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7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

REVISION NOTES

Rev	By	Description	Date
F	LG	Updated inline with architect's comments	02.08.18
E	DC	Updated inline with revised arc layout	27.07.18
D	MW	Updated inline with revised arc layout	05.04.18
C	LG	Updated inline with revised arc layout and arboricultural survey	28.07.17
B	-	12nr trees added to rear of plots 6-14 inline with ecologists recommendations	-
A	MW	Updated inline with latest arch layout	30.04.14

LEGEND

SOFT LANDSCAPE

- Existing Trees and Hedges to be Retained**
Trees to be retained and protected as agreed with the Landscape Architect.
- Trees to be Removed**
- Proposed Ornamental Trees in Front Gardens and Back Gardens**
Heavy Standard, 12-14cm girth, 3.5-4.25m high to be planted with a double timber stakes secured with a rubber tree tie.
- Proposed Trees in POS**
Large semi- mature, 20-25cm girth, 5m minimum high to be planted with a double timber stake secured with a rubber tree tie.

- Proposed Ornamental Shrub Planting**
Proposed shrubs and flowering herbaceous plants to be planted as 3-5L pots at 3-5 per sq.m. planted with feature specimen, 10-12L pots.
- Proposed Ornamental Hedge to Gardens**
Proposed ornamental Yew (*Taxus baccata*) and Portuguese Laurel hedge to be planted as 100-120cm, BR root at 4 per lin.m to provide an instant impact.
- Proposed Native Hedge**
Proposed native hedge to be planted as 1-1.2m, BR root stock in a double staggered row at 300mm centres. Species to include Blackthorn, Hawthorn, Elder and Holly
- Proposed Grass - Gardens**
Front gardens to be turfed with a general amenity grass from a local supplier. Back gardens to be seeded.

- Proposed Neutral Grass - POS**
Grass within POS to be turfed.
 - Existing Grassland to be Retained**
Existing grassland to be retained and maintained in line with Ecological Management and Maintenance Plan.
 - Native Understorey Planting**
Plants to include are: Blackthorn, Hawthorn, Elder and Holly
- HARD LANDSCAPE**
- Roads**
To be surfaced with a Bitmac to engineers details

- Gravel Margin**
- Bitmac Driveways & Shared Surface**
To engineers details
- Proposed Flag Paving for Footpaths**
Product: Standard Flags (Tobermore or similar approved)
Size: 450x450x50mm
Colour: Buff
- Maintenance Access Gate**
Located to the northern boundary off Old Todmorden Road

ECOLOGICAL ENHANCEMENT

- 6 BIRD NESTING BOXES TO BE INSTALLED, FINAL LOCATION TO BE AGREED WITH ECOLOGIST.**
 - 4 BAT BOXES TO BE INSTALLED, FINAL LOCATION TO BE AGREED WITH ECOLOGIST.**
- FOR BOUNDARY TREATMENT REFER TO ARCHITECTS DRAWINGS**

Client
B & E Boys

Project
Greensnook Lane, Bacup

Description
Landscape Layout

Status
For Approval

Scale @ A2
1:500

Drawn
DC

Checked
DC

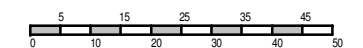
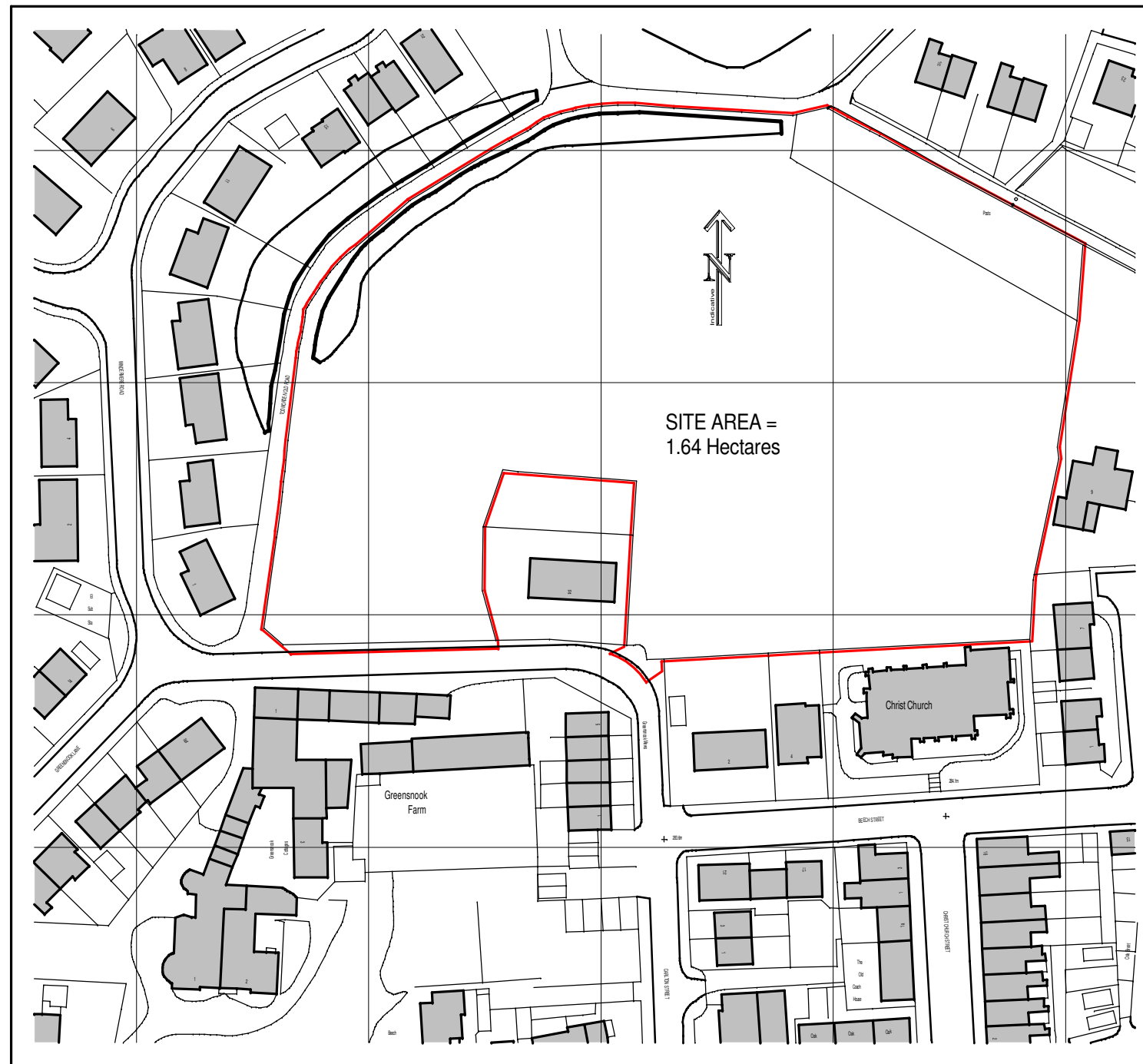
Date
Dec '13

Job number
1672

Drawing number
103

Revision
F

tpm landscape
chartered landscape architects
address: 4th Floor Studio 10 Little Lever St Manchester M1 1HR
tel: 0161 235 0600 fax 0601 email info@tpmlandscape.co.uk



Scale Bar 1:1250

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LOCATION PLAN Scale 1:1250

Revision	Date	Details

nicol thomas
 architects project managers construction cost consultants CDM co-ordinators
 Registered in England and Wales, Reg No. 2140639
 Quality Assured to BS EN ISO 9001:1994 Certificate Number GB 4723
 Heyside House Blackshaw Lane Heyside Royton Oldham OL2 6NS
 t:01706 290088 f:01706 290099 e:oldham@nicolthomas.com
 Also at Birmingham (Registered office)

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Client:		B & E Boys	
Job:		Greensnook Lane, Bacup	
Drawing title:		Location Plan	
Drawing Number: (Job number)	M3330.L1	Revision:	
Scale:	1:1250@A3		
Date:	19.03.18		
Drawn by/checked by:	S		

NEW BUILD DEVELOPMENT OF 26 RESIDENTIAL HOUSES.

A.	- Appleby.	3.	Bedroom house.	90.09m/sq	969 sq/ft.	2no.
A1.	- Appleby.	3.	Bedroom house.	91.75m/sq	987 sq/ft.	2no.
C1.	- Coniston.	3.	Bedroom house.	95.49m/sq	1027 sq/ft.	4no.
D.	- Derwent.	4.	Bedroom house.	108m/sq	1162 sq/ft.	2no.
D1.	- Derwent.	4.	Bedroom house.	122.22m/sq	1315 sq/ft.	3no.
E1.	- Eskdale.	4.	Bedroom house.	123.27m/sq	1326 sq/ft.	8no.
F1.	- Fell.	4.	Bedroom house.	117.14m/sq	1260 sq/ft.	1no.
G1.	- Grasmere.	4.	Bedroom house.	133.56m/sq	1437 sq/ft.	4no.
TOTAL.						26no.

FOR FULL LANDSCAPING DETAILS REFER TO TPM LANDSCAPE DRAWING No. 1672.103F.

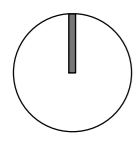
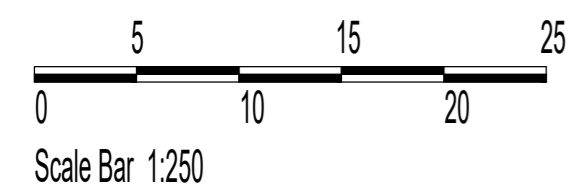
LEGEND - To be read in conjunction with M3330 PL 03.

	Site Boundary.
	Fence Type 1 - 1800mm high close boarded timber fence
	Fence Type 2 - 1100mm high guarding to retaining structures 900mm high handrails to stepped areas.
	Fence Type 3 - 1500mm high close boarded timber fence.
	Fence Type 5 - Retaining walls by engineer.
	Proposed Levels.

	Bin store with paving under
	Plot paving
	Turfed lawn area
	Service area to highway
	landscaped area
	Bitmac roadways
	Bitmac parking areas and driveways
	Bitmac footway

Existing levels within root protection of trees to be retained

Levels within RPA of existing tree to be retained.

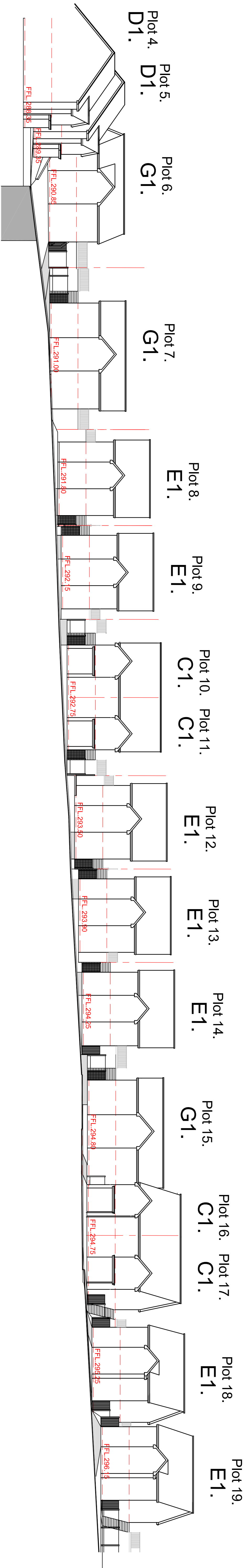


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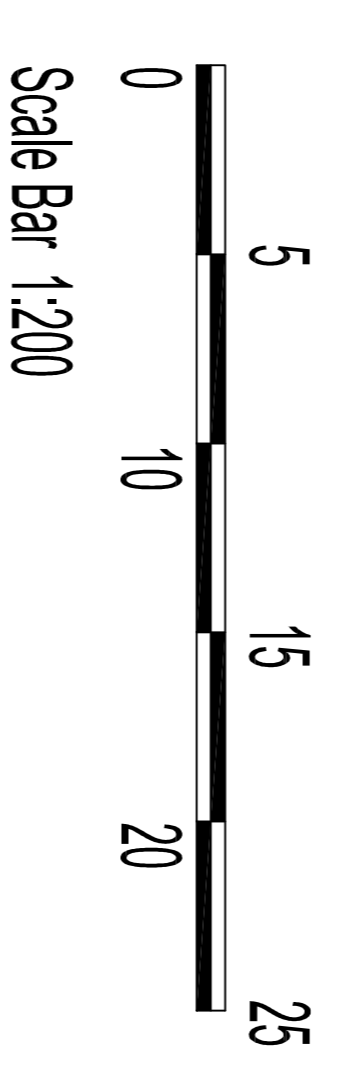
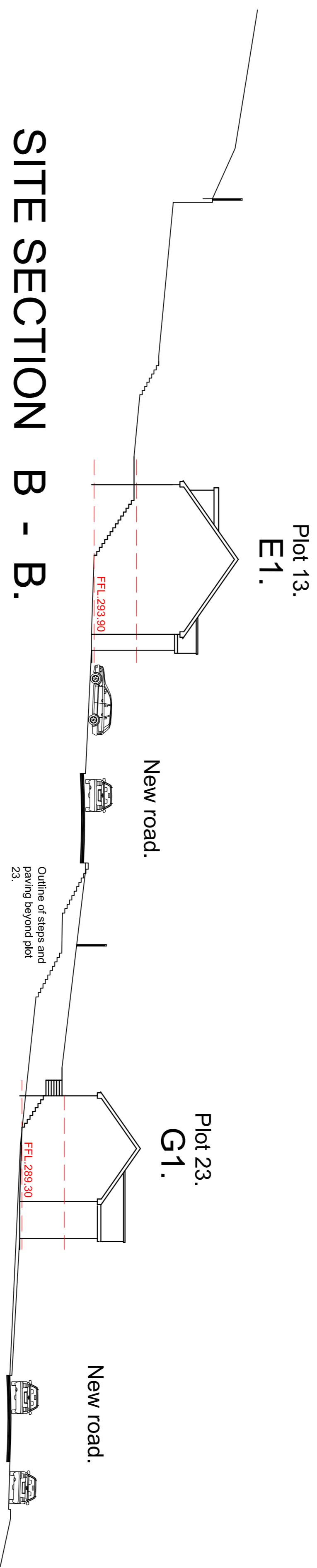
Revision	Date	Details
F.	19.03.2018.	Site revisions
G.	16.05.2018.	General revisions
H.	03.07.2018.	Site Boundary amended
J.	11.07.2018.	Road layout amended
K.	17.07.2018.	Additional driveways added to plots 1,2,3,6,8,9,12,13,14,18,19 and 24
L.	30.07.2018.	Landscaping Added
M.	03.08.2018.	Landscaping Amended

nicol thomas
 architects project managers construction cost consultants CDM co-ordinators
 Registered in England and Wales. Reg No. 2140639
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 Heyside House Blackshaw Lane Heyside Roylton Oldham OL2 8NS
 t:01706 290088 f:01706 290099 e:oldham@nicolthomas.com
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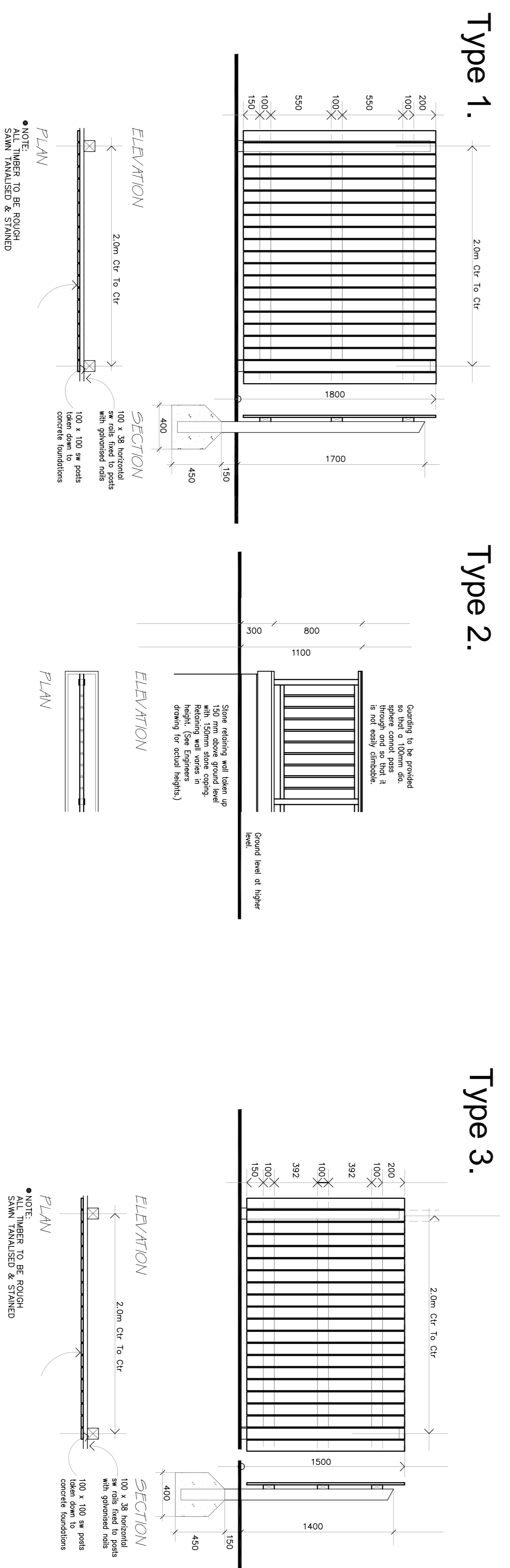
Client:	B & E Boys		
Job:	Greensnook Lane, Bacup		
Drawing title:	Site Layout		
Drawing Number:	M3330	C	02
(Job number)			M
Scale:	1 : 250		
Date:	03.08.2018		
Drawn by/ checked by:	CS		



SITE SECTION A - A.



FENCING. - To be read in conjunction with Site Layout.



RETAINING WALLS.

140mm coursed Forticrete Anstone walling stone (Buff - pitched faced.) with natural mortar

Retaining heights to be as Ironside Formor drawing no.-30269/B

Walls to be finished with 75mm deep Artstone coping over.

Revision	Date	Details

nicol thomas architects project managers construction cost consultants CDM co-ordinators

Registered in England and Wales. Reg No. 2146639
 Quality Assured to BS EN ISO 9001:1994 Certificate Number GB 4723
 Horseshoe House Blackshaw Lane Heyfield, Royton, Oldham, OL2 6NS
 t01706 290088 f01706 290099 eodham@nicolthomas.com

Also at Birmingham (Registered office)

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Client:	B & E Boys		
Job:	Greenstock Lane - Backup		
Drawing title:	Site Sections and Fence Types		
Drawing Number:	M3330	PL	18
Scale:	1:200 NTS		
Date:	15.05.2018		
Drawn by/checked by:	CS		

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