

Proposed Tree Planting Details:

Planting period between October and April.
Bare-root and rootballed trees should be planted immediately.
Heavy standard trees to be used where available.

Site preparation:

Plants will not grow where soil contains too little air, insufficient nutrients or where soil moisture is either excessive or insufficient. Pre-planting soil preparation should aim to improve these conditions:

Loosen the soil generally to eliminate compaction and improve drainage
Improve background fertility by incorporating fertiliser and organic matter
Improving the soil for a wide area (2-3m (6½-10ft) around the tree) is best practice
If soils are waterlogged over winter consider installing drainage, or an alternative is to plant on a slight mound, about 25-30cm (10in-1ft) high and 1m (39in) in diameter. Excess moisture can kill the finer roots, which become blackened and sour smelling. Wet roots are more susceptible to disease, especially Phytophthora root rot

Guide to planting:

Remove plants from containers or fabric wrapping (some specimen trees specify that the wrapping be left on under the terms of their guarantee, but normally fabric wrappings should be taken off)
Tease out and spread the roots to get an idea of their spread. Dig a planting hole that is no deeper than the roots, but is up to three times the diameter of the root system
If the sides or base of the planting hole are compacted, break the soil up with a fork before planting
With container grown plants, the top layers of compost should be scraped away, and the point where the roots flare out should be near the soil surface
Place the plant in the planting hole
Insert a stake if required. Small trees do not require staking but top-heavy or larger specimens should be staked
Refill the planting hole carefully, placing soil between and around all the roots to eliminate air pockets
There is little evidence that adding extra fertiliser and organic matter to the planting hole helps; in fact this practice can hinder plant establishment as the organic matter decomposes and may cause the plant to sink. There is also less incentive for the roots to grow out into the surrounding soil
Firm the soil gently, avoiding compacting the soil into a hard mass

Aftercare:

Watering
Drought stress is common with newly planted trees and shrubs. Even in a cool, wet summer, the rain rarely replenishes soil moisture stores fully. The soil may be dry around the roots even when the surface appears moist. Dry, windy conditions are especially likely to lead to water shortages. With experience, it is possible to detect the dull, lifeless foliage indicative of drought stress but by then the tree has already been damaged. Ideally anticipate water loss, and irrigate to prevent damage. Watering aids can assist watering of newly planted trees such as irrigation tubes (biodegradable tree irrigation pipe made from potato starch is available) or watering bags such as Treegator®.

Weeding

Weeds, lawns and other vegetation intercept water before it reaches the roots of newly planted trees and shrubs. Keep a vegetation-free circle at least 1.2m (4ft) in diameter around the plant for its first three years to help avoid this problem. The circle can be kept weed free through hoeing or use of contact or systemic weedkillers. Laying mulch over this circle is also helpful, although take care to leave a collar of 10cm (4in) around the woody stems that is free of mulch, to prevent the risk of rotting the bark.

Lawn Turfing Details:

When to lay turf:

Turf is best laid in mid-autumn, but can be laid any time between mid-autumn and late winter whenever the soil is not too wet or frosty. In spring and autumn little mowing is needed so newly-laid turf can be left relatively undisturbed for several weeks. Turf laid in spring often needs watering in dry spells over summer. Both dry soils and mowing before grass is fully rooted, stresses turf and delays rooting.
Turf-laying is best avoided from mid-spring until early autumn to avoid the need to repeated watering.

Laying turf:

Good seed bed preparation is the key to establishing a successful lawn. Pay particular attention to clearing weeds and cultivating the surface to a fine tilth.
Complete all site preparation before buying, or taking delivery of turves. Bought turves may vary in both size and thickness. Check dimensions when planning the lawn.

Soil preparation:

Eliminate perennial weeds such as couch grass or bindweed well before beginning to prepare the soil. Use weedkiller, or hand weed. Do not use residual weedkiller, as it can remain in the soil and will prevent the grass from establishing. The site should be dug or rotovated to a depth of 20-25cm (8-10in). Dig in some well-rotted manure or other organic matter (especially on a sandy soil) to hold moisture. Make sure it is well-rotted, as un-rotted organic matter will cause the soil surface to sink unevenly as it decays. After cultivation leave for several days to settle - the longer the better, ideally five to six weeks or more. Before the next stage of preparation, remove any weeds that have germinated. Hand-removal is best, or use a contact weedkiller. Do not use a residual weedkiller, as it will prevent the grass from establishing. To get the level surface that is crucial for the best lawns, tread the area several times in different directions and then rake several times also in different directions. Apply and rake in 70g per sq m (2oz per sq yd) of general purpose fertiliser

Preparing the turf:

If laying is delayed, then the turves should be laid out flat to avoid any discolouring and weakening, but where possible laying should be done within 24 hours of delivery.

Gardeners sometimes need to lift turf themselves using a spade or 'turfing iron' and then trim each turf to a regular size and depth. To do this, place the turf upside down in a prepared wooden box and slice off soil at the correct depth. The thinner the turf is (within reason) the better the rooting; a 2cm (¾in) turf roots better than a 7.5cm (3in) turf. Avoid turf that contains a lot of weed.

Laying the turf:

Begin at one side or one corner and work across so that the person laying the turf faces the bare soil. Avoid foot indentations in the newly laid turf by working from boards. Lay sods with staggered joints as in the pattern of a brick wall and closely butted together avoiding gaps. Ensure the turves are level by having a bucket of sandy soil at hand and adding or removing soil as necessary. Once all the turf has been laid it can be firmed lightly with a light roller or a home-made 'tamper' consisting of a piece of flat wood attached at right angles to a broom handle. When laying is complete, lightly spread a mixture of sand and soil or compost and work into the joints, using a rake or brush. This top-dressing fills any minor hollows and also helps the turves knit together and become established more quickly. After top-dressing, leave the turf undisturbed; the first few days are critical for root development.

Aftercare:

In dry weather, frequent watering may be necessary to keep the new turf constantly moist. During dry periods in mid- to late summer, water every five to 10 days. At other seasons water during dry periods every 14 days. Be careful not to over-water, as this can lead to shallow rooting and encourages the weed grass, annual meadow grass. Mow, with the blades set high, as soon as the grass has grown to about 5cm (2in).

Problems:

Laying turf to make a lawn is problem free as long as turf is kept watered until it has rooted into the underlying soil.

Hedge planting:

To be planted at 0.3m centres in double staggered row approx. 500mm between rows.

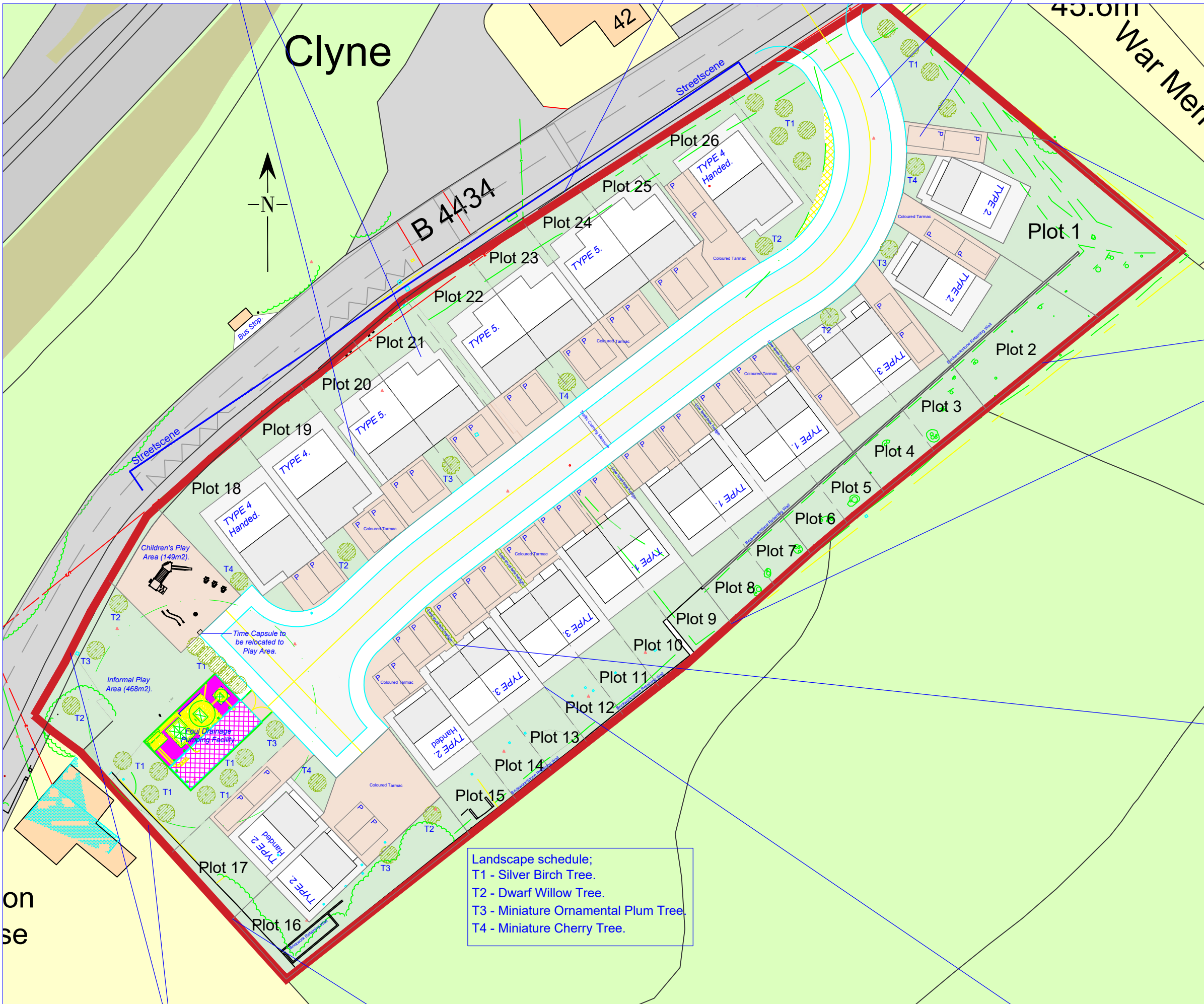
Grey textured slabs to private patio & garden path areas.



1.5m high Swept head treated timber fencing panels to North West boundary as shown below - to be set back from stone retaining wall adjacent to highways which is to be retained undisturbed by the development proposals.



Light coloured asphalt to driveways to contrast main access roadway in black asphalt.



1.8m high treated timber fence to North & South Eastern boundaries at rear of properties.



Low level box hedge example.



1.8m high treated timber privacy fence separating boundaries at rear of properties reducing to 1m to front elevations (excluding plots 5 to 15).



1.8m high green mesh metal fence to North Western & South Western boundaries at perimeter of play areas.



1.8m high treated timber fence to South Western boundary at rear of plots 16 & 17.

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.

ALL PLANS TO BE READ IN CONJUNCTION WITH ALL THE INFORMATION ACCOMPANYING THE RELEASE OF DOCUMENTATION SCHEDULE.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO LOCATE ALL SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS. WE HAVE NOT CHECKED LOCATION OR AVAILABILITY OF EXISTING SERVICES FOR THE PROPOSED WORKS.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO ENSURE THE NECESSARY PARTY WALL PROCEDURES HAVE BEEN FOLLOWED WHERE APPLICABLE.

CONSTRUCTION CLIENTS HAVE LEGAL DUTIES UNDER THE CDM REGULATIONS 2015. PLEASE CHECK YOUR DUTIES ON THE HSE WEBSITE OR CONSULT A COMPETENT HEALTH & SAFETY PROFESSIONAL.

TIMBER FRAMES POSE AN ADDITIONAL FIRE RISK UNTIL THE PANELS ARE COMPLETE & PROTECTED BY INTERNAL FIRE RESISTANT PLASTERBOARD & EXTERNAL CLADDING. CONTRACTORS / PRINCIPAL CONTRACTORS SHOULD ENSURE THEIR CONSTRUCTION PHASE PLAN INCLUDES MEASURES TO CONTROL THE ADDITIONAL FIRE RISKS TO THEIR WORKERS & TO OTHERS, INCLUDING NEIGHBOURING PROPERTIES, DURING THE CONSTRUCTION PHASE.

EXACT BOUNDARY POSITIONS & DETAILS TO BE DETERMINED ON SITE FROM DEED PLANS/LAND REGISTRY DATA & NOT SCALED FROM THESE PLANS. THIS IS NOT A CONVEYANCING DRAWING.

Regulation 14, Section 42 of the Flood & Water Management Act 2010 - Transfer of private sewer and lateral drainage to Welsh Water - Scheme proposals may be subject to Welsh Water agreements/ legislation. It is the responsibility of the client/contractor to ensure Welsh Water are consulted prior to commencement of works.

Further information is available at www.dwr.cymru.com or mbslaq@dwrcymru.com

New dwelling - Automatic fire suppression system to be designed and installed in accordance with BS 9251: 2014 or equivalent technical standard.

The components of the automatic fire suppression system should be in accordance with BS 9252: 2011 or an equivalent technical standard.

Where an automatic fire suppression system is installed, an installation and commissioning certificate will be provided.

Confirmation of consultation with Dwr Cymru/Welsh Water to be provided confirming:

a) Where town mains are to be used, the designer must consult with the Water Undertaker to establish the typical operating water pressure range and flow capacities available.

b) Where town mains are to be used restrictions such as water meters shall not reduce the pressure and flow available below the performance specification detailed in the relevant technical standard.

c) Ancillary areas (such as car port, car park, garage etc...) which are normally unoccupied do not require an automatic fire suppression system if they are suitably fire separated from the residential areas (see Appendix A, Tables A1 & A2). The minimum acceptable separation is 30 minutes integrity, insulation and stability.

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E		
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B	Planning.	27.4.22
A	Planning.	9.2.22
REV	DESCRIPTION	DATE

DR
Design

Architectural Services

Davies Richards Design Ltd.

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CLIENT :

Mr. J. Slater.

JOB TITLE :

Proposed development at:
Former Clun Primary
School,
Clyne,
Neath.

DRAWING TITLE :
Proposed Landscaping &
Boundary Plan.

DRAWING STATUS :
Planning.

Original paper size - A1

SCALE :
1:250.

DRAWN BY :
G.R.R.

DATE :
Dec. '16.

PLAN No
1470-09

REVISION
B

DO NOT USE FOR CONVEYANCING PURPOSES