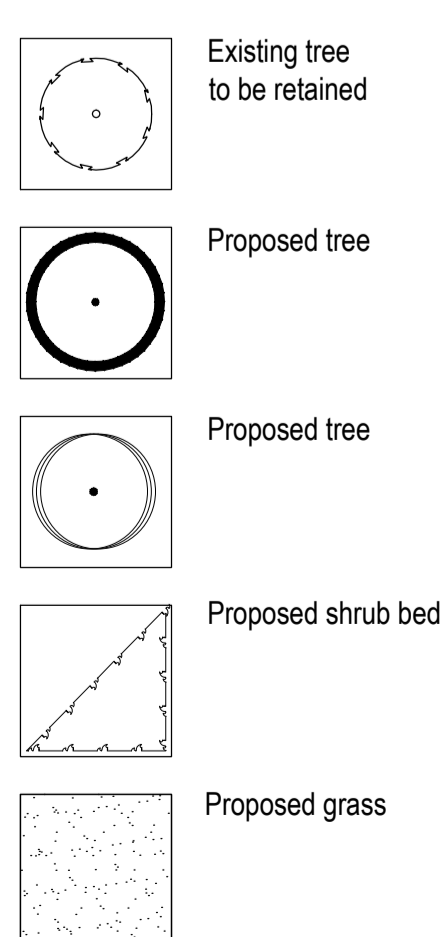




Planting Notes
 Topsoil shall be a minimum of 400mm depth over planting beds and graded to fall. Imported topsoil must be BS3882:2007 compliant and existing topsoil must be cultivated in accordance with BS3882:2007. No cultivation should take place in wet/waterlogged conditions.
 Herbicide and cultivation: Topsoil to be treated with two applications of herbicide prior to planting, where necessary, strictly in accordance with the Control of Pesticides Regulations 1986 (as amended 1997 or, otherwise, updated/superseded legislation) and following manufacturer's instructions by qualified staff. The topsoil shall then be cultivated to 150mm depth.
 Planting: All planting and luffing shall conform to BS 3536: 1992 and BS 4429: 1989.
 Trees: Standard trees to be planted in pits 300x300x400mm or dimensions of rootball, whichever is greater. Tree to be supported by 1Nr stakes (1500mm long, per tree, 600mm above ground, 75mm diameter) and 1Nr bio-degradable tie. Alignure soil improver and 150g Eimog (or equivalent) to be incorporated into the soil of all new tree pits. Trees to be planted centrally within a tree pit.
 Container grown shrubs, transplants and whips: Shrubs and transplants shall be planted in pits 300x300x400mm (depth), and the bacfill shall include 3 lines of peat-free tree and shrub compost. Where two or more shrub species are indicated within a single bed each species shall be randomly mixed throughout the bed in groups of 3:5.
 Herbicide: Spot treat with herbicide throughout the maintenance period in accordance with the manufacturer's instructions.
 Mulch: Planting beds to receive 75mm depth pulverized ornamental bark mulch. Native woodland plants to be planted with 800g flax fibre mulch mat pinned to soil. Native hedgerow to be planted through 800g flax fibre mulch roll, edges locked. Ensure the top of the mulch layer is a minimum of 15mm below adjacent pavements and other surfaces, to prevent spillage.
 Plant position: Final position of trees and shrubs subject to confirmation of service location and approval of statutory undertakers.
 Protection to planting: Native hedgerow plants to be protected by spiral shelters. Native trees and shrubs within mires to be protected by shelter guards as supplied by Acorn Planting Products Ltd (01959 529763), or equivalent.
 Ornamental hedging: Hedges to comprise a single row of plants, 400mm wide trench excavated to take plants and topsoil cultivated to 400mm depth prior to application of fertilizer.
 Grass: All turfseeded areas to be cultivated and levelled as required removing any stones, rubble, subsoil, general construction waste.
 Planting Season: Bare-root shrubs to be planted between mid-November and mid-March dependent upon the planting season.

LEGEND



Play Equipment

All pieces of equipment should be supplied from Kompan and include:
 1 - Double Balance Beam
 2 - Two Bay Combi Swing (pine)
 3 - Toddler Castle with Rock Climber
 4 - Racer Springer x 2
 5 - Park Bench with Backrest
 www.kompan.co.uk

Plant Codes (full schedules on Sheet 2)

Code	Plant Name
Ac	Acer campestre
Ag	Ainus glutinosa
ApCK	Acer platanoides 'Crimson King'
Apse	Acer pseudoplatanus
Bp	Betula pendula
BIS	Brachyglottis 'Sunshine'
CIS	Choiysa temata 'Sundance'
Coob	Cistus corbariensis
CIPS	Crataegus levigata 'Paul's Scarlet'
EIOG	Eucyonus fortunei 'Emerald 'n' Gold'
EE	Eucyonus fortunei 'Emerald Gaiety'
HpS	Hebe pinguifolia 'Sutherland'
LAI	Lavandula angustifolia 'Hicolor'
LAGB	Lonicera nidia 'Biggessens Gold'
MJD	Malus 'John Downie'
Pp	Prunus padus
Qr	Quercus robur
Sar	Sorbus aria
Vl	Viburnum tinus

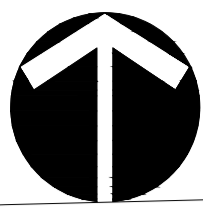
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This drawing has been prepared for the purpose of planning approval.

Rev C: Revised to show amended play equipment - 07Nov18 (BP)
 Rev B: Revised to council comments - 01Nov18 (BP)
 Rev A: Revised to show play equipment - 31Oct18 (BP)
 Base: Richard Ward Design 'Planning Layout' 1013-02-B received 27Jun18

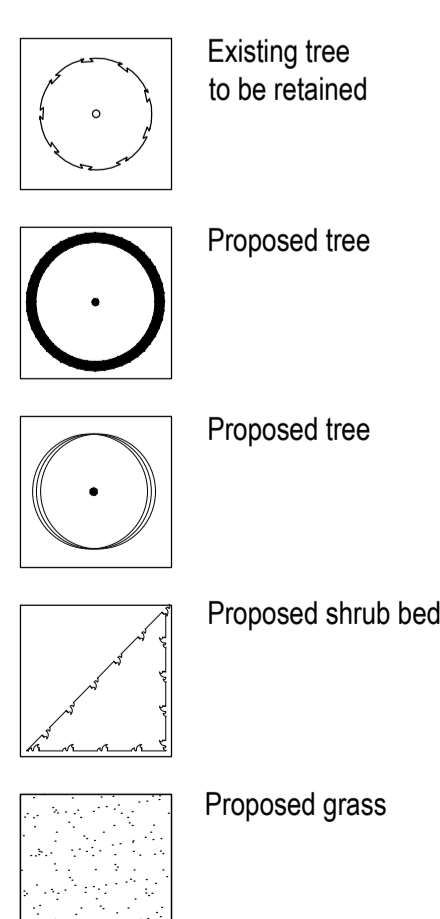
PROJECT Spring Mill, Whitworth, Rochdale
 TITLE Detailed Landscape Proposals (1 of 2)
 CLIENT Gleeson Homes & Regeneration
 DATE 09 Jul 18 SCALE 1 : 250 SHEET A0
 DRAWN BP/jr DRAWING NO 2931/1
 CHECKED MP REVISION C

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Planting Notes
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LEGEND



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 4 - Racer Springers x 2
 5 - Park Bench with Backrest
 www.kompan.co.uk

Proposed Shrubs

Nr	Code	Plant Name	Ht(cm)	Root	Contr	Nr/m ²
121	BFS	Brachyglottis 'Sunshine'	30-40	C	5	3.00
120	CIS	Chrysya tenax 'Sundance'	30-40	C	5	3.00
120	Coarb	Cistus corbariensis	30-40	C	5	4.00
97	EIEG	Euonymus fortunei 'Emerald 'n' Gold'	15-30	C	5	5.00
144	EE	Euonymus fortunei 'Emerald Gaiety'	15-30	C	5	5.00
102	HPS	Helle pringulata 'Schierandii'	30-40	C	5	4.00
129	LAH	Lavandula angustifolia 'Hidcotte'	30-40	C	5	4.00
80	LNBG	Lonicera nitida 'Baggesen's Gold'	30-40	C	5	3.00
112	VI	Viburnum tinus	40-60	C	5	3.00

Proposed Trees

Nr	Code	Plant Name	Form	Ht(cm)	Grth(cm)	CSW(cm)	Root
8	Ac	Acer campestre	Standard (Selected)	300-350	10-12	175-200	B
5	ApCK	Acer platanoides 'Crimson King'	Standard (Selected)	300-350	10-12	175-200	B
6	Ag	Alnus glutinosa	Standard (Selected)	300-350	10-12	175-200	B
6	Apse	Acer pseudoplatanus	Standard (Selected)	300-350	10-12	175-200	B
17	Bp	Betula pendula	Standard (Selected)	300-350	10-12	175-200	B
1	CPS	Cotoneaster laevigata 'Paul's Scarlet'	Standard (Selected)	300-350	10-12	175-200	B
9	MUD	Malus 'John Downie'	Standard (Selected)	300-350	10-12	175-200	B
13	Pp	Prunus pedus	Standard (Selected)	300-350	10-12	175-200	B
3	Qr	Quercus robur	Standard (Selected)	300-350	10-12	175-200	B
14	Sar	Sorbus aria	Standard (Selected)	300-350	10-12	175-200	B

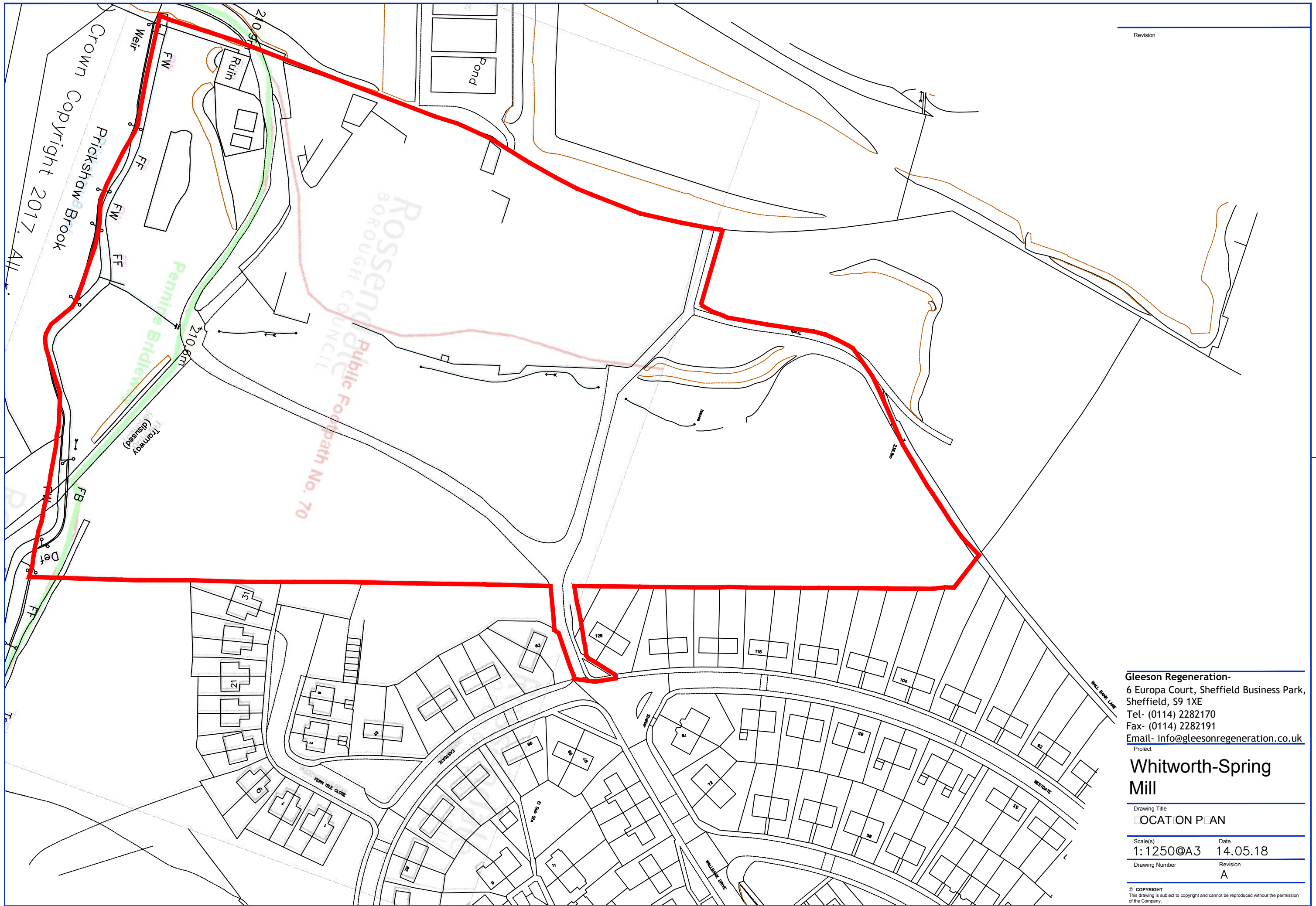
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PROJECT Spring Mill, Whitworth, Rochdale
 TITLE Detailed Landscape Proposals (2 of 2)
 CLIENT Gleeson Homes & Regeneration
 DATE 09 Jul 18 SCALE 1 : 250 SHEET A0
 DRAWN BPIjr DRAWING NO 2931/2
 CHECKED MP REVISION B



Rev C: Revised to show amended play equipment - 07Nov18 (BP)
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 Base: Richard Ward Design 'Planning Layout' 1013-02-B received 27Jun18



Revision

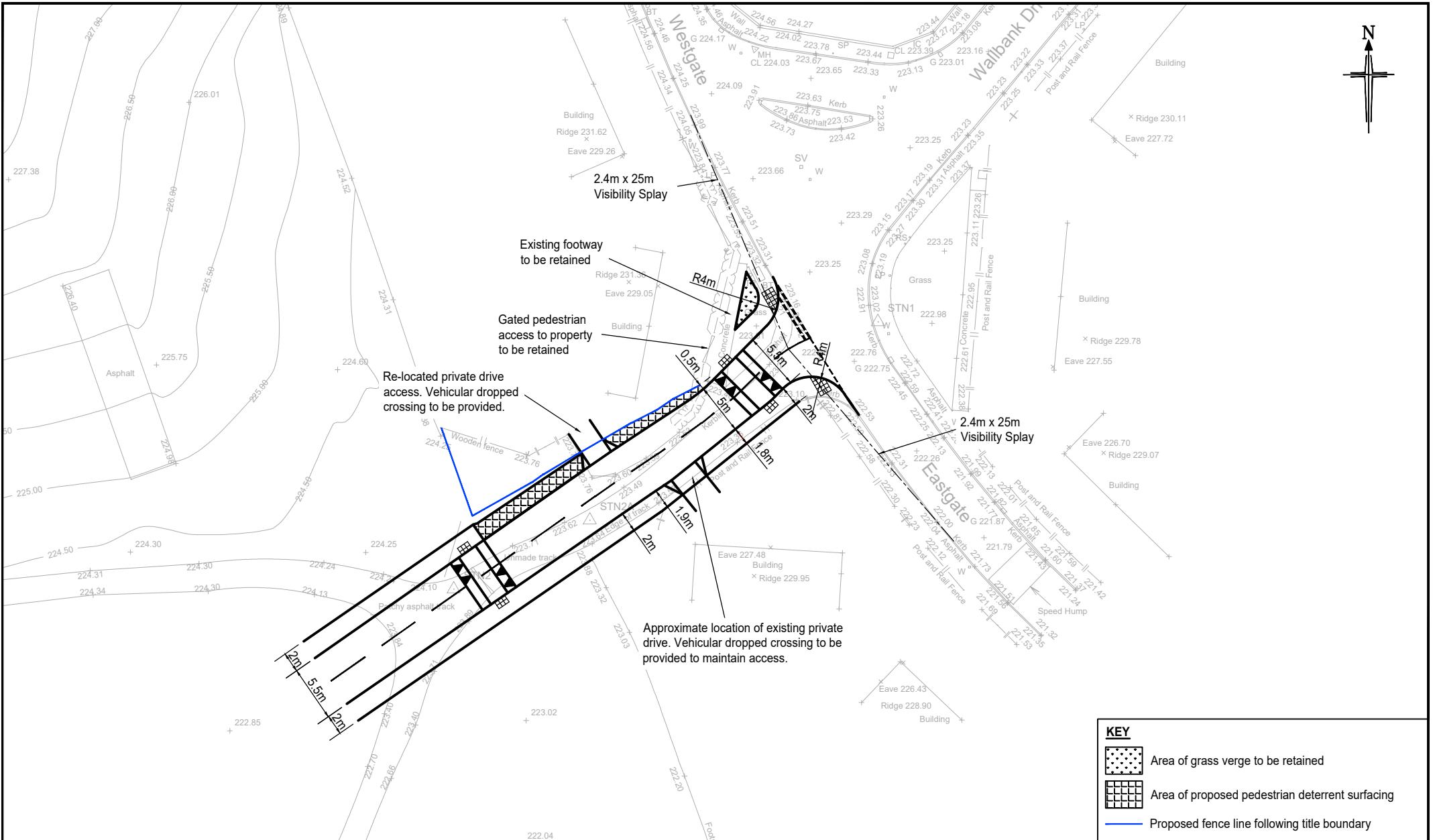
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Gleeson Regeneration-
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 Sheffield, S9 1XE
 Tel- (0114) 2282170
 Fax- (0114) 2282191
 Email- info@gleesonregeneration.co.uk

Project
**Whitworth-Spring
 Mill**

Drawing Title LOCATION PLAN	
Scale(s) 1:1250@A3	Date 14.05.18
Drawing Number	Revision A

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F	Added dimension	KP	MC	23/01/19
E	Layout amended to council comments	KP	RFB	18/01/19
D	Layout amended to reduce footway narrowing	MM	MC	26/02/18
C	Amended access position to proposed fence line	RD	MC	26/02/18
B	Minor amendments	JT	MC	21/03/17
A	Updated X-Ref Topographical Survey	JT	MC	23/02/17
Rev:	Amendment:	DRN:	CHK:	Date:

Project: **SPRING MILL, ROCHDALE**

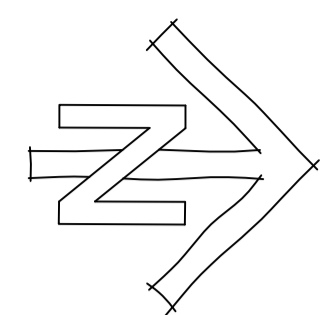
Title: **PROPOSED SITE ACCESS**

BRYAN G HALL
 CONSULTING CIVIL & TRANSPORTATION PLANNING ENGINEERS
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Job No: 16-424 Drawn: RD Checked: MC Date: 30-11-2016
 Scale: 1:500 Drawing No: 16/424/TR/001 Revision: F

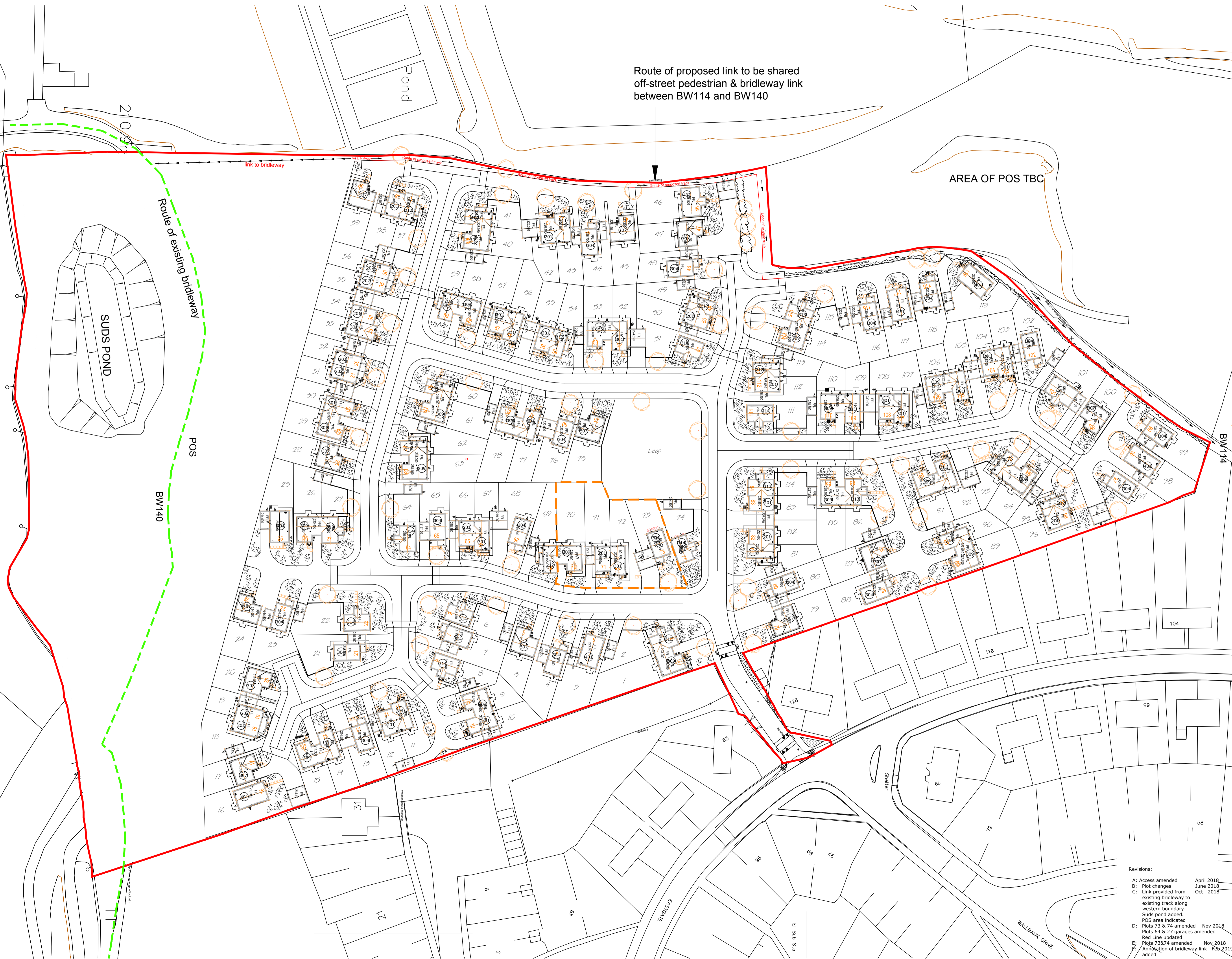
highways@bryanhall.co.uk www.bryanhall.co.uk
 Suite E15 | Josephs Well Lighterman House
 Hanover Walk | LEEDS | LS3 1AB 26/36 Wharfedale Road
 T 0115 246 1555 LONDON | N1 9RY
 F 0115 234 2201 T 0203 553 2336

Client: **GLEESON REGENERATION AND HOMES**



Route of proposed link to be shared off-street pedestrian & bridleway link between BW114 and BW140

AREA OF POS TBC



HOUSE TYPE

code	type	no
201	2 bed semi det	14
202	2 bed semi det	6
212	2 bed semi det	12
301	3 bed semi det	10
304	3 bed detached	19
307	3 bed detached	12
309	3 bed semi	19
311	3 bed semi det	8
313	3 bed semi/ det	5
314	3 bed detached	6
401	4 bed detached	6
403	4 bed detached	2

TOTAL 119

- Plots with rear access through garage
- Areas of new tree planting see schedule for species
- Existing trees to be removed
- New shrubs/ ground cover planting
- Grass to front garden
- Paving slab access paths to level threshold for principle entrance. Gradient not to exceed 1 in 12 for maximum 5.00m length
- 1.80m high screen wall
- S.W. boarded vertical screen fence 1.80m high (100 x 22mm boards with 22mm gaps, 3No. 75 x 38mm rails, 100 x 100mm posts @ 1.875m centres).
- Plot division fence, post & wire
- House type code reference number
- Plot number
- Garages location
- Parking bays
- Sales area



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 Architectural Design & Development Consultant
 Richard S. Ward 2, Burtram Close
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**SPRING MILL WHITWORTH
ROCHDALE**

Planning Layout

GLEESON HOMES & REGENERATION

Scale	Date	Dwg No.
1:500 @ A1	20.01.17	1013-02F



- Revisions:
- A: Access amended April 2018
 - B: Plot changes June 2018
 - C: Link provided from existing bridleway to existing track along western boundary. Sudds pond added. POS area indicated Oct 2018
 - D: Plots 73 & 74 amended Nov 2018
 - E: Plots 64 & 27 garages amended Nov 2018
 - F: Red Line updated Nov 2018
 - G: Plots 73&74 amended Nov 2018
 - H: Annotation of bridleway link added Feb 2019