

## Tree Constraints Plan

ADDRESS: 43 Bamford Way, Rochdale,  
Lancashire, OL16 5NB.  
JCA-REF: 14813/PaH

SCALE : 1:500

SURVEYED BY: PaH DRAWN BY: PaH APPROVED BY: TT

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

**JCA** Limited  
Arboricultural & Forestry Consultants

**GENERAL NOTE:**  
All perimeter boundary fencing  
and boundary features are to be  
retained - made good and  
repaired to match existing where  
required

Denotes  
trees/vegetation to be  
removed

Denotes proposed tree planting at ratio of  
2:1 to replace those removed for the  
development - scheme to be agreed with  
L.A.

Denotes driveways  
formed in  
permeable paving  
subject to ground  
conditions

148.41+  
147.40+  
Denotes existing level  
Denotes proposed level

43 Bamford Way to  
be demolished

Masonry boundary  
walls in brickwork  
to match plots 1  
and 2

Existing driveway  
providing access to 43  
Bamford Way - resurface  
to provide 4.5m  
carriageway with 1.2m  
footway one side

Gabion stone filled  
basket retaining  
structures to  
arboriculturalist  
recommendations to  
take account of  
potential tree roots  
-structures generally  
max of 1.15m in  
height

Gabion stone filled basket retaining  
structures to arboriculturalist  
recommendations to take account  
of potential tree roots -structures  
generally max of 1.15m in height

Plot 1 and 2 boundaries with  
access drive formed in timber  
fencing - 150mm gap under - and  
native hedge planting as shown  
to L.A. approval

Historic  
reservoir inlet to  
be maintained  
to feed small  
wildlife pond

Gabion stone  
filled baskets

garage  
fll 142.10

garage  
fll 142.10

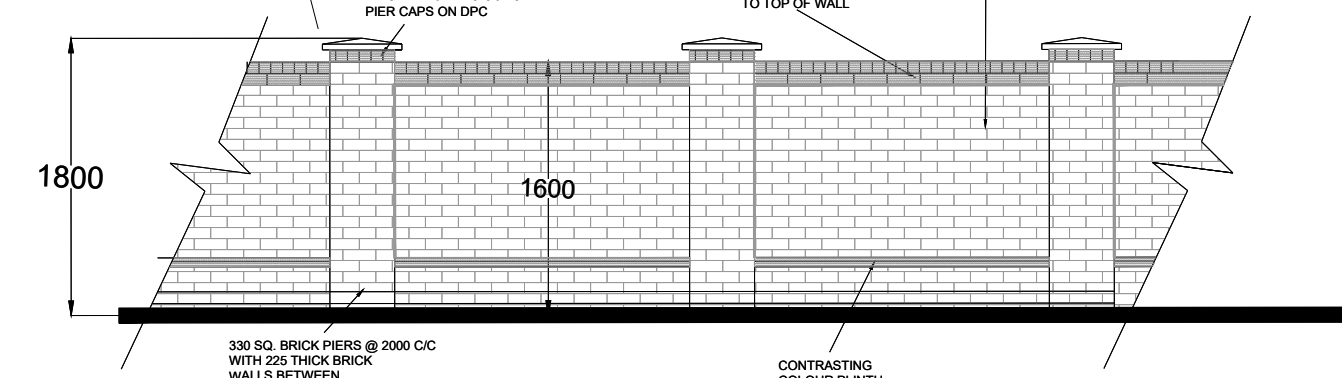
garage  
fll 141.00

Wildlife pond in  
accordance with  
JCA report

Pond overflow  
to existing  
outfall pipes

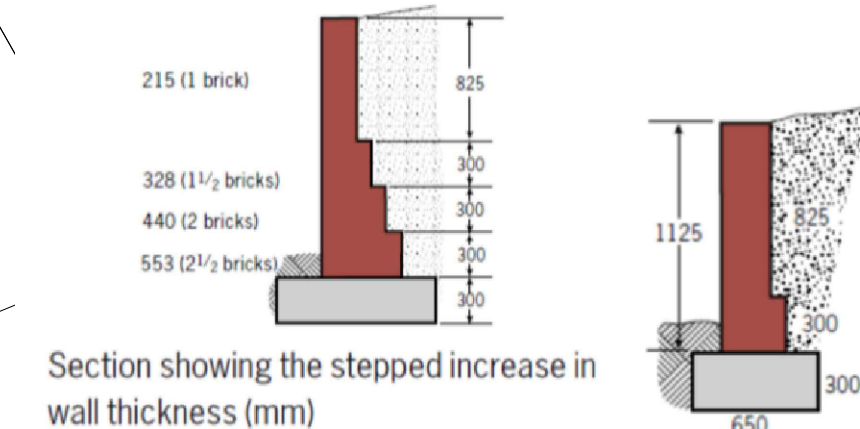
Masonry  
boundary walls in  
brickwork to  
match plot 5

CONSTRUCT WALL USING CLASS B  
ENGINEERING BRICK WITH 1:3  
MORTAR WITH NO DPC.  
EXPANSION JOINTS AT 12M/C



BOUNDARY WALLS WHERE SHOWN

**COPYRIGHT RESERVED**  
This drawing is the property of A.J. Cocker Associates Ltd. and must not be copied or used in whole or in part without their consent.  
**CDM:**  
Clients and contractors must fulfil their duties under the CDM regulations 2015. The client is required to notify the HSE of any projects lasting more than 30 days or involving more than 500 person days.



Retaining wall detail - between plots 3 and 4  
and to the west side of plot 2 - finished in  
facing brickwork to match houses

G30 to be  
retained where  
shown

|      |          |                                                                                                                      |
|------|----------|----------------------------------------------------------------------------------------------------------------------|
| G    | 14-9-22  | Plots 1 and 3 changed to match plots 4&5. Plots 1 and 4 repositioned and road slightly realigned double garage added |
| F    | 19-5-20  | Revised following comments regarding trees from L.A.                                                                 |
| E    | 11-5-20  | Revised following planning officer comment - floor level plot 3 reduced                                              |
| D    | 31-1-20  | Updated following TJBA and JCA reports                                                                               |
| C    | 27-11-19 | Revised following meeting with planning officer                                                                      |
| B    | 16-10-19 | Revised following withdrawal of previous planning submission                                                         |
| A    | 19-7-19  | Further detail added at council request.                                                                             |
| rev: | date:    | description                                                                                                          |

**ajc**  
AJ COCKER ASSOCIATES  
CHARTERED BUILDING SURVEYORS

New Century House  
176 Drake Street  
Rochdale  
OL16 1UP  
Tel: 01706 764880  
Fax: 01706 764881  
www.ajcockerassociates.co.uk  
mail@ajcockerassociates.co.uk

**RICS**  
the mark of  
property  
professionalism  
worldwide

Project:  
43 Bamford Way  
Rochdale  
Site Layout

Client: Mr. M.Sohail

scale: 1:250

date: Feb 2019

drawn: NL

Dwg. Nr. S440/001/G

Datum - 142.00  
Elevation of Gabion basket retaining structures 1:200 scale