

REBUILDING OF BARN AND ATTACHED STORAGE BUILDING, WITH INCREASE OF 460mm TO EAVES HEIGHT OF BARN, AND CHANGE OF USE TO PROVIDE TWO DWELLINGS AT YEW TREE FARM, RINGLEY ROAD WEST, RADCLIFFE, MANCHESTER, M26 1EB~



PLANTING SCHEDULES:

TREE SCHEDULE						
Abbrev.	Botanical name	Common Name	Girth Dia cm	Height cm	Root Zone	Specification
A lam	Amelanchier lamarkii	Juneberry	12_14	300-350	RB	1x; HS; clear stem 175-200cm; 5 brks
C lae 'P S'	Crataegus levigata 'Paul's Scarlet'	Midland Hawthorn ('Paul's Scarlet')	12_14	350-425	RB	1x; HS; clear stem 175-200cm; 5 brks
C mon	Crataegus monogyna	Common Hawthorn	12_14	350-425	RB	1x; HS; clear stem 175-200cm; 5 brks
M 'E'	Malus 'Evereste'	Crab Apple 'Evereste'	12_14	350-425	RB	1x; HS; clear stem 175-200cm; 5 brks
S auc 'C R'	Sorbus aucuparia 'Cardinal Royal'	Rosmar 'Cardinal Royal'	12_14	350-425	RB	1x; HS; clear stem 175-200cm; 5 brks

SHRUBS						
Abbrev.	Botanical name	Common Name	Girth Dia cm	Height cm	Root Zone	Specification
C can	Cornus canadensis	Creeping Dogwood	15-20	3L		Several shoots; 5 brks
C san 'M F'	Cornus sanguinea 'Midwinter Fire'	Dogwood 'Midwinter Fire'	40-60	3L		Branched; 3 brks
EUO COM	Euonymus alatus 'Compactus'	Winged Spindle 'Compactus'	40-60	5L		Bushy; 7 brks
E e 'R C'	Euonymus europaeus 'Red Cascade'	Spindle Tree 'Red Cascade'	60-80	10L		Branched; 3 brks
E a r	Euphorbia amygdaloides robbiae	Mrs Robb's Bonnet		3L		Full pot
G pr	Gaultheria procumbens	Checkerberry	15_20D	2L		Several shoots; 10 brks
H hi	Hedera helix	Ivy	40-60	3L		Several shoots; 5 brks
H q	Hydrangea quercifolia	Oak-leaved Hydrangea	40-60	10L		Branched; 5 brks
I a	Ilex aquifolium	Common Holly	60-80	10L		Leader with laterals
L la 'M'	Lonicera nitida 'Magnum'	Box Honey-suckle	30_40D	3L		Bushy; 6 brks
MAH CAR	Malva x eurybracteata 'gambiniensis 'Soft Caramel'	Malva 'Soft Caramel'	20-40	10L		Bushy; 7 brks
M a m 'W S'	Malva x media 'Winter Sun'	Malva 'Winter Sun'	30-40	10L		Bushy; 2 brks
P 1 'G V'	Pachysandra terminalis	Japanese Saur	15_20D	2L		Several shoots; 7 brks
S co	Sarcococca confusa	Sweet Box	20-30	10L		Bushy; 6 brks
S x x 'K G'	Skimmia x confusa 'Kew Green'	Skimmia 'Kew Green'	30-40	5L		Bushy; 3 brks
T b	Taxus baccata	Common Yew	50_60D	RB		4x; Ball shape; neatly clipped
V x b 'D'	Viburnum x bodnantense 'Dawn'	Viburnum 'Dawn'	60-80	10L		Branched; 3 brks
V op 'C'	Viburnum opulus 'Compactum'	Goulden Rose 'Compactum'	30-40	5L		Bushy; 4 brks
V ml 'G J'	Vincetoxicum 'Gertrude Jekyll'	Lesser Periwinkle 'Gertrude Jekyll'	20_30D	2L		Several shoots; 3 brks

HERBACEOUS						
Abbrev.	Botanical Name	Common Name	Girth Dia cm	Height cm	Root Zone	Specification
A M	Acanthus mollis	Bea's Breaches		3L		Full pot
A mo	Achillea millefolium	Lady's Mantle		2L		Full pot
A an 'H S'	Anemone x hybrida 'Hononine Jobert'	Japanese Anemone 'Hononine Jobert'		3L		Full pot
B m 'J F'	Brunnera macrophylla 'Jack Frost'	Siberian Bugloss 'Jack Frost'		3L		Full pot
E x	Epimedium x rubrum	Red Barrenwort		2L		Full pot
G ma 'A'	Geranium macrorrhizum 'Album'	Balkan Cranesbill 'Album'		3L		Full pot
P a 'S'	Persicaria affinis 'Superba'	Knotweed 'Superba'		3L		Full pot
T g	Tellima grandiflora	Fringe Cups		2L		Full pot
T c	Taraxacum officinale	Foam Flower		3L		Full pot

NATIVE MIXED HEDGE						
Abbrev.	Botanical name	Common Name	Girth Dia cm	Height cm	Root Zone	Specification
C mon	Crataegus monogyna	Common Hawthorn	60-80	B		1+1; Transplant - seed raised
C av	Corylus avellana	Common Hazel	60-80	B		1+2; Transplant - seed raised; branched; 3 brks
I a	Ilex aquifolium	Common Holly	60-80	5L		Leader with laterals
L v	Ligustrum vulgare	Wild Privet	60-80	5L		Branched; 5 brks

GRASS MIXES		
Shade Tolerant Mix (25g perm2) EG23 Emorgate Seeds		
% mix	Botanical name	Common Name
8.00%	Agrostis capillaris	Highland Bent
40.00%	Festuca rubra	Slender-creeper Red-fescue
32.00%	Festuca rubra ssp. Commutata	Chewing's Fescue
8.00%	Poa nemoralis	Smooth stalked grass
8.00%	Poa trivialis	Rough-stalked Meadow-grass

KEY TO EXISTING & PROPOSED LEVELS:	
+100.00	Existing levels.
+100.00	Proposed design level.
Stn 1 99.85m	Levels relate to temporary datum located to manhole at south westerly corner of barn ref; Stn1=99.85m.

KEY TO EXTERNAL BOUNDARIES & EQUIPMENT

Each dwelling to have a rear garden with an area with amenity grass, and a flagged patio. Perimeter paths & patios to individual dwellings to be Heritage paving by Marshalls (buff finish).

Each dwelling to have two off-street parking bays with a compacted stone sub-base and to be surfaced with decorative gravel.

Bin storage (separate containers for general waste, plastic bottles, glass & paper, food & garden waste).

Each dwelling to be provided with a single Mode 3 compliant Electric Vehicle Charging Point (EVCP) to be installed to the external wall of each dwelling directly adjacent to the parking spaces. The specification for the EVCP's are to be:

- Rolek Wallpod:EV Type 2 Mode 3 charging socket.

Electric Vehicle Charging Point (EVCP)

Each dwelling to be provided with a cycle store (capable of accommodating two cycles). To be metal storage unit for 2 bikes (colour - grey) by Asgard or similar & approved, galvanised steel, 3-point locking system, unit is securely bolted to the ground. Width: 90cm, depth: 190cm, height: 120cm.

Cycle store (CS)

KEY TO EXTERNAL BOUNDARIES AND SURFACES

1.5m P/R FENCE	Proposed 1.5metre high timber post & rail fence.
1.2m P/R FENCE	Proposed 1.8metre high timber feather edge fence.

EXTERNAL LIGHTING SPECIFICATION

To minimise indirect impacts from lighting it is proposed that artificial lighting is only directed where necessary for safe use of amenity areas. None of the external lighting installed will be greater than 1,800 lumens (15 Watts) and only LED lights will be installed (they do not emit on the UV spectrum, are more easily controllable in terms of direction/spill and can be turned on and off instantly). Lighting to be fitted as low as practical to external walls, and fixed in a steep downward angle with the lighting housing further helping to direct light below the horizontal plane.

W.M.D.L. - Wall Mounted Down Light
Use Saxby Odyssey 7W - wall down lights or similar (630 lumens).

W.M.B.L. - Wall Mounted Bulkhead Light
Use Portchester Hood 15W - LED Bulkhead or similar (1,782 lumens).

E.L.B. - External Lighting Bollard
Use Westminster 10W - LED bollard or similar (1,320 lumens).

KEY TO SOFT LANDSCAPING

Landscape planting (areas L1, L2, L3, L4 & L5).	
Proposed amenity lawn.	
New tree planting.	
Proposed native hedge planting.	

KEY TO HARD LANDSCAPING

PERMEABLE TARMAC	Permeable tarmac to existing access.
GRAY/ELB	Parking spaces to have compacted stone sub-base, and to be surfaced with decorative gravel.
paving (buff finish)	Perimeter paths & patios to individual dwellings to be Textured Utility paving by Marshalls (charcoal finish).
Cobble sets.	

DRAINAGE PROPOSALS:

Foul water
Direct all foul drainage to new connection to public sewers at Ringley Road West.

Surface water
Surface water to drain to soakaway as per existing buildings. To rear elevations surface water from roofs is to drain to rainwater butts. Parking areas to be a permeable sub-base and dressing (gravel).

BIODIVERSITY ENHANCEMENT STRATEGY:

- ECO BB Two bat boxes / bat access panels at the gable ends of the new buildings.
- ECO ST One house sparrow terrace nest box to be installed at the new garages (e.g. Schwegler 1SP House Sparrow Nesting Terrace).

Amendments

A 16.01.26	JPE	GARAGES AMENDED TO BE DETACHED FROM DWELLINGS.
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Project

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Client

MR M. LAVIN

Dwg. No.

25/1336/201A - PROPOSED SITE PLAN

Date

20.11.2025

Plot Scale

A1@1:200

Drawn by

JPE

Status

PLANNING

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