

By email
23 January 2025

Helen Pressley
Bury Council
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Our ref 292852-00

Dear Helen,

Discharge of Condition no. 3 attached to planning permission ref. 70979 for the installation of temporary car park at Fairfield General Hospital

On behalf of Northern Care Alliance NHS Foundation Trust (NCA), I am pleased to submit an application to discharge Condition no. 3 of the above development, as approved by Bury Council and Decision Notice issued on 27th September 2024.

The application (PP-13741452) was submitted via the planning portal on 31/01/2025. The application fee of £215.00 has been paid online.

The condition wording is as follows:

Condition 3: Landscaping Scheme

Notwithstanding the details shown on the approved plans, a landscaping scheme shall be submitted to, and approved by the Local Planning Authority within 3 months of the date of the decision. The contents of the plan should include 24no. native trees, shrub planting and the provision of bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date of the decision or within the first available tree planting season, and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. *To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, EN8/2 - Woodland and Tree Planting and JP-G7 - Trees and Woodland of the adopted Development Plan and chapter 15 - Conserving and enhancing the natural environment of*

The required landscaping scheme is outlined in this covering letter, supported by the Following Documentation:

- CPC303 B104 Rev B Temp Car Park Fairfield Soft Landscaping_ Proposed Plan 04-01-25
- Site Images (Bird and Bat Boxes)

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Native Trees and Shrub Planting

A total of 24 trees have been proposed for planting, with the work scheduled for Autumn to allow the trees sufficient time to settle. This will be undertaken the necessary competent person.

The selected tree species have been carefully chosen based on their suitability for the location and ground conditions at Fairfield General Hospital. Details are provided below:

Species	No. proposed
Malus Everest 08/10 Std CG53	3
Crataegus Pauls Scarlet 10/12 Std CG53	3
Sorbus Aucuparia Sunshine 10/12/ Std CG53	3
Salix Chrysocoma 16/18 Std CG77	3
Prunus Avium Plena 12/14 Std CG77	3
Fagus Sylvatica Purpurea 08/10 Ftd CG53	3
Plum Opal 12/14 Std CG53	3
Pear – Conference 12/14 Std CG53	3
TOTAL	24

All trees will have a minimum height of 1.6 metres and will be evenly distributed. They will be grown in accordance with British Standard BS3936, and maintenance will be carried out to BS8545:2014. Across the wider hospital site, over 150 native trees have already been planted. The majority of these being 1-2 year old saplings.

Delivery

Throughout delivery, the trees will be carefully unloaded, and all stock will be thoroughly watered within 24hrs of delivery, regardless of whether or not they have been planted. Any plants that have been tied up or netted over the foliage for delivery will be unwrapped as soon as possible to prevent deterioration of the foliage and to allow photosynthesis.

Specifically, when planting rootballed and container-grown hedging, the following will be applied:

- A trench will be dug that is wider than the rootballs of the hedging stock, wide enough to allow a boot down each side when back-filling. The trench will be the same depth as the rootballs, ensuring that the top of the rootballs is at soil level once planted. The hedge will be planted at a minimum spacing of 1.8 meters. Planting too deeply will be avoided, as it may cause the plants to die.

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- On heavy soils or where drainage is problematic, such as sites with a high-water table, planting will be done slightly higher by "mounding." The top of the rootballs will be positioned a couple of inches above soil level, and will then be covered with a wide, low mound of the same soil from the site. The rootballs will be fully covered with a mound that is substantial enough to avoid being washed away by regular watering, but soil will not be piled around the stems to prevent rotting. This will help to prevent the planting hole or trench from becoming a sump for the surrounding area. Mound-planted stock will require more careful watering during establishment and may require supplementary watering during dry periods, but this method will reduce the risk of waterlogging and root suffocation.
 - If plants are supplied in plastic pots or green/white bags, these containers will be removed prior to planting. If the roots appear congested or spiralling, they will be loosened before planting.
 - For plants supplied in wire-wrapped rootballs, the wire will not be removed, as it is necessary to hold the rootballs together and avoid root damage. The ungalvanised wire will naturally rust under the ground, and the hessian wrapping will quickly rot. The rootballs will be planted as they are. Removing or cutting the wire will invalidate the guarantee. If there is an unsightly knot of hessian visible at the top of the rootball, it will be cut after planting.
 - The trench will be back-filled with a mixture of the soil removed and bulky compost, ideally from a compost heap or bin that produces good quality compost. The back-fill will be firmed down with a heavy boot to ensure stability, and soil will not be mounded around the stems. Compost will not be placed at the bottom of the trench, as it can retain excess moisture and prevent the roots from establishing. If mound planting is used to avoid waterlogging, compost will be used sparingly, unless the soil is particularly poor, in which case it will be used for mulching instead (see below).
 - Mushroom compost will be installed around the rootball.
 - After planting, the plants will be well-watered to fully hydrate the roots and remove any air pockets. If any settling of the soil around the rootballs occurs during the initial watering, the soil will be topped up as necessary.

When planting trees, the following will be applied:

- All trees will be staked and strapped twice.
- Most purchased rootballed and container-grown trees will require double staking (see attached diagram). The stakes will be driven deep enough into the ground to ensure they do not move and securely hold the tree. The stakes will be 165 cm (5ft 6") long and will be driven approximately 75 cm (2ft 6") into the ground, leaving about 90 cm (3ft) or less above ground.

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Aftercare

The aftercare procedures are also considered in addition to planting. The following will be implemented regarding watering for plants:

- Container-grown stock will require regular watering for the first two years until properly established. It will be assumed that rain will not provide adequate watering. The foliage will act like an umbrella, and the size of the rootball will prevent water from the surrounding soil from reaching the centre of the root zone (unless there is a drainage issue, in which case waterlogging will be a risk). During the first year, plants will be treated as though they are still in pots and reliant on external watering. While rain will reduce evaporation and may reduce watering needs, the plants' moisture requirements will be driven by leaf evaporation. For example, on hot, dry, and sunny days (similar to drying laundry), the plants will dry out quickly and will need more frequent watering. Daily watering will not be necessary unless automatic irrigation is in place, but during extreme weather (hot, dry, windy conditions), watering may be required three to four times per week. Conversely, during prolonged wet periods, the frequency will be reduced to less than once a week. On average, watering will be needed once or twice a week during the growing season (spring to autumn). The amount of water required will vary by rootball size, with 5–9 litres (1–2 gallons) needed for a 36-litre container and twice that for a 77–115-litre container.
- Several methods will be employed to support watering, such as installing a sunken watering tube around the rootball or using "Tregator" bags (heavy-duty bags that hold up to 15 gallons of water and slowly release their contents over six hours). One of the simplest and most effective methods will be to create a raised "doughnut" of soil around the base of the tree or shrub to form a reservoir that allows water to drain slowly downwards rather than running off.
- It will be essential to avoid overwatering, as waterlogging can suffocate the roots and ultimately kill the plants. For rootballed stock, the watering procedure will follow that for container-grown stock, but care will be taken due to the denser soil in the rootball compared to the backfill. Watering will be done steadily, such as with a hosepipe set to trickle, ensuring that the water soaks through the rootball rather than flowing around it.

Grass and weeds will compete with the newly-planted stock for moisture and nutrients, making it difficult to monitor watering. Failure to control competing vegetation will slow the establishment of the newly planted trees, shrubs, or hedging, leading to slower growth, extended watering requirements, and an increased risk of plant failure. Proposed measures for mulching and weed control are outlined as follows:

- The area around newly planted stock will be kept clear of grass and weeds for at least two years, preferably longer. For smaller trees and shrubs, a clear area with a diameter of at least one metre will be maintained, while larger stock will require a clear zone with a radius of at least one metre or more.

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- Strimmers will not be used to cut grass or weeds close to trees, shrubs, or hedging, as damage to the bark could harm the cambium layer, disrupt the flow of sap, and potentially lead to plant death. Such damage will invalidate the guarantee. A more effective approach to suppress competing grass and weed growth will be to apply a mulch 8 cm (3") thick, using a suitable material such as composted bark. The mulch will help retain moisture and, over time, add valuable organic matter to the root zone, promoting healthy root development.
 - Uncomposted mulching materials, such as chipped bark, will not be used, as they can make nitrogen, a vital nutrient, unavailable during decomposition, requiring more frequent fertiliser applications. Woodchip from ground tree stumps, especially from coniferous trees or hedges, will also be avoided as mulch.
 - Any tree that fails to establish or show normal growth within the first five years will be replaced with a tree of the same species and size at the time of planting.

Provision of Bat and Bird Boxes

A rewilding programme being undertaken by the Trust,, has resulted in the installation of the following:

- Over 50 bat boxes, primarily located in the wooded areas around the wider site perimeter, as well as in various copses. These were installed in the summer of 2024.
- Over 75 bird boxes, strategically placed in trees throughout the wider site. These were also fitted in the summer of 2024.

The supporting document (Ref: Site Images - Bird and Bat Boxes) provides detailed information on the locations of the bat and bird boxes installed across the site.

Declaration

The above scheme will be implemented no later than 12 months from the date of the decision or within the first available tree planting season. Within five years of planting, any trees or shrubs removed, dying, or becoming severely damaged or diseased will be replaced by similar trees or shrubs and thereafter maintained using the methods above.

We look forward to the prompt validation and processing of the application and look forward to hearing from you in due course.

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Yours sincerely

Jordan Guy
Senior Planner

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