

This landscaping plan has been commissioned in order to satisfy discharge condition 4 for application reference: 890/APP/2020/763

The scheme shall include:-

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are

2. served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting - See Lighting Plan
 - 2.g Other structures (including fencing/railing detail providing the defensible space in front of the rear habitable windows of the ground floor flats)
 3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
 4. Schedule for Implementation
- Thereafter the development shall be carried out and maintained in full accordance with the approved details.

Hard Surface Materials

Use key to identify individual materials for different areas.

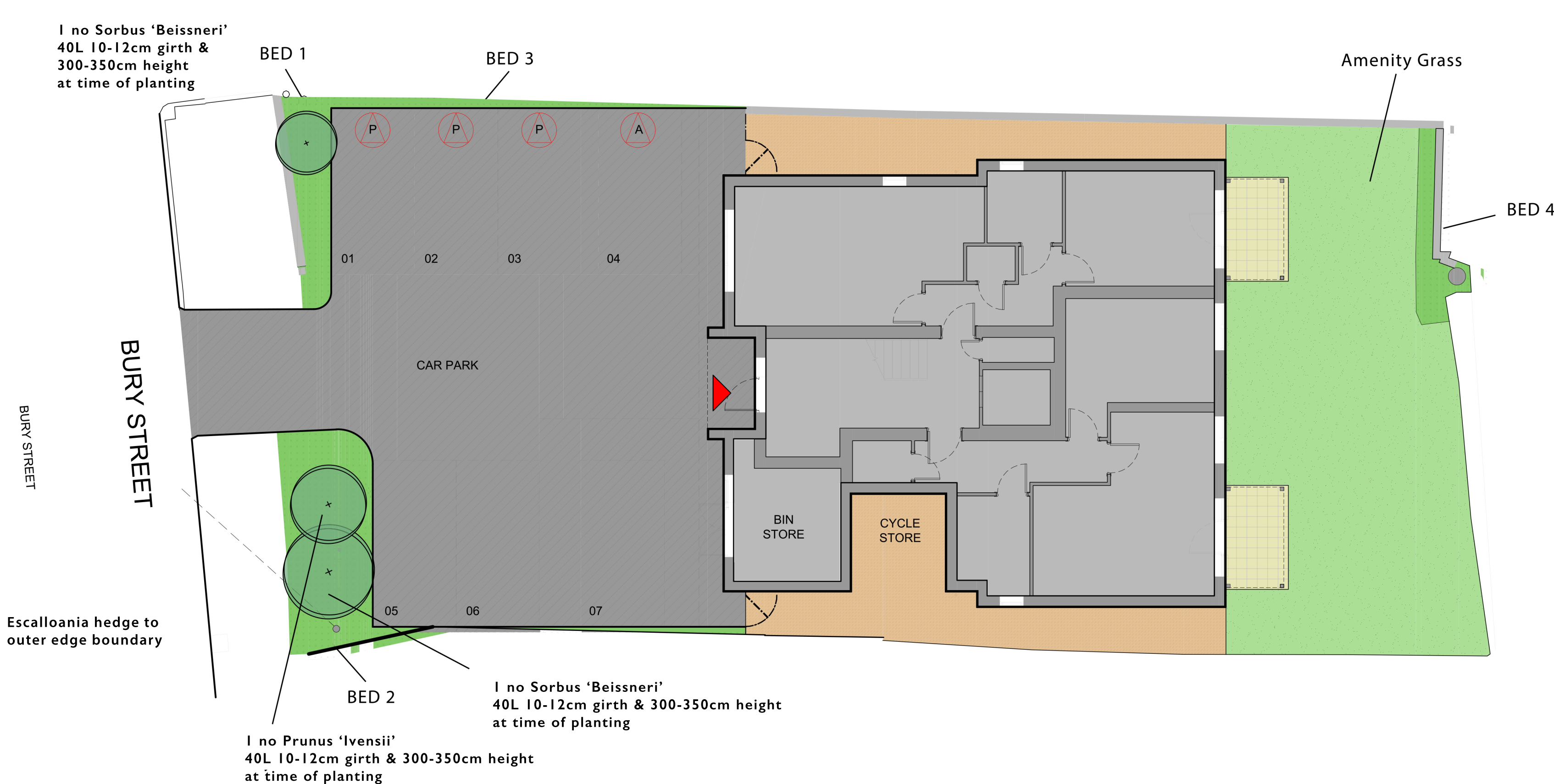
Driveway access: Permeable tarmac laid to standard construction.

Edging: Marshals Permeable Tegula Pennant Grey (160mm x 120mm x 60mm)

Footpaths: Marshals Permeable Tegula Pennant Grey (160mm x 120mm x 60mm)

Patio: Raised timber subframe to be finished with a middle grey in composite decking. E.g. Cladco woodgrain grey. Note: Matching fascia boards to cover upstands.

Please see: 1232PL-RDT-ZZ-ZZ-IS-A-0002-PLANNING.pdf for Boundary Treatment Details



Specification for Planting & Cultivation Works & Details of Landscape Maintenance

Implementation:

All planting will be undertaken whenever is practically possible. The project is due to commence in September which lends itself well for sowing of grass seed and rootballs. All planting will be protected from vehicular and foot traffic.

Top Soil:

All imported topsoil shall conform to BS3882:2015 standard.

Spreading of Imported Top Soil:

Existing topsoil should be raked and levelled prior to adding imported top soil. The existing topsoil must not be compacted and should be rotovated to a depth of 350-450mm. Imported top soil should be spread in layers of a maximum of 150mm depth and should be tightly rolled to avoid slippage.

***Tree pits will require <600mm topsoil**

Planting:

All planting should conform to the planting advice given in the bedding schedules. Particular attention should be paid to ensuring excavation for plants matches the sizes of the pots when receive from the nursery. Plants should be afforded sufficient organic material to aid growth.

Watering:

Recently planted plants should be watered regularly for the first few weeks to give them the best chance of establishment. After which the watering schedule should be determined by site maintenance operatives once an understanding of the site conditions has been established.

Weed Control:

Mulch (bark should be applied to a depth of between 75mm-100mm after planting has finished. Additional mulch should be applied yearly depending on the advice of site operatives. Removal of weeds should be undertaken by site operatives as regularly as possible within the constraint of the maintenance plan thus allowing the new plants the best chance of establishing.

Grass Areas:

Grass height should be maintained between 50-75mm. Regular mowing prevents the need for large quantities of grass clippings being removed from the site.

Pruning & Maintenance of Plants:

Shrubs and herbaceous plants shall be pruned to remove dead growth and to allow for vigorous regrowth where appropriate. Support canes can be removed as soon as plants are clearly established.

Trees shall be appropriately staked and shall remain supported until established. Once established the stakes should be removed. Trees should be tied to stakes with flexible tree ties which can be removed once no longer needed. Tree ties should be loosely applied to prevent stakes and trees from rubbing against each other.

Replacement Planting:

Any plants lost during the first season will be replaced as appropriate.

General Plant Specification:

All plants shall comply with the Horticultural Trade specifications and where appropriate plant passports should be checked to ensure compliance.

Amenity Grass

Sowing, Establishment & Maintenance

Ideally sow seeds in Spring or Autumn. Use an appropriate Ryegrass based on site conditions.

Clear the ground of all stones, debris and weeds. If necessary, treat any stubborn weeds with a systemic (non-residual) weed killer – this will reduce the likelihood they'll reappear later. Dig over the entire site with a fork, mixing in top soil or a soil improver (if you need to) which will improve the condition of the soil. Break down any hard lumps by bashing them with the back of the fork. If the area is prone to water-logging, work in plenty of sharp sand to help with drainage.

Add some pre-turf and seed fertiliser at about half the recommended rate and continue to take out big stones and bits of old roots. Use a garden rake to go over the ground to produce an even surface.

Firm the soil down by compressing it with the heels of your boots.

Be methodical – start at one end of the patch and trample the soil in a straight line across the end of the plot, then turn around and go back. Carry on shuffling over the earth until you've covered the whole area with footprints.

Then gently rake over your footprints. Keep filling in any hollows and remove any last lumps of root and debris until the ground is as even as possible.

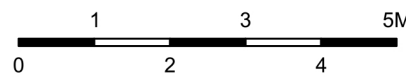
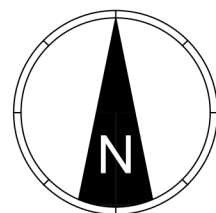
Choose a non-windy day to sow seed. If spreading seed by hand, tie four 1 metre bamboo canes together with garden twine to form a square. Then hold in front of you and spread a measured quantity of seed within it. This will show you how densely you need to sow the seed. Repeat until the entire area has been covered. If using a spreader, add the seed to the spreader and cover the area until it's covered. As with all seeds, check the packaging instructions for the recommended rate of application. **** Keep off the area until you are ready to start sowing seed. ****

When you have sown over the entire area, lightly rake the surface to mix the seed into the soil. Finish the sown area by going over it methodically with a light garden roller. Water in the new seeds to start the germination. If you don't have rain within 48 hours of sowing, give the area a good soaking with a lawn sprinkler. Be careful not to wash the seeds away or create puddles. Water daily, for 7 to 10 days, until the seeds are established.

Once the grass has grown to 5cm to 8cm high, it can have its first cut. Check that the lawnmower's blade is really sharp, otherwise the shoots will tear and lift out of the ground. Set your lawnmower to its highest setting, so that only the tips of the grass are cut for the first few months and collect, and dispose of, the clippings.

As the lawn thickens up, the cutting height can gradually be lowered. Even if weeds appear, don't apply weed killer for at least the first six months after sowing. Weeds can be removed by hand whilst your new lawn establishes.

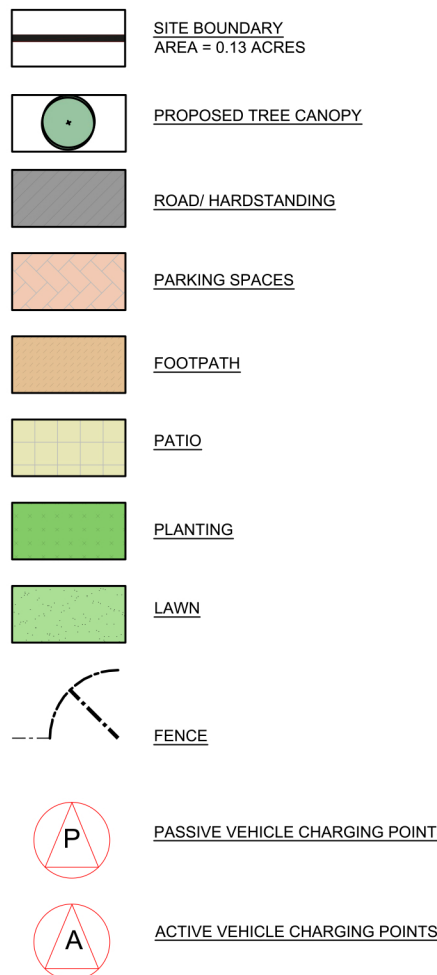
GENERAL NOTES:
1. ALL DIMENSIONS TO BE VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED BACK TO RDT ARCHITECTS.
2. THIS DRAWING IS FOR PLANNING PURPOSES ONLY.



NOTE:

1. ORIGINAL SURVEY INFORMATION TAKEN FROM TOPOGRAPHICAL SURVEY DRAWING TS19-273-1 PRODUCED BY TERRAIN SURVEYS REFER TO ORIGINAL SURVEY INFORMATION FOR DETAILED LEVEL INFORMATION. SITE CO-ORDINATES ARE TO OS

KEY:



DRAWING REF: TRDL-LP-CCRT-01

PL1	PLANNING ISSUE	GH	10.06.20
REV	DESCRIPTION	BY	DATE
	AK	DEC 20	1:100
	AK		

PROJECT WORK STAGE	PLANNING
CLIENT	TROUTRISE DEVELOPMENTS LTD.
PROJECT	CHELMSINE COURT BURY STREET, RUISLIP HA4 7TL
DRWG TITLE	Proposed Landscape Plan Coloured Discharge Condition 4



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