

LANDSCAPE PLANTING & MAINTENANCE SCHEDULE

***PROPOSED DWELLINGS
LAND TO THE SOUTH OF CANAL SIDE HOUSE
PLEASANT VIEW
ABERFAN
CF48 4PQ***

MAY 2025

1.0 SITE DESCRIPTION

The site is currently a vacant parcel of ground between 2 existing detached dwellings. By 2006 the site including those houses was cleared of all vegetation ready for development but by 2010 only the 2 dwellings either side were constructed and the area has remained undeveloped ever since. Currently the site is cleared of all growth and vegetation

The proposal is for the dwellings to be accessible off Pleasant view to the west where the elevation presented to this aspect is of a 2 storey building whereas the rear will be 3 storey. This is a common solution throughout the valley areas for sloping sites as it allows the rear garden to be used beneficially as amenity space access via accommodation at that lower level.

The forecourt will have hard landscape in the form of parking and footpaths only where necessary while the remainder will be soft landscaped where possible which will give the opportunity to present green infrastructure to the street scene. It intended to re-use excavated material on site to provide fill for the creation of the forecourt.

The planting areas will need to be formed using imported subsoil to BS 8601 2013 and topsoil to BS 3882 2015. Plant beds will need a profile of 300mm free draining top soil over de-compacted sub soil. If soils on site are to be stripped there will be a need for a soil resource plan, tis must state whether the soils will be removed or stored on site and how this will be achieved.

Imported Topsoil shall not contain weed seeds in quantities that cause noticeable weed infestations in the final planting beds. Imported topsoil shall meet the following physical and chemical criteria :

Soil texture: loam, sandy clay loam or sandy loam with clay content between 15 and 25 %. And a combined clay //silt content of no more than 55%

pH value shall be between 5.5 and 7.0

Percentage organic matter (OM): 2.0-5.0% by dry weight

Soluble salt level : less than 2 mmho/cm

4. Soli chemistry suitable for growing the plants specified.

Imported topsoil shall be harvested soil form fields or development sites. The organic content and particle size contribution shall be the result of natural soil formation . Manufactured soils where coarse sand, composted organic material or chemical additives have been added to the soil to meet the requirements of this specification section shall not be acceptable. Retained soil [eds shall be the same color on the inside as is visible on the outside.

Imported soil must be supplied with product data and certificates: for each type of manufactured product , submit data and certificates that the product meets the specification requirements, signed by the product manufacturer.

2.0 Planting beds for shrubs

The areas for planting on site re limited with shrubs planted where appropriate to break up lines and provide some interest and enhance the wider area. Shrub beds should be at least 750mm wide and filled with suitable topsoil overlaying a

decompacted sub soil to comply with the standards set out in the British Standard stated above. The top 100mm of soil should be broken down into a fine tilth and levelled in preparation for planting and will need to be subjected to percolation tests as set out in BS 8545 B 2.4 and table B1

Plants will need to be manageable for owners, suitable for location, sourced locally and, where possible provided potential habitat and foraging opportunities for wildlife. If plants are stored, they will need to be regularly watered to avoid drying out. The plants selected have been chosen for their drought tolerance, a sheltered site, architectural interest and low maintenance.

The Planting beds for shrubs to be min 750mm wide and dug to a depth of 450mm min. The soil resource survey and plan will determine whether existing soils of imported soils are to be used. Planting beds will be filled with subsoil to BS 8601 and topsoil o BS 3882 to a min depth of 450mm.

Planting beds will be formed using edging stones set in concrete or treated timber rails supported on short stakes at 1 metre centers. Driven into the ground.

The plants should be placed out evenly across the prepared beds and pits made for the plants. If dry the pits should be filled with water and the plants plunge planted ensuring they are planted to the correct depth with sol level at the root collar. Soil should then be firmed around each root ball to avoid frost.

Prune any damaged branches.

Any weed growth will be removed form the surface of the root ball and disposed of.

The approved backfill soil mix as determined by the SRP will be placed into the planting pit, filling the void between the rootball and the sides of the planting pot. The approved topsoil will be used for topping up if required. The backfill shall be worked around the root ball in layers of 10 – 15 cms with each layer being carefully firmed using the sole of the foot without damage to the rootball.

During the process of backfill, the trees / shrubs will continuously be checked for straightness.

Any leftover soil and debris arising form the planting will be removed and disposed of accordingly.

The shrubs will be mulched with a well compacted composted organic mulch such as woodchip to a depth of 8 cms when settled. The mulch will be placed across the length and breadth of the shrub beds to control weed growth for water retention. No build up of mulch will be situated around the base of the stems as any het produced by the mulch may kill the cambium, and also prevent respiration.

The shrubs will be watered immediately by slowly filling the mulch bund with ten litres of water allowing for the water to soak into the rootball and planting pit.

3. Post Practical Completion Maintenance

For the first 2 growing seasons after planting the shrubs will be watered regularly especially in the dry periods form March to \October. The amount of water will be dependent on the spoil type, but water logging will be avoided. Any water should be applied slowly avoiding run off away from the

rootball. All grass and wood competition shall be eliminated in the first 3 growing seasons.

The mulch will be topped up to maintain a min 8 cm depth during the first 3 growing seasons.

Shrubs will require clipping annually after the flowering in the dormant months and grasses will require old growth removed early in the new year. Hedgerow plants will require clipping once established at required height.

Any trees dying within the first 5 years of completion will be removed and replaced with similar size and species

The applicant will maintain all planted areas for an establishment period of 5 years following Practical Completion.

The applicant shall carry the following work:

- A. Regular checking of stakes and guards.
- B. Horticultural maintenance eg weeding, pruning, checking for disease and plant health.
- C. Additional works such as repair of damage, supply and planting of new material.

The applicant shall, every six weeks during the months October to March, and more frequently if necessary during the period April to September attend to the Landscaping to ensure establishment and maintenance of grassed and planted areas

4. Standard of Maintenance

- 1. The planted areas are to be maintained to a standard to ensure optimum development.
- 2. All works will be in accordance with good horticultural practice.

5. Maintenance Instructions

A Checking & Adjustment of Stakes/ Guards - Required to Standard Trees and Shrubs

Examine and ascertain which stakes to be removed and /or reduced in height at beginning of growing season

Stakes to be removed - cut off stake 100mm above ground level. Drive stump into ground level.

Stakes to be retained - Ensure stake is firm & ties correctly adjusted.

Replace broken stakes and ties.

B Pruning -

Existing & newly planted Standard Trees - Remove dead and damaged branches.

Remove hazardous branches, prune to retain and promote natural growth form.

Cut to leave a clean smooth stub 1-2cm long.

Shrubs - Prune as necessary to remove dead, damaged or diseased branches to prevent overcrowding of plants; to maintain health of plants; to promote growth; to bring out natural form of plant.

Grass & Wildflower Areas - Cut as necessary to establish wildflower mix and to prevent grass encroaching on hard surfaces (unless otherwise

scheduled) & to encourage production of flowers as appropriate to species mix and as

scheduled. Cut height to be set at 150mm to avoid impact on reptiles.

C. Fertilising

Trees - Apply certified organic fertiliser at a rate of 30g per tree in February/March if required.

Shrubs & Groundcover - Apply certified organic fertiliser in February/March at a rate of 100 g/m² if required.

D. Weed Control

All hard and newly planted landscaped areas shall be monitored and weeding carried out in areas that are failing to establish. All debris caused by hand weeding shall be removed from site. If any dangerous weeds present, take immediate appropriate action.

i) Shrubs/Trees Hand weed to base area.

ii) Grass Areas Hand weed (May-October) or strim at a cutting height of 150mm actively growing weeds (June-October)

iii) Paved areas Spot treat only where absolutely necessary with an approved organic herbicide as defined in manufactures instructions.

iv) Base of Railings, Fences etc Handweed (May-Oct)

6. Re-setting

Shrubs - Re-set plants to proper grades or upright positions as necessary.

7. Replacement of Plants

All soft landscape areas - Any trees, shrubs or other plants which have been stolen or are dead damaged shall be replaced

8. Cleaning

Paved Areas - Ensure that paved areas are kept free of mulches, topsoil plant material, clippings etc at all times.