

**Vacant Land At Rainford Avenue, Manchester, M20 1BR| Application number:
136512/FO/2023**

Drainage reports and drawings required to satisfy planning condition no 13

Planning Condition no 13 states:

Within three months of the commencement of development a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. 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.

Description of the Task/Activity

The development comprises 2 bungalows together with external works.

Details to satisfy this condition

The following information is provided in connection with this condition:

Trees (2 no) will be either Betula Pendula (silver birch) or Prunus Padus (bird cherry).

The planted areas indicated will be a mixture of Corylus avellana, Crataegus Monogyna, Ilex aquifolium, Prunus Spinosa, Rosa Arvensis or Rosa Canina

The flags will be 450 x 450 x 35 / 50 mm 600 x 400 cx 40 mm Tobermore Buff coloured Classica Flags