

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 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

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.

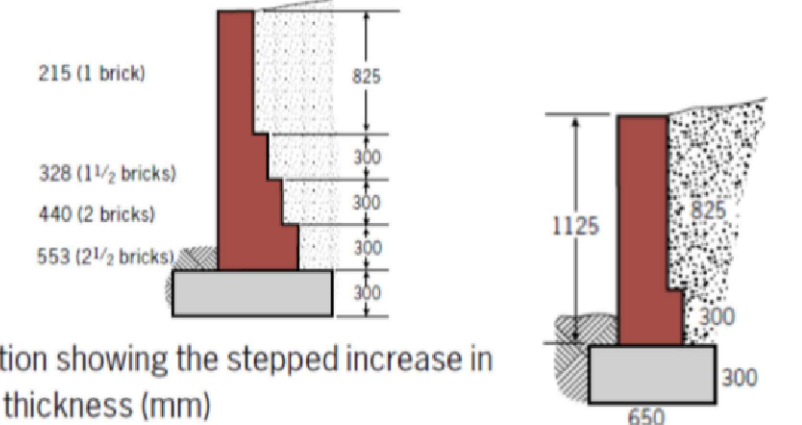
Gabion stone filled basket
retaining structures to
arboriculturalist
recommendations to take
account of potential tree
roots -structures generally
max of 1.15m in height

Historic
reservoir inlet to
be maintained
to feed small
wildlife pond

Gabion stone
filled baskets

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

Section showing the stepped increase in
wall thickness (mm)



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

Datum - 142.00

Elevation of Gabion basket retaining structures 1:200 scale

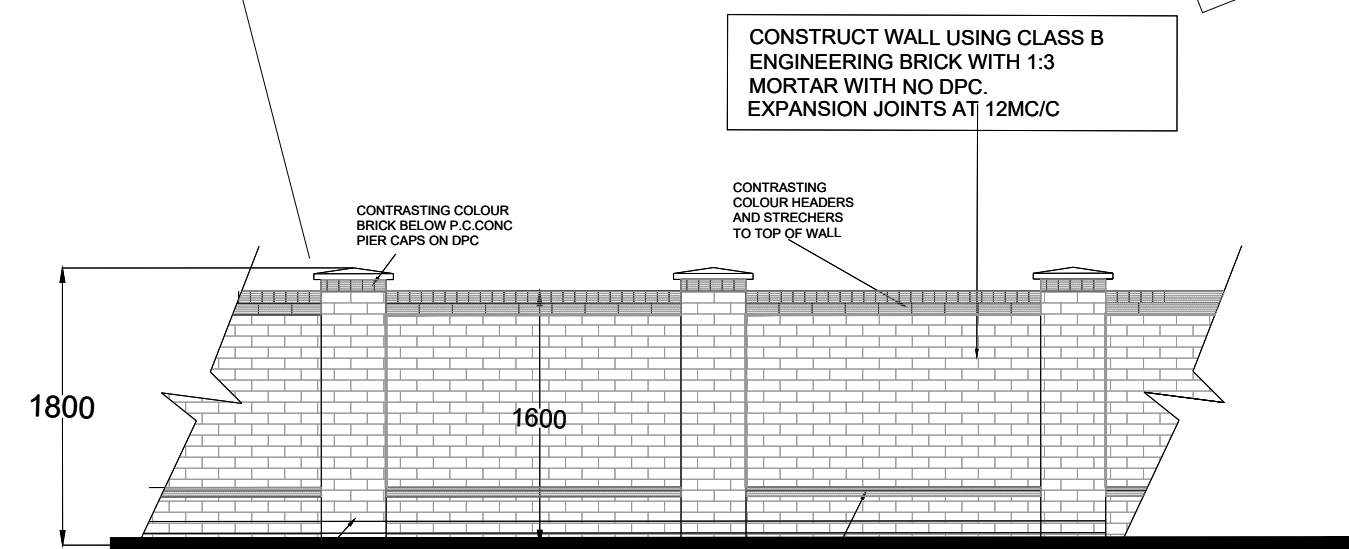
Pond overflow
to existing
outfall pipes

Masonry
boundary walls in
brickwork to
match plot 5

Wildlife pond in
accordance with
JCA report

Proposed access
drive 4.5m in width
with 1.2m footway
one side

G37 to be retained
along with existing
banking where shown
and supplemented by
additional landscaping
to L.A. approval -
incorporate mammal
'tunnels' under drive to
access landscaped
area to the eastern
side of the site



BOUNDARY WALLS WHERE SHOWN

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
AJ COCKER ASSOCIATES
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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/H