



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



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Date: 21st August 2025 – **V3**

Our ref: 24.3406

Your ref: 24/00772/FUL

The erection of two residential dwellings with associated car parking and landscaping. Land off Platting Lane, Rochdale – PLANNING REF: APPLICATION REFERENCE: 24/00772/FUL

Please find enclosed information in relation to the discharge of planning conditions for the above planning approval. The conditions we wish to apply to discharge are Conditions: **5 & 6**.

Condition 5 – MATERIAL SAMPLES.

Walls.



Wienerberger Amberley Red Multi 65mm



Wienerberger Staffordshire Blue brick band below DPC.

Window Heads & Cills



Cast Stone window heads and cills.

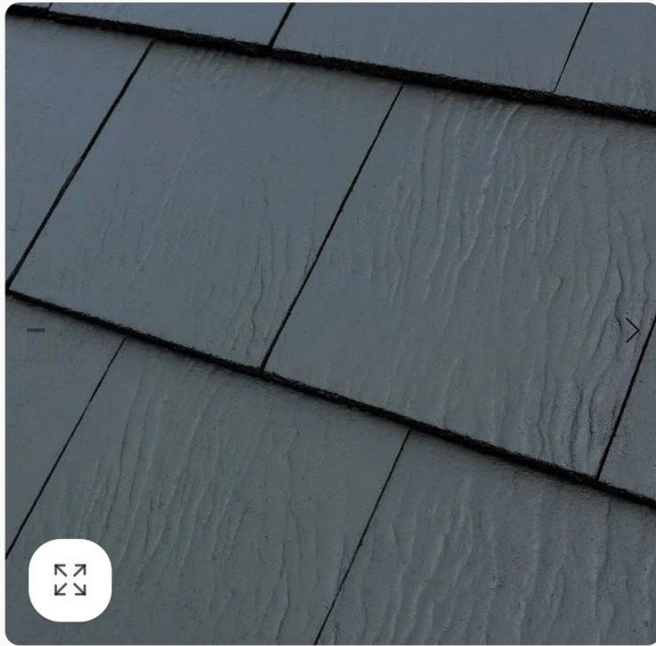
Windows.



Black UPVC double glazed units.

Roof.

Home > Marley Riven Edgemere Interlocking Roof Slate (Pallet Of 240 Tiles)



By Marley

Marley Riven Edgemere Interlocking Roof Slate (Pallet of 240 tiles)

Marley Riven Edgemere Interlocking Roof Slates.

Fascias & Soffits.



Black UPVC fascias and soffits.

Condition 6 – HARD & SOFT LANDSCAPING.

See drawing 24.3406.9

Planting and Maintenance Specification

Trees to be Planted

- **Species:** Weeping Silver Birch (*Betula pendula* 'Youngii')
- **Quantity:** 4 no.
- **Size at Planting:** 12–14 cm girth, standard form, feathered crown, nursery grown, containerised or rootballed stock, conforming to BS 3936-1:1992.
- **Location:** Rear gardens of the two semi-detached dwellings (2 no. trees per plot).

Planting Specification

1. **Timing:**
 - Plant during the first dormant season (November–March) following completion of the dwellings, avoiding periods of waterlogging or frost.
2. **Tree Pits:**
 - Minimum 1.0 m x 1.0 m x 0.75 m depth.
 - Loosen base and sides of pit to ensure free drainage.
 - Backfill with excavated soil mixed with 40 litres of PAS100 compost and slow-release fertiliser (10:10:10 at 100 g).
3. **Planting:**
 - Remove all container or hessian wrappings.
 - Position tree upright at the original nursery depth (mark of soil on stem).
 - Backfill in layers, firming gently to remove air pockets.
4. **Staking & Protection:**
 - Single round timber stake (75 mm dia. x 1.5 m) driven 600 mm into ground at 45° angle, fixed to tree with adjustable rubber tie and spacer.
 - Install biodegradable mulch mat (1 m²) and apply 75 mm depth bark mulch to pit surface, leaving collar clear.
 - Fit spiral rabbit guard or mesh tree guard as required.

Maintenance (First 5 Years Establishment Period)

1. **Watering:**
 - During first growing season: 20 litres per tree per week in dry periods (Apr–Sep).
 - Second season onwards: water as required to prevent stress.
2. **Weed Control:**
 - Maintain tree pits weed-free by hand weeding or herbicide application (glyphosate-based), minimum 1.0 m diameter around stem.
3. **Mulch:**
 - Top up bark mulch annually to maintain 75 mm depth.
4. **Inspection & Adjustment:**
 - Check stakes and ties monthly in first growing season, then quarterly; adjust to avoid rubbing. Remove stake and tie after 2–3 years once tree is established.
5. **Formative Pruning:**
 - Carry out in late summer to remove dead, diseased, crossing, or damaged branches. Pruning to BS 3998:2010.
6. **Replacement:**
 - Any tree that dies, is damaged, or becomes diseased within the 5-year maintenance period shall be replaced with the same species, size, and specification in the next planting season.

Compliance

All works to comply with:

- BS 8545:2014 – *Trees: from nursery to independence in the landscape*
- BS 4428:1989 – *Code of practice for general landscape operations*
- BS 3998:2010 – *Tree work – Recommendations*