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CDM:
Clients and contractors working on projects lasting more than 30 days or involving more than 500 person days must fulfil their duties under the CDM regulations 2015

Root Protection Area: RPA

THE ROOT PROTECTION AREA (RPA) INDICATES THE LIKELY ROOTING ZONE OF A TREE. THE RPA SHOULD IDEALLY REMAIN UNDISTURBED IF A TREE IS TO BE RETAINED.

THE DEVELOPMENT PROPOSALS SHOULD THEREFORE BE DESIGNED TO AVOID THE RPA OF ANY TREE WHICH IS TO BE RETAINED.

IF IT IS NECESSARY FOR THE DEVELOPMENT TO ENCROACH INTO THE RPA OF A TREE WHICH IS TO BE RETAINED THEN SPECIALIST CONSTRUCTION TECHNIQUES AND MATERIALS MUST BE CONSIDERED.

Appendix 6: Tree Constraints Plan

ADDRESS: Ashdene, Off Whitworth Road, Rochdale, Lancashire, OL12 6DJ.
JCA REF: 13966/EW

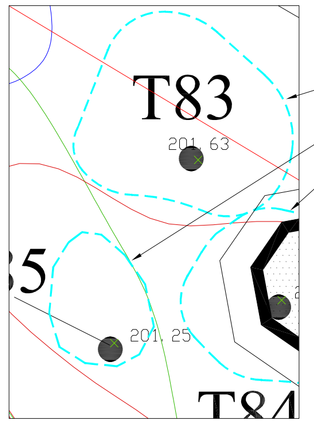
SCALE 1:500	PAPER SIZE A3	
SURVEYED BY: EW	DRAWN BY: EW	APPROVED BY: PH

JCA Limited
Arboricultural & Forestry Consultants

BRITISH STANDARD 5837:2012: 4.5 RETENTION CATEGORIES

Detailed definitions of these categories are at Appendix 2 of our report, N.B. These categories do not necessarily represent or correspond to recommendations for action made in this report.

	CATEGORY A: 'RETENTION MOST DESIRABLE'
	CATEGORY B: 'RETENTION DESIRABLE'
	CATEGORY C: 'TREE WHICH COULD BE RETAINED'
	CATEGORY U: 'TREE FOR REMOVAL'
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA
	ROOT PROTECTION AREA (OFF-SETTING)



DENOTES JCA TREE REPORT - RETENTION CATEGORY 'C' TREES TO BE REMOVED
(See section 5.5.2 of the report which states 'Those items listed as retention category 'C' are of lesser value and the removal of these is less likely to be met with resistance from the Local Planning Authority)

Denotes timber screen fence to detail

Denotes proposed driveways constructed using PRS-NEOWEB - 'no dig' solution installed to manufacturers instructions and finished with ECOGRID gravel retention system - all to provide a fully permeable formation and finishing system allowing the exchange of oxygen and free drainage of water to the sub base and existing tree roots whilst distributing and protecting the tree roots from traffic loads.

Vegetation to be cut back as necessary in accordance with JCA landscaping proposals to enable construction of proposed dwelling. 'Soft' boundary screen - hedge or similar to be provided at rear of existing low stone wall on completion of dwelling

Holly and Willow to be removed

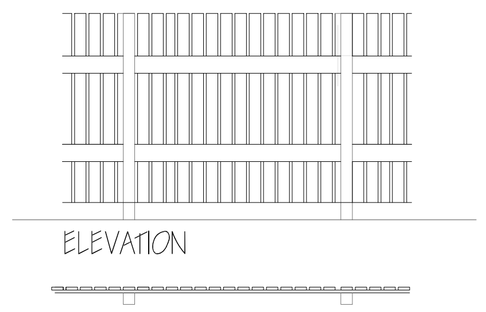
Stone wall and hedge to be retained

Extend existing access to three garages to provide access to proposed dwelling - remove existing steel barrier - crown lift existing trees and lay new drive surface in accordance with JCA report

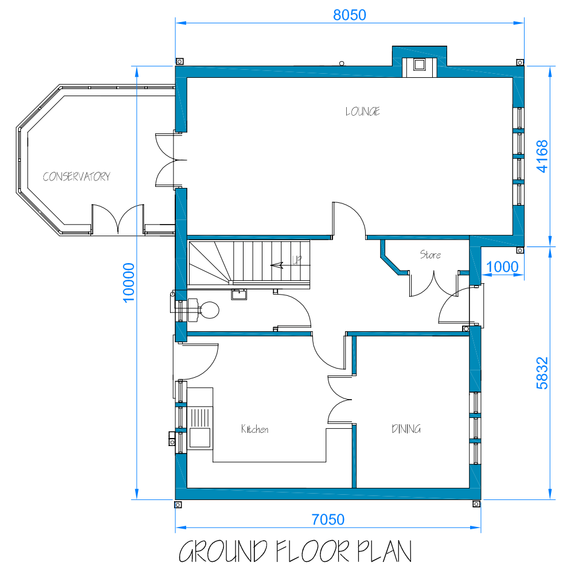
Existing wooden fence to S/E boundary to be repaired and realigned where possible - any new fence to match existing in terms of appearance, materials and height

Existing garages to be demolished

Existing tree planting/hedge to the south eastern boundary to be enhanced with additional planting in accordance with JCA proposals to provide a more robust screen between the development plot and Burwell Close



SCREEN FENCE DETAILS



GROUND FLOOR PLAN

FIRST FLOOR PLAN

INDICATIVE HOUSE TYPE PLANS

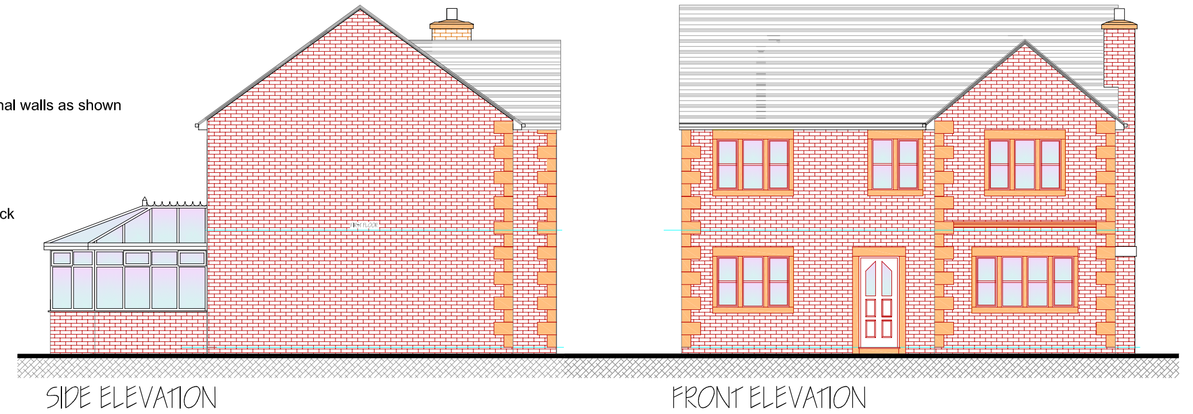


SIDE ELEVATION REAR ELEVATION

General planning proposal;

- Roof to be finished in reconstituted interlocking slates
- Walls to comprise cavity construction with facing brick
- Art. stone sills, heads and surrounds to openings in external walls as shown
- Windows to be upvc double glazed units
- Doors to be pre-finished composite
- Square section gutters and matching downpipes to be black
- Fascias and soffits to be black upvc

INDICATIVE HOUSE TYPE ELEVATIONS



SIDE ELEVATION FRONT ELEVATION

INDICATIVE HOUSE TYPE ELEVATIONS

rev:	date:	description
A	21-2-19	Revised following planning withdrawal

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RICS the mark of property professionalism worldwide

Project:
Proposed development at Ashdene, Whitworth Road, Rochdale

Proposed layout

Client: Mrs. J.Pink

scale: 1:250-1:100
date: Feb 2018
drawn: NL
Dwg. Nr. P204-001/A