OUTLINE SPECIFICATION (for Planning purposes only)

Site Clearance
Planting areas shall be free from old foundations, concrete bases and other similar obstructions. Before topsoiling the formation is to be loosened to a depth of 150mm by harrowing or ripping to assist in natural draining of the land. All coarse rubble, and artifacts greater than 75mm in diameter exposed by ripping operations shall be removed to a licensed facility.

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 BS 3882:2015 - Multipurpose Grade.
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 and Trees - 750mm. 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 soil levels.

Weed Treatment
All areas to be planted are to be treated with Roundup 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.

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.

Times of year for planting/ seeding:
Deciduous trees and shrubs: Late November to late March.
Container grown stock - Any time of year as providing adequately watered, autumn planting desirable.
Conifers and evergreens: September/ October or April/ May.
Herbaceous plants: September/ October or March/ April.
Container grown plants: At any time if ground and weather conditions are favourable.
- Watering and weed control: Provide as necessary.
Dried bulbs, corms and tubers: September/ October.
Turfing: All year round providing adequately watered, avoid hot sunny conditions.
Grass seeding: March - September (best in Spring or Autumn)
Wildflower seeding: Spring or autumn

Cultivation
Cultivate the soil of all areas prior to seeding and planting. This should include loosening, aerating and breaking up soil into particles 2-8mm 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 30mm. Final Cultivation prior to seeding topsoil 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.

Tree Planting
Trees to be pit planted with root access to a minimum 7m3 area of topsoil. Minimum pit size to be 300mm greater than rootball in all directions. Excavate tree pits with slightly raised centre. Retain topsoil for reuse. Dig a hole which is substantially bigger than the volume of roots to be accommodated. Break up and loosen the base and sides of the pit. The trees will be planted to the same depth as they were in the nursery. Back fill the pit in stages, whilst firming up the soil around the roots until the original ground level is restored.
Tree pits to be filled with 1:3 mixture of compost and topsoil. Topsoil to contain peat free organic matter and Growtab fertiliser to be incorporated into each pit.

Tree Support
Extra heavy standard trees: short treble stakes and adjustable rubber ties.
Stakes to be first grade pressure impregnated round timber with chamfered tops.
Position stake close to tree and drive vertically at least 300mm into bottom of pit before planting. Backfilling: consolidate material around stake. Height of stakes: cut to approximately one third of the tree height above ground level. Tying: secure tree firmly but not rigidly to stake with ties within 25mm of top of stake.

Tree Accessories
Rootbarrier: Trees adjacent to hard surfacing and/or services to have growing area defined by Greenleaf Reroot 1000 high density root barrier, or similar approved, in accordance with manufacturer's and Engineer's guidance.
Irrigation:
Trees in soft landscape - trees to receive a Greenblue Rootrain Metro irrigation pipe, or similar and approved.

Ornamental Shrub Planting
To be pit-planted, with sufficiently large pit to accommodate root system without bending roots (minimum size of 150mm wider than roots when fully spread and 200mm deep).

Climbing Plants
Climbing plants to be planted 150mm clear of supporting structures, with branches lightly secured to climber support with tarred twine and roots spread outward. Climber support to be 5no. zinc coated wire, set at 450mm vertical centres to 8-10cm vine eyes securred at min 900mm horizontal centres. Wires to be fixed to supporting structure (wall or fence) with galvanised screw eyes. Climber support to extent 1.5m either side of centred plant.

Mulch and Compost Materials
General: Free from toxins, pathogens or other extraneous substances harmful to plant, animal or human life.

Submit certification of source, analysis, suitability for purpose and absence of harmful substances.

Certified materials: Sanitized and stabilized compost and Spent mushroom compost. Mulch to be fine grade bark mulch.

Purity: Free of pests, disease, fungus and weeds. Preparation: Clear all weeds. Water soil thoroughly.

Mulch: ornamental fine grade mulch to all shrub/ herbaceous beds and ornamental trees in grass (Melcourt Ornamental Bark Mulch or similar).

Coverage: planted areas and ornamental trees to 75 mm depth.

Finished level of mulch: 30 mm below adjacent grassed or paved area.

As part of good horticultural practice, use peat-free composts, mulches and soil conditioners.

1 YEAR MAINTENANCE SCHEDULE (FOR DEFECTS PERIOD ONLY)

Replacements (general)
Any plants that fails to establish within a period of 12 months from the completion are to be replaced in the next planting season with others of similar size and species unless written consent is provided by the Local Authority to vary the approved details.
Any seeding that fails to establish within a period of 12 months from completion or occupation is to be re-seeded the following seeding season.

Restrictions
Thinning or tree removal should be undertaken outside nesting bird season which is March to August inclusive unless checked by a suitably experienced ecologist.

Component	Management Objectives	Code	Operation(s)	Time of Year	Frequency (per Year)	Year 1
1. General maintenance requirements to all planted areas, unless otherwise stated in the detailed schedule below	To maintain high standard planting scheme across site and ensure healthy establishment of plants.	A	Inspection	March-September	Annually	x
		B	Inspect tree stakes, ties and shelters and replace where necessary.			
		C	Watering - during establishment and to ensure continued thriving	As necessary during dry spells, or indicated in the detailed schedule below.	As required- daily in dry spells mainly April-September.	x
		D	Refirm new tree / shrub planting	February and after strong winds	Annually and as required following inspection.	x
		E	Removal of debris and litter	Throughout	Each maintenance visit.	x
		F	Plant replacements and reinstatement as instructed / at the end of the defects period	November to March	Annually next following planting season.	x
		G	Fertiliser	March	Annually.	x
		H	Top up mulch to 60mm or 75mm depth (bark or gravel - refer to specification)	November	Annually.	x
2. New tree planting (incl. standard trees. multi-stemmed specimens and feathered trees).	To ensure that trees establish and remain in a healthy condition	A	Establishment maintenance (weed control, fertiliser, tree guy wires, refirming, formative pruning)	As necessary following inspection	As required.	x
		B	Maintain 1m diameter weed free area, adjust soil and maintain depth of mulch	As necessary following inspection	As required.	x
3. Existing Trees	To ensure continued healthy growth of trees and safety of the site	A	Inspect to record pests and diseases, deadwood, impaired physiological and structural condition	Late spring/summer and following severe weather (heavy snow, strong wind)	Annuallly.	x
		B	Tree management operations or removal as required (observing Tree Preservation Orders and Conservation Areas as well as wildlife legislation)	As necessary in winter or immediately following receipt of inspection report if urgent action is required	As required.	
4. Low Ornamental Hedge	To estalish a dense hedge of consisitent height and width. To control weed growth.	A	Pruning to encourage best display of given species, taking into account of natural habit and form:			
			a) winter flowering	Prune Spring	Annually.	x
			b) shrubs flowering between March and July	Prune immediately after flowering	Annually	x
			c) shrubs flowering between July and October	Prune back to old wood in winter	Annually	x
5.Ornamental planting - shrubs and herbaceous material	To provide attractive and healthy landscape year-round. To create healthy attractive plant mixes. To control weed growth.	A	Pruning to encourage best display of given species, taking into account of natural habit and form:			
			a) Winter flowering	Prune Spring	Annually	x
			b) Shrubs flowering between March and July	Prune immediately after flowering	Annually	x
			c) Shrubs flowering between July and October	Prune back to old wood in winter	Annually	x
		B	Thinning	As necessary following inspection	Annually if required	x
		C	Weed Control	March- September	As required	x
		D	Soil aeration	April	When required	x
		E	Soil level readjustment/ edging	Spring	Annually	x
		F	All herbaceous perennials and ornamental grasses that die back in winter to soil level can be cut back in autumn and winter, using the following gudiance: •Using a knife, shears or secateurs, cut stems close to the 'crown' or dormant base of the plant •If there is any young growth, cut to just above it •Take the opportunity to remove weeds, digging out those with thick or fleshy roots •Cut back perennials that produce leaves and flower stems from below the soil level, to soil level •Less severely cut back perennials showing new basal shoot growth (e.g. Sedum) •Any attractive dead stems or flower heads can be left until early spring to provide structral interest throughout the winter. •Separate and dispose of diseased material (showing signs of leaf-spots, mildew and rusts, for example).	Autumn / Winter	Annually	x
		G	Evergreen perennials are not to be cut back, but should be tidied during spring and summer by removing dead foliage.	Spring and Summer	Annually	x
		H	Thinning herbaceous perennials	Spring	As required	x
		I	Maintain climber growth and train along wires where necessary	March - September	As required.	x

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Rev	Date	Initials	Checked	Revision
B	31.07.18	JS	Ecus	Maintenance for 12mths only
A	18.03.16	KM	Ecus	FINAL ISSUE

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Job
BURLEIGH STREET, BARNSLEY

Title
Outline Specification and Maintenance Schedule

Drawn by	Date	Scale	Drg. no.
KM	Mar 16	1:200 at A1	L7570/04