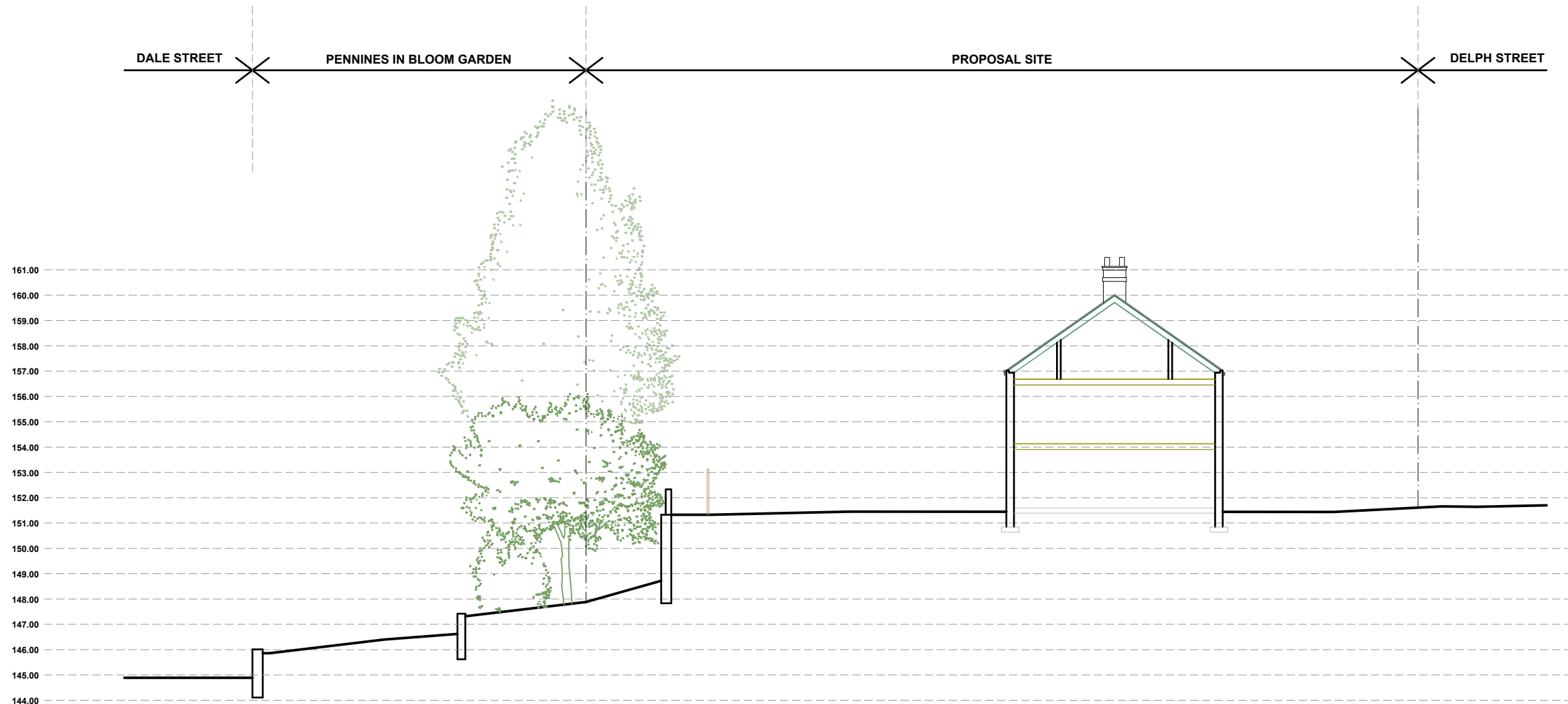
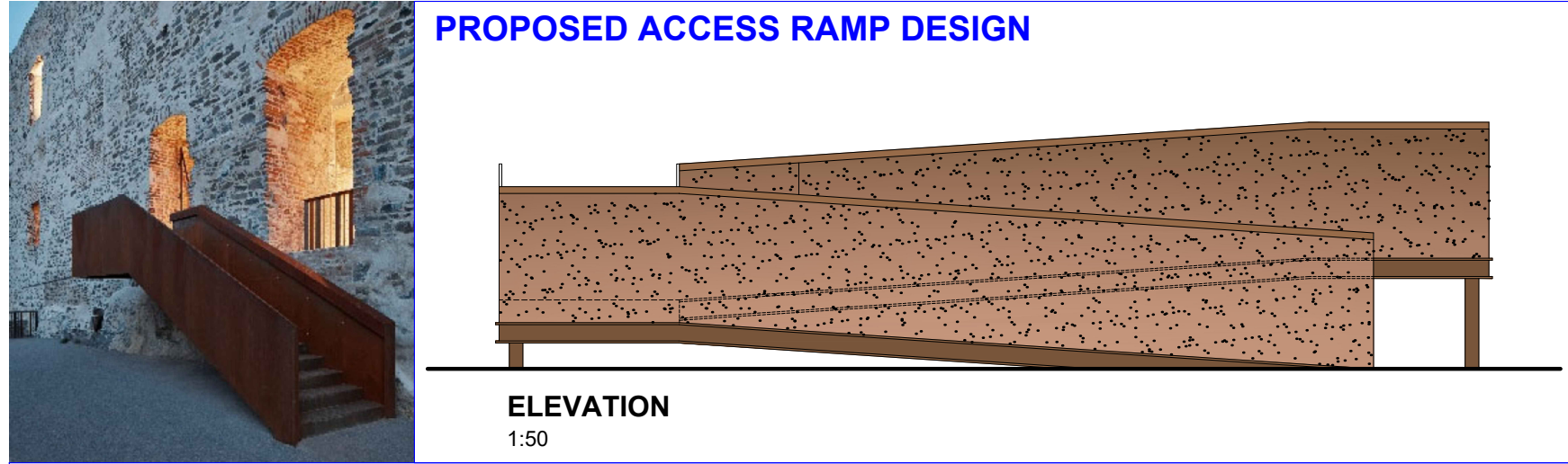




PROPOSED SITE SECTION 1 - 1



PROPOSED SITE SECTION 1 - 1



New access ramp to be provided as access to proposed apartments. New access ramp to be steel farned supported off steel posts. Handrail and frame to be clad using corten steel cladding panels throughout with solid handrail guarding.

Plant Schedule

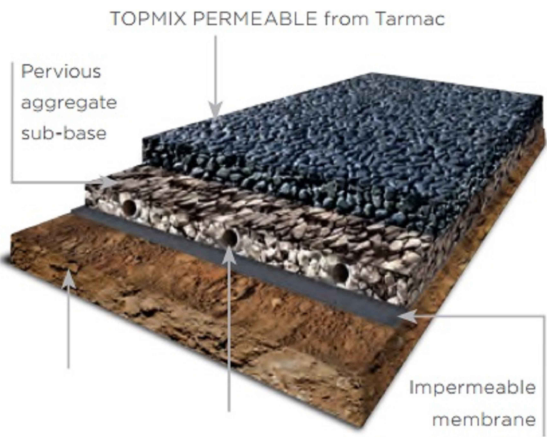
Qty	Species	Colour Indicator	Size (Girth and Height)
4	Acer campestre		14-16cm, 200-250cm ht, B, 3x, extra heavy standard, min 200cm cs, 5 breaks
5	corylus avellana		Multi-stem, 100-170cm ht, multi-stem, bushy, 5 stems minimum
7	prunus laurocerasus 'otto luyken'		40-60cm ht, 5L-7.5L pot, bushy, 5 breaks
10	buxus sempervirens		40-60cm ht, bushy, 5 breaks

Trees
Root barriers are to be employed near services. All standard trees are to be planted in separate pits 1m x 1m x 900mm which shall be backfilled with a mixture of approved top soil and tree and shrub planting compost at a rate of one part compost to two parts topsoil. Each tree shall be planted centrally within the pit to the original root collar and secured by two untreated softwood stakes 1.4m min. length with approved ties. After planting all trees shall be watered-in and a mulch layer of 1m diameter approved forest bark spread over the tree pit to 50mm depth. A spiral guard will be fixed to the base of each tree to protect it from rabbit attack and trimmer damage.

Ornamental shrubs and groundcover areas
Plants to be planted in variety groups with taller species to back of beds. All shrub beds shall be back-filled with good quality topsoil depth 450mm, the base ground being thoroughly broken up before placement. Tree and shrub planting compost shall be spread to a minimum depth of 50mm and thoroughly rotavated in during cultivation. All stock shall comply with the specification provided on the drawing. All plants shall be well firmed in after planting and watered if necessary.

Amenity Grassed Areas (seed)
If there is an abundance of annual or perennial weeds, the site may be treated with an approved herbicide prior to seeding. All amenity grass seed areas shall be top-soiled to a minimum depth of 150mm the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking.

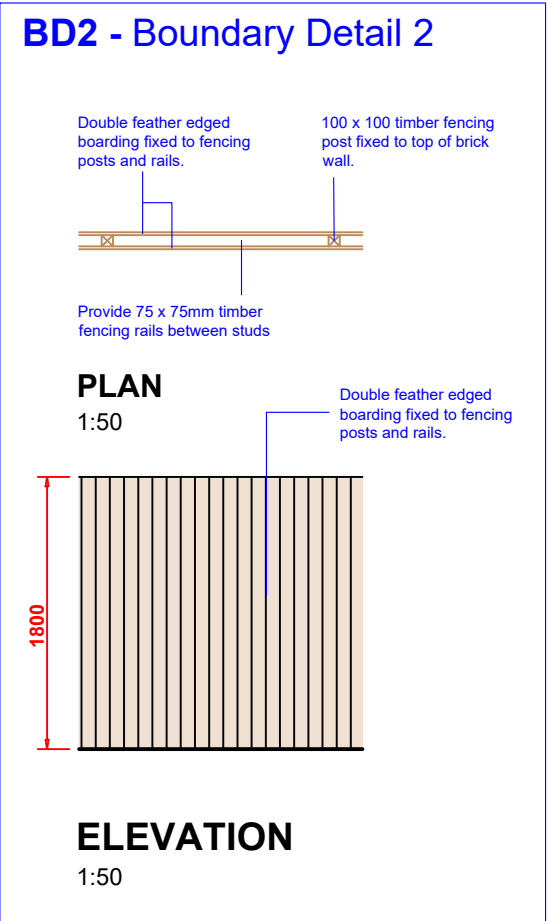
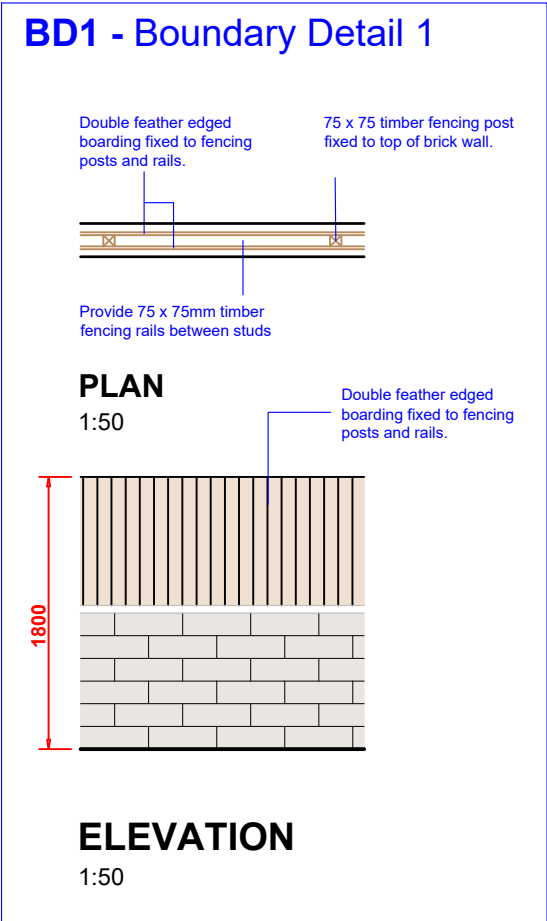
Seeding will take place in spring (late March to May) or autumn (August or September) following completion of construction and be broadcast by machine and rolled where possible to give good soil/seed contact.



M1 - Porous Asphalt
New access road provided with permeable asphalt dark grey in colour. Permeable asphalt to be provided to parking bays with buff colour to clearly denote parking bays from the general access road.



M2 - Buff flagged patios / paths
Buff 450 x 450mm flags on course sand & compacted ground



This drawing is provided as a document to gain either Planning Permission or Building Regulation approval purposes only. It is not a guarantee that Planning Permission will be granted.
This drawing and all contents are the copyright of James Campbell Associates Ltd. No copies to be made from the drawing & details within unless authorised by James Campbell Associates Ltd.
The contract for the works is between the client and his / her contractor. Contractor to visit site, study the details provided within the drawing and be familiar with both the work to be carried out in accordance with the details provided. Any stated dimension must be checked prior to any form of construction. All works and materials to comply with all relevant British Standards and carry a genuine BBA certificate. The materials specified within this drawing are a guide for the contractor as they are recognised materials with genuine BBA certificates etc. Any contractor who decides to use any different materials than that noted on the drawing must inform James Campbell Associates Ltd.
Any discrepancies discovered or items found that where not visible at the time of the initial survey should be reported to James Campbell Associates Ltd for consultation with our client.

CONSTRUCTION NOTES:-

KEY

- Existing Retained Trees
- Removed Tree
- Section Lines
- New Garden Landscaping
- Proposed Dwellings
- Proposed New Access Road
- Proposed New Footpath(s) & Patios
- Proposed Parking Spaces

DRAWING TITLE

PROPOSED SITE PLAN



Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN
Tel: 01706 354888
Mob: 07817 623183
Email: admin@jamescampbellassociates.co.uk
Web: www.jamescampbellassociates.co.uk

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT

LOCATION

Former Milnrow Reform Club
Dale Street
Milnrow

DRAWN:-	Aiden Phillips-Whalley	DRAWING NUMBER:-
DATE:-	June 2025	
SCALE:-	1:200 @ A1	
ISSUE:-	B	21.2683.24B