

KEY

- EXISTING TREES
- PROPOSED TREE PLANTING POS
- PROPOSED TREE PLANTING PLOTS
- ORNAMENTAL SHRUB PLANTING
- TURF (CLOSE MOWN)
- A22 GRASS SEED (CLOSE MOWN)
- WILDFLOWER SEED MIX - EM2 GENERAL MEADOW MIXTURE
- HEDGE PLANTING
- SPECIMEN PLANTING

Plant Schedule

Abbreviation	Species	Height	Girth	Specification	Pot Size	Number of Plants
PCC	<i>Pinus calleryana</i> 'Chanticleer'	300-350cm	12-14cm	Heavy Standard	3x B	3-
ACN	<i>Acer campestre</i>	350-425cm	12-14cm	Heavy Standard	3x B	5-
ACST	<i>Acer campestre</i> 'Street Wise'	350-425cm	12-14cm	Heavy Standard	3x B	4-
FAGSY	<i>Fagus sylvatica</i>	350-425cm	12-14cm	Heavy Standard	3x B	3-
PAM	<i>Prunus 'Amanogawa'</i>	350-425cm	12-14cm	Heavy Standard	3x B	2-
PA	<i>Prunus avium</i>	350-425cm	12-14cm	Heavy Standard	3x B	4-
QRO	<i>Quercus robur</i>	350-425cm	12-14cm	Heavy Standard	3x RB	2-
SAL	<i>Sorbus aria</i> 'Lutescens'	350-425cm	12-14cm	Heavy Standard	3x B	5-
TC	<i>Tilia cordata</i>	350-425cm	12-14cm	Heavy Standard	3x B	7-
						Total 38-

Specimens

Abbreviation	Species	Specification	Height	Pot Size	Number of Plants	
PRR	<i>Photinia x fraseri</i> 'Red Robin'		125-150cm	20L	5-	
						Total 5-

Shrubs

Abbreviation	Species	Height	Specification	Pot Size	Density	Number of Plants
LAV	<i>Lavandula angustifolia</i> 'Vera'	30-40cm	3L	6cm ²		62-
HRE	<i>Hebe albicans</i> 'Red Edge'	30-40cm	3L	6cm ²		112-
EJA	<i>Euonymus japonicus</i> 'Ovalis Aureus'	30-40cm	3L	6cm ²		96-
VTE	<i>Viburnum tinus</i> 'Eve Price'	40-60cm	5L	4cm ²		49-
BCO	<i>Bergenia ciliolata</i>	20-30cm	3L	6cm ²		78-
HMT	<i>Hypericum x moserianum</i> 'Tricolor'	30-40cm	3L	6cm ²		70-
EEL	<i>Elaeagnus x ebbingei</i> 'Limelight'	40-60cm	5L	4cm ²		45-
AJV	<i>Aucuba japonica</i> 'Variegata'	40-60cm	5L	4cm ²		23-
CTS	<i>Choisya ternata</i> 'Sundance @'	30-40cm	3L	6cm ²		67-
CET	<i>Ceanothus thyrsiflorus</i> 'regens'	20-30cm	3L	6cm ²		87-
PRR	<i>Photinia x fraseri</i> 'Red Robin'	60-80cm	5L	4cm ²		36-
VD	<i>Viburnum davidii</i>	30-40cm	3L	6cm ²		88-
						Total 803-

Hedges

Abbreviation	Species	Pot Size	Specification	Height	Density	Number of Plants
PLU	<i>Prunus lusitanica</i>	5L	Double staggered row	60-80cm	4m	238-
						Total 238-

WILDFLOWER SEED MIXES - To be sown at a rate of 4g/M².

EM2 - Standard General Purpose Meadow Mixture.
www.wildseed.co.uk/product/mixtures/standard-general-purpose-meadow-mixture

Available from Emorsgate Seeds. Tel: 01553 829 028 or similar approved.
 All wildflower areas to have 1M wide close mown grass edge adjacent roads and footpaths. Seeded with grass mix A22.

AMENITY GRASS SEED MIX - To be sown at a rate of 50g/M².

A22 - Hard Wearing, Low Maintenance.
www.geminalamenity.com/a22-low-maintenance

Available from Geminal GB Ltd. Tel: 01522 868714 (or similar approved)



0m 5m 10m 15m 20m 25m

SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topsoil
 Grading and cultivation shall be in accordance with BS 4328:1989 section 4. Subsoil to be removed to topsoil shall, whether already compacted or not, be thoroughly broken up by hand by heavy cultivator, by subsoiler or by equipment with subsoiler wheels, thoroughly break up the surface to a depth of 150mm, cleaned of all large stones, bricks, pavement weeds, live roots (including stump roots), coarse vegetation and other extraneous matter.

Subsoil grading
 Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and large grader or large wheel and by a small mechanical grader or by hand on small areas. Overall shall be finished to a level of 150mm. For grading of slopes, the contractor shall use a subsoiler or similar equipment.

Making up levels
 When subsoil is deposited in long lines to raise formation levels, it shall be lightly consolidated and left to settle for 24 hours before topsoil is applied. The subsoiler shall be set to a depth of 150mm. All exposed material shall be approved by a suitably qualified person prior to spreading on site.

Supply of topsoil
 Topsoil to be supplied shall be approved by a suitably qualified person and details of the source of supply shall be provided to the contractor prior to the start of the works. The topsoil shall conform to BS 3882:2015. It shall be free from stones, lumps of concrete, bricks, rubble, glass, plastic, metal, or other extraneous matter. It shall be free from any contaminants, including but not limited to, asbestos, lead, cadmium, copper, zinc, chromium, mercury, polychlorinated biphenyls (PCBs), dioxins, furans, and other harmful substances. The topsoil shall be free from any other contaminants, including but not limited to, asbestos, lead, cadmium, copper, zinc, chromium, mercury, polychlorinated biphenyls (PCBs), dioxins, furans, and other harmful substances. The topsoil shall be free from any other contaminants, including but not limited to, asbestos, lead, cadmium, copper, zinc, chromium, mercury, polychlorinated biphenyls (PCBs), dioxins, furans, and other harmful substances.

Temporary topsoil heaps
 The depositing of temporary heaps of topsoil shall be arranged that possible damage to existing grass, plants, pavements, drains, etc. is avoided. Unless otherwise agreed by a suitably qualified person, temporary topsoil heaps shall be on protected ground. Such protection shall take the form of rigid plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the base loosened shall not be used as temporary or loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permissible.

Spreading topsoil
 Prior to the commencement of the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be covered by grass shall be covered by topsoil 150mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be 100mm deep. All stones, debris and any other material greater than 75mm shall be removed. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by a suitably qualified person.

Planting
 All plant material shall comply with the minimum requirements in BS 3084:1992. Specifications for trees and shrubs are given in BS 3084:1992. Topsoil to be incorporated in the subsoil shall be free from stones, bricks, rubble, glass, plastic, metal, or other extraneous matter. It shall be free from any contaminants, including but not limited to, asbestos, lead, cadmium, copper, zinc, chromium, mercury, polychlorinated biphenyls (PCBs), dioxins, furans, and other harmful substances. The topsoil shall be free from any other contaminants, including but not limited to, asbestos, lead, cadmium, copper, zinc, chromium, mercury, polychlorinated biphenyls (PCBs), dioxins, furans, and other harmful substances.

Planting of white, transplants and shrubs
 The planting of white, transplants and shrubs shall be undertaken in accordance with the specifications in BS 3084:1992. The planting of white, transplants and shrubs shall be undertaken in accordance with the specifications in BS 3084:1992. The planting of white, transplants and shrubs shall be undertaken in accordance with the specifications in BS 3084:1992.

Tree planting within soft landscape areas
 Trees shall conform to BS 3084:1992 and be planted in tree pits of the following sizes unless otherwise stated:
 Selected standards - 1000 x 1000 x 600
 Selected standards - 1000 x 1000 x 600
 Excavated subsoil or stone shall be carried off site to tip. The bottom 200mm of the pit shall be compacted and the top 100mm of the pit shall be backfilled with reported topsoil. On steep slopes the pit shall be in the horizontal position.

Compost for planting pits
 Compost shall be a proprietary product, bank based incorporating fertilizers and including humus. The type of compost shall be approved by the contractor. Where directed the product shall be added to the soil in the planting pit.

Stakes
 Stakes shall be made of wood, minimum diameter 75mm. The stakes shall be driven into the base of the tree pit and shall be placed in a circle around the tree. Stakes shall be placed in general have a clear height above the finished ground level of 1.5m unless directed otherwise. The stakes shall be placed in a circle around the tree. Stakes shall be placed in general have a clear height above the finished ground level of 1.5m unless directed otherwise.

Planting of trees
 The trees shall be set upright and all the same depth as given in the nursery. The roots shall be spread out (bareroot) and the soil followed by compost topsoil mixture. Backfilling should be done to ensure close contact between roots and soil in layers (bareroot). The soil shall be left to settle and dry. Any soil used shall be 150mm being collected and carried off site.

Mulching
 A 75mm compacted layer of medium grade granulated bark, with a particle size of not more than 100mm and containing no more than 1% fines, shall be applied to form a continuous layer around the base of the tree. The mulch shall be applied to form a continuous layer around the base of the tree. The mulch shall be applied to form a continuous layer around the base of the tree.

Planting of Bulbs
 Bulbs shall be planted in accordance with the specifications in BS 3084:1992. The planting of bulbs shall be undertaken in accordance with the specifications in BS 3084:1992. The planting of bulbs shall be undertaken in accordance with the specifications in BS 3084:1992.

Soil preparation and cultivation
 All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to Contractor's tip. The soil shall be brought to the 100mm. Allow for hand cultivation where machine work is not possible.

Turf
 Turf shall be extra-quality meadow turf and shall comply with BS 3069:1998 A1:2013 and shall be laid in accordance with BS 4328:1989 section 4. Turf shall be laid in accordance with BS 4328:1989 section 4. Turf shall be laid in accordance with BS 4328:1989 section 4.

Season
 Turf shall be laid when weather and soil conditions are suitable and, where possible, preference should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions.

Delivery and stacking
 For large areas, turf shall be delivered at appropriate intervals throughout the work so as to meet stacking for long periods.

Laying
 No turf shall be laid until the soil preparation has been satisfactorily completed by being brought to the correct level and the soil is free from stones, bricks, rubble, glass, plastic, metal, or other extraneous matter. The turf shall be laid in accordance with BS 4328:1989 section 4. The turf shall be laid in accordance with BS 4328:1989 section 4.

Lying around trees
 Turf shall not be laid within 300mm of any tree trunk.

Wetting
 The contractor shall be responsible for the replacement of any scattered turf. All necessary wetting shall be carried out with sprinklers or oscillating sprayers so as not to wash soil out of pits. If drainage occurs and the joints open, fine topsoil shall be broadcast and well rolled.

PROTECTION TO EXISTING TREES
 The recommendations in BS 5837:2012, Trees in Relation to Design, Demolition & Construction shall be complied with at all times.

MAINTENANCE
 All maintenance to be carried out up to handover to the adopting authority/roadowner from the date of planting and turfing to ensure successful establishment. All trees, shrubs, damaged plants must be replaced within the first five years after planting as per the planting schedule, unless the local Planning Authority states otherwise, in writing, in relation to this.

Wetting
 All trees to be kept weed free by hand weeding. Beds to be forked over as necessary to keep soil loose to approved carbers with no hedges.

Pruning
 At appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape.

Wetting
 The contractor shall ensure that sufficient water is applied to maintain healthy growth.

Lime
 Site to be kept free of lime.

Grass cutting
 The turf shall be cut at intervals when first growth is apparent. Sowing at 20mm above ground. The contractor shall continue cutting at appropriate intervals during the growing season and maintain a high standard of grass care as detailed over 100mm. The contractor shall continue cutting at appropriate intervals during the growing season and maintain a high standard of grass care as detailed over 100mm. The contractor shall continue cutting at appropriate intervals during the growing season and maintain a high standard of grass care as detailed over 100mm.

Grass seeding and maintenance
 Final grading of topsoil shall be agreed by a suitably qualified person before cultivation and seeding. All areas to be seeded shall be cultivated to 100mm depth and all weeds, stones, and refuse larger than 50mm shall be removed to tip. Cultivated soil shall be rolled and raked to produce a 100mm finish. Allow for hand cultivation where machine work is not possible. Seed sowing must immediately follow the preparation of the seed bed.

Seeding
 Seeding shall be carried out during calm weather. All sowing is at the contractor's own risk and any areas where germination fails shall be reseeded at the contractor's own expense. The contractor shall be responsible for the replacement of any scattered seed. All necessary wetting shall be carried out in equal sowing and broadcast directions and the seed shall be rolled and raked to produce a 100mm finish. Allow for hand cultivation where machine work is not possible. Seed sowing must immediately follow the preparation of the seed bed.

Seed Mix
 The seed mix shall be A22 mix, obtainable from Geminal Seeds GB. Grass seed shall be of the composition, purity and germination as specified in BS 4328:1989 section 4. The contractor shall be responsible for the replacement of any scattered seed. All necessary wetting shall be carried out in equal sowing and broadcast directions and the seed shall be rolled and raked to produce a 100mm finish. Allow for hand cultivation where machine work is not possible. Seed sowing must immediately follow the preparation of the seed bed.

Protection of Newly Sown Areas
 All reasonable precautions shall be taken to ensure that pedestrians and other traffic does not cause damage to the newly sown areas. The contractor shall erect an approved temporary fence so as to restrict the maintenance period or until such time as it is no longer necessary or as directed.

Final Cut
 When the grass is 100mm high, it shall be cut down to 50mm as an annual cut pulling. If the grass has been allowed to grow any longer than 100mm then the cuttings shall be raked off and removed from site.

Second Cut
 When the grass is 60mm high a second cut shall be carried out using a roller mower. No more than one third of the foliage must be removed.

Subsequent Cuts
 Thereafter, when the grass grows to 100mm high, it shall be cut down to 50mm with a flat type mower, until the end of the maintenance period, or longer if directed. The grass shall be cut at intervals of 2-3 weeks, a spray of the newly germinated weeds may be carried out, allowed to grow, and then raked off. Seed sowing must be undertaken immediately after the area has been prepared and weeds removed. Light watering area before seeding. Seed shall be sown during late August or September or, if this is not possible, during April or May.

Waterlogging
 Any defects such as drainage, ponding, sparse germination or disease shall be made good and reseeded at the contractor's own expense.

Damage to Existing Grass
 The contractor shall be responsible for cultivating, seeding and maintaining as above all areas of existing turf that are damaged during the course of the works for reasons of storage, working areas, transport of materials, excepting those areas which are specifically defined and measured in the contract. Any areas, which in the opinion of a suitably qualified person, are considered during the course of these works, shall be loosened with a ripper or other suitable implement to ensure adequate drainage through the sub-soil.

WILDFLOWER SEEDING & MAINTENANCE
 Preparation for seeding
 The area shall be prepared in the wildflower areas and seed shall be sown into good quality, dry, sub-soil. No areas shall be prepared to 100mm depth and all weeds, stones and refuse larger than 50mm shall be removed to tip. Cultivation of soil not to occur beneath existing tree canopies. Cultivated soil shall be rolled and raked to produce a 100mm finish and left for 2-3 weeks to allow existing weeds in the seed bank to germinate. After 2-3 weeks, a spray of the newly germinated weeds may be carried out, allowed to grow, and then raked off. Seed sowing must be undertaken immediately after the area has been prepared and weeds removed. Light watering area before seeding. Seed shall be sown during late August or September or, if this is not possible, during April or May.

Waterlogging
 Any defects such as drainage, ponding, sparse germination or disease shall be made good and reseeded at the contractor's own expense.

Protection of newly sown wildflower areas
 All reasonable precautions shall be taken to ensure that pedestrians and other traffic does not cause the newly sown areas during cultivation, seeding or establishment. Where obvious short cutting is occurring, the contractor shall erect an approved temporary fence so as to restrict the maintenance period or until such time as it is no longer necessary, or as directed.

Final cut of wildflower meadow
 Areas seeded during August to September shall be cut lightly in the spring using a flat type mower. The meadow shall be cut at intervals of 2-3 weeks, a spray of the newly germinated weeds may be carried out, allowed to grow, and then raked off. Seed sowing must be undertaken immediately after the area has been prepared and weeds removed. Light watering area before seeding. Seed shall be sown during late August or September or, if this is not possible, during April or May.

Subsequent cuts
 Hereafter cutting shall be undertaken with a flat mower or strimmer, when flowering is over, however annually during July to August and September to October. All cuttings shall be raked off and removed from site.

Waterlogging
 Any defects such as drainage, ponding, sparse germination or disease shall be made good and reseeded at the contractor's own expense.

Making good
 Any defects such as drainage, ponding, sparse germination or disease shall be made good and reseeded at the contractor's own expense.

Plots

Plot	Added to plot	Date	Drawn	Rev
Plot 7 to 8	10.06.25	CS	H	
Amends to latest layout	12.05.25	CS	G	
Amends to latest layout	09.05.25	CS	F	
Amends to latest layout	07.05.25	CS	E	
Amends to latest layout	04.11.24	CS	D	
Amends to client comment	29.07.24	NC	C	
Amends to client comment	15.08.23	NC	B	
Amends to client comment	09.08.23	NC	A	

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tba
 Landscape Architecture

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Project
 Former Royd Edge Dyeworks, Holmfirth Road,
 Meltham
 Royd Edge Developments Ltd

Titles
 Landscape Proposal

Sheet 1 of 2

Date	Scale(s)	Dwg no	Rev
Aug 2023	1:200	7241.01	H
DN	CHK	@ AO	