LATOS MANCHESTER EAST

Design Development
RIBA Stage 3
April 2026

2530-CWS-XX-XX-DO-L-1000 Revision : P02

CW Studio
Landscape Architects

Contents

01 Introduction

Site Location 04

02 Site Analysis

Existing Site 06
Photo Location Plan 07
Existing Internal Site Photos 1-2 08
Existing Internal Site Photos 3-4 09
Existing Surrounding Site Photos 1-2 10
Existing Surrounding Site Photos 3-4 11
Existing Surrounding Site Photos 5-6 12
Existing Surrounding Site Photos 7 13

03 Landscape Design

Tree Removal Plan 15
Illustrative Plan 16
Boundary Treatment Plan 17
Sections 18
Trees 19
Native Hedge 20
Scrub 21
Turf, Materials, Furniture & Habitat Products 22

Document Control:

Project	Latos Manchester East	Prepared by	JP
Client	Latos Manchester Limited	Checked by	SC
Document Title	Design Development	Approved by	CW
Document Number	2530-CWS-XX-XX-DO-L-1000	Revision	P02
		Date	22/04/2026

CW Studio

Studio Nine
9 Stevenson Square
Manchester
M1 1DB

0161 464 3895
info@cwstudio.co.uk

cwstudio.co.uk

01 Introduction

CW Studio
Landscape Architects

01 Introduction
Site Location

The site is bounded by Bower Street to the north and the Rochdale Canal to the south. The surrounding context is predominantly industrial in character, with nearby warehouse units and brownfield sites, many of which are secured by perimeter fencing.

Residential areas are also present in the vicinity, comprising terraced housing arranged in linear rows and cul-de-sacs, accompanied by areas of mown grass and scattered tree planting.

The land between Oldham Road and the residential properties to its south contains a number of semi-mature trees, which provide an effective visual and green buffer to the road corridor.



Studio Nine,
9 Stevenson Square,
Manchester
M1 1DB

0161 464 3895
info@cwstudio.co.uk

cwstudio.co.uk

02 Site Analysis

CW Studio
Landscape Architects

02 Site Analysis
Existing Site

The site comprises a mix of tarmac and soft landscape, which has naturally rewilded into a pioneer brownfield habitat supporting mature trees, shrubs, and groundcover.

Its proximity to the canal corridor contributes to its ecological value, creating a wildlife-rich environment. The limited human access presents an opportunity to further enhance habitats and provide additional foraging resources for species moving along this corridor.

At present, the site is accessible from the canal towpath and is visible from the northern, eastern, and southern boundaries. Existing boundary treatments include a dilapidated brick wall and sections of palisade fencing.

- Site Boundary
- Roads
- Train Tracks
- Rochdale Canal
- Trees
- Scrubby Brownfield
- Mown Lawn
- Mown meadow
- Homes
- Industrial Buildings
- Other Businesses



Studio Nine,
9 Stevenson Square,
Manchester
M1 1DB

0161 464 3895
info@cwstudio.co.uk

cwstudio.co.uk



Studio Nine,
9 Stevenson Square,
Manchester
M1 1DB

0161 464 3895
info@cwstudio.co.uk

cwstudio.co.uk

02 Site Analysis
Existing Internal Site Photos 1-2



Internal 1



Internal 2

02 Site Analysis
Existing Internal Site Photos 3-4



Internal 3



Internal 4

02 Site Analysis

Existing Surrounding Site Photos 1-2



External 1



External 2

02 Site Analysis
Existing Surrounding Site Photos 3-4

SITE



External 3

SITE



External 4

02 Site Analysis
Existing Surrounding Site Photos 5-6



External 5



External 6

02 Site Analysis
Existing Surrounding Site Photos 7



External 7

C S W

03 Landscape Design

CW Studio
Landscape Architects

03 Landscape Design
Tree Removal Plan



KEY

Existing

- Site Boundary
- Existing Trees / Groups Removed
  Refer to arboricultural report for more details
- Category A Tree / Group
  Refer to arboricultural report for more details
- Category B Tree / Group
  Refer to arboricultural report for more details
- Category C Tree / Group
  Refer to arboricultural report for more details
- Existing Root Protection Areas (RPA)
  Refer to arboricultural report for more details
- Existing Root Protection Areas (RPA)
  Refer to arboricultural report for more details

03 Landscape Design
Illustrative Plan

1. Modular power units and generators
2. Service yards
3. Vehicle holding area
4. Staff parking with EV charging points
5. Proposed substations
6. Proposed bin store
7. Proposed cycle store



Existing Trees
Refer to arboricultural report for more details

Existing Tree Groups
Refer to arboricultural report for more details

Existing Tree/Group RPA
Refer to arboricultural report for more details

Proposed Trees - 120no.
A selection of trees have been selected for their suitablility to site, biodiversity value and seasonal interest.
PT01 - 12no. Betula pendula (Silver Birch), 14-16cm girth
PT02 - 19no. Corylus avellana (Hazel), 14-16cm girth
PT03 - 10no. Crateagus monogyna (Hawthorn), 18-20cm girth
PT04 - 11no. Prunus avium (Wild Cherry), 14-16cm girth
PT05 - 18no. Sorbus torminalis (Wild Service), 14-16cm girth
PT06 - 9no. Malus sylvestris (Crab Apple), 14-16cm
PT07 - 7no. Quercus robur (English Oak), 18-20cm girth
PT08 - 10no. Black Poplar (Populus nigra betulifolia), 14-16cm girth
PT09 - 8no. Austrian Pine (Pinus nigra), 18-20cm girth
PT10 - 16no. Goat Willow (Salix caprea), 14-16cm girth

Proposed Native Hedge - 544 lin. m
Crataegus monogyna 50%, 90-120cm
Prunus spinosa 15%, 90-120cm high
Ilex aquifolium 5% 60cm
Rosa canina 10%, 90-120cm
Corylus avellana 10%, 90-120cm

Proposed Scrub - 2386m²
Existing areas of scrub to be extended, enhanced and gapped up where needed.

Proposed Meadow Sun Tolerant - 1152m²
Sun-tolerant wildflower mix
Product: WFT-Landscape-34
Manufacturer: Wildflower Turf (or similar approved)

Proposed Meadow Shade Tolerant - 1107m²
Shade-tolerant wildflower mix
Product: WFT-Shade-41
Manufacturer: Wildflower Turf (or similar approved)

Proposed Sedum Roof - 20m²
Product: Lightweight Sedum Roof System
Manufacturer: The Green Roof Company

Proposed High Level Green Screen
Hyvert Premium, Living Wall screen to plant at high level to gantry

Proposed Low Level Green Screen
Hyvert Biodiversity, Living Wall screen to plant at ground level

Proposed Deadwood Hibernacule - 7no.
Existing felled trees logs to be used to create deadwood piles in the locations shown.
At least 1m high by 2m wide.

Proposed Bird Nest Boxes - 4no.
Vivara Pro: Nest Box Oval x3, Kingfisher Nest Box x1 (or similar approved)

Proposed Bat Roost Boxes - 2no.
Vivara Pro: Bat Tree Box x2 (or similar approved)

Asphalt (Vehicular) - 2209m²

Asphalt (Pedestrian) - 74m²

Welcome Area Paving - 336m²
Marshalls Farnley Setts or similar approved

Green Gap Paving - 75m²
Hardscape HydroLineo Green Gap Paving

Road Kerb - 330 lin. m

Conservation Kerb - 470 lin. m

Secure SR2 Fence Line

Secure Armco Fence Line

IVM Bollards, Retractable

IVM Bollards, Static

Removable Bollards

Security Gate

Pedestrian Gate
To match secure fence style and colour

Cycle Store
The Bike Storage Company,
10 Space Amazon Eco Cycle Shelter with sedum roof

Bin Store
The Bike Storage Company,
Clements Refuse Store with sedum roof

03 Landscape Design
Boundary Treatment Plan



KEY

Proposed Secure SR2 Fence Line
Height: 3m / set within gravel border

Secure Armco Fence Line

Retractable HVM Bollards
194 Frontier Pitts, HVM Automatic rising terra Universal bollard 245mm dia.

Anti-Ram Bollards, Telescopic
190 Frontier Pitts, PAS 68 Static Terra Jupiter Bollards

Removable Bollards
196 Frontier Pitts PAS 68 HVM removeable static terra Jupiter bollard, manual 273mm dia

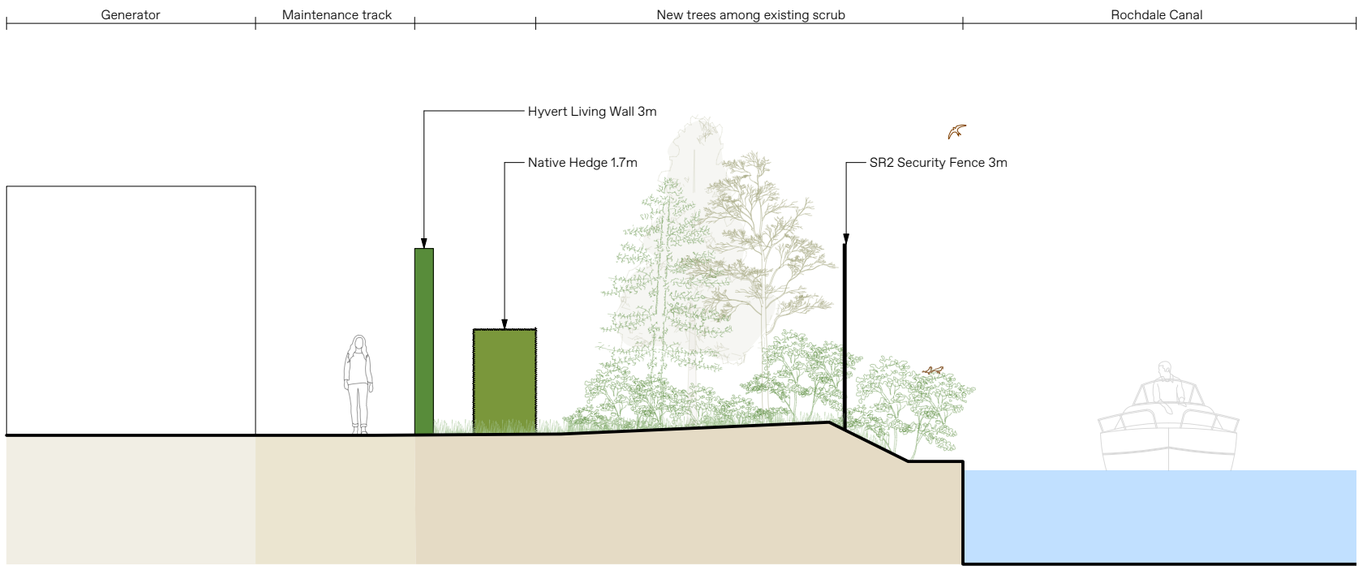
Security Gate
Bifold SR3 Security Gates, Automatic.

Pedestrian Gate
To match secure fence style and colour

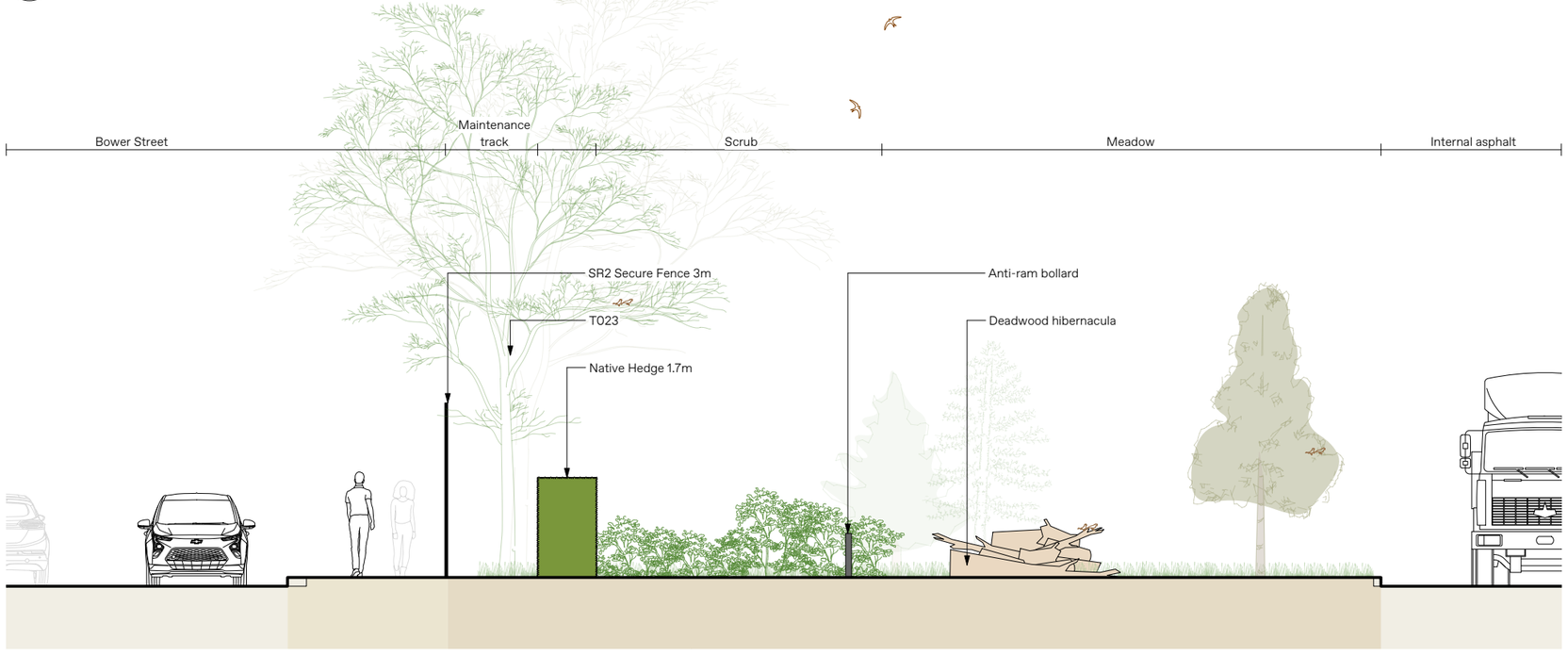
Proposed Hyvert Living Wall - 30 lin. m
Hyvert Living Wall screen to plant at high level to gantry

Proposed Hyvert Living Wall - 92 lin. m
Hyvert Living Wall screen to plant at ground level

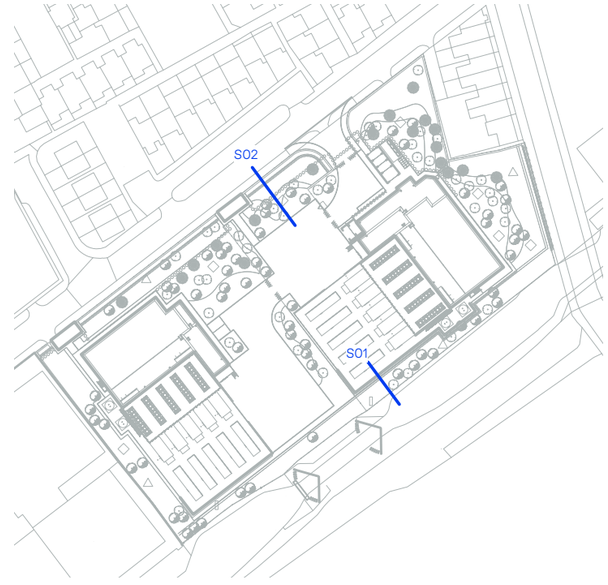
03 Landscape Design
Sections



S01 Section through south site boundary
Scale: 1:50



S02 Section through north site boundary
Scale: 1:50



03 Landscape Design
Trees

The existing trees on site will be maintained where possible, as they already provide a significant biodiversity and visual benefit. Existing trees to be removed will be replaced like for like.

New trees to be planted will enhance the existing habitat and visual screening to boundaries.

Native trees of different ages will be planted to provide ecological variety and enhance the landscape's resilience. Species that can tolerate periods of drought and excess rainfall will be preferred, which is how climate models predict the region's rainfall will change in the lifetime of these trees. Trees common in the south of England will also be selected as the northern climate becomes more like the south due to global warming.

Existing trees that need to be removed will be reused on site - stacking trunks and branches to create invertebrate habitat, with some trunks and roots left in the ground as standing deadwood (vital for wildlife).



Betula pendula



Quercus robur



Crataegus monogyna



Prunus avium



Sorbus torminalis



Malus sylvestris



Corylus avellana

n = native

Studio Nine,
9 Stevenson Square,
Manchester
M1 1DB

0161 464 3895
info@cwstudio.co.uk

cwstudio.co.uk

03 Landscape Design
Native Hedge

The hedgerow will primarily be planted to provide a visual and secure screen to the site. A mix of evergreen and dense deciduous species will be selected, thorny varieties preferred.

The hedgerow will also provide significant biodiversity benefits, and resilient, native species will be chosen with the same philosophy as tree species selection. Fruiting species that can be foraged by birds will be prioritised.



Crataegus monogyna



Prunus spinosa



Ilex aquifolium



Rosa canina



Corylus avellana

e = evergreen n = native

Studio Nine,
9 Stevenson Square,
Manchester
M1 1DB

0161 464 3895
info@cwstudio.co.uk

cwstudio.co.uk

03 Landscape Design
Scrub

Scrub is a planting typology that includes wild, shrubby, sometimes thorny or rambling species.

These species grow, spread and knit together they can form reasonably dense areas of planting (unless managed otherwise). Place around the site, they create another layer of security by design.

This also creates a space for wildlife away from people - many birds, mammals and insects will occupy this new habitat and blossom, fruit, dead leaves and dead wood in this space will provide food & shelter.



Prunus spinosa



Cytisus scoparius



Ligustrum vulgare



Ulex europaeus



Lonicera periclymenum



Viburnum opulus



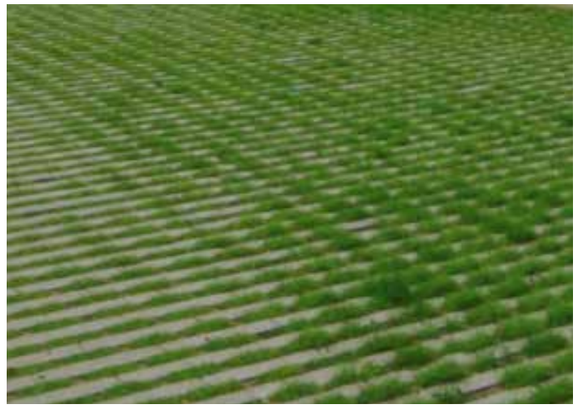
Rosa arvensis

e = evergreen n = native

03 Landscape Design
Turf, Materials, Furniture & Habitat Products



Marshalls Permeable Farnley Setts (Charcoal Multi)



Hardscape HydroLineo Green Gap Paving



Hibernacula (made with timber from felled trees on site)



Vivara Pro Nest Box Oval



Vivara Pro Kingfisher Nest Box



Vivara Pro Bat Tree Box



Landscape 34 Wildflower Turf (for sunshine)



Shade Tolerant Wildflower Turf



Lightweight Sedum Roof System



Hyvert.ai External Living Wall

CW Studio Sustainability Principles



Material Choice
Conscious specification of materials



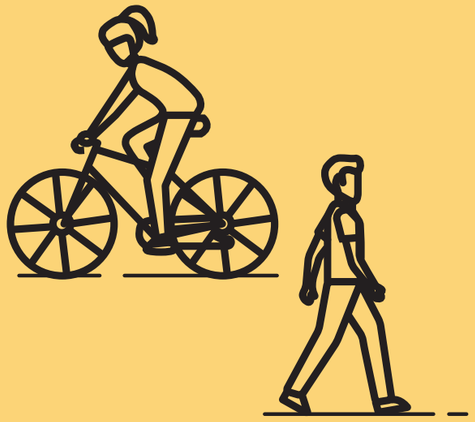
Soil Management
Utilisation of on site materials, minimising imported growing medium, NO PEAT



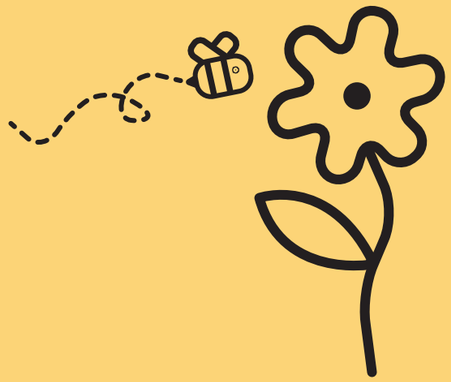
Waste Reduction
Utilise existing features, re-use materials, reduce off site waste



Trees and Habitat
Integration and enhancement of existing trees and habitat, where selective removal is required materials will be re-utilised



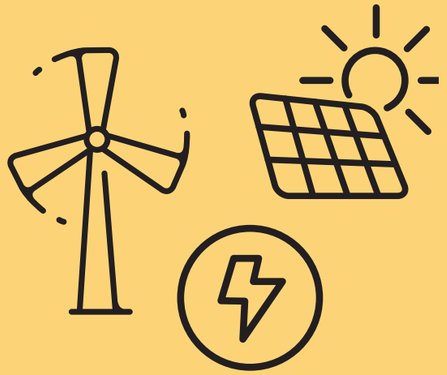
Active Travel
Enabling sustainable travel to be the easy choice for local trips



Planting Choice
Diversity of species for climate resilience, provision for pollinators and tolerance of drought conditions



Water Management
Designing for sustainable drainage and reduction in water usage



Energy
Utilisation of renewable sources for electricity

CW Studio
Landscape Architects

Studio Nine
9 Stevenson Square
Manchester
M1 1DB

0161 464 3895
info@cwstudio.co.uk

cwstudio.co.uk