PLANNING DRAWINGS
All dimensions are to be checked by client. Any discrepancies are to be reported to the Architect. This drawing to be Read in Conjunction with all associated Architects or Consultants Details & Specifications. This drawing is for illustrative purposes only and does not form part of any contract.

Tree Planting Schedule				
Species	**Size**	**Reference**	**Density (sqm)**	**Quantity**
Prunus Avium	14 to 16 Girth	NT1/NT3/NT8	1	3
Sorbus Aria Lutescans	14 to 16 Girth	NT2/NT4	1	2
Acer Campestre	14 to 16 Girth	NT7	1	1
Carpinus Beulus Fastigiata	14 to 16 Girth	NT6	1	1
Ilex Aquifolium	14 to 16 Girth	NT5	1	1

The approved landscaping plan shall be completed in accordance with the following:—

a) All hard and soft landscaping works shall be completed in full accordance with the approved scheme, within the first planting season following completion of the development hereby approved, or in accordance with a programme agreed with the Local Planning Authority.

b) All trees, shrubs and hedge plants supplied shall comply with the requirements of British Standard 3936, Specification —for Nursery Stock. All pre—planting site preparation, planting and post—planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428(1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

c) All new tree plantings shall be positioned in accordance with the requirements of Table A.1 of BS5837:2012 Trees in Relation to Design, Demolition and Construction (Recommendations) d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within five years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

acer campestre (maple)
prunus avium (wild cherry)
sorbus aria lutescens (whitebeam)
carpinus betulus fastigiata (hornbeam)
Ilex aquifolium (Holly

Drain

Note: Location of H Bar to deter Parking across drive access point. Exact position to be confirmed by Council

4.75metres

B1192

shed

NT8

NT7

NT6

NT5

NT4

NT2

NT3

NT1

Note: Existing Boundaries are all 1.75m Closed Board fences to neighbours gardens

ESSEX AVENUE

81

Scale Bar 1:100

0m 1 2 5 10 15 20m

Indicates Electric Vehicle Charging Points

Date.	Revision.	By.	No.
27/02/25.	Access Width shown with Gate Posts	PA.	B.
10/02/25.	New tree planting added.	PA.	A.

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B2ARCHITECTURE

Proposed development at. Land off Essex Av, Didsbury, Manchester

Client. Mr P Heneghan

Drawing title. Proposed Site Plan

Status. Planning	Date. OCT 2024
Scale. 1:100 @ A1	Drawn. PGJA
Checked. B2 Architecture	
Job No. 24-66	Drawing No. 03
Revision. B	