

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

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

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

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

FENCING TO COMPRISE 100X100 POSTS SET
IN CONCRETE WITH 100X25 VERTICAL
BOARDS (25MM SPACINGS BETWEEN) ON
150 X25 RAILS INCLUDE FOR 150 X25 GRAVEL
BOARDS AT BASE WITH 150X150mm HOLES TO EACH
PANEL
MAX HEIGHT OF FENCE 1.8M

ELEVATION

PLAN

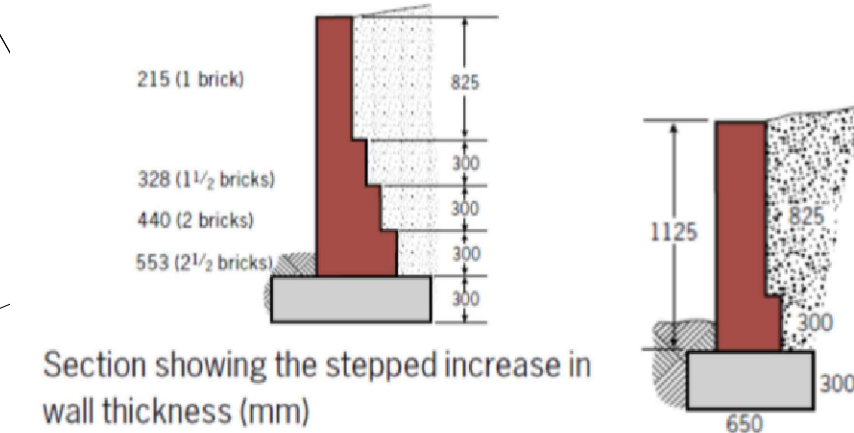
SCREEN FENCE DETAILS

Datum - 142.00

Elevation of Gabion basket retaining structures 1:200 scale

BOUNDARY WALLS WHERE SHOWN

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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

rev	date	description
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.

ajc
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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/G