KEY

PROPOSED TREE PLANTING

PROPOSED SHRUB PLANTING

NATIVE SHRUBS

WOODLAND EDGE GRASS/ WILDFLOWER SEED
REF. EMORSGATE EW1F AT LOW DENSITY 1g/sq.M

TUSSOCK GRASS / WILDFLOWER MARGIN
REF. EMORSGATE EM10 MIX

EXISTING TREES TO BE RETAINED AND PROTECTED
REFER TO ARBORICULTURAL REPORT REF. BETTS ECOLOGY LTD.

EXISTING TREES ROOT PROTECTION AREA
REFER TO ARBORICULTURAL REPORT REF. BETTS ECOLOGY LTD.

EXISTING TREES AND HEDGES TO BE REMOVED
REMOVED. REFER TO ARBORICULTURAL REPORT

BAT BOX ON TREES x 4
Schwegler 1FF Flat Bat Box

BIRD BOX x 2 No.
Schwegler 3S Starling nest box

BIRD BOX Schwegler 1SP Sparrow terrace
2 boxes per location indicated

INVERTEBRATE BOX x 2 No.
Schwegler Wood-concrete Insect box

New wood / brash pile

TREE ROOT DIRECTOR

TREE PROTECTION BARRIER
REFER TO ARBORICULTURAL METHOD
STATEMENT REF BETTS ECOLOGY LTD

NO DIG SURFACE. REFER TO ARBORICULTURAL
METHOD STATEMENT REF BETTS ECOLOGY LTD

Refer to Architect and Engineer drawings for details of building, levels, fencing, lighting and external works.
Refer to Arboricultural and Ecology reports for details of Tree Protection, Outline Method Statement and Ecology recommendations. Betts Ecology Ltd.

river deatne

new 2.4m high Nyloflor security fence

T13 C

T8 C

T9 B

G10 B

G11 B

G12 C

existing self seeding sycamores removed
Hibernaculum created beneath using log sections

existing palisade fence retained

North Boundary
suitable position for bat, bird and invertebrate boxes to be confirmed on site

final position of lighting columns to be confirmed

existing concrete panel fence retained

concrete

Temporary Protective Fence

materials / storage

concrete

12no. parking spaces

LC final position of lighting columns to be confirmed

7 Cornus Sibirica in
12 Hedera helix

10 Cornus Midwinter Fire (O, 5/gp)
15 Salix purpurea (I)
20 Hedera hibernica (M)
20 Hedera Glacier (M,E)

totem signage

2 TILIA RANCHO

site entrance

15 Salix purpurea
15 Cornus Elegantissima (I) in
15 Hedera Glacier (M,E)
15 Hedera helix(M)

existing self seeding sycamore removed

block paving

EV charge point

cycle parking

6no. bollards

entrance

block paving

small products

bulk storage

FFL 47.600

recycling refuse

Screen shrubs on bank
20 Corylus avallana
20 Crataegus monogyna
10 Prunus spinosa
20 Sallix cinerea
10 Ilex aquifolium (for evergreen content)
Undersown with grass/wildflower seed mix at low density for bank stabilization, green sward and future undercanopy structure.
Grass margin 2.0M wide..

2.0M

concrete footpath

existing palisade fence retained

AC units

gravel margin

1.0M

existing self seeding sycamore removed

existing masonry boundary wall retained

existing 2.4m brick boundary wall to be retained and reinstated

exg elec sub station

Waste

twibell street

Screen shrubs on bank
40 Corylus avallana
40 Crataegus monogyna
40 Prunus spinosa
40 Salix cinerea
20 Ilex aquifolium (for evergreen content)
Undersown with grass/wildflower seed mix at low density
for bank stabilization, green sward and future structured undercanopy.
Tussock grass margin 1.0M wide.

0 20m

LANDSCAPE PROPOSALS scale 1:200

OUTLINE PLANTING SPECIFICATION

SERVICES; No trees to be planted within 3 meters of existing or proposed foul, surface water drain or soakaway. Planting adjacent to other services shall be in accordance with the guidelines laid down by the relevant service authority.

SUBSOIL. Rip to 500mm depth using the teeth of a JCB back bucket or other approved method to break up compaction and allow free drainage.

TOPSOIL. All imported topsoil to comply with BS 3882:2015. pH 6-8, free of stone greater than 50mm in any dimension, perennial weed roots, builders rubble/waste, toxic materials and contamination. Analysis certificate of N,P,K,Mg, conductivity and contamination to be provided. Sample load corresponding to the respective analysis load to be left on site for comparison with subsequent deliveries.
Supply and spread by loose tipping to the following depths;
Tree pits 1.0 x 1.0M x 0.75mm depth
Ornamental / screen shrubs - 350mm depth.
Wildflower seed - 100mm Low fertility topsoil or subsoil with N,P,K,Mg and conductivity index of <2.
Lightly firm without compacting. Grade to an even surface and marry in with adjacent areas. Cultivate to a fine tilth, grass areas to 100m depth, planting areas to 200mm depth, removing all stones over 50mm that come to the surface. Allow to settle. Finished levels of entrance shrub beds to be 75mm below kerb level and grass areas to allow for bark mulch topping. Soil level for grass areas to be flush with hard surfaces unless otherwise instructed. All finished soil levels to be 150mm below DPC level. Make good any deficiencies. Re-grade and level humps and hollows that become evident. Remove any weeds before planting.

WILDFLOWER SEED. Eradicate weeds by repeat cultivation or herbicide. Include for cultivation and raking large areas to produce a medium tilth and roll to produce a firm surface. Remove all stones and builders rubble over 25mm that come to the surface. Supply, sow and establish to suppliers recommendations. Eradicate non specified vegetation / weeds that appear by cutting at ground level or appropriate herbicide treatment. Cut to facilitate natural seeding in combination with spring mowing. First cut to 100mm, timing and frequency subject to conditions and sward development. Allow for 2No. cuts to establishment. Remove all cuttings to maintain low fertility.
Supplier; Emorsgate Seeds or similar agreed.
Open areas; EM10 Tussock grass / Wildflower Mix or similar approved.
Woodland margin/ buffer screen underplanting; EW1F Wildflower woodland mix or similar approved.

TREE PITS. Supply materials for and install to suppliers and Engineers requirements. Supplier GreenBlue Urban or similar approved.
Root Barrier or deflector to be provided where a row of trees is located within 3M of a paved surface, service duct and utilities to be adopted.
Product; Barrier; ReRoot 1000 (shallow services) or 2000 (deep applications).
Root Director for all trees within 3M of adopted highway where no root barrier is provided. Product code; RD1050 or similar approved.
Irrigation System. Root Rain Precinct irrigation system with Arborvent 100 inlet and plastic perforated pipe 3M length wrapped round the roots.

WATER all plants in after planting and before mulching. Watering is essential if planted between April and October;soaking thoroughly after planting and then for dry spells of 7 days duration for the first growing season. Allow for provision of water from a bowser during periods of hosepipe ban to maintain uniform healthy growth.

BARK MULCH - 50mm depth over entrance shrub beds. Main constituent conifer bark that has been stored for 6 months minimum time, maximum of 15% wood content, particle size 5-65mm and no fines, free of pests, disease and weed contamination. 2L sample to be submitted for approval with tender documents and approved prior to delivery.

BAT, BIRD AND INVERTEBRATE BOXES. Locations to be agreed on site. Supply, fix and maintain to suppliers recommendations ref. Schwegler or similar approved.

MAINTENANCE. until handover or client instruction; Include for the removal of weeds and litter and the maintenance of bare ground beneath the entrance shrub beds by cultivation or use of non residual herbicides, replacement of plant defects, topping up bark mulch, pruning dead / damaged branches, forking over to relieve compaction and edge trimming as required. Grass / wlldflower established to seed suppliers recommendations. Re-level, scarify and overseed to remove hollows, troughs and bare patches which develop.Cut timing and frequency to be confirmed. Allow for cutting every 2-3 years to facilitate natural seeding, remove invasive noxious weeds including Japanese knotweed, Himalyan balsam and Giant Hogweed and control scrub colonisation. Reduce to 100mm unless instructed otherwise. Remove all cuttings to maintain low fertility. Remove any obstructions from the River Dearne to maintain flow. Paved areas kept free of weeds, litter and leaves.Bark mulch areas topped up to 50mm depth on completion of Defectsperiod.
All plant defects including replacement trees after 5 years to be re-instated.

PLANT SCHEDULE. All to BS3936 Part 1 and Part 4.

STRUCTURE TREES; Of local provenance where possible.
All container grown 100L Airpot if planted outside the recognised bare root season (Nov-e. March). Trees within 3M of back of adopted highway/footpath kerb to have 2M clear stem and pit planted with a Root Barrier or deflector and irrigation system. Base of pits loosened to a further 150mm depth and shaped to convex profile to facilitate free drainage and root penetration. HS trees to BS5236 planted as BS8545 with double tall stake 75mm diameter to BS4072 and cross brace. Incorporate 10% of approved compost or manure with topsoil backfill and water to field capacity after planting.

Abre	Species	Common name	Size
T	Tilia cordata Rancho	(Lime)	HS 12-14cm 3.5-4M

SHRUBS
Eventual growing height over 1.0M, 3 strong breaks from the base. All container grown if planted outside the recognised bare root season

			No/sq.M
Cornus Sibirica/Elegantissima	(Red dogwood/Varig)	5L 600-900mm	2
Cornus sang. Midwinter Fire	(Orange dogwood)	5L 750-900mm	2
Hedera helix / Glacier	(Ivy / varigated)	2L 200-300mm	5

NATIVE BUFFER SCREEN. Of local provenance. Supplier details to be provided for approval before ordering. All with protective tube 750mm ht, green and support cane. Cut back by 1/3 after planting to encourage branching.

Acer campestre	(Field maple)	Br. 1+2 transplant 1-1.2M
Corylus avallana	(Hazel)	Br. 1+2 transplant 1-1.2M
Crataegus monogyna	(Hawthorn)	Br. 1+2 transplant 1-1.2M
Ilex aquifolium	(Holly)	3L 600-800mm
Prunus spinosa	(Blackthorn / sloe)	Br. 1+2 transplant 1-1.2M
Salix cinerea	(Grey willow)	Br. 1+2 transplant 1-1.2M
Salix purpurea	(Purple willow)	Br. 1+2 transplant 1-1.2M

NOTES. abbreviations;
AS = As shown, (B) = back, (I) = inside, (M) = margin, (U) = underplanted.
Plant numbers to be checked prior to ordering and planting.
All proposed substitutions to be agreed in writing before ordering and planting.
Building foundations with regard to tree roots to be in accordance with NHBC recommended guidelines, Chapter 4.2 and Engineers recommendations.

Soft Landscape Management Plan. 15 year summary sheet

Operation	Time in years 1	2	3	4	5	> 15yr
Grass						
Long grass / Wildflower Areas. Cut on 2-3 year cycle once established to control scrub. Timing and frequency to be agreed subject to conditions and growth. Remove cuttings.	*	*	*	*	*	*
Remove litter. Eradicate invasive weeds	*	*	*	*	*	*
Trees						
Replacement of Defects	*	*	*	*	*	
Pruning (Annually)	*	*	*	*	*	*
Re-staking and tying (Twice yearly check)	"	*	*	*	*	*
Watering (during dry spell of 14 days)	*	*				
Safety inspection of existing followed by recommended tree works (Annually and after severe storms)	*	*	*	*	*	*
Shrubs / Buffer screen						
Replacement of defects	*	*	*	*	*	
Weeding/remove litter	*	*	*	*	*	*
Pruning to remove obstructions to circulation damaged/overgrown material as required	*	*	*	*	*	*
Mulching (Bark)						
Top up to 50mm in March	*	*			*	
Hard Surfaces						
Remove litter/leaves (14 occasions annually)*	*	*	*	*	*	*
Spray/weedkiller (once a year)	*	*	*	*	*	*
Bat / Bird / Invertebrateboxes.						
Clean out annually. Replace damaged	*	*	*	*	*	

Note: * Denotes year in which tasks are undertaken.
All work to be undertaken in accordance with BS4428:1989 and BS7370-4:1993

Rev.A Tree Protection details amended to co-ordinate with updated Arboricultural Survey and Impact Assessment. 27-3-20

All setting out dimensions to be site confirmed prior to works commencing and any discrepancies confirmed to architect. This drawing is to be read in conjunction with all other architectural and structural engineers drawings.

PROPOSED BUILDERS MERCHANTS WITH TRADE COUNTER AND ANCILLIARY STORAGE. TWIBELL ST BARNSLEY S711DL
VENTURE BUSINESS SPACE & PEEL INVESTMENTS (NORTH)

LANDSCAPE PROPOSALS – PLANNING
PLANTING DETAIL 1:200 (A1)

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Date:	Drawn:	Checked:	Drawing No.
20/3/20	MDD		191/PA/01A