

PROPOSED INDUSTRIAL DEVELOPMENT

Former Bierley Treatment Works

CLECKHEATON

Soft Landscape Specification

1.0 GENERAL

1.1 Existing Services

The contractor shall check the location and depth of existing site services.

1.2 Drawings & Schedules

The following drawings, together with this specification and a Planting Schedule, shall form part of the Contract Documents:

- Site Landscape Plan – Drawing No: 823/LA1 (A3)
- Detailed Landscape Plan & Bed Planting Plans – Drawing No: 823/LA2A (A3)

1.3 Scope of Work

The work includes the following:

- the preparation of beds to receive topsoil;
- excavation for tree pits;
- the placement of topsoil from on site stockpiles;
- the placement and preparation of topsoil from imported topsoil as required;
- the supply and planting of trees, hedges and shrubs;
- the supply and installation of mulch;
- amenity grass seeding;
- wildflower/grass seeding;
- a five year maintenance and plant guarantee period.

1.4 Site Facilities

The location of a site storage area (if required) is to be agreed with the Contract Administrator and will be provided by the landscape contractor.

1.5 Program

The contractor is to submit a work program for this contract at the time of tendering and a maintenance schedule for five years following completion of all works.

1.6 Site Meetings and Supervision

The contractor is to attend a Pre-Contract Meeting with the Contract Administrator, which will be held on site in advance of starting the works. The landscape contractor is to ensure that a competent foreman is on site at all times.

1.7 Notice to Contract Administrator

Notify the Contract Administrator (CA) a minimum of 48 hours in advance of the following operations being carried out:

- setting out of hedge and shrub beds;
- the preparation of hedge and shrub beds, tree pits and wildflower/grass areas;
- delivery of plant material to site;
- planting;
- mulching;
- seeding;
- each site visit during the Maintenance Period.

1.8 Clean Site

The site shall be maintained in a clean condition throughout the contract period. At the end of each working day all hard surfaces shall be swept and washed down as required.

2.0 PREPARATION OF SHRUB BEDS, AMENITY GRASS AND WILDFLOWER/GRASS AREAS

2.1 Installation of Topsoil

Topsoil from site stockpiles or imported topsoil as required, shall be laid to a finished depth of 450mm for shrub beds, 100mm in areas to be seeded with amenity grass, and 25mm in areas to be seeded with wildflower/grass. The topsoil to the wildflower/grass areas shall be loosely tipped and spread to avoid compaction.

2.2 Imported Topsoil

Imported topsoil shall be supplied in accordance with the latest British Standard.

2.3 Base

Break up the base to a depth of 150mm to allow free drainage of the areas.

2.4 Weed Clearance

If required a herbicide may be used to clear the beds, grass areas and wildflower area of weeds. The product proposed by the Contractor is to be approved by the CA and is to be applied in accordance with manufacturer's recommendations.

2.5 Soil Conditioner

Incorporate well rotted farmyard manure (or comparable material) into all beds at the rate of 1M3 per 10M2 before cultivation. The supplier and a sample of the material are to be approved by the CA before site delivery.

2.6 Site Topsoil

Once the topsoil has been installed and before planting break up any compacted topsoil to its full depth. A few days before planting cultivate the top 200mm of all beds to loosen, aerate and break up the soil into particles of 10mm down. Remove any extraneous material brought to the surface including stones over 20mm in any direction.

2.7 Peat

Do not use any products containing peat.

3.0 PREPARATION OF TREE PITS

3.1 General

Excavate out for tree pits with a slightly raised centre and break up the base of the pits 150mm before backfilling with topsoil.

3.2 Sizes

Tree pit sizes in are to be as follows:

Tree Size	Size
EHS	1800mm diam, 900mm deep
HS	1500mm diam, 900mm deep
SS	1000mm diam, 900mm deep
S	900mm diam, 750mm deep

4.0 PLANTING

4.1 Plant Supply

All plants are to comply with the latest BS and are to be supplied in accordance with the HTA Trade Certification Scheme and the National Plant Specification.

4.2 Substitutions

The contractors are to advise the CA before submitting the tender if any plants are unavailable. Agreed substitutions will be circulated to all tenderers. Substitutions after acceptance of a Tender will not be accepted.

4.3 Plant Nurseries

The successful contractor is to advise the CA of the source of the plant material.

4.4 Plant Labels

All plants shall be labelled with the supplier's tag showing the full botanical name for delivery to site.

4.5 Setting Out

Set out the plants in accordance with the drawings and schedules.

4.6 Planting Depths and Orientation

Plants are to be planted to their original planting depths.

4.7 Bare Root Plants

Planting holes are to be 150mm wider than the fully spread roots. Allow for carrying out the initial cut to all plants as required.

4.8 Bare Root Plants

Planting holes are to be 150mm wider than the fully spread roots. Allow for carrying out the initial cut to all plants as required.

4.9 Rabbit Guards

Supply and install rabbit guards to all hedge plants and trees.

4.10 Completion of Planting

Remove all labels, water plants thoroughly using a sprinkler, remove any broken or damaged shoots, lightly fork over soil where compacted and to remove footprints.

5.0 AMENITY GRASS SEED

5.1 Preparation

Remove stones over 25mm, and apply pre-emergent weedkiller in accordance with manufacturer's instructions and pesticide at 90g/m². Ensure the seed bed is not compacted by these operations.

5.2 Seed

Seed with A19 All Purpose Landscaping mix from Germinal Seeds, in accordance with the supplier's instructions.

6.0 WILDFLOWER/GRASS SEED

6.1 Preparation

Remove stones over 25mm, and apply pre-emergent weedkiller in accordance with manufacturer's instructions and pesticide at 90g/m². Ensure the seed bed is not compacted by these operations.

6.2 Seed

Seed with Emorsgate EM3 to all banked areas around the site and with Emorsgate EP1 to the attenuation basin banks.

7.0 MULCH

7.1 Bark Mulch

Supply a medium grade chipped mulch and install at a 50mm finished depth to all hedge and shrub beds and to 1 metre diameter tree circles in grass areas. Keep the mulch back from plant stems and do not bury any shoots.

8.0 PRACTICAL COMPLETION

8.1 Maintenance

The contractor is responsible for maintenance of all planting and grass areas up to Practical Completion at no additional cost to the Contract. This includes replacement of any plant failures and vandalised plants, watering, weeding and litter removal.

8.2 Practical Completion

The site is to be offered to the CA for acceptance with all works complete and in a neat and tidy condition.

9.0 MAINTENANCE AND PLANT GUARANTEE

9.1 Maintenance Period

The maintenance and plant guarantee period is to run for five years from the date of Practical Completion.

9.2 Vandalism

The contractor shall record any vandalism and inform the CA.

9.3 Schedule of Visits

A maintenance program is to be recommended by the contractor, between landscape completion and Practical Completion of the works.

9.4 Maintenance Operations

The tasks to be carried out include:

- the replacement of any failed plants at the next maintenance visit if container grown plants, for bare root plants these are to be replaced as soon as the plants become available between November to March;
- thorough weeding of all planted areas and tree pit circles;
- litter picking;
- leaf collection;
- topping up mulch to maintain a compacted depth of 50mm;
- pruning to remove dead, dying or diseased wood;
- checking for pests and diseases and spraying with an appropriate product (CA to approve);
- check stakes and tree ties and adjust as required;
- check rabbit guards and adjust as required;
- amenity grass areas are to be maintained at a height of between 50-75mm;
- the wildflower/grass area are to be maintained according to the seed suppliers recommendations;
- sweep up hard surfaces to leave a tidy site.

9.5 Watering

During periods of dry weather water all trees and shrub beds sufficiently to maintain healthy growth ensuring that the full depth of the topsoil is wetted. Do not water the wildflower/grass areas. Extra visits for watering are to be carried out only on instruction from the CA.

10.0 PROJECT COMPLETION AND HANDOVER

10.1 Defects

Arrange a site inspection with the CA a minimum of one month before the end of the Maintenance Period. Defects will be assessed, recorded by the CA and remedied by the contractor by the scheduled Project Completion date.

10.2 Handover

Arrange a site inspection with the CA to offer the site for handover to the Client. The contractor is responsible for continuing maintenance of the site until the site has been accepted for handover and any outstanding works have been completed to the satisfaction of the CA which will be certified in writing.