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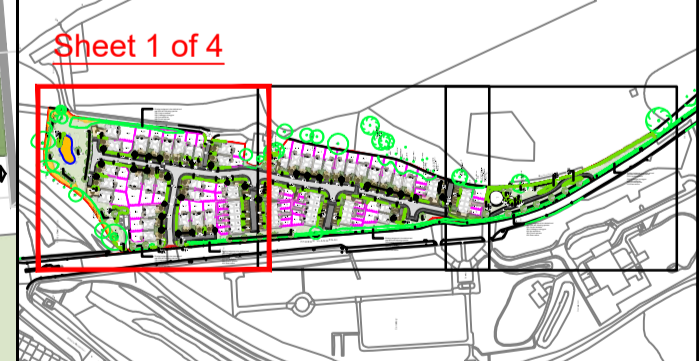
- Landscape planning key:**
- Site Boundary
 - Existing trees to be retained and protected during the works.
 - Existing hedgerow to be retained, gap filled and protected during the works.
 - Proposed ornamental planting on 400mm depth of topsoil with 75mm bark mulch.
 - Proposed native tree planting, tree pit and stake as detailed in the specification.
 - Small ornamental tree/ large shrub planting, tree pit and stake as detailed in the specification.
 - Proposed mixed native hedgerow planted in a double staggered row at 0.4m centres. Bare root transplants with 60cm rabbit guards.
 - Proposed single species hedgerow planted in a double staggered row at 0.4m centres. Bare root transplants with 60cm rabbit guards.
 - Front gardens to be turfed on 150mm topsoil.
 - Public open space to be sown with Geminal Aberystwyth mix, or similar approved, to be sown at a rate of 40g/m² on 150mm topsoil.
 - Wildflower seeding, Geminal RE3 River Floodplain / Water Meadow (MGB Grassland), to the existing water course to public open space to be sown at 5g/m².
 - Wildflower seeding, Geminal WFBG Hedgerows and Shaded Areas, to the existing hedgerow to public open space to be sown at 5g/m².
 - Native tree / shrub planting woodland to be planted as 60-80cm whip planting at 0.7m centres, for additional wildlife habitat.
 - Bulb planting for naturalising in grass, scattered randomly, on regraded mound.



Existing hedgerow to be retained and gap filled with following species:
 10% *Corylus avellana*
 50% *Crataegus monogyna*
 10% *Ilex aquifolium*
 20% *Prunus spinosa*
 10% *Rosa canina*

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CLIENT: Macbryde Homes Ltd
 PROJECT: Llandegai Road, Bangor LL57 4HP
 DRAWING TITLE: Planting Plan (Sheet 1 of 4)
 SCALE: 1:250 @A1
 DATE: 23/06/2020
 DRAWN BY: CO
 CHKD BY: AM
 DRAWING No: P.1339.20.04
 REV: -

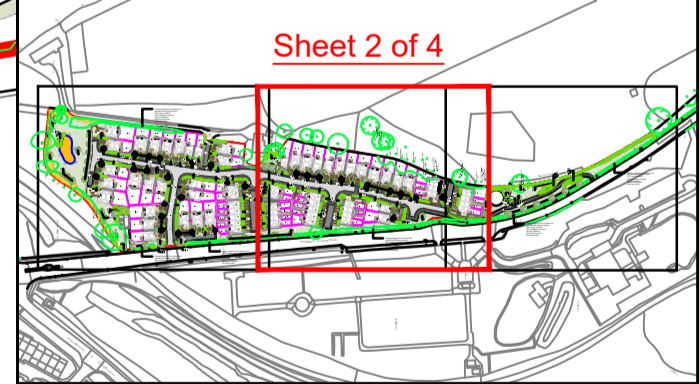


DO NOT SCALE

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- Pine 6800, Particularly poor condition. Large areas of missing bark on lower stem.
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- Mature trees located sufficiently far from development to not be impacted.
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- Horse Chestnut 8700
- Lime 10500
- Horse Chestnut 9400
- Oak 7800
- Horse Chestnut 9300
- Oak 8600
- Horse Chestnut 8300 - elongated. Large area of missing bark on lower stem.
- Horse Chestnut 7800 - reduced vigour. Area of missing bark on lower stem.
- Oak 7500 - elongated. Large area of missing bark on lower stem.
- Horse Chestnut 11300

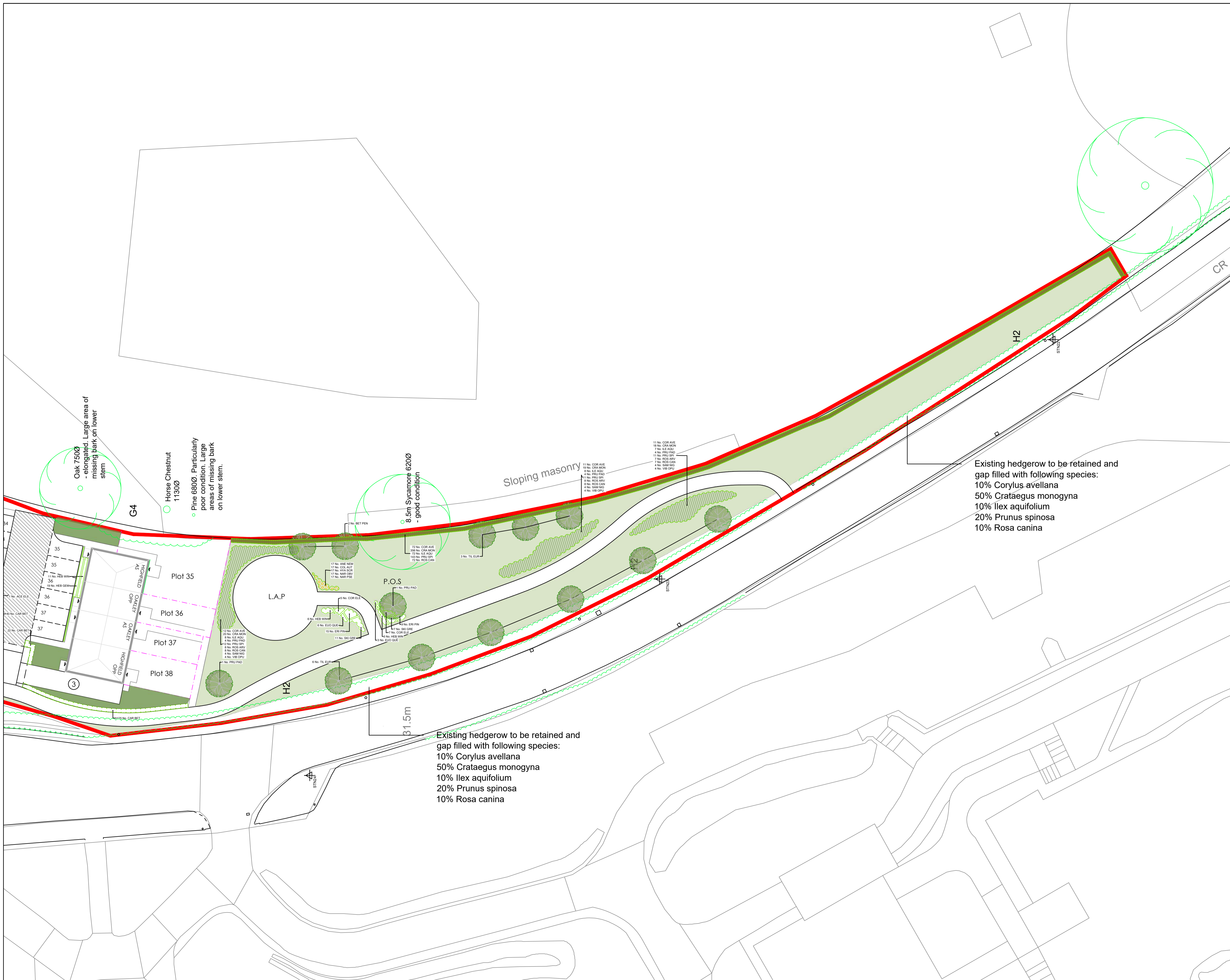


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PROJECT: Llandegai Road, Bangor LL57 4HP
DRAWING TITLE: Planting Plan (Sheet 2 of 4)
SCALE: 1:250 @A1
DRAWN BY: CO
DATE: 23/06/2020
DRAWING No: P.1339.20.04
REV: AM

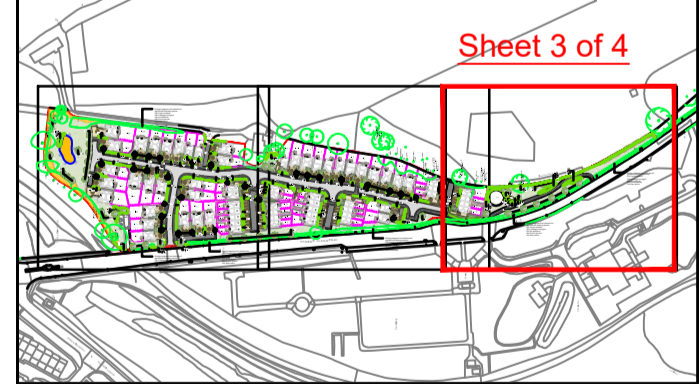
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LANDSCAPE AND MAINTENANCE SPECIFICATION

All operations to comply with appropriate British Standards unless otherwise stated on drawings or in the specification.

GENERAL TREATMENT OF PLANTING AREAS

Ensure that planting areas are protected from consolidation by heavy construction plant.

For work near a retained tree: Refer to BS 5837 *Trees in relation to design, demolition & construction - Recommendations- Section 9* (Appendix C).

Damage to Plants to be Retained: If a plant is to be retained is damaged, the plant is to be repaired or replaced by the contractor at their own expense. "Damaged" means:

- The destruction of a plant the breaking of branches or roots
- The debarking of trunks or limbs
- The contamination of root zone soil or plants from drift sprays, dust or contaminated storm water
- The damage by the placement of fill or building materials within the canopy perimeter or otherwise.

1) GROUND PREPARATION AND SOIL SPECIFICATION

Subsoil:

Before receiving topsoil, subsoil shall be loosened using appropriate equipment to a depth of 300mm. This shall be done when the subsoil is dry so as to encourage soil shattering. All stones and other objects larger than 50mm shall be removed from the prepared surface. The loosened subsoil shall be roughly levelled so that an even depth of topsoil can be achieved.

Topsoil (To Comply with British Standard 3882:2015 - Specification for Topsoil):

Imported topsoil shall be Multipurpose Grade as described in BS 3882:2015 and suitable for sustaining plant life. Stockpiling of soil shall be avoided whenever possible to minimise loss of physical quality, diffusion of oxygen and biological activity.

Any stockpiling shall not exceed 1.5 metres high and shall be sited so as to avoid risk of muddy water run-off into a watercourse, not exceeding 1.5 metres high.

The site of the stockpile will be prepared in advance by grading, removing rubbish and ensuring no fuel or chemicals were previously stored in area.

Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery.

Soil shall not be handled in inappropriate conditions of weather and soil moisture i.e.

During or shortly after heavy precipitation

When soil is in a waterlogged condition

When the ground is frozen or covered by snow

When there are pools of water on the grounds surface.

Topsoil shall be laid to the following minimum depths:

150mm below new grass areas

300mm to rear gardens

400mm beneath new shrub areas.

Finished levels, after settlement, shall be as follows:

25mm above adjacent paving from new grassed areas and non-mulched shrub beds

75mm below adjacent paving and grass for mulched planting beds.

150mm below damp proof courses.

2) GROUND CONDITIONING

40 litres of compost to be incorporated into the top 200mm of each square metre of topsoil for all ornamental shrub beds.

3) PLANT AND PLANTING SPECIFICATION

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

BS 8545:2014 'Trees: from nursery to independence in the landscape

BS 3936: Part 1 1992 Nursery stock (Specification for trees and shrubs)

BS 3936: Part 4 1984 Nursery stock (Specification for forest trees)

BS 3936: Part 9 1987 Nursery stock (Specification for bulbs, corms and tubers)

BS 3936: Part 10 1990 Nursery stock (Specification for ground cover plants)

BS 4428: 1989 Recommendations for general landscaping operations.

BS 4043: 1989 Recommendations for transplanting root-balled trees. (withdrawn)

The Code of Practice for Plant Handling 1985. (Horticultural Trades Association).

Plant Stock:

Plant stock to be supplied in accordance with the size and description specified ion the plant schedule and position indicated on the most current revision of the planting plan.

Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the proposed situation of planting and lifted at a time in accordance with good nursery practice. Stock shall have a well-formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3936: Part 1:1992, Section 7, *Form of Trees*.

Plant Handling:

All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication, "*Plant Handling*" (Horticultural; Trades Association) and relevant sections of BS 4043: 1989 *Transplanting Root-Balled Trees*.

Standard Tree Planting:

Trees to be pit planted following supplier recommendations. Minimum pit size: Standard tree 900 x 900x 750mm / Semi-mature tree 2000 x 2000 x 1500mm.

Pits to be prepared to base and sides of pit to be further scarified.

Standard trees to be double staked using two stakes (75mm dia.), driven into ground 300mm below bottom of pit. Base of pit to be filled with 200mm of 3:1 mix of approved topsoil / compost.

Trees to be centrally located and stem placed in an upright position. Pit to be backfilled with a 3:1 mix of an approved topsoil / compost. Backfill firmly to 50mm above previous ground level to allow for settlement. Stakes to be saw leave 600mm above soil level.

Water in same day with 52 litres per tree.

All works shall be carried out to the minimum standard according to BS 3936: 1992 Part 1 Nursery Stock. Specification for Trees and Shrubs. BS 4043: 1989 Recommendations for transplanting root-balled trees.

Staking:

Stake all standard trees with double short stakes, feathered trees with low single stake. Stakes to be round timber with chamfered tops. Position stake close to tree on windward side and drive vertically at least 400mm into bottom of pit before planting. Backfilling: consolidate material around stake. Height of stakes: cut to approximately one third of the tree height above ground level, taking care not to damage the bark. Ties: Hessian. Tying: secure tree firmly but not rigidly to stake with at least 2 ties within 25mm of top of stake.

Mulch:

All shrub beds shall be spread with a medium grade bark mulch to a settled depth of 75mm. Mulch to be free from fines, weeds, disease and contaminants.

Ornamental shrub planting:

To be set out carefully and evenly over indicated areas. Remove plants from pots and plastic containers, plant and water in thoroughly. Shrubs shall be individually pit planted in prepared pits sized to accommodate full spread of roots. Plants shall be evenly spaced over the planting area. Firm backfill by treading, ensuring the ground is not overly compacted and that the plant is positioned upright.

Native tree / shrub planting

Bare root stock shall be planted between November and March/April. Consistent in species, cultivar and clone to ensure a uniform hedge. Plants to be planted in groups of 3, 5 or 7 of the same species.

Plants shall be evenly spaced over the planting area. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Undertake formative pruning if necessary.

New formal hedges - Double staggered row

Bare root stock shall be planted between November and March/April. Consistent in species, cultivar and clone to ensure a uniform hedge.

To be planted in a previous prepared planting bed 1metre wide. Planted to be centrally in a double row, 400mm between plants and 400mm between rows. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems.

Prune back to a height of 0.6metres.

New mixed native hedges

Bare root stock shall be planted between November and March/April. Consistent in species, cultivar and clone to ensure a uniform hedge. Plants to be planted in groups of 3, 5 or 7 of the same species.

To be planted in a previous prepared planting bed 1metre wide. Planted to be centrally in a double row, 400mm between plants and 400mm between rows. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems.

Prune back to a height of 1.2metres or to be maintained at 1 metre high along the visibility splay.

Turfed Areas:

To be specified and laid in accordance with BS. 3936:1998 Recommendations for turf for general purposes. Turf to be Lindum Festival Turf (or similar approved). Hardwearing with a dense sward containing a mixture of 25% perennial ryegrass, 55% fescues and 20% smooth stalked meadow grass. This mix is easy to maintain and will recover well from general wear.

Turf to be laid in suitable weather conditions on a prepared bed with no weeds and a suitable slow release fertiliser applied to bed prior to laying. Turf to be watered regularly until it is well established.

Rear gardens:

Subsoil to be prepared to a depth of 300mm as per ground preparation and soil specification.

Topsoil to be supplied as per ground preparation and soil specification to a depth of 300mm, after gentle compaction and to be left bare in rear gardens.

Grass Seeding:

Seed mix shall be Germinal AberSustain mix, or similar approved. Sowing to be taken between March and October.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Levels to be graded to form finished levels as indicated in section, 'Topsoil'.

Roll, fertilise at 50gms/sq m, 10-14 days prior to seeding, sow at rate of 40g/m2 and lightly rake. First cut to be undertaken when grass reaches 50mm.

River Floodplain / Water Meadow wildflower Seeding:

Seed mix shall be Germinal RE3 River Floodplain / Water Meadow (MG8 Grassland), or similar approved. Sowing to be taken between March and October.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 5g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 40 - 70mm.

WFG8 Hedgerows and Shaded Areas wildflower Seeding:

Seed mix shall be Germinal WFG8 Hedgerows and Shaded Areas, or similar approved. Sowing to be taken between March and October.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 5g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 40 - 70mm.

Bulbs Planting:

Bulb planting prior to grass seeding. Scatter the bulbs as plan, to an average density to create naturalistic planting. With a bulb planter or trowel plant the bulbs in an upright position, where they fall, to a depth of 3 times the size of the bulb. Cover with soil and firm gently.

Bulb planting after turfed installed. Dig planting holes through turf to three times the depth of the bulb. Plant bulbs in an upright position and backfill with topsoil and turf plug previously removed.

Weeding:

A plant that roots directly from its base and has shallow roots is to be removed by hand, by removing the main root system.

A weed that grows from a clumped, fibrous root system is to be removed using the crowning method, by cutting the roots from the crown of the weed.

A large weed infestation is to be removed by spraying an approved chemical directly onto the target infestation.

A plant being a tree or a vine is to be removed using the cut and paint method, by cutting the base of the stem close to the ground and immediately applying herbicide to the cut.

4) MAINTENANCE AND MANAGEMENT

Plant stock and soft landscaped areas shall be maintained for a period of five years via the developers' agent or appointed Management Company during which time the following operations shall be carried out:

Regular visits:

Monthly maintenance visits to include the following operations:

- Hand weed planting beds
- Remove litter
- Sweep mulch spillage
- Re-firm plant stock as necessary
- Adjust stakes and ties as necessary
- Prune plant stock as required to encourage good form
- Check all plant stock and report signs of pests, disease, death and damage

Mulch:

Top up mulch levels (using matching material) surrounding trees and within beds to 75mm at the end of the maintenance period.

Watering:

Plant stock to receive the following quantities of water:

Semi-mature trees:75 litres each month between April and September

Heavy Standard trees: 35 litres each month between April and September

Shrubs and transplants: 5 litres/plant on three occasions throughout growing season.

Watering to be undertaken during the first 24 months as needed to maintain plant health.

Bulb areas in grass:

Bulbs areas to be left uncut during late winter/early spring when bulbs are growing/flowering and for a period 6-8 weeks after flowering to allow bulbs to regain nutrients, after which a normal mowing regime can resume.

Grass cutting:

Grass shall be cut throughout the growing season to maintain a sward of approximately 38mm. Shall be edged, watered as necessary and clippings removed.

Wildflower cutting:

Wildflower areas shall be cut 2 times a year during the late spring and after the flower season (September / October) to maintain a sward of approximately 40-70mm. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.

Plant replacements:

All dead, dying and vandalised plant stock shall be replaced, at the landscape contractor's expense, at the end of each growing season throughout the maintenance period.

Header

Trees	Number	Abbreviation	Species	Specification	Density	Counted
4 No.	ACE CAM	Acer campestre	Heavy Standard: 5 brks: 3x: RB: Clear Stem min. 200cm			
3 No.	ACE ELS	Acer campestre 'Elsrijk'	Heavy Standard: 5 brks: 3x: RB: Clear Stem min. 200cm			
1 No.	ALN GLU	Alnus glutinosa	Heavy Standard: 5 brks: 3x: RB: Clear Stem min. 200cm			
13 No.	BET PEN	Betula pendula	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm			
2339 No.	CAR BET	Carpinus betulus	1+1: Transplant - seed raised: B			0.4Ctr Double Staggered at 0.15m offset
16 No.	CAR FON	Carpinus betulus 'Frans Fontaine'	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm			
5 No.	PRU PAD	Prunus padus	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm			
3 No.	QUE ROB	Quercus robur	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm			
17 No.	TIL EUR	Tilia x europaea	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm			
Total :2401 No.						

hedges	Number	Abbreviation	Species	Specification	Density	Length
2339 No.	CAR BET	Carpinus betulus	1+1:1: Transplant - seed raised: B	0.4Ctr Double Staggered at 0.15m offset	#63	1955m
Total :2339 No.						Total :463.1955m

Shrubs	Number	Abbreviation	Species	Specification	Pot Size	Density	Area
4 No.	AME CAN	Amelanchier canadensis	Feathered: 5 brks: 2x: RB				
27 No.	BRA SUN	Brachyglottis 'Sunshine'	Branched: 3 brks: C		2L	2/m ²	13.1539m ²
31 No.	CHO TER	Choisya ternata	Bushy: 3 brks: C		2L	3/m ²	10.0116m ²
32 No.	COR ELE	Cornus alba 'Elegantissima'	Branched: 3 brks: C		2L	3/m ²	10.0684m ²
24 No.	ERI PIN	Erica carnea 'Springwood Pink'	Bushy: C		2L	6/m ²	3.7864m ²
64 No.	ELO QUE	Euonymus fortunei 'Silver Queen'	Bushy: 3 brks: C		2L	5/m ²	12.2679m ²
37 No.	EUO AUR	Euonymus japonicus 'Aureus'	Bushy: 3 brks: C		2L	3/m ²	11.5129m ²
45 No.	HEB WIN	Hebe 'Mrs Winder'	Bushy: 3 brks: C		2L	3/m ²	14.4025m ²
111 No.	HEB GEM	Hebe 'White Gem'	Bushy: 3 brks: C		2L	3/m ²	36.145m ²
68 No.	LAV HID	Lavandula angustifolia 'Hidcote'	Bushy: 5 brks: C		2L	4/m ²	16.5701m ²
8 No.	PRU GIO	Prunus fruticosa 'Gibbosa'	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm				Counted
37 No.	PRU LUY	Prunus laurocerasus 'Otto Luyken'	Bushy: 3 brks: C		3L	3/m ²	12.1844m ²
22 No.	SKI RUB	Skimmia japonica 'Rubella'	Bushy: 3 brks: C		2L	4/m ²	5.4737m ²
314 No.	SKI GRE	Skimmia x confusa 'Kew Green'	Bushy: 3 brks: C		2L	4/m ²	77.4515m ²
Total :824 No.							Total :223.0183m ²

Bulbs	Number	Abbreviation	Species	Specification	Density	Area
27 No.	ALL SCH	Allium schoenoprasum	Full Pot: C	4/m ²	5.0873m ²	
Total :27 No.						Total :5.0873m ²

Mixed Native Bulbous - Version 3 (Formal areas)	Number	Abbreviation	Species	Specification	Density	Area
17 No.	ANE NEM	Anemone nemorosa	Plug: Established Root min. 2-3 Months: Sept to April planting; British Native-origin: C	20/m ²		0.8404m ²
17 No.	COL AUT	Colchicum autumnale	Grade 18/20			20/m ²
17 No.	HYA SCR	Hyacinthoides non-scripta	Plug: Established Root min. 2-3 Months: Sept to April planting; British Native-origin: C	20/m ²		0.8404m ²
17 No.	NAR OBV	Narcissus obvallaris	Grade 8/10			20/m ²
17 No.	NAR PSE	Narcissus pseudonarcissus	Grade 5/6			20/m ²
Total :85 No.						Total :4.202m ²

Mixed Landscape Buffer - Version 7	Number	Abbreviation	Species	Specification	Density	Weight
63 No.	COR AVE	Cornus avellana	1+2: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr		
105 No.	CRA MON	Crataegus monogyna	1+1: Transplant - seed raised: B	0.7Ctr		
43 No.	ILE AQU	Ilex aquifolium	1+0: Seedlings: CE	0.7Ctr		
22 No.	PRU PAD	Prunus padus	1+1: Transplant - seed raised: B	0.7Ctr		
63 No.	PRU SPI	Prunus spinosa	1+1: Transplant - seed raised: Branched: 2 brks: B	0.7Ctr		
43 No.	ROS ARV	Rosa arvensis	1+0: Seedlings: Branched: 2 brks: B	0.7Ctr		
43 No.	ROS CAN	Rosa canina	1+1: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr		
22 No.	SAM NIG	Sambucus nigra	1+1: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr		
22 No.	VIB OPU	Viburnum opulus	1+2: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr		
Total :428 No.						

Mixed Native Bulbous - Version 2 (shade areas)	Number	Abbreviation	Species	Specification	Density	Weight
127 No.	ANE NEM	Anemone nemorosa	Plug: Established Root min. 2-3 Months: Sept to April planting; British Native-origin: C	20/m ²		
127 No.	GAL NIV	Galanthus nivalis	Grade 5/6			20/m ²
127 No.	HYA SCR	Hyacinthoides non-scripta	Plug: Established Root min. 2-3 Months: Sept to April planting; British Native-origin: C	20/m ²		
Total :381 No.						

Native Hedging Mix (Hawthorn and Blackthorn)	Number	Abbreviation	Species	Specification	Density	Weight
100 No.	COR AVE	Cornus avellana	1+2: Transplant - seed raised: Branched: 3 brks: B	0.4Ctr Double Staggered at 0.15m offset		
490 No.	CRA MON	Crataegus monogyna	1+1: Transplant - seed raised: B	0.4Ctr Double Staggered at 0.15m offset		
100 No.	ILE AQU	Ilex aquifolium	1+0: Seedlings: CE	0.4Ctr Double Staggered at 0.15m offset		
197 No.	PRU SPI	Prunus spinosa	1+1: Transplant - seed raised: Branched: 2 brks: B	0.4Ctr Double Staggered at 0.15m offset		
100 No.	ROS CAN	Rosa canina	1+1: Transplant - seed raised: Branched: 3 brks: B	0.4Ctr Double Staggered at 0.15m offset		
Total :987 No.						

DO NOT SCALE

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO RETAIL EXTRACTED FROM OS DIGITAL DATA.

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CLIENT:	Macbryde Homes Ltd		
PROJECT:	Llandegai Road, Bangor LL57 4HP		
DRAWING TITLE:	Planting Plan (Sheet 4 of 4)		
SCALE:	DRAWN BY:	DRAWING No:	REV:
1:250 @A1	CO		
DATE:	CHKD BY:		
23/06/2020	AM	P.1339.20.04	-