

SOFT LANDSCAPING MAINTENANCE & MANAGEMENT REPORT – REV C

Reading Borough Council,
Palmer Park,
Leisure Centre & Sports Stadium.

Prepared for Pellikaan Construction Ltd

Friday 4th February 2022

CONTENTS	Page
1.0 INTRODUCTION	3
1.2 LOCATION	3
1.3 REQUIREMENTS, AIMS & OBJECTIVES	4
2.0 SITE MANAGEMENT AREAS	4-5
3.0 MAINTENANCE & MANAGEMENT OPERATIONS/COMPLIANCE	5-16
3.1 British Standards	5
3.2 Failures & Replacements	5
3.3 Pesticides & Herbicides	5-6
3.4 Proposed New Tree Planting	6-7
3.5 Proposed Hedgerows & Existing Hedgerows	8-10
3.6 Proposed Ornamental Shrubs, Herbaceous and Grasses	10-11
3.7 Proposed Ornamental Small Trees, Shrubs, Herbaceous & Grasses within Planters.	11-13
3.8 Proposed Amenity Grass & Bulbs	13-14
3.9 Hard Landscape Areas	14-15
3.10 Proposed Structures, Walls, Railings, Fencing and Gates	15-16
3.11 Street Furniture / Planters	16 - 17
4.0 IMPLEMENTATION, MONITORING AND REVIEW	17-18
5.0 MAINTENANCE VISIT SCHEDULE	18-20
APPENDICES	
1. APPENDIX A – LANDSCAPING PLAN SHEET 1 of 5	21
2. APPENDIX B – LANDSCAPING PLAN SHEET 2 of 5	22
3. APPENDIX C – TREE PIT DETAILS SHEET 3 of 5	23
4. APPENDIX D – LANDSCAPING FURNITURE SPECIFICATION SHEET SHEET 4 of 5	24
5. APPENDIX E – TREE PIT DETAILS SHEET 5 of 5	25

1.0 INTRODUCTION

The following Landscaping Management Plan has been prepared on behalf of Pellikaan Construction Ltd and relates to the Local Authority outline planning condition to produce a Landscape Management Report prior to the occupation of any part of the development. This Landscape Management Plan includes long term design objectives and management responsibilities for the Leisure Centre development.

- 1.1.1 The purpose of this document is to schedule all required maintenance regimes, operations and works necessary for the satisfactory management of the landscape in perpetuity.
The Management Plan sets out the management aims and objectives for the site along with the specific management objectives for each landscape component, and the associated maintenance works required on an Annual and infrequent basis.
The Annual Works are those works that will be required, such as watering, weeding, and cleaning.
The Occasional Works are those that will be required on an irregular or recurrent basis, such as repairs and renewals.

- 1.1.2 This document should be read in conjunction with the following planning documents:

- EML PEL 1143 01 - Landscaping Plan Sheet 1 of 5.
- EML PEL 1143 02 - Landscaping Plan Sheet 2 of 5.
- EML PEL 1143 03 - Tree Pit Details Sheet 3 of 5.
- EML PEL 1143 04 - Landscaping Furniture Specification Sheet 4 of 5.
- EML PEL 1143 05 - Tree Pit Details Sheet 5 of 5.

1.2 LOCATION

- 1.2.1 The site is situated towards the East of the town centre at the Sports Stadium, Wokingham Road, Wokingham RG6 1LF. Approximate grid reference SU 73915 73033 (See Figure 1)

FIGURE 1. Location Plan: Road Map: Not to Scale.



1.3 REQUIREMENTS, AIMS & OBJECTIVES

1.3.1 REQUIREMENTS:

LPA Planning Requirement - Prior to the commencement of construction within any Phase a landscape management plan for that phase, including long term design objectives, management responsibilities, timescales, and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

1.3.2

The LPA will approve this document as part of the planning process and this document therefore forms part of the approved planning documents.

Management shall therefore be carried out in accordance with this document following completion of the implementation management plan (and any contractual maintenance periods associated with these works). This document will outline the minimum standard of maintenance to ensure a safe, comfortable, attractive, biodiverse, and sustainable landscape is achieved in perpetuity.

1.3.3 AIMS:

The principal aims of this Landscape Management Plan are to secure a coordinated and high standard of landscape management for the landscape areas within the site, to ensure the successful integration of the development with the surrounding landscape and to protect and enhance nature conservation interests in accordance with the design objectives in the approved planning documents. This will include the appropriate maintenance of existing retained, and proposed landscape components.

1.3.4 OBJECTIVES:

The main objectives of the Landscape Management Plan are as follows:

- **To maintain landscape character:** To provide an attractive and robust landscape setting for the buildings on the site and reinforce local distinctiveness.
- **To achieve a high standard of maintenance:** To take measures to ensure the successful establishment and growth of new structural and incidental planting and to take appropriate long-term management measures to ensure the satisfactory appearance and sustainability of vegetation. To ensure that landscape components are replaced and/or improved over time as appropriate.
- **To maintain and enhance biodiversity:** To protect and enhance the nature conservation interest of both existing and new habitats and to ensure the adoption of management practices that enhance the biodiversity value of the site. To fulfil all legal requirements in relation to the protection and management of ecological features and the protection and management of target species including bats and birds.
- **To ensure health and safety:** To uphold the duty of care that all landscape components are safe and that all reasonable steps are taken to minimise risk of injury and damage to people and property.
- **To provide a mechanism or monitoring and review:** To ensure that management practices are monitored and where necessary reviewed on an annual basis in accordance with changing site circumstances and the views of key stakeholders (Adopting Local Authority, residents, representatives).

2.0 SITE MANAGEMENT AREAS:

2.1.1 SOFT & HARD LANDSCAPE COMPONENTS:

The landscape areas subject to this Landscape Management Plan include the following components:

- Proposed new tree planting.
- Proposed native hedgerow planting.
- Proposed ornamental shrubs.
- Proposed amenity grass/lawns.
- Proposed bulb planting.
- Proposed structures, walls, railings, fencing, gates, planters, and furniture.
- Hard landscape areas.

- 2.1.2 The information includes a description and specific management objectives for each component along with the annual and occasional management regimes required.
- 2.1.3 The extent and location of the different landscape components is shown on the drawing Appendix 1-3:
- EML PEL 1143 01 - Landscaping Plan Sheet 1 of 5.
 - EML PEL 1143 02 - Landscaping Plan Sheet 2 of 5.
 - EML PEL 1143 03 - Tree Pit Details Sheet 3 of 5.
 - EML PEL 1143 04 - Landscaping Furniture Specification Sheet 4 of 5.
 - EML PEL 1143 05 - Tree Pit Details Sheet 5 of 5.

3.0 MAINTENANCE & MANAGEMENT OPERATIONS/COMPLIANCE:

3.1 British Standards

All work will be carried out in accordance with:

BS 4428: 1989: Code of practice for landscape operations.

BS 3998: 2010 Recommendations for tree works.

BS 5837: 2012 Trees in relation to construction.

BS 7370 part 4: 1993 Recommendation for maintenance of soft landscape.

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

BS 3936 Part 9:1998 Nursery stock. Bulbs, corms and tubers.

BS 3969: 1998 Recommendations for turf general purposes.

3.2 FAILURES & REPLACEMENTS:

- All replacements are required to comply with condition 21 of Reading Borough Council planning approval 210735/FUL
- Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority, in accordance with Policy CC7 of the Reading Borough Local Plan 2019.
- Timing of replacement planting will be the next appropriate planting season, November through to March inclusive, although these are the most appropriate times for planting, the programme may not always coincide with the planting periods. If it is not possible to comply with the dates shown above for some plant types, the Contractor will request approval from the local planning authority and provide alternative methods for planting out of season, with appropriate maintenance requirements to ensure successful establishment.

3.3 PESTICIDES AND HERBICIDES

3.3.1 All procedures involving pesticides and herbicides will be in accordance with the following legislation:

- The Food and Environment Protection Act (1985);
- The Control of Pesticides Regulations (1986);
- The Control of Substances Hazardous to Health Regulations (2002);
- The Environment Protection Act (1990)
- Where possible minimal reliance on pesticide should be used to protect the local environment and all applications should be assessed by suitably qualified contractor to ensure nearby land and watercourse are not polluted from application.
- Herbicide selected to have full approval for use on amenity vegetation as advised by BASIS qualified supplier plus relevant product COSHH sheet and EC Directive 91/414/EEC (the "Authorization Directive") and the Plant Protection Products Regulations 1995 as amended by the Plant Protection Products (Basic Conditions) Regulations 1997.
- All herbicides must have an appropriate full or "off-label" approval for use in a relevant situation.
- Refer to the Pesticide Safety Directive, See enclosed website address for info.
<https://www.hse.gov.uk/pesticides/>.
- All pesticides shall be applied in suitable calm weather conditions; allow for repeat spraying as required to achieve a complete kill.

- Apply herbicide as required and at intervals to ensure no regeneration of weed, usually equating to four sprays per year during the growing season at 6-week intervals, from late April onwards.
- The timing of visits may vary according to weather conditions.
- Extreme care must be taken to avoid damage to surrounding plants and grass, and to avoid spray drift.
- Any damage resulting from incorrect usage, spillage, and spray drift, to be rectified at the Landscape Management Contractor's expense

3.4 PROPOSED NEW TREE PLANTING

3.4.1 Description

- New tree planting is incorporated into the proposed development in both soft and hard landscaping to provide landscape structure and amenity value. Such tree planting will define focal points, enclose avenues/pathways and spaces, and soften the built form.

3.4.2 MANAGEMENT OBJECTIVES

The management objectives for new tree planting are to:

- Ensure the satisfactory establishment and growth of new tree planting typical of the respective species.
- Promote conditions so that trees are healthy and safe.
- Ensure continuity of the design approach and amenity value of tree planting.

3.4.3 ANNUAL WORKS

i) General tree maintenance during establishment:

- Check all trees for firmness and stability in the ground.
- Check and adjust tree stakes & ties, replacing if necessary.
- Top up bark mulch levels where necessary around the base of new trees, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture.
- Where trees are in grass areas, remove weed growth by hand and retain a circle of bark mulch (approximate radius of 500mm) to aid mowing and prevent damage to the main stem.
- All trees shall be fertilised using a suitable and approved liquid feed applied as per manufacturers recommendations during early April and again in late September.
- Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood as required.
- Remove all cut material from site.

ii) General tree maintenance once established:

- Visual Inspection: Trees should be regularly visually checked for the presence of any diseased or rotten wood; fungal or other infections/disease; and stability. If any such issues are identified, then the advice of a qualified arboriculturist should be sought immediately.

iii) Annual Arboricultural Assessment:

- In any event, an Arboricultural Assessment should be undertaken once annually by a qualified arboriculturist inspecting the condition of existing trees including any cause of increased risk to people or property. Furthermore, during the Arboricultural Assessment, the health of the trees shall be monitored, and any works required for health and safety or to promote the health and sustainability of existing trees shall be identified, scheduled, and actioned at a suitable time of year following application and granting of appropriate consents by the LPA (where required), refer to Occasional Works in paragraph 3.4.4 below.

iv) Watering trees:

- Additional watering visits should be applied to trees during periods of dry weather (Watering should be applied weekly). The rooting areas around newly planted trees should be thoroughly watered often to maintain turgidity and growth, until trees are successfully established year 5.
- Watering Trunks smaller than 2" (5 cm): 5 Litres per inch of trunk diameter. Trunks larger than 2" (5cm): 10 Litres per inch of trunk diameter. Girth measured from nursery level at 1m.
- Apply water into the exposed watering inlets for trees within hard landscaping.

- Apply water to both exposed inlets and surface rooting area for trees in soft landscaping.
- Trees will be watered for a minimum of 5 years (See maintenance schedule & Drawings Appendices).
- The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources, and costs of obtaining second class water.
- The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract.

3.4.4 OCCASIONAL WORKS

i) Checking and removal of tree stakes and ties:

- Review the need for tree stakes and ties annually for up to 6 years.
- Remove stakes and ties between 4 to 6 years after planting, but be sure trees are firm and stable.
- Stakes and ties removed shall be cut at ground level, below lowest grass height (to prevent snagging mower blades) or pulled from the ground and the post holes filled with suitable topsoil.
- If the tree is found to be weak or unstable after the stakes have been removed, then check the base of the tree for signs of rot. If rotten or unlikely to stabilise, remove the tree and replace once prior approval from the local planning authority has been granted.
- If the tree is free from rot or other cause of its instability, then reinstate a tree support, using 100mm diameter tree stake and single tie.
- The stake should be pushed into the ground with a post rammer, to a depth of 600mm and cut to one third the height of the tree.
- Fix the tree stem with a rubber tie and spacing device attached to at a point no more than 25-35mm below the top of the post, to prevent chaffing against the post in high winds.
- Remove old posts and ties and arisings and dispose to contractor's tip.

ii) Long-Term tree surgery works:

- After 10-20 years of maintenance as above (or earlier if required), newly planted trees will reach semi-maturity and at this time may need corrective surgery.
- Trees should become subject to the annual Arboricultural Assessment and any works recommended shall be carried out in accordance with paragraphs 3.4.3.

iii) Tree replacement and enhancement of tree cover:

- Any tree that dies or is necessarily felled, but which is not removed as part of a programme of tree removals, shall be replaced with a tree of appropriate species and stock size once prior approval from the local planning authority has been granted.
- Such replacement shall be with a tree of either the same or similar species as those existing.
- The option for replacing with an alternative species will be agreed with the local planning authority prior to replacement and will allow some flexibility avoiding problems encountered with 'Same Species Disease' and to ensure sustainable tree cover in the interests of visual amenity.
- Possible damage to drainage/services and adjoining building foundations must be considered before choosing a replacement tree species and location.
- Where alternative species are being considered, then the species should be suitable to the character of the location and adjoining trees.
- Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of trees and tree groups, in the interests of the long-term sustainability of strategically important vegetation.
- Trees should be a minimum stock size shown on the landscaping plans (Appendices A-E) and maintained in accordance with good horticultural practice and the 5 years maintenance outlined in this document.
- Replacement and enhancement planting will be undertaken during the planting season (November through to March inclusive).

3.5 PROPOSED HEDGEROWS & EXISTING HEDGEROWS

3.5.1 Description

- New *Ligustrum vulgare* has been chosen, to provide a robust, semi – evergreen, defined boundary between the proposed car park extension and the existing park. Once established the hedge will be maintained at a maximum height of 1.2 meters to an A shape (with a flat top). The aim of the hedge will be to keep a formal shape to ensure no conflicts with adjacent parked cars.
- New *Prunus lusitanica* hedge has been chosen to provide a softened transition between the plaza and adjacent Carpark. The intention of this hedge is to provide an evergreen boundary at a maximum height of 1.2 meters to an A shape (with a flat top), this will also help to prevent vehicle access to the plaza area in conjunction with the proposed bollards.
- Existing Hornbeam hedgerow will be rationalised to an A shape (with a flat top) and maintained at 1.2-meter height. The condition of the hedge will be monitored, and gaps or damaged/diseased sections will be removed and replaced to ensure the hedges continued development.
- Existing Laurel hedge will be rationalised to an A shape (with a flat top) and maintained at 1.2-meter height. The condition of the hedge will be monitored, and gaps or damaged/diseased sections will be removed and replaced to ensure the hedges continued development. The aim of the hedge will be to keep a formal shape to ensure no conflicts with adjacent parked cars.

3.5.2 MANAGEMENT OBJECTIVES

The management objectives for new hedgerow planting:

- Ensure the satisfactory establishment and growth of new hedgerow planting with a typical hedge height, form, and density according to species.
- Maintain planting in a healthy and attractive condition of value to wildlife.
- Ensure continuity of the design approach and amenity value of planting.

3.5.3 ANNUAL WORKS

i) Weeding and general maintenance:

- Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas.
- Visits should occur monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in February for inspection & pruning works.
- Hedges should be cut annually in summer (checking first that there are no nesting birds). Bird nesting season March - August.
- The aspect of existing hedge maintenance most often neglected is mulching and feeding. Most middle-aged hedges are malnourished. If old hedge plants are suffering from malnutrition, apply a general fertiliser or a formulation for tree nutrition. The fertiliser should be pricked in and then watered in with a fine spray. The most common cause of sudden death of hedges is honey fungus, and regular inspections should be carried out by making a small excavation to expose the condition of the roots and lower stem and looking for traces of 'bootlaces' of *Armillariella mellea*.
- For newly planted hedgerows, take great care not to disturb bark mulch; top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture.
- Weeding frequency should therefore be according to the site and density of vegetation cover and in any event should be ten visits per annum, to achieve a weed free scheme.
- All weeds shall be removed from the site.

ii) Cutting / trimming of *Ligustrum vulgare* hedge:

- Once the hedge has established circa 1 year, the hedge should be trimmed to encourage a good form and new growth.
- Cut the hedge twice a year annually, prune in early May before flowering & Late August (Check for birds before pruning).
- Hedges will be maintained to an approximate height of 1.2m to form an A frame, even, and tidy hedge that is formal in character.
- Remove all cut material from site.

iii) Cutting / trimming *Prunus lusitanica* hedge:

- Once the hedge has established circa 1 year, the hedge should be trimmed to encourage a good form and new growth.
- *Prunus* species are susceptible to infection by the silver leaf fungal parasite, the airborne spores of which are released in autumn and early winter, and should therefore be pruned in the growing season, when risk of infection is lowest.
- Cut the hedge twice a year annually, prune in early May before flowering & Late August (Check for birds before pruning).
- Hedges will be maintained to an approximate height of 1.2m to form box shaped, even, and tidy hedge that is formal in character.
- Remove all cut material from site.

iv) Cutting/trimming of existing Laurel hedge:

- *Prunus* species are susceptible to infection by the silver leaf fungal parasite, the airborne spores of which are released in autumn and early winter, and should therefore be pruned in the growing season, when risk of infection is lowest.
- Cut the hedge twice a year annually, prune in early May before flowering & Late August (Check for birds before pruning).
- Hedges will be maintained to an approximate height of 1.2m to form an A frame, even, and tidy hedge that is formal in character.
- The health and condition of the hedge should be assessed upon each maintenance visit see 3.5.3 Annual works.
- Cut larger stems and prune any diseased rotten wood back to sound wood.
- Remove all cut material from site.

v) Cutting/trimming of existing Hornbeam hedge:

- Cut the hedge twice a year annually, once in Early June and again in Early September.
- Hedges will be maintained to an approximate height of 1.2m to form an A frame, even, and tidy hedge that is formal in character.
- The health and condition of the hedge should be assessed upon each maintenance visit see 3.5.3 Annual works
- Cut larger stems and prune any diseased rotten wood back to sound wood.
- Remove all cut material from site.

vi) Watering of new hedges during establishment:

- Water hedges during dry periods (change watering schedule to weekly visits).
- Water shrubs to field capacity (minimum ten litres per m²) applying water in the morning or early evening to reduce evaporation.
- For newly planted hedgerows apply 16no. visits from April to the end of October.
- The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources, and costs of obtaining second class water.
- The Landscape Management Contractor shall be responsible for any failures or excessive die back from drought stress during the management contract.

3.5.4 OCCASIONAL WORKS

i) Gapping up and replacement of ornamental hedges:

- Remove failed plants and replace with a plant of the same species, to a minimum size of a 10L pot with a minimum height and spread of 150-175mm. The height should be trimmed to match existing.
- Gap up areas of less dense growth with additional plants as required planted in a single row to achieve a continuous hedge alignment, taking due allowance for the natural growth and regeneration of cut material.

- Include any works necessary to enable planting to be properly carried out i.e., removal and disposal of dead material off site and for topping up/replacement of bark mulch.

3.6 PROPOSED ORNAMENTAL SHRUBS, HERBACEOUS & GRASSES

3.6.1 Description

- Ornamental shrubs, herbaceous and grass plants are proposed in the areas around the new Leisure Centre and car park areas in conjunction with trees, hedges, and lawns.
- Planting areas surround the parking have been designed to provide visual interest for public access pathways and approach roads. Whilst adding amenity value to enhance the built form.
- Species will include a range of plants with a mix of evergreen and deciduous species.
- Although ornamental in character species will be selected to provide general habitats and foraging for wildlife including night scented flowering, fruiting, and seed head varieties.
- Species maintenance should consist of its species-specific requirements early spring and be carried out to ensure its healthy growth/longevity.

3.6.2 MANAGEMENT OBJECTIVES

The management objectives for new shrub and groundcover planting are to:

- Ensure the satisfactory establishment and growth of new ornamental planting.
- Maintain planting in a healthy and attractive condition and enhance the value of planting where required to accommodate ecological requirements.
- Ensure continuity of the design approach and amenity value of planting prolonged.

3.6.3 ANNUAL WORKS

i) Weeding:

- Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Ten visits are required per growing season.
- Visits should occur monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the condition of beds.
- Take great care not to disturb sheet or bark mulch; top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied.
- Weeding frequency should therefore be varied according to the site and density of vegetation cover and in any event should be ten visits per annum i.e., whatever is required to achieve a weed free scheme.
- All weeds shall be removed from the site.

ii) Spot Herbiciding:

- Where required, persistent perennial weeds can be controlled using herbicide.
- For planting beds containing herbaceous plants and shrubs, apply a suitable folia-acting systemic translocated herbicide using a weed wiper device to avoid killing wanted plants.
- The use of herbicides should only be made following a risk assessment to consider potential effects on the environment and on human health, but also spray drift killing the wrong plants.
- The application and regulation of herbicides (refer to paragraph 3.3).

iii) General planting maintenance:

- At each visit firm in and straighten any loose plants.
- Top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture.
- All shrubs shall be fertilised using an approved liquid feed (N10:P15:K10) at a rate of 60g/m² during early May and late September.

iv) Pruning of ornamental planting:

- Prune back shrubs in the period between October to March in accordance with sound horticultural practices, pruning back to a node, shoot or bud; prune out dead, leggy and broken branches, without damage to the natural habit or appearance of plant without box clipping or rounding off plants.

- Prune out crossover branches, invasive suckers, dead wood, damaged stems, any spindly growths and any epicormic growth that will weaken the plant.
- Prune back Rosaceous and quick and leggy growing plants much harder than other species but prune back by no more than 30% in any single year.
- Cut back Lavender after flowering.
- Herbaceous plants cut back removing dead stems and old foliage for new spring growth or dig up and split as appropriate at recommended time for species. Generally, maintain at the end of August and Seed head species should have dead foliage left in place over winter to provide foraging for wildlife and cut back in April to allow new spring growth.
- Prune Geraniums hard after flowering to reduce foliage by 80%.

v) Watering:

- Water both shrubs and specimens during dry periods Water hedges during dry periods (change watering schedule to weekly visits).
- For newly planted shrubs apply 16no. visits from April to the end of October.
- Water all shrubs to field capacity (minimum 10 litres per m²) and water all large specimen shrubs at 10 litres each.
- The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources, and costs of obtaining second class water.
- The Landscape Management Contractor shall be responsible for any failures or excessive die back from drought stress during the management contract.

3.6.4 OCCASIONAL WORKS

i) Replacement and enhancement planting:

- Cut back any shrubs and herbaceous plants where they have become old, misshapen, leggy or they have lost their vigour.
- Specimens, shrubs, or herbaceous plants that fail to show growth or develop full foliage (including plants damaged during management operations), where such plant failure leaves a gap in the foliage not filled by adjacent plants, shall be replaced with stock of the size, species and quality originally specified.
- Include any plants that are destroyed by vandalism, theft, or similar cause through no fault of the Landscape Management Contractor, up to and not exceeding 5% of the plant stock. Specimens, shrubs, or herbaceous plants so replaced shall be the same as those specified, previously supplied, and approved. Nursery stock shall be container grown and shall be a minimum stock size of a 3L pot.
- Planting should be implemented and maintained in accordance with good horticultural practice.
- Include any works necessary to enable planting to be properly carried out i.e., removal and disposal of dead material off site and for topping up/replacement of bark mulch.
- Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of vegetation in the interests of the long-term sustainability of strategically important vegetation.

3.7 PROPOSED ORNAMENTAL SMALL TREES, SHRUBS, HERBACEOUS & GRASSES WITHIN PLANTERS.

3.7.1 Description

- The proposed new planters next to the West of the old Leisure Centre building have been proposed to soften the area of hard landscaping and provide.
- The two larger planters to the west of the existing leisure centre will have consist of multi-stem small trees with evergreen shrubs and herbaceous species to provide seasonal interest. Integrated seating has also been provided.
- Species will include a range of plants with a mix of evergreen and deciduous species with annual maintenance in early spring.
- Although ornamental in character species will be selected to provide general habitats and foraging for wildlife including night scented flowering, fruiting, and seed head varieties.

3.7.2 MANAGEMENT OBJECTIVES

The management objectives for new shrub and groundcover planting are to:

- Ensure the satisfactory establishment and growth of new ornamental planting.
- Maintain planting in a healthy and attractive condition and enhance the value of planting where required to accommodate ecological requirements.
- Ensure continuity of the design approach and amenity value of planting prolonged.

3.7.3 ANNUAL WORKS

i) Weeding:

- Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Ten visits are required per growing season.
- Visits should occur monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in November or January to inspect the condition of the beds.
- Take great care not to disturb sheet or bark mulch; top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied.
- Weeding frequency should therefore be varied according to the site and density of vegetation cover and in any event should be ten visits per annum i.e., whatever is required to achieve a weed free scheme.
- All weeds shall be removed from the site.

ii) Spot Herbiciding:

- Where required, persistent perennial weeds can be controlled using herbicide.
- For planting beds containing herbaceous plants and shrubs, apply a suitable folia-acting systemic translocated herbicide using a weed wiper device to avoid killing wanted plants.
- The use of herbicides should only be made following a risk assessment to consider potential effects on the environment and on human health, but also spray drift killing the wrong plants.
- The application and regulation of herbicides (refer to paragraph 3.3).

iii) General planting maintenance:

- At each visit firm in and straighten any loose plants.
- Top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture.
- All shrubs shall be fertilised using an approved liquid feed (N10:P15:K10) at a rate of 60g/m² during early May and late September.

iv) Pruning of ornamental planting:

- Prune back shrubs in early April and Mid October, pruning back to a node, shoot or bud; prune out dead, leggy, and broken branches, without damage to the natural habit or appearance of plant without box clipping or rounding off plants.
- Prune out crossover branches, invasive suckers, dead wood, damaged stems, any spindly growths and any epicormic growth that will weaken the plant.
- Prune back Rosaceous and quick / leggy growing plants much harder than other species but prune back by no more than 30% in any single year.
- Cut back Lavender after flowering.
- Herbaceous plants cut back removing dead stems and old foliage for new spring growth or dig up and split as appropriate at recommended time for species. Generally, maintain at the end of August and Seed head species should have dead foliage left in place over winter to provide foraging for wildlife.
- All deciduous grasses in spring by removing dead stems before new growth starts to appear.
- Prune Geraniums hard after flowering to reduce foliage by 80%.

v) General Watering:

- The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the

timing of any additional watering visits if required and where restrictions are placed on the use of water, sources, and costs of obtaining second class water.

- The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract.
- Mona tanks should be topped up to the correct fill level every 5-6 weeks yearly.
- During periods of dry weather, the Mona tanks will required to be filled to level every 3-4 weeks
- Ensure that during periods of adverse dry weather conditions the planters should be watered from the top as well as refilling the Mona tanks. (See tree watering requirements for Multistem trees)
- During periods of dry weather monitor the planting and adjust maintenance visit to suit watering requirements.
- During the first watering visit of the growing season early April, a liquid fertiliser can be applied to insure the topsoil nutrients are maintained within the planters.
- Liquid fertiliser GT advance fertiliser 7-7-7+TE+seaweed, applied as 30ml/1Lt Water or similar approved.

3.7.4 OCCASIONAL WORKS

i) Replacement and enhancement planting:

- Cut back any shrubs and herbaceous plants where they have become old, misshapen, leggy or they have lost their vigour.
- Specimens, shrubs, or herbaceous plants that fail to show growth or develop full foliage (including plants damaged during management operations), where such plant failure leaves a gap in the foliage not filled by adjacent plants, shall be replaced with stock of the size, species and quality originally specified.
- Include any plants that are destroyed by vandalism, theft, or similar cause through no fault of the Landscape Management Contractor, up to and not exceeding 5% of the plant stock. Specimens, shrubs, or herbaceous plants so replaced shall be the same as those specified, previously supplied, and approved. Nursery stock shall be container grown and shall be a minimum stock size of a 3L pot.
- Planting should be implemented and maintained in accordance with good horticultural practice.
- Include any works necessary to enable planting to be properly carried out i.e., removal and disposal of dead material off site and for topping up/replacement of bark mulch.
- Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of vegetation in the interests of the long-term sustainability of strategically important vegetation.

3.8 PROPOSED AMENITY GRASS & BULBS

3.8.1 Description

- Area of cultivated turf proposed to the Northwest and Southwest of the building, to provide replacement for areas of turf lost to development.
- The mowing frequency will be related to the grass/bulb mixes and function of the area.

3.8.2 MANAGEMENT OBJECTIVES

The management objectives for amenity grass areas will be to:

- To ensure the satisfactory establishment of the grass sward and to maintain healthy and suitable grass areas, appropriate to function and use.
- To ensure seasonal growth of bulbs areas are maintained to provide amenity value and longevity.

3.8.3 ANNUAL WORKS

i) Mowing and edging:

- Amenity grass areas shall be mown to maintain the visual amenity of the area.
- Mowing frequency and height shall be adjusted the function and use of each area.
- All grass shall be mown initially with a mower once early spring (mid-March), to a height of 40mm and thereafter using a mower to a height of 50mm, collecting the arisings each time, and removing off site.
- The edge of paving and shrub beds shall be kept free of grass using strimmer's or edge clippers once per month during the growing season.
- Areas of bulbs within the grass will be left unmoved until the bulbs foliage has died back to ground level.

ii) General lawn care:

- Apply an approved turf fertilizer, selective weed killer and moss retardant in May and September, applying strictly in accordance with the manufacturer's instructions, Control of Pesticide Regulations, COSHH Regulations and product COSHH sheet in suitable weather conditions.
- Amenity grass areas shall be weeded either by hand or (especially persistent weeds) herbicide treated to maintain the visual amenity of the area (refer to paragraph 3.3).
- Upon completion of seeding/turf installation. Chestnut pale fencing should be installed to BS1722-4 at a height of 1.2m as a temporary protection so new turf can establish.
- Once grass has been well established, the fence will remove from site, remain property of the contractor.

iii) Watering amenity grass areas:

- During the first 3 years following initial seeding or following re-seeding operations, water amenity grass areas during periods of extreme drought (2 or more weeks without substantial rainfall) to a maximum of eighteen occasions.
- After establishment continue to water only if deemed to be required. To aid the natural establishment of grass areas, only water where unavoidable, where the grass is going brown and appears to be suffering from severe drought stress.
- When watering, water to field capacity (minimum 20L/m²) in the morning or in the evening to reduce water evaporation, when the water is more likely to reach the roots.
- The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources, and costs of obtaining second class water.

3.8.4 OCCASIONAL WORKS

i) Replacement of failed turf:

- Small areas of dead, dying or failing grass and bulbs shall initially be made good through changes to the mowing regime or through temporary protection of high wear areas using temporary fencing or similar.
- Larger areas of degradation may require re-cultivating and reseeded.
- Cut out sections of distressed and failing or dead areas of turf using a suitable turf-stripping machine or for small areas by hand.
- Supply and lay new turf of a suitable standard and lay flush with existing sward, filling any cracks and top dressing with a 70:30 ratio mix of sand and screened topsoil.
- This sand/soil mix shall also contain grass seed of the same or similar species to the turf.
- For more wholesale degradation of the turf sward, the entire area will require to be re-seeded.
- Cultivate or power-harrow the affected area until a fine tilth is achieved (removing stones greater than 20mm) and grade until level with adjoining areas.
- Apply a pre-seeding fertilizer at a rate of 70g/m² and seed with a general amenity seed mix such as Barenbrug Bar 11 or other equal and approved, raking until the seed is a few millimetres below the surface.
- Water thoroughly and maintain the soil in a moist condition, removing stones, weeding, and mowing until the grass is established.

3.9 HARD LANDSCAPE AREAS

3.9.1 Description

- A range of hard landscape areas will be incorporated into the development layout including footpaths and shared car parking areas.

3.9.2 Management Objectives

- To ensure that hard landscape surfaces are safe and comfortable to use and are clean from litter and other debris.

3.9.3 ANNUAL WORKS

i) General cleanliness:

- All paved surfaces shall be swept monthly to ensure that they are clean, tidy, and free from dust, litter and

debris (removing all arisings off site).

- Increase sweeping to fortnightly in autumn when leaves are falling.

ii) Condition of paved surfaces:

- All hard landscape surfaces and edgings shall be inspected monthly checking for mechanical damage, vandalism, settlement, frost heave, staining, litter and debris or any other defect.
- Any such defects shall be documented, and a corrective methodology agreed with the Adopting Authority and implemented as appropriate by the Landscape Management Contractor.

3.9.4 OCCASIONAL WORKS

i) Repairs and renewals:

- Where scheduled inspection detects paved areas in need of replacement, extension, or alteration to their original intended function or to minimise risk of injury, then such repair and/or renewals should be affected immediately.
- Remove defective paving, through excavation and make good base and sub-base materials as required, reuse salvageable paving units, and relay paving, buying in new products to replace any that are damaged or defective.
- Where there is differential settlement or the units wobble, or are not firmly bedded, jointed, or pointed, ensure that the units are relayed firmly, re-bedding, jointing and where appropriate pointing, all to match the bonding pattern existing on site.

3.10 PROPOSED STRUCTURES, WALLS, RAILINGS, FENCING, BOLLARDS, AND GATES

3.10.1 Description

- Throughout the site a combination of elements, such as walls, railings and fencing have been used to define and enclose private spaces associated with the leisure centre and neighbouring premises.

3.10.2 Management Objectives

The management objectives for these areas will be to:

- To ensure structures, walls and fencing are safe, functional, sound, clean and free from dilapidations, hazards, rot, vandalism or damage, graffiti, and grime.

3.10.3 ANNUAL WORKS

i) General maintenance for structures and walls:

- Inspect structures, walls monthly taking great care to inspect piers, masonry, pointing and jointing, copings, damp proof courses etc. Look for and record any cracking, loose elements, damage, graffiti, spalling cement, efflorescence, or dampness issues, sapping, flaking, or crumbling of masonry or units.
- All defects shall be carefully recorded and arrangements for repair made within seven days with an approved masonry contractor as appropriate.

ii) General maintenance for timber fences:

- Inspect posts, footings, rails, styles, braces, fixings, latches, bolts fasteners and paint or stain work.
- Check that posts are upright and firm and that footings are intact.
- Ensure that fixings show no signs of rust.
- Record all defects carefully and arrange for making good, repair adjusting, tightening, or re-painting/ staining as required within seven days with an approved fencing, decorating, or cleansing contractor as appropriate.

iii) General maintenance for railings:

- Inspect posts, footings, rails, rods, braces, fixings, latches, bolts, fasteners, galvanising, and paint work.
- Check that posts are upright and firm and that footings are intact.
- Ensure that fixings, metalwork, and paint work show no signs of rust, chipping, flaking, abrasion, or any other defect.
- Record all defects carefully and arrange for making good, repair adjusting, tightening, or re-painting/ staining as required within seven days with an approved fencing, decorating, or cleansing contractor as appropriate.

- Railings that have defective paintwork shall be painted with paint to match existing – apply with a suitable brush for the paint type (e.g. some metal work paints need a Turks-head brush, and ensure 100 Microns per coat, and a total of 3 coats, applied in dry open weather, above the dew point and following suitable preparation work, cleansing the surfaces with soap and water and then allowing adequate drying time.
- Re-painting shall take place at 5–10-year intervals or as required to keep paintwork in good condition.

3.10.4 OCCASIONAL WORKS

i) Changes and renewals for structures, walls, railings, fencing and gates:

- Where scheduled inspections report defects to structures and other enclosing elements, that are in need of wholesale replacement, extension or alteration in order to function satisfactorily and to minimise risk of injury or harm, and where such items are found to be beyond repairable condition, then these changes or renewals should be affected immediately.
- Demolish and remove defective elements and replace or add masonry, panels, posts, timber work, or metalwork, as appropriate - including carting away the failed and excavated or broken out materials to skip, ensuring all new elements match those existing in all respects, both the material type and gauge/ dimensions and the decorative finish and colour.

3.11 STREET FURNITURE / PLANTERS

3.11.1 Description

- Street furniture including planters, benches, bins, Cycle Shelters, cycle hoops, have been proposed within the site.

3.11.2 Management Objectives

The management objectives for street furniture are:

- To ensure these elements of street furniture, are safe, functional, clean, and free from dilapidations, bird faeces dust, graffiti, and grime.

3.11.3 ANNUAL WORKS

i) General maintenance for street furniture.

- Inspect all elements of the street furniture monthly taking great care to inspect posts, footings, fixings and paint work for benches, seats, bins, bollards, signage etc, are safe, functional, clean, and free from dilapidations, bird faeces dust, graffiti, and grime.
- Check that posts are upright and firm and that footings are intact. Ensure that paint work is complete and that there is no sign of rust.
- Ensure that all fixings are secure and in good repair.
- Any defect shall be carefully recorded and arrangements for repair made within seven days with the Street Furniture Company or other suitable and approved contractor.
- All painted, electrostatic powder coated, or stained surfaces (or other similar surface treatments) shall be thoroughly inspected, and any damage, chipping, flaking, abrasion or fading made good with matching treatment, applied strictly in accordance with the manufacturer's instructions, product COSHH sheet and latest COSHH Regulations. All graffiti shall be removed, and surfaces made good if necessary.
- Street furniture shall be cleaned monthly, removing dirt, bird faeces, and grime using detergent and scrubbing sponges or brushes – as appropriate, rinsing and drying to leave a clean surface.
- Litterbins shall be emptied at two-week intervals, including removal of any spilled litter and weekly between April and September inclusively, carting litter to licensed tip in sealed bags.

3.11.4 OCCASIONAL WORKS

i) Changes and renewals for street furniture.

- Where scheduled inspections report detects to street furniture, that need wholesale replacement or alteration in order to function satisfactorily and to minimise risk of injury or harm, and where such items are found to be beyond repairable condition, then these changes or renewals should be affected immediately.
- Demolish and remove defective elements and replace or add new items as appropriate - including for

carting away the failed and excavated or broken out materials to skip, ensuring all new elements match those existing in all respects, both the material type and gauge/ dimensions and the decorative finish and colour, unless a suitable alternative is agreed with stakeholders.

4.0 IMPLEMENTATION, MONITORING AND REVIEW

4.1 Implementation

- 4.1.1 The adopting organisation for the site will arrange to undertake all management aspects relating to the external landscape areas in line with Reading Borough Council Policies.
- 4.1.2 The adopting organisation will coordinate all management of the site in perpetuity in accordance with this Landscape Management Plan and the accompanying maintenance schedules.
A representative of the Private Management Company will be appointed as the main point of contact for residents, relating to the management of the site.
- 4.1.3 The adopting organisation may employ a Landscape Management Contractor to carry out general maintenance operations.
Specialist Contractors may be used on an as needs basis to complete specialist operations and/or occasional works.
- 4.1.4 The adopting organisation may also appoint from time-to-time consultants to provide specialist advice, monitoring or to undertake a watching brief in relation to aspects of this site or specific maintenance operations.
This will include suitably qualified ecologists, arboriculturists, landscape architects, engineers and/or health and safety.
- 4.1.5 All works, materials and operations will be in accordance with relevant legislation, British Standards, Regulations (including the CDM Regulations) and Codes of Practice.

4.2 Process for Monitoring and Review

- 4.2.1 The Landscape Management Plan and maintenance schedules will be monitored and assessed for their effectiveness on an annual basis for the first five years following the completion of the development.
- 4.2.2 Each annual review will be coordinated and completed by a suitably qualified representative of the Adopting Authority. The review will include advice from specialist consultants as required (such as a qualified arboriculturist and ecologist), the Landscape Management Contractor and other stakeholders including representative(s) from the Local Planning Authority.
- 4.2.3 To this end the review shall may include (as appropriate):
- Specialist reports - advising on aspects such as protected species, general silvicultural husbandry and health and safety issues.
 - Records or attendance sheets demonstrating the maintenance work undertaken.
 - A walk over assessment of the landscape areas to assess landscape components and their condition, and the need for enhancement including minutes.
- 4.2.4 The review should identify any changes to site conditions and circumstances, whether the aims and objectives of the Landscape Management Plan are being met, and where identified changes are need to existing management practices and timeframes.
Furthermore, any strategic enhancements, including new planting should be identified and priorities established for undertaking these works.
- 4.2.5 Within 1 calendar month of the review, a revised Landscape Management Plan shall be produced (if appropriate) and circulated to stakeholders. Within 5 years of the completion of the site, then the revised document shall be submitted to the LPA as a non-material amendment to the previously approved Landscape Management Plan.

- 4.2.6 After the first five years the Landscape Management Plan will be reviewed every five years, or as required to ensure the satisfactory management of the landscape in perpetuity.

FURTHER NOTES & COMMENTS SECTION:

5.0 Maintenance Schedules - See in conjunction with:

- 1) Landscaping Maintenance & Management Report
- 2) Appendix A - E Landscaping Drawings

Landscape Maintenance Visit Schedule (Years 1-5) – Year 1

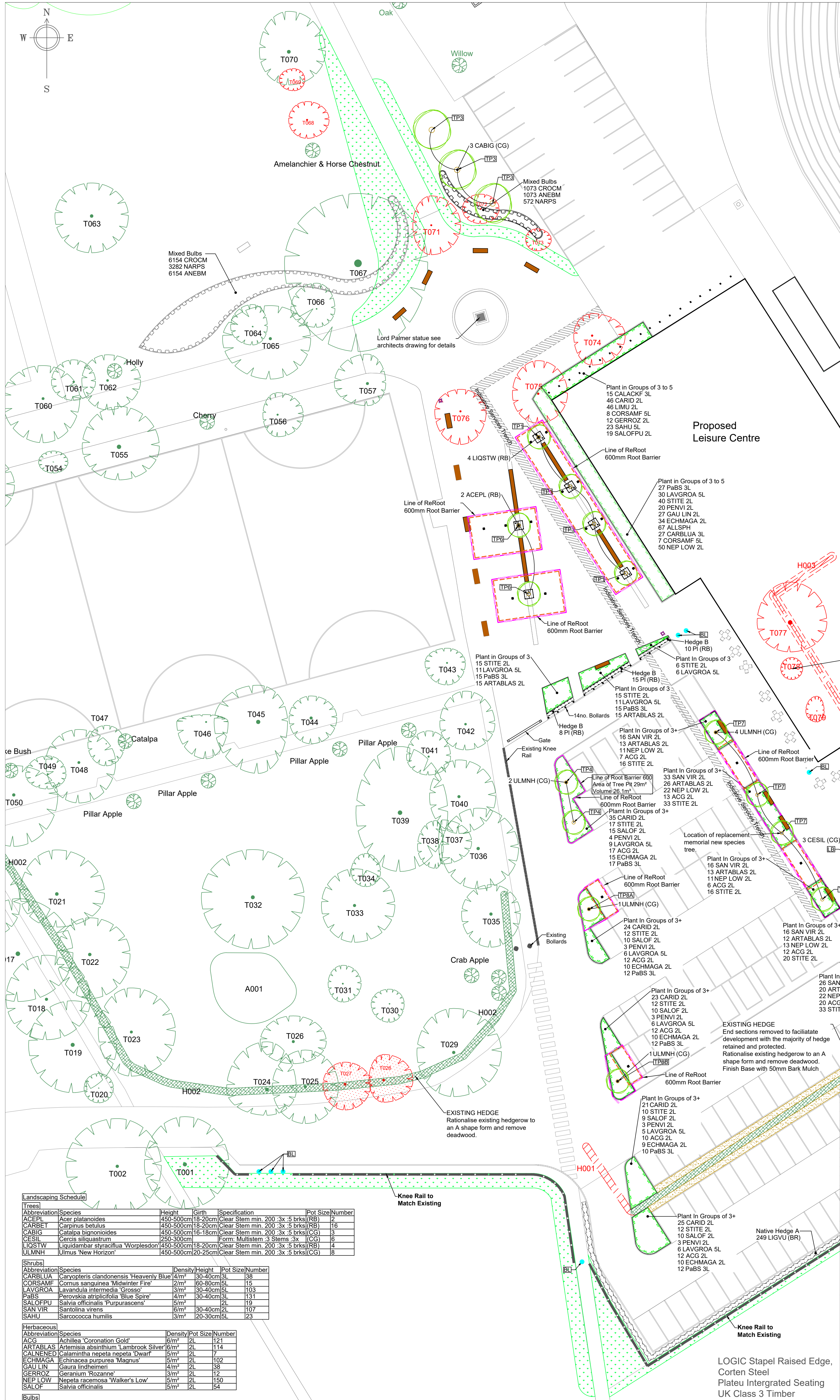
Scope of Works Summary	JAN					FEB				MAR				APR				MAY				JUN				JUL				AUG				SEP			OCT			NOV			DEC																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52											
Weed Control								X						X					X				X				X				X				X																												
Fertilizer Application																																X																															
Shrub pruning (Dependant on Species)														X																							X																										
Grasses & Herbaceous Pruning														X																																																	
Existing Hornbeam Hedge										BIRD NESTING SEASON																										X																											
Existing Laurel Hedge										BIRD NESTING SEASON – PRUNE EARLY MAY & LATE AUGUST																																																					
Ligustrum vulgare Watering (Year 1-5)														X		X		X		X	X	X	X	X	X	X	X		X		X		X		X		X		X																								
Prunus lusitanica Watering (Year 1-5)														X		X		X		X	X	X	X	X	X	X	X		X		X		X		X		X		X																								
Plant Checking,								X						X					X				X				X				X				X				X				X																				
Pest & Disease Control								X						X					X				X				X				X				X				X				X																				
Tree Inspection								X						X					X				X				X				X				X				X				X																				
Tree Stake & Tie Check								X						X					X				X				X				X				X				X				X																				
Tree Surgery								X						X					X				X				X				X				X				X				X																				
Litter Pick & General Site Tidy								X						X					X				X				X				X				X				X				X																				
Amenity Grass Areas								X						X					X				X				X				X				X				X				X																				
Inspection Failed Planting								X						X					X				X				X				X				X				X				X																				
Plant Replacement																																												X																			
Shrubs & Hedges Watering (Year 1-5)														X		X		X		X	X	X	X	X	X	X	X		X		X		X		X		X		X																								
Footpaths & Fences Inspection								X						X					X				X				X				X				X				X				X																				
Watering to Planters				X						X						X				X			X				X				X				X				X				X																				
Watering to tree planting Years 1 to 5	TREE MONITORING & PLANTING SEASON													TREE WATERING PERIOD FOR 5 YEARS SEE PAGE 19																																			TREE MONITORING & PLANTING SEASON														

Years 2+ Landscape Maintenance Visit Schedule

Scope of Works Summary	JAN					FEB				MAR				APR				MAY				JUN				JUL				AUG				SEP			OCT				NOV				DEC																										
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52																			
Weed Control								X						X						X				X				X						X																																					
Shrub pruning (Dependant on Species)														X										X							X						X																																		
Existing Hornbeam Hedge										BIRD NESTING SEASON																													X																																
Existing Laurel Hedge										BIRD NESTING SEASON – PRUNE EARLY MAY & LATE AUGUST																																																													
Proposed Ligustrum & Buxus Hedge										BIRD NESTING SEASON – PRUNE EARLY MAY & LATE AUGUST																																																													
Proposed Prunus lusitanica Hedge										BIRD NESTING SEASON – PRUNE EARLY MAY & LATE AUGUST																																																													
Deciduous Grass Species Pruning													X																																																										
Herbaceous Pruning (Dependant on Species)													X																																																										
Plant Checking,								X			X				X				X				X				X			X				X				X				X																													
Pest & Disease Control								X			X				X				X				X				X			X				X				X				X																													
Tree Inspection								X			X				X				X				X				X			X				X				X				X																													
Arboricultural Mature Tree Inspection								X																																																															
Tree Stake & Tie Check								X			X				X				X				X				X			X				X				X				X																													
Tree Pruning, Dead Wood Removal								X			X				X				X				X				X			X				X				X				X																													
Litter Pick & General Site Tidy								X			X				X				X				X				X			X				X				X				X																													
Amenity Grass Areas								X			X				X				X				X				X			X				X				X				X																													
Inspection Failed Planting								X			X				X				X				X				X			X				X				X				X																													
Plant Replacement																																																																							
Footpaths & Fences Inspection								X			X				X				X				X				X			X				X				X				X																													
Watering To Planters				X						X					X				X				X			X			X				X				X			X				X																											
Watering to tree planting Years 2 to 5	TREE MONITORING & PLANTING SEASON													TREE WATERING PERIOD FOR 5 YEARS SEE PAGE 19																												TREE MONITORING & PLANTING SEASON																													

Tree Watering Visit Schedule YEARS 1 - 5

YEAR 1	From first month of Growing season (April - Oct) after planting within the planting season (Nov - Mar) Girths larger than (5cm diameter): 10 Litres per 2.5cm of girth diameter, at 1m high form nursery level Girths smaller than (5cm diameter): 5 Litres per 2.5cm girth diameter, at 1m high form nursery level	Notes & Observations upon each site visit.
April	Water three (3) times a week. (Subject to weather conditions)	
May	Water two (2) times a week (Subject to weather conditions).	
June	Water once (1) per week (Subject to weather conditions).	
July to October	Water twice per month (Subject to weather conditions).	
November to March	Cooler months Monitor and respond	
YEAR 2	Girths larger than (5cm diameter): 10 Litres per 2.5cm of trunk diameter	Notes & Observations upon each site visit.
April to October	Water twice per month Through Irrigation Inlet. During a drought, water once weekly. Cooler months Monitor and respond	
YEAR 3	Girths larger than (5cm diameter): 10 Litres per 2.5cm of trunk diameter	Notes & Observations upon each site visit.
April to October	Water twice per month Through Irrigation Inlet. During a drought, water once weekly. Cooler months Monitor and respond	
YEAR 4	Girths larger than (5cm diameter): 10 Litres per 2.5cm of trunk diameter	Notes & Observations upon each site visit.
April to October	Water twice per month Through Irrigation Inlet. During a drought, water once weekly. Cooler months Monitor and respond	
YEAR 5	Girths larger than (5cm diameter): 10 Litres per 2.5cm of trunk diameter	Notes & Observations upon each site visit.
April to October	Water twice per month Through Irrigation Inlet. During a drought, water once weekly. Cooler months Monitor and respond	



KEY

Existing Trees
Topographical Survey

Existing Trees Removed
in Accordance
With Haydens Arboricultural
Report

Existing Trees Retained
in Accordance
With Arboricultural
Report

Existing Hedgerow
Retained

Proposed Trees

Proposed Multistem
Specimen
Trees/Shrubs

Proposed Native
Hedges A & B

Proposed Shrubs,
Herbaceous,Grasses,
Bulbs

Proposed Turf
Finish

Proposed Bark Mulch
to 50mm Depth

Proposed Mixed Bulbs
Containing Native
Species

Proposed Knee Rail
to Match Existing

Proposed Planters
(PL Type 1)
For Details See Drawing
EML PEL 1143 04

Proposed Planters
(PL Type 2)
For Details See Drawing
EML PEL 1143 03 & 04

Proposed Bin (LB)
SB Architects Landscaping
Drawing For Details

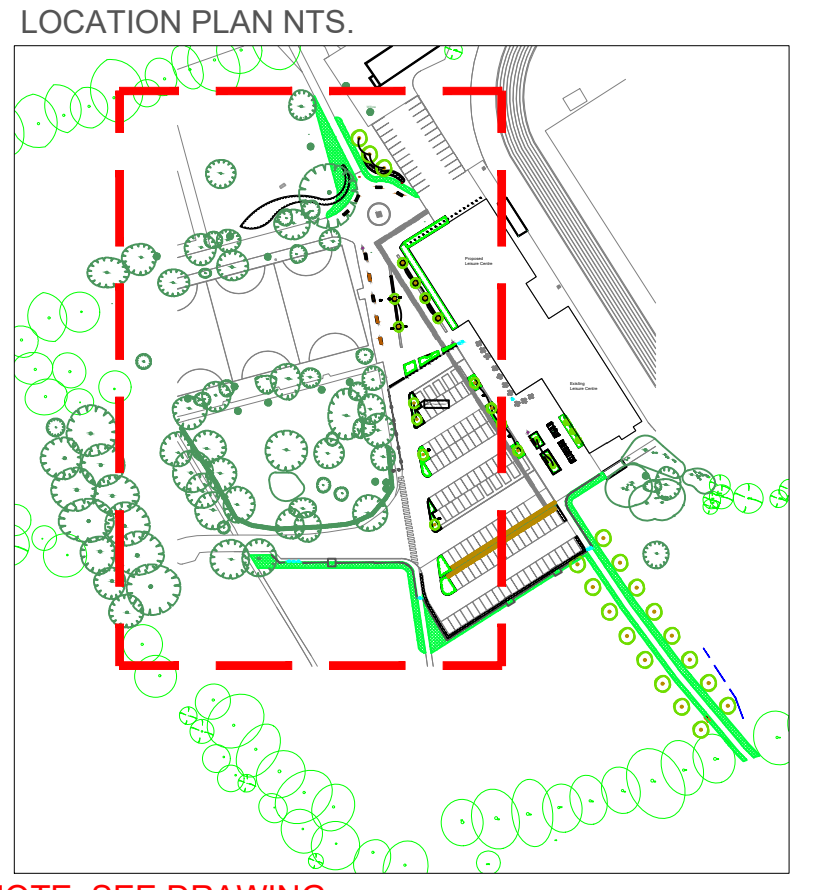
Proposed Removable
Bollards (BL)
SB Architects Landscaping
Drawing For Details

Proposed Benches
SB Architects
Landscaping Drawing
For Details

Proposed Root
Barrier Reroot
1000mm Depth

Proposed Root
Barrier Reroot
600mm Depth

Proposed Area
Of Tree Pit Within Hard
Landscaping - Tree Pit 1,6,7



NOTE: SEE DRAWING EML PEL 1143 03,05 FOR TREE PIT DETAILS EML PEL 1143 04 FOR PLANTER DETAILS

Rev:	Comments:	Date:
PL10	Changed as per comments recieved	02.02.22
PL9	Changed as per comments recieved	21.01.22
PL8	Updated to latest architects plan	06.12.21
PL7	Updated to latest architects plan	22.11.21
PL6	Changed as per comments received	18.11.21
PL5	Changed as per comments received	02.11.21
PL4	Updated to Services and Latest Layout	20.10.21
PL3	Changed to Services Layouts	08.10.21
PL2	Changed to LPA comments	25.03.21
PL1	Changed to architects latest layout	16.03.21

© This drawing and the building works depicted are the copyright of East Midlands Landscaping Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

Landscaping Plan
Sheet 1 of 5

Client: Pellikaan Construction Ltd

Project: DBOM Reading Palmer Park Sport Centre

APPENDIX A
DWG No. EML PEL 1143 01

Status; FOR PLANNING

Date; 16.03.2021

Drawn; JG

Revision; PL10

Checked; JK

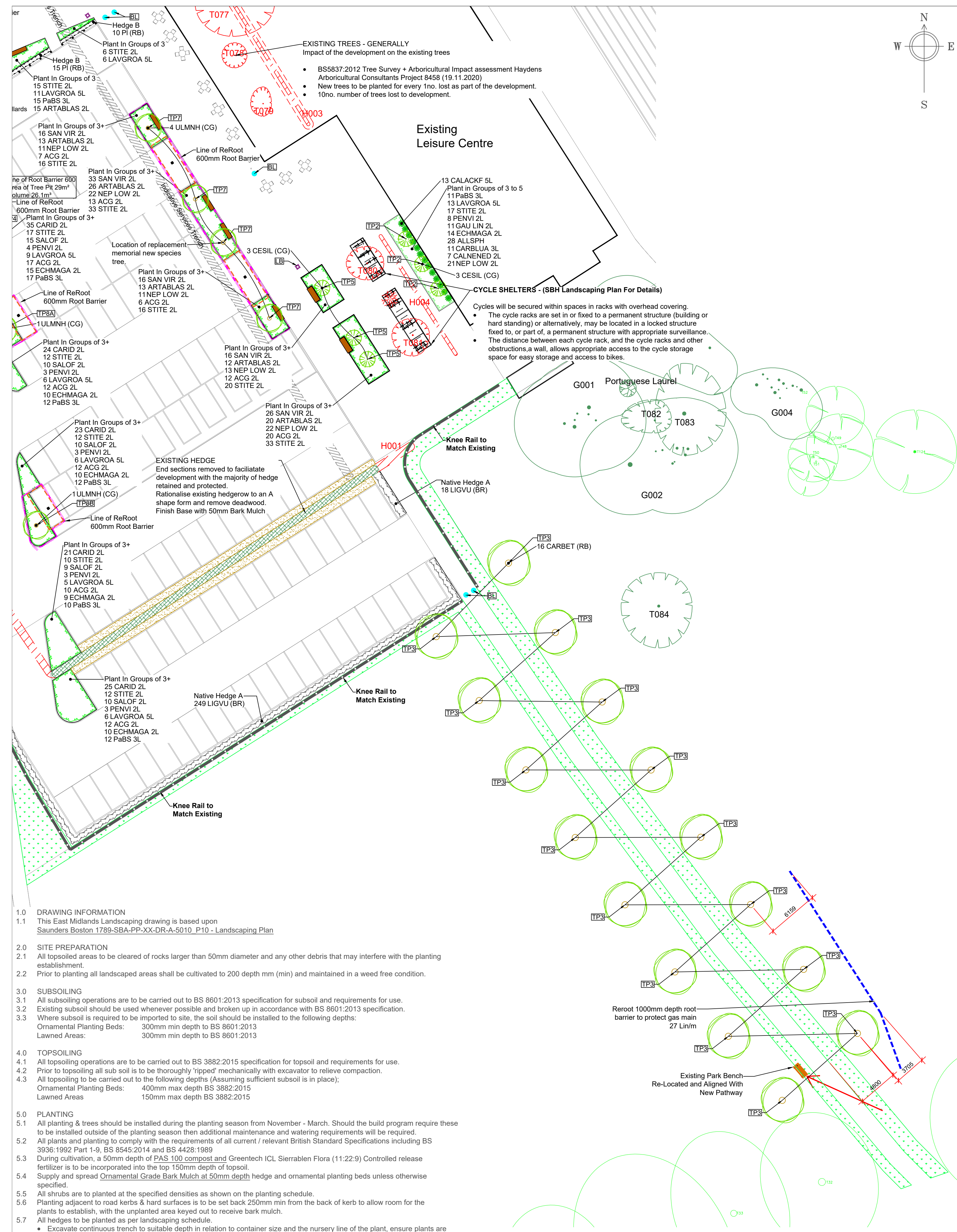
Scale; 1:250 @ A1

The Knoll, Leicester Road, Earl Shilton, Leicester, LE9 7TJ
Tel: (01455) 850250
email: jon.king@eastmidlandslandscaping.co.uk

Landscaping Schedule				
Trees				
Abbreviation	Species	Height	Earth	Pot Size/Number
ACEPL	Acer platanoides	450-500cm	18-20cm	Clear Stem min. 200 :3x :5 brks(RB) 2
CARBET	Carpinus betulus	450-500cm	18-20cm	Clear Stem min. 200 :3x :5 brks(RB) 16
CABIG	Catalpa bignonioides	450-500cm	16-18cm	Clear Stem min. 200 :3x :5 brks(CG) 3
CESIL	Cercis siliquastrum	250-300cm		Form: Multistem :3 Stems :3x (CG) 6
LIQSTW	Liquidambar styraciflua 'Worplesdon'	450-500cm	18-20cm	Clear Stem min. 200 :3x :5 brks(RB) 4
ULMNH	Ulmus 'New Horizon'	450-500cm	20-25cm	Clear Stem min. 200 :3x :5 brks(CG) 8
Shrubs				
Abbreviation	Species	Density	Height	Pot Size/Number
CARBLUA	Caryopteris clandonensis 'Heavenly Blue'	4/m²	30-40cm	3L 38
CORSAMF	Cornus sanguinea 'Midwinter Fire'	2/m²	60-80cm	5L 15
LAVGROA	Lavandula intermedia 'Grosso'	3/m²	30-40cm	5L 103
PaBS	Perovskia atriplicifolia 'Blue Spire'	4/m²	30-40cm	3L 131
SALOFPU	Salvia officinalis 'Purpurascens'	5/m²	2L	19
SAN VIR	Santolina virens	6/m²	30-40cm	2L 107
SAHU	Sarcococca humilis	3/m²	20-30cm	5L 23
Herbaceous				
Abbreviation	Species	Density	Pot Size	Number
ACG	Achillea 'Coronation Gold'	6/m²	2L	121
ARTABLAS	Artemisia absinthium 'Lambrook Silver'	6/m²	2L	114
CALANED	Calamintha nepeta nepeta 'Dwarf'	5/m²	2L	7
ECHMAGA	Echinacea purpurea 'Magnus'	6/m²	2L	102
GAU LIN	Gaura lindheimeri	4/m²	2L	38
GERROZ	Geranium 'Rozanne'	3/m²	2L	12
NEP LOW	Nepeta racemosa 'Walker's Low'	5/m²	2L	150
SALOF	Salvia officinalis	5/m²	2L	54
Bulbs				
Abbreviation	Species	Density	Pot Size	Number
ALLSPH	Allium sphaerocephalon	20/m²		95
ANEBM	Anemone blanda 'Mix'	150/m²		7227
CROCM	Crocus (Mixed Species)	150/m²		7227
NARPS	Narcissus pseudonarcissus	160/m²		3854
Grasses				
Abbreviation	Species	Density	Pot Size	Number
CALACKF	Calamagrostis acutiflora 'Karl Foerster'	Counted	5L	13
CALACKF	Calamagrostis acutiflora 'Karl Foerster'	4/m²	3L	15
LIQVU	Ligustrum vulgare	3/m	180-100cm(BR)	267
CARID	Carex 'Ice Dance'	6/m²	2L	46
LIMU	Liriope muscari	6/m²	2L	46
PENVI	Pennisetum villosum	3/m²	2L	44
STITE	Stipa tenuissima	6/m²	2L	274

Native Hedge A				
Abbreviation	Species	Density	Height	Pot Size/Number
LIGVU	Ligustrum vulgare	3/m	180-100cm(BR)	267
Hedge B				
Abbreviation	Species	Density	Height	Pot Size/Number
PI	Prunus lusitanica	2/m	180-100cm(RB)	133





- 1.0 DRAWING INFORMATION
- 1.1 This East Midlands Landscaping drawing is based upon
Saunders Boston 1789-SBA-PP-XX-DR-A-5010 P10 - Landscaping Plan
- 2.0 SITE PREPARATION
- 2.1 All topsoiled areas to be cleared of rocks larger than 50mm diameter and any other debris that may interfere with the planting establishment.
- 2.2 Prior to planting all landscaped areas shall be cultivated to 200 depth mm (min) and maintained in a weed free condition.
- 3.0 SUBSOILING
- 3.1 All subsoiling operations are to be carried out to BS 8601:2013 specification for subsoil and requirements for use.
- 3.2 Existing subsoil should be used whenever possible and broken up in accordance with BS 8601:2013 specification.
- 3.3 Where subsoil is required to be imported to site, the soil should be installed to the following depths:
- Ornamental Planting Beds: 300mm min depth to BS 8601:2013
- Lawned Areas: 300mm min depth to BS 8601:2013
- 4.0 TOPSOILING
- 4.1 All topsoiling operations are to be carried out to BS 3882:2015 specification for topsoil and requirements for use.
- 4.2 Prior to topsoiling all sub soil is to be thoroughly 'ripped' mechanically with excavator to relieve compaction.
- 4.3 All topsoiling to be carried out to the following depths (Assuming sufficient subsoil is in place);
- Ornamental Planting Beds: 400mm max depth BS 3882:2015
- Lawned Areas 150mm max depth BS 3882:2015
- 5.0 PLANTING
- 5.1 All planting & trees should be installed during the planting season from November - March. Should the build program require these to be installed outside of the planting season then additional maintenance and watering requirements will be required.
- 5.2 All plants and planting to comply with the requirements of all current / relevant British Standard Specifications including BS 3936:1992 Part 1-9, BS 8545:2014 and BS 4428:1989
- 5.3 During cultivation, a 50mm depth of PAS 100 compost and Greentech ICL Sierrablen Flora (11:22:9) Controlled release fertilizer is to be incorporated into the top 150mm depth of topsoil.
- 5.4 Supply and spread Ornamental Grade Bark Mulch at 50mm depth hedge and ornamental planting beds unless otherwise specified.
- 5.5 All shrubs are to be planted at the specified densities as shown on the planting schedule.
- 5.6 Planting adjacent to road kerbs & hard surfaces is to be set back 250mm min from the back of kerb to allow room for the plants to establish, with the unplanted area keyed out to receive bark mulch.
- 5.7 All hedges to be planted as per landscaping schedule.
- Excavate continuous trench to suitable depth in relation to container size and the nursery line of the plant, ensure plants are equally spaced in straight lines.
 - Add PAS 100 grade compost and fertilizer to topsoil prior to backfilling.
- 6.0 TURF
- 6.1 Turf shall be supplied in accordance with BS 3969:1998 and all turfing operations in accordance with BS 4428:1998.
- Inspect turf at time of delivery and lay on day of delivery. Water thoroughly immediately after laying and for following 7 to 10 days until roots established.
 - Turf prone to rapid drying out in hot or windy conditions additional watering visits may be required due to adverse weather conditions.
- 7.0 SEEDED AREAS
- 7.1 Existing areas to be seeded.
- For over seeding, the application should be carried out as per manufacturers recommendations.

Landscaping Schedule					
Trees					
Abbreviation	Species	Height	Girth	Specification	Pot Size/Number
ACEPL	Acer platanoides	450-500cm	18-20cm	Clear Stem min. 200 :3x :5 brks/(RB)	2
CARBET	Carpinus betulus	450-500cm	18-20cm	Clear Stem min. 200 :3x :5 brks/(RB)	16
CABIG	Calatpa bignonioides	450-500cm	16-18cm	Clear Stem min. 200 :3x :5 brks/(CG)	3
CESIL	Cercis siliquastrum	250-300cm		Form: Multistem :3 Stems :3x	(CG) 6
LQSTW	Liquidambar styraciflua 'Worplesdon'	450-500cm	18-20cm	Clear Stem min. 200 :3x :5 brks/(RB)	4
ULMNH	Ulmus 'New Horizon'	450-500cm	20-25cm	Clear Stem min. 200 :3x :5 brks/(CG)	8
Shrubs					
Abbreviation	Species	Density	Height	Pot Size	Number
CARBLUA	Caryopteris clandonensis 'Heavenly Blue'	4/m ²	30-40cm	3L	38
CORSAMF	Cornus sanguinea 'Midwinter Fire'	2/m ²	60-80cm	5L	15
LAVGROA	Lavandula intermedia 'Grosso'	3/m ²	30-40cm	5L	103
PaBS	Perovskia atriplicifolia 'Blue Spire'	4/m ²	30-40cm	3L	131
SALOPPU	Salvia officinalis 'Purpurascens'	5/m ²		2L	19
SANVIR	Santolina virens	6/m ²	30-40cm	2L	107
SAHU	Sarcococca humilis	3/m ²	20-30cm	5L	23
Herbaceous					
Abbreviation	Species	Density	Pot Size	Number	
ACG	Achillea 'Coronation Gold'	6/m ²	2L	121	
ARTABLAS	Artemisia absinthium 'Lambrook Silver'	6/m ²	2L	114	
CALNENED	Calamintha nepeta 'Dwarf'	5/m ²	2L	7	
ECHMAGA	Echinacea purpurea 'Magnus'	5/m ²	2L	102	
GAU LIN	Gaura lindheimeri	4/m ²	2L	38	
GERROZ	Geranium 'Rozanne'	3/m ²	2L	12	
NEP LOW	Nepeta racemosa 'Walker's Low'	5/m ²	2L	150	
SALOF	Salvia officinalis	5/m ²	2L	54	
Bulbs					
Abbreviation	Species	Density	Pot Size	Number	
ALLSPH	Allium sphaerocephalon	20/m ²		95	
ANEBM	Anemone blanda 'Mix'	150/m ²		7227	
CROCUM	Crocus (Mixed Species)	150/m ²		7227	
NARPS	Narcissus pseudonarcissus	80/m ²		3854	
Grasses					
Abbreviation	Species	Density	Pot Size	Number	
CALACKF	Calamagrostis acutiflora 'Karl Foerster'	Counted	5L	13	
CALACKF	Calamagrostis acutiflora 'Karl Foerster'	4/m ²	3L	15	
CARID	Carex 'Ice Dance'	4/m ²	3L	128	
CARID	Carex 'Ice Dance'	6/m ²	2L	46	
LIUJU	Liriope muscari	6/m ²	2L	46	
PENVI	Pennisetum villosum	3/m ²	2L	44	
STITE	Stipa tenuissima	6/m ²	2L	274	
Native Hedge A					
Abbreviation	Species	Density	Height	Pot Size	Number
LIGVU	Ligustrum vulgare	3/m	80-100cm	(BR)	267
Hedge B					
Abbreviation	Species	Density	Height	Pot Size	Number
PI	Prunus lusitanica	2/m	80-100cm	(RB)	33



KEY

- Existing Trees
- Topographical Survey
- Existing Trees Removed in Accordance With Haydens Arboricultural Report
- Existing Trees Retained in Accordance With Arboricultural Report
- Existing Hedgerow Retained
- Proposed Trees
- Proposed Multistem Specimen Trees/Shrubs
- Proposed Native Hedges A & B
- Proposed Shrubs, Herbaceous, Grasses, Bulbs
- Proposed Turf Finish
- Proposed Bark Mulch to 50mm Depth
- Proposed Mixed Bulbs Containing Native Species
- Proposed Knee Rail to Match Existing
- Proposed Planters (PL Type 1) For Details See Drawing EML PEL 1143 04
- Proposed Planters (PL Type 2) For Details See Drawing EML PEL 1143 03 & 04
- Proposed Bin (LB) SB Architects Landscaping Drawing For Details
- Proposed Removable Bollards (BL) SB Architects Landscaping Drawing For Details
- Proposed Benches SB Architects Landscaping Drawing For Details
- Proposed Root Barrier Reroot 1000mm Depth
- Proposed Root Barrier Reroot 600mm Depth
- Proposed Area Of Tree Pit Within Hard Landscaping - Tree Pit 1,6,7

LOCATION PLAN NTS.

NOTE: SEE DRAWING EML PEL 1143 03,05 FOR TREE PIT DETAILS EML PEL 1143 04 FOR PLANTER DETAILS

Rev:	Comments:	Date:
PL10	Changed as per comments recieved	02.02.22
PL9	Changed as per comments recieved	21.01.22
PL8	Updated to latest architects plan	06.12.21
PL7	Updated to latest architects plan	22.11.21
PL6	Changed as per comments received	18.11.21
PL5	Changed as per comments received	02.11.21
PL4	Updated to Services and Latest Layout	20.10.21
PL3	Changed to Services Layouts	08.10.21
PL2	Changed to LPA comments	25.03.21
PL1	Changed to architects latest layout	16.03.21

© This drawing and the building works depicted are the copyright of East Midlands Landscaping Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

East Midlands Landscaping Limited

Landscape Design, Management & Consultancy

Title: Landscape Plan Sheet 2 of 4

Client: Pellikaan Construction Ltd

Project: Reading DBOM Palmer Park Sport Centre

APPENDIX B DWG No. EML PEL 1143 02

Status:	FOR PLANNING	Date:	16.03.2021
Drawn:	JG	Revision:	PL10
Checked:	JK	Scale:	1:250 @ A1

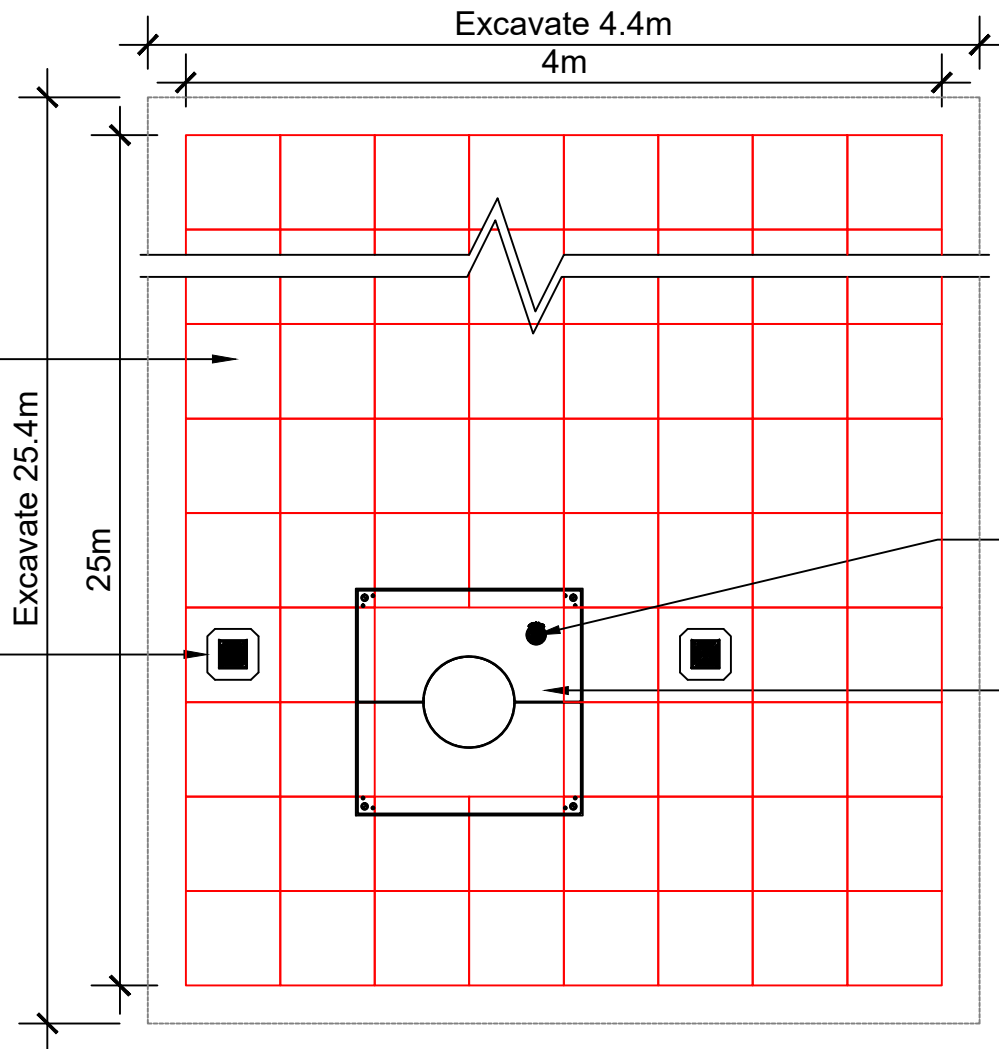
The Knoll, Leicester Road, Earl Shilton, Leicester, LE9 7TJ
Tel: (01455) 850250
email: jon.king@eastmidlandslandscaping.co.uk

TREE PIT TYPE 1
HARD LANDSCAPING
PLAN VIEW

TOTAL ROOTING VOLUME
PER TREE 61m³

RootSpace structure - 1 module deep x 50 module Length x 8 module Width (2 x 2 module void below root ball)

RRARBV150B Arborvent 150 double inlet aeration/irrigation system with cast inlets fitted to Root Space Airflow inlet.



RRHYDR1A Rootrain Hydrogrille single inlet Aeration/irrigation system with cast inlet.

ARBPC12A Precast Arboresin tree grille 1200 x 1200mm finished with Resin Bound Gravel - Colour Brittany Bronze

TREE PIT TYPE 1 HARD
LANDSCAPING
SECTION VIEW

TOTAL ROOTING VOLUME PER
TREE 61m³

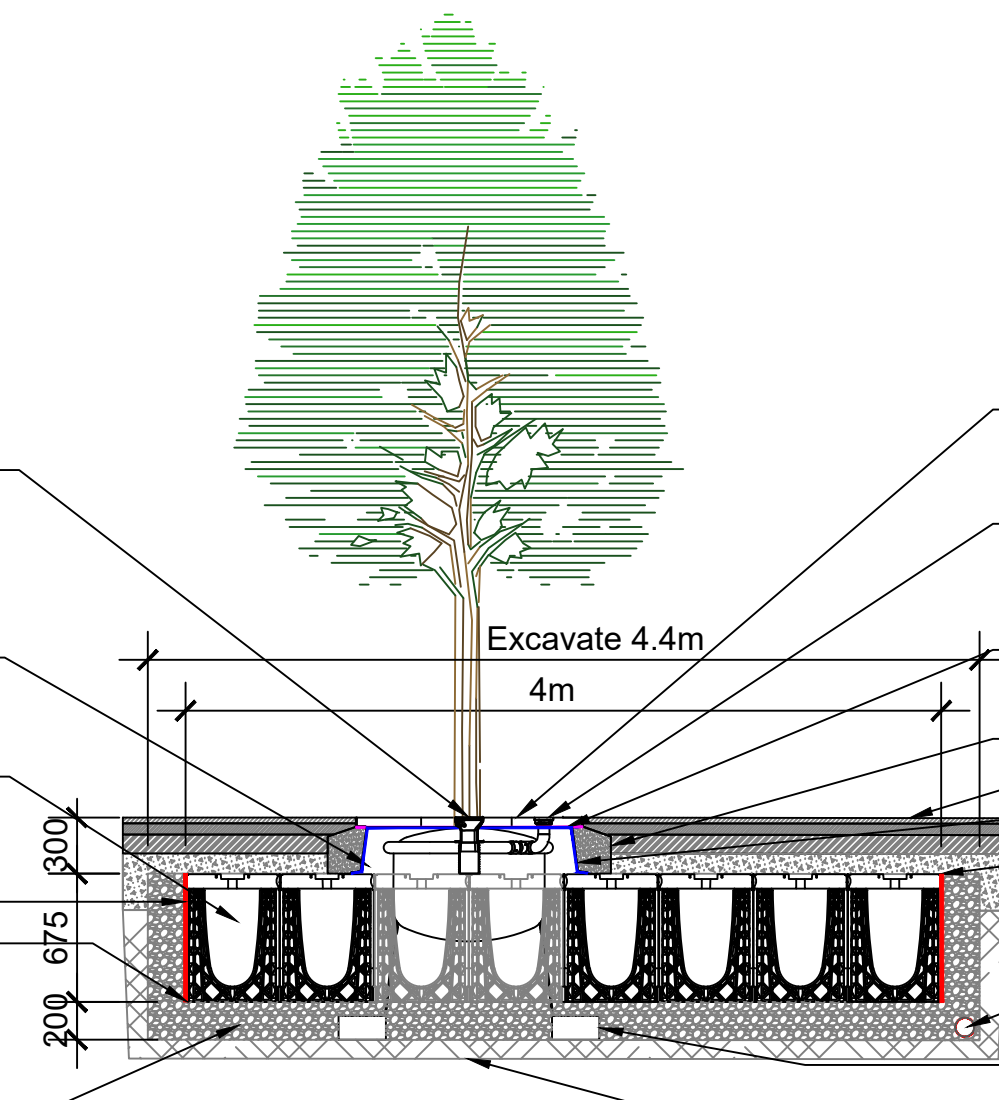
RRARBV150B Arborvent 150 single inlet aeration system with cast inlets fitted to RootSpace Airflow inlet. Base should be wrapped with geonet to 100mm

Back filled with BS3882 sandy loam topsoil

RootSpace structure - 1 module deep x 50 module Length x 8 module Width (2 x 2 module void below root ball)

Reroot 600mm Depth Root Barrier DGRN20 plastic open reinforcing mesh, 20mm aperture laid below and around sides and base of RootSpace structure - Overlap at the base by 300mm

MOT type 3 200mm depth of clean angular stone around sides and base of RootSpace structure.



NOTE:
Incorporate Rootstart Mycorrhiza - apply to tree pit at time of planting in accordance with manufacturers recommendations - allow 200g per tree.

ARBPC12A Precast Arboresin tree grille 1200 x 1200mm finished with Resin Bound Gravel - Colour Brittany Bronze

RRHYDR1A Rootrain Hydrogrille single inlet aeration/irrigation system with cast inlet.

Geotextile membrane layer below tree grille

Concrete haunch to engineers detail Paving to engineers detail

RD1000-RS Root Director

GLTWGNA twinwall geonet laid over RootSpace structure

Overlap at the base by 300mm

Indicative drainage installed below RootSpace to engineer's detail

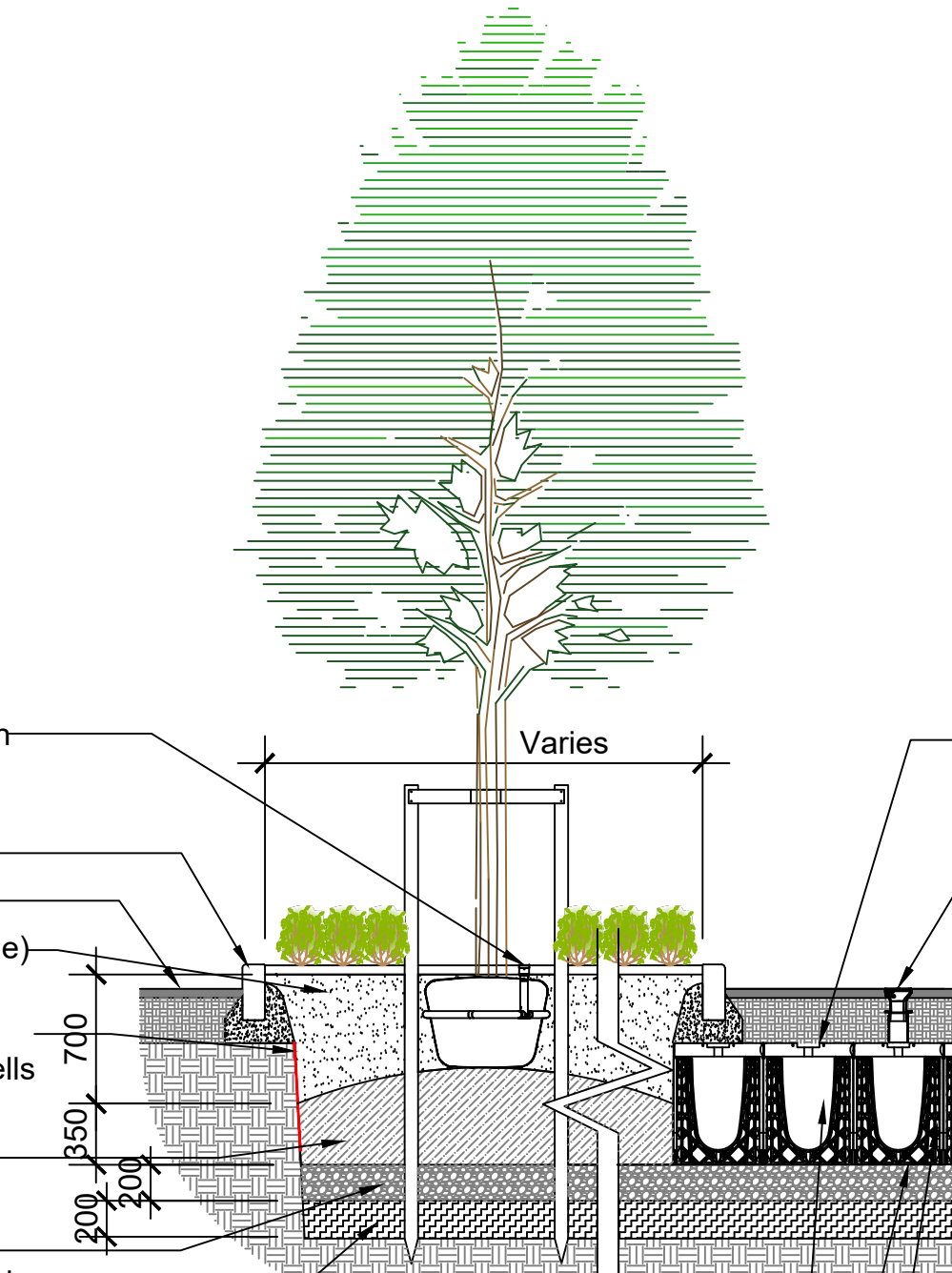
SASLCB Arborguy strapped anchor system c/w dead man anchors

Sub soil to base of tree pit to be thoroughly broken up to depth of 200mm prior to planting

TREE PIT TYPE 8 A&B
HARD LANDSCAPING
PLAN VIEW

TOTAL ROOTING VOLUME
PER TREE 16m³

Topsoil & Subsoil should be mixed to 100mm depth to improve drainage from backfill



Green Blue Urban Root Rain Urban Irrigation System installed around the rootball. Ensure inlet is flush with or slightly above ground Concrete Kerb see engineers detail

Road see engineers detail

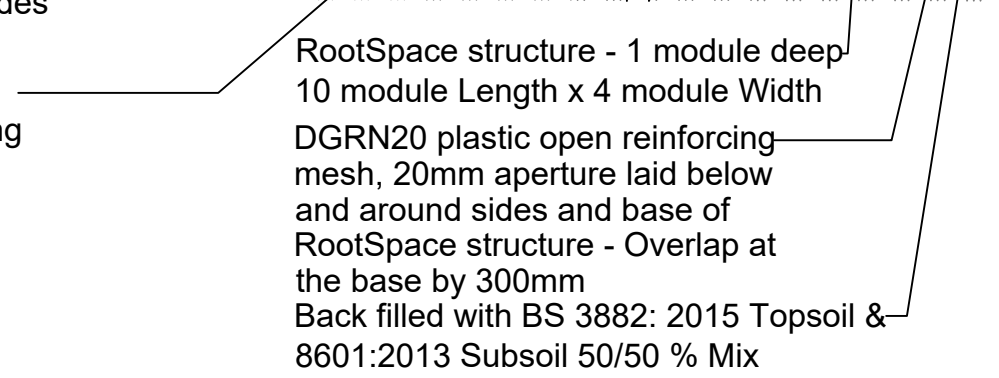
BS 3882:2015 Topsoil (Multi - Purpose Grade) backfill to 500 - 700mm depth

Reroot 600mm depth root barrier to sides of planting beds and sides of root cells bordering paving or car park

Back filled with BS 8601:2013 Subsoil to 350 - 500mm Depth, Crowned for rootball

MOT type 3 200mm depth of clean angular stone base of RootSpace structure and to sides bordering hard landscaping

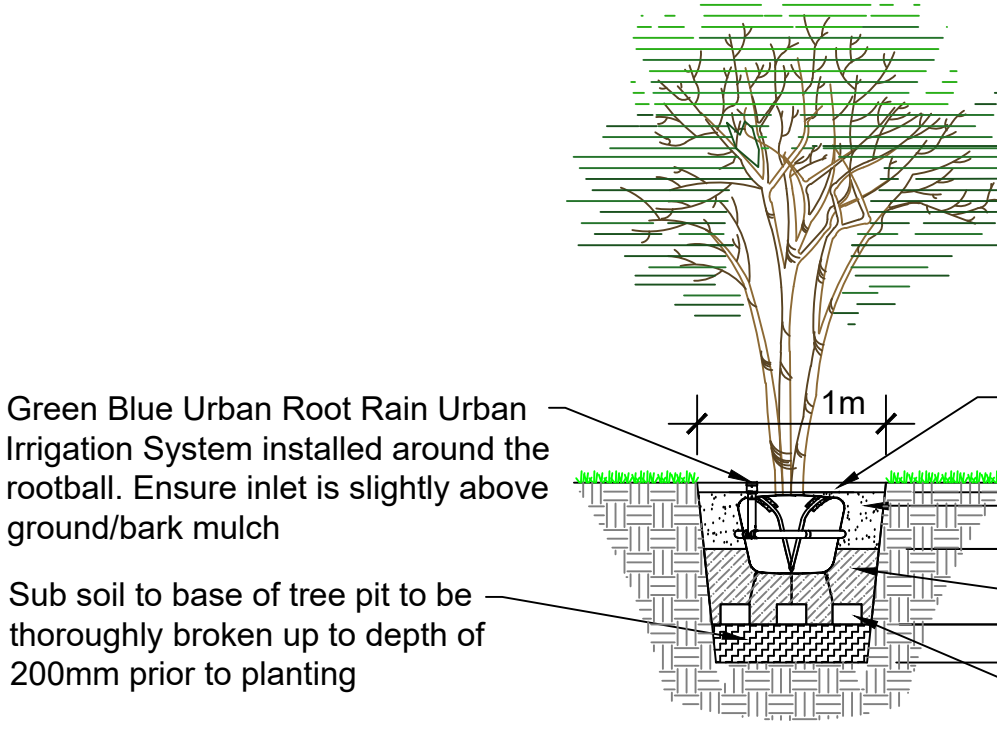
Sub soil to base of tree pit to be thoroughly broken up to depth of 200mm prior to planting



GLTWGNA twinwall geonet laid over RootSpace structure, overlap at the base by 300mm

RRARBV150B Arborvent 150 single inlet aeration system with cast inlets

Reroot 600mm depth root barrier to sides of planting beds and sides of root cells below the car park



TREE PIT TYPE 2
MULTI - STEMPLANTING DETAIL

Topsoil & Subsoil should be mixed to 100mm depth to improve drainage from backfill.

Green Blue Urban Root Rain Urban Irrigation System installed around the rootball. Ensure inlet is slightly above ground/bark mulch

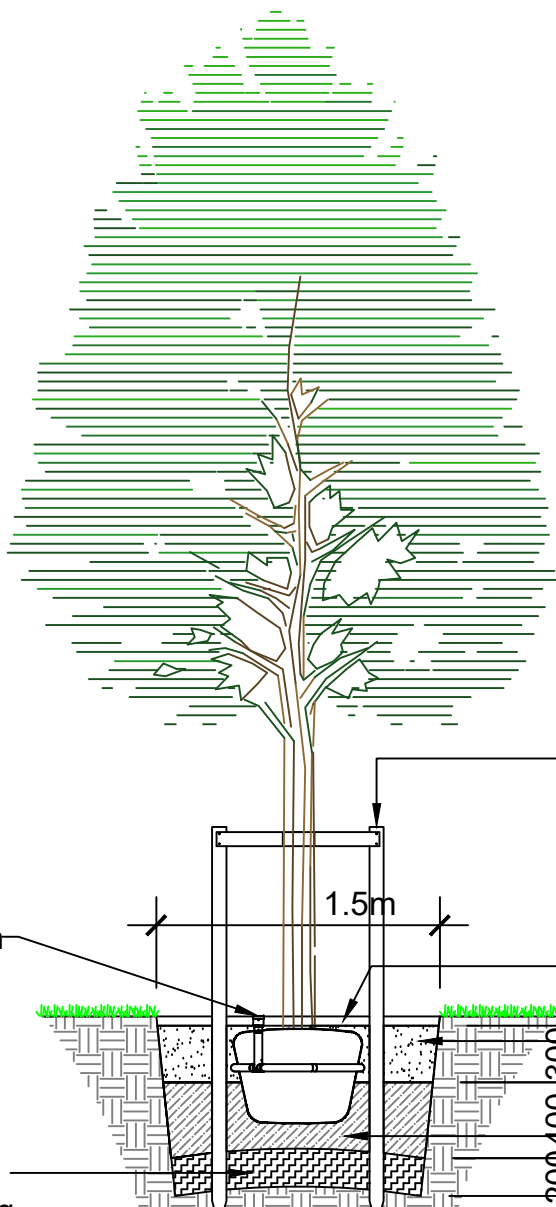
Sub soil to base of tree pit to be thoroughly broken up to depth of 200mm prior to planting

50mm Medium grade bark mulch layer

BS 3882:2015 Topsoil (Multi - Purpose Grade) backfill to dimensions 1m x 1m x 300mm

Existing excavated subsoil backfilled to dimensions 1m x 1m x 400mm

Platipus deadman anchor system or similar approved



TREE PIT TYPE 3
IN SOFT LANDSCAPING

Topsoil & Subsoil should be mixed to 100mm depth to improve drainage from backfill.

Green Blue Urban Root Rain Urban Irrigation System installed around the rootball. Ensure inlet is slightly above ground/bark mulch

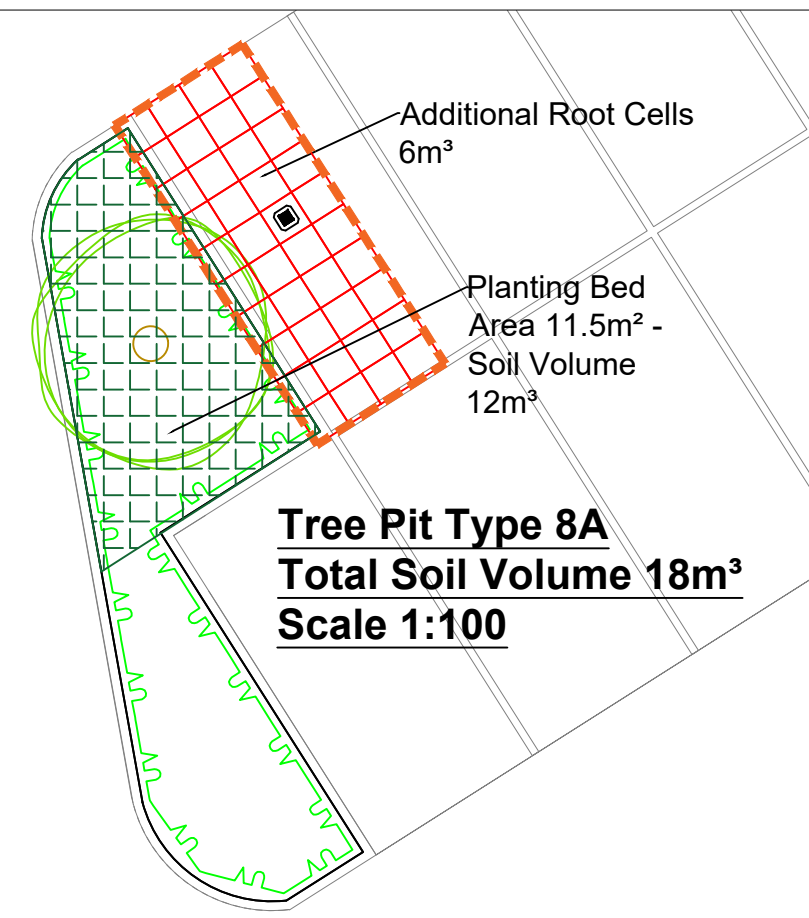
Sub soil to base of tree pit to be thoroughly broken up to depth of 200mm prior to planting

Double softwood tanalised tree stakes with half round timber cross bar and suitable rubber block and tie. Stakes to be firmly driven vertically at least 300mm into bottom of pit to either side of the rootball prior to planting

50mm Medium grade bark mulch layer

BS 3882:2015 Topsoil (Multi - Purpose Grade) backfill to dimensions 1.5m x 1.5m x 300mm

Existing excavated subsoil backfilled to dimensions 1.5m x 1.5m x 400mm



Tree Pit Type 8A
Total Soil Volume 18m³
Scale 1:100

TREE PIT TYPE 5
IN PLANTER

Specimen Shrub Planting
Platipus deadman anchor system or similar approved
Shrub Planting
Mona tank inlet pipe
Planter Type 2

MONA TANK MPS LINK 24 Irrigation System

Planters to have Peat-free compost mixed into topsoil & Greentech ICL Sierrabl Flora (11:22:9) Controlled release fertilizer is to be incorporated into the top 200mm depth of topsoil.

Bark Mulch Finish 75mm Depth Over Geotextile Membrane

BS 3882:2015 Topsoil (Multi - Purpose Grade)

Paving to engineers specification

100mm Depth Inert Gravel Drainage Layer MOT Type 3

TREE PIT TYPE 4
IN SOFT LANDSCAPING

Topsoil & Subsoil should be mixed to 100mm depth to improve drainage from backfill.

Double softwood tanalised tree stakes with half round timber cross bar and suitable rubber block and tie. Stakes to be firmly driven vertically at least 300mm into bottom of pit to either side of the rootball prior to planting

Green Blue Urban Root Rain Urban Irrigation System installed around the rootball. Ensure inlet is flush with or slightly above ground

50mm Medium grade bark mulch layer

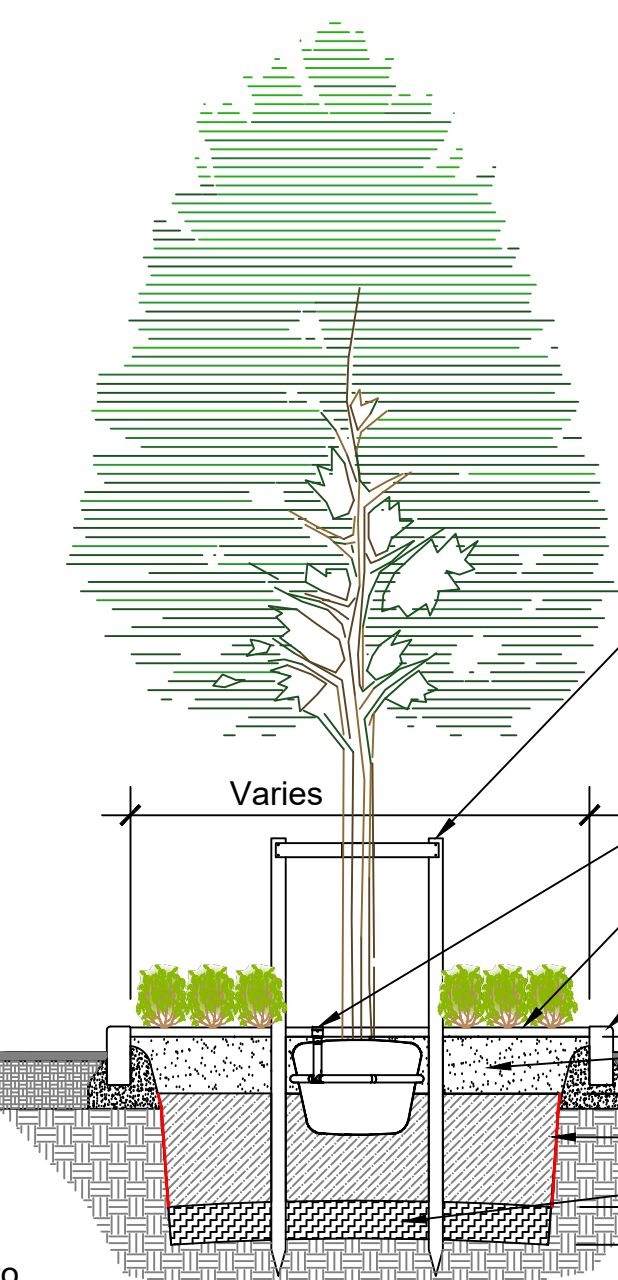
Concrete Kerb see engineers detail

Road see engineers detail

BS 3882:2015 Topsoil (Multi - Purpose Grade) backfill 300mm Depth

Reroot 600mm depth root barrier

Sub soil to base of tree pit to be thoroughly broken up to depth of 200mm prior to planting



NOTE: SEE DRAWING
EML PEL 1143 01&02 FOR TREE PIT LOCATIONS

Rev:	Comments:	Date:
PL8	Additional Tree Pit For Parking Area	03.02.22
PL7	Tree pit rooting volume alterations	25.01.22
PL6	Changed tree planter specification	06.12.21
PL5	Added tree planter specification	22.11.21
PL4	Added tree transplant specification	18.11.21
PL3	Changed to new layout requirements	08.10.21
PL2	Changed to LPA comments	25.03.21
PL1	Changed to architects latest layout	16.03.21

© This drawing and the building works depicted are the copyright of East Midlands Landscaping Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.



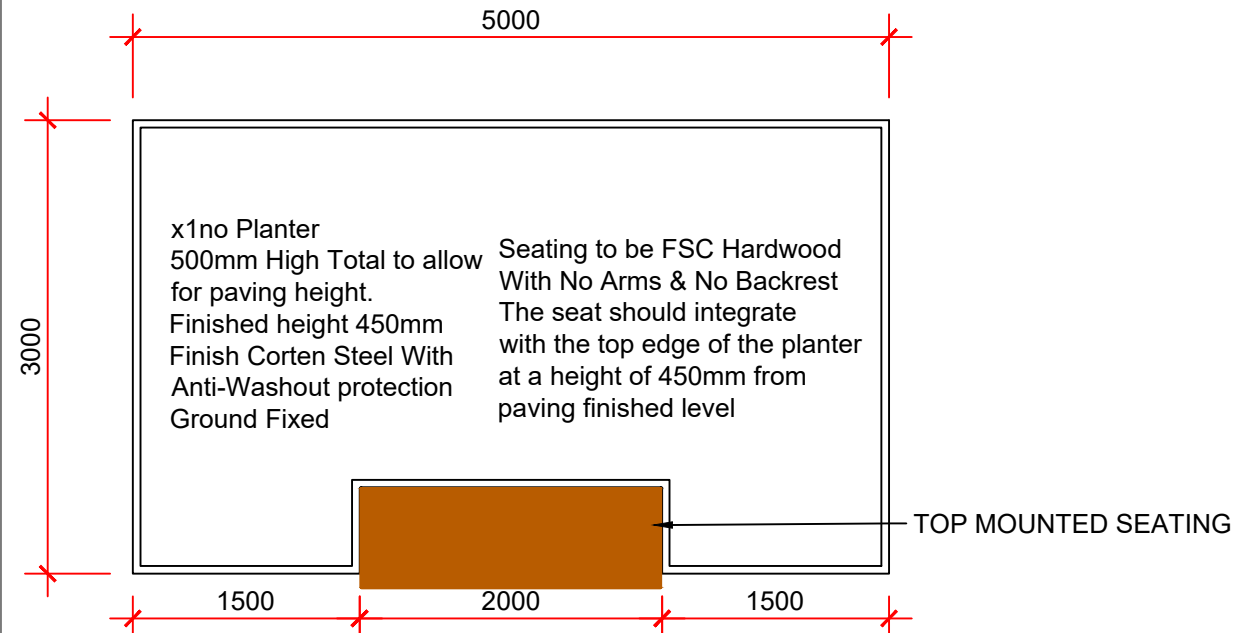
Landscape Design, Management & Consultancy

Title:	Tree Pit Details Sheet 3 of 5
Client:	Pellikaan Construction Ltd
Project:	Reading DBOM Palmer Park Sport Centre

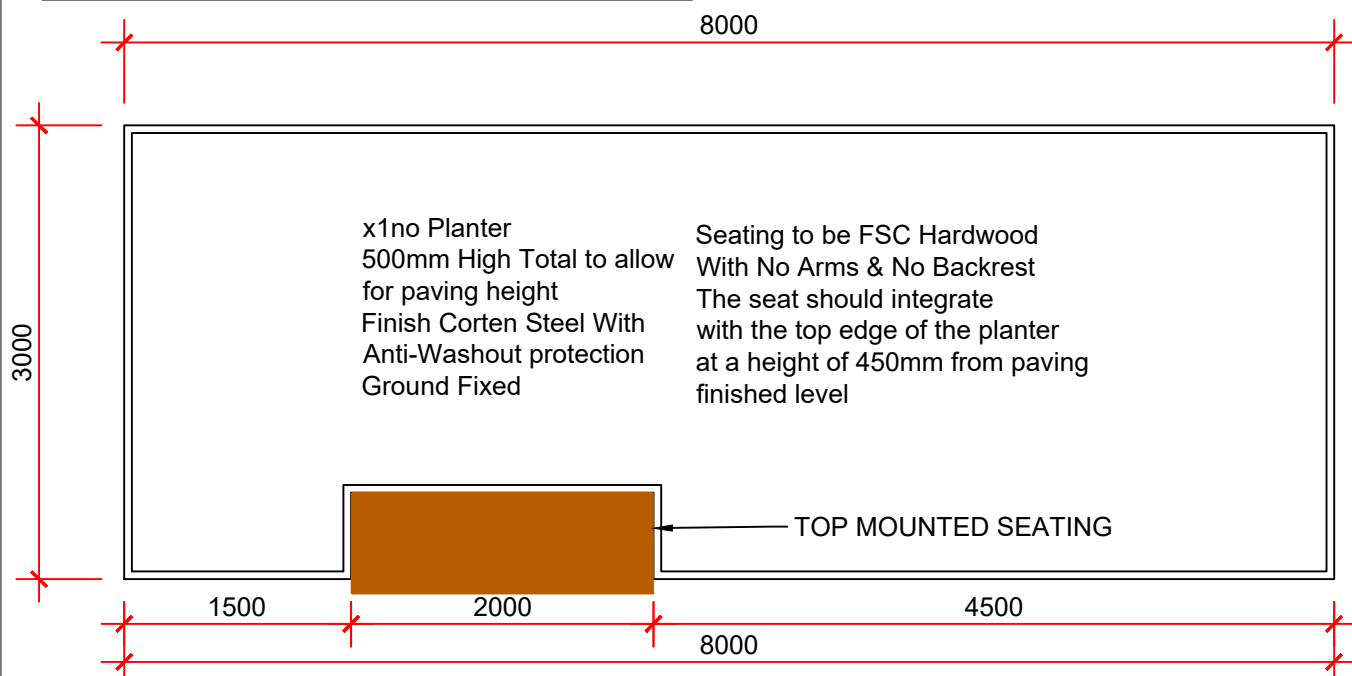
APPENDIX C DWG No. EML PEL 1143 03			
Status;	FOR PLANNING	Date;	16.03.2021
Drawn;	JG	Revision;	PL8
Checked;	JK	Scale;	NTS @ A1

The Knoll, Leicester Road, Earl Shilton, Leicester, LE9 7TJ
Tel: (01455) 850250
email: jon.king@eastmidlandslandscaping.co.uk

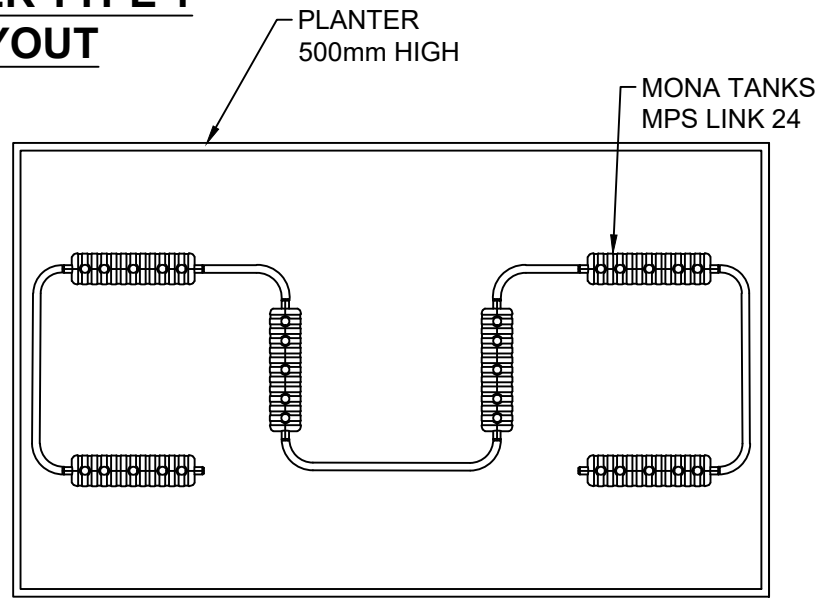
RAISED PLANTERS (PL TYPE 1)
Logic Stapel Edging P212 (PL 1&2)
Timber Plateu Seating S184 (PL 1 & 2)



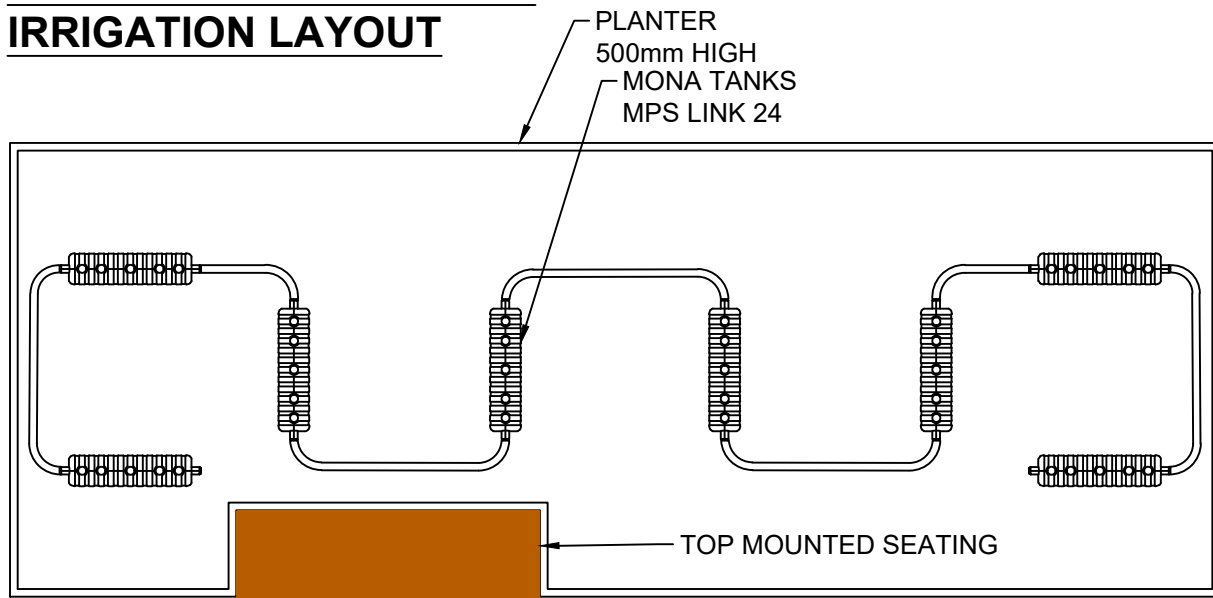
RAISED PLANTERS (PL TYPE 2)



RAISED PLANTER TYPE 1
IRRIGATION LAYOUT



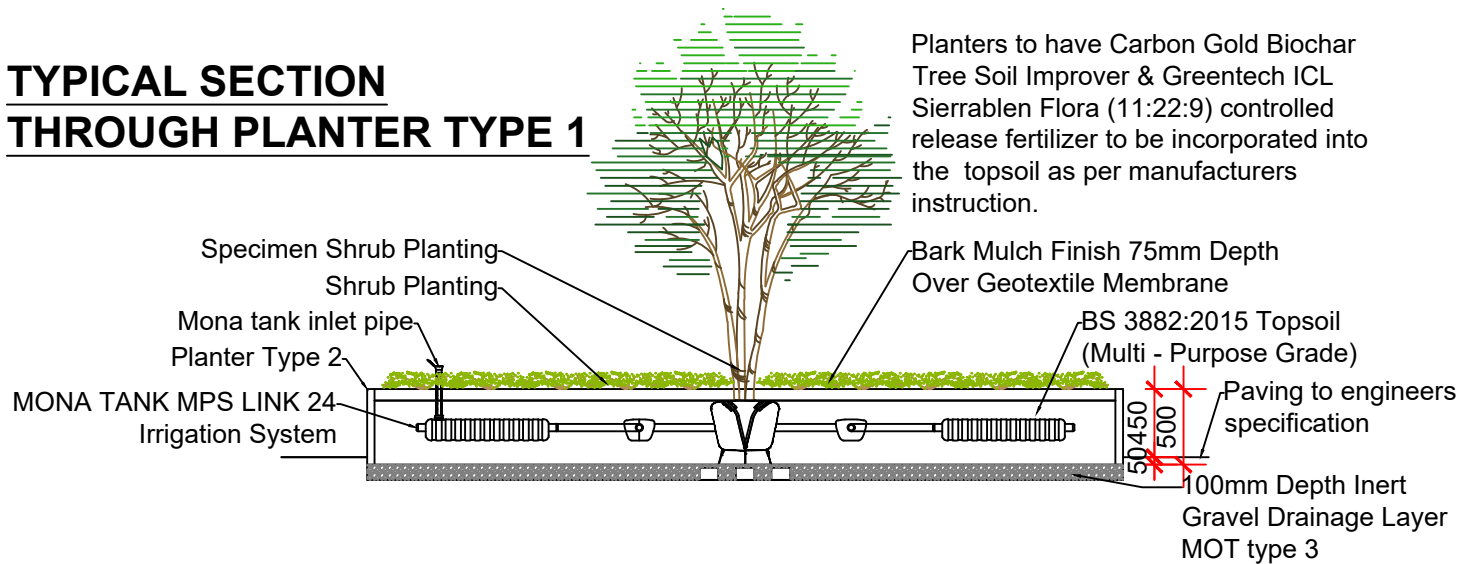
RAISED PLANTER TYPE 2
IRRIGATION LAYOUT



Greentech: Mona MPS Link 24 Irrigation System



TYPICAL SECTION
THROUGH PLANTER TYPE 1



MONA TANK PLANT SYSTEM LINKS INSTALLATION

Installation:

1. Install drainage layer or base soil layers into planter or bed ensuring a level surface is achieved.
 2. Position the MPS tanks within the planter or bed ensuring capillary leg tops are no more than 180mm from the roots of the plant(s) being planted.
 3. Once the positioning and formation of the MPS Link System is agreed, measure and cut the flexible pipe to join the MPS tanks together. Install 2 O-rings per tank end and connect the cut flexible pipe.
 4. Ensure pipes and MPS links are pushed firmly together to create the best seal. Applying a thin coating of lubricant to both the MPS tanks & O-rings will make connection easier and will prevent damage or movement of the O-rings during connection.
 5. Where required fit end stops to first & last MPS tanks 7. to seal the system.
 6. Filling the capillary legs with a good quality topsoil, ensures the soil has settled but is not compacted; lightly tap down soil but do not compact. This assists the transportation of water MPS tanks to the roots of the plants.
 7. Prior to back filling the planter or bed, ensure that the MPS tanks are secure and the flexible pipes are level and supported underneath by packing these areas with soil. This will stop the pipes moving or becoming disconnected.
 8. Install filler pipes into the MPS Link system 4. . Filler pipes are pre-assembled and require cutting to size.
- NB. Filler pipes 8. can be inserted in any of the holes in the tank to assist with your planting arrangement. Once pipe is securely positioned in the MPS link remove inner water level indicator and filler pipe cap, cut filler pipe so the pipe will be flush with the finished soil level. To measure the water level indicator correctly you must place the indicator on top of the MPS link outside the newly cut filler pipe, cut the level indicator flush with the top of the filler pipe. Replace the water level indicator and filler pipe cap, repeat process for all filler pipes as necessary.
9. Fill the MPS Link system with water to ensure all connections are water tight and water is moving around the systems correctly. You can remove the air caps on the MPS tanks to better see filling process, replace air caps once complete.
 10. Back fill entire planter or bed with soil and plant as per design.
 11. To activate capillary process give entire area a good surface watering ensuring good penetration in to the soil. If the MPS Link system should become empty and dry, refill system and repeat the surface watering to reactivate the capillary process.
Top water for the first two weeks so the roots get established enough to start drawing water from the tanks.

FOR PLANTER INSTALLATION DETAILS PLEASE SEE MANUFACTURES INSTRUCTIONS:

PLANTERS & MONA TANK SYSTEM, WATERING ANNUAL WORKS
PLEASE READ IN CONJUNCTION WITH: Landscape Maintenance and Management Report EML PEL 1143 Rev B

Watering:

- Mona tanks should be topped up to the correct fill level every 5-6 weeks yearly.
- During periods of dry weather, the Mona tanks will required to be filled to level every 3-4 weeks
- Ensure that during periods of adverse dry weather conditions the planters should be watered from the top as well as refilling the Mona tanks. (see tree watering requirements for Multistem trees)
- During periods of dry weather monitor the planting and adjust maintenance visit to suit watering requirements.
- During the first watering visit of the growing season early April, a liquid fertiliser can be applied to insure the topsoil nutrients are maintained within the planters.
- Liquid fertiliser GT advance fertiliser 7-7-7+TE+seaweed, applied as 30ml/1Lt Water or similar approved.

Rev:	Comments:	Date:
PL1	Changed as per comments	25.01.22

© This drawing and the building works depicted are the copyright of East Midlands Landscaping Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.



Landscape Design, Management & Consultancy

Title: Landscaping Furniture
Specification Sheet 4 of 5

Client: Pellikaan Construction Ltd

Project: DBOM Reading
Palmer Park Sport Centre

APPENDIX D
DWG No. EML PEL 1143 04

Status;	FOR PLANNING	Date;	19.11.2021
Drawn;	JG	Revision;	PL1
Checked;	JK	Scale;	NTS @ A2

The Knoll, Leicester Road, Earl Shilton, Leicester, LE9 7TJ
Tel: (01455) 850250
email: jon.king@eastmidlandslandscaping.co.uk

LOGIC Stapel Raised Edge,
Corten Steel
Plateu Intergrated Seating
UK Class 3 Timber
Planters (PL Type 1&2)



