30 YEAR HABITAT MANAGEMENT AND MAINTENANCE PLAN

Site:	Renshaw House, Manchester
References:	81-561-R3
Date:	24 June 2026
Client:	BDP Construction



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QUALITY ASSURANCE

Report references	81-561-R3-1

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01	First issue	08/04/2026
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1. INTRODUCTION

1.1. BACKGROUND

BDP Construction commissioned E3P to undertake a 30 Year Habitat Management and Maintenance Plan (HMMP) for Renshaw House, Manchester, hereafter referred to as "the site". This HMMP has been produced to discharge condition 29 of the planning application 140060/FO/2024:

"Prior to any works on the proposed development commencing (excluding demolition), a written 30-year Habitat Management and Maintenance Plan (HMMP) for the site shall be submitted to and approved in writing by the City Council as local planning authority. The approved HMMP shall relate to all 'significant' biodiversity gains on site and shall be strictly adhered to and implemented in full for its duration and shall contain:

A) Aims, objectives and targets for management, including habitat target conditions matching the associated Biodiversity Metric submitted with the application.

B) Descriptions of the management operations necessary to achieving aims and objectives.

C) Preparation of a works schedule, including timescales for habitat clearance and habitat creation and/or enhancement.

D) Details of monitoring needed to measure the effectiveness of management.

E) Details of the persons responsible for the implementation and monitoring.

F) Mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

G) Reporting on years 1, 2, 5, 10, 20 and 30'.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to Policy EN15 of the Manchester Core Strategy, Policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended)."

This report has been prepared by Noah Salt, Graduate Ecologist at E3P. Noah has experience in undertaking Biodiversity Net Gain calculations, Condition Assessments and informing habitat management for numerous schemes across the UK.

1.2. PREVIOUS SURVEYS

1.2.1. PRELIMINARY ECOLOGICAL APPRAISAL, E3P, 2023

E3P undertook a Preliminary Ecological Appraisal (PEA) on-site in November 2023 (Report ref: 81-561-R1). The site was found to contain two buildings, developed land; sealed surface, mixed scrub, modified grassland, introduced shrub, treelines and a native hedgerow. A condition assessment of each habitat parcel was also undertaken along with the PEA.

1.2.2. STATUTORY BIODIVERSITY METRIC REPORT, E3P, 2024

E3P completed a Statutory Biodiversity Net Gain Assessment of the development in 2024 (report ref: 81-561-R2). The development was forecast to achieve a 0.27 unit increase in habitat units (89.66%) and a 0.05 unit increase in hedgerow units (13.79%).

1.3. SITE DESCRIPTION

The site is in southeast Manchester. The site is accessed via Hyde Grove, which defines the southeast site boundary. Plymouth Grove runs adjacent to the northeast site boundary. Hyde Grove Chapel is located adjacent to the southwest site boundary. An NHS delivery and collections centre is located

adjacent to the northwest site boundary. The wider landscape comprises commercial and residential buildings, hardstanding roads, scattered trees and amenity grassland. Swinton Grove Park is located approximately 110 m southeast of the site boundary. Whitworth Park is located approximately 550 m southwest of the site boundary. An active railway line is located approximately 950 m north-east of the site boundary at its nearest point. Please refer to Figure 1.1 for the approximate site location.

Figure 1.1 Approximate Site Location



2. RESPONSIBILITIES

2.1. SITE RESPONSIBILITIES AND FUNDING

Management of the newly created habitats and retained/enhanced habitats will be maintained for the first year by the Landscape Contractor responsible for the implementation of the works. The contract will include a defects liability clause to ensure replacement planting is carried out and successful establishment is achieved. The habitats will be maintained by a landscape contractor until such time that the green spaces are handed over to a management company, which is dependent upon legal completions. All works associated with the implementation and management of the habitats will be funded by BDP Construction.

2.2. ECOLOGICAL CONSTRAINTS

Ecological constraints on the site may influence management. Nesting birds, badger (*Meles meles*), hedgehog (*Erinaceus europaeus*), foraging and roosting bats, reptiles and common amphibians may be present onsite.

Appendix II outlines timings of work and when ecological supervision will be required due to the known presence of protected species on and adjacent to the site.

3. PROPOSED LANDSCAPING FEATURES

Landscape proposals are outlined within the Landscape Layout – Ground Floor and Roof Floor (reference: 4623-101E and 102C). Please see Appendix V for the Landscape Layout – Ground Floor and Roof Floor. The habitats to be retained, enhanced and created are also detailed in the Statutory Biodiversity Metric Report produced by E3P in 2024 (Report Reference: 81-561-R2).

The current Draft 30-year HMMP covers the following habitats:

Retained and enhanced:

- Retained native hedgerow (H1)
- Retained individual urban tree
- Enhanced mixed scrub

Proposed:

- Non-native and ornamental hedgerow
- Species-rich native hedgerow
- Individual urban trees
- Mixed scrub
- Biodiverse green roof
- Introduced shrub
- Modified grassland

4. MANAGEMENT

The Protected Species Constraints, located in Appendix II, detail the locations and timings of sensitive works to avoid harm to local wildlife on and adjacent to the site.

4.1. AIMS AND OBJECTIVES

The management plan sets out how habitats will be protected and managed throughout and post construction for the long-term benefit to local wildlife.

The plan covers the following points:

- Demonstrate aims, objectives and targets required for proposed and retained habitats to meet target condition in line with the Biodiversity Metric Report.
- Describe the management operations necessary for achieving aims and objectives.
- Detail the mechanisms of adaptive management and remedial measures.
- Outline monitoring and reporting procedures of ecological features within the site.

4.2. MANAGEMENT ACTIONS

The following sections should be read in conjunction with the Biodiversity Metric Report which details the Target Condition and target time in which the condition of each habitat will be achieved and The Biodiversity Metric Condition Assessment Criteria each habitat needs to meet their respective Target Condition.

Please see Appendix II for the Protected Species Constraints, Appendix III for the Habitat Maintenance and Monitoring Schedule, and a schedule detailing the expected condition each habitat is expected to achieve over a 30-year period is detailed in Appendix IV.

4.2.1. RETAINED AND PROPOSED HEDGEROWS

One native hedgerow along the northern boundary of the site will be retained in its current condition of moderate, and a species-rich native hedgerow will be planted to fill in the northern border. This proposed hedgerow will achieve a moderate condition. One non-native and ornamental hedgerow will be planted to screen the substation and bike store.

Hedgerows will be trimmed and managed where required. Management and maintenance will take place outside of the nesting bird season (nesting bird season is March to September, inclusive). Should any species such as hedgehog, reptiles or common amphibian be encountered during management, the works will cease until the individual has moved on. The proposed nonnative and ornamental hedgerow will not require any specific management however the habitat will not be allowed to fail through replacement planting where required. Table 4.1 outlines the management approaches in order to meet the condition assessment criteria.

Table 4.1 Retained and Proposed Hedgerows Management

CONDITION ASSESSMENT CRITERIA		RETAINED NATIVE HEDGEROW MANAGEMENT	PROPOSED SPECIES RICH NATIVE HEDGEROW MANAGEMENT
A1	More than 1.5 m average height	The hedgerow will be trimmed to no less than 1.5 m in height.	The hedgerow will be trimmed to no less than 1.5 m in height once established.
A2	More than 1.5 m average width	The hedgerow will be trimmed to no less than 1.5 m in width.	The hedgerow will be trimmed to no less than 1.5 m in width once established.
B1	Gap between the ground and the base of the canopy is less than 0.5 m	Should the gap between the ground and the base of the canopy increase to over 0.5 m, remediation measures such as laying or coppicing will be undertaken.	Newly planted whips will be cut at 60 cm above a bud after at least a year of establishment in the ground to encourage bushy growth. Following establishment, should the gap between the ground and the base of the canopy increase to over 0.5 m, remediation measures such as laying or coppicing will be undertaken.
B2	Less than 10% of the hedgerow's length is gappy	Gappy sections will be filled in with new whips of a native hedgerow species.	Gappy sections or sections which have failed to establish will be filled in with new whips of native hedgerow species.
D1	More than 90% of the hedgerows and undisturbed ground is free of invasive non-native plant species	The base of the hedgerow will be monitored regularly for the presence of invasive plant species and said plants will be eradicated.	The base of the hedgerow will be monitored regularly for the presence of invasive plant species and said plants will be eradicated.

CONDITION ASSESSMENT CRITERIA		RETAINED NATIVE HEDGEROW MANAGEMENT	PROPOSED SPECIES RICH NATIVE HEDGEROW MANAGEMENT
D2	More than 90% of the hedgerows and undisturbed ground is free of damage caused by human activities	The hedgerow will only be accessed for management purposes, and litter/debris will be removed regularly.	The hedgerow will only be accessed for management purposes, and litter/debris will be removed regularly.

4.2.2. RETAINED AND PROPOSED URBAN TREES

One tree in the northwest of the site will be retained at its current moderate condition, and 15 new trees will be planted throughout the site, achieving a condition of moderate.

Management of the retained and proposed trees will only occur for health and safety reasons and will take place outside of the nesting bird season (nesting bird season is March to September, inclusive). If management of the trees needs to be undertaken during the nesting season, then a suitably qualified ecologist should inspect the area no more than 48 hours prior to the works. Should any nests, or nests in construction, be located, a suitable stand-off distance should be maintained until the young have fledged. The ecologist will advise on suitable stand-offs and provide a toolbox talk to all site contractors regarding their working limits and legal implications.

Table 4.2 outlines the management approaches in order to meet the condition assessment criteria.

Table 4.2 Retained and Proposed Urban Trees Management

CONDITION ASSESSMENT CRITERIA		RETAINED TREE	PROPOSED TREES
A	The tree is a native species	No management required	Native trees will be planted.
B	The tree canopy is predominantly continuous (individual trees automatically pass this criterion)	This criterion is automatically passed.	This criterion is automatically passed.
D	There is little or no evidence of an impact on tree health by human activities, and there is no current regular pruning regime.	The tree will only be pruned for health and safety reasons.	The trees will only be pruned for health and safety reasons.
F	More than 20% of the tree canopy oversails vegetation beneath.	At least 20% of the area beneath the tree will be managed and maintained as vegetated habitats.	At least 20% of the area beneath the tree will be managed and maintained as vegetated habitats.

4.2.3. ENHANCED AND PROPOSED MIXED SCRUB

A small parcel of mixed scrub will be enhanced from poor to moderate condition in the northwest corner of the site. A thin strip of moderate condition mixed scrub will be planted along the northern boundary of the site. Upon establishment, the enhanced scrub will be managed alongside the proposed scrub as one habitat parcel.

Management and maintenance of the scrub will take place outside of the nesting bird season (nesting bird season is March to September, inclusive), and denser areas of scrub will be checked for hedgehogs, reptiles and amphibians prior to management and maintenance works.

Table 4.3 outlines the management approaches in order to meet the condition assessment criteria.

Table 4.3 Enhanced and Proposed Scrub Management

CONDITION ASSESSMENT CRITERIA		ENHANCED MIXED SCRUB	PROPOSED MIXED SCRUB
A	The parcel represents a good example of its habitat type; the appearance and composition of the vegetation closely match its UKHab description.	The scrub will be enhanced through the planting of native scrub species such as blackthorn (*Prunus spinosa*) and hawthorn (*Crataegus monogyna*) and will be maintained at a height of below 5 m.	The scrub will be planted with native scrub species such as blackthorn and hawthorn and will be maintained at a height of below 5 m.
C	There is an absence of invasive non-native plant species	The scrub will be monitored regularly for the presence of invasive plant species and said plants will be eradicated.	The scrub will be monitored regularly for the presence of invasive plant species and said plants will be eradicated.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and the adjacent habitat.	No mowing or strimming of the directly adjacent habitat will take place ensuring that the scrub does not border a highly managed habitat.	No mowing or strimming of the directly adjacent habitat will take place ensuring that the scrub does not border a highly managed habitat.

4.2.4. PROPOSED MODIFIED GRASS

Two parcels of modified grass will be sown in the site, which will achieve a target condition of moderate. The grass will be managed as a biodiverse lawn and regularly mown to no less than 50 mm as per the manufacturer's instructions.

Table 4.4 outlines the management approaches in order to meet the condition assessment criteria.

Table 4.4 Proposed Modified Grass Management

CONDITION ASSESSMENT CRITERIA		PROPOSED MODIFIED GRASS
A	There are 6-8 vascular plant species per m2, including at least 2 forbs.	The habitat will be created by the sewing of WGF20 Eco Species Rich Lawn mixture or equivalent.
E	Cover of bare ground is between 1% and 10%	Areas which fail to establish will be reseeded.
F	Cover of bracken is less than 20%	Regular mowing will prevent bracken from establishing.
G	There is an absence of invasive non-native plant species.	The grass will be monitored regularly for the presence of invasive plant species, and said plants will be eradicated.

4.2.5. PROPOSED BIODIVERSE GREEN ROOF

Two areas of the roof on the proposed building will be planted with sedums and wildflowers, and habitat structures such as deadwood and rockpiles will be created, creating a moderate condition biodiverse green roof.

Table 4.5 outlines the management approaches in order to meet the condition assessment criteria.

Table 4.5 Proposed Biodiverse Green Roof Management

CONDITION ASSESSMENT CRITERIA		PROPOSED BIODIVERSE GREEN ROOF
B	The habitat parcel contains different plant species that are beneficial for wildlife.	The planting will include a mix of sedum species, annual and perennial native wildflowers, and grasses. Species which are becoming dominant will be thinned out to encourage diversity.
C	Invasive non-native plant species and others which are to the detriment of native wildlife cover less than 5% of the total vegetated area.	The green roof will be monitored regularly for the presence of invasive plant species, and said plants will be eradicated.

4.2.6. PROPOSED INTRODUCED SHRUB

Introduced shrub habitat will be planted throughout the site. The habitat is automatically assigned a condition assessment, and as such, no specific management is required. However, the habitat will not be allowed to fail, and therefore any areas which fail to establish will be replanted. Furthermore, the introduced shrub habitat will be monitored regularly for the presence of invasive plant species and said plants will be eradicated.

4.3. FUTURE MONITORING AND REPORTING

A completion report will be submitted to and approved in writing by the LPA, evidencing the completed habitat enhancements from the start of the planting period and for a minimum of 30 years. Monitoring reports shall also be submitted to the LPA in writing in accordance with the methodology and frequency specified in this report. Monitoring of the habitats created, and subsequent report submission will be undertaken in August/September during years 1, 2, 5, 10, 20, and 30 years, along with the management plan reviews. These will entail site visits, condition assessments and mapping of all on-site habitats. Any remediation works required to improve habitats will be highlighted for the management company with associated ecological constraints/mitigation. If any habitats fail to be established, additional management may be required with additional visits once a year until establishment. Please see Appendix IV for the schedule detailing the expected condition each habitat is expected to achieve over a 30-year period.

If the Target Conditions for habitats are not being achieved, increased management will be required with additional visits once a year until the target conditions are on track for 30-year management.

5. REFERENCES

- DEFRA. (2025). The Statutory Biodiversity Metric: User Guide
- DEFRA. (2025). Statutory Biodiversity Metric Condition Assessments
- E3P (2024). Preliminary Ecological Appraisal (report reference: 81-561-R1).
- E3P (2024). Statutory Biodiversity Metric Report (report reference: 81-561-R2).
- TPM Landscape (2024) Landscape Layout – Ground Floor (Drawing Reference: 4623-101-E)
- TPM Landscape (2024) Landscape Layout – Roof Floor (Drawing Reference: 4623-102-C)
- Wildlife and Countryside Act (2010) Schedule 9 of the Wildlife and Countryside Act 1981.

END OF REPORT

Appendix I: Limitations



GENERAL

This report and any associated works (together comprising the "Services") were compiled and carried out by E3P for the client (as present in Section 1) under the E3P “Terms of Business” or with those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed and outlined in the body of the report.

Unless explicitly agreed otherwise, in writing, this report has been prepared under E3P Standard Terms and Business as included within our proposal to the Client.

Project-specific appointment documents may be agreed upon at our discretion and a charge may be levied for both the time to review and finalise appointment documents and also for associated changes to the appointment terms. E3P reserves the right to amend the fee should any changes to the appointment terms create an increased risk to E3P.

Appendix II: Protected Species Constraints



WORKS	METHODS	TIMING	ECOW REQUIRED?
Vegetation Management – Common Amphibians	Any common amphibians encountered during clearance or management will be moved by hand away from works.	During clearance and vegetation management.	No
Vegetation Management – Badgers	Precautionary Working Methods (PWMs) outlined in the PEA (Report Ref: 81-561-R1) will be followed.	Throughout the management.	No
Pre-Vegetation Clearance Works – Breeding Birds	Vegetation clearance and tree pruning for health and safety reasons should be completed outside of the breeding bird season (March to September inclusive). If this is not possible, a suitably qualified ecologist should inspect the area no more than 48 hours prior to the works. Should any nests, or nests in construction, be located, a suitable stand-off distance should be maintained until the young have fledged. The ecologist will advise on suitable stand-offs and provide a toolbox talk to all site contractors regarding their working limits and legal implications.	During clearance and emergency tree pruning.	Yes – only if undertaken during the breeding bird season.
Vegetation Management – Reptiles	Precautionary Working Methods (PWMs) outlined in the PEA (81-561-R1) will be followed.	During clearance.	Yes
Vegetation Management – Hedgehog	A competent person to check for hedgehogs during the clearance phase and during hedgerow and scrub management.	During clearance and management.	No

Appendix III: Habitat Management and Monitoring Schedule



MANAGEMENT REQUIRED	FREQUENCY OF MANAGEMENT AND MONITORING	REMEDIAL MEASURES	TIME OF YEAR WORKS ARE UNDERTAKEN	PROTECTED SPECIES CONSTRAINTS	ECOLOGICAL SUPERVISION REQUIRED?
General Management					
Check condition	Years 1, 2, 5, 10, 20, and 30	Check the condition of each habitat parcel.	August/ September	No	No
Check for invasive species	Yearly	All the habitats on-site will be checked for the presence of invasive non-native plant species by a competent person.	During the growing season	No	No
Site Clearance	Once	Site cleared of vegetation in order to facilitate works.	When required	Birds – if undertaken in breeding bird season (March to September inclusive) Badger Reptiles Hedgehogs Common amphibians	Yes
Litter Pick	Fortnightly	All the habitats onsite will be cleared of any litter or debris.	All year	No	No
Retained and Proposed Hedgerows					
Trimming	Yearly	Trim to no less than 1.5 m width and height	November to December	Hedgehogs	No – If undertaken at the specified times.
Gap remediation	When required	Hedgerow plants laid/coppiced or whip planting in gaps to fill in vertical/horizontal gaps	November to December	Hedgehogs	No - If undertaken at the specified times.
Retained and Proposed Urban Trees					

MANAGEMENT REQUIRED	FREQUENCY OF MANAGEMENT AND MONITORING	REMEDIAL MEASURES	TIME OF YEAR WORKS ARE UNDERTAKEN	PROTECTED SPECIES CONSTRAINTS	ECOLOGICAL SUPERVISION REQUIRED?
Emergency Pruning	Ongoing	Limbs posing a health and safety risk will be pruned.	When required	Birds – if undertaken in breeding bird season (March to September inclusive)	No – unless undertaken in breeding bird season.
Enhanced and Proposed Mixed Scrub					
Scrub Management	Yearly following establishment	Scrub will be managed through coppicing to ensure that one species does not dominate and to limit the height to 5 m to stop natural succession to woodland.	November to December	No	No
Proposed Modified Grass					
Mowing	Ongoing	Sward will be cut to no less than 50 mm.	When required	No	No
Proposed Biodiverse Green Roof					
Plant management	Yearly following establishment	Plants will be trimmed back and removed if required with the aim of stopping single plant species dominating the habitat.	When required	No	No

Appendix IV: Habitat Condition Schedule



HABITAT	YEAR						YEARS TO TARGET CONDITION
	1	2	5	10	20	30	
Retained Urban Tree	Moderate.	Moderate.	Moderate.	Moderate.	Moderate.	Moderate.	0
Retained Native Hedgerow	Moderate.	Moderate.	Moderate.	Moderate.	Moderate.	Moderate.	0
Enhanced Mixed Scrub	Poor	Poor	Moderate	Moderate	Moderate	Moderate	5
Proposed Introduced Shrub	N/a	N/a	N/a	N/a	N/a	N/a	1
Proposed Biodiverse Green Roof	Poor	Poor	Moderate	Moderate	Moderate	Moderate	5
Proposed Mixed Scrub	Poor	Poor	Moderate	Moderate	Moderate	Moderate	5
Proposed Modified Grass	Poor	Poor	Moderate	Moderate	Moderate	Moderate	4
Proposed Urban Trees	Poor	Poor	Poor	Poor	Poor	Moderate	27
Proposed Non-native and Ornamental Hedgerow	Poor	Poor	Poor	Poor	Poor	Poor	1
Proposed Species Rich Native Hedgerow	Poor	Poor	Moderate	Moderate	Moderate	Moderate	5

APPENDIX V: LANDSCAPE LAYOUT – GROUND FLOOR AND ROOF FLOOR





LEGEND

HARD LANDSCAPE

- Proposed Block Paving For Footpath Mix of light grey and buff colour
- Proposed High Quality Flag Paving For Seating Area Light grey colour
- Proposed Block Paving For Vehicle Access Buff colour
- Proposed Trim Sett (2 Row) For Seating Area and Footpath Dark Grey colour
- Proposed Trim Sett (4 Row) For Driveway Dark Grey colour
- Proposed Gravel Loose Round Pebbles

FURNITURE

- Proposed Picnic Table
- Proposed Pergola To provide shelter from rain
- Proposed Coffee Table with Seat Cube
- Proposed Bike Rack
- Proposed Moving Planter 800mm high steel through planter with Castor

BOUNDARY TREATMENTS

- Proposed Metal Fence Refer to Architect's drawing
- Proposed Metal Fence with Pedestrian Gate Refer to Architect's drawing

LEVELS

- +41.731 Existing Level Refer to Topo drawing for more info
- +41.731 Proposed Level

ECOLOGY ENHANCEMENT

- Proposed Hedgehog Houses Indicative position only. Exact location to be advised by Ecologist.
- Proposed Bird Boxes Indicative position only. Exact location to be advised by Ecologist.
- Proposed Bat Boxes Indicative position only. Exact location to be advised by Ecologist.

SOFT LANDSCAPE

- Existing Trees to be Retained Trees to be retained and protected in line with BS5837:2012. Please refer to Arboricultural Survey by James Royston Arboriculture Ltd for more information.
- Existing Native Hedgerow to be Retained and Enhanced
- Existing Mixed Scrub to be Retained and Enhanced
- Existing Trees to be Removed
- Proposed Semi Mature Trees In Soft Landscape Semi-mature, 20-25cm girth, min. 6m height.
- Proposed Garden Trees In Soft Landscape Heavy Standard, 12-14cm girth, 3.5-4m height or Multi-stem, 2-2.5m in 50L container.
- Proposed Ornamental Wildlife Friendly Plant Proposed shrubs and flowering herbaceous plants to be planted as 3-5L pots at 3-5 per sq.m. with individual specimen shrubs.
- Proposed Native Scrub Mix Bare root stock, 60-80cm, planted at 2m2, in groups of 3-5 Plants. To be protected with spiral guards where necessary.
- Proposed Native Hedgerow Mix Instant native hedge mix, 120-150cm high, to be supplied in 90 litre troughs which are 100cm long x 30cm deep by 30cm wide. To have at least 5 native species, and at least 3 of them to be woody species such as Crataegus monogyna, Acer campestre, Corylus avellana and Euonymus europaeus. To be supplied by Evergreen Hedging or similar approved.
- Proposed Evergreen Hedgerow 100-120cm high, to be planted in 10L container with 3 per lin. m.
- Proposed Biodiverse Lawn To be WFG20 Eco Species Rich Lawn, supplied by Germinal or similar approved. To be 80:20 mix of grasses & native wildflowers.

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3. This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
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5. The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
6. All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

REVISION NOTES

Rev	By	Description	Date
E	JW	Updated in line with latest layout	08.11.24
D	JW	Tree size amended	09.05.24
C	JW	Updated in line with arb's comments	08.05.24
B	JW	Updated in line with latest layout	07.05.24
A	JW	Updated in line with ecologist's comments	15.04.24

Client
Mia James

Project
Renshaw House Manchester

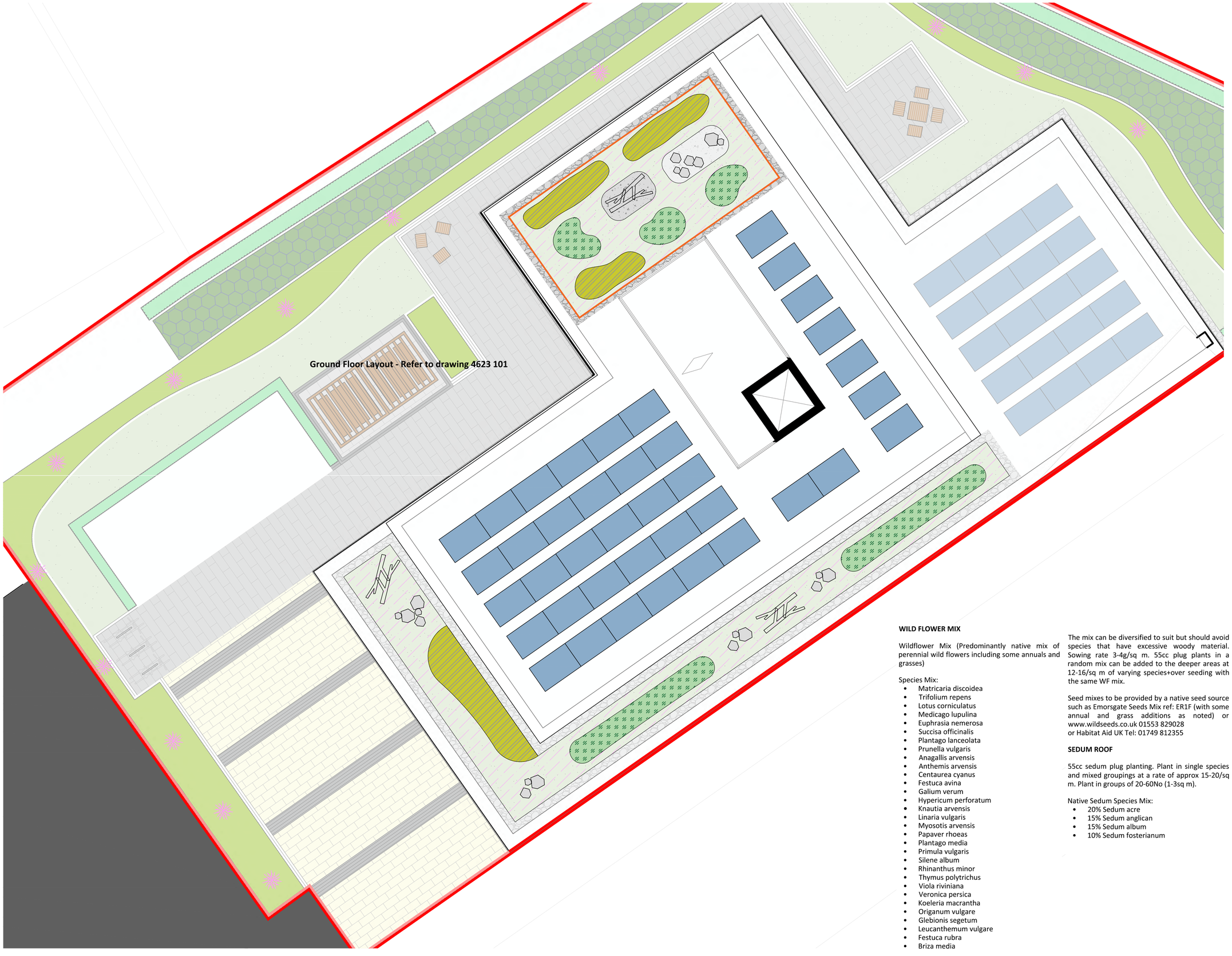
Description
Landscape Layout - Ground Floor

Status
For Approval

Scale @ A2	Drawn	Checked	Date
1:200	JW	MW	27.03.24
Job number	Drawing number		Revision
4623	101		E

N

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LEGEND
SOFT LANDSCAPE

Proposed Wild Flower Mix
Wildflower Mix (Predominantly native mix of perennial wild flowers including some annuals and grasses).

Proposed Native Sedum Plug Plants
Native Sedum Plants in shallow 80mm substrate depth.

Proposed Wild Flower / Grasses Plug Plants
To be added at 150mm depths of extensive substrate.

Proposed Pebbles Margin
Placed to perimeter of podium garden.
Size: 20/40mm dia.
Colour: Blend of grey and brown.

Proposed Gravel
Locally sourced rubble, gravel, spoil mixed with lightweight substate (aggregate 25mm to dust).

Proposed Deadwood
Native deadwood logs, 1m x 100-200mm dia.

Proposed Boulders
200-300mm dia only where stone piles indicated.

Proposed Aluminum Edging
Variation: Rigid
Finish: Anodic Bronze.
To be AluExcel by Kinley or similar approved.

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WILD FLOWER MIX

Wildflower Mix (Predominantly native mix of perennial wild flowers including some annuals and grasses)

Species Mix:

- Matricaria discoidea
- Trifolium repens
- Lotus corniculatus
- Medicago lupulina
- Euphrasia nemerosa
- Succisa officinalis
- Plantago lanceolata
- Prunella vulgaris
- Anagallis arvensis
- Anthemis arvensis
- Centaurea cyanus
- Festuca avina
- Galium verum
- Hypericum perforatum
- Knautia arvensis
- Linaria vulgaris
- Myosotis arvensis
- Papaver rhoeas
- Plantago media
- Primula vulgaris
- Silene album
- Rhinanthus minor
- Thymus polytrichus
- Viola riviniana
- Veronica persica
- Koeleria macrantha
- Origanum vulgare
- Glebionis segetum
- Leucanthemum vulgare
- Festuca rubra
- Briza media

The mix can be diversified to suit but should avoid species that have excessive woody material. Sowing rate 3-4g/sq m. 55cc plug plants in a random mix can be added to the deeper areas at 12-16/sq m of varying species+over seeding with the same WF mix.

Seed mixes to be provided by a native seed source such as Emorsgate Seeds Mix ref: ER1F (with some annual and grass additions as noted) or www.wildseeds.co.uk 01553 829028
or Habitat Aid UK Tel: 01749 812355

SEDUM ROOF

55cc sedum plug planting. Plant in single species and mixed groupings at a rate of approx 15-20/sq m. Plant in groups of 20-60No (1-3sq m).

Native Sedum Species Mix:

- 20% Sedum acre
- 15% Sedum anglican
- 15% Sedum album
- 10% Sedum fosterianum

REVISION NOTES

Rev	By	Description	Date
C	JW	Updated in line with latest layout	08.11.24
B	JW	Minor amendments	14.05.24
A	JW	Updated in line with latest layout	07.05.24

N

Client
Mia James

Project
Renshaw House Manchester

Description
Landscape Layout - Roof Floor

Status
For Approval

Scale @ A2	Drawn	Checked	Date
1:100	JW	MW	27.03.24

Job number	Drawing number	Revision
4623	102	C

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