

**Trees -** (Average Height / Average Spread / Growth Rate) \*\*/Suitability for Hedgerows

- 01 - Alder (Common) *Alnus Glutinosa* ( 6-15m / 50m / Fast )
- 02 - Alder (Common) *Alnus Glutinosa* ( 6-15m / 50m / Fast )
- 03 - Silver Birch *Betula pendula* ( 6-15m / 50m / Fast ) \*
- 04 - Holly *Ilex Aquifolium* ( 6-15m / 50m / Fast )
- 05 - Hawthorn *Crataegus Monogyna* ( 6-15m / 50m / Fast )
- 06 - Hawthorn *Crataegus Monogyna* ( 6-15m / 50m / Fast )
- 07 - Maple *Acer campestre*( ≥15m / 6-15m / Fast ) \*\*
- 08 - Hawthorn *Crataegus Monogyna* ( 6-20m / 50m / Fast )
- 09 - Holly *Ilex Aquifolium* ( 6-15m / 50m / Fast )
- 10 - Hawthorn *Crataegus Monogyna* ( 6-15m / 50m / Fast )
- 11 - Cherry (Wild) *Prunus Avium* ( 6-15m / 50m / Fast )
- 12 - Common Beech *Fagus Sylvatica* ( ≥16m / 6-15m / Mod )
- 13 - Silver Birch *Betula pendula* ( 6-15m / 50m / Fast ) \*
- 14 - Maple *Acer campestre*( ≥15m / 6-15m / Fast ) \*\*
- 15 - Maple *Acer campestre*( ≥15m / 6-15m / Fast ) \*\*
- 16 - Maple *Acer campestre*( ≥15m / 6-15m / Fast ) \*\*
- 17 - Holly *Ilex Aquifolium* ( 6-15m / 50m / Fast )
- 18 - Holly *Ilex Aquifolium* ( 6-15m / 50m / Fast )

**KEY**

- existing hedgerow retained - H3 & H2
- existing trees retained
- proposed heavy standard (12-14 cm girth) and selected standard (10-12 cm girth) tree
- proposed standard (8-10 cm girth) and light standard (6-8 cm girth) tree
- front garden shrub planting
- bin storage compound
- private garden areas
- proposed amenity grass seed
- block paving to private drives, access way and communal parking areas
- tarmac road roadway
- path
- site boundary
- living wall fence
- border shrub planting
- 1.8m high timber screen fence - see detail 1.

**Tree Planting**

Extra heavy and heavy standard trees will be planted within key focal points of the development. This will create instant visual impact and serve to break up built mass. Within front gardens selected standard and standard trees will be used, planted in locations to soften the streetscene. Larger native tree species to be planted in the open space.

**Grass areas**

- Typical Grass Seed Mixture**
- 15% Greenfair dwarf amenity ryegrass – Lolium perenne
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  - 20% Broadway smoothstalked meadowgrass – Poa pratensis
  - 30% Helena slender creeping red fescue – Festuca rubra litoralis
  - 20% Callopie chewing fescue – Festuca rubra commutata

**Ground preparation and sowing for grassed areas.**  
Clear the ground of any weeds before sowing by using a systemic weed killer &/or cultivate it 'organically' by tilling the soil repeatedly during the dry summer months. To prepare the ground, kill and remove all weeds grass and stones.

Make the seedbed firm, when walked on. Sand can be spread on clay soil.  
Bury seed to 3mm on dry soils.  
After sowing wildflower seed, rake the soil very lightly and follow with a light rolling to barely cover the seeds.  
Sowing mid March to late May or into July if wet and again in late August to late September.

**Shrub Planting**

A mix of evergreen and deciduous shrubs, that are of known wildlife value, will be planted within front gardens and communal car park areas to create an attractive streetscene with all year round colour and interest. A mix of medium/low shrubs will be planted to shrub beds with medium/large varieties used against walls and fences.

- Species to be selected from : @ 3/4 density per sq.m.
- Berberis media 'Parkjuweel' - 30-45cm @ 3 sq.m
  - Cotoneaster conspicuus 'Diocorus' - 30-40 dia @ 3 sq.m
  - Hebe albicans - 20-30 dia @ 4 sq.m
  - Hebe 'Mrs Winder' - 20-30 dia @ 4 sq.m
  - Prunus laurocerasus 'Otto Luken' 30-40cm @ 3 sq.m
  - Pyracantha rogersiana - 60-80 cm @ 2 sq.m
  - Senecio 'Sunshine' - 20-30 cm @ 3 sq.m
  - Spiraea japonica 'Goldflame' - 20-30cm @ 3 sq.m
  - Viburnum davidii - 20-30cm @ 4 sq.m

**GENERAL NOTES**

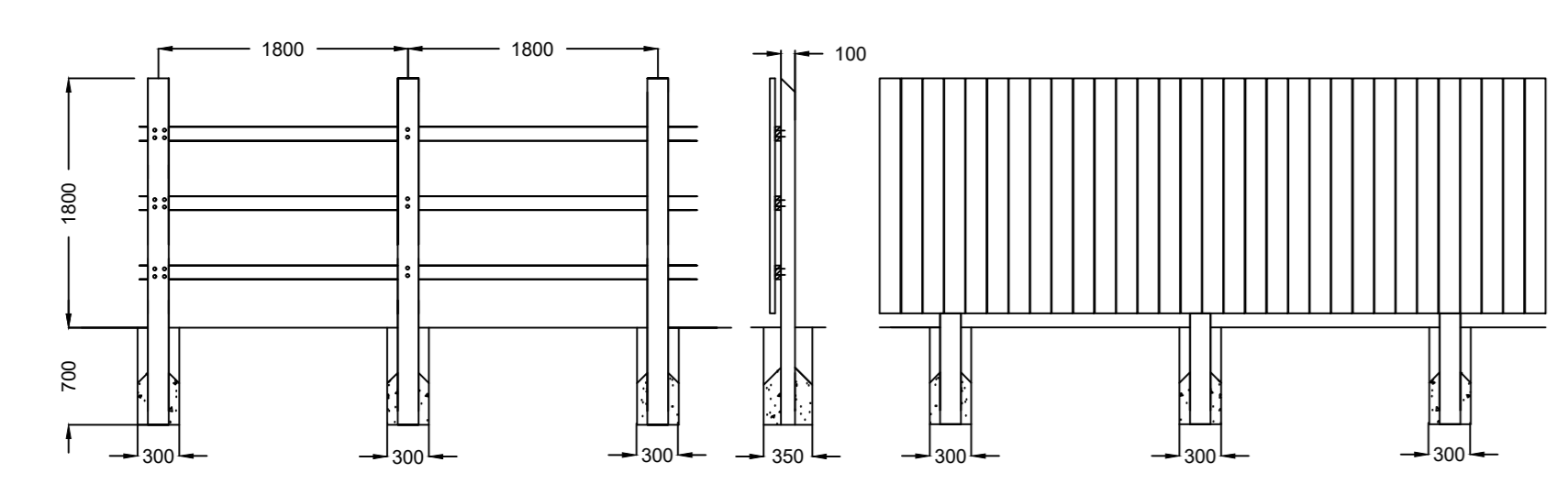
**INDIVIDUAL TREES**  
Individual trees shall be planted as follows:  
Trees should be planted in areas previously cleared of all weeds, grass and vegetation.  
The trees are to be of 'Selected Standard' size, 10-12 cm girth, 2.75-3.0 metres tall, bareroot or rootballed and healthy and vigorous.  
Trees should be planted in planting holes 1.2m x 1.2m x 900mm deep, with the topsoil mixed with a minimum of 20 litres of suitable tree planting compost and replaced carefully around the roots and lightly compacted every 150mm layer.  
Trees should be supported with a treated timber stake and rubber ties and protected from both rabbit and stock damage. This may require the construction of sufficiently robust timber guards of a size appropriate for the type of stock kept in the field.  
It is recommended that an area at the base of each tree of 1.5 metre diameter in area is maintained weed free for a period of 3 years following planting.

- Trees in open space to be heavy standard
- Trees in other space to be standard
- All trees to have straight stems and well shaped heads
- Trees to be planted in accordance with BS4428 (1989)
- Shrubs to be planted in drifts of - 3 for large shrubs / 7 for smaller shrubs - in accordance with BS4428 ( 1989 )

**Tree Protection**

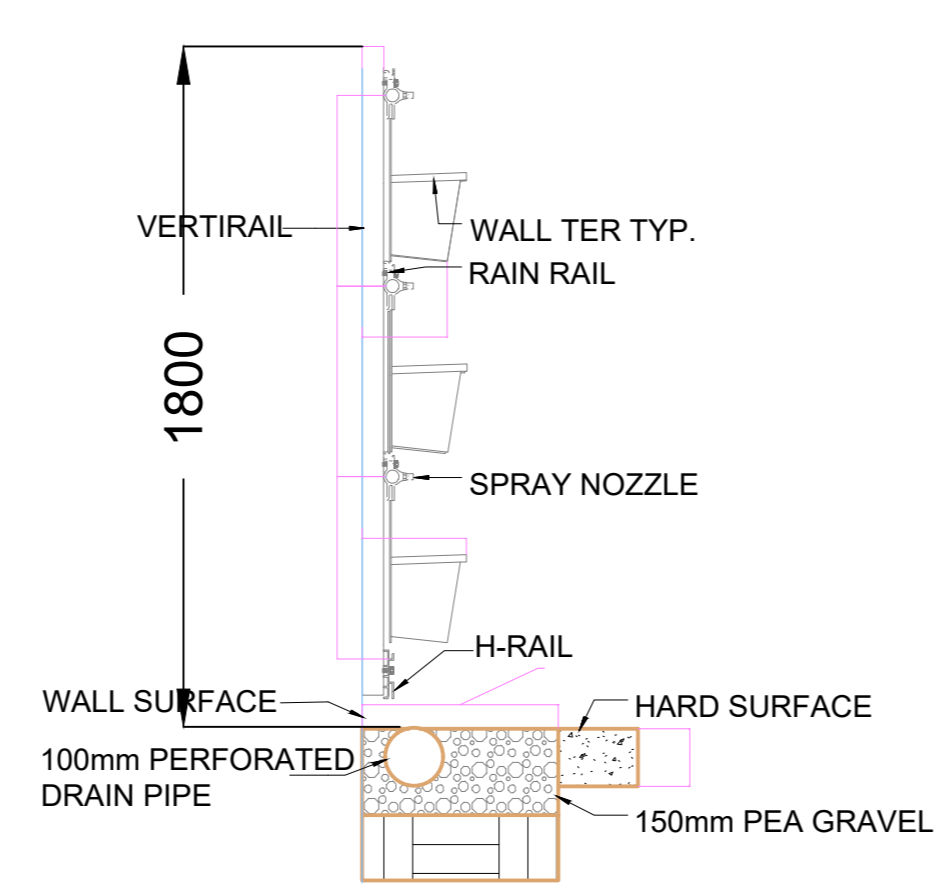
The following to be read in conjunction with the tree report on the approved outline permission. All work to be undertaken by qualified and certified Tree Surgeons in accordance with BS:2998:2010.  
Existing trees to be protected on site during site works by a tree protective barrier, secured to a scaffold tubing framework with fluorescent tape to top rail. Protective fencing to be erected on the canopy drip line where possible.  
Laminated signs to be fixed to posts at 1.0m intervals with the words: 'PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN PROTECTED AREA.'  
No fires to be lit within 5m of tree canopy spread. Any excavation work beneath tree canopy to be carried out by hand.

TYPICAL FENCE DETAIL 1 - 1:50



- NOTE: ALL TIMBER IS TO BE APPROVED SOFTWOOD UNLESS OTHERWISE SPECIFIED PRIOR TO BEING TREATED.
1. PRESERVATIVE TO BE TANKED TO & ABOVE GROUND LEVEL TO PROTECT ALL SURFACES IN CONTACT WITH THE GROUND.
  2. ALL NAILS SHALL BE 100 X 5 OR 100 X 4 ROUND WIRE GALVANIZED TO B.375 (AS SPECIFIED).
  3. POSTS SHALL BE 100 X 100 X 2200 AT A MAXIMUM OF 1000mm BETWEEN POSTS. ALL POSTS TO BE 100 X 100 X 2200 AT A MAXIMUM OF 1000mm BETWEEN POSTS. ALL POSTS TO BE 100 X 100 X 2200 AT A MAXIMUM OF 1000mm BETWEEN POSTS. ALL POSTS TO BE 100 X 100 X 2200 AT A MAXIMUM OF 1000mm BETWEEN POSTS.
  4. FACE TO BE 100 X 220mm SOFTWOOD BORDERS ARRANGED VERTICALLY AND FIXED WITH 30mm NAILS TO PALES.
  5. NAILS SHALL BE 38 X 100 BUTT JOINTS STAGGERED AT 50mm. TWO NAIL NAILS PER JOINT FOR END JOINTS. THE JOINTS NO END SPLITS SHALL BE PERMITTED.
  6. FACE TO BE 100 X 220mm SOFTWOOD BORDERS ARRANGED VERTICALLY AND FIXED WITH 30mm NAILS TO PALES.
  7. FENCE SHALL BE DIRECTED TO FOLLOW THE PROFILE OF THE GROUND.
  8. END POSTS SHALL BE 100 X 100 X 2200 SHIMS ORIENTED AND SHALL EITHER BE NOTICED OR LET IN FLUSH TO FACE, AS DIRECTED.
  9. WEATHERED TOPS TO POSTS SHALL BE CUT ACCURATELY AND NEARLY FREE FROM SPLITS, BOUNCES AND SPENT ENDINGS. CHAIN BAWB SHALL NOT BE USED.

LIVING WALL DETAIL 1 - 1:20



**Notes:**  
All work is to be carried out to the latest British standards Codes of Practice and recognised working practices.  
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.  
All dimensions are in millimetres unless where explicitly shown otherwise.  
The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies.  
Do not scale off the drawings, if in doubt ask.  
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

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**LANDSCAPE PLAN**  
Site: Land rear of Standridge & Rocklea  
Whalley Road  
Billington  
Client: Reedley Properties Ltd  
Date: 18.09.18 Scale: 1:100 @ A0  
Project No: REED -14 Dwg 09 Drawn: BS  
Amendments:

