

Tree Constraints Plan

ADDRESS: 43 Bamford Way, Rochdale,
Lancashire, OL11 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: '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 (PRIOR TO OFF-SETTING)

JCA

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

Plot 1 and 2 boundaries with access drive
formed in timber fencing - 150mm gap under
- form landscaped margins, min 1m in width-
using planting which provides ecological
benefits and is suitable for margin planting
such as Hebe rakaiensis, Mahonia appollo
and Skimmia japonica rubella - all subject to
scheme to be approved by L.A.

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

Historic
reservoir inlet to
be maintained
to feed small
wildlife pond

Gabion stone
filled baskets

garage
ffi 142.10

garage
ffi 142.10

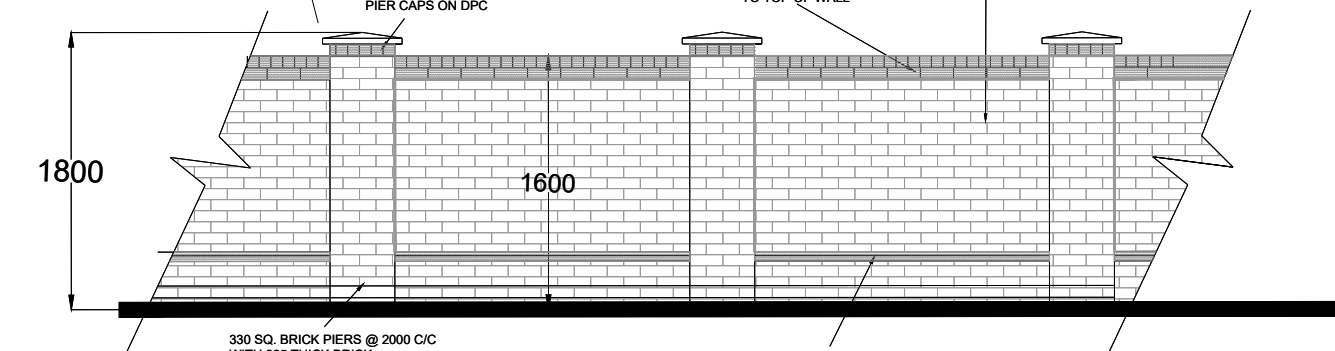
garage
ffi 141.00

Wildlife pond in
accordance with
JCA report

Pond overflow
to existing
outfall pipes

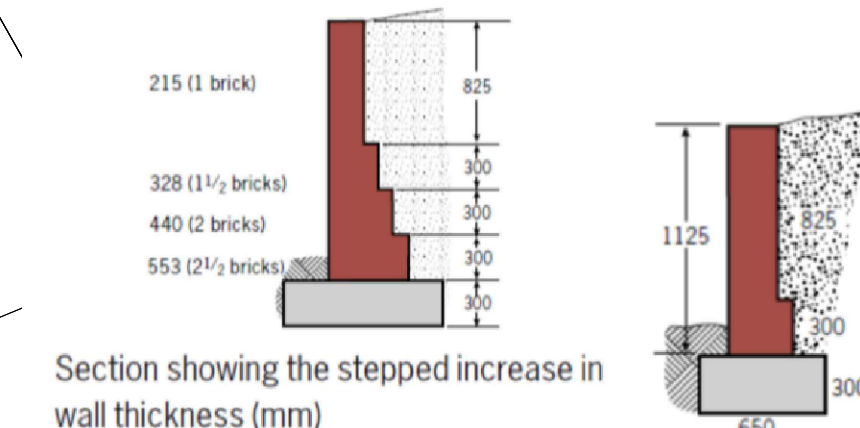
Masonry
boundary walls in
brickwork to
match plot 5

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



BOUNDARY WALLS WHERE SHOWN

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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

J	5-6-23	Plot 1 slightly repositioned to provide greater landscape margin to proposed road
H	21-3-23	Plots 3-5 reverted to original scheme - plot 1 house type changed and plot 2 relocated and mirrored
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
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Project: 43 Bamford Way Rochdale Site Layout	scale: 1:250 date: Feb 2019 drawn: NL
Client: Mr. M.Sohail	Dwg. Nr. S440/001/J