



simpsonhaugh

B B O N D B R Y A N

Manchester College

Conditon 12. Information to support condition discharge application
CC-SHP-XX-XX-RP-A-CON12

PURPOSE OF DOCUMENT

Purpose of Document

The purpose of this document is to discharge the design element (a) of condition 12 on planning application ref: 124995/FO/2019

For reference the condition which we are applying to discharge states:

12) (a) Notwithstanding drawings 1090 Rev P01 and 1095 Rev P01 stamped as received by the City Council, as Local Planning Authority, on the 1 October 2019, prior to the first use of this development, details of hard and soft landscaping treatments (including tree planting, street tree planting, boundary treatments and appropriate samples of materials of hard landscaping) shall be submitted to and approved in writing by the City Council as local planning authority.

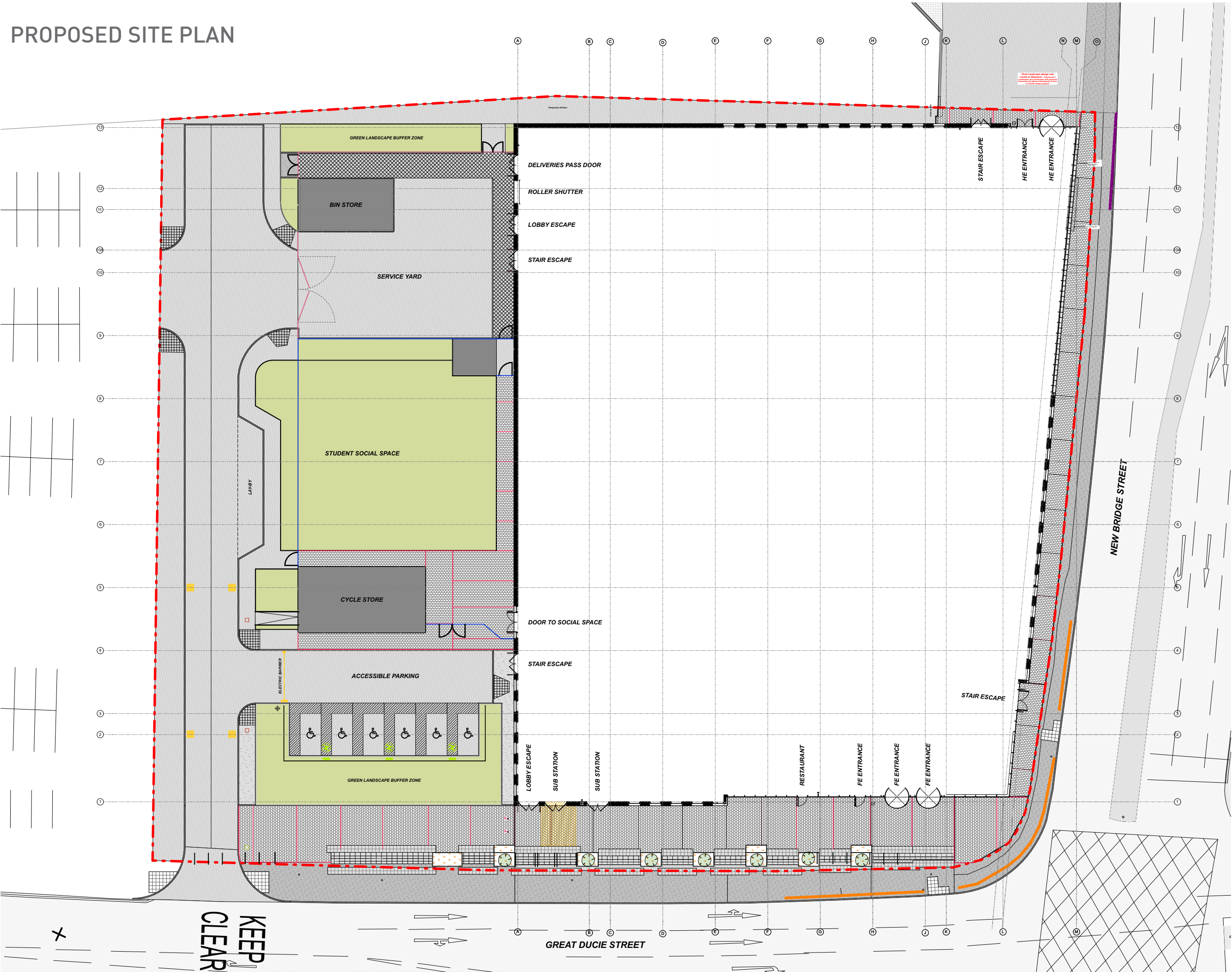
(b) The approved scheme shall be implemented prior to the first use of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

This document contains;

- plans detailing the proposed hard and soft landscaping treatments
- details of hard the landscaping materials proposed. Samples will be presented to MCC Planners at a meeting during June 2021
- details of tree and shrub planting
- details of boundary treatments

PROPOSED SITE PLAN



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Notes

C03	Amended in line with WDC railing comments 07.06.21	GQ	JW	07.06.21
C02	Amended in line with WDC railing comments 04.06.21	GQ	JW	04.06.21
C01	Amended in line with WDC comments 03.06.21	GQ	JW	03.06.21
P01	Great Ducie street elevation steps & planting updated	RM	GQ	02.06.21
P01	First issue	BS	GQ	08.02.21

rev	description	drawn	checked	date
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City Centre Project
City Centre Site

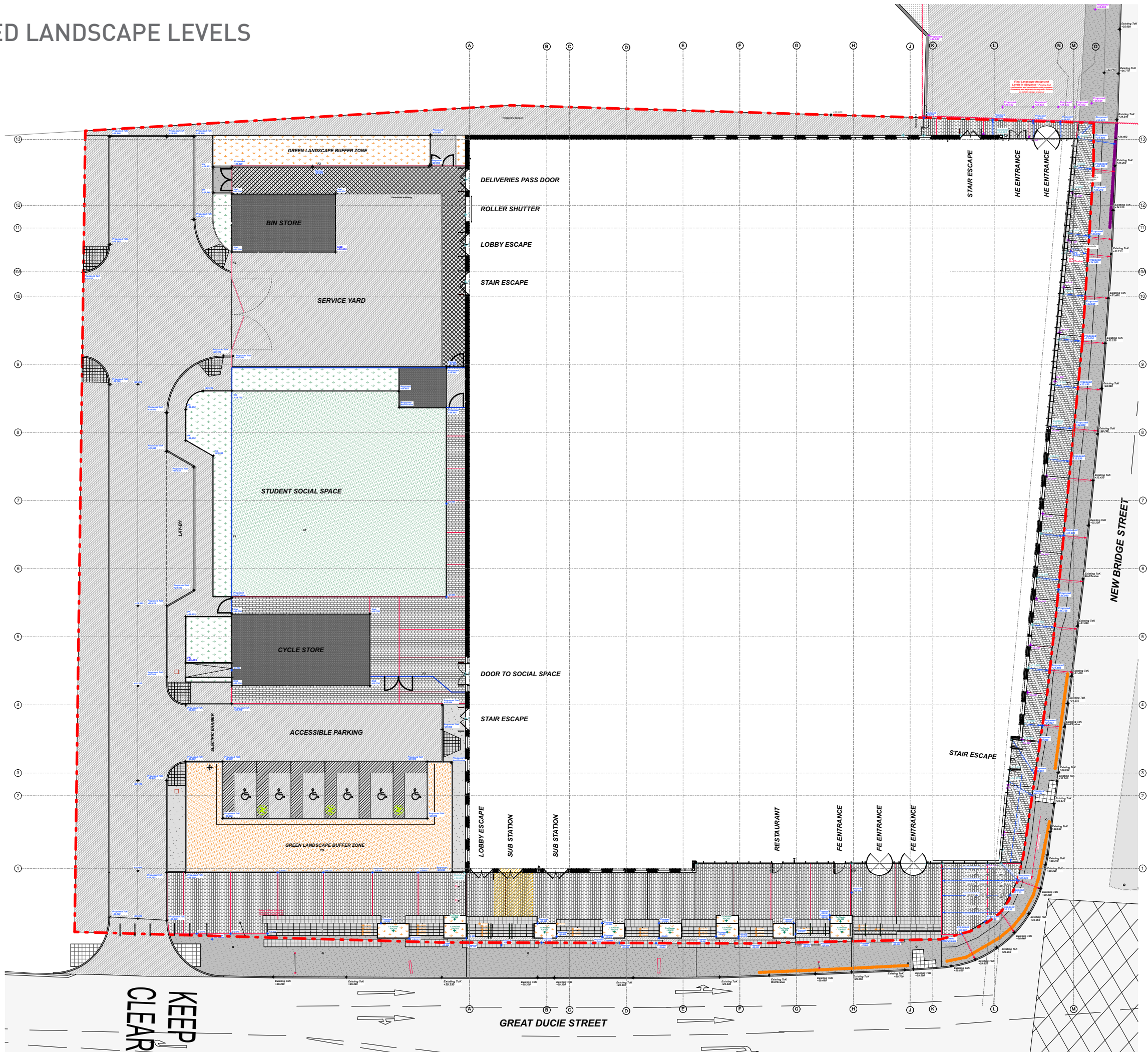
The Manchester College

PROPOSED SITE GA PLAN

project	originator	volume	level	type	role	number
CC	BBA	ZZ	ZZ	DR	A	1003

Originator project ref 18-042	Purpose of Issue: DESIGN
scale(s) 1:200	status : A5 APPROVED & ACCEPTED
original paper size A1	revision : C03 CONTRACTURAL

PROPOSED LANDSCAPE LEVELS



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North

Notes

C07 Amended in line with WDC railing comments 07.06.21 GQ JW 07.06.21

C06 Amended in line with WDC railing comments 04.06.21 GQ JW 04.06.21

C05 Amended in line with WDC comments 03.06.21 GQ JW 03.06.21

C04 Amended in line with revised Great Ducie Street planters. Movement joints added to paving. GQ JW 02.06.21

C03 Amended to WDC comments 01.04.21 GQ JW 01.04.21

C02 Level amended to suit WDC topo survey 16.03.21 GQ JW 30.03.21

C01 Existing and proposed cross falls indicated to New Bridge Street. BS GQ 10.02.21

P02 Existing and proposed cross falls indicated to New Bridge Street. BS GQ 10.02.21

P01 First issue - this drawing supersedes CC-SHP-ZZ-XX-DR-A-1011 RW JW 08.11.20

rev	description	drawn	checked	date
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City Centre Project

City Centre Site

-

The Manchester College

The Manchester College

PROPOSED SITE LEVELS PLAN

project	originator	volume	level	type	role	number
CC	BBA	ZZ	XX	DR	A	1604

Originator project ref 18-042

Purpose of Issue: DESIGN

scale(s) 1:200

status : A5

APPROVED & ACCEPTED

original paper size

revision : C07

CONTRACTURAL

PROPOSED HARD LANDSCAPE FINISHES

KERBS / EDGINGS / CHANNELS / PAVING ACCESSORIES
K1 - Maintaining Existing Kerb



KERBS / EDGINGS / CHANNELS / PAVING ACCESSORIES
K2 - KERB LAID WITH 150 mm UPSTAND

K3 - KERB LAID FLUSH



KERBS / EDGINGS / CHANNELS / PAVING ACCESSORIES
K4 - British standard concrete kerb



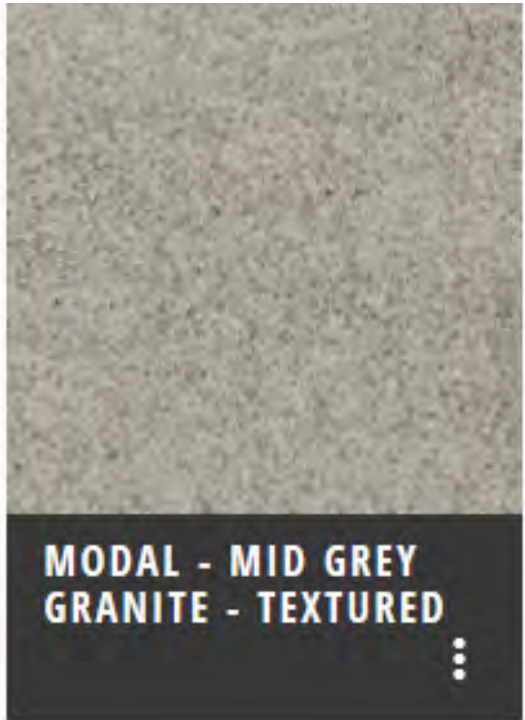
PROPOSED HARD LANDSCAPE FINISHES

ST - Steps

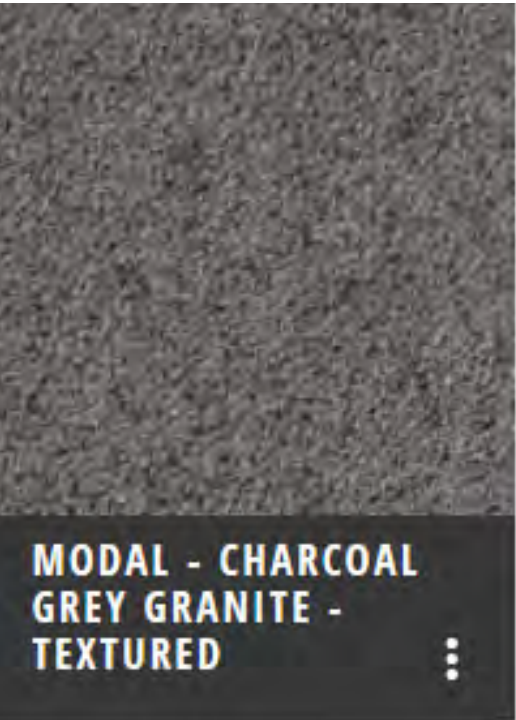
ST - STEPS
Royal White Granite - Flamed finish
visibility strips to form the edge of the nosing
both horizontally and vertically



BP1 - BLOCK PAVING
Modal Paving
Mid Grey Granite Concrete Block Paving



BP2 - BLOCK PAVING - BANDING
Modal Paving
Charcoal Grey Granite Concrete Block Paving



PROPOSED HARD LANDSCAPE FINISHES

CP1 - BESPOKE PAVING INDICATING ROUTE IS FOR BOTH PEDES-
TRIAN AND CYCLE USE

400 x 400

<https://media.marshalls.co.uk/image/upload/v1518179404/Marshalls-Cycling-Landscapes-8172.pdf>



TP1 - TREE PLANTER

Bespoke planters set into steps on Great Ducie Street frontage.
The planters will be in black finished steel to relate to the college
building behind and set 150mm above the upper level of the paving.
The photograph shows a similar planter detail, albeit in cor ten, at
Oldham Leisure Centre



PROPOSED PLANTING DETAILS (refer to drawing no 1010 on p5 for locations)

PLANTING SCHEME DETAILS									
Client: LTE - Location: Manchester College City Centre Site									
Created by: Bond Bryan Architects - Landscape									
PLANTING SCHEDULE: Rev P05 - (09.06.21)									
Refer to dwg nos.: CC- BBA-ZZ-XX-DR-A-1010									Beneficial plant (B)/ pollinators top choice (P)/ British Native (BN)
Individually Planted Tree Species									
Name	Ctr m	No. /m²	Girth/ Dia. cm	Height cm	Root zone	Container Size	Clear Stem	Quantity	
Amelanchier arborea 'Robin Hill'			10-12	300-400	175			7	P, B

Hedge Mix 1					Staggered rows spaced at 450mm ctrs, 300mm row spacing ; reduced height by 25% once planted			
Species	Height cm	Ctr. M	No. /m	Root/ Pot Size	Notes		% Mix	
Prunus spinosa / Blackthorn	90	0.45	4	BR	BR formed sections		10	BN , P, B
Acer campestre / Field Maple	90	0.45	4	BR	BR formed sections		10	BN , P, B
Coryllus avellana / Hazel	90	0.45	4	BR	BR formed sections		10	BN , P, B
Prunus padus / Bird Cherry	90	0.45	4	BR	BR formed sections		10	BN , P, B
Crataegus monogyna / Hawthorn	90	0.45	4	BR	BR formed sections		50	BN , P, B

Ornamental Planting Mix 1								
Species	Height cm	Ctr. M	No. /m	Root/ Pot Size	Notes		% Mix	
Allium hollandicum 'Purple Sensation' /Dutch onion/		0.2	25	Bulbs	bulbs 50mm up/ spaced out evenly; planting depth 150-200mm, groups of 15, spacing min 150-200mm		5	P
Anemone blanda 'Blue Shades'/ Winter Windflower		0.2	25	Bulbs	bulbs 50mm up/ spaced out evenly; planting depth 150-200mm, groups of 15, spacing min 150-200mm		15	P, B
Iris germanica / Purple Flag Iis		0.2	25	Bulbs	bulbs 50mm up/ spaced out evenly; planting depth 150-200mm, groups of 15, spacing min 150-200mm		10	P
Hebe Saphire	40-60	0.4	6.25	7.5L	Full pot		30	BN , P
Campanula portenschlogiana /Wall bellflower/	20-30	0.3	11	2L	To be planted in blocks of 3 no.		20	P, B
Pieris 'Forest Flame'	40-60	0.4	6.25	7.5L	Full pot		10	P, B
Leucanthemum vulgare /Oxeye daisy/	40-60	0.4	6.25	7.5L	Full pot		10	BN , P, B

Ornamental Planting Mix 2								
Species	Height cm	Ctr. M	No. /m	Root/ Pot Size	Notes		% Mix	
Allium hollandicum 'Purple Sensation' /Dutch onion/		0.2	25	Bulbs	bulbs 50mm up/ spaced out evenly; planting depth 150-200mm, groups of 15, spacing min 150-200mm		10	P
Allium stipitatum 'Mount Everest' /Ornamental onion/		0.2	25	Bulbs	bulbs 50mm up/ spaced out evenly; planting depth 150-200mm, groups of 15, spacing min 150-200mm		10	P
Lavandula angustifolia	30-40	0.5	4	5L	To be planted in blocks of 5 no.		25	P, B
Hebe Saphire	40-60	0.4	6.25	7.5L	Full pot		30	BN , P
Echinacea 'Balsomador' /Coneflower Adobe Orange/	40-60	0.4	6.25	7.5L	Planted in blocks of 5 no.		15	P, B
Leucanthemum vulgare /Oxeye daisy/	40-60	0.4	6.25	7.5L	full pot		15	BN , P, B

Ornamental Planting Mix 3 Screening to Fence Line								
Species	Height cm	Ctr. M	No. /m	Root/ Pot Size	Notes		% Mix	
Iris germanica / Purple Flag Iis		0.2	25	Bulbs	bulbs 50mm up/ spaced out evenly; planting depth 150-200mm, groups of 15, spacing min 150-200mm		10	P
Hazel / Coryllus avellana	80-100	0.45	4	10L	Planted in blocks of 5 no.		25	BN , P
Hebe Saphire	40-60	0.4	6.25	7.5L	Full pot		10	BN , P
Pieris forrestii / Forest flame/	40-60	0.4	6.25	7.5L	Full pot		20	P, B
Lonicera 'Mandarin' Orange Honysuckle	40-60	0.75	1	2L	Full pot		15	B

Raised Planters to Great Ducie Street Frontage								
Species	Height cm	Ctr. M	No. /m	Root/ Pot Size	Notes			
(Also refer to Tree Schedule)								
Geranium endressii 'Wargrave Pink'	20-30	0.45	tbc	2L			15	P, B
Hebe albicans 'Red Edge'	30-40	0.4	tbc	7.5L	Planted in groups of 3 or 5		20	
Hebe pinguifolia 'Pagei'	20-30	0.45	tbc	5L	Planted in groups of 3 or 5		20	
Lavandula angustifolia	30-40	0.5	tbc	5L	Planted in groups of 5		15	P, B
Anemanthele lessoniana	30-40	0.5	tbc	5L	Planted in groups of 3 or 5		10	
Carex 'Evergold'	30-40	0.3	tbc	2L	Planted in groups of 3 or 5		10	
Helictotrichon sempervirens	30-40	0.5	tbc	5L	Planted in groups of 3 or 5		10	

Amenity Grass Turf		
*Source : Turf Growers Association (To TGA quality Standards)		% per Mix
Species		35%
Chewings Fescue		35%
Slender Red Fescue		20%
Smooth Stalked Meadow Grass		10%
Brown Top Bent		100%
Totals		

Wild Flower Meadow Grass Seed Mix for open/ sunny areas.			
-To be used for areas defined as 'Flowering Lawn Mixture'			
-Source : (based on) Emorsgate Seeds EL1 Flowering Lawn Mixture			
-Sowing rate - 4g/m2			
Species			% per Mix
Galium verum / Lady's Bedstraw			4.0%
Leontodon hispidus / Rough Hawkbit			0.5%
Leucanthemum vulgare / Oxeye Daisy			1.0%
Lotus corniculatus / Birdsfoot Trefoil			3.7%
Primula veris / Cowslip			3.0%
Prunella vulgaris / Selfheal			4.0%
Ranunculus acris / Meadow Buttercup			3.5%
Trifolium pratense / Wild Red Clover			0.3%
Totals			20%

Grasses		8.0%
Agrostis capillaris /Common Bent/		40.0%
Cynosurus cristatus /Crested Dogstail/		28.0%
Festuca rubra /Slender-creeping Red Fescue/		4.0%
Phleum bertolonii /Smaller Cat's-tail/		80%
Totals		

PROPOSED BOUNDARY TREATMENTS

F1 - Metal Fencing
Black
2500mm Tall

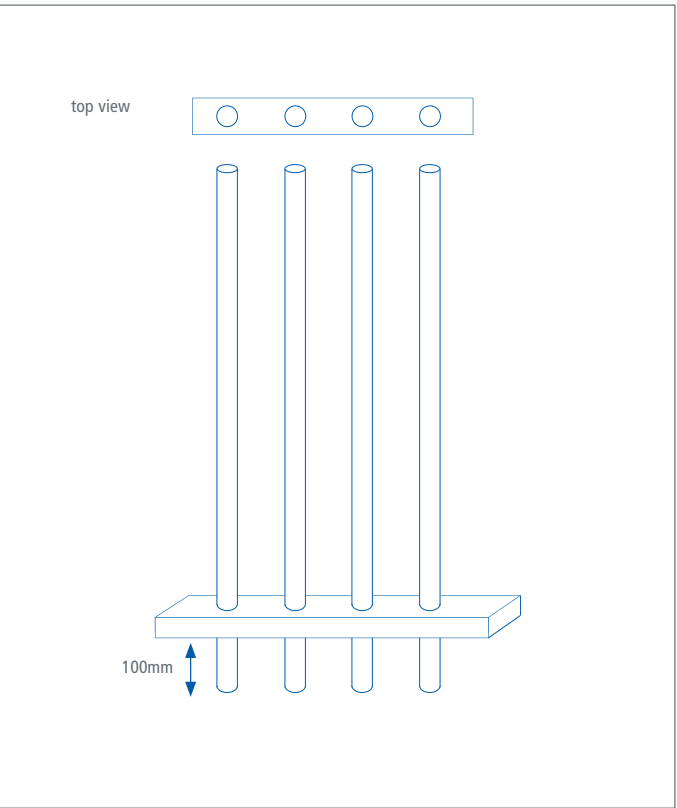
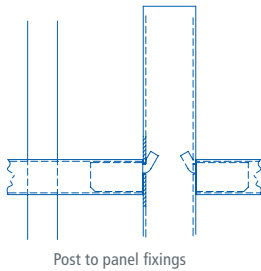
BARBICAN IMPERIAL®

Jacksons
Fencing



Barbian Imperial® with its 25mm (up to 2000mm in height) and 32mm diameter round pales (above 2000mm) delivers all the advantages of the Barbican® range with no reduction in strength or security. Barbian Imperial® is available with a choice of decorative finials and post tops to offer the right solution for even the most prestigious applications.

- Posts can be customised for Barbed wire / Razor wire / Rota Spike® / Alarm-aFence®
- Vertical pale spacing conforms to building regulations for anti-trap
- Unique vandal-proof panel to post connectors
- Panels can be manufactured to accommodate sloping ground
- Anti-climb design
- 25-year service life guarantee



HEIGHT (MM)	POST CENTRES (MM)	POST DIMENSIONS (MM)	OVERALL POST LENGTH (MM)
1000	3000	60 x 60	1600
1250	3000	60 x 60	1850
1500	3000	60 x 60	2100
1800	3000	60 x 60	2500
2000	3000	60 x 60	2800
2500	3000	80 x 60	3300
3000	2484	80 x 60	3800

► Option of plastic dome caps

APPLICATIONS

- ✓ Perimeters
- ✓ Medium - High risk
- ✓ Schools

PANELS

Barbian Imperial® comprises of vertical round hollow section 25mm diameter pales up to 2000mm high at 124mm centres and 32mm for 2100mm+ with 129mm centres.

Panels under 1200mm come with flat top pales as standard, with an option of a pointed top. Panels 1500mm and above come with pales cut at 45°.

GATES

Matching gates available

FINIAL OPTIONS



POST OPTIONS

- Overlength set in concrete as standard
- Baseplated to bolt down onto concrete
- Cranked to suit wall mounting

FINISHES

- Hot dip galvanised to BS EN ISO 1461 as standard
- Hot dip galvanised and powder coated to BS EN 13438
- Marine coat for installations within 500m of salt water or an estuary

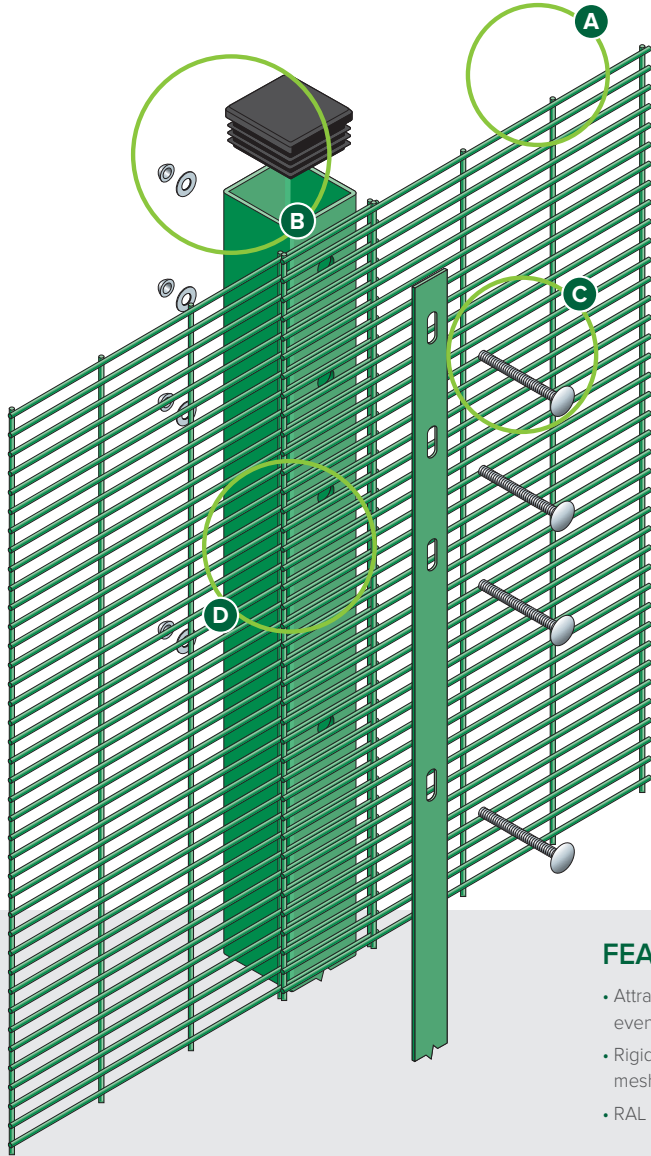
STANDARD COLOURS

- Black RAL 9005
- Green RAL 6005
- Other colours are available on request

PROPOSED BOUNDARY TREATMENTS

F2 - Metal Security Fencing to loading bay
Black
2400mm Tall

SECURUS-LITE™
FLAT PANEL SYSTEM



- 

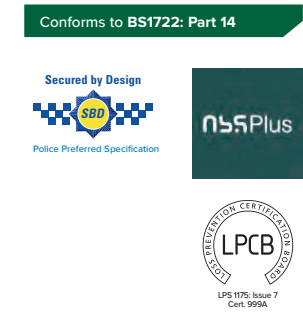
CLD
Fencing
Systems
- A

Anti-climb close mesh
- B

Galvanised and polyester powder coated panels and posts
- C

Through bolt with security washer and non removable shear nut
- D

Overlapping panels with full length clamp bar

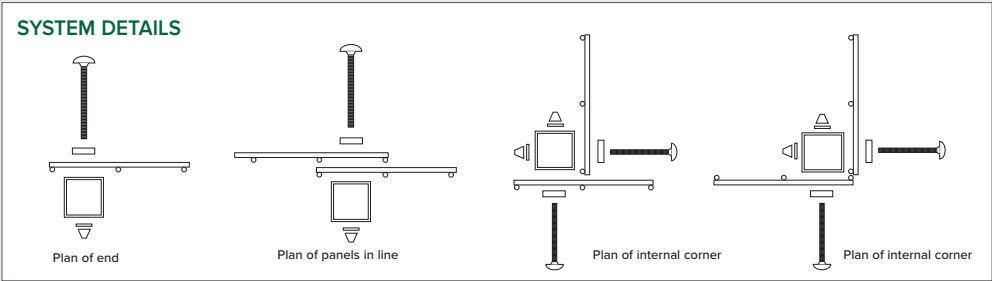


Exploded view of post and fixing details for Securus-Lite panel system

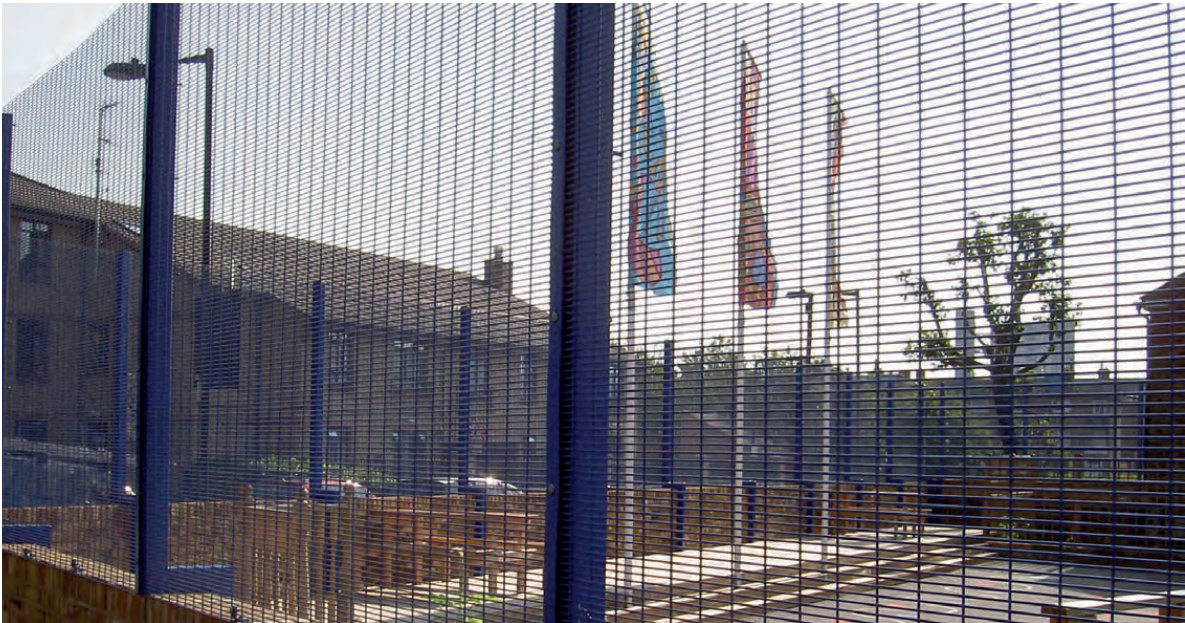
- FEATURES

- Attractive appearance, even with dense wire mesh
 - Rigid welded steel wire mesh panels
 - RAL colours available
- SUITABLE FOR

- Schools
 - Industrial and commercial units
 - Police stations and secure units
 - MOD
 - Airports and seaports



CALL 01270 764751 OR VISIT WWW.CLD-FENCING.COM



SECURUS-LITE™

DESCRIPTION

When you need cost-effective security fencing and your main aim is preventing people from gaining access to your premises, the close mesh panels of Securus-Lite™ make it the ideal anti-climb option. Each hard-wearing mesh panel is fixed to galvanised steel square posts using a full length clamp bar system matched with strong through bolts. This ensures quick and easy installation around any perimeter and maintains a great line of defence against any potential intruders. Securus-Lite™ is hugely flexible for a range of high security locations, from schools, industrial and commercial units, police stations and secure units, Ministry of Defence sites, airports and seaports. You also have quality assurances with this system conforming to BS 1722-14 for open mesh steel panel fences and Loss Prevention Standards 1175 Category 1 for fences at 2400mm and 3000mm high.

FINISH
Our Securus-Lite system is galvanised and polyester powder-coated after stringent cleaning and treatment to give a well-adhered coating of 60 microns. Or available as galvanised only which is a high aluminium content galvanising giving four times the life of BS 443. This finish is free of the sharps and irregularities found in the hot dip galvanising process. RAL range of colours available.

PANEL DIMENSIONS

Heights	1200, 1800, 2000, 2100, 2400, 3000 up to 5200mm
Panel width	2514mm
Mesh size	76.2 x 12.5mm
Wire diameter	4mm (horizontals and verticals)
Top edge projection	Nil – wire is flush on all edges

All dimensions are nominal

SECURUS-LITE POSTS

The CLD Securus Lite post is formed from square hollow section and from good grade steel. All bolts, clamps, washers and permacone fixings are galvanized for longevity.

SLOPING GROUND
Panels can be stepped as required on the post. Where gradients exceed 1:16, it is recommended that taller panels are either part-buried or additional posts are used. Panels can also be sloped to the following gradients, within the tolerance of the post section:

1800mm high: 1 in 45
2000mm high: 1 in 50
2400mm high: 1 in 60
3000mm high: 1 in 75

VARIATIONS
The posts are available in different lengths to accommodate panel heights and ground conditions.

- Wall fixing plates, cranked posts or base plated
- Cranked or straight extensions for barbed or razor wire
- Cranked panels

Posts made from standard sections are available.

DIMENSIONS

Posts	60 x 60mm SHS to 120 x 60mm RHS dependant on height
Clamping channels	30 x 5mm Flat
Post centres	2440mm



CALL 01270 764751 OR VISIT WWW.CLD-FENCING.COM

PROPOSED STREET FURNITURE

CS - CYCLE STAND
'Sheffield' style brushed stainless steel; 800 mm



B1 - FIXED BOLLARD
Hostile Vehicle Mitigation
Black



LT - LITTER BIN
Hardwood timber & PPC steel; Timber stained black
700 x 400 x 400 mm;

