Bird and Bat Box Scheme
Broad Lane, Rochdale

The purpose of this Scheme is to provide detail in respect of planning consent for residential development, Broad Lane in Rochdale (Ref: 20/00238/FUL).

Pre-commencement condition 9 states:

"No development shall take place until a scheme to provide a maximum of six bird nesting boxes on retained trees and on structures, and the provision for a minimum of six bat roosting boxes (bat boxes and integral features for bats in new structures) has been submitted to and approved in writing by the Local Planning Authority. The boxes and features so approved shall be installed before the commencement of development at each site and shall be retained thereafter".

For nesting birds:

A total of six bird nest boxes suitable for a range of small passerine birds to be installed on mature trees around the site boundaries at the following locations:

1. Proposed 1 No. Acer campestre tree located on southern site boundary
2. Proposed 1 No. Acer campestre tree located on south western site boundary
3. Proposed 1 No. Acer platanoides 'Crimson King' on southern site boundary
4. Retained Sycamore located close to the eastern site boundary
5. Proposed 1 No.Sorbus aucuparia located on south western boundary
6. Proposed 1 No.Carpinus betulus 'Frans Fontaine' located on south western boundary

Refer to approved Landscape Plan 13271/P01b – contained at the end of this document.

Boxes will be durable and form a mix of 26mm and 32mm holes. For example the 1B Schwegler Nest Box available from NHBS (nhbs.com) will be used:



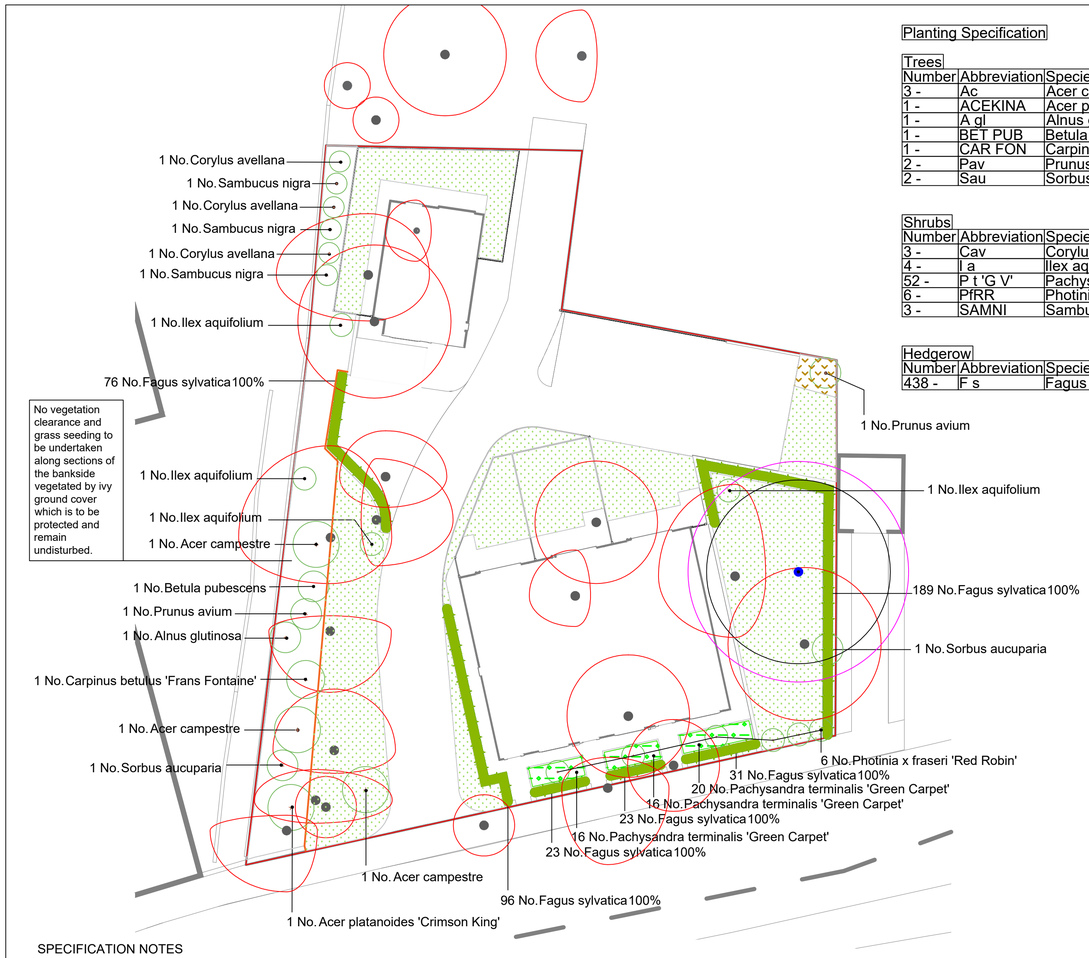
For Bats:

A total of six bat roost boxes installed on mature trees around the site boundaries. It is advantageous to install bat boxes on trees with bird boxes because this reduces the competition for the potential nest/roost sites and bats are more likely to utilise the bat boxes. Therefore, there is a proposed overlap with the bird boxes noted above. The bat boxes are located along the watercourse corridor to promote foraging and commuting along this unlit corridor:

1. Proposed 1 No. Acer campestre tree located on south western site boundary
2. Proposed 1 No. Acer campestre tree located on south western site boundary
3. Proposed 1 No.Betula pubescens located on south western site boundary
4. Proposed 1 No.Prunus avium located on south western site boundary
5. Proposed 1 No.Sorbus aucuparia located on south western boundary
6. Retained Sycamore located close to the eastern site boundary

Bat boxes such as 1FF Schwegler bat boxes can be installed high in trees. Bat boxes are available from NHBS (nhbs.com) will be used:





Planting Specification

Amenity Grass (total 353m2): 8,836g EG22C Strong Lawn Grass Mixture with Clover (Sowing rate: 25g/m2)
Wildflower Meadow Mix (total 6m2): 24g EM1 Basic General Purpose Meadow Mixture (Sowing rate: 4g/m2)

Trees

Number	Abbreviation	Species	Girth	Height	Density	Specification
3 -	Ac	Acer campestre	12-14cm	350-425cm	Counted	RB; 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
1 -	ACEKINA	Acer platanoides 'Crimson King'	12-14cm	350-425cm	Counted	RB; 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
1 -	A gl	Alnus glutinosa	12-14cm	350-425cm	Counted	RB; 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
1 -	BET PUB	Betula pubescens	12-14cm	350-425cm	Counted	RB; 3x; Heavy Standard; clear stem 175-200cm; 5 breaks
1 -	CAR FON	Carpinus betulus 'Frans Fontaine'	12-14cm	350-425cm	Counted	RB; 3x; Heavy Standard; clear stem 175-200cm; 5 breaks
2 -	Pav	Prunus avium	12-14cm	350-425cm	Counted	RB; 3x; Heavy Standard; clear stem 175-200cm; 5 breaks
2 -	Sau	Sorbus aucuparia	12-14cm	350-425cm	Counted	RB; 3x; Heavy Standard; clear stem 175-200cm; 5 breaks

Shrubs

Number	Abbreviation	Species	Pot Size	Height	Density	Specification
3 -	Cav	Corylus avellana		80-100cm	Counted	B; 1+2; Transplant - seed raised; branched; 3 breaks
4 -	I a	Ilex aquifolium	25-35L	175-200cm	Counted	Leader with laterals
52 -	P t 'G V'	Pachysandra terminalis 'Green Carpet'	2L	N/A	3/m²	Several shoots; 7 breaks
6 -	PfRR	Photinia x fraseri 'Red Robin'	18L	125-150cm	Counted	Ball on stem; Topiary Half Standard; ball diameter 40-50cm; clear stem 100cm; neatly clipped
3 -	SAMNI	Sambucus nigra		80-100cm	Counted	B; 1+1; Transplant - seed raised; branched; 3 breaks

Hedgerow

Number	Abbreviation	Species	Height	Density	Specification
438 -	F s	Fagus sylvatica	60-80cm	0.3Ctr Double Staggered at 0.5m offset	RB; Transplant (1+1)

SPECIFICATION NOTES

GENERAL

Proposals to be read in conjunction with Architects and Engineers Drawings;

All landscape operations to be in accordance with all relevant and current BS and BS EN standards including BS 8545: 2014, BS4428: 1989 & BS 3936: 1990,1992,2007; and all amendments to date. Plant material to conform with the National Plant Specification;

Any Plant material planted outside the recognised planting season (Nov-Feb), to be containerised stock and supplied at the sizes specified;

Plant handling and planting operations to be in accordance with HTA "Handling and Establishing Landscape Plants parts I - III;

All planting to be maintained and guaranteed for 12 months to include watering, weeding, litter picking, pest & disease control;

The landscape contractor is to take all safety precautions to prevent any injury to any persons. The landscape contractor shall comply with the requirements of the Health and Safety at Work Act 1974 and current Construction, Design and Management Regulations.

Fence along the edge of the bankside vegetation to be retained and protected to be installed prior to the commencement of site clearance activities.

SOIL AND MULCH

Existing topsoil to be stripped and stored on site in heaps not exceeding 2m height and kept weed free;

Any compacted subsoil to be broken up to allow free drainage and to enable topsoil to key into surface;

Any imported topsoil to be to BS3882:2015, weed free, medium texture, neutral PH value, reasonably stone free with no stones over 20mm in size;

Finished topsoil levels to be flush with adjacent paved surfaces;

Soil depths to be 900mm for Extra Heavy Standard trees, 600mm for Heavy Standard trees, 600mm for Standard trees; 450mm for shrub and hedge planting, 150mm for grass turfing and seeding.

Backfill for trees as per detail and other planting to be a mix of 50/50 approved/stored topsoil and shrub planting compost evenly mixed.

All planting areas to be covered with a 75mm depth of medium grade bark mulch.

PLANT MATERIAL TREATMENT

All to be British grown stock and fully hardened off;

Root Dip - Proprietary Root Dip applied to all bare root stock at time of lifting at nursery and prior to planting (for hedgerow plants);

Anti-Desiccant - Proprietary anti-desiccant to be applied to foliage of all containerised/rootballed material in leaf prior to transportation and during any delay in planting;

Tree Stakes and Ties - Stakes to be pressure treated, round, smooth and peeled Larch or Chestnut as per detail.

EXISTING TREES AND SHRUBS

Where existing trees and shrubs are to be retained they will be subject to a full Arboricultural inspection for safety;

Any surgery required shall be in accordance with BS3998: 2010 'Tree Work - Recommendations';

All existing trees and hedges to be retained are subject to BS5837: 2012 'Trees in relation to Construction - Recommendations', and should be fully fenced off in accordance, prior to the commencement of any works;

No storage of materials, disposal of rubbish, fires, spillage of oil and chemicals, ground compaction, excavation or changes in level shall be carried out within existing tree/hedge canopies or their Root Protection Areas.

The contractor shall maintain protective fencing around retained trees and hedgerows until all site works are completed. The contractor will then remove the fencing and reinstate the ground maintaining all existing levels.

All works shall comply fully with the Arboricultural Method Statement;

PROPOSED TREES

Contractor to ascertain the location of all sewers and services prior to tree planting;

No trees to be planted within 3 metres of sewers or services or other easement recommended by the relevant statutory undertaker without the use of tree root barriers. Use Green Blue Urban Reroot 2000 in the vicinity of buildings and Reroot Ribbed Barrier in the vicinity of paths/hard surfaces and services (refer to tree pit details). All tree pits with root barriers are subject to engineer's approval.

Fencing: Identify and mark out an access route to the tree planting locations to avoid / minimise the extent of any localised disturbance to the ivy ground cover as a result of tree planting works.

Where necessary increase tree pit dimensions to ensure that tree pits are at least 75mm deeper and 150mm wider than the rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened;

Cut back any broken or damaged roots to sound growth.

Plant trees upright, in the centre of the pit and at original soil depth.

New trees to be fitted with strimmer guards.

SHRUBS

Before planting, remove any non-perishable containers and carefully prune any damaged roots. Plant upright or well balanced with best side to front. Carefully return excavated topsoil/shrub planting compost mix, packing around evenly spread roots or root ball and heel well in;

Planting holes for shrubs to be 150mm wider than root spread and 450mm deep.

Shrubs to be planted in groups of 3-7 of the same species wherever possible, with smaller plants located abutting paths and roads;

Water plants thoroughly immediately after planting;

Immediately after planting cut back any damaged, dead or diseased branches;

After planting rake soil to a fine tilth with approved cambers and no hollows;

After raking apply approved bark mulch to a depth of 75mm.

HEDGING (Native)

Plant hedging in trenches 450mm depth and large enough to take the full spread of roots;

Backfill with excavated topsoil/shrub planting mix;

Prune back native hedging hard at the appropriate season in year one (and outside of the bird nesting season September 1st to February 28th).

PREPARATION OF AMENITY GRASS and WILDFLOWER AREAS

Prepare the ground by rotavation to break up topsoil to full depth and reduce top 100mm to a fine tilth. Avoid doing this when the soil is wet, to avoid damaging the soil structure and drainage. All turfed areas are to be weed free prior to turfing;

Remove all undesirable particles brought to the surface including clay balls and stones larger than 50mm in any dimension, building debris, or roots;

Grade the final surface to smooth contours ensuring the removal of all localised hollows and ridges, allowing for any settlement so that finished levels should be approx. 30mm higher than adjacent kerbs and manholes.

GRASS SEEDING – AMEMITY and WILDFLOWER

Seeding to be undertaken between April-October (in accordance with Emorsgate recommendations);

Seed in calm weather with seed evenly distributed in 2 directions;

Sowing rates as recommended by Emorsgate;

Roll seed to ensure contact with the soil ("crinkle or Cambridge" or as appropriate);

First and subsequent cuts in accordance with Emorsgate recommendations).

WATERING

Planting areas are to be brought up to field capacity on completion of planting and during maintenance visits subject to prevailing conditions.

WEEDING AND LITTER CLEARANCE

Planted areas to be maintained weed and litter free during maintenance and management period to include the maintenance of ivy free tree pits to protect the planted trees.

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Key:

- Site Boundary
- Retained Tree - RPA indicated in purple
- Tree to be removed - canopy extent indicated in red
- Proposed Tree / Shrub
- Proposed Native Hedgerow
- Proposed Amenity Grass
- Proposed Wildflower Meadow Mix
- Proposed Ground Cover
- Indicative extent of wooden post and rail fence to include one access/egress style (exact position to reflect the extent of ivy ground cover to be retained and protected)

Rev	Description	Date
b	Final	09.06.2020
a	Final	09.06.2020
-	Draft for comments	04.06.2020

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Land Adjacent to Craven Heifer, Rochdale

Drawing title
Soft Landscape Proposal

Issued By	Cotswolds	T: 01285 831 804	
Scale	1:200 @ A1	Drawn	GL
Status	FINAL	Checked	AW
Date	09.06.2020	Approved	AW

Drawing number
13271/P01b

Revision
b