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CHARTERED ARCHITECTURAL SERVICES



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Our ref: 24.3378

Your ref: 25/00195/FUL

Residential development consisting of 7no. 3-bedroom dwellings and 1no. 4-bedroom dwelling, with associated parking and landscaping. Land at Schofield Street, Heywood, OL10 1DH. – PLANNING REF: APPLICATION REFERENCE: 25/00195/FUL

Please find enclosed information in relation to the discharge of planning conditions for the above planning approval. The conditions we wish to apply to discharge are Conditions: **3, 4, 5, 6, 7, 9 & 13 (partial discharge 13). Condition 1, 2, 8, 10, 11, 12, 14 & 15 are advice conditions not required to be discharged by application. Condition 13 is required to be partially discharged on this application and information is contained in this document for partial discharge of condition 13. Condition 16 will be discharged later once the Consultant has provided the relevant report.**

Condition 3 – CONSTRUCTION MANAGEMENT PLAN.

See attached Construction Management Plan document.

Condition 4 – SURFACE WATER DRAINAGE SCHEME.

See attached T J Booth Drainage Report.

Condition 5 – MATERIAL SAMPLES.

Walls.



HAMPTON RURAL BLEND

Benefits of Hampton Rural Blend

The Ecostock range is manufactured using the latest technology in sustainability and production efficiency. We produce three kinds of this soft mud brick at our state-of-the-art factory in Measham, Leicestershire: stock pressed with a smooth, sand faced finish; stock thrown, which have a traditional handmade appearance; and waterstruck, which have a smooth but irregular surface. Ecstock bricks are available in wide selection of red, buff and yellow colours.

SPECIFICATION

[SEND AN ENQUIRY](#)

[DATA SHEETS](#)

[DOWNLOAD IMAGE](#)

BIM OBJECTS

[UKCA CERTIFICATE](#)

[BRICK MATCHING](#)

[PROJECT IMAGERY](#)

Hampton Rural Blend Facing Bricks.

Window Heads, Cills & Feature Surrounds.



Buff coloured cast stone heads, cills and surrounds.



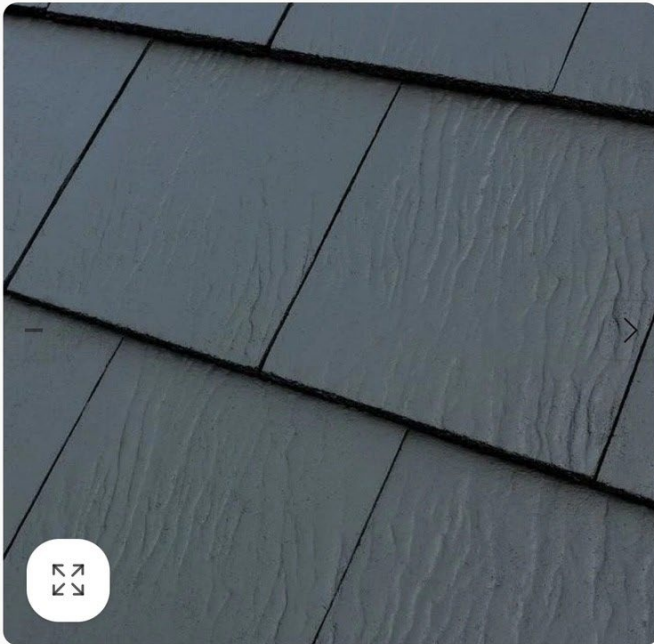
Typical window head.



Typical cill detail.

Roof.

Home > Marley Riven Edgemere Interlocking Roof Slate (Pallet Of 240 Tiles)



By Marley

Marley Riven Edgemere Interlocking Roof Slate (Pallet of 240 tiles)

Marley Riven Edgemere Interlocking Roof Slates.

Fascias & Soffits.



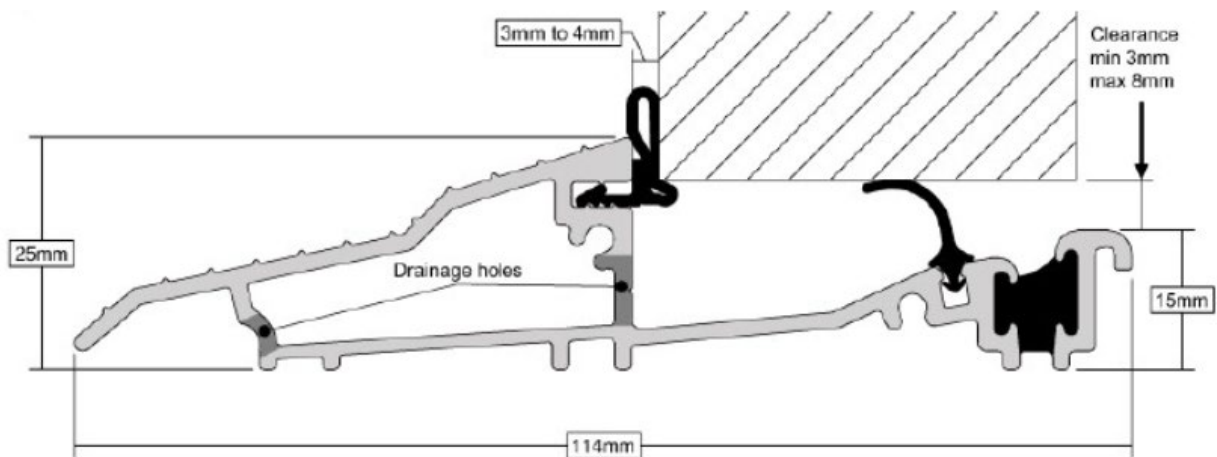
Black UPVC fascias and soffits.

Condition 6 – WINDOW, DOOR & ROOFLIGHT DETAILS.

Window & Door Details.



Black UPVC double glazed units.



Wheelchair Access – Low Profile Patio Door Threshold System.

SEE DRAWING 24.3378.37 FOR UPVC WINDOW AND DOOR DETAILS.



Dark Grey Velux Rooflights

Condition 7 – HARD & SOFT LANDSCAPING.

See drawing 24.3378.15A

See T J Booth DRAINAGE DESIGN REPORT FOR TYPICAL PERMEABLE DRIVES AND PAVING DETAILS.

Planting and Maintenance Specification

Trees to be Planted

- **Species:** Weeping Silver Birch (*Betula pendula* 'Youngii')
- **Quantity:** 4 no.
- **Size at Planting:** 12–14 cm girth, standard form, feathered crown, nursery grown, containerised or rootballed stock, conforming to BS 3936-1:1992.
- **Location:** Rear gardens of the two semi-detached dwellings (2 no. trees per plot).

Planting Specification

1. **Timing:**
 - Plant during the first dormant season (November–March) following completion of the dwellings, avoiding periods of waterlogging or frost.
2. **Tree Pits:**
 - Minimum 1.0 m x 1.0 m x 0.75 m depth.
 - Loosen base and sides of pit to ensure free drainage.
 - Backfill with excavated soil mixed with 40 litres of PAS100 compost and slow-release fertiliser (10:10:10 at 100 g).
3. **Planting:**
 - Remove all container or hessian wrappings.
 - Position tree upright at the original nursery depth (mark of soil on stem).
 - Backfill in layers, firming gently to remove air pockets.
4. **Staking & Protection:**
 - Single round timber stake (75 mm dia. x 1.5 m) driven 600 mm into ground at 45° angle, fixed to tree with adjustable rubber tie and spacer.
 - Install biodegradable mulch mat (1 m²) and apply 75 mm depth bark mulch to pit surface, leaving collar clear.
 - Fit spiral rabbit guard or mesh tree guard as required.

Maintenance (First 5 Years Establishment Period)

1. **Watering:**
 - During first growing season: 20 litres per tree per week in dry periods (Apr–Sep).
 - Second season onwards: water as required to prevent stress.
2. **Weed Control:**
 - Maintain tree pits weed-free by hand weeding or herbicide application (glyphosate-based), minimum 1.0 m diameter around stem.
3. **Mulch:**
 - Top up bark mulch annually to maintain 75 mm depth.
4. **Inspection & Adjustment:**
 - Check stakes and ties monthly in first growing season, then quarterly; adjust to avoid rubbing. Remove stake and tie after 2–3 years once tree is established.
5. **Formative Pruning:**
 - Carry out in late summer to remove dead, diseased, crossing, or damaged branches. Pruning to BS 3998:2010.
6. **Replacement:**
 - Any tree that dies, is damaged, or becomes diseased within the 5-year maintenance period shall be replaced with the same species, size, and specification in the next planting season.

Compliance

All works to comply with:

- BS 8545:2014 – *Trees: from nursery to independence in the landscape*
- BS 4428:1989 – *Code of practice for general landscape operations*
- BS 3998:2010 – *Tree work – Recommendations*

Planting Buxus Hedging

The ideal time for planting box is in the autumn or spring to allow the roots to establish before temperature extremes. Container-grown plants offer more flexibility and can be planted all year round, provided the ground isn't frozen or waterlogged.

Planting Steps:

1. **Soil Preparation:** Buxus thrives in moist, but well-drained soil (ideally neutral to alkaline). Dig a trench or individual holes at least three times the width of the root ball and the same depth.
2. **Add Organic Matter:** Incorporate well-rotted compost or manure into the dug-out soil to improve its structure and fertility.
3. **Spacing:**
 1. For a low, dense hedge (e.g., up to 60cm), aim for 5-6 plants per linear metre (around 16-20cm apart).
 2. For taller hedges, space them further apart, at approximately 30-35cm intervals.
4. **Positioning:** Place the plants so the top of the root ball or original soil level is flush with the surrounding ground.
5. **Firming and Watering:** Gently backfill the soil and press it down with your foot or the back of a spade to remove air pockets. Water thoroughly immediately after planting.



Maintenance Schedule

Buxus is slow-growing (around 10-15cm per year) and requires minimal but consistent care.

Time of Year	Activity	Details
Spring (March-May)	Feeding, Mulching, and Initial Prune	Apply a balanced, slow-release fertiliser (e.g., blood, fish, and bone, or a specific box feed). Add a layer of organic mulch (compost, manure) around the base to conserve moisture. Young plants can be cut back by up to one-third in May to encourage a bushy habit.
Summer (June-August)	Pruning and Watering	Mature hedges are best trimmed once in late summer (around August) when growth has slowed to help them hold their shape through winter. Avoid pruning in mid-summer, which can lead to vulnerable soft new growth. Water regularly, especially in dry spells. Water at the base of the plant to avoid damp foliage, which minimises the risk of fungal disease.
Autumn/Winter	General Care	Established plants in the ground need little attention in winter, but container-grown plants require occasional watering on frost-free days. Clear away heavy snow to prevent damage.

Pests and Diseases

Regularly inspect your Buxus for signs of:

- **Box Blight:** Fungal diseases like *Cylindrocladium buxicola* cause leaf loss and dieback. Prune only in dry conditions and disinfect tools between uses to prevent spread.
- **Box Tree Caterpillar:** The caterpillars of this moth can quickly strip plants of their leaves. Physical removal or specific treatments may be necessary.

Garden Lawn & Topsoil Areas.

Imported 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 weeds 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 adequate soil 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 contractor's supplier confirming that the soil being imported is 'First Rate Topsoil' and is free of contamination, pernicious and noxious weeds or any other pollutants. Contractor to provide analytical breakdown of soil/metal compositions which makes certain of soil (s) imported.

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 operation and 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 400mm 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 contractor's approval 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 (If by seed application)

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 decompaction 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.

Condition 9 – BOUNDARIES / SCREENS.

See drawing 24.3378.15A

Condition 13 – BIODIVERSITY ENHANCEMENTS.

See drawing 24.3378.15A – (Partial Discharge Requested).

We are applying for partial discharge on the Bird and Bat boxes located / integrated into the dwelling's fabric.