded areas are retained in a natural state with only agreed replanting and management. Treatments required are, protection from damage and disturbance and woodland conservation management to reduce or eliminate undesirable species such as Beech, Sycamore and Snowberry - depending on site requirements and location.

Agree with the Local Authority any works which are required to be carried out. All works to be carried out by a qualified and insured arboriculturalist, between the months of August and February.

-As a general rule, the condition inspection shall include the following:

- removal of any major defects in wood more than 300mm long and 30mm wide
- any significant decay
- evidence of fungal bracts or other diseases

Newly Planted Trees:

Annual conditions inspection. All tree stakes, ties and guards/rabbit protection are to be adjusted as necessary and removed in the Spring after the second Winter. Trees shall be pruned to establish a single, identifiable leader, to remove any dying, dead or diseased wood and suckers and to promote healthy growth and a natural shape. This shall be in accordance with BS 3998:1989 Recommendations for Tree Work. Tree replacement, where necessary, shall be identified as part of the annual inspection.

A 'bare earth' policy shall be adopted around all newly planted trees by use of a selective herbicide. Slow release NPK fertiliser (4:19:10) to be applied annually, in February.

In Years 1 to 3, during summer months, trees to be watered weekly.

Hedges:

Base of all hedges to be kept weed free with 6No applications of systemic herbicide per growing season, or a combination of visits, to manually remove weeds in conjunction with the use of herbicide. Any litter to be removed at the same time. Plants to be inspected for pests and diseases. New hedges to be watered in times of drought. Slow release NPK fertilizer to be applied to all new hedges annually, in February. Annual inspection to replace dead/diseased plants at the end of each growing season, and pruning to promote healthy growth, where required.

Grass Areas:

The Contractor shall be responsible for the upkeep of any completed grassed areas as required by the Contract Documents at his own expense during the progress of the works up to Practical Completion and during the following Maintenance Defects Liability Period.

The Contractor shall carry out all necessary preliminary inspections of the areas to be cut when the new sward has reached a height of 50mm and remove isolated items of obstruction, which might damage plant or create a possible hazard to persons or property. Following surface clearance and prior to cutting, all newly seeded areas shall be lightly rolled with a smooth roller.

All grassed areas shall be mowed with appropriate machines to produce a standard of finish in keeping with the particular use of the area. In general, cylinder type mowers (or similar approved) shall be used wherever practical on fine grass with the exception of steep banks, which may require small rotary mowers for practical considerations. Rough grass may be cut with rotary or flail mowers. Cutters to all mowers shall be sharp and properly set and cut the sward cleanly and evenly.

Mowers should have their height of cut adjusted, so that at no time does 'scraping' take place. In periods of prolonged drought the grass shall be left after cutting with a height of not less than 20 mm.

New grass swards shall be given their first cut at least two days after rolling and leave not less than 35mm growth.

- 15No cuts between March & October to a height of 25mm, with growth not exceeding 75mm
- To encourage low growing rosette and creeping species, 16No cuts between April & October to a height of 100mm, with growth not exceeding 200mm

• Spot treatment of invasive weeds
Edges adjoining planted beds and seeded areas are to be neatly trimmed, (unless board edgings or mowing strips have been constructed), as are edges around the base of trees in grassed areas.

The Contractor shall make good, at his own expense, all areas of grass which fail to germinate or establish, including any settlements or local depressions other than areas where failure is due to vandalism after practical completion.

Driveways & Paths:

To be checked annually for wear and tear. Any areas of settlement or damage are to be made good in accordance with good practice. To be kept free of litter, weeds, grass cuttings and general debris. All weed growth shall be sprayed out and subsequently removed. 12No visits during the growing season. Remove any local depressions within paths to achieve an even surface.

TENDER

LETTER	DATE	TEXT
B	05/08/16	Bungalow added in lieu of house
A	26/11/12	Tender Issue

JOB NO: 2148

PROJECT

CHOICE Housing
Donard Street, Newcastle

DRAWING: Proposed Landscape Plan

SHEET SIZE: A2 L

DRAWING NO: 2148-035

SCALE(S): 1:200@A2

DATE DRAWN: 29-10-12

DRAWN BY: KDW

CHECKED BY: HMcC

155-157 DONEGALL PASS
BELFAST
BT7 1DT

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71 CLARENDON ST
LDBERRY
BT48 7ER

T: 028 7136 2762 F: 028 7126 8929

E: INFO@RPPARCHITECTS.CO.UK

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RPP
ARCHITECTS

PROPOSED LANDSCAPE PLAN