

**SPECIFICATION**

**GROUND PREPARATION - GENERAL**

**Preparing for topsoil**  
Grading and cultivation shall be in accordance with BS 4428:1989 section 4. Subsoil that is to receive topsoil shall, whether obviously overcompacted or not, be thoroughly broken up by hand, by heavy rollers, by mechanical or other equipment with suitable tyres to a depth of 150mm, cleared of all large stones, bricks, perennial weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

**Subsoil grading**  
Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

**Mating of levels**  
When subsoil is graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

**Supply of topsoil**  
Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply shall be provided so that inspection may be made before delivery commences. Topsoil shall conform to BS 3883:2015. Recommendations and classification for topsoil, Class 4. It shall be free of weeds, roots or perennial weeds, pebbles, stones, debris, tree roots, stumps and string matter and shall be capable of being broken down to a fine 8mm.

**Temporary topsoil heaps**  
The depositing of temporary heaps of topsoil shall be so arranged that possible damage to existing grass, plants, tarmac, paving etc. is avoided. Unless otherwise agreed by the Landscape Architect, temporary spoil heaps shall be provided for the topsoil. Such temporary spoil heaps shall be formed of a 600mm diameter around the base of the heap. The topsoil shall be covered with a 100mm thick mat of straw or other suitable material to prevent erosion. The topsoil shall be stored in a way that it will not be exposed to the weather. The topsoil shall be stored in a way that it will not be exposed to the weather. The topsoil shall be stored in a way that it will not be exposed to the weather.

**Spreading topsoil**  
The spreading of topsoil shall be carried out in a way that it will not be exposed to the weather. The topsoil shall be spread in a way that it will not be exposed to the weather. The topsoil shall be spread in a way that it will not be exposed to the weather.

**Planting**  
Planting shall be carried out in a way that it will not be exposed to the weather. The plants shall be planted in a way that it will not be exposed to the weather. The plants shall be planted in a way that it will not be exposed to the weather.

**Watering**  
Watering shall be carried out in a way that it will not be exposed to the weather. The plants shall be watered in a way that it will not be exposed to the weather. The plants shall be watered in a way that it will not be exposed to the weather.

**Mulching**  
Mulching shall be carried out in a way that it will not be exposed to the weather. The plants shall be mulched in a way that it will not be exposed to the weather. The plants shall be mulched in a way that it will not be exposed to the weather.

**Soil preparation and cultivation**  
Soil preparation and cultivation shall be carried out in a way that it will not be exposed to the weather. The soil shall be prepared in a way that it will not be exposed to the weather. The soil shall be prepared in a way that it will not be exposed to the weather.

**Turf**  
Turf shall be laid in a way that it will not be exposed to the weather. The turf shall be laid in a way that it will not be exposed to the weather. The turf shall be laid in a way that it will not be exposed to the weather.

**Seeds**  
Seeds shall be laid in a way that it will not be exposed to the weather. The seeds shall be laid in a way that it will not be exposed to the weather. The seeds shall be laid in a way that it will not be exposed to the weather.

**Delivery and stacking**  
Delivery and stacking shall be carried out in a way that it will not be exposed to the weather. The materials shall be delivered in a way that it will not be exposed to the weather. The materials shall be delivered in a way that it will not be exposed to the weather.

**Laying**  
Laying shall be carried out in a way that it will not be exposed to the weather. The materials shall be laid in a way that it will not be exposed to the weather. The materials shall be laid in a way that it will not be exposed to the weather.

**Watering**  
Watering shall be carried out in a way that it will not be exposed to the weather. The plants shall be watered in a way that it will not be exposed to the weather. The plants shall be watered in a way that it will not be exposed to the weather.

**Protection to existing trees**  
Protection to existing trees shall be carried out in a way that it will not be exposed to the weather. The trees shall be protected in a way that it will not be exposed to the weather. The trees shall be protected in a way that it will not be exposed to the weather.

**Maintenance**  
Maintenance shall be carried out in a way that it will not be exposed to the weather. The plants shall be maintained in a way that it will not be exposed to the weather. The plants shall be maintained in a way that it will not be exposed to the weather.

**Grass seeding and maintenance**  
Grass seeding and maintenance shall be carried out in a way that it will not be exposed to the weather. The grass shall be seeded in a way that it will not be exposed to the weather. The grass shall be seeded in a way that it will not be exposed to the weather.

**Seed mix**  
Seed mix shall be laid in a way that it will not be exposed to the weather. The seed mix shall be laid in a way that it will not be exposed to the weather. The seed mix shall be laid in a way that it will not be exposed to the weather.

**Protection of newly seeded areas**  
Protection of newly seeded areas shall be carried out in a way that it will not be exposed to the weather. The areas shall be protected in a way that it will not be exposed to the weather. The areas shall be protected in a way that it will not be exposed to the weather.

**Subsequent cuts**  
Subsequent cuts shall be carried out in a way that it will not be exposed to the weather. The cuts shall be carried out in a way that it will not be exposed to the weather. The cuts shall be carried out in a way that it will not be exposed to the weather.

**Mowing**  
Mowing shall be carried out in a way that it will not be exposed to the weather. The areas shall be mowed in a way that it will not be exposed to the weather. The areas shall be mowed in a way that it will not be exposed to the weather.

**Damage to existing grass**  
Damage to existing grass shall be carried out in a way that it will not be exposed to the weather. The grass shall be protected in a way that it will not be exposed to the weather. The grass shall be protected in a way that it will not be exposed to the weather.

**Wildflower grass seeding & maintenance**  
Wildflower grass seeding & maintenance shall be carried out in a way that it will not be exposed to the weather. The grass shall be seeded in a way that it will not be exposed to the weather. The grass shall be seeded in a way that it will not be exposed to the weather.

**Preparation for seeding**  
Preparation for seeding shall be carried out in a way that it will not be exposed to the weather. The areas shall be prepared in a way that it will not be exposed to the weather. The areas shall be prepared in a way that it will not be exposed to the weather.

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Wildflower seeding shall be carried out in a way that it will not be exposed to the weather. The areas shall be seeded in a way that it will not be exposed to the weather. The areas shall be seeded in a way that it will not be exposed to the weather.

**Wildflower seed mix**  
Wildflower seed mix shall be laid in a way that it will not be exposed to the weather. The seed mix shall be laid in a way that it will not be exposed to the weather. The seed mix shall be laid in a way that it will not be exposed to the weather.

**Protection of newly seeded wildflower areas**  
Protection of newly seeded wildflower areas shall be carried out in a way that it will not be exposed to the weather. The areas shall be protected in a way that it will not be exposed to the weather. The areas shall be protected in a way that it will not be exposed to the weather.

**First cut of wildflower meadow**  
First cut of wildflower meadow shall be carried out in a way that it will not be exposed to the weather. The meadow shall be cut in a way that it will not be exposed to the weather. The meadow shall be cut in a way that it will not be exposed to the weather.

**Subsequent cuts**  
Subsequent cuts shall be carried out in a way that it will not be exposed to the weather. The cuts shall be carried out in a way that it will not be exposed to the weather. The cuts shall be carried out in a way that it will not be exposed to the weather.

**Making good**  
Making good shall be carried out in a way that it will not be exposed to the weather. The areas shall be made good in a way that it will not be exposed to the weather. The areas shall be made good in a way that it will not be exposed to the weather.

**Damage to existing grass**  
Damage to existing grass shall be carried out in a way that it will not be exposed to the weather. The grass shall be protected in a way that it will not be exposed to the weather. The grass shall be protected in a way that it will not be exposed to the weather.

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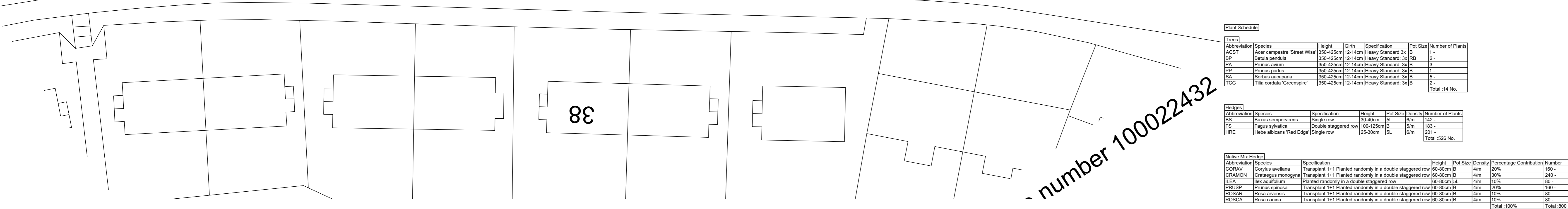
**Wildflower seed mix**  
Wildflower seed mix shall be laid in a way that it will not be exposed to the weather. The seed mix shall be laid in a way that it will not be exposed to the weather. The seed mix shall be laid in a way that it will not be exposed to the weather.

**Protection of newly seeded wildflower areas**  
Protection of newly seeded wildflower areas shall be carried out in a way that it will not be exposed to the weather. The areas shall be protected in a way that it will not be exposed to the weather. The areas shall be protected in a way that it will not be exposed to the weather.

**First cut of wildflower meadow**  
First cut of wildflower meadow shall be carried out in a way that it will not be exposed to the weather. The meadow shall be cut in a way that it will not be exposed to the weather. The meadow shall be cut in a way that it will not be exposed to the weather.

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4 No. 1Ff Schwegler Bat Boxes shall be located on the site, exact location to be agreed with Ecologist. Bat boxes should be positioned 3-5m above ground level facing in a south/south-westerly direction with a clear flight path to and from the entrance.

8 No. bird boxes (3 No: Schwegler 1SP Sparrow Terrace 3 No: Schwegler 1B nest boxes and 2 No: Schwegler 2H Robin Boxes) to be located on the building, exact location to be agreed with Ecologist. Nest boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight, away from any artificial lighting source.

1 No. Schwegler hedgehog dome shall be located to the north of building in a quiet area. Exact location to be agreed with the Ecologist.

Existing trees to be retained. Refer to E3p Arboricultural Impact Assessment

Proposed heavy standard tree planting

Proposed hedge planting

Proposed ornamental shrub planting

Bulb planting

Grass

Wildflower meadow Emorsgate EM2

600 x 600 paving slabs around building for maintenance access

600 x 600 paving slabs to patios

Block paved parking bays

Roadways to be black bitmac

Abbreviation	Species	Specification	Height	[Pot Size]	Density	Number of Plants
ACST	<i>Acer campestre</i> 'Street Wave'	Transplant 1+1	100-120cm	12-14cm	Heavy Standard	3
BP	<i>Betula pendula</i>	Transplant 1+1	100-120cm	12-14cm	Heavy Standard	2
PA	<i>Prunus avium</i>	Transplant 1+1	100-120cm	12-14cm	Heavy Standard	3
PP	<i>Prunus padalis</i>	Transplant 1+1	100-120cm	12-14cm	Heavy Standard	3
SA	<i>Sorbus aucuparia</i>	Transplant 1+1	100-120cm	12-14cm	Heavy Standard	3
TCG	<i>Tilia cordata</i> 'Greenway'	Transplant 1+1	100-120cm	12-14cm	Heavy Standard	3
Total: 14 No.						

Abbreviation	Species	Specification	Height	[Pot Size]	Density	Number of Plants
BS	<i>Buscus sempervirens</i>	Single row	30-40cm	SL	6m	142
FS	<i>Fagus sylvatica</i>	Double staggered row	100-120cm	B	6m	183
HRE	<i>Hedera helix</i> 'Red Edge'	Single row	25-30cm	SL	6m	201
Total: 526 No.						

Abbreviation	Species	Specification	Height	[Pot Size]	Density	Percentage Contribution	Number
CORAV	<i>Cornus avellana</i>	Transplant 1+1	Planted randomly in a double staggered row	60-80cm	B	4%	204
CORAMON	<i>Cornus monogyna</i>	Transplant 1+1	Planted randomly in a double staggered row	60-80cm	B	4%	240
BLA	<i>Hamamelis virginiana</i>	Planted randomly in a double staggered row	60-80cm	SL	4m	10%	80
PRUSP	<i>Prunus spinosa</i>	Transplant 1+1	Planted randomly in a double staggered row	60-80cm	B	4%	160
ROSAR	<i>Rosa arvensis</i>	Transplant 1+1	Planted randomly in a double staggered row	60-80cm	B	4%	80
ROSCA	<i>Rosa canina</i>	Transplant 1+1	Planted randomly in a double staggered row	60-80cm	B	4%	80
Total: 100%							Total: 800 No.

Abbreviation	Species	Specification	Height	[Pot Size]	Density	Number of Plants
DW	<i>Phormium tenax</i> 'Yellow Wonder'	Double Crown	80-100cm	F SL	8	8
JVS	<i>Jaspena virginiana</i> 'Skyrocket'	Double Crown	80-100cm	F SL	8	8
PTV	<i>Phormium tenax</i> 'Vanguard'	Double Crown	80-100cm	F SL	8	8
BSB	<i>Buscus sempervirens</i>	dupliated as a ball	30-40cm	10x	2	2
Total: 22 No.						

Abbreviation	Species	Height	Density	[Pot Size]	Number of Plants
ALV	<i>Alnus incana</i> 'Variegata'	40-60cm	4m	SL	16
BTA	<i>Berberis thunbergii</i> 'Atropurpurea Nana'	30-40cm	4m	SL	16
BCD	<i>Bergenia cordifolia</i>	20-30cm	4m	SL	110
CP	<i>Ceanothus thyrsiflorus</i> 'repens'	20-30cm	4m	SL	46
CTS	<i>Crocosmia masoniae</i> 'Sundance II'	20-30cm	4m	SL	42
CSB	<i>Cornus alba</i> 'Sibirica'	60-80cm	4m	SL	12
CSF	<i>Cornus alba</i> 'Flammarion'	60-80cm	4m	SL	12
BEL	<i>Elaeagnus x abbingeri</i> 'Limeglow'	40-60cm	4m	SL	23
EES	<i>Eucalyptus</i> 'Dorland Seedling'	40-60cm	4m	SL	12
EU	<i>Eucalyptus fulgens</i> 'Emerald V' 'Gold'	20-30cm	4m	SL	12
EUEG	<i>Eucalyptus fulgens</i> 'Emerald Gaiety'	20-30cm	4m	SL	12
GGP	<i>Hebe 'Green Goddess'</i>	30-40cm	4m	SL	42
HAW	<i>Hebe 'Ms Windsor'</i>	30-40cm	4m	SL	933
HCP	<i>Hebe 'Purple Heart'</i>	30-40cm	4m	SL	42
HYDMAWL	<i>Hydrangea macrophylla</i> 'White Lace'	30-40cm	4m	SL	28
LAV	<i>Lonicera aquaticum</i> 'Vera'	30-40cm	4m	SL	42
MAP	<i>Malva sylvestris</i> 'Apoth'	30-40cm	4m	SL	30
PIF	<i>Patula 'Forest Flame'</i>	40-60cm	4m	SL	22
PIE	<i>Potentilla fruticosa</i> 'Storzbeth'	30-40cm	4m	SL	22
PKD	<i>Potentilla fruticosa</i> 'Suffruticosa Dykes'	30-40cm	4m	SL	39
PIE	<i>Potentilla fruticosa</i> 'Red Ace'	30-40cm	4m	SL	22
RSK	<i>Ribes sanguineum</i> 'King Edward VII'	60-80cm	4m	SL	18
RMS	<i>Ribes sanguineum</i> 'Snow Bunting'	60-80cm	4m	SL	18
SS	<i>Senecho 'Sunshine'</i>	30-40cm	4m	SL	23
SR	<i>Sierbia japonica</i> 'Rubiola'	30-40cm	4m	SL	29
VO	<i>Viburnum opulus</i>	30-40cm	4m	SL	18
VTE	<i>Viburnum tinus</i> 'Eve Pinfel'	40-60cm	4m	SL	18
Total: 317 No.					

Abbreviation	Species	Density	Percentage Contribution	Number
CROCHBP	<i>Crocus thymanthus</i> 'Blue Pearl'	25m <sup>2</sup>	20%	245
CROCHCH	<i>Crocus thymanthus</i> 'Cream Beauty'	25m <sup>2</sup>	10%	124
CROCHSB	<i>Crocus thymanthus</i> 'Snow Bunting'	25m <sup>2</sup>	30%	367
NARTT	<i>Narcissus 'Tete a Tete'</i>	25m <sup>2</sup>	40%	488
Total: 1224 No.				

Amends to latest layout 04.05.23 A JW

Scale: 1:200

Date: May 23

Scale: 1:200

Uwp no: 7189.01

Rev: A

Project: PENDLE MILL, CULTHEROE

MULLER PROPERTY GROUP

LANDSCAPE PROPOSALS

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