



## Landscape Maintenance Schedule

Residential Development, Nutgrove Avenue, Rathfarnham,  
Dublin 14

v1.0

September 2022

Prepared by:

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**MURPHY+SHEANON**

Horticulture & Landscape Architecture

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COMPONENT	OBJECTIVES	TASK	TIME OF YEAR	FREQUENCY PER YEAR	YEAR 1-5	YEAR 5-15
General maintenance requirements to all planted areas, unless otherwise stated in the detailed schedule below.	To maintain high standard planting scheme across site and ensure healthy establishment of plants.	Inspection.	March - September.	Annually.	✓	✓
		Inspect tree stakes ties and shelters and replace where necessary. Remove in Year 5.	February and after strong winds	Annually. In Year 5- Remove.	✓	
		Watering - during establishment and to ensure continued thriving.	As necessary during dry spells, or indicated in the detailed schedule below.	As required- daily in dry spells mainly April-September.	✓	✓
		Refirm new tree / shrub planting.	February and after strong winds.	Annually and as required following inspection.	✓	
		Removal of debris and litter.	Throughout the year.	Each maintenance visit.	✓	✓
		Plant replacements and reinstatement to Year 5 when instructed.	November to March.	Annually next following planting season.	✓	
		Apply fertiliser manufacturers recommended.	March.	Annually.	✓	✓
		Top up rounded pea gravel (4-6mm) to 50mm depth.	November.	Annually.	✓	✓
		Ensure all Health & Safety considerations are taken into account.	Throughout the year.	As required.	✓	✓
		Rake-up fallen leaf litter; remove from site.	Generally through September - December, and as required throughout the year.	As required.	✓	✓

COMPONENT	OBJECTIVES	TASK	TIME OF YEAR	FREQUENCY PER YEAR	YEAR 1-5	YEAR 5-15
New tree planting (incl. standard trees, EHS, semi-mature, multi-stemmed specimens and feathered trees).	To ensure that trees establish and remain in a healthy condition.	Establishment maintenance (weed control, fertiliser, tree guy wires, refirming, formative pruning).	As necessary, following inspection.	As necessary, following inspection.		✓
		Maintain weed free 1m diameter area at base of tree using suitable organic herbicide or by hand weeding. Apply organic herbicide during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift.	As necessary, following inspection.	As necessary, following inspection.		
		Check tree for damaged limbs. Remove and treat wounds where necessary.	Annually or as required following inspection.	Annually or as required following inspection.	✓	✓
		Pruning where required to ensure appropriate habit and form.	Annually or as required following inspection.	Annually or as required following inspection.	✓	
		Check for failing or dangerous trees and remove/replace with like for like (species/ specification).	Annually or as required following inspection.	Annually or as required following inspection.	✓	✓
		Remove all crossing branches.	Annually or as required following inspection.	Annually or as required following inspection.	✓	✓
		Inspect tree stakes, ties and shelters and replace where necessary. Remove in Year 5.	February and after strong winds.	Annually. In year 5 – remove.	✓	✓
		Check for leaning trees and re-straighten.	Annually or as required following inspection.	Annually or as required following inspection.		
Hedges	To ensure the healthy establishment of new hedges. To retain attractive foliage during winter months where appropriate. To maintain internal hedges to a maximum height of 0.9m/1.2m, to aid future maintenance. To protect from rabbit damage during establishment phase. To ensure hedges form screening features where required.	Buxus sempervirens hedges: Trim hedge to height and shape as per original design (max 0.9m height) after bird nesting season. Cut back to previous seasons growth.	Spring and late summer	2 visits per annum.	✓	
		Prunus Lusticanica 'Angustifolia' hedge: Prune Remove diseased, damaged, congested or crossing shoots. Shoots that are growing in unwanted directions can also be pruned out. Allow hedge to grow to a height of 2.5m and maintain at this height.	Spring and late summer	2 visits per annum.	✓	

COMPONENT	OBJECTIVES	TASK	TIME OF YEAR	FREQUENCY PER YEAR	YEAR 1-5	YEAR 5-15
Bulbs.	To display to best advantage.	Areas of bulbs shall be left uncut until after they have finished flowering and their foliage yellowed and died back, after which they shall be cut as part of the routine grass cutting regime (see below).	Throughout, according to flowering time.	As required.	✓	✓
Ornamental planting - shrubs and herbaceous material.	To provide attractive and healthy landscape year-round. To create healthy attractive plant mixes. To control weed growth.	Pruning to encourage best display of given species, taking into account of natural habit and form:				
		a) Winter flowering	Prune Spring	Annually	✓	✓
		b) Shrubs flowering between March and July	Prune immediately after flowering	Annually	✓	✓
		c) Shrubs flowering between July and October	Prune back to old wood in winter.	Annually	✓	✓
		Thinning	As necessary following instruction.	Annually if required	✓	
		Weed control	March - September.	As required following inspection.	✓	
		Soil aeration	April	As required following inspection.	✓	✓
		Soil level readjustment/ edging	Spring	Annually.	✓	
		All herbaceous perennials and ornamental grasses that die back in winter to soil level can be cut back in autumn and winter, using the following guidance: Using a knife, shears or secateurs, cut stems close to the 'crown' or dormant base of the plant. If there is any young growth, cut to just above it. Take the opportunity to remove weeds, digging out those with thick or fleshy roots. Cut back perennials that produce leaves and flower stems from below the soil level, to soil level. Less severely cut back perennials showing new basal shoot growth (e.g. Sedum) Any attractive dead stems or flower heads can be left until early spring to provide structural interest throughout the winter. Separate and dispose of diseased material (showing signs of leaf-spots, mildew and rusts, for example).	Autumn/Winter	Annually.		✓
Evergreen perennials are not to be cut back, but should be tidied during spring and summer by removing dead foliage.	Spring and Summer	Annually.	✓	✓		
Thinning herbaceous perennials	Spring	Annually.	✓	✓		

COMPONENT	OBJECTIVES	TASK	TIME OF YEAR	FREQUENCY PER YEAR	YEAR 1-5	YEAR 5-15
Brick and Concrete Walls. Concrete Steps.	To provide robust retaining walls to raised terrace areas and changes in levels. Provide safe access to raised levels. Provide safe benches / play elements. Provide visually attractive retaining structures & walls Prevent hazards, risks, trips and falls.  Provide access.	12 visits per annum: Inspect for graffiti / damage on a monthly basis and repair accordingly.	12 Times a year	Monthly (12 times a year)		
		Inspect for structural integrity on a quarterly basis and repair.	Throughout the year	4 times a year (once every 3 months)		✓
Street furniture & Play Equipment  Guard railings / handrail / benches / bollards / cycle stands /play equipment and cycle shelters	Provide visually attractive metal features.	Inspect guard railings / handrail / cycle stands and cycle shelters for structural integrity on a 2 monthly basis and repair to maintain protection against intruders	Throughout the year.	6 times a year (every 2 months)		✓
		Inspect for graffiti on a monthly basis and remove as soon as possible . Inspect for damage on a monthly basis and repair as necessary.	Throughout the year.	Monthly (12 times a year)		✓
		Re-paint any worn or damaged painted metal surfaces.	Throughout the year.	As required.		
		Treat any worn or damaged timber surfaces as per manufacturer's recommendations.	Throughout the year.	As required.	✓	✓
All hard surfaced areas surrounding development.	To provide clean, safe hard surfaced area for pedestrian use. Provide even surfaces free from trip hazards. Provide clean surfaces free from debris or slip hazards. Ensure surfaces are adequately drained.	Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair as necessary Clean surfaces monthly by brushing, removing all litter, leaf , chewing gum etc Carry out weed control as necessary using a selected organic spot herbicide treatment. Remove litter and debris from surfaces monthly.	Throughout the year.	Monthly (12 times a year)	✓	✓
		Wash surfaces annually as required. (Using high pressure wash) Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. Except for Adoptable roads and footpaths to be maintained by Local Authority. Maintenance to be carried out in accordance with BS7370.	As required.	Annually.		✓

**Landscape Specifications**

Residential Development, Nutgrove Avenue, Rathfarnham,  
Dublin 14

v2.0

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## STONE/CONCRETE/BRICK KERBS/EDGING/CHANNELS



ELEMENT	PROPOSED PRODUCT	IMAGE REFERENCE	OUTLINE DESCRIPTION	KEY PERFORMANCE CHARACTERISTICS	REASONS FOR SELECTION	FUTURE MAINTENANCE REQUIREMENTS
Road Kerbs.	Kilsaran Tara Kerb 915 x 250 x 125mm Silver Colour.		The Kilsaran Tara Kerb is part of an Eco Paving range of hard landscaping products. The Tara Kerb is best suited for use in commercial, industrial retail, domestic and landscape developments.	Concrete Kerbs are designed to meet or exceed the relevant standards. Concrete is used where the structural stability has to be maintained for long periods. Precast concrete manufactured in a controlled factory environment helps to lengthen the life span of the wall Precast concrete kerbs manufactured in accordance with IS 146:1965 (Precast concrete kerbs, channels, edgings, quadrants) and IS EN 1340 (Concrete kerb units. Requirements and test methods) BS 7263-1 (2001) Precast Concrete Flags, Concrete Kerbs, Channels, Edgings and Quadrants – Part 1: Precast, Unreinforced Concrete Paving Flags & Complementary Fittings – Requirements & Test Methods.	Aesthetics Fine textured and smooth surface Performance IS EN 1340 Concrete Kerb Units – Requirements and Test Methods Durability Precast concrete is impervious to rot, the structure will not weaken over time Whole Life Design Made of natural and locally available raw materials (stones, gravels, sand, cement), precast concrete minimises the whole life cycle impact on the environment when compared with other construction materials. Precast concrete units can be entirely re-used or recycled (almost 100% of a concrete building can be recycled, no matter how heavily reinforced).	Low Maintenance Annual maintenance and safety check.
Permeable Tarmac Surface (Surface 1).	Permeable Tarmac		As per Engineers design and specification	To Engineer's specification.	Aesthetics Neat and attractive finish. Performance Ensures rapid dispersal and drainage of surface water, reducing water spray. Durability Practical, robust construction. The wearing course can last up to 15 - 20 years Whole Life Design 100% recyclable Sustainable Objective Provide permeable surface for SUDs practice.	Low Maintenance Annual maintenance and safety check.
Tactile Paving to Steps and Pedestrian Crossings.	Kilsaran Blister Tactile Paving, colour: Buff		Hazard Warning, as per Engineers design and spec.	Blister tactile paving provides a profiled finish comprising of rows of flat top domes on the surface. The blister surface provides a warning to visually impaired people in the absence of a kerb up-stand at controlled and uncontrolled crossings. BS EN 1339:2003, BS7997 BS:2003, DDCEN-TS15209:2008	Aesthetics Contrast to surrounding finishes Performance Weathering resistance: Class 3. Potential for slip: Low. Abrasion resistance: Class 3. Durability Offers exceptional durability Whole Life Design Recycled non primary material content: 61-70% Recyclability: 100% of this product can be recycled.	Low Maintenance Annual maintenance and safety check.







EXTERNAL HARD SURFACING – ROADS, FOOTPATHS, STEPS, RAMPS, HANDRAILS, CAR PARK, PLAY/SPORT SURFACES

ELEMENT	PROPOSED PRODUCT	IMAGE REFERENCE	OUTLINE DESCRIPTION	KEY PERFORMANCE CHARACTERISTICS	REASONS FOR SELECTION	FUTURE MAINTENANCE REQUIREMENTS
Hexo Block Paving (Surface 2).	Kilsaran Hexo Block Paving 200 X 230 X 60mm. Black Granite.		Concrete Block Paving. Lightly textured finish using premium granite aggregates.	Extremely robust due the increased cement content and Granite surface. Unlike Natural Granite and Porcelain, the Hexo Block Paving keeps the declared slip resistance extremely low throughout its life cycle. Cost reduction on supply and installation when compared to natural Granite and Porcelain. Factory sealed application.	Aesthetics Manufactured with textured granite aggregates Vibrant long-lasting colours Creates a striking, contemporary look Performance To BS EN:BS EN 1338:2003 Extremely low skid/slip risk Durability Offers exceptional durability No pigments are used, so colours won't fade over time. Whole Life Design	Low Maintenance Annual maintenance and safety check.
Flag Paving (Surface 3)	Kilsaran Pembroke Flag Paving, 5 Size Mix x 80mm, Silver Granite.		Concrete Flag Paving. Rectangular units with spacer nibs. Suitable for use on patios, paths and commercial pedestrian areas. Standard surface finish using premium granite aggregates	Extremely robust due the increased cement content and Granite surface. Unlike Natural Granite and Porcelain, the Pembroke Flag Paving keeps the declared slip resistance extremely low throughout its life cycle. Cost reduction on supply and installation when compared to natural Granite and Porcelain. Factory sealed application.	Aesthetics Manufactured with granite aggregates Vibrant long-lasting colours Creates a striking, contemporary look Performance To BS EN:BS EN 1339:2003 Extremely low skid/slip risk Durability Offers exceptional durability No pigments are used, so colours won't fade over time. Whole Life Design.	Low Maintenance Annual maintenance and safety check.
Tobermore External Steps (Surface 4).	Tobermore 'Granite Step Unit' 350 x 150 x 1000mm and 400 x 150 x 1000mm. Silver Granite.		External step unit crafted with natural granite aggregates, natural appearance with a coarse textured surface.	Refer to UK Building Regulations Part M 2004 or Ireland Building Regulations TGD M 2010, Part M Access and Use detail that is required for compliance. Additional guidance may be taken from the Design of Buildings and Approaches to meet the needs of disabled people BS 8300 2009:	Aesthetics Manufactured with natural granite aggregates Vibrant long-lasting colours Creates a striking, contemporary look Performance To BS EN:BS EN 1339:2003 Extremely low skid/slip risk Durability Offers exceptional durability No pigments are used, so colours won't fade over time. Whole Life Design Recycled non primary material content: 52-60% Recyclability: 100% of this product can be recycled.	Low Maintenance Annual maintenance and safety check.
Woodchip play surface. (Surface 5)	'NuLife playground wood fibre' by Connaught Timber or similar. To a 200mm depth, to provide a critical fall height of 4.1m.		A long lasting Pine play area bark derived from Irish sources.	<ul style="list-style-type: none"> <li>•35-60mm in particle size, providing a long lasting product whilst maintaining safety.</li> <li>•Consistent particle size ensures suitability for most play area applications.</li> <li>•Clean and natural product containing no dyes makes for cleaner clothes.</li> <li>•Completely natural product determines there are no chemicals to harm pets.</li> <li>•Very versatile products, great for use with all play equipment.</li> <li>•Screened and graded which minimises dust content.</li> <li>•Produced with mature Pine Bark providing great longevity.</li> <li>•Tested in accordance with BSEN 1177: 2008 to provide critical fall height results.</li> <li>•Tested in accordance with BSEN 4790: 1987 to provide 'Low' ease of Ignition results.</li> </ul>	Reduces impact from falls, is low Maintenance, suitable for all weather conditions.	Low Maintenance Annual maintenance and safety check.




FENCING / RAILINGS

ELEMENT	PROPOSED PRODUCT	IMAGE REFERENCE	OUTLINE DESCRIPTION	KEY PERFORMANCE CHARACTERISTICS	REASONS FOR SELECTION	FUTURE MAINTENANCE REQUIREMENTS
Welded Mesh Safety Fencing (Fence 1).	Welded mesh Fencing 2400mm High.		Welded Mesh 2.4m high.	3 mm diameter steel wire at 50 mm c/c mesh fence panels. Non-climbable fence type to ensure resident safety Galvanised to EN ISO 1461 & Powder Coated to BS EN 13438: 2005 Product reference: open mesh steel fencing. To BS 1722-14. Height: 2400mm / Nominal Panel Width: 3034mm. Mesh and wire: Welded mesh spacing 200mm vertical x 50mm horizontal x 45mm vertical gap. Galvanised and polyester powder coated green RAL 6005.	Aesthetics Powder Coated railings Performance EN 13438:2013 Durability Galvanised steel corrosion protection. Whole Life Design All elements are 100% recyclable.	Low Maintenance Annual maintenance and safety check.
Anti-Trap Bow Top Fencing (Fence 2).	Anti-Trap Bow Top Fencing 1200mm High.		Anti-Trap Bow Top Fencing is an ideal solution where minimum security is required and where the visual aspect takes priority.	Hot dipped galvanised to BS EN9 ISO 1461:2009 after fabrication and if required subsequently electrostatically powder coated in a plant complying with E.N. 1722 part 16. (Plasgalv®). Height: 1200mm / Nominal Panel Width: 2850mm. Overlength set in concrete as per manufacturers requirements.	Aesthetics Powder Coated railings Performance EN 13438:2013 Durability Galvanised steel corrosion protection. Whole Life Design All elements are 100% recyclable.	Low Maintenance Annual maintenance and safety check.
Stub Wall and Flat Railing (Fence 3)	Stub Wall and Flat Railing 1000mm High.		Galvanised Steel Handrail fixed to a brickwork stub wall.	As per Architects design and spec: Galvanised steel handrail with 50mm square profile handrail supported on flat bar steel fixed to the supporting wall, with galvanised steel woven mesh infill panels, all with a natural galvanised finish. Stub wall constructed of light / medium brown clay stock brick and capped with concrete coping.	Aesthetics Galvanised steel handrail Performance EN 13438:2013 Durability Galvanised steel corrosion protection. Whole Life Design.	Low Maintenance Annual maintenance and safety check.
Entry Hall Handrail (Fence 4)	Entry Hall Handrail 1100mm High		As per Architects design and spec.	As per Architects design and spec.	Aesthetics Provides the highest quality aesthetic steel finish. Durability Galvanised steel corrosion protection. Whole Life Design.	Low Maintenance Annual maintenance check. Clean the steel components using warm water with a mild detergent with a non abrasive cloth or sponge.



SITE / STREET FURNITURE / ROOT BARRIER

ELEMENT	PROPOSED PRODUCT	IMAGE REFERENCE	OUTLINE DESCRIPTION	KEY PERFORMANCE CHARACTERISTICS	REASONS FOR SELECTION	FUTURE MAINTENANCE REQUIREMENTS
Blueton Cantilever Mild Steel & Timber Seat (Public Bench 1)	Blueton Cantilever Mild Steel & Timber Seat (REF 097.02MST) 560 X 800 X 1800mm		Two leg seat for ground fixing in galvanised mild steel and hardwood.	High quality, heavy duty materials and design, robust construction. Hardwood is a very durable and stable wood. Wooden & stainless steel structural parts. Certified construction.	Aesthetics Natural timber finish. Performance Hot Dipped Galvanised to BS EN ISO 1461:2009 Durability Hardwood and Galvanised steel have excellent strength properties. Whole Life Design All elements are 100% recyclable.	Low Maintenance Annual maintenance and safety check.
Cycle Stand.	Larkin Street Products stainless steel N type cycle stand or similar and approved.		Larkin Street Products stainless steel type N cycle stand anchored in 300mm square holes at approx. 600mm c/c filled with 30N20 concrete.	1200mm high stainless steel bollard (900mm above ground, 300mm below). Manufactured and installed to the highest quality. Robust and durable construction. Exceptionally long lifespan.	Aesthetics Provides the highest quality aesthetic stainless steel finish. Performance Stainless steel corrosion protection. British Standard (BS EN ISO 3651-1). Durability Low lifetime maintenance requirements. Whole Life Design All elements are 100% recyclable.	Low Maintenance Annual maintenance check. Clean the stainless steel components using warm water with a mild detergent with a non abrasive cloth or sponge.
Two Tier Cycle Rack.	Larkin Street Products Two Tier Bike Rack or similar and approved.		Larkin Street Products Two Tier Bike Rack is a space saving solution that doubles the amount of cycle parking compared with traditional cycle racks.	Accommodates all cycle types (mountain bikes, town bikes etc) Cycle is well supported when being stored. Lower rack has a sloping wheel channel, so the user does not have to bend between the levels. Robust construction, hot dip galvanised. Cycle stands are compact with a centre to centre distance of 375mm. Easy lift gas strut fitted so lifting the bike up on the rack requires minimal force from the user.	Aesthetics Provides the highest quality aesthetic stainless steel finish. Performance Stainless steel corrosion protection. British Standard (BS EN ISO 3651-1). Durability Low lifetime maintenance requirements. Whole Life Design All elements are 100% recyclable.	Low Maintenance Annual maintenance check.
Root Protection Barrier.	GreenBlue Urban ReRoot.		GreenBlue Urban ReRoot 600 / 1000 / 2000.	Manufactured and installed to the highest quality. Robust and durable construction. Exceptionally long lifespan.	Easy to install, no specialist equipment needed Supplied in roll form and cut to order in 10m increments to minimise waste Ribbed construction prevents root swirl and directs roots downward and outward Flexible design allows the barrier to curve around obstacles but is rigid enough to hold its form when backfilling ReRoot joint tape will ensure root proof joints when joining roll ends.	No Maintenance required once installed.

PLAY EQUIPMENT

ELEMENT	PROPOSED PRODUCT	IMAGE REFERENCE	OUTLINE DESCRIPTION	KEY PERFORMANCE CHARACTERISTICS	REASONS FOR SELECTION	FUTURE MAINTENANCE REQUIREMENTS
Toddler Play Equipment	Kompan Racer Springer - ELE400002-01E		Free-standing play equipment for age group 2-6.	<p>The seat is made of recycable PE. PE has high impact resistance across a wide temperature span which ensures vandal resistance in all locations.</p> <p>Springs are made of high quality spring steel according to EN10270. The springs are fixed by unique anti pinch fittings for maximum safety and long lifetime.</p> <p>Handles are made with a moulded PP insert and an outer layer of soft TPV rubber attached to the pipe with a galvanised steel inlay to ensure strength and durability.</p>	<p>It supports toddlers understanding of material characteristics such as weight, texture, temperature and flexibility.</p> <p>The soothing, rocking movement of the Racer trains the sense of balance and spatial awareness.</p> <p>A well developed sense of balance is fundamental for the ability to sit still and concentrate.</p>	Low Maintenance Annual maintenance and safety check.
Toddler Play Equipment	Kompan Toddler Spica - M19101-3017P		Free-standing play equipment for age group 1+	<p>Pole: more gripping or leaning support points when standing, sitting, hanging holding tight and spinning.</p> <p>Round seat - turn-taking, cooperation, socializing.</p> <p>Internal ball-bearing spinner - logical thinking, figuring out how to make the spinner work with gravity, not against it.</p>	<p>Panels of 19mm EcoCore™. EcoCore™ is a highly durable, eco friendly material, which is not only recyclable after use, but also consists of a core produced from 100% recycled post consumer material from food packing waste.</p> <p>The steel surfaces are hot dip galvanised inside and outside with lead free zinc. The galvanisation has excellent corrosion resistance in outside environments and requires low maintenance.</p>	Low Maintenance Annual maintenance and safety check.
Toddler Play Equipment	Kompan Seesaw with springs - KPL111		Free-standing play equipment for age group 3-8	<p>Handhold - the possibility to hold onto more areas of the handhold ensures a good grip, necessary for rocking intensely. This trains hand and arm muscles</p> <p>Rocking spring - response to movements adds to spatial awareness and sense of balance. Trains the understanding of cause and effect: when I move my body, the spring responds with movement.</p>	<p>Seats are made of 22 mm thick plywood made from alder and pine wood. Both sides are covered by 2 layers of phenolic film with anti slip net pattern. All cutting edges are sealed with paint to ensure long lifetime.</p> <p>The springs are fixed by unique anti pinch fittings for maximum safety and long lifetime</p> <p>The steel surfaces are hot dip galvanised inside and outside with lead free zinc. The galvanisation has excellent corrosion resistance in outside environments and requires low maintenance.</p>	Low Maintenance Annual maintenance and safety check.

PLAY EQUIPMENT

ELEMENT	PROPOSED PRODUCT	IMAGE REFERENCE	OUTLINE DESCRIPTION	KEY PERFORMANCE CHARACTERISTICS	REASONS FOR SELECTION	FUTURE MAINTENANCE REQUIREMENTS
Children Play Equipment	Kompan Climbing Structure - KPL815		Free-standing balancing and climbing play equipment for age group 6-12	<p>Overhead ladder: develops children's upper body muscles and arm strength, cross coordination and spatial awareness.</p> <p>Climbing wall: develops cross coordination, which supports cross-modal perception, necessary for other skills such as reading.</p> <p>Climbing net: supports physical strength and cross-body coordination, which impacts coordination of the right and left part of brain.</p>	<p>Climbing nets are made of UV-stabilised PP rope with inner steel cable reinforcement. The rope is induction treated to obtain maximum fixation between steel and rope which provides excellent wear and tear resistance.</p> <p>Posts are made of pine wood from sustainable European sources. The wood is pressure impregnated Class 3 with Tanalith E3475 according to EN335 (Equivalent to NTR Class AB)</p> <p>The steel surfaces are hot dip galvanised inside and outside with lead free zinc. The galvanisation has excellent corrosion resistance in outside environments and requires low maintenance.</p> <p>Plywood climbing panel. The climbing panels is made of 21,5mm thick plywood made from alder and pine wood. Both sides are covered by 2 layers of phenolic film with anti slip net pattern. All cutting edges are sealed with paint to ensure long lifetime</p>	Low Maintenance Annual maintenance and safety check.
Children Play Equipment	Kompan Play System Elements - MATTERHORN - PCE110100-0001		Play system element for age group 6-12	<p>Banister ladder: coordination is supported when going down, as well as arm and core muscles. Landing strengthens bone density, which is built for life in childhood.</p> <p>Pipe ladder: cross coordination and eye-hand coordination are supported when children climb the ladder.</p> <p>Wall climber: climbing supports cross coordination, proprioception, and the development of major muscle groups and hand strength.</p>	<p>The Curved ELEMENTS panels are moulded of UV stabilised recyclable PE with multiple options for in-build play features that also ensures a strong panel solution. Straight panels are made of KOMPAN 19mm PE EcoCare™ which is a highly durable, ecofriendly and recyclable material.</p> <p>The climbing elements are made of recyclable PE which has a high impact resistance across a wide temperature span which ensures vandal resistance in all locations.</p> <p>The ELEMENTS roofs are made of recyclable PE with a minimum wall thickness of 5 mm to ensure high durability in all climates around the world. The steel pipes are hot dip galvanised inside and outside for maximum durability.</p>	Low Maintenance Annual maintenance and safety check.




TREES, PLANTING MIXES, GRASS

ELEMENT	PROPOSED PRODUCT	IMAGE REFERENCE	OUTLINE DESCRIPTION	KEY PERFORMANCE CHARACTERISTICS	REASONS FOR SELECTION	FUTURE MAINTENANCE REQUIREMENTS
<p>Proposed trees                      Multi Stem and                      Clear Stem Tree                      Species</p>	<p>Tree 1 - 18 nos.                      · Acacia dealbata                      (Mimosa Tree)                      · 2m clear stem,                      18/20cm gth, CG.</p> <p>Tree 2 - 24 nos.                      · Betula utilis                      var jaquemontii                      (Himalayan white                      Birch)                      · Multistem, 1.5m+                      ht, r/b.</p> <p>Tree 3 - 6 nos.                      · Carpinus Betulus                      (Hornbeam)                      · 2m clear stem,                      20/25cm gth, CG.</p> <p>Tree 4 - 1 nos.                      · Pyrus calleryana                      Chanticleer                      (Chanticleer Pear)                      · 2m clear stem,                      18/20cm gth, CG.</p>		<p>As per landscape                      architects Planting                      schedule/ plan/                      spec.</p>	<p>PLANTS/ TREES - SPECIFICATION CRITERIA                      Name/form/dimension/provenance/other criteria: Per planting plan/                      schedule.</p>	<p>The selected Tree species provide year-round colour and                      interest, whilst creating planting buffers between public                      open spaces, communal space and private terraces/                      balconies.</p>	<p>Maintenance as per the                      landscape management                      schedule.</p>
<p>Planting Mix 1                      Ornamental Mix</p>	<p>Shrubs, Perennials,                      Grasses.</p>		<p>As per landscape                      architects Planting                      Schedule/ plan/                      spec.</p>	<p>PLANTS/ TREES - SPECIFICATION CRITERIA                      Name/form/dimension/provenance/other criteria: Per planting plan/                      schedule.</p>	<p>The planting scheme has been carefully considered to                      provide year round interest, as well as providing soft                      buffers to ground floor units.</p>	<p>Maintenance as per the                      landscape management                      schedule.</p>

TREES, PLANTING MIXES, GRASS

ELEMENT	PROPOSED PRODUCT	IMAGE REFERENCE	OUTLINE DESCRIPTION	KEY PERFORMANCE CHARACTERISTICS	REASONS FOR SELECTION	FUTURE MAINTENANCE REQUIREMENTS
Plant Mix 2 Shade Tolerant Shrub Mix	Shrubs, Perennials, Ferns.		As per landscape architects Planting Schedule/ plan/ spec.	PLANTS/ TREES - SPECIFICATION CRITERIA Name/form/dimension/provenance/other criteria: Per planting plan/ schedule.	To provide colour, and year round interest in shaded areas of the scheme.	Maintenance as per the landscape management schedule.
Hedge 1	Prunus lusitanica - Portuguese Laurel Hedging		As per landscape architects Planting schedule/ plan/ spec.	PLANTS/ TREES - SPECIFICATION CRITERIA Name/form/dimension/provenance/other criteria: Per planting plan/ schedule.	Evergreen. To provide effective and aesthetic screening to site boundaries and internal boundaries within the development.	Maintenance as per the landscape management schedule.
Hedge 2	Buxus sempervirens - Box hedging		As per landscape architects Planting schedule/ plan/ spec.	PLANTS/ TREES - SPECIFICATION CRITERIA Name/form/dimension/provenance/other criteria: Per planting plan/ schedule.	Evergreen. Robust resilient plant. To provide soft all year round screen barrier around seating terrace.	Maintenance as per the landscape management schedule.

TREES, PLANTING MIXES, GRASS, WEED CONTROL

ELEMENT	PROPOSED PRODUCT	IMAGE REFERENCE	OUTLINE DESCRIPTION	KEY PERFORMANCE CHARACTERISTICS	REASONS FOR SELECTION	FUTURE MAINTENANCE REQUIREMENTS
Amenity Grass seeding/ turfing.	Dwarf Perennial Ryegrass Creeping Bent Grass Strong Creeping Red Fescue		As per landscape architects Planting schedule/ plan/ spec.	Low maintenance mixture of hard wearing grass for multi-purpose activities.	To provide soft surface for multi-functional purposes.	Maintenance as per the landscape management schedule.
Weed control fabric.	105gsm fabric.		Netting and Covers 'Heavy Duty 105gsm 1 metre wide Woven Weed Control Fabric; or similar.	Weed control The weed control fabric shall be 105gsm and shall suppress weeds whilst allowing water, air and nutrients to pass through. Cut with a scissors or knife. All sharp objects should be removed from the surface soil prior to laying the weed suppressing geotextile. Overlap adjacent rolls by at least 10cm. Membrane to be pegged to ground using proprietary plastic pegs. When planting into the geotextile membrane an 'X' shaped notch should be cut into the membrane for each individual plant, to allow for excavation. Membrane to be applied to all planting and gravel areas.	The woven structure prevents deep rooted weeds coming up from below the soil whilst at the same time allowing moisture to travel down to the roots of the plants and the soil to breath.  The membrane also helps maintain higher temperatures in the soil and minimizes damage caused by burrowing animals.	No Maintenance required once installed
Fine Bark Mulch.	Fine Bark mulch to planting beds.		75mm depth bark mulch.	The product shall consist of matured British Conifer Bark with an even nominal particle size distribution of 0-65mm with < 10 % dust and fines and less than 25% wood content. • The pH to be between 4.5 and 5.5. • The product shall be pest, disease and weed free and not have been treated with any additives. Typical product samples to be provided upon request All product volumes to be calculated using The Bulk Density method, as set out in BS EN 12579:2000 and BS EN 12580:2000.	Suppresses weed growth replacing expensive shrub bed hoeing and chemical weed-killing Conserves soil moisture, minimising drought stress and plant death and eliminating the need for excessive plant watering Provides an insulating layer, substantially reducing the effects of ground freezing and over-heating during extreme weather conditions Slowly improves the soil's organic content, as it decomposes into the soil Allows clean access onto mulched area for plant pruning.	Maintenance as per the landscape management schedule.