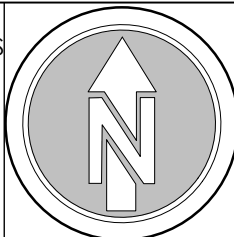


NOTE:
SURROUNDING CONTEXTUAL BUILDINGS
AND INFORMATION ARE
BASED ON RECEIVED ORDINANCE
SURVEY DRAWINGS AND ARE SHOWN
FOR ILLUSTRATIVE PURPOSES ONLY.
ASSUMED SITE BOUNDARY IS
SUBJECT TO CONFIRMATION



General Notes:

All proposed tree locations are subject to co-ordination with drainage layout and subject to modification depending on the location of underground services and utilities. Drainage engineer to co-ordinate services layout in conjunction with the landscape plan to avoid conflict as much as possible. Allowance to be made at tender stage for the possible requirement for root barriers once the drainage layout is confirmed. CA to be informed immediately once this is available.



PLANTING SCHEDULE L03

Trees					
Species	Abbreviation	Height	Girth	Specification	Number of Plants
Acer campestre	Ac	min. 450cm	18-20cm	Extra Heavy Standard :Clear Stem min. 220 :RB	9 -
Acer campestre 'streetwise'	AcS	min. 450cm	18-20cm	Extra Heavy Standard :Clear Stem 220 :RB	2 -
Carpinus betulus 'Frans Fontaine'	CbFF	min. 450cm	18-20cm	Extra Heavy Standard :Clear Stem min. 200 :RB	3 -
Fagus sylvatica	Fs	min. 450cm	18-20cm	Extra Heavy Standard :Clear Stem min. 220 :RB	1 -
Total :15 -					

Specimens				
Species	Abbreviation	Pot Size	Specification	Number of Plants
Amelanchier lamarckii	Al	25L	Multi-Stemmed :RB	4 -
Phormium 'Apricot Queen'	PAQ	15L	Triple Crown :C	4 -
Phormium 'Platt's Black'	PPB	15L	Triple Crown :C	2 -
Total :10 -				

Hedges				
Species	Abbreviation	Specification	Height	Density
Carpinus betulus	Cb	Bushy :B	100-125cm	0.4Ctr Double Staggered at 0.5m offset
Eurostylis 'Jean Hugues'	EJH	Bushy :C	30-40cm	0.5Ctr
Prunus laurocerasus	Pl	Bushy clipped sides :RB :to be maintained at 1.2m high	80-100cm	0.4Ctr Double Staggered at 0.5m offset

Shrubs				
Species	Abbreviation	Height	Pot Size	Specification
Cornus sanguinea 'Midwinter Fire'	CsMF	60-80cm	3L	Branched :3 brks :C
Elaeagnus ebbingei 'Gilt Edge'	EeGE	40-60cm	3L	Branched :3 brks :C
Eurostylis 'Silver Queen'	ESQ	5L	Bushy :7 brks	5/m²
Hebe 'Mrs Winder'	HMW	30-40cm	3L	Bushy :5 brks
Hebe albicans 'Red Edge'	HRE	30-40cm	3L	Bushy :5 brks
Hebe rakaiensis	Hr	30-40cm	3L	Bushy :5 brks
Lavandula angustifolia 'Munstead'	LaM	30-40cm	3L	Bushy :5 brks
Lonicera nitida 'May Green'	LnM	30-40cm	3L	Bushy :5 brks
Phormium 'Pink Panther'	PPP	5-7.5L	Triple crown :C	3/m²
Photinia x fraseri 'Little Red Robin'	PLRR	30-40cm	3L	Bushy :6 brks
Pittosporum tenuifolium 'Tom Thumb'	PITT	20-30cm	3L	Bushy :C
Prunus laurocerasus 'Otto Luyken'	PIOL	30-40cm	3L	Bushy :4 brks
Rosmarinus officinalis	Ro	30-40cm	2L	Bushy :3 brks
Sarcococca confusa	Sco	30-40cm	2L	Bushy :C
Viburnum davidii	Vd	30-40cm	3L	Bushy :4 brks
Viburnum tinus 'Eve Price'	VIEP	40-60cm	3L	Bushy :5 brks
Vinca minor 'Argenteovariegata'	VmA	40-60cm	4L	C

Herbaceous			
Species	Abbreviation	Specification	Density
Luzula sylvatica 'Marginata'	LsyM	C	5/m²

Ferns			
Species	Abbreviation	Specification	Density
Dryopteris filix-mas	Df	Full Pot	5/m²

Grasses			
Species	Abbreviation	Specification	Density
Carex elata 'Aurea'	CeA	Full Pot	6/m²
Carex marowii 'Ice Dance'	CmID	Full Pot	6/m²
Miscanthus sinensis 'Zebrinus'	MsZ	Full Pot	3/m²
Stipa tenuissima	Ste	Full Pot	3/m²

Native Hedgerow Mix					
Species	Abbreviation	Height	Pot Size	Specification	Density
Corylus avellana	Ca	60-80cm	4/m	Branched :3 brks :B	20%
Crataegus monogyna	Cmo	100-125cm	4/m	Transplant - seed raised :B	50%
Ilex aquifolium	Ia	40-60cm	2L	Leader and laterals :C	10%
Ligustrum vulgare	Lv	60-80cm	4/m	Branched :3 brks :B	10%
Prunus spinosa	Psp	80-100cm	4/m	Branched :3 brks :B	5%
Rosa canina	Rca	125-150cm	4/m	Branched :2 brks :RB	5%
Total :100%					Total :455 -

REFER TO DRAWING NO 19260-VL L04
LANDSCAPE PLAN (COMMUNAL GARDEN AREAS)



SOFT LANDSCAPE KEY:

- Existing trees to be removed
Due to conflict with the development proposals.
- Existing trees to be retained / root protection area
Retained and protected during construction and landscape works in accordance with BS5837:2012 guidance
- Proposed trees in soft landscape
Refer to plant schedule for species & specification
- Proposed specimen shrub planting
Refer to plant schedule for species & specification
- Proposed ornamental shrub planting
Refer to plant schedule for species & specification
- Proposed native clipped hedge planting
Refer to plant schedule for species & specification

- Proposed mixed species native hedgerow planting
Refer to plant schedule for species & specification
- Proposed grass seeding to rear gardens
- Proposed lawn turf to frontage areas
- Proposed ornamental bark mulch surface finish
1m dia of ornamental bark mulch to trees in grassland in accordance with BS8545 :2014 recommendations.
- Bench seating

Drawing to be read in conjunction with Landscape Plans
Vector Drawing Ref: 19260-VL L01 / L02 / L04

For Soft Landscape Specification notes refer to Vector
Drawing Ref: 19260-VL L01

D - 01/10/24	Updated to co-ordinate with Architects latest site plan	FW	AS
C - 04/07/24	Updated to co-ordinate with Architects latest site plan - Soft landscape amended	FW	AS
B - 12/10/23	- Drawing title updated - Reference to L04 added	FW	AS
A - 21/09/23	Updated to co-ordinate with Architects latest site plan and comments	FW	AS
Revisions	Description	Drawn	Check

Project Title	PROPOSED RESIDENTIAL DEVELOPMENT		
	BURNAGE MANCHESTER		
Client	TRIPLE JERSEY LTD		
Status	PLANNING		
Scale	1:250	Drawing Size	A1
Drawn By	DW	Checked By	AS
Date	04/2023		
Drawing Title	LANDSCAPE PLAN [2 OF 2]		
Job-Dwg No	19260-VL L03		
		Rev	D
WAKEFIELD - T. 01924 291800 29 JARVIS NORTH, WAKEFIELD, WF1 3QA			
MANCHESTER - T. 0161 2388555 CORNWATERHOUSE, 27 DASH STREET, MANCHESTER, M1 2EG			
MILTON KEYNES - T. 01908 211 577 THE OLD RECTORY, 79 HIGH STREET, MILTON KEYNES, MK14 6AB			
READING - T. 0118 950 7700 101 LONDON ROAD, READING, RG1 3BT			
LANDSCAPE ARCHITECTS WWW.VECTORDC.COM			
LONDON - T. 020 7409 1215 10 Green Court, 31 Christopher's Place, London, W10 1JJ			