



LANDSCAPE INFORMATION & SPECIFICATION
for
TREGARTHENS HOTEL ECO LODGES

For:
Tregarthens Hotel

December 2021
993-S-2021/12/02
Rev A

I - INTRODUCTION

The following information has been prepared by Indigo Landscape Architects Limited as a response to planning conditions for the approved Eco Lodges at Tregarthens Hotel, reference P/20/090/FUL. It provides details of proposed landscape works and planting. Refer to drawing 993-MP01 revA.

2 - IMPLEMENTATION

General

All works shall to be undertaken to recognised good horticultural practice and to relevant British Standards. The quality of all landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations'.

All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications for Trees & Shrubs' and British Standard 4043:1989 (where applicable).

Biosecurity

'BS 8545:2014 Trees: From Nursery to Independence in the Landscape' shall be adhered to. In the interest of Biosecurity, **trees / plants must not be imported directly from European suppliers and planted straight into the 'field', unless they have appropriate certification that they are 100% disease free and have come from an area with no known horticultural diseases;** If disease free certification is not possible, the trees shall have spent a full growing season in quarantine, in a British nursery to ensure plant health and non-infection by foreign pests and diseases. This is an essential measure to address the threat of the introduction of pests and diseases from outside the UK.

Plant sourcing

Plant sourcing is to be approved by Indigo Landscape Architects. All plants shall be sourced from reputable, professional nurseries. Local suppliers are preferred based within the Scilly Isles or in Cornwall where possible, and are to be explored by the contractor implementing the scheme.

Planting specification - general

The following specification shall be strictly adhered to:

- All planting shall be undertaken into existing soil, salvaged / stockpiled from site or from another a local source on St Mary's.
- New planting areas shall be topsoiled to a minimum depth of 300mm laid over the existing subsoil, with all compaction relieved to ensure it is free draining. Planting areas shall therefore be broken up / ripped prior to topsoiling, as required to provide adequate drainage.
- New lawn areas shall be topsoiled to a minimum depth of 150mm laid over the existing subsoil, with all compaction relieved to ensure it is free draining.
- The topsoil in planting areas shall be ameliorated with a minimum depth of 50mm composted organic matter (PAS 100) and a general slow release fertiliser spread at manufacturer's recommended rate, rotovated / thoroughly mixed into the top 200mm of soil.
- Watering 'dishes' to be created around the base of each large specimen shrub, to hold water directly over the rootball during watering. Mulched dish to be 0.75m dia. minimum.
- All planting areas to be covered with a weed suppressing membrane and then 'mulched' with minimum 50mm depth of 10mm pea shingle to create a continuous gravel covered

3 - LANDSCAPE MAINTENANCE AND MANAGEMENT

Landscape maintenance – general

Management and maintenance is to be undertaken in such a way as to allow healthy plants to develop, unhindered by weed growth or other inhibiting factors.

The primary maintenance operations will include:

- Watering specimen shrubs, hedges and all other planting areas as necessary to ensure vigorous and successful establishment during the summer months in the early years after planting or in extreme conditions.
- Keeping areas directly around establishing plants free from competing / invasive weeds. All planted areas shall be hand weeded or treated with a non-residual herbicide as appropriate / required.
- Trimming / pruning establishing hedges to encourage bushy growth. Escallonia hedges shall be trimmed to approximately 1 – 1.2m height. Griselinia hedges shall be trimmed to 1.5 height. Hedges to be trimmed approximately twice yearly.
- Checking and adjusting any stakes and ties and regularly during the first one to two years after planting. Removal of stakes and ties once specimens are securely established (guide 12 – 18 months after planting).
- Replacing plants that fail where required, with the approved species. All planting will be inspected annually in late summer. Any dead, dying or diseased plants shall be removed and replanted according to the approved plan in the following planting season.





Lisa Jackson

By Email: Lisa Jackson <lisa@jacksonplanning.com>

11th October 2018

Our ref: BE255

Dear Lisa,

Re: Tregathens Conditions

I write to provide information to aid the discharge of the Tregarthens Hotel planning conditions as follows:

1. Details and locations of all existing trees and hedgerows on the land, identify trees and hedges to be retained and outline measures for their protection during the course of the development.

There are no trees or hedges to be retained.

The wall retaining the garden along the access track is to be retained. Garden clearance and installation of the steps through this wall has the potential to disturb hibernating hedgehogs or cause injury to hedgehogs and lesser white-toothed shrew (Scilly shrew). To avoid these impacts the garden foliage and the foliage on the section of wall to be removed will be cleared to ground level by hand at least three days prior to earth movements. The cut material will be removed from the construction zone. The areas are small so this is achievable. This will degrade the habitat and allow hedgehog and lesser white-toothed shrew to move away from the site on their own. The stone wall will be retained and protected during development (by temporary fencing) to avoid impacts to shrews. If hedgehog and shrews do not move to safety on their own accord they may be transferred to a neighbouring garden.

2. Protection of the Garrison Walls through appropriate fencing to protect important lichen species.

There is the potential for the Garrison Wall, which may support notable lichens, to be degraded during the construction phase by vehicle movements and storage of materials. Protective fencing will be placed 0.5m from the foot of the Garrison Wall and 0.5m south of the shoreline retaining wall before construction activities commence. This fencing will remain *in situ* until all construction activities are complete.

3. Methods to remove and destroy invasive non-native plant species from the site, without causing them to spread.

Invasive weeds were removed under an ecological watching brief on 9th October 2018 (overseen by Dr Janine Bright of Bright Environment see Photographs 1 and 2). Invasive weeds within the construction zone were uprooted (taking care to collect bulbs). The contaminated topsoil and weeds were placed in a black plastic waste bin. This will remain onsite until the material has entirely composted and is no longer viable. The waste bin has been labelled with the following sign 'Schedule 9 weeds composting – do not remove from site'.

Bright Environment

Meadow Barn, Tregoney Hill, Mevagissey, Cornwall, PL26 6RH

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Photograph 1. Removal of invasive weeds



Photograph 2. Three cornered leek/garlic removal.

4. The type and source location of plants, shrubs and trees including planting density where these provide screening or boundary features.

To be addressed by Indigo Landscape.

5. Details of any hard landscaping areas including the materials such as patio and walls.

To be addressed by Indigo Landscape.

6. Details and locations of suitable bat boxes and bird nesting sites.

A Schwegler 1WI Summer and Winter Bat Box (see photograph 3) will be installed near the eaves in a dark location on the southeast elevation as indicated on Figure 1.

The Schwegler 1WI Summer and Winter Bat Box is designed for year-round occupation. This means that it is suitable for both the safe hibernation of bats in winter, as well as for roosting, forming of colonies and raising of young during the summer. This box is manufactured with woodcrete together with a special insulating material. Along with the cavity wall design, this results in excellent thermal insulation but with no loss of air permeability. The insulation also prevents the interior from overheating in the summer or if it is placed in a very exposed site.

The interior of the box has a variety of different surfaces, at various heights, from which the bats can hang. This arrangement enables individual species to find a suitable roost. The entrance area is funnel-shaped and has small steps offering a good foothold for even young and inexperienced bats.

Suitable for bat species which typically inhabit buildings, such as common pipistrelles, serotine bats and occasionally noctule or Bechstein's bats.

The 1WI is designed to be set into an external wall or incorporated into the masonry and then rendered flush with the surface so that only the entrance is visible. This box does not require any maintenance as the droppings fall out of the entrance. (www.nhbs.com)

A bee brick will be installed on a south-facing wall 1-2m above ground level. Bee bricks contain multiple cavities for bees to lay their eggs and are integral to a building (see photograph 4).

A 1SP Schwegler Sparrow Terrace will be incorporated into the southeast wall near the eaves (see photograph 5). Cleaning is advisable but not necessary. The front panel can be removed by turning the screw hook.

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Photograph 3. Schwegler 1WI Summer and Winter Bat Box



Photograph 4. Example bee brick



Photograph 5. 1SP Schwegler sparrow terrace

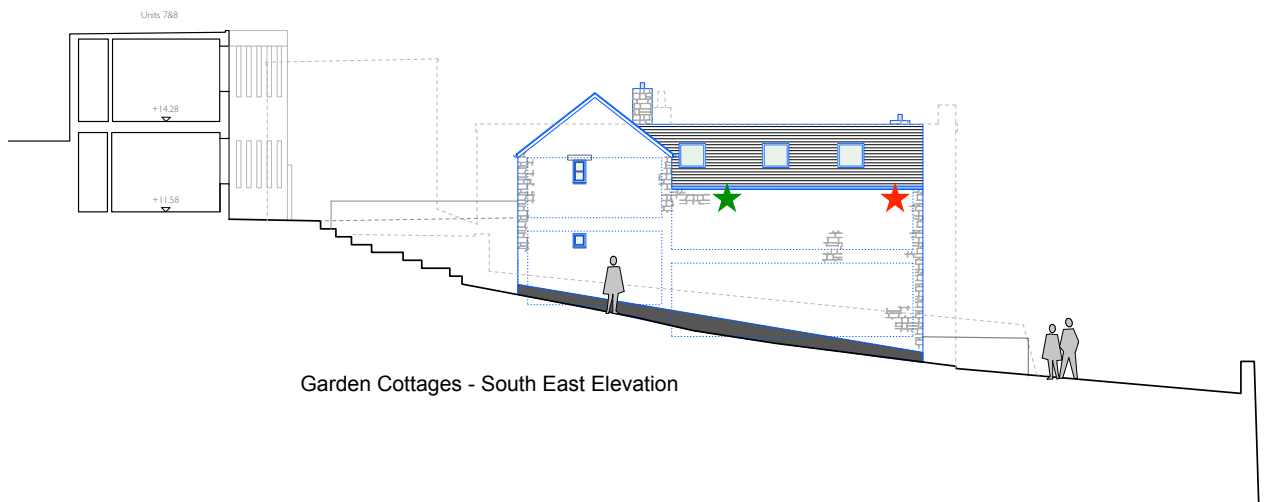


Figure 1 South east elevation as proposed showing location of bat box ★ and sparrow terrace ★.

If you have any queries please do not hesitate to contact me.

Yours sincerely



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