


**KEY**

-  Site boundary
-  Maisonettes amenity space - turf
-  Apartments amenity space - turf
-  Native mix
-  Shrub mix
-  Wildflower planting
-  Proposed bulb planting
-  Proposed tree
-  Proposed hedge (maintained at 900mm max)

NB. All road surfacing to be tarmac. Paths to be flagged.

**Plant Schedule**

TREES			
ID	Qty	Species	Size (girth and height)
B.u.J	2	Betula utilis var. jacquemontii	10-12cm, 300-350cm ht, min 200cm cs
P.K	3	Prunus 'Kanzan'	10-12cm, 300-350cm ht, min 200cm cs

NATIVE MIX				
ID	Qty	Species	Density (m centres)	Size (girth and height)
C.ave	7	Corylus avellana	1	60-80cm ht, 1+2, B, 3brks, Branched
I.aqu	7	Ilex aquifolium	1	60-80cm ht, 3L pot
V.op	7	Viburnum opulus	1	60-80cm ht, 1+2, B, 3 brks, branched

ORNAMENTAL HEDGES				
ID	Qty	Species	Density	Size
E.r	213	Euonymus japonicus 'Green Rocket'	5	3L pot, 30-40cm ht
P.I.O.L	173	Prunus laurocerasus 'Otto Luyken'	3	5L pot, 40-60cm ht

SHRUBS				
ID	Qty	Species	Density	Size
E.f.E	8	Euonymus fortunei 'Emerald Gaiety'	3	5L pot 30-40 cm
E.a.R	2	Euphorbia amygdaloides var. Robbinsiae	2	3L 30/40cm
H.A.G	8	Hebe 'Autumn Glory'	3	5L Pot, 30-40cm, Bushy, 7 breaks
S.s.A.G	2	Sedum spectabile 'Autumn Glory'	2	3L pot

BULBS				
ID	Qty	Species	Density (/m2)	Size (bulb grade)
C.bi	87	Crocus bicolor mix	10	5-6
N.p	22	Narcissus pseudonarcissus	5	7+

**Maintenance**

Planting and lawns in private areas will be maintained as detailed below until occupied. Once occupied, the planting and lawns in private areas shall be maintained by the individual plot holders. All planting in open space areas shall be maintained as detailed below by the management company in good order with any plant material which dies within a five year period being replaced to the original specification.

**Trees**

All trees shall be regularly checked and any broken ties, guards or stakes replaced. Mulch shall be topped up to maintain original levels. In periods of dry weather all trees during years 1-5 shall be regularly watered to field capacity. The area around the base of each tree is to be kept mulched to 50mm depth minimum and weed free to a minimum diameter of 1m during years 1-5. At the end of each growing season for years 1-5 all trees shall receive an application of slow release fertiliser. After approximately 5 years stakes and ties are to be removed once trees have established.

**Hedgerows**

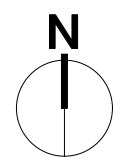
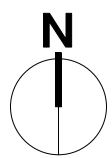
All hedgerows shall be maintained weed and rubbish free and any loose plants re-firmed. All plant protection measures where employed shall be regularly checked and adjusted or replaced as required. All hedge lines shall be regularly watered in times of drought to field capacity during years 1-5 and shall receive an application of slow release fertiliser at the end of the growing season for years 1-5. Mulch shall be regularly topped up to original levels during years 1-5 Cutting hedgerows is to be undertaken outside the bird breeding season (March to end August). After approximately 5 years stakes and ties are to be removed once trees have established.

**Ornamental Shrub Planting Areas**

Plant borders are to be kept weed and rubbish free and any loose plants re-firmed. All borders to be regularly watered in times of drought during years 1-5 and receive an annual application of slow release fertiliser for years 1-5. Mulch shall be topped up annually to original levels during years 1-5.

**Bulbs**

Bulbs shall be allowed to die back within grass areas for a period of six weeks following flowering. Following this, mowing of these areas can be carried out (if applicable).



**LAND OFF MANCHESTER ROAD, LINTHWAITE  
LANDSCAPE MASTERPLAN**

DATE: 31-08-22 | SCALE @ A3 1:500 | DRWG: HA-MRLW-004 REV:-



Rev	Date	Note