



MANCHESTER BUSINESS PARK

Landscape Materials Schedule

November 2025

Document Control			
Issued by	Land Studio		Tel: 01244 319 019
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Client	Motion Project Management		
Project Name	Manchester Business Park		
Document Title	Landscape Design Workbook		
Document Ref	468-LST-XX-XX-RP-L-0003		
Status	S2		
Publish Date	27/10/2025		

Document Revision Record			
Issue Number	Status	Date	Revision Details
P01	First Draft	27/10/2025	
P02	Second Draft	11/11/2025	
P03	Third Draft	24/11/2025	
P04	Fourth Draft	01/12/2025	

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MANCHESTER BUSINESS PARK: **CONCEPT DESIGN**

01

CONCEPT DESIGN: LANDSCAPE MASTERPLAN

The landscape masterplan for the site includes retaining and enhancing a significant amount of scrub and vegetation around the perimeter, particularly along the west and northern boundaries. Several existing canopy trees around the perimeter are also retained, and a substantial number of new trees are proposed for increased habitat and biodiversity on the site. An integrated SuDS system of swales and rain gardens directs rainwater through the site in a sustainable and climate resilient strategy. Hard surfaces include permeable paving in parking areas to assist in this strategy.



KEY	
	Site Boundary
	M1-Proposed Wildflower
	S1- Proposed Vertical Planting
	S2- Proposed Shrubs Entrance
	S3- Scrub area to be retained and enhanced
	S4-Proposed Scrub
	Existing Grassland Enhanced
	Proposed Mown path
	H1-Proposed Native Hedge
	H2-Proposed Holly Hedge
	Proposed Tree
	Existing Tree to be retained
	Existing Trees to be removed
	Proposed Fence
	Proposed Acoustic Fence
	Proposed Unit
	Proposed Tarmac
	Proposed Concrete
	Proposed Tarmac Footpath
	Proposed Coloured Tarmac
	Proposed Plaza Paving (600*600 Concrete Paver)
	Proposed Permeable Paving
	Seating
	Picnic Bench
	Habitat Log
	Cycle Store
	Gate

MANCHESTER BUSINESS PARK: **MATERIALS**

02

MATERIALS: BOUNDARY TREATMENT

Fencing

The site will be contained by a combination of acoustic and Palladin fencing for security and to protect adjacent residential areas from site noise.



2.4m Weldmesh Security Fence



Acoustic Fence



- Acoustic Fence
- Security Fence

MATERIALS: PAVED SURFACES

The paved surfaces will include concrete for loading areas, tarmac for driving areas and permeable paving in the car parking areas. Pedestrian paths will be concrete



Tarmac



Concrete



Permeable paving - parking



A+G XFLO
PLAZA, SALT



A+G XFLO
PLAZA, PEPPER



Pedestrian Paths - Tarmac and Concrete
Pavers at Entrances as shown



Marshall's Plaza
Concrete Paver
600 x 600



Amenity Area - Coloured Tarmac

- Proposed Unit
- Proposed Tarmac
- Proposed Concrete
- Proposed Tarmac Footpath
- Proposed Coloured Tarmac
- Proposed Plaza Paving
(600*600 Concrete Paver)

MATERIALS: SITE FURNITURE

The amenity area will include picnic tables for employees to enjoy breaks and lunch outside in a garden like setting. Seating in the entrance areas will provide places for visitors to rest and for employees to step outside for a break, or to chat on the phone privately.



Broxap Wardale Bike Store in various sizes - refer to Architect's plans for specification and locations
13502-AEW-SI-XX-DR-A-05013-S2-P01-Proposed Cycle Shelter Plan



Furnitubes Thetford Picnic Table (with accessible / wheelchair friendly space at each end)



Furnitubes Horizon Bench

MATERIALS: PLANTING STRATEGY

Native species prevail in the plant palette, with carefully chosen ornamental species only in the entrance planting and amenity area. Native species rich hedgerow and wildflower meadow edges create a separation between the active areas of the site and the protected and enhanced scrub areas beyond. A holly hedge in front adds a more formal approach while still utilising native species and providing an ecological corridor that connects with the rest of the site.



Formal Holly Hedge



Amenity Area Planting



Native Scrub Planting



Native Hedgerow with Wildflower Edge



Wildflower Planting

MATERIALS: PLANTING SCHEDULE

The schedule includes tree and shrub species that are large enough to establish quickly and look aesthetically pleasing from the start. Taller evergreen native pine trees planted within the scrub area along the northern boundary will be selected in advance so that additional screening is effective quickly.

PLANTING SCHEDULE

M1-Meadow Planting

Plant Name	Specification	% mix	Area/m ²	G's/ p m2	Total Grams
Emorsgate EM2	Seed mix	-	3000	4	12000
Total					12kg

S1- Vertical Planting to Soften Acoustic Fence

Plant Name	Specification	% Mix	Area/lm	Density p lm	Total plants
Trachelospermum jasminoides	3L pot to be planted on freestanding trellis	60	10	2	20
Lonicera periclymens	3L pot to be planted on freestanding trellis	40	7	2	13
Total linear metres:		100			34

S2- Shrub Entrance Planting

(Plant in groups of 3,5 or 7 where feasible)

Plant Name	Specification	% Mix	Area/m ²	Density p m2	Total plants
Prunus laurocerasus 'Otto Luyken'	10L pot	50	269	3	807
Pittosporum tenuifolium	10L pot	30	161	3	484
Stipa tenuissima	3L pot	20	108	5	538
Total m ² :		100			1830

S3- Scrub Planting Enhanced Existing

(plant in bare areas after invasive non-native species are removed)

Plant Name	Specification	% mix	Area/m ²	Density p l/m	Total Plants
Corylus avellana	1+1 bare root, 40-60cm whip	50	2296	2	4591
Crataegus monogyna	1+1 bare root, 40-60cm whip	50	2296	2	4591
Total m ² :		100			9182

S4- Scrub Planting New

Plant Name	Specification	% mix	Area/m ²	Density p l/m	Total Plants
Crataegus monogyna	1+1 bare root, 40-60cm whip	10	10	5	49
Corylus avellana	1+1 bare root, 40-60cm whip	20	20	5	99
Taxus baccata	1+1 bare root, 40-60cm whip	10	10	5	49
Ulex Europaeus	1+1 bare root, 40-60cm whip	10	10	5	49
Prunus Spinosa	1+1 bare root, 40-60cm whip	10	10	5	49
Cornus Sanguinea	1+1 bare root, 40-60cm whip	10	10	5	49
Viburnum opulus	1+1 bare root, 40-60cm whip	20	20	5	99
Ilex Aquifolium	1+1 bare root, 40-60cm whip	10	10	5	49
Emorsgate EM2	Seed mix	-	99	4	395
Total m ² :		100			494

H1-Proposed Hedgerow

To be planted in double staggered row

Plant Name	Specification	% mix	Linear m	Density p l/m	Total Plants
Crataegus monogyna	1+1 bare root, 40-60cm whip	10	47	6	284
Corylus avellana	1+1 bare root, 40-60cm whip	20	95	6	569
Taxus baccata	1+1 bare root, 40-60cm whip	10	47	6	284
Ulex Europaeus	1+1 bare root, 40-60cm whip	10	41	6	246
Prunus Spinosa	1+1 bare root, 40-60cm whip	10	47	6	284
Cornus Sanguinea	1+1 bare root, 40-60cm whip	10	47	6	284
Viburnum opulus	1+1 bare root, 40-60cm whip	20	95	6	569
Ilex Aquifolium	1+1 bare root, 40-60cm whip	10	47	6	284
Total linear m		474	100		2806

H2-Proposed Holly Hedgerow

To be planted in double staggered row

Plant Name	Specification	% mix	Linear m	Density p l/m	Total Plants
Ilex aquifolium	10L pot	100	150	6	900
Total linear m		150	100		900

Trees

Plant Name	Specification	% mix	m	density p m	Total Plants
Quercus robur (Qr)	Select Standard 10-12cm Girth, Root Ball	-	-	As Shown	11
Betula pendula (Bp)	Select Standard 10-12cm Girth, Root Ball	-	-	As Shown	21
Malus Sylvestris (Ms)	Select Standard 10-12cm Girth, Root Ball	-	-	As Shown	22
Pinus sylvestris (Ps)	Extra Heavy Standard 14-16cm, Root Ball	-	-	As Shown	31
Aesculus hippocastanum (Ah)	Select Standard 10-12cm Girth, Root Ball	-	-	As Shown	10
Prunus Avium 'Flore Plena' (Pa)	Select Standard 10-12cm Girth, Root Ball	-	-	As Shown	28
Total					123

MATERIALS: PLANTING

Below are some of the plants incorporated into the plant palette

1. *Prunus avium* 'flore plena'
2. *Malus sylvestris*
3. *Ilex aquifolia*
4. *Prunus laurocerasus* 'Otto Luyken'

5. *Corylus avellana*
6. *Pittosporum tenuifolium*
7. *Crataegus monogyna*
8. *Stipa tenuissima*

