

LANDSCAPING PLANTING AND MANAGEMENT.

THE PLANTING AND SEEDING PROPOSALS INDICATED HAVE BEEN DEVELOPED FOLLOWING AN INSPECTION OF THE SITE AND LANDSCAPE CONTEXT, AND TO ACHIEVE LANDSCAPE SCREENING AND INTEGRATION WITHIN THE WIDER LANDSCAPE DETAILS OF THE PROPOSED LAYOUT AND MICROCLIMATE HAVE BEEN REFLECTED WITH REGARD TO SPECIES SELECTION, IN ORDER TO PROVIDE AN ATTRACTIVE SETTING AS WELL AS POTENTIAL BIODIVERSITY BENEFIT FOR THE DEVELOPMENT AS SOON AS POSSIBLE.

NATIVE TREE HEDGEROW AND SHRUB SPECIES CONCENTRATED ALONG THE SITE PERIMETER PROVIDE HABITAT LINKAGE POTENTIAL AND REFLECT THE SPECIES PRESENT WITHIN EXISTING REMNANT HEDGES, AND REINFORCE EXISTING LANDSCAPE ELEMENTS AND FEATURES SUCH AS THE PRESENCE OF PINES AND OTHER NATIVE SPECIMEN TREES.

SEEDING RATES AND PLANT STOCK SIZING ARE THE MINIMUM TO EFFECTIVELY ACHIEVE A GOOD TAKE RATE AND PRESENCE AS SOON AS POSSIBLE WHILST NOT COMPROMISING LONG TERM ESTABLISHMENT AND FORM TO ENSURE EARLY ESTABLISHMENT AND EASE OF FUTURE MAINTENANCE.

PLANTING

PLANTING WORKS

TREES
NATIVE BARE ROOTED AND CONTAINER GROWN PLANTING TO BE IMPLEMENTED BETWEEN DECEMBER AND FEBRUARY WHEN SPECIES ARE DORMANT AND PLANTED IN ACCORDANCE WITH BS 4426:1989 CODE OF PRACTICE FOR GENERAL LANDSCAPE OPERATIONS (EXCLUDING HARD SURFACES).

ALL PLANTING IS TO BE EITHER PIT PLANTED INTO EXISTING GROUND, OR INTO AREAS PREPARED FOR ORNAMENTAL MASS PLANTING, AND MAINTAINED TO PROMOTE HEALTHY AND VIGOROUS GROWTH, TO INCLUDE STAKING WHERE REQUIRED, FORMATIVE PRUNING, WEED CONTROL, PEST AND DISEASE CONTROL AND FERTILISER APPLICATION.

PIT PLANTING - SPECIMEN TREES TO BE INTO PREPARED 900X900X900MM PITS WITH ADDED SLOW RELEASE FERTILISER AND ROOTING MEDIUM, AND LARGE STOCK TO BE STAKED AS NECESSARY.

NATIVE AND FORMAL HEDGING - HEDGES TO BE PLANTED INTO A PREPARED 450MM DEEP X 300MM WIDE TOPSOIL TRENCH WITH ADDED 100MM ROOTING MEDIUM AND SLOW RELEASE FERTILISER AT MANUFACTURERS RECOMMENDED RATES WELL INCORPORATED PRIOR TO PLANTING. SHRUBS TO BE PLANTED AT 400MM SPACING IN A STAGGERED ROW, STOCK TO BE CUT BACK TO 900MM BEFORE PLANTING, FIRMED UP AND STAKED WITH GANES TO PREVENT WIND ROCK. THE HEDGE LINE WILL BE KEPT WEED FREE UNTIL STOCK IS ESTABLISHED. RABBIT GUARDS TO BE FITTED TO ALL SPECIES WITH THE EXCEPTION OF FAGUS.

PLANTING WILL BE MONITORED FOR VANDALISM, PEST AND DISEASE AND ESTABLISHMENT RATES AND IF NECESSARY A PROTECTIVE RABBIT FENCE WILL BE ERECTED TO AID ESTABLISHMENT.

ALL ORNAMENTAL AND NATIVE SHRUB PLANTING AREAS TO BE PREPARED AS ORNAMENTAL PLANTING BEDS, CULTIVATED TO 300MM WITH 100MM ADDED ORGANIC SOIL CONDITIONER AND SLOW RELEASE FERTILISER AT THE MANUFACTURERS RECOMMENDED RATES, AND MAINTAINED TO ENSURE HEALTHY ESTABLISHMENT. ORNAMENTAL PLANTING AREAS TO COMPRISE PREPARED BEDS CONTAINING 100MM ADDED WELL INCORPORATED ORGANIC MATTER/GROWING MEDIUM AND SLOW RELEASE FERTILISER AT MANUFACTURERS RECOMMENDED RATES PLANTED AT AN EVEN SPACING WITHIN THE DESIGNATED PLANT AREA.

LARGER SPECIMEN TREES AND SHRUBS WILL BE STAKED ON THEIR WINDWARD SIDE, AND WHERE NECESSARY RABBIT PROTECTION IN THE FORM OF RABBIT GUARDS AND TREE SHELTERS WILL BE PROVIDED TO NEWLY PLANTED TREES AND SHRUBS.

ALL SHRUB PLANTED AREAS WILL RECEIVE MIN. 50MM COARSE-GRADE BARK MULCH ON COMPLETION OF PLANTING AND THIS WILL BE MAINTAINED LONG TERM TO AID MAINTENANCE AND APPEARANCE.

SEEDED AREAS - GRASS AND WILDFLOWER SEEDED AREAS WILL COMPRISE BOTH AMENITY AND SPECIES RICH SEEDING FOR NECTAR PRODUCING SPECIES AND INVERTEBRATE INTEREST, AND AMENITY GRASSLAND SPECIES TO PROVIDE COST EFFECTIVE GARDEN LAWNS AND OVERALL NET BIODIVERSITY GAIN.

SPECIES RICH SEEDING WILL UTILISE EXISTING SITE SUBSOIL, SPREAD TO A MINIMUM DEPTH OF 150MM OVER ALL AREAS TO BE SEEDED AND CULTIVATED TO FULL DEPTH BEFORE SEEDING.

SEED WILL COMPRISE:
AREAS OF SPECIES RICH GRASS AND WILDFLOWER, TO BE GERMINAL WFG 18 POLLINATOR MIX - FOR INCREASED BIODIVERSITY POTENTIAL. GERMINAL WFG18 BUTTERFLY AND HONEYBEE WILDFLOWER POLLINATOR MIX.

THE FLORA IN THIS MIXTURE HAS BEEN SELECTED FOR ITS ATTRACTION AND BENEFIT TO BOTH BEES AND BUTTERFLIES. THE MIX IS A RANGE OF BOTH PERENNIAL AND ANNUAL WILDFLOWERS ALONG WITH APPROPRIATE GRASS SPECIES.

MIXTURE BREAKDOWN
FESTUCA LONGICOLA - HARD FESCUE 24%
FESTUCA OVINA - SHEEPS FESCUE 20%
FESTUC RUBRA COMMUTATA - CHEWINGS FESCUE 15%
FESTUC RUBRA LITORALIS - SLNDER CREEPING RED FESCUE 15%
AGROSTIS CAPILLARIS - BROWNTOP BENT 5%
LEUCANTHEMUM VULGARE - OXEYE DAISY 1%
CENTAUREA NIGRA - COMMON KNAPWEED 1.2%
ACHILLEA MILLEFOLIUM - YARROW 1%

CENTAUREA CYANUS - CORNFLOWER 1%
CENTAUREA SCABIOSA - GREATER KNAPWEED 1%
LOTUS CORNICULATUS - BIRDSFOOT TREFOIL 1%
PAPAVER RHODAS - CORN POPPY 1.5%
SILENE ALBA - WHITE CAMPION 1.5%
SILENE DIODICA - RED CAMPION 1.5%
TRIFOLIUM PRATENSE - RED CLOVER 1%
TRIFOLIUM REPENS - WHITE CLOVER 1%
TRISTETUM FLAVESCENS - GOLDEN OAT GRASS 1%
ANTHYLLUS VULNERARIA - KIDNEY VETCH 0.8%
ALLIARIA PETIOLATA - GARLIC MUSTARD 0.5%
DIGITALIS PURPUREA - FOXGLOVE 0.5%
DISPACUS FULLONUM - F TEASEL 0.5%
KNAUTIA ARVENSIS - FIELD SCABIOUS 0.5%
MALVA MOSCHATA - MUSK MALLOW 0.5%
ANTHRISCUS SYLVESTRIS - COW PARSLEY 0.2%
SCABIOSA COLUMBARIA - SMALL SCABIOUS 0.2%
VICIA CRACCA - TUFTED VETCH 0.3%
VICIA SATIVA - COMMON VETCH 0.3%
PRIMULA VERIS - COWSLIP 0.1%
OENOTHERA BIENNIS - EVENING PRIMROSE 0.5%
CHRYSANTHEMUM SEGETUM - CORN MARIGOLD 1.9%
TARAXACUM OFFICINALE - DANDELION 0.5%

AMENITY GRASS SEEDING

SOWN AT A RATE OF 50GMS/M²

AREAS TO BE TOPSOILED TO A MINIMUM DEPTH OF 150MM APPROVED EX SITE TOPSOIL AND A PROPRIETARY PRE SEEDING FERTILISER SHALL BE APPLIED IN ACCORDANCE WITH GERMAL MANUFACTURERS INSTRUCTIONS.

SEEDING AREAS TO BE CULTIVATED TO FULL DEPTH AND SEED TO BE SOWN IN EVEN DENSITY OVER THE PREPARED AREAS INDICATED AND ROLLED (TO ACHIEVE A 10MM COVER DEPTH) BETWEEN APRIL AND AUGUST DURING SUITABLE PREVAILING CONDITIONS.

SEED MIX AS FOLLOWS:
AREAS OF GRASS SEEDING TO BE GERMINAL AMENITY A19 ALL PURPOSE MIX.

GERMINAL A19 GENERAL AMENITY GRASS SEED MIX
THE AREAS INDICATED FOR SEEDING WILL BE MAINTAINED AS AMENITY GRASS UNDER A PROPOSED SHORT SWARD, AND HENCE THERE WILL BE LIMITED BIODIVERSITY POTENTIAL FOR THESE AREAS.

MIXTURE BREAKDOWN
35% RELEVANT CREEPING RED FESCUE (FESTUCA RUBRA RUBRA)
25% PILAR PERENNIAL RYE GRASS (LULIUM PERENNE)
25% ZURICH CREEPING PERENNIAL RYEGRASS (LULIUM PERENNE)
10% MELITTA CHEWINGS FESCUE (FESTUCA RUBRA COMMUTATA)
5% HIGHLAND BROWNTOP BENTGRASS (AGROSTIS CASTELLANA)

IMPLEMENTATION PROGRAMME

THE MAJORITY OF BARE ROOTED PLANTING IS TO BE COMMENCED IN THE FIRST AVAILABLE FULL PLANTING SEASON AFTER COMPLETION OF CONSTRUCTION WORKS, ALTHOUGH A PHASED PLANTING OF CONTAINERISED STOCK PARTICULARLY OF ORNAMENTAL SPECIES WILL BE CONSIDERED WHERE A PHASED PROGRAMME IS ADVOCATED FOR AMENITY AND OR SALES REASONS AND THIS WILL BE SEASONALLY DEPENDENT.

MAINTENANCE AND LONG TERM MANAGEMENT

ALL PLANTING WILL BE MAINTAINED FROM COMPLETION OF PLANTING WORKS FOR A MINIMUM PERIOD OF 5 YEARS TO ESTABLISH HEALTHY GROWTH AND AMENITY VALUE AND TO REPLACE ANY PLANT FAILURES. LONG TERM MANAGEMENT WILL BE UNDERTAKEN TO MAINTAIN TIDY, ATTRACTIVE AND SAFE GROUNDS. ANY TREES OR PLANTS WHICH WITHIN A PERIOD OF 5 YEARS FROM THE COMPLETION OF THE DEVELOPMENT DIE, ARE REMOVED OR BECOME SERIOUSLY DAMAGED OR DISEASED SHALL BE REPLACED IN THE NEXT PLANTING SEASON WITH OTHERS OF SIMILAR SIZE AND SPECIES.

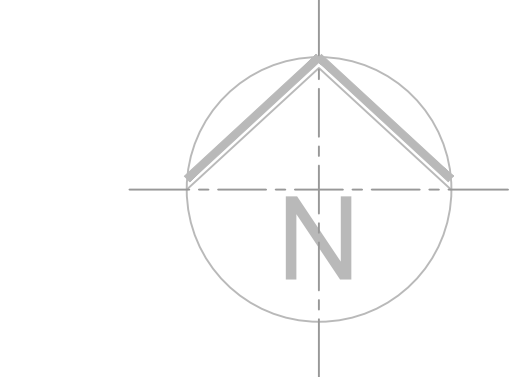
TREE PROTECTION

ALL TREES IDENTIFIED FOR RETENTION FOR THE SITE WILL BE PROTECTED BY FREE STANDING HERAS FENCING AND LABELLED AS PROTECTED AREAS WITH NO ACCESS - REFLECTING THE TREE CANOPY EXTENT AND POTENTIAL ROOTING AREAS. TREES IDENTIFIED FOR RETENTION WILL BE PROTECTED TO THE STIPULATED EXTENTS IN ACCORDANCE WITH BS5837:2012 TREES IN RELATION TO DESIGN, DEMOLITION AND CONSTRUCTION AND SIGNED AS INDICATED BELOW.

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NOTES / KEY:

- TREES TO BE RETAINED AND PROTECTION
- DENOTES SCREEN FENCE.
- HEDGE TO BE RETAINED AND PROTECTION
- TURFED AREAS OR GRASS SEEDED
- MONA PRECAST PERMEABLE PAVING - COLOUR CHARGOL.
- MONA PRECAST PERMEABLE PAVING - COLOUR NATURAL.
- TARMAC.
- CLIMBERS (POSITION AND SPECIES AS INDICATED)
- TREES TO BE REMOVED.
- PROPOSED ORNAMENTAL SHRUB AND GROUND COVER PLANTING
- PROPOSED SPECIMEN SHRUB - SPECIES AS INDICATED.
- PROPOSED FORMAL ORNAMENTAL HEDGE.
- PROPOSED NATIVE HEDGE - SPECIES / MIX AS INDICATED.
- PROPOSED NATIVE SHRUB - SPECIES / MIX AS INDICATED.
- SPECIES RICH GRASSLAND.
- AREA OF PROPOSED BULB PLANTING - SPECIES AND NUMBERS AS INDICATED.
- NATIVE TREE PLANTING - SPECIES AND NUMBERS TBC.



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REVISIONS

FOR APPROVAL



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