

- West boundary fence to plot 13 to be constructed with fencing comprising a minimum mass if 10kg/m² which shall be sealed to the ground and fitted with cover strips;
- The west elevation of block 3 (plot 13) shall be constructed in accordance with A6046 Facade mitigation measures as detailed at Table 5.1 of the submitted Submitted Noise Impact Assessment prior to first occupation.

PROPOSED SITE PLAN

KEY:-

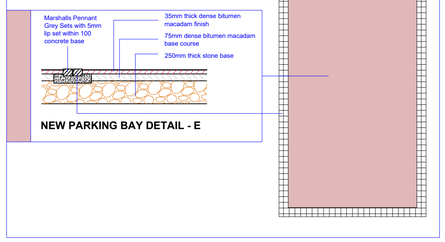
EXISTING TREES TO BE RETAINED

PROPOSED TREES

PROPOSED LANDSCAPING

PARKING BAY / DRIVEWAY DETAILS

Drive ways are to be black tarmac (as the proposed access road) to centre and edged with Marshalls Pennant Grey Sets as details.

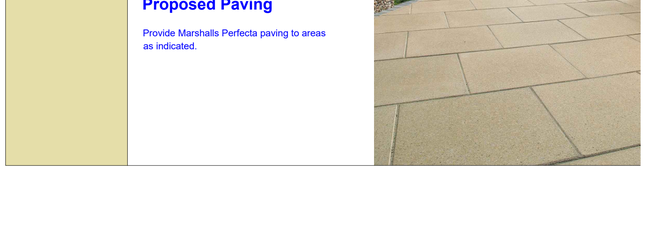


NEW PARKING BAY DETAIL - E



ACCESS PATH DETAIL - C

NEW ACCESS ROAD DETAIL - E



Proposed Paving

Provide Marshalls Perfecta paving to areas as indicated.



Proposed Access Road Surfacing

Black tarmac provided as a finished surface to access road.

Proposed Lawn / Garden

Provide new, natural turf to identified areas



Proposed Driveway Sets

Provide Marshalls Pennant Grey Sets to edge of driveways as detailed.

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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:-

Specification

Standards

Where an appropriate British Standard Specification or British Standard Code of Practice, issued by the British Standards Institution, is current at the date of tender, the materials, workmanship, and work generally shall be in accordance with the appropriate standard. In all cases, the standard of workmanship is to be to the satisfaction of the Landscape Architect.

Safeguarding the Works and Protection of the Public

The works shall be carried out in such a manner as to ensure the safety of the Works and the public, and so as to cause as little inconvenience as possible to the public and adjoining owners, and process shall include for all necessary precautions to that end.

No loose or unstable or otherwise dangerous part of the Works is to be left unsupported at any time. The site is to be made safe at the end of each day and protected and marked where necessary to prevent injury to any person.

An injury to persons shall be notified immediately to the Landscape Architect by the telephone and a written report submitted to him within seven days of the occurrence.

The contractor shall ensure that they have public and employers liability insurance cover of a minimum of five million pounds for any one claim.

WEED CONTROL

Vegetation Clearance by application of herbicide

Timing of this contract requires that action to eradicate existing weed infestation throughout all areas prior to undertaking earthwork. The contractor shall ensure that a translocating herbicide is selected which will be effective during the time of the year and applied in accordance with the manufacturer's guidance.

The treatment for total herbicide control shall kill all growth including root systems. The contractor shall not commence any cultivation where herbicide has been applied until the vegetation has been effectively controlled.

On the findings 'or if known' invasive, pernicious and noxious weeds, such as Japanese Knotweed, Giant Hogweed, Horsetail, shall be treated under an agreed control and eradication programme, as discussed and agreed by the Client (and or Agent) and Contractor as well as the planning authority should the latter have stipulated Planning Conditions for such species on the main development proposal.

Landscape Operations

Unless otherwise specified hereafter or indicated on the drawings, general landscape operations shall be executed in accordance with the recommendations of BS4428 'General Landscape Operation'.

Importer Topsoil

Topsoil shall comply with BS3882: 2007 and shall have a pH value of between 5.5 and 7.5. Topsoil shall be good quality medium top split loam easily moulded when moist. It must be neither too sticky nor leave a smooth polished surface when smeared. It shall be free from chemical or other pollutants, and not contain stones or flints in excessive quantities, or clay, sand, gravel, chalk or lime, nor may it include rubbish or other extraneous matter, pernicious weeks or couch grass nor roots or top-growth of trees or shrubs. No organic material derived from a sewage works will be accepted as topsoil.

The contractor shall prior to undertaking grass reinstatement and tree/shrub planting that there is adequatesoil depths in respect to both element of work. For example - soil depth for grassland shall be at a minimum depth of 150mm. For general shrub planting at 300mm depth. All trees to be pit planted in 1000 x 1000 x 1000, unless otherwise stated or instructed.

The contractor shall supply a sample load of topsoil for approval prior to commencing operation. The sample, if approved, shall be set on one side to remain as indicative of the quality required until the top soiling is completed. The client as requested that certification from the contractors supplier confirming that the topsoil is suitable for its use. The topsoil shall be free from couch grass, injurious weeds, materials toxic to plants or any other pollutants. Contractor to provide analytical breakdown of soil/metal compositions which makes certain of soil (s) insurities.

The spreading of topsoil shall only be done in dry weather and when ground conditions are right, unless in exceptional circumstances, the Landscape Architect authorised otherwise. No claim for delay due to the above will be sustained. Topsoil and subsoil in heaps or dumps shall not be sited so as to damage or impede water courses or other drainage, so long as they are capable of remaining in operationand are not generally affected by the re-spreading and re-grading of the site.

Any consolidated material is to be broken up to a depth of 450mm and the top 100mm reduced to a fine tilth suitable for final shaping with a graded blade (particle size 10mm and below). All undesirable material brought to the surface including stones larger than 50mm in any dimension, root, tufts of grass and foreign matter is to be removed off site to the contractors approved landfill site and or recycling plant.

Preparation needs to be carried out when the soil is dry and manageable. Any consolidated material is to be broken up to 300mm depth and the top 50mm of all soil reduced to a fine tilth suitable for final shaping with a grading blade (particle size 10mm and below). All undesirable material brought to the surface including stones larger than 50mm in any dimension, root, tufts of grass and foreign matter is to be removed off site.

GRASS SEEDING

Season

Seeding shall be carried out only during calm weather conditions when the season and soil conditions are suitable.

Seed Bed Preparation

Prior to sowing a fine tilth shall be prepared up to 25mm in depth by raking or harrowing all debris brought to the surface over a 25mm in dia. shall be stone picked and removed to the Contractors own tip.

Seed Mixes (To meet approval)

The following seed are to be used. An 80 grammes sample of seed mix shall be supplied by the Contractor for approval prior to use, together with a copy of the seed merchant's invoice.

Area for private gardens use seed mix A19 - supplied by British Seed Houses (BSH).

The total quantities of seed required shall be divided in half, each half being machine broadcast or sown evenly by hand in transverse directions to provide a total rate of sowing as shown above. The seed shall not be drilled. After sowing the seed shall be lightly chain harrowed or hand raked into the immediate surface and rolled with a Cambridge Ring Roller. The contractor must allow for decomposition of consolidated ground prior to undertaking work earmarked for grassland and or trees and shrub plantations.

Turf

Full removal of existing material, cultivated 'full preparation', & supply and lay low maintenance good quality turf, to be supplied by a specialist grower.
Note: All areas to receive grass reinstatement, shall be thoroughly prepared to good horticultural practice prior to laying of turf.

PLANTING OPERATIONS

Storage and Protection

The contractor shall be responsible for ensuring that all plant material arrives on site in prime condition and shall take all necessary steps to ensure that plant material is correctly and adequately stored and is protected on site prior to planting out. Prior to final planting, the Landscape Architect shall inspect plant material and may reject any material considered to be unsuitable for planting and such material shall be immediately replaced by the Contractor at his own expense. Under no circumstances shall plant material be stored on site for a period exceeding seven days.

The Contractor shall prepare an area on site sufficient for heeling-in plant material and storage of other materials. The security and tidy appearance of this area shall be the responsibility of the Contractor throughout the period of the contract.

The Contract Administrator (CA) shall be notified as soon as plant material has been delivered to the site.

PLANTING GENERALLY

Planting shall be carried out in accordance with the drawings and/or schedules as well as in accordance to BS 4043, BS 4428 and BS 5837.
The number of each species and variety of plants will be evenly distributed over the allocated areas, making due allowance for adjacent groups. The contractor shall clearly mark boundaries of planting areas, pay out tasks and positions of plants and obtain approval of all setting out before commencing any planting.

Tree and shrub planting shall be carried out between 30th October and 31st March following, unless otherwise stated or instructed.

Planting operations shall be suspended when the soil is waterlogged, very wet or frost bound. Also periods of drought, frost or adverse windy conditions.

Planting Preparation

Pits for tree planting shall be excavated 1000 x 1000 x 1000mm with the bottom 150mm being broken up subsoil. Excavated material other than topsoil be set aside for use in backfilling. Subsoil shall have been undergrounds during (if not) before these dates stated & listed. All trees to have coil pipe irrigation system. Unwanted material, surplus material to be removed off site by contractors tip.

The pits shall be backfilled with 50% well draining loamy topsoil to BS 3882 and 50% peat free tree planting compost (bitzpmtica to be used).

The backfilled mixture must be thoroughly firmed down among the roots as planting proceeds.

Plants shall be set upright to the same depth as grown in the nursery and given adequate root spread, with soil carefully firmed around the plant and well watered at time of planting. Plants must not be damaged during the planting operations and must be set in their final position as soon as possible after lifting from the nursery.

For native planting and hedgerows, where appropriate, plants shall come as bare root stock and notch planted (unless plants are supplied assimilaner grown). Planting shall be carried out in such a manner as to avoid damage to the rootstock and to avoid exposed roots. Firmed and planted in an upright position. (Tree/shrub guards and or shields require appropriate for rural areas).

Climbing plants shall be secured to line wire supportHorticultural biothene. Line wire to be 2.5mm plastic coated on galvinisation secured to vine screws. Screws set at 2m centres, and side of vine screws to be appropriate for plant species specific. Plant stems carefully trainedsecured to line wire by purpose horticultural ties or twine with all labels removed. Allow for all fixture and fittings, installation etc.

MULCH

All shrub plantations - ornamental or native plantations, hedgerows as well as bases to amenity trees to receive medium grade bark mulch to a depth of 75mm. Bark mulch to be approved by CA or Client prior to implementation.

Watering

All plants shall be watered at the time of planting at the rate of 40 litres per tree and 15 litres per shrub, as & when required during the first 5 years and in accordance with the maintenance programme.

Plant Failures

All plants (Max & shrubs) shall be replaced during years 1 to 5 if suppressed, dead or defective as per planning conditions (the latter if subject to planning approval/conditions).

Proposed Shrub Planting	Qty	M²	Size
Viburnum davidii	30	3	3 Ltr CG
Hebe 'Autumn Glory'	8	3	2 Ltr CG
Escallonia 'Apple Blossom'	7	3	2 Ltr CG
Senecio 'Sunshine'	9	3	2 Ltr CG

BR = Bare Root, RB = Root Balled, Container Grown - CG

Proposed Tree Planting	Qty	Size
Prunus avium 'Plena'	3	BR 12-14cm
Malus sylvestris	1	BR 12-14cm

BR = Bare Root, RB = Root Balled

DRAWING TITLE	PROPOSED SITE PLAN
PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT
LOCATION	Land @ Gregge Street Heywood

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