

**General**

All Plants shall conform to BS 3936 and be in accordance with the National Plant Certification Scheme. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code Of Practice for Plant Handling as produced by CPSE. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bare root stock shall be root dipped in and approved water-retaining polymer.

If the formation level is compacted it should be ripped through before topsoiling. Recommended topsoil depths are 300mm for shrubs and 150mm for Grass

**Ground Preparation:**

Where necessary treat existing weeds with glyphosate based herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. A general purpose slow release fertiliser at the rate of 75gm/m<sup>2</sup> and Tree Planting and Mulching Compost at the rate of 20 litres/m<sup>2</sup> are to be incorporated into the top 150mm of topsoil during final cultivation's. All extraneous matter such as plastic, wood metal and stones greater than 50mm in any dimension shall be removed from the site.

Tree pits to the specified size are to be excavated and the base broken up a further 150mm with the sides well scarified to prevent smearing. All trees up to and including selected standards are to be supported with single 75mm diameter stakes. All rootball, container grown and trees over heavy standard size shall be double staked. stakes should be driven 500mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc

**Planting**

Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil at the specified centers with minimal disturbance to the rootball and well firmed in.

Trees are to be placed into the pits and backfilled with topsoil incorporating slow release fertilizer and Tree Planting and Mulching compost as specified. Firm trees in well and secure with proprietary rubber tree ties and spacers.

Water in all trees and shrubs at the end of each day planting.

Spread ornamental pine bark, ulch to be a depth of 75mm across all new planting areas, ensuring ground cover plants are not buried

**2.3 Maintenance**

The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

The Site is to be visited monthly throughout the year to undertake the following operations:-

- Weed Clearance** - All planting areas are to be kept weed free by hand weeding or herbicide treatment.
- Litter Clearance** - All litter is to be removed from plating beds.
- Watering** - Planting areas are to be brought up to field capacity at each visit and each tree is to receive 20 gallons.
- Checking Trees** - All tree ties and stakes are to be checked and adjusted if too loose, to tight or if chaffing is occurring. Any broken stakes are to be replaced.
- Formative Pruning** - Any damaged shoots/branches are to be pruned back to healthy wood, plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.

**Grass**

**Preparation** - The area to be turfed or seeded shall be sprayed out with glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine tilth, incorporating pre-seeding fertilizer at 70 g/m<sup>2</sup>.

**Delivery and Storage**

Turf shall be supplied in accordance with BS3936

Turf shall be Medallion as supplied by RowLawn. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm) The grass shall be closely mown and shall not exceed 25mm in height.

Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls more than 3 days.

**Turf**

Turfing operations shall be accordance with BS 4428

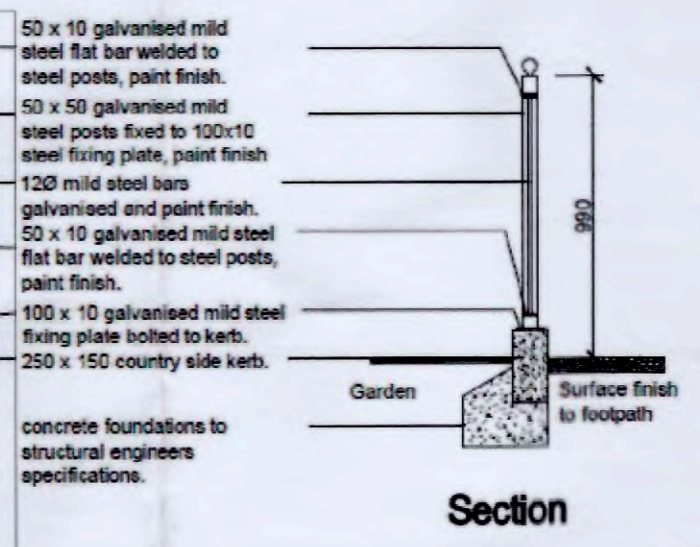
Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.

**Seeding**

Grass seed shall be sown in April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 35 g/m<sup>2</sup>. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

**Initial Cut**

When newly seeded and turfed areas reach 50mm they should be lightly rolled and cut to a new height of 30mm. All arisings shall be removed. Any bare patches shall be made good at this time. Seeded areas shall be cut for a second time when the sward reaches 50mm high.



- Railings**  
Ball top sales trap railings
- Tarmac**  
Back Top Tarmac with PCC Edging
- Areas To Be Turfed**  
RowLawn Medallion turf or approved equal
- Down lights**
- Paving**  
Type: 120 Gauge, 120x60mm Tegula Concrete Set (supplied by Marshalls or similar approved)  
Colour: Harvest  
Pattern: Herringbone  
Path Edging: PCC
- Paving**  
Type: 40x40mm Perfecta Concrete Paver supplied by Marshalls or similar approved  
Colour: Buff ( Marshalls products Ref: PV6256200)  
Pattern: Herringbone  
Path Edging: PCC
- Paving**  
Type: 40x40mm Argent smooth supplied by Marshalls or similar approved  
Colour: Light (LT) 70/dark (DK) 30%  
Pattern: Running  
Path Edging: PCC
- Gravel**  
Plum Stone PCC Edged
- Seating**  
Type 2 Hardwood bench
- Flag Poles**  
Details to be provided by Barratt Homes
- Flood Lights/ Up lighters**  
Lighting for sales signage
- Bollard Lighting**  
Type Eton YG-4000ss Type
- Lighting Duct**  
Signage/LED duct with draw rope for lighting  
Details to be provided by Barratt Homes
- Stepping Stones**  
Marshalls 'Stone' Stepping Stones, 600mm dx x 35mm in buff colour
- ABBR SPECIES**  
Elegans Eborac
- SPECIES**
- SPECIES**  
Pyrus Calleryana 'Charisier'
- Garden Dining Set**
- Entry V sign**

- Notes**
- All landscape proposals must be referred to by the structural engineer during foundation design.
  - Soiling operations to be carried out in accordance with the implementation and maintenance guidelines.
  - No species, variety, size or position to be amended without the Landscape Architects prior to approval.
  - Before trees are planted, the Landscape contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to houses/garages than is shown in the drawing, and if shown location shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised tree position.
  - All planting must be mulched in accordance with the implementation and maintenance guidelines.
  - If planting is required outside October - March season, bare root shrubs will be replaced by 3L grown plants, and trees will be replaced by a containerized equivalent to be approved by the project landscape architect.

**THE VALE OF GLAMORGAN COUNCIL**  
TOWN AND COUNTRY PLANNING ACT 1990  
**APPROVED**  
SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)

**ADDITIONAL DRAWINGS**  
2015/00243/ADV

Rev:	Date:	By:	Comment:
D	30-03-15	CJP	Flag poles added to suit design by eco-signs
C	19-01-15	CJP	Changes to Sales Car area after discussion with technical manager
B	21-11-14	CJP	Changes to Sales Car park after discussion with RW
A	16-10-2014	CJP	Additional details and features added as per S.H feedback

**DAVID WILSON HOMES**

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**SITE NAME:**  
Ocean View Ogmore

**TITLE**  
Sales Area Layout

<b>DRAWN BY</b> CJP	<b>JOB. CODE.</b>
<b>SCALES</b> 1:200 @ A1	<b>DRG. NO.</b>
<b>DATE</b> 19th January 2015	<b>REV: D RECEIVED</b> 19 JAN 2015