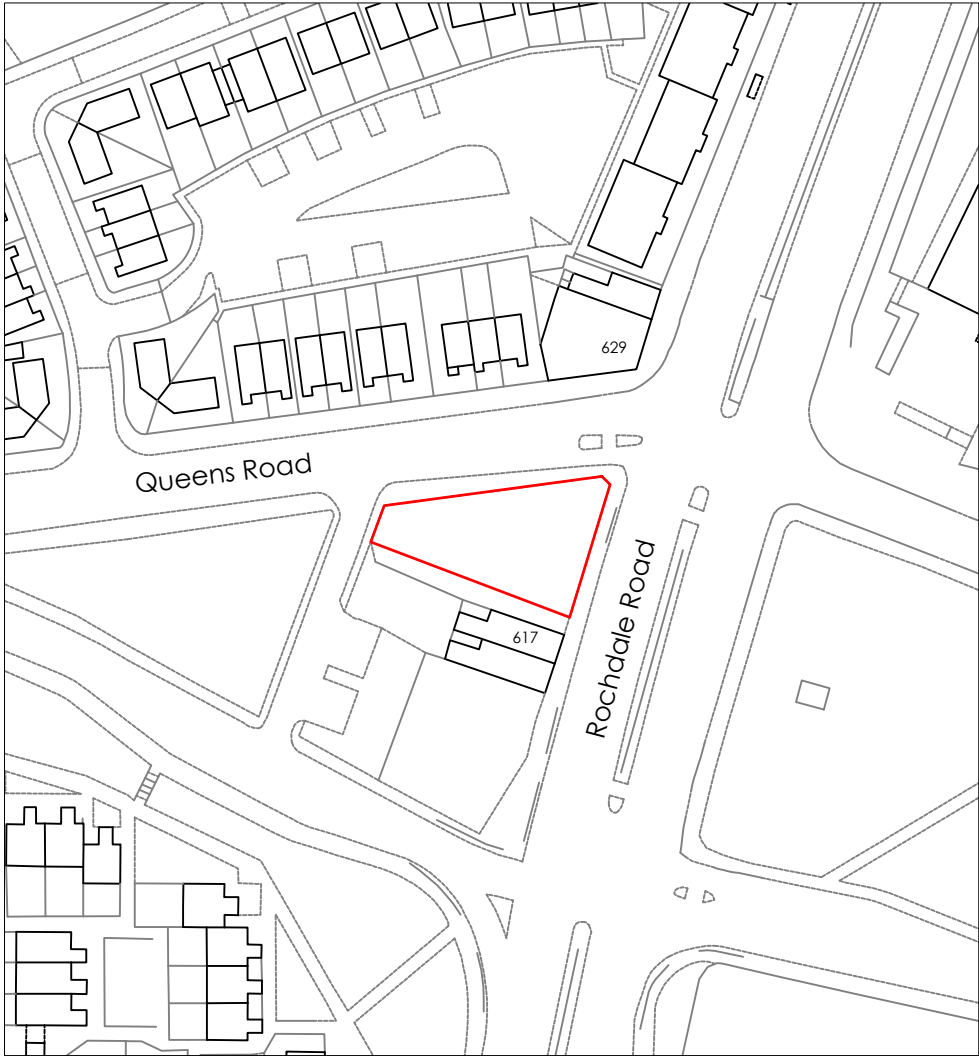
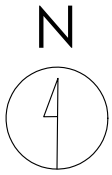




Crown copyright and database rights (2022) OS (100063368)



Title
Site Location Plan

Address
619 To 627 (odd Numbers) Rochdale
Road, Manchester, M40 7XH

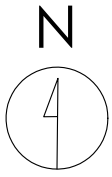
Client

Job No. 18333
Issued 15/09/22

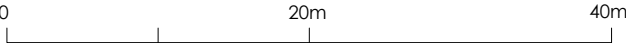
Scale
1:1250 @ A3

Key
1. Site Boundary

All information is to be checked on
site for accuracy and fit. Only
drawings with WD status with the
most recent revision are to be used
for construction.



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Title
Existing Site Plan

Address
619 To 627 (odd Numbers) Rochdale
Road, Manchester, M40 7XH

Client

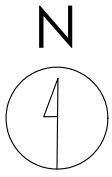
Job No.
18333

Issued
15/09/22

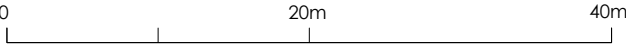
Scale
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- Key**
- 1. Site Boundary
 - 2. Existing Advertising Board to be Removed

All information is to be checked on site for accuracy and fit. Only drawings with WD status with the most recent revision are to be used for construction.



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Title
Proposed Site Plan

Address
619 To 627 (odd Numbers) Rochdale
Road, Manchester, M40 7XH

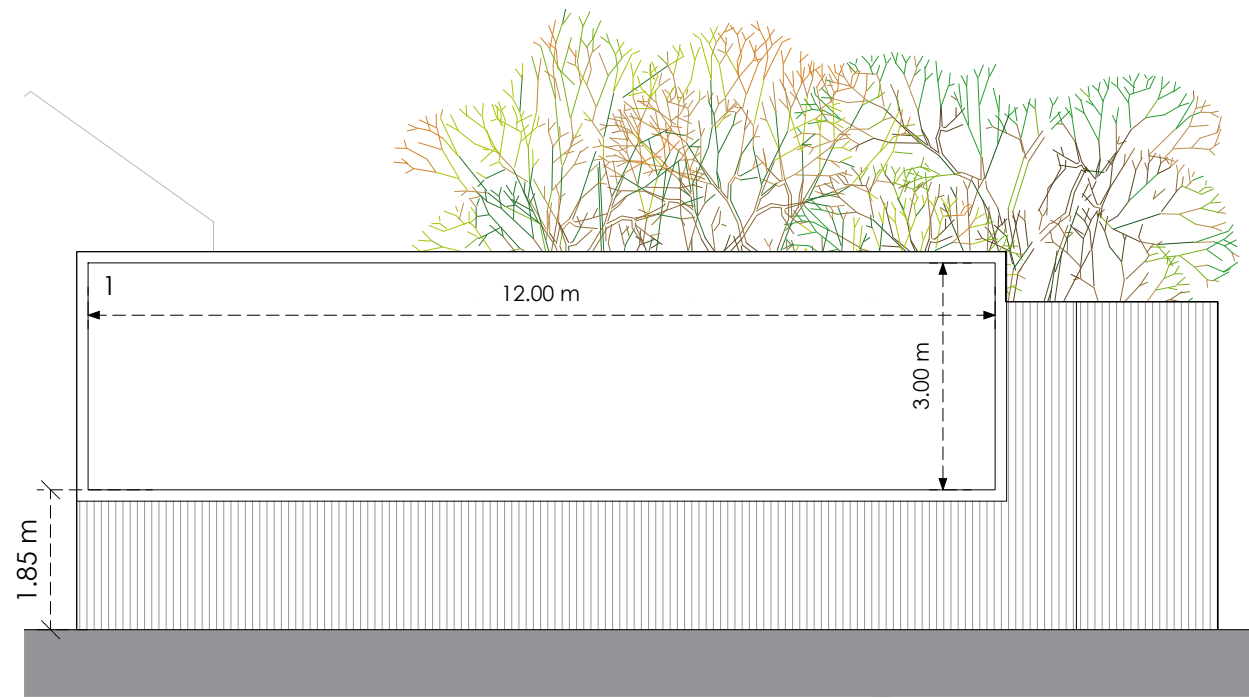
Client

Job No. 18333
Issued 15/09/22

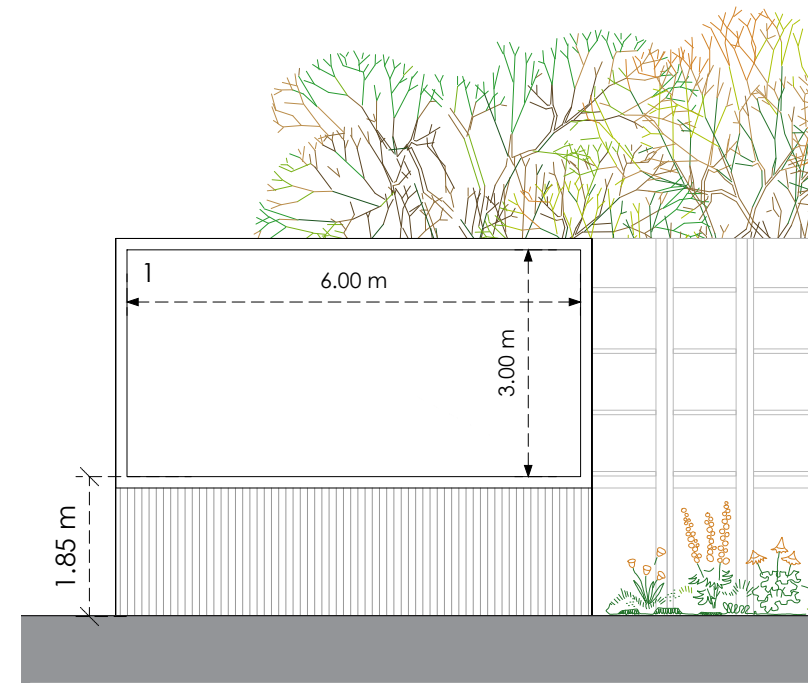
Scale
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- Key**
- 1. Site Boundary
 - 2. Proposed Digital Display
 - 3. Proposed Fence

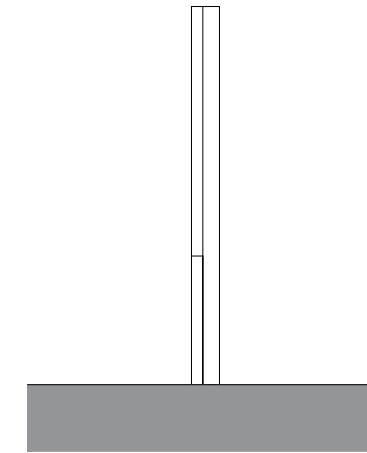
All information is to be checked on site for accuracy and fit. Only drawings with WD status with the most recent revision are to be used for construction.



Front Panel A

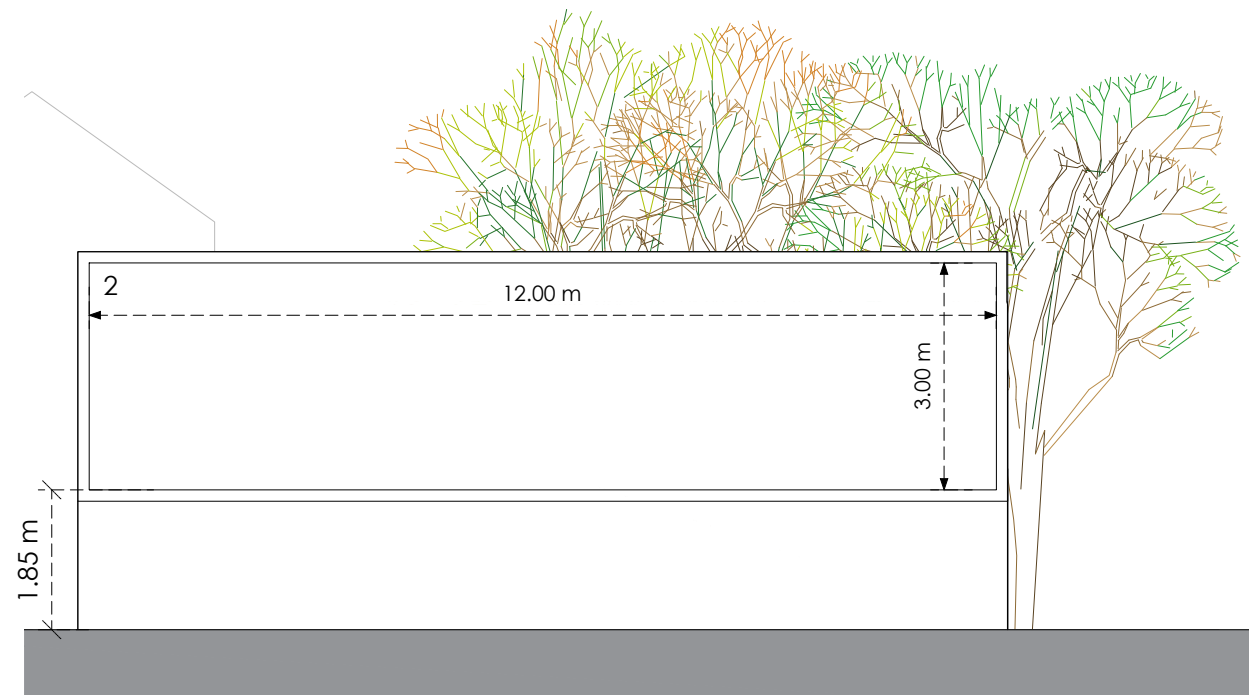


Front Panel B

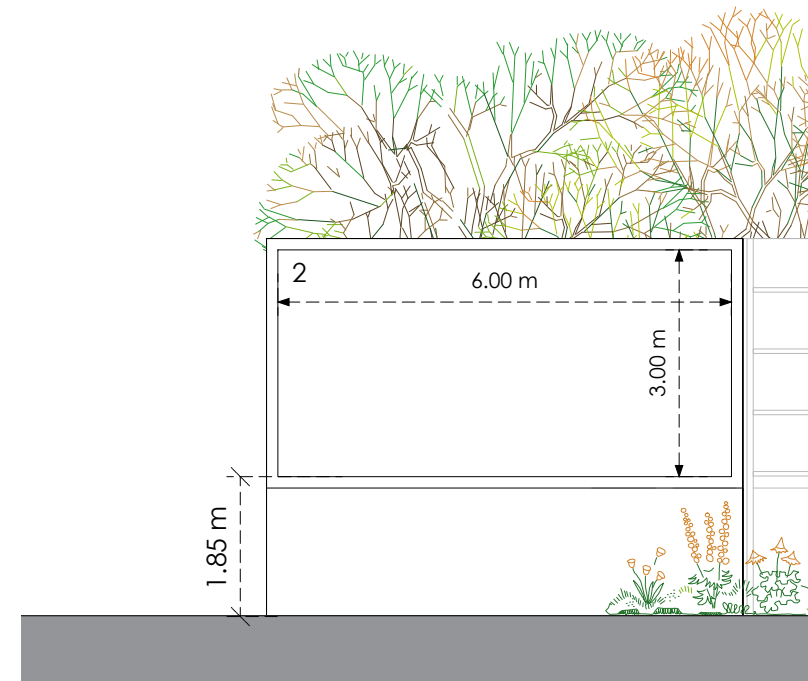


Side

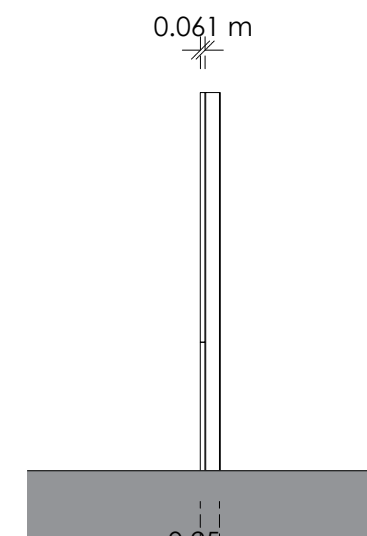
Existing



Front Panel C



Front Panel D



Side

Proposed

0 4m 8m

Title
Existing and Proposed Elevations

Address
619 To 627 (odd Numbers) Rochdale
Road, Manchester, M40 7XH

Client

Job No.
18333

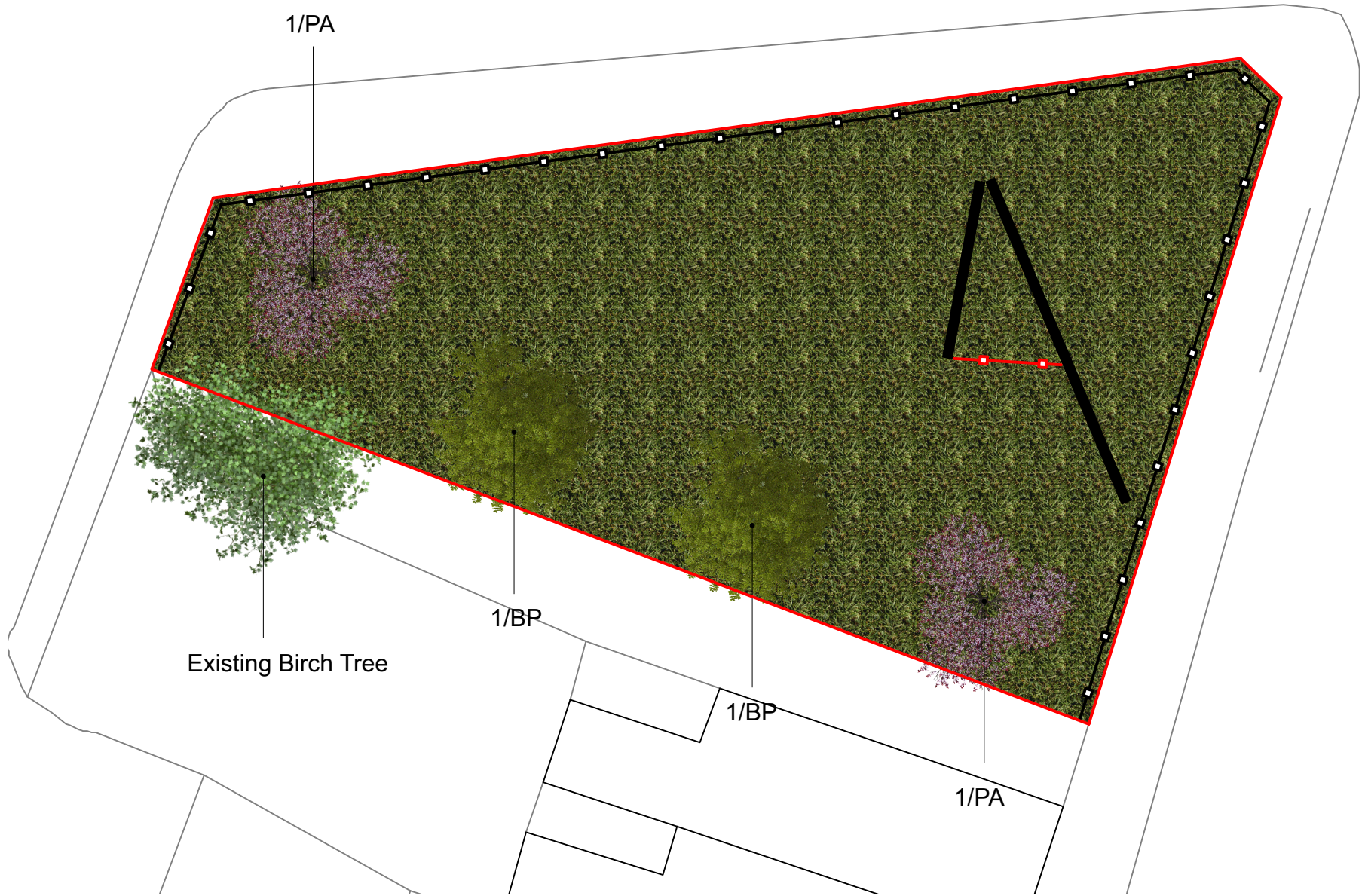
Issued
15/09/22

Scale
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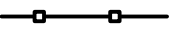
Key

- Existing Advertising Board to be Removed
- Proposed Digital Display

All information is to be checked on site for accuracy and fit. Only drawings with WD status with the most recent revision are to be used for construction.



KEY:

-  Existing Tree
-  Proposed Tree Planting
-  Proposed Grassland/Wildflowers - EM2 Standard General Purpose Meadow Mix
-  Proposed 0.5m High Treated Timber Knee Rail
-  Proposed 1.8m High Black Painted Timber Close Boarded Fence
-  Proposed Advertisement Boards
-  Site Boundary



TREE PLANTING

Code	Species	Form	Girth cm	Height cm	Root condition	Quantity
BP	Betula pendula	EHS	14-16	400-450	85 L	2
PA	Prunus avium	EHS	14-16	400-450	85 L	2

Anticipated Planting Screening Height Years 1, 8 and 15

4-4.5m Year 1	6-6.5m Year 8	8.5m Year 15
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Extra Heavy Standard Trees

Emorsgate EM2 Standard General-Purpose Meadow Mixture sown at 4gms/m2

15% Wild flowers

- 0.50% *Achillea millefolium* – Yarrow
- 1.70% *Centurea nigra* – Common Knapweed
- 1.50% *Cruciata laevipes* – Crosswort
- 0.50% *Daucus carota* – Wild Carrot
- 0.50% *Knautia arvensis* – Field Scabious
- 1.50% *Leucanthemum vulgare* – Oxeye Daisy
- 2.00% *Malva moschata* – Musk Mallow
- 0.20% *Medicago lupulina* – Black Medick
- 3.00% *Plantago lanceolata* – Ribwort Plantain
- 1.50% *Poterium sanguisorba ssp sanguisorba* – Salad Burnet
- 0.09% *Primula veris* – Cowslip
- 0.30% *Ranunculus acris* – Meadow Buttercup
- 0.99% *Rhinanthus minor* – Yellow Rattle
- 0.49% *Silene dioica* – Red Campion
- 0.19% *Silene vulgaris* – Bladder Campion

85% Grasses

- 8.50% *Agrostis capillaris* – Common Bent
- 29.75% *Cynosurus cristatus* – Crested Dogstail
- 25.50% *Festuca rubra* – Red Fescue
- 4.25% *Phleum bertolonii* – Smaller Cat’s-tail (a)
- 17.00% *Poa pratensis* – Smooth-stalked Meadow-grass

Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	22/9/22

LANDARB SOLUTIONS

Project:
619 To 627 Rochdale Road, Manchester, M40 7XH

Description:
Landscape Proposals

Status:
For Planning

Scale: 1:200 @A3	Drawn I Checked DP MP	Date: 22/09/2022
Job Number: LAS 504	Drawing Number: 01	Revision: -

1. GENERAL

- 1.1 All plants will conform to BS 3936-1 (1992): and be in accordance with the National Plant Specification. Supplying nurseries will be registered under the HTA Nursery Certification Scheme. All trees shall be planted in accordance with BS: 8545:2014. All plants will be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.
- 1.2 Planting will not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds.
- 1.3 If the formation level is compacted it should be ripped through before topsoiling. Recommended topsoil depths are 150mm for grass.

2. TREE PLANTING

Ground Preparation and Tree Pit Excavation

- 2.1 If the formation level is compacted it will be ripped through before topsoiling.
- 2.2 Where necessary existing weeds will be treated with a suitable glyphosate-based herbicide and a suitable period allowed to elapse, as recommended by the manufacturer, for the herbicide to take effect.
- 2.3 Tree pits will be excavated to at least twice the diameter of the root spread and to be planted in accordance with BS 4428 (1989). The bottom and sides shall be forked to break up the subsoil. All extraneous matter such as plastic, wood, metal and stones greater than 50mm diameter in any dimension will be removed from site.

Planting

- 2.4 Trees are to be placed into the pits and backfilled with local topsoil previously stripped from the site. A general-purpose slow-release fertiliser (at the rate of 75gm/m²) and Tree Planting and Mulching Compost (at the rate of 20litres/m²) are to be incorporated into the top 150mm of topsoil during backfilling. Where tree pits are more than 300mm deep, backfilled material shall be consolidated/firmed in 150mm layers.
- 2.5 Trees shall be well firmed-in and secured with stakes, proprietary rubber tree ties and spacers as below.

- 2.6 All newly planted trees over 1.5m high will be held so that movement at the root collar is minimised until new roots have developed to anchor the tree. Therefore low staking (75mm dia x 1.5m length) will be used and attached to the tree at approximately 600mm above ground level. Stakes will be driven 300mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables. The trees will be staked using proprietary rubber ties and must be firmly fixed with a spacing device used to prevent chafing against the tree.
- 2.7 Trees will be double-staked. Composted bark mulch will be spread to a depth of 75mm across in a 1.0m diameter circle around all individual trees, ensuring that desirable groundcover plants (where present) are not buried.
- 2.8 All trees shall be watered in at the end of each day of planting.

Maintenance during first growing season

- 2.9 All dead, dying or diseased trees will be replaced with trees of similar size and species. If the failure of the tree is due to disease and the disease is considered likely to re-occur then an alternative species may be used as replacement if agreed with the LPA.
- 2.10 The site is to be visited as required throughout the year to undertake the following operations:
- 2.11 Weed clearance: All planting areas will be kept weed free by hand weeding or herbicide treatment.
- 2.12 Checking trees: All tree ties and stakes will be checked and adjusted if too loose, too tight or if chafing is occurring. Any broken stakes will be replaced.
- 2.13 Formative pruning: Any damaged shoots/branches will be pruned back to healthy wood. Plants will be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.

Watering during first growing season

- 2.14 The requirement for watering of newly planted trees will generally be dependent on weather conditions during the first growing season following planting. In a dry season watering may be required on a fortnightly basis from immediately after planting until the end of the growing season, but in a wet season watering may not be required at all. Therefore, trees shall be monitored regularly by test

digging down to root level to assess the water content of the soil, with watering undertaken as required to ensure that the soil is at field capacity 2-3 days after watering.

3. GRASS

Preparation

- 3.1 The area to be seeded will be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface will be raked to smooth flowing contours with a fine tilth, incorporating pre-seeding fertiliser at 70 g/m².

Seeding

- 3.2 Grass seed will be sown in accordance with BS 4428 (1989), and will be sown from April to May or from September to October, during calm weather and not when the ground is frost bound or waterlogged. Seed will be sown in two equal sowings in transverse directions at 4g/m² for EM2 mixture. After sowing the seed will be lightly raked to create intimate contact with the soil.

First year management

- 3.3 Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by mowing through to the end of March of the following year.
- 3.4 Dig out any residual perennial weeds such as docks.

Management once established

- 3.5 In the second and subsequent years EM2 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing.

- 3.6 Meadow grassland is not cut from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a petrol strimmer to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.
- 3.7 Mow the re-growth through to late autumn/winter to c 50mm and again in spring if needed.