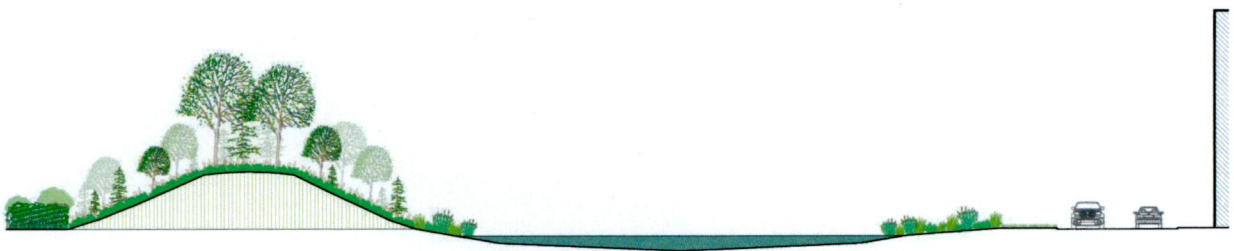


**Vantage DUB13 Data Centre
at Grange Castle, Dublin**

Planning Submission



**Landscape Report &
Outline Landscape Specification**

2nd November 2022

Project: Data Centre, Vantage DUB13
Title: Landscape Report
Issue: A

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Landscape Report

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Kevin Fitzpatrick Landscape Architecture Ltd. has been commissioned by the applicant to provide landscape architectural consultancy in relation to a planning application for the proposed Data Centre at Grange Castle, Dublin. This report should be read in conjunction with the following documents:

KFLA Drawing, 0462-101 – Landscape Masterplan
KFLA Drawing, 0462-102 – Landscape Sections
KFLA Drawing, 0462-103 – Planting Plan and Schedule
KFLA Drawing, 0462-104 – Earthworks Modelling
KFLA Drawing, 0462-105 – Green Infrastructure Diagram

1.0 Existing Landscape

1.1 Overview

The proposed development is located to the south of the New Nangor Rd in Profile Park Business Park. The Baldonnell Stream separates the proposed site from the three permitted Data Halls which are located to the west. To the south of the site, there are agricultural fields with traditional hedgerow boundaries, with some recently constructed Data Centres. The site is bound by an existing stream to the west also and existing roads on all other sides. To the north on the opposite side of the New Nangor Rd. there are many large industrial buildings.

1.2 Landscape Character

The subject lands have the character of an agricultural field with traditional hedgerow field boundaries. The flat ground levels are characteristic of the wider landscape. The lands are bounded on one side by the Baldonnell stream. The stream has been affected by agricultural processes and has very little riparian planting or riverside trees on some of its banks however with more vegetation in parts.

In terms of the wider landscape, the site is located within an area that is mostly industrial and commercial development. Beyond this to the west and south of the site is mostly traditional agricultural land with some low-density residential distribution. Grange Castle Golf Club lies to the east where it extends close to the edge of Profile Park. The surrounding environment with its contrast of new built structures and remnants of historic field patterns would be considered a 'transitional landscape', as the area is undergoing a considerable amount of industrial and commercial development.

Other than the stream which is degraded and of limited landscape quality, the landscape of the subject lands has no inherent aesthetic qualities of note. In the context of the surrounding landscape, landscape sensitivities and views of the lands would be considered of no aesthetic value. There is an abandoned residence in the north-western corner of the land. A group of garden trees and shrubs are found in this location. This vegetation would have been planted in the garden of the abandoned residence.

1.3 Existing Trees and Vegetation

The Arboricultural survey finds 44 individual trees, 130 trees in tree groups and 285m of hedgerow. The most visually dominant trees on site are the tree group TG2, which was a boundary of the derelict dwelling on site and contains 53 trees. This is a mix of Poplars and Monterey Cypress.. Other than these the most common species are Ash, Lime and Horse Chestnut, accounting for 84% of the trees. Thirty three percent of the trees are category A with one tree classed as A1, an Atlas Cedar located at the northern end of tree group TG2. The Arborists survey finds three native hedgerows on site; all are classed as category C (low quality).

2.0 Landscape Strategy

2.1 General Aims

The landscape strategy aims to integrate the new built development with the existing landscape and create a network of habitats within an ecologically rich landscape. The character of the landscape proposed is one of large trees and woodland copses, dense woodland planting, planted berms, stream habitat, and wetland meadows. Wildflower meadows, wet meadows, riparian strips, woodland and native hedgerows will provide habitats and improve local biodiversity.

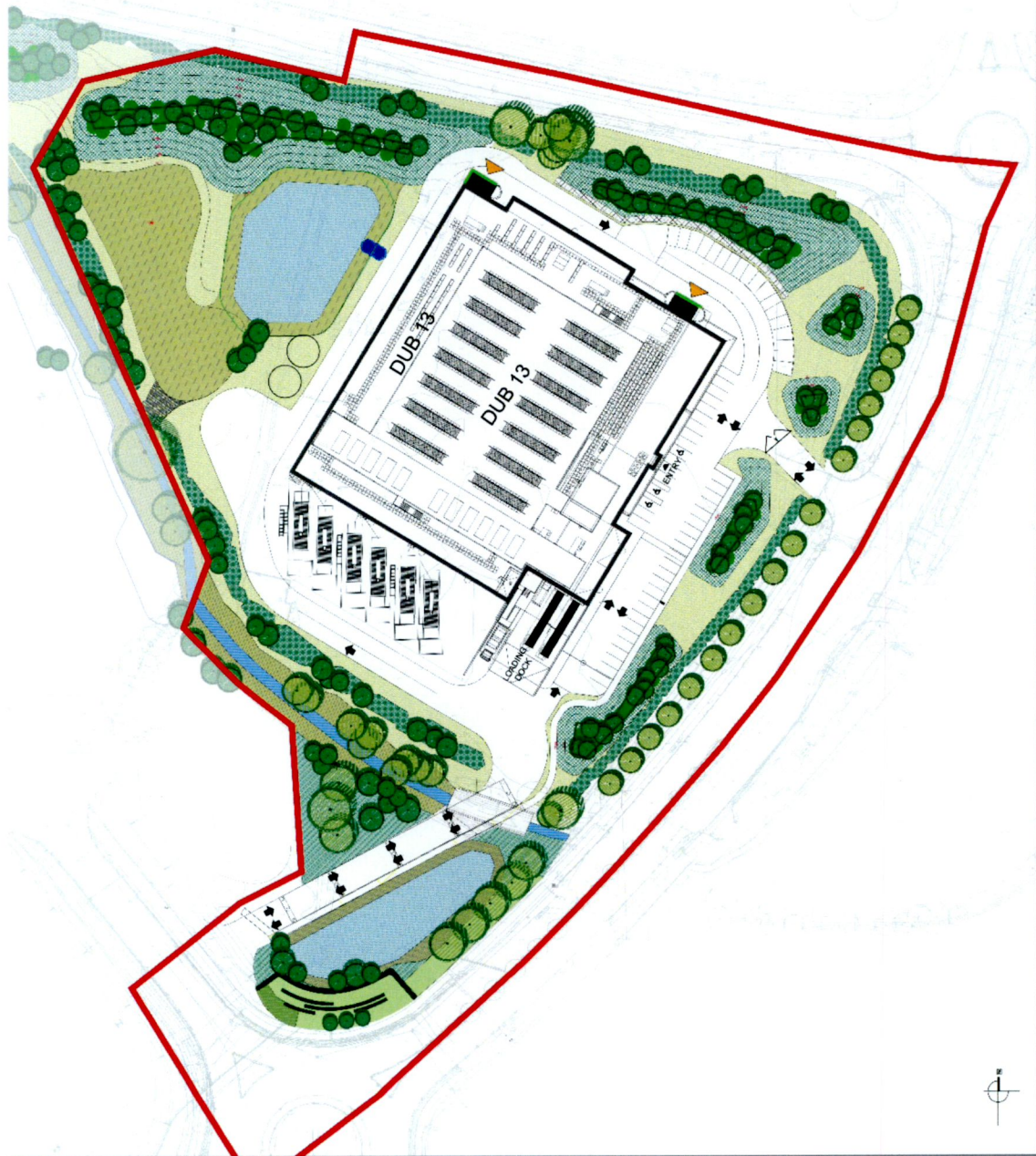


Fig 01 – Landscape Masterplan

2.2 Protection and Enhancement of Existing Landscape

The protection and enhancement of the existing landscape is an important aspect of the overall landscape strategy. The landscape strategy proposes to enhance and strengthen the existing hedgerows along the stream using native hedgerow and woodland species, while retaining the existing trees and scrub. There will also be significant habitat creation through the planting of woodland, hedgerows, wildflower meadow and wetland meadows which will connect to the existing vegetation around the site, enhancing green infrastructure links.

2.3 Screening

Screening will be implemented through the use of undulating, naturally shaped earth berms and tree planting, and is an essential part of the landscape scheme. Screening, in the case of this development, has a dual purpose. It provides internal privacy and security within the site as well as contributing to landscape sensitivity by blocking undesirable views and sounds to users outside the site such as nearby residents or street users. Berms will exist at varying heights, ranging from 1m to 5m, depending on location, and are situated in specific locations relating to existing views. Large native trees have been selected to give instant impact, rather than planting smaller trees which would take considerably longer to achieve the required screening.



Fig 02 – Detail Area

2.4 Ecology and Biodiversity

All of the various landscape spaces and typologies in this development have been designed to consider local biodiversity and ecology. Maintaining and creating natural habitats for native flora and fauna and creating ecological networks are essential elements of the landscape strategy.

Significant areas within the site will be seeded with wildflower which supports local flora and fauna, thus increasing local biodiversity. Retaining and strengthening existing native hedgerows, as well as proposing new native hedgerows, creates biodiverse native habitats and ecological green corridors which run through the site and link with external landscape features.

The enhancement of the stream corridor establishes a unique ecological space, which provides contrasting ecological and environmental qualities to the other landscape spaces throughout the site and surrounding areas. The landscape typology will attract specific fauna such as certain types of birds and insects, while the planting strategy allows wetland flora to flourish.

Woodland planting along site boundaries combined with the permitted woodland belts and on earth berms create dense belts of native woodland spaces which act as native habitat and similarly to the native hedgerows, form ecological corridors which connect with other landscape elements throughout the site.

2.5 Planting Strategy

The plant species are chosen to respect the local environment while providing suitable vegetation that is harmonious with the existing area and will be successful through all stages of its maturity. Therefore, the planting palette has a mix of species chosen for their appropriateness and with a preference for native planting where possible. Various types of planting are used to create different atmospheres for certain spaces, and to serve various functions throughout the site.

Native Oaks, Common Alder, Birch and Scots Pine are the dominant tree species proposed throughout the site, including all woodland areas, berms as well as the wetland zone. These trees will mature into large woodland specimens. When the trees mature, they will have a very strong visual impact and will define the character of the development, providing visual screening and aesthetic qualities. In spaces which are located further inside the site and in closer proximity to the building, more ornamental species will be used, creating more visual interest for employees and other users.

Species in the wetland area are distinct from other species throughout the site and have been chosen specifically to function in wet, damp conditions and to enhance ecology and biodiversity in this area.

Particular attention was given to introducing certain pollinator species to various plant mixes in woodland and hedgerow areas as outlined and in referral to the '**Councils: actions to help pollinators; All Ireland Pollinator Plan 2021-2025**'

Boundary treatments include native hedgerows, formal hedges and woodland belts. Native hedgerow mixes are composed of native and naturalised species chosen to provide habitat and increase other ecological qualities.

2.6 Planting Schedule

Planting Schedule					
Quantity	Plant Name	Ht/Sprnd	Girth	Root	Density
Trees					
48	Alnus glutinosa	400-450	14-16cm	RB	
84	Alnus glutinosa	250-300	8-10cm	B	
47	Betula pendula	400-450	14-16cm	RB	
84	Betula pendula	250-300	8-10cm	B	
47	Quercus petraea	400-450	14-16cm	RB	
84	Quercus petraea	250-300	8-10cm	B	
Conifers					
49	Pinus Sylvestris	250-300cm		RB	
227	Pinus Sylvestris	40-60cm	-	C	1/m2
227	Larix decidua	40-60cm	-	C	1/m2

Planting Schedule					
Quantity	Plant Name	Ht/Sprd	Girth	Root	Density
Woodland Transplants					
227	<i>Alnus glutinosa</i>	100-120cm	-	B	1/m2
227	<i>Betula pendula</i>	100-120cm	-	B	1/m2
487	<i>Corylus avellana</i>	80-100cm	-	B	1/m2/2/m2
1040	<i>Crataegus monogyna</i>	80-100cm	-	B	1/m2/2/m2
260	<i>Euonymus europaeus</i>	40-60cm	-	C	1/m2/2/m2
487	<i>Ilex aquifolium</i>	40-60cm	-	C	1/m2/2/m2
227	<i>Prunus avium</i>	100-120cm	-	B	1/m2/2/m2
227	<i>Prunus padus</i>	100-120cm	-	B	1/m2/2/m2
260	<i>Prunus spinosa</i>	100-120cm	-	B	1/m2/2/m2
227	<i>Quercus petraea</i>	100-120cm	-	B	1/m2
260	<i>Lonicera periclymenum</i>	80-100cm	-	B	2/m2
260	<i>Rosa canina</i>	80-100cm	-	B	2/m2
260	<i>Viburnum opulus</i>	80-100cm	-	B	2/m2
Wetland Plants					
116	<i>Apium nodiflorum</i>	30-40cm	-	P9	1.5/m2
116	<i>Caltha palustris</i>	30-40cm	-	P9	1.5/m2
116	<i>Iris pseudacorus</i>	30-40cm	-	P9	1.5/m2
116	<i>Myosotis scoroides</i>	30-40cm	-	P9	1.5/m2
116	<i>Myriophyllum spicatum</i>	30-40cm	-	P9	1.5/m2
116	<i>Sparganium spp.</i>	30-40cm	-	P9	1.5/m2
Native Grasses + Ferns					
116	<i>Dryopteris filix-mas</i>	30-40cm	-	P9	1.5/m2
116	<i>Luzula nivea</i>	30-40cm	-	P9	1.5/m2
116	<i>Polystichum setiferum</i>	30-40cm	-	P9	1.5/m2
Climbers					
10	<i>Clematis armandii</i>	350-400	-	35L	.35m ctrs
10	<i>Hedera helix</i>	150-200	-	15L	.35m ctrs
9	<i>Lonicera henrii/japonica</i>	350-400	-	35L	.35m ctrs
9	<i>Trachyospermum jasminoides</i>	150-200	-	15L	.35m ctrs
9	<i>Vitis coignetiae</i>	150-200	-	15L	.35m ctrs

3.0 Green Wall Design Rationale

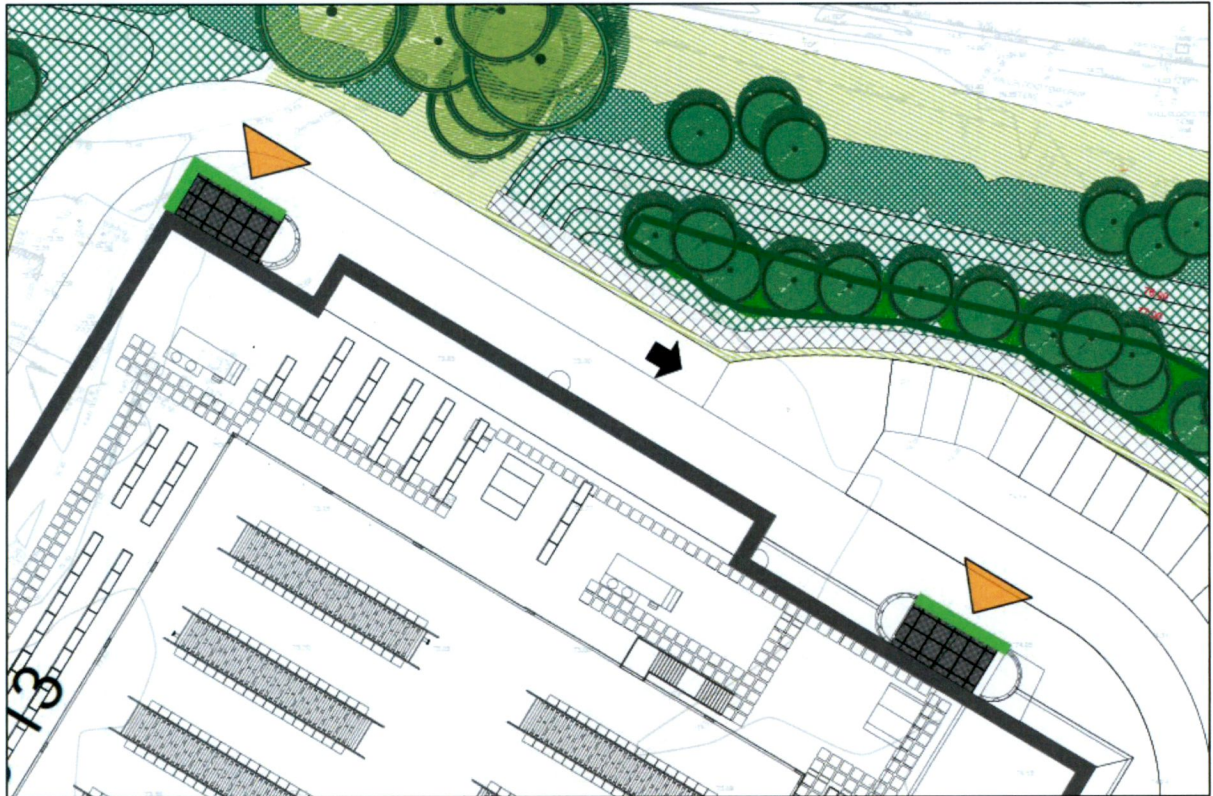


Fig 03 – Green Wall Distribution

3.1 Overview

The green walls have been incorporated into the building design to soften the visual impact of the built structure. The design intent is to add a soft green texture to the façade that will provide relief to the visual built mass of the building. As shown in Figure 1 above the green walls are located on the southeastern corner of the building. This arrangement is chosen as these are the façades that are potentially visible from outside the site at the entrance. The green walls are designed to cover the full height of the building façade.

3.2 Typology

The type of green wall proposed is created using climbing plants supported on a tensile wire frame. A steel frame will be incorporated into the building design from which the grid of tensile steel wires will be fixed. The planting will be planted at ground level and will gradually cover the full height of the tensile steel wire climbing support.



Fig 04 - Green Wall Typology Precedents

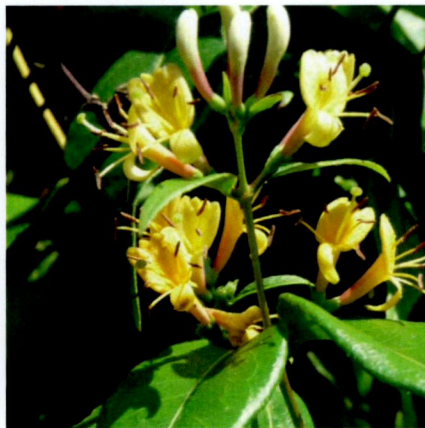
3.3 Planting Design

The design intent is for the climbing plants to cover the full height from the base to the roof. It is also the intention to provide year-round interest and coverage on the wall. To achieve this the planting choice has been carefully considered to provide a specific mix of plants to satisfy the requirements. A base plant has been chosen that is evergreen and flowering, this will account for 40% of the mix (*Clematis armandii*). This is to be complemented by two additional deciduous flowering climbers (*Trachyospermum* and *Lonicera*), a vine and native Ivy. As the *Trachyospermum* and *Lonicera* are slightly smaller growing, they will mostly be visible in area A , fig 6.

<i>Clematis armandii</i>	350-400	-		35L	.35m ctrs
<i>Hedera helix</i>	150-200	-		15L	.35m ctrs
<i>Lonicera henrii/japonica</i>	350-400	-		35L	.35m ctrs
<i>Trachyospermum jasminoides</i>	150-200	-		15L	.35m ctrs
<i>Vitis coignetiae</i>	150-200	-		15L	.35m ctrs



Clematis armandii



Lonicera henri



Trachyospermum sp.

Fig 05 – Planting Species

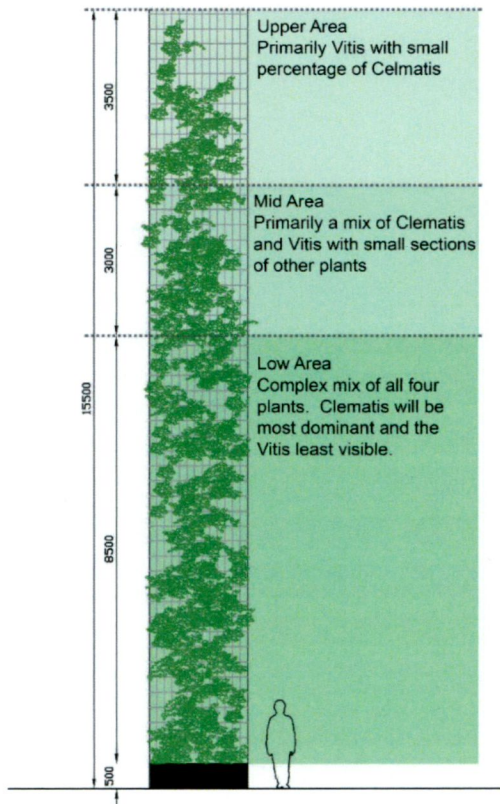


Fig 06 – Planting Design concept for southern Green Walls.

3.4 Maintenance of Green Walls

3.1.1 Maintenance Objective

Maintain a full and complete coverage of the green wall with a complex mix of species. Promote healthy growth and prevent dominance of any single species. Keep planting clear of the building and windows.

3.1.2 Maintenance Operations

- a) Prune in spring. Remove any wayward shoots and tie back shoots on to frame where needed. Thin out heavy hanging clumps. Thin out any weak or unwanted shoots.
- b) Lightly cultivate the surface soil, to a depth of approximately 50 mm, remove or bury all annual weed or natural litter and break any surface capping. Take special care to avoid unnecessary damage to the plants and ensure that all are firmly bedded in the soil. Leave the surface with a fine and even tilth with soil crumbs of less than 50 mm in diameter. Once a year operation in early winter.
- c) Maintain the soil surface substantially free of weeds (less than 10 per cent weed cover) by hand removal and spot treating with weed killer. Spot treatment at approximately four-weekly intervals in the main growing season, to a total of five times per season.

Note: As an alternative the borders can be regularly hand-hoed at up to two-weekly intervals in the main growing season, to 6 times per year. This procedure is recommended for the first year after planting when the plants may be more sensitive to contact herbicide damage and residual herbicides may not be used.

- d) Immediately after planting or, when and where subsequently directed, mulch the surface with a 50 mm layer of pulverised bark (maximum particle size 40 mm), or other approved equivalent. Thereafter, top dress the mulch as necessary and at least once a year to maintain effective cover. Spot treat or remove any emergent weeds as specified in c) above but do not cultivate or incorporate the mulch into the soil.
- e) Replacement of plants at end of natural life or dead/damaged/vandalised plants:
Use pits and plants to original specification or to match the size of the adjacent or nearby plants of the same species, whichever is the greater.
- f) Removal of dead plant material
At the end of the growing season, check all shrubs and remove dead foliage, dead wood, and broken or damaged branches and stems.

4.0 Compliance with SDCC Development Plan Biodiversity and green Infrastructure Objectives

EDE7 Objective 3:

To ensure that landscaping and site layout in space extensive developments provides for demonstrated biodiversity measures and that landscape and biodiversity measures integrate into the green infrastructure network, in accordance with the Green Infrastructure Strategy

Response: The landscape design has focused on protection and enhancement of the existing biodiversity of value on site. The stream corridor is protected and strengthened with new ecological corridor connections consisting of woodland, wetland, meadow and hedgerow habitats. Refer to drawings 0462_101_Landscape Masterplan, 0462_103_Planting Plan and 0462_105_GI diagram

12.4.2 Green Infrastructure and Development Management

All planning applications shall demonstrate how they contribute to the protection or enhancement of Green

Infrastructure in the County through the provision of green infrastructure elements as part of the application submission, having regard to the following:

- Development should seek to enhance or restore features that act as ecological corridors, particularly water features, hedgerows, tree lines, areas of un-cultivated land. These, or some element of them, should be incorporated into the proposed development to create pathways for wildlife and / or increase amenity value;

Response: The stream corridor is protected and strengthened in the proposed landscape scheme. The corridor is widened, and additional areas of native hedgerow and meadow are proposed. The proposal increase the ecological complexity of the stream and its surrounding vegetation. Refer to drawings 0462_101_Landscape Masterplan, 0462_103_Planting Plan and 0462_105_GI Diagram

- Development sites which are not located proximate to designated GI Cores or Corridors should identify the nearest designated GI Core, Corridor or Stepping Stone and make provision for GI interventions on the site which could eventually provide a link to local Stepping Stones, Cores or Corridors;

Response: This information is demonstrated on drawing 0462_105_GI Diagram

- Developers should be aware that ecological corridors can also act to quickly spread non-native invasive species. Therefore, identification and control of invasive species site should be included in planning applications and the GI Plan.

Response: The ecologists report does not identify any non-native invasive species on site.

All development proposals shall be accompanied by a Green Infrastructure Plan, which will normally be submitted as part of the suite of Landscape Plans that are required for a development. Plans shall include the following:

- Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County;*
- Site survey and analysis, identifying existing GI Infrastructure and key assets within the site;*
- Indicate how the development proposals link to and enhance the wider GI Network of the County;*
- Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site;*

Response: This information is demonstrated on drawing 0462_105_GI Diagram

GI2 Objective 1:

To reduce fragmentation and enhance South Dublin County's GI network by strengthening ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional network by connecting all new developments into the wider GI Network.

Response: The landscape design has focused on protection and enhancement of the existing biodiversity of value on site. The stream corridor is protected and strengthened with new ecological corridor connections consisting of woodland, wetland, meadow and hedgerow habitats. Refer to drawings 0462_101_Landscape Masterplan, 0462_103_Planting Plan and 0462_105_GI diagram

GI2 Objective 2:

To protect and enhance the biodiversity and ecological value of the existing GI network by protecting where feasible (and mitigating where removal is unavoidable) existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design and construction process, such proactive approach to include provision to inspect development sites post construction to ensure hedgerow coverage has been protected as per the plan.

Response: This Arborist's Tree Protection Plan details the measures proposed to protect the trees and hedgerows on site during construction.

G12 Objective 3:

To retrospectively repair habitat fragmentation and provide for regeneration of flora and fauna where weaknesses are identified in the network through the implementation of new GI interventions.

Response: The stream corridor has been degraded over time by stripping of vegetation and narrowing the stream corridor. It is currently of relatively low biodiversity value because of this poor management. In this proposal the stream corridor is to be protected and strengthened. The corridor will be widened, and additional areas of native hedgerow and meadow are proposed. The proposal increase the ecological complexity of the stream and its surrounding vegetation. Refer to drawings 0462_101_Landscape Masterplan, 0462_103_Planting Plan and 0462_105_GI Diagram

G12 Objective 5:

To protect and enhance the County's hedgerow network, in particular hedgerows that form townland, parish and barony boundaries recognising their historic and cultural importance in addition to their ecological importance and increase hedgerow coverage using locally native species including a commitment for no net loss of hedgerows on any development site and to take a proactive approach to protection and enforcement.

Response: The Arborists survey finds three native hedgerows on site; all are classed as category C (low quality). The proposed development will result in all of H7 (130m) and part of H1 (30m) being removed. The proposed scheme includes 470m of native hedgerow which is supplemented by significant blocks of woodland and woodland scrub. The proposal increases the amount of native hedgerow significantly and also increases the ecological complexity of the local environment. Refer to drawings 0462_103_Planting Plan, 0462_105_GI Diagram and the Arborist's Report.

NCBH11 Objective 3:

To protect and retain existing trees, hedgerows, and woodlands which are of amenity and / or biodiversity and / or carbon sequestration value and / or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council's Tree Management Policy (2015-2020) or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area.

Response: This Arborist's Tree Protection Plan details the measures proposed to protect the trees and hedgerows on site during construction. The landscape design has focused on protection and enhancement of the existing biodiversity of value on site. The stream corridor is protected and strengthened with new ecological corridor connections consisting of woodland, wetland, meadow, and hedgerow habitats. Refer to drawings 0462_101_Landscape Masterplan, 0462_103_Planting Plan, 0462_105_GI diagram and the Arborist's Report

NCBH11 Objective 4:

To protect the hedgerows of the County, acknowledging their role as wildlife habitats, biodiversity corridors, links within the County's green infrastructure network, their visual amenity and landscape character value and their significance as demarcations of historic field patterns and townland boundaries.

Response: The Arborists survey finds three native hedgerows on site; all are classed as category C (low quality). The proposed development will result in all of H7 (130m) and part of H1 (30m) being removed. The proposed scheme includes 470m of native hedgerow which is supplemented by significant blocks of woodland and woodland scrub. The proposal increases the amount of native hedgerow significantly and also increases the ecological complexity of the local environment. Refer to drawings 0462_103_Planting Plan, 0462_105_GI Diagram and the Arborist's Report.

GI5 Objective 4:

To implement the Green Space Factor (GSF) for all qualifying development comprising 2 or more residential units and any development with a floor area in excess of 500 sq m. Developers will be required to demonstrate how they can achieve a minimum Green Space Factor (GSF) scoring requirement based on best international standards and the unique features of the County's GI network. Compliance will be demonstrated through the submission of a Green Space Factor (GSF) Worksheet (see Chapter 12: Implementation and Monitoring, Section 12.4.2).

Response: A Green Factor worksheet has been completed for this project and submitted with the application, and demonstrates a pass, fig 08. A breakdown of the area calculations is illustrated in fig. 07 below. The planning report prepared by Marston Planning Consultancy and submitted with this application provides further detail on compliance with this objective.



Fig 07 – Illustration of Green Factor Calculations by Type

Green Space Factor Tool
South Dublin County Council



Comhairle Contae
 Átha Cliath Theas
 South Dublin County Council

User input indicated by Orange fields

User Input	
Zoning lookup	Minimum GI Score
EE	0.5

1. Enter Development Site Area m² HERE ▶	32000		
Surface Type (see tab for detailed descriptions)	Factor	Proposed Surface Area m ²	Factor Values
1. Short Lawn	0.3	1075	322.5
2. Tall Lawn (wild, not mown)	0.5	6910	3455
Permeable Paving	0.3	1626	487.8
Vegetation		0	0
4a. Vegetation-Shrub below 3m	0.4	413	165.2
4b. Vegetation-Shrub / Hedgerow above 3m	0.5	6296	3148
4c. Vegetation-Pollinator friendly perennial planting	0.5	413	206.5
4d. Vegetation-Preserved hedgerow	1.2	245	294
Trees			0
5a. New trees	0.6	5380	3228
5b. Preserved trees	1.2	2346	2815.2
7. SuDS intervention (rain garden, bioswale)	0.6	2348	1408.8
Green Roof		0	0
9a. Green Roofs - Intensive green roof (substrate is 200-1200mm in depth)	0.7	0	0
9b. Green Roofs - Extensive green roof (substrate is 80-200mm in depth)	0.6	451	270.6
10. Green wall	0.4	671	268.4
11. Retained Open Water	2	217	434
12. New open water	1.5	1903	2854.5
Total Equivalent Surface Area of Greening Factors		30,294.00	
Green Factor Numerator		19358.50	
Minimum Required GI score	Final GI score	Result	
0.5	0.60	Pass	

Fig 08 – Green Factor Worksheet

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Vantage DUB13 Data Centre at Grange Castle, Dublin

Planning Submission

Appendix 1 Outline Landscape Specification

1.0 EARTHWORKS SPECIFICATION

1.1 STRIPPING AND STORAGE OF TOPSOIL

1.1.1 Weather and Soil Conditions

All work involving topsoil shall not be carried out, unless the engineer permits otherwise;

- a) where areas have been exposed to a cumulative rainfall exceeding 60mm over the preceding 28 days measured at a point approved by the engineer; or
- b) where moisture content is wetter than the Plastic Limit (PL) of the soil less 3%. The PL of the soil can be assessed in the field as the minimum moisture content at which the soil can be rolled and moulded into a thin thread approximately 3mm in diameter without breaking or cracking and in a laboratory according to BS 1377:Part 2.
- c) when heavy rain is falling.

Topsoil shall not be stripped, excavated or worked in way when frozen or waterlogged.

1.1.2 Stripping

Prior to stripping existing, all vegetation will be cut to a maximum height of 100mm and sprayed with an approved systemic herbicide.

Existing topsoil to a maximum depth of 150mm shall be stripped from all areas liable to disturbance of any kind including building works, all temporary access routes, underground services, permanent mounding areas, ponds, compounds and storage areas.

Do not run machinery over ground before stripping. Strip the full depth of the sod and topsoil, but avoid extending the stripping into the subsoil layers. Doubling handling/working of all material shall be avoided.

1.1.3 Stockpiles

Stockpiles shall be kept as low as possible, and shall not exceed 1.5m metres in height. Avoid running machinery over stockpiles, if this is compatible with the operation of the machines employed. In all cases, minimise the running of machinery over stockpiles. Do not compact them. In formation of stockpiles, soil should be loosely dumped and stockpiles should be shaped to shed water. Any temporary stockpiles, made before loading, shall not exceed 1.5 metres in height. Do not run machinery over the surface of stockpiles.

Stockpiles shall be located on dry, free draining ground, not subject to temporary standing water. If water ponds against the stockpile, temporary drains shall be cut to relieve it.

Topsoil stockpiles shall not be covered or contaminated by subsoil, rock, rubble, remains of trees, site debris, fuel or chemical pollution. Any contaminated soil stripped from the site shall not be incorporated into the stockpile. Where space is short, or where there is any risk of contamination or of topsoil and subsoil stockpiles intermingling, the topsoil stockpile shall be surrounded with a temporary fence.

Temporary yards or hardstandings, or any area where fuel or chemicals are stored shall not drain towards topsoil stockpiles.

1.1.4 Maintenance of Topsoil Stockpiles

Stockpiles of One Year's Duration or less: Treat growing weeds with 'Roundup' applied to manufacturer's recommendation and to the approval of the Engineer, diluted and applied in accordance with the manufacturers recommendations for the equipment used, when they are growing strongly. Noxious weeds (Docks, Thistle, and Ragwort) shall be treated before they flower.

Stockpiles of up to Two Year's Duration: Roughly grade top and slopes of topsoil to reasonably even slopes (no flat areas). Sow Italian Ryegrass at 50 kg. per hectare as a temporary grass cover. Control noxious weeds (Docks, Thistle, Ragwort) with a proprietary selective weedkiller such as 'Bandox', diluted and applied in accordance with the manufacturer's instructions for the equipment in use, when they are growing strongly

1.2 SPREADING OF TOPSOIL

1.2.1 Decompaction

Prior to subsoiling or topsoiling all disturbed areas (excluding engineered slopes) shall be decompacted using a back-actor of a 'Hymac' to a depth of 450mm and only during dry weather condition

1.2.2 Subsoil Formation

Formation levels shall allow for the following depth of Class 5A topsoil, after settlement and cultivations:-

Grass Areas:	200 mm.
Shrub Planting	350 mm

Make up excessive depth with subsoil material before topsoiling. This material shall be clean subsoil (soil layer extending between the natural topsoil and the parent material), free draining, free from rubbish, building contamination, large stones/rocks greater than 250mm. Subsoiling operations shall be carried out in layers with each layer being lightly consolidated with a maximum depth of 250-300mm per layer.

Allow for topsoil to stand 30 mm proud of all kerbs, paths, edgings and manhole covers etc.

1.2.3 Topsoil - General

Topsoil for use in all landscape areas shall be subject to the inspection and approval of the landscape architect before spreading.

Topsoil will be premium grade topsoil of high intrinsic fertility, loamy texture and good structure and shall conform to BS3882. It shall be free from pernicious weeds including dock, thistle, stinging nettle, ragwort and couch grass. It shall not have been compacted and shall not be in an inert state.

It shall be acidic, pH 5.5-6.5 and free from stones over 50mm in diameter. It shall be free from subsoil, sods, roots of trees and shrubs, plastics, metals, paper, brick, concrete or any other foreign object. Topsoil shall be from the original surface layer of grassland or cultivated land, to a maximum depth of 200 mm. Soils from woodland, heathland, bog or contaminated land will not be acceptable. Do not strip from under the canopy of any tree, nor closer than 4 meters to a hedge.

The organic content shall not be less than 5% (dry weight). Where the soil contains more than 60% sand, the organic matter shall not be less than 6% (dry weight).

1.2.3 Topsoiling

Topsoil shall not be spread over any area of the site indicated until preliminary ripping operations are complete.

Once the topsoil has been spread, **no access** will be allowed for construction plant and machinery. Site preparation and soiling operations shall take place only in suitable dry site and weather conditions.

Final grading is to be carried out to ensure a true specified level and slope and to avoid dishing or other depressions where water may collect.

The use of a heavy roller to roll out humps will not be permitted and any area that becomes unduly compacted during the grading operations shall be loosened by forcing or harrowing.

The level of the topsoil is to be at least 30 mm above all paved areas to allow for shrinkage or settlement.

1.3 FINISHED LEVELS

Localised hollows and mounds are to be levelled out and areas so finished that they drain to hard standing areas or elsewhere as indicated.

1.2.4 Topsoil for Tree Pits

Planting pits for standard trees will be dug and backfilled with Class 5B topsoil. Volume of topsoil to be as follows:-

Extra Heavy Standard Trees	1.2 cubic metres
Standard Standard Trees	1.0 cubic metres

1.2.6 Reinstatement Work

Reinstate all ground driven over and otherwise disturbed to even flowing gradients. Match reinstated levels to those of surrounding ground. Finished levels shall be free of humps, depressions and vehicle tracks. Rainwater shall not lie on reinstated ground nor on adjacent areas.

2.0 PLANTING SPECIFICATION

2.1 Materials

All plant material shall be good quality nursery stock, free from fungal, bacterial or viral infection, Aphis, Red Spider or other insect pest, and physical damage. It shall comply with the requirements of Part 1: 1965 Trees and Shrubs section of B.S. 3936, Specification for Nursery Stock.

All plants shall have been nursery grown in accordance with good practice and shall be supplied through the normal channels of the wholesale nursery trade. They shall have the habit of growth that is normal for the species.

Except for any cultivated varieties or exotic species which do not set viable seed in Ireland, all plants shall have been grown from seed.

2.2 Species

All plants supplied shall be exactly true to name as shown in the plant schedules. Unless stipulated, varieties with variegated or otherwise coloured leaves will not be accepted, and any plant found to be of this type upon leafing out shall be replaced

Bundles of plants shall be marked in conformity with the relevant part of B.S. 3936. Replace any plants that are found not to conform to the labels. An inspection of plants shall be undertaken prior to planting to ensure quality control.

2.3 Trees

Selected standard trees shall have a minimum girth as specified at 1.00 m above ground level, a clear stem to 1.8m high and a total height of 3.0 to 3.5metres.

Selected standard trees shall have a minimum girth as specified at 1.00 m above ground level, a clear stem to 2.0m high and a total height of 4.0 to 4.5 metres.

Trees shall have a sturdy, reasonably straight stem, a well defined and upright central leader, with branches growing out of the stem with reasonable symmetry, or a well balanced branching head according to the Schedule. The crown and root systems shall be well formed and in keeping with the nature of the species. Roots shall be in reasonable balance with the crown and shall be conducive to successful transplantation.

Trees shall be supplied rootballed unless otherwise scheduled. All trees shall have been regularly undercut or transplanted. Root balled trees shall be supplied with a rootball made from a mechanical 'Damcon' undercutter or similar approved, shall be 90cm diameter, wrapped in bio-degradable burlap and tightened with a 90cm diameter tempered steel root ball cage.

Bare root trees shall have been lifted carefully to avoid tearing of major roots and to preserve a substantial proportion of smaller and fibrous roots. Trees shall have been grown on their own roots. Budded or grafted trees will be rejected.

2.4 Shrubs

Shrubs shall be of the minimum size specified in the schedules, with several stems originating from or near ground level and of reasonable bushiness, healthy, well grown, and with a good root system. Pots or containers shall be as scheduled. Plants shall not be pot bound, nor with roots deformed or restricted. Bare root material will only be accepted where specified.

2.5 Herbicides

All herbicides will be approved under current regulations and proof of compliance provided where requested by the Landscape Architect

2.6 Weedkiller Application

All weedkiller shall be applied with properly designed equipment, maintained in good working order and calibrated to deliver the specified volume, evenly and without local over-dosing. Measure all quantities of weedkiller with a graduated measuring vessel.

2.7 Bulky Organic Manure/ Mushroom Compost

Bulky organic manure shall consist either of spent peat compost, mushroom compost, as described above, spent hops, or of well rotted farm manure. Farm manure shall consist of predominantly of faecal matter and shall be free of loose, dry straw and of undigested hay. Manure shall be free of surplus liquid effluent. This shall be used on mounds only. Well spent mushroom compost shall be used in all ornamental planting areas.

2.8 Fertilisers

Controlled release fertiliser N:P:K 15:9:11 plus trace elements - Osmocote plus or similar approved applied at specified rates. Fertiliser shall be supplied in sealed bags or containers bearing the manufacturer's name, the net weight and analysis.

2.9 Stakes for Extra heavy Standard Trees

Stakes shall be of peeled Larch, Pine or Douglas Fir, preserved with water-borne copper-chrome-arsenic to I.S. 131, to a net dry salt retention of 5.3 kg per cubic metre of timber. Stakes shall be turned, and painted one end. Size shall be 2700 x 75 mm diameter.

Set stakes vertically in the pit and drive before planting. Drive stake with a drive-all, wooden maul or cast-iron headed mull, not with a sledge hammer.

2.10 Tree Ties

Tree ties shall be of rubber, P.V.C. or proprietary fabric laminate composition, and shall be strong and durable enough to hold the tree securely in all weather conditions for a period of three years. They shall be flexible enough to allow proper tightening of the tie.

Ties shall be min. 40 mm wide for standard trees. Provide a simple collar, free of rough or serrated edges, to prevent chafing. Provide for subsequent adjustment of the tie either by means of a buckle (nail tie to stake immediately behind it) or by leaving heads of securing nails slightly proud, to permit easy extraction and repositioning. All nails shall be galvanised.

2.11 Protection

The interval between the lifting of stock at the nursery and planting on site is to be kept to an absolute minimum. Plants shall be protected from drying out and from damage in transport. All stock awaiting planting on site shall be stored in a sheltered place protected from wind and frost, from drying out and from pilfering. Bare rooted plants not immediately required shall be heeled-in in a prepared trench, the bundles of plants first having been opened, the plants separated and each group separately heeled-in and clearly labelled. The roots shall be covered with moist peat or soil and shall be kept moist until planted. Pots shall not be removed until plants have been carried to their planting station. Plants packed in polythene must be stored in shade.

All forest transplants and bare root shrubs shall be wrapped in polythene from the time of lifting to conserve moisture. Except when heeled-in, they shall be protected in polythene at all times until planted into their final position on site.

Plants shall be handled with care at all times, including lifting in and despatch from the nursery. Plants or bundles of plants shall not be tossed, dropped or subjected to any stress likely to break fine roots.

2.12 Damage

Any roots damaged during lifting or transport shall be pruned to sound growth before planting. On completion of planting any broken branches shall be pruned.

2.13 Vine Weevil

Line out all container grown plants on level ground. Drench pots with 40 g of 40% Diazinon W.P. in 100 litres water. Allow to stand for at least three days before planting.

2.14 Setting Out

Setting out shall be from figured dimensions where indicated, and otherwise by scaling.

Shrubs and ground covers planted in mass shall be at the spacing indicated on the drawings. Shrubs shall not generally be planted closer to a kerb or to the edge of a planting area than a distance equal to half the spacing indicated for that species.

2.15 Site Preparation

Preliminary Weedkilling: To achieve weed free soil achieved within the current government guidelines.

Shrub Planting: Cultivate beds 225 mm deep, incorporating ameliorants evenly. Remove stones, rubbish over 50 mm dia.

2.16 Extra Heavy + Select Standard Tree Planting

Excavate tree pits to 1.2 cubic metres volume (1.2 m diameter x 1.0 m deep). The base of the pit shall be broken up to a depth of 15 cm and glazed sides roughened. Supply and drive 2nr stakes.

For planting in areas of made up ground, load and carry topsoil from stockpile on site. In undisturbed ground, backfill with excavated material. Mix the following ameliorants evenly throughout the topsoil while it is stacked beside the pit. (Quantities are calculated for a pit of the specified dimensions):-

Soil ameliorant: 0.047 cubic m (equivalent to manure 6 cm deep over 1 m dia. of tree pit). Osmocote plus: 250 gm

Trees shall be planted at the same depth as in nursery, as indicated by the soil mark on the stem of the trees. They shall be centred in the planting pit and planting upright. The roots shall be spread to take up their normal disposition. Fit tie.

2.17 Planting of Shrubs and C.G. Transplants

Remove all plastic and non-degradable wrappings and containers before planting. Make four vertical cuts with a sharp knife on the quadrants through the edge of C.G. rootballs to sever girdling roots. Excavate hole to min. 10 cm greater diameter than the root spread, and to a depth to allow planting to same depth as in the nursery. Spread out roots of bare root species. Backfill in layers of not more than 10 cm, firming each layer and on completion.

2.18 Replacements

The planting will be inspected in April and September following planting (refer to implementation programme). Any tree or shrub found to have died from any cause shall be replaced. Replacement planting shall conform in all respects with this Specification, including all specified excavation, provision and incorporation of all fertilisers and ameliorants, and weedkiller treatments.

2.19 **IMPLEMENTATION PROGRAMME**

Programme is subject to alteration dependent on progress of construction works of the site. A **provisional** programme is as follows but is subject to review at time of appointment of the Landscape Contractor.

	<u>Approx. Time</u>	<u>Element</u>
CRITICAL DATE:	Within first planting season	Start Planting
CRITICAL DATE:	Before March of first planting season	Complete Bareroot Planting
CRITICAL DATE:	March /September after completion of build	Start Seeding
CRITICAL DATE	First Growing Season	Assessment of Plant Establishment
CRITICAL DATE	First leaf out after 12 months from PC	End of Defects Liability Period

Refer to item 2.18 on replacements

Landscape Management

1.0 **Introduction**

The initial maintenance contract will cover a period of two years. The contract will then be reviewed by the management company on an annual basis by the management company.

The specifications and operations are grouped under the following headings:

- Grassland – General
- Amenity/Ornamental Grass Areas
- Natural/Wildflower Grass Areas
- Shrub borders
- Ground cover
- Hedges
- Newly planted trees
- Woodland Planting
- General litter clearance
- Hard paved surfaces

2.0 GRASS AREAS

2.3.1 Natural / Wildflower Grass Areas

2.3.2 Maintenance Objective

To restrict the growth of the coarse species, in order to provide more room for the more desirable ones, through control of nutrition.

2.3.3 Maintenance Operations

a Cutting

Cutting should only be done when the sward is dry.

Use a strimmer with a blade attachment or a finger/sickle bar mower.

With Tractor driven machinery cut a meadow after mid-day when the grass gets stiffer.

Use metal blades, not plastic.

Start the cutting of the meadow from the middle outwards to allow wildlife to escape

b Gap creation

Similar to scarifying a lawn, gap creation is required to scrape open soil each autumn to allow new seedlings to replace plants that have died off.

Use a Chain harrow turned upside down or a rake to pull away the dead hay that is left after cutting. As most plants have stopped growing above the soil no harm will be done to them, but clump or rosette forming flowers like an ox-eye daisy can spread over areas of soil that other plants could be germinating on.

Rake these plants or cut them hard back with a grass strimmer (use blade). Remove the dead thatch of grass covering the soil, it kills seedlings and causes mould. Spot weed killing of grasses and weeds may be done at this time. Remove the hay every year.

After gap creation spray off or root out any creeping White Clover or creeping Buttercup, they ruin most meadows. Do not kill the larger leafed non-creeping Red Clover as we include it in the mixtures. Red Clover has a single non-spreading taproot, White Clover spreads or creeps very fast on certain soils.

c Long-term Meadow Maintenance

By the third year the meadow will settle down and does not require much maintenance. The general rule is to cut a meadow and remove cuttings once in late July or in the autumn. The meadow can be mown or topped between October and April during mild winters if growth exceeds 25cm.

d Spring meadows

To encourage spring flowering species cut spring meadows and all low growing areas once in spring, no later than 15th April and again when they have finished flowering after 21st June. Remove all cuttings & rake.

e Summer meadows

Cut a summer meadow before 21st May at the very latest and again when the meadow has finished flowering after 21st August again at the latest.

f Late summer meadows

Cut late summer meadows and tall growing meadows up to July 1st and cut back flowers after October 21st or leave it until early springtime the following year. Always remove 'cut' materials. Most wildflowers will die if grass cuttings are not removed.

g

Where paths are required through meadow areas they should be mown regularly and kept at least 2m wide to prevent surrounding vegetation from obscuring the path.

3. PLANTING AREAS

3.1 Shrub Areas - General

Shrub areas must be kept weed free, particularly of perennial weeds, to allow planting to give early cover. However, the plants may be required to be thinned so that the shrubs that are retained are able to achieve an attractive form. This may involve removing the intermediate plants soon after shoots are touching.

3.1.1 Maintenance Objective

Maintain shrub growth to cover as much as possible of the border area and allowing the individual plants to achieve as nearly as possible their natural form. Maintain the borders free of visible weeds and shape and prune the shrubs to avoid obstructing pathways or blocking light to, or adhering to windows.

3.1.2 Maintenance Operations

- a) After planting, if appropriate and in season for the species involved, prune shrubs to develop their desirable ornamental characteristics. At the same time remove intermediate plants that are restricting the natural and attractive development of their neighbours. Remove all arisings from site.
- b) Lightly cultivate the surface soil, to a depth of approximately 50 mm, remove or bury all annual weed or natural litter and break any surface capping. Take special care to avoid unnecessary damage to the shrub plants and ensure that all the shrubs are firmly bedded in the soil. Leave the surface with a fine and even tilth with soil crumbs of less than 50 mm in diameter. Once a year operation in early winter.
Note: This operation is only essential where the soil is compacted or as a means of incorporating mulch. Not required where the areas are mulched.
- c) Maintain the soil surface substantially free of weeds (less than 10 per cent weed cover) by hand removal and spot treating with Glyphosate, or approved equivalent. Spot treatment at approximately four-weekly intervals in the main growing season, to a total of five times per season.
Note: As an alternative the borders can be regularly hand-hoed at up to two-weekly intervals in the main growing season, to 6 times per year. This procedure is recommended for the first year after planting when the plants may be more sensitive to contact herbicide damage and residual herbicides may not be used.
- g) Immediately after planting or, when and where subsequently directed, mulch the surface of the border with a 50 mm layer of pulverised bark (maximum particle size 40 mm), or other approved equivalent. Thereafter, top dress the mulch as necessary and at least once a year to maintain effective cover. Spot treat or remove any emergent weeds as specified in c) above but do not cultivate or incorporate the mulch into the soil.
- h) Replacement of plants at end of natural life or dead/damaged/vandalised plants:
Use pits and plants to original specification or to match the size of the adjacent or nearby plants of the same species, which ever is the greater.
- i) Removal of dead plant material
At the end of the growing season, check all shrubs and remove dead foliage, dead wood, and broken or damages branches and stems.
- j) Pruning ornamental shrubs
General: prune to encourage healthy and bushy growth and desirable ornamental features, eg flowers, fruit, autumn colour, stem colour.
Suckers: Remove by cutting back level with the source stem or root.
- h) Pruning times of flowering species of shrubs or roses:-
Winter flowering shrubs: Spring
Shrubs flowering between March and July: Immediately after flowering period
Shrubs flowering between July and October: Back to old wood in winter
Rose bushes: Early spring to encourage basal growths and a balanced, compact habit.
- k) Thinning by removal / transplanting of surplus plants
Surplus plants should be removed during the winter period to prevent overcrowding.

3.2 Ground Cover - General

Described as dense, low-growing plants, which cover the ground and smother any weeds. Ground-cover needs careful establishment, to ensure that any perennial weeds are eliminated.

3.2.1 Maintenance Objective

Maintain a dense, weed free cover of healthy growth, clipped or pruned as necessary to give a neat and tidy finish and contained within the planted area.

3.2.2 Maintenance Operations

- a) Maintain the area substantially free of weeds (less than 10 per cent of weed cover at maximum) by hand removal or spot treating any emergent weeds during the growing season with Glyphosate, or approved equivalent. Spot treatment or weed removal at approximately four-weekly intervals in the main growing season, to 5 times per year in total. Frequency of sprays to drop, as the plants establish.
- b) Trim and tidy the plants once a year in the winter months, to remove dead vegetation or overgrowing branches. Remove all arisings from site. The amount of work will vary according to the species.

3.3 **Hedges - General**

3.3.1 Maintenance Objective

Regularly clip hedges to maintain a uniform and tidy appearance (according to the type of hedge and situation) and a well-developed cover of vegetation over the whole of the hedge surface. Control any weed or grass growth at the base of the hedge so that it does not detract from the overall appearance or adversely compete with the hedge.

3.3.2 Maintenance Operations

- a) Clip the top and sides of the hedge to maintain true and even levels, with the width at the top less than that at the base, removing current growth rather than old wood and using suitable mechanical cutters to maintain the shape and height. Remove any cuttings lodged in the surface of the hedge and rake up and remove all arisings.
- b) Trimming rapidly establishing hedges – Allow to reach planned height as rapidly as possible. Trim back lateral branches moderately to establish required shape
- c) Trimming slowly establishing hedges – cut back hard in June and September to encourage bushy growth down to ground level, allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit

Allow for the operation to be carried out to suit the species and position of the hedge.

- Formal ornamental or Yew hedge - once every 8 weeks in the main growing season (2 cuts per year).
 - Hawthorn hedges - once a year in the autumn or winter but with an additional cut in early June where it overhangs footpaths. To a specified height and profile using suitable mechanical cutters.
 - Beech hedge - once a year in late summer and additionally in July if deemed necessary.
- b) Maintain weed free a 750 metre wide band at the base of the hedge (weeds at a maximum height of 100 mm and a maximum ground cover of 10%) by regular hand removal, hoeing or by the use of approved herbicide. Allow for control once every 6 weeks in the main growing season (4 times per year).
 - c) Replacement of plants through damage – plants that have died or are damaged should be replaced as soon as possible. If it is necessary to wait until the planting season to replace such plants, the dead or damaged plant should be removed and the area kept tidied up until such time as it is appropriate to perform the replacement operations.

3.4 **Care of Newly Planted Trees - General**

Young trees will need regular attention to ensure establishment. The most important operation is to keep the soil around the base of the tree free from weeds or grass and to ensure secure and correct staking.

3.4.1 Maintenance Objective

Establish a stable and healthily growing tree with a well-shaped framework for future growth.

3.4.2 Maintenance Operations

- a) Maintain a 1 m diameter circle of plant-free soil around the base of each isolated tree by hoeing or the use of approved herbicide other than a residual.
- Allow for hoeing up of soil once every 4 weeks in the growing season (5 times per year). Allow for herbicide treatment once in the winter or spring and 3 additional treatments.
- b) Cut back any tall vegetation that is threatening to shade or smother the young tree (i.e. taller vegetation growing from outside the 1 m weed free area). Allow for cutting back regularly (3/4 times a year).
- c) Water the newly planted trees throughout the summer months (May to August) as required after any period of 4 weeks without significant rainfall (less than 5 mm). Apply sufficient water to thoroughly wet the top 150 mm of soil around the tree roots. This will normally require approximately 10 litres for a seedling or whip and 20 litres for a standard tree. Supply/transport of water to be agreed with the client.
- d) Check stakes and ties for firmness and support and adjust as necessary. Allow for checking twice a year, preferably in late spring and late summer. Replace loose, broken or decayed stakes to original specification. Adjust, refix or replace defective ties, allowing for growth and to prevent chafing – where chafing has occurred, reposition or replace ties to prevent further chafing. Loose or defective guards Adjust, refix or replace to original specification and to prevent chafing
- e) Firm the soil around the roots to ensure that the plant is securely planted in the ground and upright. Allow for firming once in the spring after planting.
- f) Pruning:
- Formative prune to remove any dead, diseased or damaged shoots and create a balanced form for future growth. Allow for pruning once in the season after planting and again in the 3rd year.
 - Do not prune during the late winter/early spring sap flow period.
 - Young trees up to 4 metres high:
Crown prune by removing dead branches and reducing selected side branches by one third to preserve a balanced head and ensure the development of a single strong leader.
Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood
 - Whips or feathered trees: do not prune in the first season after planting. Formative prune whips at the end of the second season after planting taking care to ensure that a strong leader is established.
 - Pruning in accordance with good horticultural and arboricultural practice
 - Removing branches: Do not damage or tear the stem
 - Wounds: Keep as small as possible and cut cleanly back to sound wood
 - Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
 - Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
 - Appearance: Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.
 - Tools: use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
 - Disease or fungus: Give notice if detected.
 - Growth retardants, fungicide or sealant: do not use unless instructed
- g) Removal of tree guards, stakes, ties, rabbit guards: Remove at the end of the second planting season. Fill stake holes with lightly compacted soil
- h) Replace trees that have died or are seriously damaged according to the original specification.
- i) Tree/hedge guy wires
Operations – Replace or secure loose or missing guy wires
Adjust to suit stem growth and to provide correct and uniform tension

3.5 Woodland Planting

3.5.1 Maintenance Objective

The developer will take responsibility for the aftercare of the landscape development. The developer will ensure that there are inspections of the planting every second year thereafter for the first ten years.

3.5.2 Maintenance Operations

Five years after practical completion, the planting will be inspected and assessed on the basis that it is growing well, is self-supporting and has had the stake removed. During the 5-10 year period after practical completion, the planting will be kept clear of noxious weeds such as bramble, nettles etc.

At the ten-year stage, a thinning programme will commence selectively removing weak or poor trees thus helping the more healthy and vigorous trees develop unimpeded.

Thereafter the planting will be examined at 10-year intervals with thinning and coppicing carried out as required together with underplanting and interplanting as required.

Progress reports will be produced following each site visit analysing the success rate, health, vigour and maintenance performance of the planting. These reports will set out any measures required to ensure the successful establishment of the planting.

4. OTHER

4.1 Litter Clearance - General

4.1.1 Maintenance Objective

Collect and dispose of offsite, all extraneous litter and rubbish on a regular basis so that its presence is not detrimental to the appearance of the site. (This means that the site should be free from litter after each visit to site).

4.1.2 Maintenance Operations

- a) Collect and dispose of offsite, all extraneous rubbish, not arising from maintenance works, which is detrimental to the appearance of the site. This rubbish to include stones (over 50mm dia. which may be buried), bricks, debris, paper, confectionery and other wrappings, bottles, cans and plastic containers.

This operation is to be carried out at regular intervals based in conjunction with other maintenance visits and operations.

- c) Collect and dispose of offsite, all extraneous matter which has deliberately been deposited on the site by persons known or unknown (fly-tipping). Such matter to include bricks, rubble, garden and household refuse, discarded domestic appliances, furniture and scrap metal. Priced per occasion based on an estimate of the volume of material to be collected.

4.2 Paved Areas - General

4.2.1 Maintenance Objective

Regularly sweep or clean paved surfaces to keep it clear of litter or other debris that will detract from the appearance of the site. Keep the surface free from weed (including moss) growth and all associated drainage gullies in working order.

4.2.2 Maintenance Operations

- a) Sweep all paved areas at regular intervals and remove all arisings from the site. Frequency may vary according to time of year or other maintenance operations. Hand or mechanical - sweeping may be used.
- b) Control all annual weed (moss) growth by the application of residual weedkiller. A single application in March/April should normally be sufficient but follow-up spot treatment may be necessary in late summer.
- c) Clear silt and extraneous matter from the drainage gullies, including the lifting and replacement of the drain cover. Programme for once every six months but more frequently where silting up is a particular problem.
- f) When instructed grit all paths with 2mm down angular grit. When paths have cleared of ice, the Contractor will sweep up all grit and remove all arisings off site.

