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For details of the trees and tree groups indicated on the drawing reference should be made to the Arboricultural Impact Assessment report, which contains separate details and commentary in respect of the individual trees and the tree groups; this document must be read and considered prior to any work on any trees or shrubs on the site. The tree protection fencing is to be erected to the details contained within the report

The existing poor quality hedging to the site boundary abutting the highway is to be removed as indicated by the dashed line

A new 900mm high timber post and rail fence is to be erected to the rear of the visibility splay sight line as indicated, which will provide protection to the newly planted hedge and also define the line of the visibility to which the hedge must be trimmed

A new blackthorn hedge is to be planted to the rear of the new timber post and rail fence to replace the existing hedge

The verge between the visibility splay sight lines and the highway is to be maintained as a grass verge

900mm maximum height dwarf boundary wall built in 215mm thick brickwork to front areas of the properties indicated; thus: facing bricks to match the existing brick type of the property to which it is attached

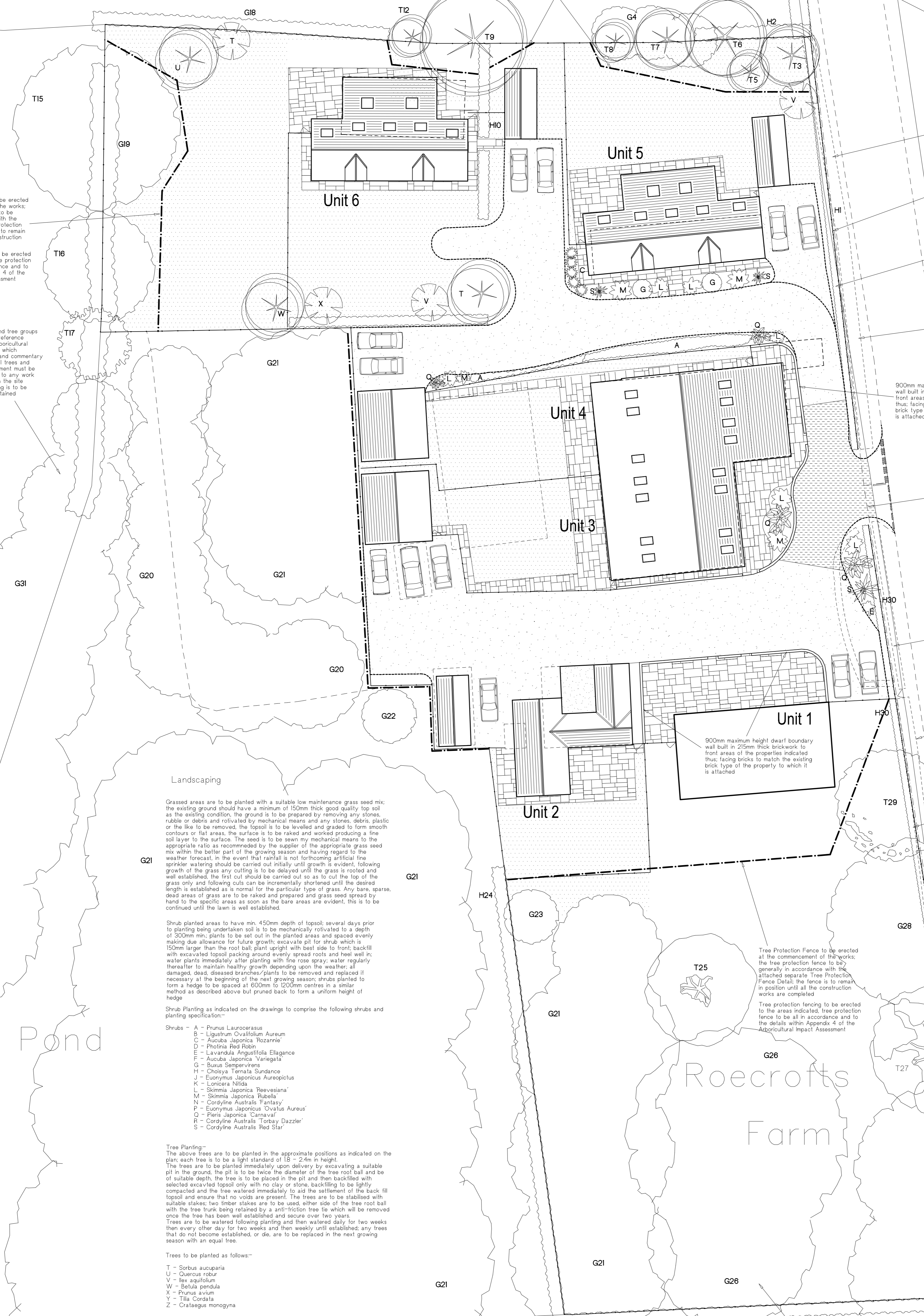
Visibility splays to each side of the entrance to be provided 2.5m back from the road and 10.2m along the adopted highway, to afford improved visibility for the egress of vehicles to the highway

The verge between the visibility splay sight lines and the highway is to be maintained as a grass verge

The existing poor quality hedging to the site boundary abutting the highway is to be removed as indicated by the dashed line

A new blackthorn hedge is to be planted to the rear of the new timber post and rail fence to replace the existing hedge

A new 900mm high timber post and rail fence is to be erected to the rear of the visibility splay sight line as indicated, which will provide protection to the newly planted hedge and also define the line of the visibility to which the hedge must be trimmed



**Landscaping**

Grassed areas are to be planted with a suitable low maintenance grass seed mix; the existing ground should have a minimum of 150mm thick good quality top soil as the existing condition, the ground is to be prepared by removing any stones, rubble or debris and rotavated by mechanical means and any stones, debris, plastic or the like to be removed, the topsoil is to be levelled and graded to form smooth contours or flat areas, the surface is to be raked and worked producing a fine soil layer to the surface. The seed is to be sown by mechanical means to the appropriate ratio as recommended by the supplier of the appropriate grass seed mix within the better part of the growing season and having regard to the weather forecast; in the event that rainfall is not forthcoming artificial fine sprinkler watering should be carried out initially until growth is evident, following growth of the grass any cutting is to be delayed until the grass is rooted and well established; the first cut should be carried out so as to cut the top of the grass only and following cuts can be incrementally shortened until the desired length is established as is normal for the particular type of grass. Any bare, sparse, dead areas of grass are to be raked and prepared and grass seed spread by hand to the specific areas as soon as the bare areas are evident; this is to be continued until the lawn is well established.

Shrub planted areas to have min. 450mm depth of topsoil; several days prior to planting being undertaken soil is to be mechanically rotavated to a depth of 300mm min; plants to be set out in the planted areas and spaced evenly making due allowance for future growth; excavate pit for shrub which is 150mm larger than the root ball; plant upright with best side to front; backfill with excavated topsoil packing around evenly; spread roots and heel well in; water plants immediately after planting with fine rose spray; water regularly thereafter to maintain healthy growth depending upon the weather; all damaged, dead, diseased branches/plants to be removed and replaced if necessary at the beginning of the next growing season; shrubs planted to form a hedge to be spaced at 600mm to 1200mm centres in a similar method as described above but pruned back to form a uniform height of hedge

Shrub Planting as indicated on the drawings to comprise the following shrubs and planting specification:-

Shrubs - A - Prunus Laurocerasus  
 B - Ligustrum Ovalifolium Aureum  
 C - Aucuba Japonica Rozannie  
 D - Photinia Red Robin  
 E - Lavarulda Angustifolia Ellagance  
 F - Aucuba Japonica Variegata  
 G - Buxus Sempervirens  
 H - Choisya Ternata Sundance  
 J - Euonymus Japonicus Aureopictus  
 K - Lonicera Nitida  
 L - Skimmia Japonica Reevesiana  
 M - Skimmia Japonica Rubella  
 N - Cordyline Australis Fantasy  
 P - Euonymus Japonicus Ovatus Aureus  
 Q - Pieris Japonica Carnaval  
 R - Cordyline Australis Torbay Dazzler  
 S - Cordyline Australis Red Star

**Tree Planting:-**

The above trees are to be planted in the approximate positions as indicated on the plan; each tree is to be a light standard of 15 - 24m in height

The trees are to be planted immediately upon delivery by excavating a suitable pit in the ground, the pit is to be twice the diameter of the tree root ball and be of suitable depth; the tree is to be placed in the pit and then backfilled with selected excavated topsoil only with no clay or stone; backfilling to be lightly compacted and the tree watered immediately to aid the settlement of the back fill topsoil and ensure that no voids are present. The trees are to be stabilised with suitable stakes; two timber stakes are to be used, either side of the tree root ball with the tree trunk being retained by a anti-friction tree tie which will be removed once the tree has been well established and secure over two years.

Trees are to be watered following planting and then watered daily for two weeks then every other day for two weeks and then weekly until established; any trees that do not become established, or die, are to be replaced in the next growing season with an equal tree.

Trees to be planted as follows:-

T - Sorbus aucuparia  
 U - Quercus robur  
 V - Ilex aquifolium  
 W - Betula pendula  
 X - Prunus avium  
 Y - Tilia Cordata  
 Z - Crataegus monogyna

**Fences & Walls.**

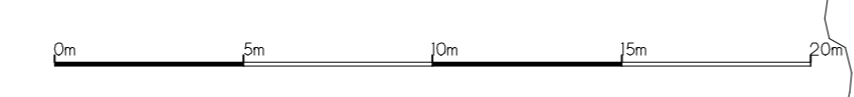
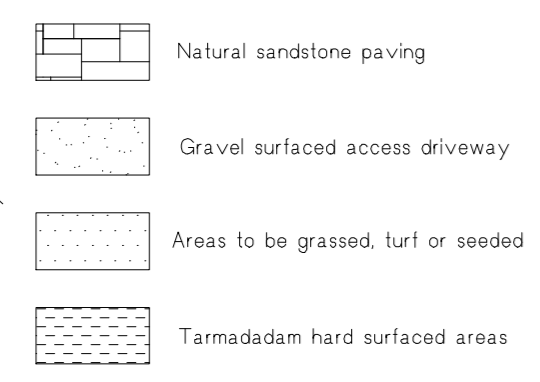
Fences to the rear amenity areas of the properties to be 1800mm high vertical board timber fences with timber rails and posts to maintain privacy.

Any fences to the front elevations of the properties to be 900mm high vertical board timber fences

Brickwork boundary walls to the rear amenity areas of properties to be 1800mm high 215mm thick brickwork walls with attached piers as required for stability to be built in the same brick, or a complementary brick in the case of converted buildings, as the property to which it is attached to.

Similarly, brickwork walls to the front areas of properties, where no separation of the private amenity space is required to be maximum 900mm high 215mm thick brickwork walls in matching facing brickwork

Gates to the rear amenity areas of the properties to be timber vertical board gates with galvanised steel gate ironmongery all too match the vertical board timber fences



**Existing Trees, Shrubs & Hedges:-**

For details of the existing trees, shrubs and hedges to be removed and also for those to be retained, as well as cross referencing the tree labels on this drawing reference should be made to the Arboricultural Impact Assessment report, which contains more details and descriptions in connection with individual trees and groups of trees on the site. The report is attached to the planning application and should be read in conjunction with this drawing. The report also details the specification of the tree protection fence to be utilised. The report details the trees to be retained as indicated on this drawing.

For details of the trees and tree groups indicated on the drawing reference should be made to the Arboricultural Impact Assessment report, which contains separate details and commentary in respect of the individual trees and the tree groups; this document must be read and considered prior to any work on any trees or shrubs on the site. The tree protection fencing is to be erected to the details contained within the report

REVISIONS Date By		<b>TITLE:</b> <b>PROPOSED SITE LANDSCAPE PLAN</b>	<b>SITE:</b> Proposed Re-Development of Roecrofts Farm, Ulnes Walton Lane, Ulnes Walton, Leyland, Lancashire. PR26 8LT.	 t: 01287 450638 m: 07831 676079 e: David@warwickconsultancy.co.uk www.warwickconsultancy.co.uk
SCALE 1:200 DATE 07/21 DRAWING No. D410/P20				