

- Preparatory work**
- Except for wild flower areas, all planting and grass areas to be cultivated and spread with a good quality topsoil to BS 3822 to a depth of not less than 150mm (grass areas), 400mm (planting beds); topsoil allowed to settle prior to planting or turing; turf laid to all frontages and maintained appropriate to season;
 - All landscape works to be completed prior to occupation of each dwelling;
 - The landscape contractor to make him/herself aware of any underground services prior to planting;
 - Tree locations are subject to confirmation of engineering and foundation details. Foundations shall comply with guidelines set by structural engineering consultants, and shall accord with the current NHBC Standards 'Building near Trees' and shall accommodate immediate and future impact of tree or shrubs on buildings and their foundations.
 - Any proposed substitutions, whether species, cultivar, pot size or other specification, must be approved by landscape architect prior to planting;
 - Any significant layout changes necessitating revised details (such as new retaining walls casting shade on planting beds) should be reported to the landscape architect;
 - All Nursery Stock to comply with BS3936 Part 1:1992 and all subsequent amendments;
- All Landscape operations to comply with BS4428:1989 and all subsequent amendments;
 - All planting beds and pits to receive peat-free compost during cultivations at a rate of 1m3 to 20m2 and slow release fertiliser (e.g. Fycofe 140) at rate of 25g/plant and 200g/tree; beds to be thoroughly watered following planting and before receiving 75mm (settled) depth bark mulch; watering to continue as required throughout first growing season following planting.
 - Hornbeam hedges to be planted in double staggered rows in centre of 0.8m wide bed; native infill hedging in centre of 1.0m wide bed, also in double staggered rows.
 - All rootballed trees to be anchored underground with Greenleaf Rootball Fixing System and planted with Greenleaf 'Root Rain Urban' watering pipes, fitted according to manufacturer's instructions;
 - Tree pits to be excavated to minimum 1m x 1m x depth of rootball. In sloping ground, maintain horizontal bases and vertical sides with no less than minimum depth throughout. Break up bottoms of pits to a depth of 150mm and scarify sides. Pits to be backfilled with a previously prepared mixture of 90% topsoil, together with 10% peat free planting compost in addition to organic slow release fertilizer (see below).
 - Bareroot/containerised trees to be staked with short double stakes a maximum of one quarter the height of the tree above ground, and fixed with Greenleaf biodegradable hessian ties;

- Trees in grass to be planted in 1.0m diameter mulched bed which is to be retained weed free for the first three years following planting;
 - All avenue trees to be selected to be of similar size, form and habit;
 - Grass areas in front gardens and other areas to be turfed; grass areas under existing trees to be seeded; back gardens to be left as bare cultivated soil; existing grass and ground flora retained where possible;
 - Wildflower seed mixes to be Emorsgate EM1 General Purpose Meadow for main areas, EM8 Wetland (Seasonal) for attenuation bowl and EH1 Hedgerow Mixture for shady areas
- Protection of existing trees to be retained**
- Prior to construction on site, protective fencing shall be erected around each hedge, tree or group at a minimum radius from the trunk of the tree of the canopy extent plus 10% (whichever is the greater). No soil, spoil or other material shall be deposited within the fenced areas; areas of grassland to be retained to be fenced at the back of the adjacent kerb;
 - Underground services to be routed to avoid fenced areas;
 - No burning to take place within 10m of the furthest extent of the canopy of trees to be retained on site or on land adjoining;
 - The fence shall be kept in constant repair throughout the development work;
 - The protective fencing shall be retained in position until completion of the development, when it shall be removed only with the written consent of the planning authority;
 - The fence shall be at least 2.4 metres high, comprising of a scaffolding framework, as in 8.2.2 of BS 5837 (2012), supporting a minimum of 200mm exterior grade ply or other approved robust man-made boards as shown in BS 5837 (2012), Figure 5

Legend

- proposed garden hedge
- existing trees and hedge, retained
- proposed turf
- proposed ornamental beds
- proposed informal footpaths and bench
- proposed wildflower grassland
- existing trees, removed

planting specification

Spacing	ID	No.	Latin Name	Scheduled Size	
4m2	AB	164	Astrantia 'Buckland'	30-40, 3L	Full pot
SPEC	AvS	6	Acor palmatum 'Serrisy'	40L	2m bush
4m2	Av	44	Aquilegia vulgaris	30-40cm, 3L	Full pot
TREE	Bo	70	Betula pendula	12-14cm	Rootballed
4m2	BSI	94	Bergenia 'Silberlicht'	30-40, 5L	Full pot
TREE	BuJ-MS	22	Betula utilis 'Jacquemontii'	3-5m, multistem, 5.0-6.0m	Rootballed
SPEC	CaF-Sp	1	Cupressus arizonica 'Fastigiata'	35L	1.5m spiral
CONIFER	CaG	2	Cedrus atlantic 'Glauc'	3.5m	110L
4m2	CAP	108	Choisya 'Aztec Pearl'	30-40cm, 3L	5 breaks in lower third
51mm	Cb-H	1795	Carpinus betulus	100-120cm, BR	Trimmed to 100mm
SPEC	CIS	7	Ceanothus 'Italian Sikes'	1.2-1.5m, 15L	Trained on timber frame
51mm	Cm-BR	17	Crataegus monogyna	1+2, 60-90cm	BR
4m2	CMF	25	Cornus sanguinea 'Midwinter Fire'	30-40cm, 3L	Bushy
SPEC	CoP	9	Cortaderia selloana 'Pumila'	80-12cm, 10L	dense clump
4m2	CPC	32	Cotinus coggyria 'Purple Cloak'	30-40cm, 3L	3 breaks in lower third
4m2	CsK	95	Cornus stolonifera 'Kelsay'	30-40cm, 3L	Bushy
4m2	CSP	183	Cistus 'Silver Pink'	20-30cm, 3L	3 breaks in lower third
SPEC	CsS	2	Cupressus sempervirens 'Stricta'	50L	2.5-3.0m
4m2	Ctr	34	Ceanothus thyrsiflorus 'Repen'	30-40cm, 3L	Bushy
4m2	De	60	Dryopteris erythrosora	30-40, 5L	Full pot
4m2	FJ	40	Fatsia japonica	30-40cm, 3L	3 breaks in lower third
4m2	GP	6	Geranium 'Patricia'	2L	Full pot
31mm	HM	14	Hebe 'Marjorie'	30-40cm, 3L	3 breaks in lower third
5m2	HMR	62	Heuchera 'Midnight Rose'	20-30cm, 3L	Full pot
4m2	Hoh	86	Helleborus orientalis hybrid	20-30cm, 3L	Full pot
4m2	HPD	18	Hydrangea 'Pink Diamond'	30-40cm, 3L	3 breaks in lower third
4m2	HSD	74	Hamamelis 'Stella d'Oro'	30-40cm, 3L	Full pot
4m2	HW	114	Hebe 'Winstan'	3L	5 breaks in lower third
4m2	LG-10	210	Lavandula 'Grappenhall'	40-60cm, 10L	7 breaks in lower third, bushy
SPEC	Lj	8	Ligustrum jonandrum	30L, 1.2-1.4m	cloud pruned, 3no. tops
5m2	Lm	3	Liriope muscari	20-30cm, 2L	bushy, full pot
TREE	LI	1	Liriodendron tulipifera 'Fastigiatum'	20-25cm girth	rootballed; see notes
4m2	MaA	77	Mahonia aquifolium 'Apollo'	30-40, 3L	Main leader well branched
TREE	MdW	12	Malus domestica 'Winstan'	2-yr	M26 rootstock
TREE	MR	25	Malus 'Rudolf'	10-12cm	
TREE	PdV	10	Prunus domestica 'Victoria'	2-yr	SL Julien A rootstock
4m2	PS	230	Phormium 'Surfer'	40-60cm, 3L	Minimum of 5 spears
4m2	PSQ	13	Pittosporum tenuifolium 'Silver Queen'	40-50cm, 3L	3 breaks in first third
4m2	PiSun	8	Phormium tenax 'Sundowner'	3L, 40-60cm	min of 5 spears
4m2	PIYW-3	21	Phormium tenax 'Yellow Wave'	40-60cm, 3L	Minimum of 5 spears
SPEC	PxRHS	3	Photinia x fraseri 'Red Robin'	Half standard 25L	40-50cm ball
TREE	Qi	12	Quercus ilex	20-25cm RB	feathered to ground
4m2	RSS	41	Rosmarinus officinalis 'Severn Sea'	30-40cm, 3L	3 breaks in lower third
4m2	Sa	6	Salix arundinacea	50-60cm, 3L	Full pot
TREE	Sa-Pol	5	Salix alba	16-18cm, pollarded at 1.8m	Rootballed
TREE	SaM	7	Sorbus aria 'Majestica'	12-14cm	
TREE	ScE	5	Sorbus commixta 'Embley'	18-20mm	Rootballed
4m2	SFI	156	Spiraea japonica 'Firelight'	30-40, 3L	Bushy, 5 breaks in lower third
4m2	So	9	Salvia officinalis 'Purpurescens'	30-40cm, 3L	Bushy
4m2	Vg	79	Viburnum globosum 'Jermyn's Globe'	30-40cm, 3L	3 breaks in lower third



Existing hedge gapped up where necessary and selected saplings allowed to grow up to form trees at intervals

Existing hedge gapped up where necessary and selected saplings allowed to grow up to form trees at intervals

Existing hedgerow retained as back garden boundary

For specification notes refer to Sheet 1
 Revision B April 2016: Length of entrance wall (RHS) reduced
 Revision A March 2016: Access road to LPG tanks reduced in length; benches and sculpture removed

catherine etchell associates
 landscape architecture - recreation planning
 c 01874 699933 • t 0171 904460 • e. info@catherineetchell.co.uk
 Parc y Bedd • Libanus • Brecon • LD3 8NN

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