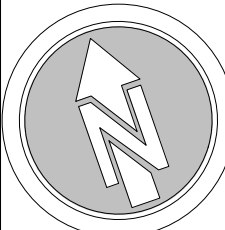
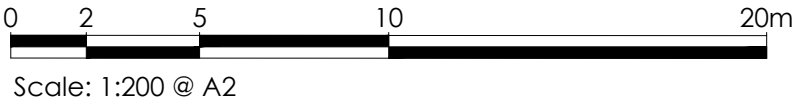


NOTE:
SURROUNDING CONTEXTUAL BUILDINGS
AND INFORMATION ARE
BASED ON RECEIVED ORDNANCE
SURVEY DRAWINGS AND ARE SHOWN
FOR ILLUSTRATIVE PURPOSES ONLY.
ASSUMED SITE BOUNDARY IS
SUBJECT TO CONFIRMATION



General Notes:

All proposed tree locations are subject to co-ordination with drainage layout and subject to modification depending on the location of underground services and utilities. Drainage engineer to co-ordinate services layout in conjunction with the landscape plan to avoid conflict as much as possible. Allowance to be made at tender stage for the possible requirement for root barriers once the drainage layout is confirmed, CA to be informed immediately once this is available.



SOFT LANDSCAPE SPECIFICATION NOTES

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

SUBSOIL

Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:- For light and non cohesive subsoils: 300mm - For stiff clay and cohesive subsoils: 450mm
Immediately before spreading topsoil, remove stones larger than 50mm.

TOPSOIL

Existing site won topsoil to be reused for soft landscape areas if sufficient quantities are available and the topsoil meets the criteria for multipurpose topsoil as defined in table 1 of BS3882:2015 specification for Topsoil. If imported topsoil is required it is to be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with BS 3882 :2015. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction.
Topsoil depths should be: Areas for Ornamental Shrub Planting: minimum 400mm
Grass Areas: minimum 150mm

CULTIVATION

Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m2 to all planted areas.

CLIMATIC CONDITIONS

Topsoiling should be carried out in the driest conditions possible – cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen.
Topsoil should not be handled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

SOIL AMELIORANT

Peat-free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation.

TREES

All trees within shrub beds to be planted in separate pits in accordance with tree planting detail. All plant material to comply with BS 3936 Part 1 :1992, be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996. All trees to be planted to the original root collar and secured in place with underground guying system in accordance with tree planting detail. All trees to be fitted with aeration and irrigation system in accordance with tree planting detail. If the trees are to be planted outside of the planting season (late October - Late March) then containerised stock to be used in lieu of root ball to the same specification-allowance to be made for this at tender stage if required once construction timetable is known and CA informed immediately.

SUBSTITUTIONS:

Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Contractor may be permitted to substitute other materials and plants in exceptional circumstances during the contract with an agreed adjustment of prices. All substitutions shall be of nearest equivalent species and variety to the original specified but shall be subject to approval by the Landscape Architect before any change is made.

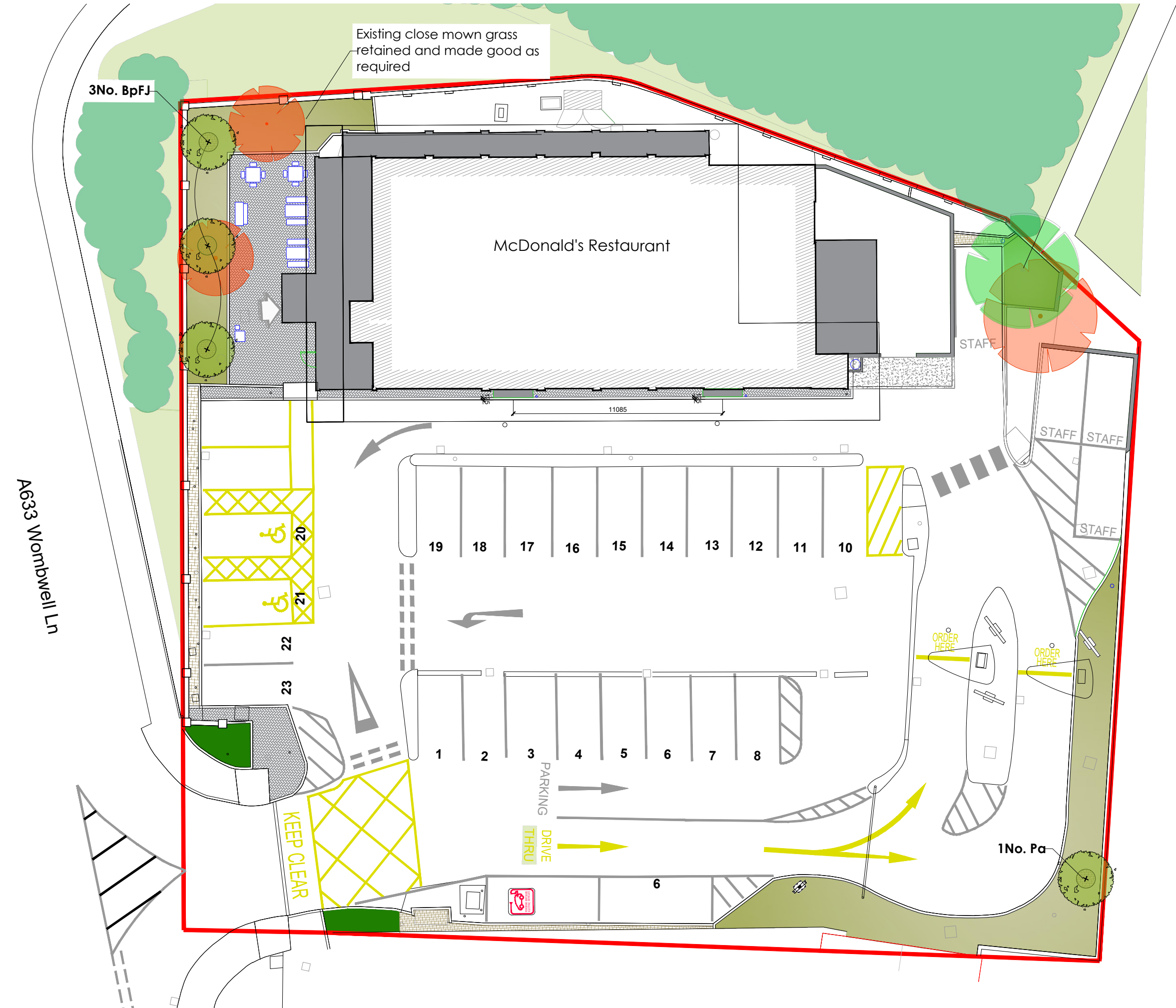
TIMES OF YEAR FOR PLANTING:

Soft landscape works to be carried out during the first possible planting periods following completion of the building and associated engineering works to car park and access roads in accordance with the times of year for planting notes below:

- Native and ornamental trees: During dormant winter period - Late October to late March (only if planted in the planting season otherwise containerised stock to be used).
- Bare root native transplants: During dormant winter period - Late October to April.
- Container grown ornamental and specimen shrubs: At any time if ground and weather conditions are favourable.

MULCH

75mm depth of 8-35mm ornamental bark mulch (peat-free) to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.



MAINTENANCE

All planting areas to be maintained to a high standard by the contractor for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area.
Minimum frequency of maintenance visits: December / January / February & March - 1no. visit each month April to November - 2No. visits each month.

Generally, during the first 12months:

- All planting beds to be re-firmed and kept weed free through hand weeding and application of an approved herbicide where appropriate.
- All litter to be picked and removed from landscape areas.
- Mulch to be topped up as required to maintain the specified thickness.
- The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary.
- Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractors expense.

Following the initial 12 month establishment period the ongoing landscape management will be the responsibility of an commercial landscape maintenance contractor under a landscape maintenance contract.

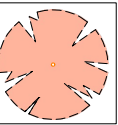
PLANTING SCHEDULES:

Trees							
Species	Abb.	Form	Girth(cm)	Height (cm)	Clear stem (cm)	Root	Quantity
Betula pendula Fastigiata	BpF	Feathered	12-14	350-400	-	RB	3
Prunus Amanogawa	Pa	Feathered	10-12	300-350	-	RB	1

GENERAL WATERING

All soft landscaping to be subject to a watering regime which is absolutely essential to ensure the continued success of the scheme, particularly during the initial 12 month establishment period. The watering frequency should be as necessary to ensure the continued thriving of all grass, hedges, trees and ornamental planting. During dry periods minimum weekly visits should be made to the site to ensure the soil has not dried out and to action watering if necessary. The soil should be checked for dryness using either a soil moisture sensor or by inserting a spade into the ground to a depth of 300mm to observe the appearance of the soil. If the soil is moist there is no need to water but if it is bone dry then watering procedure should be carried out immediately. Water supply should be from potable mains water or an approved alternative. The full depth of topsoil should be wet without loosening or damaging plants. Any compacted soil should be broken up sufficiently to allow water to reach the rootzone.

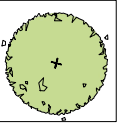
SOFT LANDSCAPE KEY:



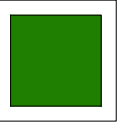
Existing trees to be removed
In order to facilitate the proposed development.



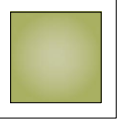
Existing trees and vegetation to be retained



Proposed trees in soft landscape
Refer to plant schedule for species & specification



Existing Artificial grass surfacing



Existing Close Mown Lawn
Retained & made good as required where disturbed by construction work



Proposed ornamental bark mulch surface finish

- 1m dia of ornamental bark mulch in accordance with BS8545 :2014 recommendations
- 500mm maintenance margin / over run strip

-	-					-	-
Rev	Date	Description				Drawn	Check'd
Project Title		McDonalds' Restaurant					
		Wombwell Ln Stairfoot, Barnsley S70 3NT					
Client		SES DEVELOPMENT Ltd					
Status		PLANNING					
Scale		1:200		Drawing Size		A2	
Drawn By		NB	Checked By	AS	Date	01/2024	
Drawing Title		LANDSCAPE PLAN					
Job-Dwg No		20067-VEC-XX-XX-DR-L-1001				Rev	-



LANDSCAPE DESIGNERS

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