

Ascerta

Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Landscape and Ecology Management Plan

Former Mondi Site
(Site 1),

Holcombe Mill, Bridge
Street, Ramsbottom,
BL0 0BS

Ref: P.1202.19

February 2021

Rev	Date	Details

Ascerta

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P.1202.19

**Landscape and Ecology Management Plan
Of**

**Former Mondi Site (Site 1),
Holcombe Mill, Bridge Street, Ramsbottom, BL0 0BS**

For

Eccleston Homes Ltd

2 February 2021

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Appendix - 1 P.1202.19.11 (Rev A) Landscape Proposal, Planting Schedules and Specification

Appendix 2 - P.1202.19.12 Landscape Management Areas Plan

1.0 Introduction

- 1.1.** Ascerta has been instructed by Ecclestone Homes Ltd to carry out a Landscape and Ecology Management Plan for land at Former Mondi Site (Site 1), Holcombe Mill, Bridge Street, Ramsbottom, BL0 0BS (hereafter referred to as the site). Our client seeks planning consent to develop 72 residential buildings, consisting apartments, semi-detached houses and detached houses.
- 1.2.** The detailed soft landscaping scheme is shown on the following drawing; *P.1202.19.11A Landscape Proposal, Planting Schedules and Specification.*
- 1.3.** This Management Plan covers includes a detailed maintenance schedule for the initial 10-year period. The recommendations from the ecological reports are included within the management prescriptions.

2.0 Existing Site Description

- 2.1. The site lies adjacent to the local high street where shops and industrial mills lie to the north and west. The railway line borders the site to the west. The river Irwell meanders around the site boundary to the east, with a cricket and football ground located south of the site. Habitats present within the site include dense scrubs, broad leaved scattered trees, scattered scrub, tall ruderal, semi natural broadleaved woodland, introduced scrub, and a water course.
- 2.2. This management plan also includes the riverside strip of the River Irwell to the east of the site and the banks of the tributary that lies within the western part of the site, which will be kept and enhanced within this proposal (see picture below).

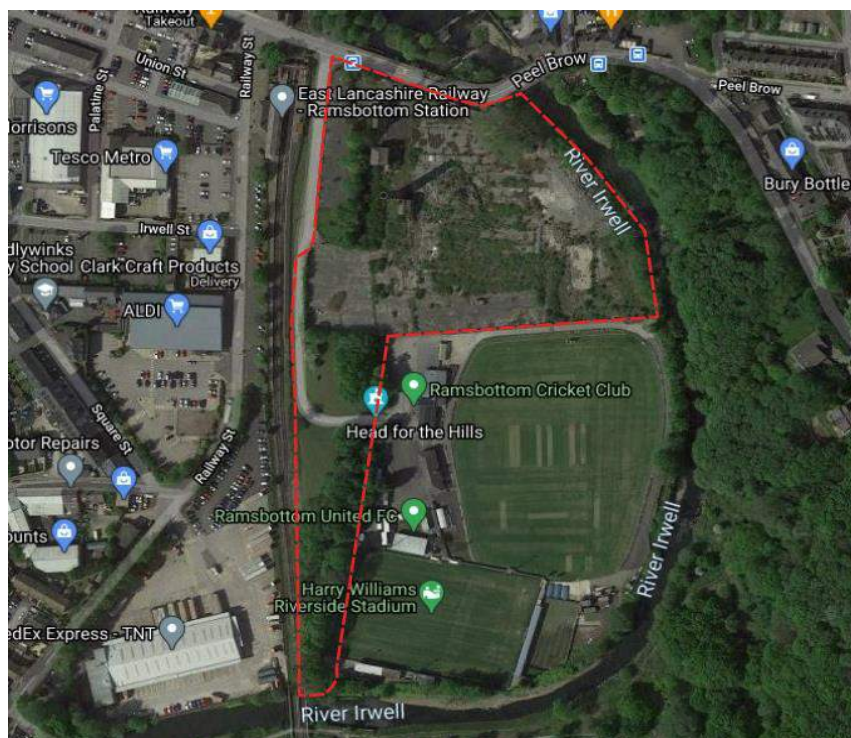


Figure 1 - Satellite image showing the proposed development site

3.0 Proposed Site Description

- 3.1. The residential development proposes the construction of 72 dwellings with rear gardens. The development includes inner roads, tree planting, ornamental planting beds, public open space and enhancement of an existing River Irwell and tributary.
- 3.2. One new access road will be created from Bridge Street which, will require the removal of existing vegetation. A two metre wide hoggan footpath is proposed from Bridge Street to proposed road 2. The proposal will require the removal of trees and hedgerows within the site to accommodate the development proposal (See *P.1202.19 Arboricultural Impact Assessment Rev A, Former Mondi Site (Phase 1)*).
- 3.3. Replacement tree and shrub planting including species from the RHS *Perfect for Pollinators* plant lists, will be carried to ensure there is no net loss of tree cover within the site. The landscaping design is shown on *P.1202.19.11A Ascerta Landscape Proposal* and Planting Schedules and Specification which provides:
- Proposed ornamental shrub and herbaceous planting (Total area: 903m²)
 - Proposed native tree planting (Total no.: 79 trees)
 - Small ornamental tree/ large shrub planting (Total no.: 35 trees)
 - Proposed mixed native hedgerow (hawthorn and blackthorn) (Total length: 352lin.m / no.1765 Whips)
 - Proposed formal hedge (Total length: 136.8 lin.m / no.689 Whips)
 - Mixed landscape buffer Version 7 (1) (Total area: 177.5m²/378 whips)
 - Mixed river landscape buffer Version 1 (Total area: 47.2m²/101 whips)
 - Front gardens turfed (Total area: 1437m²)
 - Germinal AberSustain mix (Total area: 2749m²)
 - Germinal WFG20 Eco Species Rich Lawn mix (Total area: 810m²)
 - Wildflower seeding, Germinal RE3 River Floodplain / Water Meadow (MG8 Grassland) of UK provenance, (Total area: 5144.5m²)
- 3.4. The proposed formal hedgerows within Area 1 will include single native species, Hornbeam (See *P.1202.19.12 Landscape Management Areas Plan*).
- 3.5. The proposed native hedge in Area 2 includes Hazel, Holly, Hawthorn, Blackthorn and Dogrose to ensure no net loss of biodiversity as a result of the tree removal to accommodate the development. These areas will ensure the protection of the ecological features on site (See *P.1202.19.12 Landscape Management Areas Plan*).
- 3.6. The proposed woodland planting within Area 2 will include Field Maple, Silver Birch, Downy Birch, Hornbeam, Dogwood, Hazel, Hawthorn and Rowan (See *P.1202.19.12 Landscape Management Areas Plan*).

- 3.7.** The proposed native tree and shrub planting within Area 2 will include Dogwood, Hazel, Holly, Dog Rose, Field Rose, Elder, Guelder Rose, Bird Cherry, Rowan, Goat Willow, Grey Willow, Bay Willow and Common Osier.
- 3.8.** Ecology surveys for bats, otter, water vole and white clawed crayfish have been carried out within the site. Prior to the start of works an updated daytime bat survey and/or updated nocturnal surveys for bats will be required at the onsite buildings and reasonable avoidance measures for harm to otter during the works. Two buildings are present within the site, they are however outside of the development footprint. Following nocturnal surveys bats were identified roosting within the buildings and a Natural England licence will be required for further works. The ecology report recommends nesting bird surveys prior to vegetation clearance and the demolition of buildings. This Landscape Management Plan details management of the landscape following development only. Therefore, details of the pre-commencement ecology work will need to be addressed elsewhere, for example within the Construction Environment Management Plan.
- 3.9.** The ecology report also recommends bird boxes and bat boxes to be included within the proposals. These will be attached to new buildings and existing or proposed trees to ensure loss of trees and hedgerows are mitigated and to enhance the biodiversity of the site following development (See *P.1202.19 Ascerta Preliminary Ecological Appraisal, Former Mondi Site (Phase 1), Aug '19*).
- 3.10.** This plan should be implemented in its entirety by a suitable management agent who will be responsible for achieving long term objectives. Note that the management of Areas 2 and 3 are to be transferred to a management company.

4.0 Landscape Design Objectives

4.1. The overall design objectives are as follows:

1. Carry out tree, formal hedge and ornamental shrub planting around the housing plots to soften the development and provide an attractive setting;
2. Carry out native tree and hedgerow planting around the periphery of the site to improve the character of the locality and enhance the visual quality of the new development and its local setting (See *P.1202.19.11A Ascerta Landscape Proposal*);
3. To include the recommendations of the ecological report by enhancing the existing and proposed site features and increasing the biodiversity of the area;
4. Installation of bat and bird boxes is proposed to mitigate for potential loss of habitat following tree removal;
5. Habitat enhancement to include planting of native species and a variety of ornamental species to attract pollinators at suitable locations; and
6. To retain natural buffers and other site features and enhance them by good management and species diversification.
7. To ensure the correct water flow is managed to retain the character and diversity of the area whilst preventing pollution by intercepting silt and cleaning runoff from hard surfaces.

5.0 Management Proposals

The Management Plan has been divided into management areas, each with its own management objective (refer to *P.1202.19.12 Landscape Management Areas Plan*). This plan covers detailed maintenance operations for an initial maintenance period of two years, followed by an establishment period covering years three-five. During this period, the operations proposed will ensure new planting and grass is establishing well and showing healthy growth, and that groundcover planting is provided as per the attached drawings.

Long term management proposals are included for years six to ten (the maturing phase) and this period will involve less intensive management of planting, although ongoing monitoring will be essential to ensure the character of the landscape setting is maintained and replacement planting is carried out when necessary to ensure good species diversification. Long term management of the native buffer planting may include some thinning of mature shrubs or felling of trees to maintain healthy development of the native shrub areas and trees. Any removed shrubs or trees are to be replaced with a suitable species to retain the character of the setting.

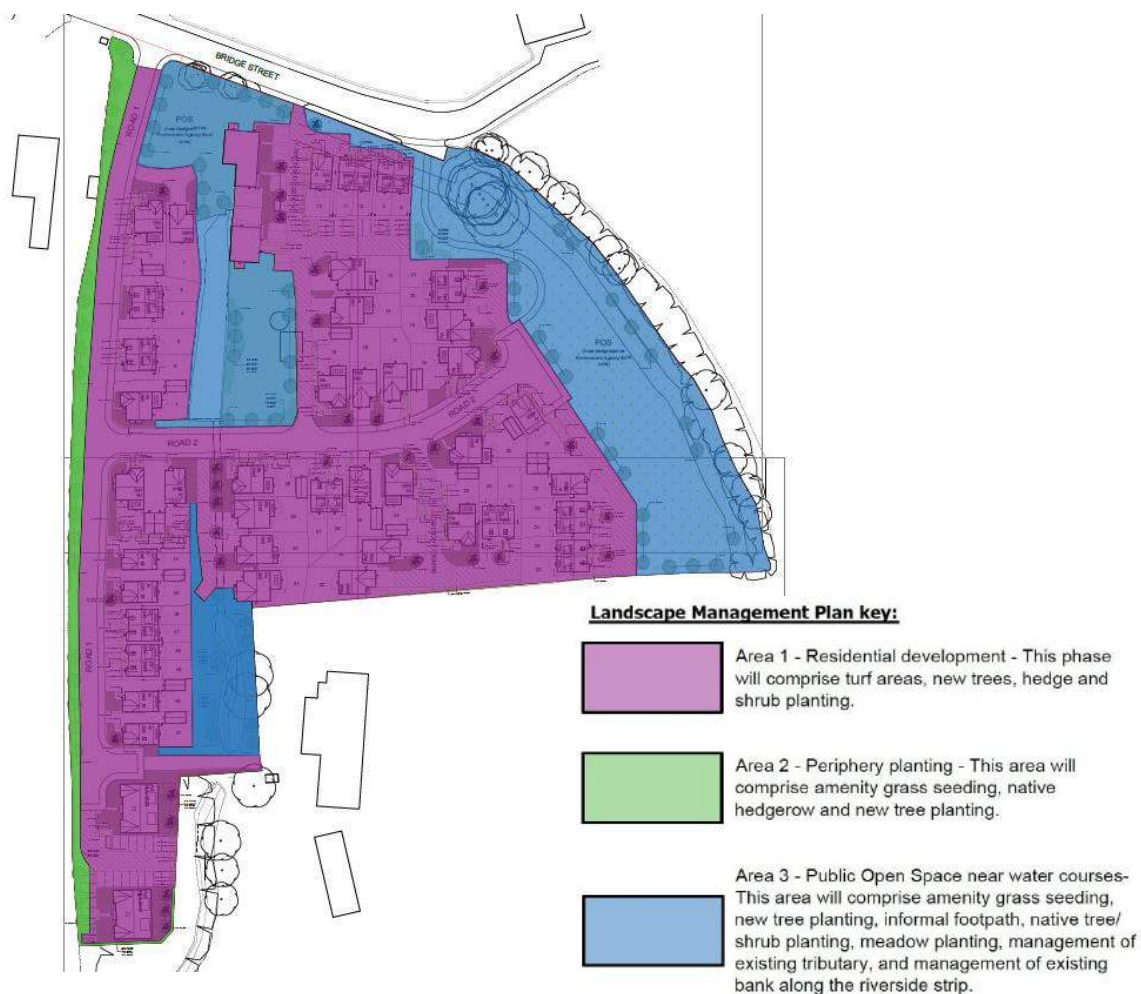


Figure 2 – Exert from P.1202.19.12 Landscape Management Areas Plan

Although this Management Plan covers a ten-year period, it should be reviewed at a minimum of five-year intervals to ensure the initial objectives are being achieved. Additional monitoring of the different habitat areas is essential as natural changes are likely to occur and there could be future changes in legislation, both of which could have an impact on the future management of the site.

5.1. Area 1: Residential Development.

5.1.1 Management Objective: To ensure good establishment and maintenance of communal spacing around apartment blocks including grassed areas, trees and ornamental planting. To ensure the maintenance of the streetscape.

5.1.2 Area 1: Residential Development - Maintenance Phase (Years 1-2)

Feature	Description and specification
Proposed new tree planting:	Water to ensure good establishment. Undertake formative pruning. Annually replace dead or dying stock and check stakes and tree ties and adjust / replace if necessary. Hand weed around the base of tree to ensure weed free and top up mulch annually.
New formal hedging:	Weed control by hand to ensure planting area is weed free. Check stakes and guards are in place and replace where necessary. Application of compost / fertiliser twice yearly. Replace dead / dying stock in winter. Prune if required, to encourage good establishment and water when necessary.
Proposed mixed native hedgerow planting:	Prune in January / February on a 3-year rotational basis (1/3 per year). Gap up areas if required by replacing dead / dying stock in winter.
Proposed ornamental shrub planting and herbaceous planting:	Weed control by hand to maintain weed free area around planting during the growing period. Apply fertiliser twice yearly and top up mulch annually. Prune as necessary to ensure health growth and natural shape of the plant.
Amenity grass:	Mow every two weeks during the growing season to a height of 30mm. Apply fertiliser annually and spot treat pernicious weeds.
Fencing:	Check annually and repair any defects.
Hard surfacing:	Spray weeds along kerbs and edges with herbicide and after two weeks scrape out of the ground to prevent regrowth. First treatment is April - May, Second treatment July - August, and Third treatment October - November. Check hard surfacing annually and repair any defects.
Bat / Bird Boxes (including sand martin provision):	Check annually, repair any defects and replace when necessary. The bat box, if damaged, should only be replaced by a licenced bat ecologist.

Invasive non-native species (INNS) management:	Check annually for new strands of plant material for two years post development within the residential area. If plant material has recolonised refer to Ascerta P.1202.19 Invasive Species Method Statement Rev A for the appropriate control for cotoneaster, Himalayan balsam and Japanese knotweed.
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5.1.3 Area 1: Residential Development – Establishment Phase (Years 3-5)

Feature	Description and specification
Proposed new tree planting:	Undertake formative pruning. Annually replace dead or dying stock and check stakes and tree ties and adjust / replace if necessary. Hand weed around the base of tree to ensure weed free and top up mulch annually.
New formal hedging:	Weed control by hand to ensure planting area is weed free. Check stakes and guards are in place and replace where necessary remove stakes by the end of year 5. Prune to encourage good establishment and a neat appearance at maximum height of 0.6m. Replace dead / dying stock in winter.
Proposed mixed native hedgerow planting:	Prune top and sides in January / February on a 3-year rotational basis (1/3 per year) and carry out new planting if required. To be maintained at 1.2 m high.
Proposed ornamental shrub planting and herbaceous planting:	Weed control by hand to maintain weed free area around planting during the growing period. Apply fertiliser twice yearly and top up mulch annually. Prune as necessary to ensure health growth and natural shape of the plant. Replace any dead stock in winter.
Amenity grass:	Mow every two weeks during the growing season to a height of 30mm. Apply fertiliser annually and spot treat pernicious weeds.
Fencing:	Check annually and repair any defects.
Hard surfacing:	Spray weeds along kerbs and edges with herbicide and after two weeks scrape out of the ground to prevent regrowth. First treatment is April - May, Second treatment July - August, and Third treatment October - November. Check annually and repair any defects.
Bat / Bird Boxes (including sand martin provision):	Check annually and repair any defects.

5.1.4 Area 1: Residential Development – Maturing Phase (Years 6-10)

Feature	Description and specification
Proposed new tree planting:	Monitor annually and carry out management works as necessary to ensure healthy development of trees. Remove stakes and ties when they are no longer required.
New formal hedging:	Prune to encourage good growth and a neat appearance at maximum height of 0.6m.
Proposed native hedgerow planting:	Prune in January / February on a 3-year rotational basis (1/3 per year) and carry out new planting if required. To be maintained at 1.2 m high.
Proposed ornamental shrub planting and herbaceous planting:	Weed control by hand to maintain weed free area around planting during the growing period. Apply fertiliser twice yearly and top up mulch annually. Prune as necessary to ensure health growth and natural shape of the plant. Carry out replacement of dead plants in winter.
Amenity grass:	Mow every two weeks during the growing season to a height of 30mm. Apply fertiliser annually and spot treat pernicious weeds.
Fencing:	Check annually, repair any defects and replace when it reaches end of life span.
Hard surfacing:	Spray weeds along kerbs and edges with herbicide and after two weeks scrape out of the ground to prevent regrowth. First treatment is April - May, Second treatment July - August, and Third treatment October - November. Check annually and repair any defects.
Bat / Bird Boxes (including sand martin provision):	Check annually, repair any defects and replace when necessary. The bat box, if damaged, should only be checked and replaced by a licenced bat ecologist.

5.2. Area 2: Periphery planting

5.2.1 Management Objective: To ensure the new periphery planting along the western boundary is managed to retain the character and diversity of the area. Monitor and enhance biodiversity of the existing habitats to ensure flora and fauna continue to thrive. To establish enhance the proposed native hedgerow and trees to support a wide variety of wildlife and provide a corridor to allow movement of wildlife.

5.2.2 Area 2: Periphery planting - **Maintenance Phase (Years 1-2)**

Feature	Description and specification
Proposed native tree planting:	Weed control by hand to ensure planting area is weed free. Check stakes, ties and guards are in place and replace where necessary. Replace dead / dying stock in winter.
Proposed mixed native hedgerow planting:	Prune in January / February on a 3-year rotational basis (1/3 per year). Gap up areas if required by replacing dead / dying stock in winter.
Informal grass areas:	Cut 2 times a year during the late spring and after the flower season (September / October) to maintain a sward of approximately 40-50mm. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up. Mow a 1m wide edge every two weeks during spring / summer to a height of 30mm
Fencing:	Check annually, repair any defects and replace when necessary.
Invasive non-native species (INNS) management:	Check annually for new strands of plant material for two years post development within the POS areas. If plant material has recolonised refer to Ascerta P.1202.19 Invasive Species Method Statement Rev A for the appropriate control for cotoneaster, Himalayan balsam and Japanese knotweed.

5.2.3 Area 2: Periphery planting - **Establishment Phase (Years 3-5)**

Feature	Description and specification
Proposed native tree planting:	Check stakes, ties and guards are in place and replace where necessary. Remove by year 5. Replace dead / dying stock in winter.
Proposed mixed native hedgerow planting:	Prune top and sides in January / February on a 3-year rotational basis (1/3 per year) and carry out new planting if required. To be maintained at 1.2 m high.
Informal grass areas:	Cut 2 times a year during the late spring and after the flower season (September / October) to maintain a sward of approximately 40-50mm. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up. Mow a 1m wide edge every two weeks during spring / summer to a height of 30mm
Paths:	Existing grass path with stone edgings. Check surface is level and there are no trip hazards. Once annually remove encroaching moss/ grass to keep edging exposed.
Fencing:	Check annually, repair any defects and replace when necessary.

5.2.4 Area 2: Periphery planting – **Maturing Phase (Years 6-10)**

Feature	Description and specification
Proposed native tree and native shrub mix planting:	Year 10 - Formative pruning of established trees to remove crossing/rubbing branches and any other defects. Removal of competing leaders if considered appropriate.
Proposed native hedgerow planting:	Prune in January / February on a 3-year rotational basis (1/3 per year) and carry out new planting if required. To be maintained at 1.2 m high.
Informal grass areas:	Cut 2 times a year during the late spring and after the flower season (September / October) to maintain a sward of approximately 40-50mm. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up. Mow a 1m wide edge every two weeks during spring / summer to a height of 30mm
Paths:	Existing grass path with stone edgings. Check surface is level and there are no trip hazards. Once annually remove encroaching moss/ grass to keep edging exposed.
Fencing:	Check annually, repair any defects and replace when necessary. Damaged bat boxes should only be replaced by a licenced bat ecologist.

5.3. Area 3: Public Open Space near watercourses

5.3.1 Management Objective: To ensure the public open spaces and watercourses provide attractive surroundings for the community and creates opportunities for wildlife. To ensure the correct water flow is managed to retain the character and diversity of the area whilst maintaining the area of debris and litter caused by the potential flood risk.

5.3.2 Area 3: Public Open Space near watercourses - **Maintenance Phase (Years 1-2)**

Feature	Description and specification
Existing trees to be retained:	Re-inspect once and specify any applicable management / and any on-going monitoring to ensure trees are safe and to improve / maintain health where necessary. Preliminary recommendations made at the time of the Tree Survey can be found within <i>P.1202.19 Rev B Ascerta Arboricultural Impact Assessment</i> .
Proposed native tree and buffer planting:	Weed control by hand to ensure planting area is weed free. Check stakes and guards are in place and replace where necessary. Replace dead / dying stock in winter.
Amenity grass:	Mow every two weeks during the growing season to a height of 30mm. Apply fertiliser annually and spot treat pernicious weeds.
Wildflower RE3 River Floodplain / Water Meadow (MG8 Grassland):	<u>Year 1</u> If sown in Autumn, first cut early July. A 10m wide swath along the bank of the river Irwell is to be cut only once a year in July (Cutting height 70-100mm) for amphibians and invertebrates over winter whilst also providing a wildlife corridor. The main area of wildflower meadow is to be cut monthly during August, September and October in the first year (Cutting height 70-100mm). The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up. <u>Year 2</u> Cut the 10m wide swath along the bank of the river Irwell only once a year in mid- July (Cutting height 70-100mm). Cut the main area from mid-July to early September in sections leaving a week to a fortnight between cuts.

	Lightly mow the main area only (not including the 5m wide swath) down to 70-100mm as required throughout the winter months until March. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.
Weed control:	Remove any ruderals along the banks of riverside strip and tributary. Monitor bank of riverside strip and tributary for invasive weeds such as Japanese Knotweed and control if found.
Debris:	Check public open spaces designated within environment agency flood zone for debris during wet months or following flood and remove debris as necessary.
Litter:	Check public open spaces monthly for litter and remove as necessary.
Fencing / Railings / Bat and Bird Boxes (including sand martin provision):	Check annually. Repair any defects and replace when necessary. The bat box, if damaged, should only be replaced by a licenced bat ecologist.
Hard surfacing:	Check hard surfacing including the hoggin path and repair any defects and remove any moss or weeds.
Invasive non-native species (INNS) management:	Check annually for new strands of plant material for two years post development within the POS areas and the banks of the River Irwell and tributary. If plant material has recolonised refer to Ascerta P.1202.19 Invasive Species Method Statement Rev A for the appropriate control for cotoneaster, Himalayan balsam and Japanese knotweed.

5.3.3 Area 3: Public Open Space near watercourses - **Establishment Phase (Years 3-5)**

Feature	Description and specification
Existing trees to be retained:	Re-inspect as advised in Maintenance Phase (Years 1-2) and specify any applicable management / and any on-going monitoring to ensure trees are safe and to improve / maintain health where necessary.
Proposed native tree and buffer planting:	Weed control by hand to ensure planting area is weed free. Check stakes and guards are in place and replace/adjust where necessary. Replace dead / dying stock in winter.
Amenity grass:	Mow every two weeks during the growing season to a height of 30mm. Apply fertiliser annually and spot treat pernicious weeds.
Wildflower RE3 River Floodplain / Water	Cut the 10m wide swath along the bank of the river Irwell only once a year in mid- July (Cutting height 70-100mm) for amphibians and

Meadow (MG8 Grassland):	invertebrates over winter whilst also providing a wildlife corridor. Cut the main area from mid-July to early September in sections leaving a week to a fortnight between cuts. Lightly mow the main area only (not including the 5m wide swath) down to 70-100mm as required throughout the winter months until March. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.
Weed control:	Remove any ruderals along the banks of riverside strip and tributary. Monitor bank of riverside strip and tributary for invasive weeds such as Japanese Knotweed and control if found.
Debris:	Check public open spaces designated within environment agency flood zone for debris during wet months or following flood and remove debris as necessary.
Litter:	Check public open spaces monthly for litter and remove as necessary.
Fencing / Railings / Bat and Bird Boxes (including sand martin provision):	Check annually. Repair any defects and replace when necessary. The bat box, if damaged, should only be replaced by a licenced bat ecologist.
Hard surfacing:	Check hard surfacing including the hoggin path and repair any defects and remove any moss or weeds.

5.3.4 Area 3: Public Open Space near watercourses - **Maturing Phase (Years 6-10)**

Feature	Description and specification
Existing trees to be retained:	Re-inspect as advised in Establishment Phase (Years 3-5) and specify any applicable management / and any on-going monitoring to ensure trees are safe and to improve / maintain health where necessary.
Proposed native tree and buffer planting:	Year 10 - Formative pruning of established trees to remove crossing/rubbing branches and any other defects. Removal of competing leaders if considered appropriate. Remove stakes and ties where necessary and adjust where necessary.
Amenity grass:	Mow every two weeks during the growing season to a height of 30mm. Apply fertiliser annually and spot treat pernicious weeds.
Wildflower RE3 River Floodplain / Water Meadow (MG8 Grassland):	Cut the 10m wide swath along the bank of the river Irwell only once a year in mid- July (Cutting height 70-100mm) for amphibians and invertebrates over winter whilst also providing a wildlife corridor. Cut the main area from mid-July to early September in sections leaving a week to a fortnight between cuts. Lightly mow the main area only (not including the 5m wide swath) down to 70-100mm as required throughout the winter months until March. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.
Weed control:	Remove any ruderals along the banks of riverside strip and tributary. Monitor bank of riverside strip and tributary for invasive weeds such as Japanese Knotweed and control if found.
Debris:	Check public open spaces designated within environment agency flood zone for debris during wet months or following flood and remove debris as necessary.
Litter:	Check public open spaces monthly for litter and remove as necessary.
Hard surfacing:	Check hard surfacing including the hoggin path and repair any defects and remove any moss or weeds.
Fencing / Railings / Bat and Bird Boxes (including sand martin provision):	Check annually. Repair any defects and replace when necessary. The bat box, if damaged, should only be replaced by a licenced bat ecologist.

6.0 Annual Maintenance Schedule

- 6.1. The annual schedule summarises the maintenance operations required for a one year period, to be repeated for the first five years and should be reviewed on an annually to allow for any changes that may be required as the site develops and matures.

MONTH	J	F	M	A	M	J	J	A	S	O	N	D
OPERATION												
Management of existing trees												
Inspect for hazards and deteriorations in health and/ or structural integrity								X				
Pruning	In accordance with recommendation made during inspection / identification of work											
Other works	In accordance with recommendation made during inspection / identification of work											
New tree and buffer planting												
Water as required to ensure good establishment				X	X	X	X	X	X			
Basic formative pruning	X											
Check stakes and tree ties and adjust / replace if necessary and hand weed around base	X				X				X			
Top up mulch											X	
Carry out replacement of dead or dying stock											X	
Management of native hedgerows												
Manage hedgerows pruning in January / February on a 3-year rotational basis (1/3 per year). To be maintained at 1.2 m high.	X											
Monitor and weed around new planting and check and adjust stakes, ties and guards	X				X				X			
Carry out planting to fill any gaps in hedgerow or replace dead or dying stock											X	
Apply compost or fertiliser to new planting				X				X				
Management of formal Hedgerow												
Prune from year 3 as necessary to maintain a neat appearance to a maximum height of 0.6m	X											
Monitor and weed around new planting and check and adjust stakes, ties and guards	X				X				X			
Carry out planting to fill any gaps in hedging or replace any dead or dying stock.											X	
Apply compost or fertiliser to new planting				X				X				
Management of amenity grass												
Mow every two weeks during spring / summer to a height of 30mm				X	X	X	X	X	X	X		
Spot treat pernicious weeds					X			X				
Apply fertiliser			X									
Management of Informal grass area												
Cut periphery grassed area 2 times a year during the late spring and after the flower season (September / October) to maintain a sward of approximately 40-50mm. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.				X						X		
Mow a 1m wide edge every two weeks during spring / summer to a height of 30mm				X	X	X	X	X	X	X		

Management of Wildflower RE3 River Floodplain / Water Meadow (MG8 Grassland)												
A 10m wide swath along the bank of the river Irwell is to be cut only once a year in July (Cutting height 70-100mm. Collect the arisings after cutting. Year 1 If sown in Autumn, first cut early July.							X					
The main area of wildflower meadow is to be cut monthly in year 1 only during August, September and October in the first year (Cutting height 70-100mm). The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.								X	X	X		
Year 2 onwards cut the main area of wildflower meadow from mid-July to early September in sections leaving a week to a fortnight between cuts. Lightly mow the main area only (not including the 5m wide swath) down to 70-100mm as required throughout the winter months until March. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up	X	X	X				X	X	X			X
Spot treat pernicious weeds					X			X				
Ornamental shrub planting												
Weed control					X		X		X			
Water as required to ensure establishment				X	X	X	X	X	X			
Apply fertiliser				X				X				
Top up mulch											X	
Replacement planting of dead or dying stock											X	
Management of other site features												
Check and repair fencing, gates, surfacing and repair when required					X						X	
Spray weeds along kerbs and pavement edges with herbicide and after two weeks scrape out of the ground to prevent regrowth.					X			X			X	
Visually inspect bird and bat boxes and replace if damaged by suitably licenced ecologist.										X		
Check for Invasive non-native species (INNs) within POS areas and bank of the River Irwell						X						
Check public open spaces designated within environment agency flood zone for debris during wet months or following flood and remove debris as necessary.	X	X								X	X	X
Check for litter and remove if required	X	X	X	X	X	X	X	X	X	X	X	X
Weed control					X		X		X			
Check hard surfacing including hoggin path and repair any defects and remove any moss or weeds.					X						X	

7.0 Long Term Maintenance Schedule (Years 6-10)

The long-term management plan is a guideline for the maturing phase of the site. As mentioned earlier this should be reviewed every five years as a minimum to take account of site based ecological changes and amendments to legislation.

YEAR	6	7	8	9	10
OPERATION					
Management of trees and buffer planting					
Monitor buffer planting and standard trees	Annually if appropriate				x
Remove stakes / ties as required	x	x	x	x	x
Crown lift / thin existing trees					x
Monitor for invasive species	x	x	x	x	x
Native Hedgerows					
Manage hedgerows pruning in January / February on a 3-year rotational basis (1/3 per year). To be maintained at 1.2 m high.	x	x	x	x	x
Manage hedgerows by planting in gaps	x				x
Formal Hedgerow					
Prune as necessary to maintain a neat appearance to a maximum height of 0.6m	x	x	x	x	x
Ornamental planting					
Continue to carry out annual pruning and weed control	x	x	x	x	x
Management of amenity grass					
Mow every two weeks during spring / summer to a height of 30mm	x	x	x	x	x
Spot treat pernicious weeds	x	x	x	x	x
Apply fertiliser	x	x	x	x	x
Management of Informal grass area					
Cut periphery grassed area 2 times a year during the late spring and after the flower season (September / October) to maintain a sward of approximately 40-50mm. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.	x	x	x	x	x
Mow a 1m wide edge every two weeks during spring / summer to a height of 30mm	x	x	x	x	x
Management of Wildflower RE3 River Floodplain / Water Meadow (MG8 Grassland)					
A 10m wide swath along the bank of the river Irwell is to be cut only once a year in July (Cutting height 70-100mm. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.	x	x	x	x	x
Cut the main area of wildflower meadow from mid-July to early	x	x	x	x	x

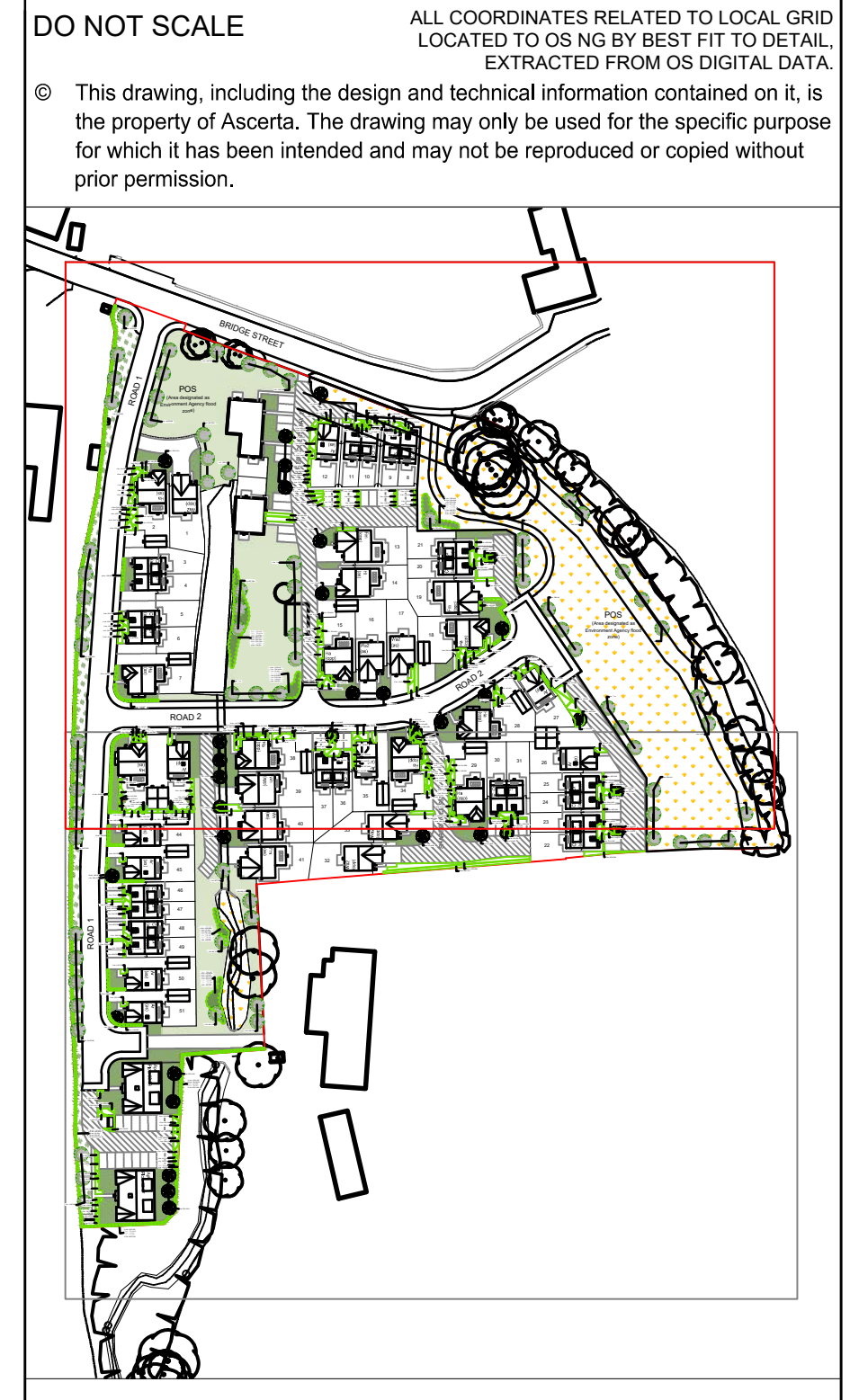
September in sections leaving a week to a fortnight between cuts. Lightly mow the main area only (not including the 5m wide swath) down to 70-100mm as required throughout the winter months until March. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.					
Spot treat pernicious weeds	x	x	x	x	x
Hard Landscaping					
Monitor and repair fencing and hard surfacing including the hoggin path	x	x	x	x	x
Spray weeds along kerbs and edges with herbicide and after two weeks scrape out of the ground to prevent regrowth. First treatment is April - May, Second treatment July - August, and Third treatment October - November	x	x	x	x	x
Management of other site features					
Visually inspect bird and bat boxes and replace if damaged by suitably licenced ecologist.	x	x	x	x	x
Check public open spaces designated within environment agency flood zone for debris during wet months or following flood, and remove debris as necessary.	x	x	x	x	x
Check for litter in public open space areas and banks the riverside strip and tributary. Remove if required.	x	x	x	x	x
Weed control	x	x	x	x	x

8.0 Summary

8.1. This report has:

- Described the proposed development and the landscape design objectives;
- Set out detailed maintenance objectives for each area type (Area 1, Area 2 and Area 3);
- Provided a detailed description of the maintenance operations required for the first five years following completion; and
- Included long-term management guidelines for ten years.

Appendix 1



- Landscape planning key:**
- Site Boundary
 - Existing trees to be retained and protected during the works.
 - Proposed ornamental planting on 400mm depth of topsoil with 75mm bark mulch.
 - Proposed native tree planting, tree pit and stake as detailed in the specification.
 - Small ornamental tree/ large shrub planting, tree pit and stake as detailed in the specification.
 - Proposed mixed native hedgerow planted in a double staggered row at 0.4m centres. Bare root transplants with 60cm rabbit guards.
 - Proposed single species hedgerow planted in a double staggered row at 0.4m centres. Bare root transplants with 60cm rabbit guards.
 - Front gardens to be turfed on 150mm topsoil.
 - Public open space to be sown with Geminal AberSustain mix, or similar approved, to be sown at a rate of 40g/m² on 150mm topsoil.
 - Wetflower seeding, Geminal RES River Floodplain / Water Meadow (MGB Grassland), to the existing water course to public open space to be sown at 5g/m².
 - Wetflower seeding, Geminal WFG20 Eco Species Rich Lawn, to the public open space to be sown at 10g/m².
 - Native tree / shrub planting woodland to be planted as 60-80cm whip planting at 0.7m centres, for additional wildlife habitat.

NOTES:
Rear gardens:
Subsoil to be prepared to a depth of 450mm as per ground preparation and soil specification.
Topsoil to be supplied as per ground preparation and soil specification to a depth of 150mm, after gentle compaction and to be left bare in rear gardens.
Any invasive species to be controlled and monitored. Ensure continued treatment as part of the on-going maintenance of the development.

A Minor amendments		02/02/21
REV	DESCRIPTION	DATE
Ascerta Landscape Trees Ecology t: 0845 463 4404 e: info@landscapeetreecology.com www.landscapeetreecology.com		

CLIENT: Ecoston Homes Ltd
PROJECT: Former Mond Site, (Site 1) Holcombe Mill, Bridge Street, Ramsbottom, BL0 0BS
DRAWING TITLE: Planting Plan (Sheet 1 of 3)
SCALE: 1:200 @ A0
DRAWN BY: CHD
CHECKED BY: CP
DATE: 10/08/2019
P.1202.19.11
DRAWING NO: REV: A

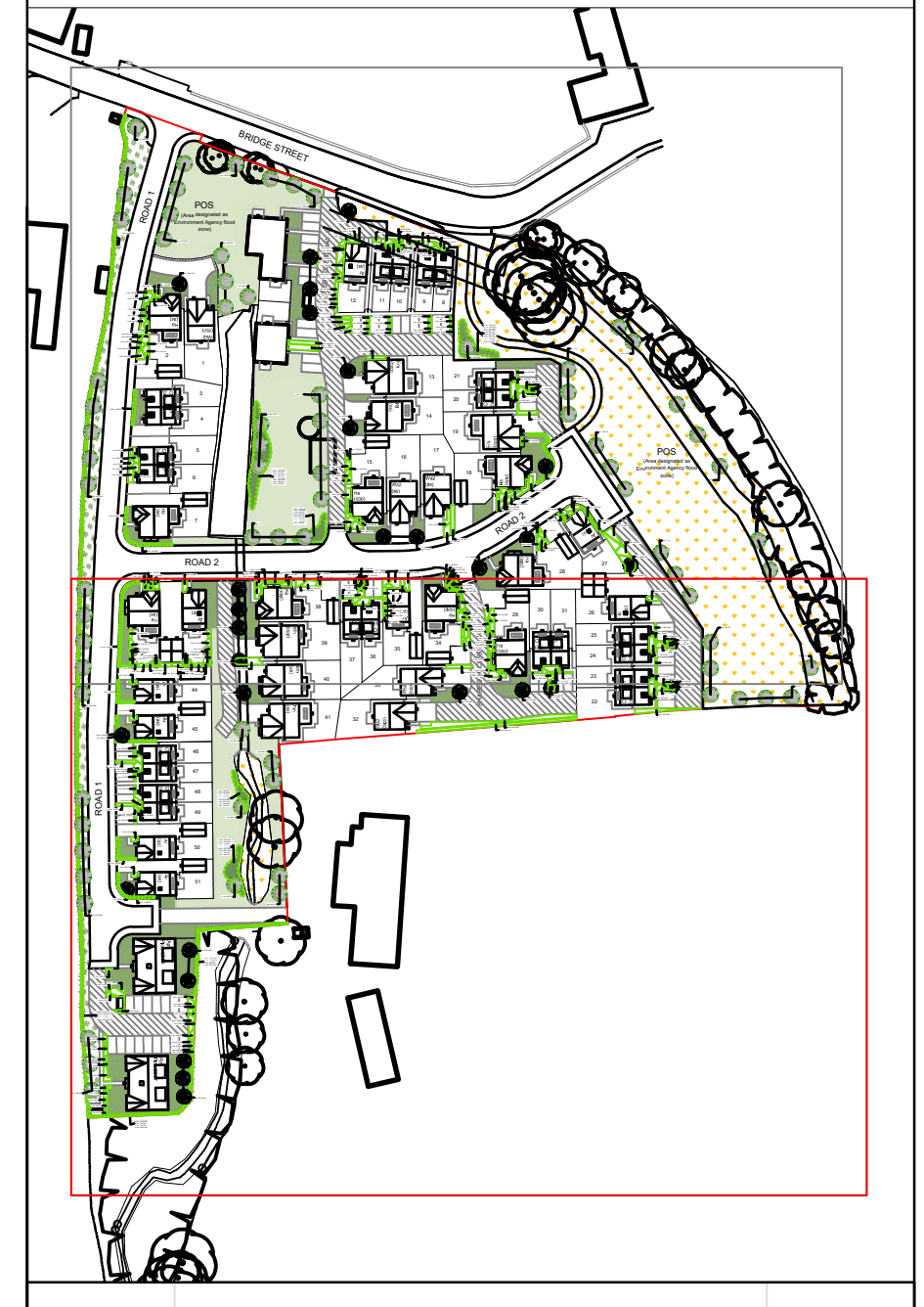


- Landscape planning key:**
- Site Boundary
 - Existing trees to be retained and protected during the works.
 - Proposed ornamental planting on 400mm depth of topsoil with 75mm bark mulch.
 - Proposed native tree planting, tree pit and stake as detailed in the specification.
 - Small ornamental tree/ large shrub planting, tree pit and stake as detailed in the specification.
 - Proposed mixed native hedgerow planted in a double staggered row at 0.4m centres. Bare root transplants with 60cm rabbit guards.
 - Proposed single species hedgerow planted in a double staggered row at 0.4m centres. Bare root transplants with 60cm rabbit guards.
 - Front gardens to be turfed on 100mm topsoil.
 - Public open space to be sown with Germinial AberSustain mix, or similar approved, to be sown at a rate of 40g/m² on 100mm topsoil.
 - Wildflower seeding, Germinial RE3 River Floodplain / Water Meadow (M3 Grassland), to the existing water course to public open space to be sown at 5g/m².
 - Wildflower seeding, Germinial WFG20 Eco Species Rich Lawn, to the public open space to be sown at 10g/m².
 - Native tree / shrub planting woodland to be planted as 60-80cm whip planting at 0.7m centres, for additional wildlife habitat.

NOTES:

Rear gardens:
Subsoil to be prepared to a depth of 400mm as per ground preparation and soil specification. Topsoil to be supplied as per ground preparation and soil specification to a depth of 150mm, after gentle compaction and to be left bare in rear gardens.

Any invasive species to be controlled and monitored. Ensure continued treatment as part of the on-going maintenance of the development.



A	Minor amendments	02/02/21
REV	DESCRIPTION	DATE

Ascerta
Landscape | Trees | Ecology

t: 0845 463 4404
e: info@landscapetreecology.com
www.landscapetreecology.com

CLIENT:
Eccleston Homes Ltd

PROJECT:
Former Mondri Site, (Site 1) Holcombe Mill, Bridge Street, Ramsbottom, BL0 OBS

DRAWING TITLE:
Planting Plan (Sheet 1 of 3)

SCALE: 1:200 @ A0

DRAWN BY: CP

CHECKED BY: CP

DATE: 10/08/2019

DATE: P.1202.19.11

REV: A

LANDSCAPE AND MAINTENANCE SPECIFICATION

All operations to comply with appropriate British Standards unless otherwise stated on drawings or in the specification.

GENERAL TREATMENT OF PLANTING AREAS

Ensure that planting areas are protected from consolidation by heavy construction plant.

For work near a retained tree: Refer to BS 5837 *Trees in relation to design, demolition & construction - Recommendations*: Section 9 (Appendix C).

Damage to Plants to be Retained: If a plant is to be retained is damaged, the plant is to be repaired or replaced by the contractor at their own expense. "Damaged" means:

- The destruction of a plant the breaking of branches or roots
- The debarking of trunks or limbs
- The contamination of root zone soil or plants from drift sprays, dust or contaminated storm water
- The damage by the placement of fill or building materials within the canopy perimeter or otherwise.

1) GROUND PREPARATION AND SOIL SPECIFICATION

Subsoil:
Before receiving topsoil, subsoil shall be loosened using appropriate equipment to a depth of 300mm. This shall be done when the subsoil is dry so as to encourage soil shattering. All stones and other objects larger than 50mm shall be removed from the prepared surface. The loosened subsoil shall be roughly levelled so that an even depth of topsoil can be achieved.
Topsoil (To Comply with British Standard 3882:2015 - Specification for Topsoil):
Imported topsoil shall be Multipurpose Grade as described in BS 3882:2015 and suitable for sustaining plant life. Stockpiling of soil shall be avoided whenever possible to minimise loss of physical quality, diffusion of oxygen and biological activity.
Any stockpiling shall not exceed 1.5 metres high and shall be sited so as to avoid risk of muddy water run-off into a watercourse, not exceeding 1.5 metres high.
The site of the stockpile will be prepared in advance by grading, removing rubbish and ensuring no fuel or chemicals were previously stored in area.
Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery.
Soil shall not be handled in inappropriate conditions of weather and soil moisture i.e.
During or shortly after heavy precipitation
When soil is in a waterlogged condition
When the ground is frozen or covered by snow
When there are pools of water on the grounds surface.
Topsoil shall be laid to the following minimum depths:
150mm below new grass areas
300mm to rear gardens
400mm beneath new shrub areas.
Finished levels, after settlement, shall be as follows:
25mm above adjacent paving from new grassed areas and non-mulched shrub beds
75mm below adjacent paving and grass for mulched planting beds.
150mm below damp proof courses.

2) GROUND CONDITIONING

40 litres of compost to be incorporated into the top 200mm of each square metre of topsoil for all ornamental shrub beds.

3) PLANT AND PLANTING SPECIFICATION

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

BS 8545:2014 'Trees: from nursery to independence in the landscape'
BS 3936: Part 1 1992 Nursery stock (Specification for trees and shrubs)
BS 3936: Part 4 1984 Nursery stock (Specification for forest trees)
BS 3936: Part 9 1987 Nursery stock (Specification for bulbs, corms and tubers)
BS 3936: Part 10 1990 Nursery stock (Specification for ground cover plants)
BS 4428: 1989 Recommendations for general landscaping operations
BS 4043: 1989 Recommendations for transplanting root-balled trees. (withdrawn)
The Code of Practice for Plant Handling 1985. (Horticultural Trades Association).

Plant Stock:
Plant stock to be supplied in accordance with the size and description specified ion the plant schedule and position indicated on the most current revision of the planting plan.

Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the proposed situation of planting and lifted at a time in accordance with good nursery practice. Stock shall have a well-formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3936: Part 1:1992, Section 7, *Form of Trees*.

Plant Handling:

All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication, "*Plant Handling*" (Horticultural; Trades Association) and relevant sections of BS 4043: 1989 *Transplanting Root-Balled Trees*.

Standard Tree Planting:

Trees to be pit planted following supplier recommendations. Minimum pit size: Standard tree 900 x 900x 750mm / Semi-mature tree 2000 x 2000 x 1500mm.
Pits to be prepared to base and sides of pit to be further scarified.
Standard trees to be double staked using two stakes (75mm dia.), driven into ground 300mm below bottom of pit. Base of pit to be filled with 200mm of 3:1 mix of approved topsoil / compost.
Trees to be centrally located and stem placed in an upright position. Pit to be backfilled with a 3:1 mix of an approved topsoil / compost. Backfill firmly to 50mm above previous ground level to allow for settlement. Stakes to be saw leave 600mm above soil level.
Water in same day with 52 litres per tree.
All work shall be carried out to the minimum standard according to BS 3936: 1992 Part 1 Nursery Stock. Specification for Trees and Shrubs. BS 4043: 1989 Recommendations for transplanting root-balled trees.

Staking:
Stake all standard trees with double short stakes, feathered trees with low single stake. Stakes to be round timber with chamfered tops. Position stake close to tree on windward side and drive vertically at least 400mm into bottom of pit before planting. Backfilling: consolidate material around stake. Height of stakes: cut to approximately one third of the tree height above ground level, taking care not to damage the bark. Ties: Hessian. Tying: secure tree firmly but not rigidly to stake with at least 2 ties within 25mm of top of stake.

Mulch:
All shrub beds shall be spread with a medium grade bark mulch to a settled depth of 75mm. Mulch to be free from fines, weeds, disease and contaminants.

Ornamental shrub planting:

To be set out carefully and evenly over indicated areas. Remove plants from pots and plastic containers, plant and water in thoroughly. Shrubs shall be individually pit planted in prepared pits sized to accommodate full spread of roots. Plants shall be evenly spaced over the planting area. Firm backfill by treading, ensuring the ground is not overly compacted and that the plant is positioned upright.

Native tree / shrub planting

Bare root stock shall be planted between November and March/April. Consistent in species, cultivar and clone to ensure a uniform hedge. Plants to be planted in groups of 3, 5 or 7 of the same species.
Plants shall be evenly spaced over the planting area. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Undertake formative pruning if necessary.

New formal hedges - Double staggered row

Bare root stock shall be planted between November and March/April. Consistent in species, cultivar and clone to ensure a uniform hedge.
To be planted in a previous prepared planting bed 1metre wide. Planted to be centrally in a double row, 400mm between plants and 400mm between rows. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems.
Prune back to a height of 0.6metres.

New mixed native hedges

Bare root stock shall be planted between November and March/April. Consistent in species, cultivar and clone to ensure a uniform hedge. Plants to be planted in groups of 3, 5 or 7 of the same species.
To be planted in a previous prepared planting bed 1metre wide. Planted to be centrally in a double row, 400mm between plants and 400mm between rows. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems.
Prune back to a height of 1.2metres.

Turfed Areas:

To be specified and laid in accordance with BS. 3936:1998 Recommendations for turf for general purposes. Turf to be Lindum Festival Turf (or similar approved). Hardwearing with a dense sward containing a mixture of 25% perennial ryegrass, 55% fescues and 20% smooth stalked meadow grass. This mix is easy to maintain and will recover well from general wear.
Turf to be laid in suitable weather conditions on a prepared bed with no weeds and a suitable slow release fertiliser applied to bed prior to laying. Turf to be watered regularly until it is well established.

Rear gardens:

Subsoil to be prepared to a depth of 450mm as per ground preparation and soil specification.
Topsoil to be supplied as per ground preparation and soil specification to a depth of 150mm, after gentle compaction and to be left bare in rear gardens.

Grass Seeding:

Seed mix shall be Germinal AberSustain mix, or similar approved. Sowing to be taken between March and October.
Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Levels to be graded to form finished levels as indicated in section, 'Topsoil'.
Roll, fertilise at 50gms/sq m, 10-14 days prior to seeding, sow at rate of 40g/m2 and lightly rake. First cut to be undertaken when grass reaches 50mm.

Wildflower Seeding:

Seed mix shall be Germinal WFG20 Eco Species Rich Lawn, or similar approved. Sowing to be taken between March and October.
Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 10 gm/2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 40 - 70mm.

Seed mix shall be Germinal RE3 River Floodplain / Water Meadow (MG8 Grassland), or similar approved. Sowing to be taken between March and October.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 5g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 40 - 70mm.

Bulb Planting:

Bulb planting prior to grass seeding. Scatter the bulbs as plan, to an average density to create naturalistic planting. With a bulb planter or trowel plant the bulbs in an upright position, where they fall, to a depth of 3 times the size of the bulb. Cover with soil and firm gently.
Bulb planting after turfed installed. Dig planting holes through turf to three times the depth of the bulb. Plant bulbs in an upright position and backfill with topsoil and turf plug previously removed.

Climbers

To be set 300mm from base of wall and trained to climber wires comprising 3 no galvanised horizontal wires fixed 400mm apart. Width of climber wire construction - 2000mm. Vine eyes at 400mm centres.

Weeding:

A plant that roots directly from its base and has shallow roots is to be removed by hand, by removing the main root system.
A weed that grows from a clumped, fibrous root system is to be removed using the crowning method, by cutting the roots from the crown of the weed.
A large weed infestation is to be removed by spraying an approved chemical directly onto the target infestation.
A plant being a tree or a vine is to be removed using the cut and paint method, by cutting the base of the stem close to the ground and immediately applying herbicide to the cut.

4) MAINTENANCE AND MANAGEMENT

Plant stock and soft landscaped areas shall be maintained for a period of five years via the developers' agent or appointed Management Company during which time the following operations shall be carried out:

Regular visits:

Monthly maintenance visits to include the following operations:

- Hand weed planting beds
- Remove litter
- Sweep mulch spillage
- Re-firm plant stock as necessary
- Adjust stakes and ties as necessary
- Prune plant stock as required to encourage good form
- Check all plant stock and report signs of pests, disease, death and damage

Mulch:

Top up mulch levels (using matching material) surrounding trees and within beds to 75mm at the end of the maintenance period.

Watering:

Plant stock to receive the following quantities of water:
Semi-mature trees: 75 litres each month between April and September
Heavy Standard trees: 35 litres each month between April and September
Shrubs and transplants: 5 litres/plant on three occasions throughout growing season.
Watering to be undertaken during the first 24 months as needed to maintain plant health.

Bulb areas in grass:

Bulbs areas to be left uncut during late winter/early spring when bulbs are growing/flowering and for a period 6-8 weeks after flowering to allow bulbs to regain nutrients, after which a normal mowing regime can resume.

Grass cutting:

Grass shall be cut throughout the growing season to maintain a sward of approximately 38mm. Shall be edged, watered as necessary and clippings removed.

Wildflower cutting:

Wildflower areas shall be cut 2 times a year during the late spring and after the flower season (September / October) to maintain a sward of approximately 40-70mm. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.

Plant replacements:

All dead, dying and vandalised plant stock shall be replaced, at the landscape contractor's expense, at the end of each growing season throughout the maintenance period.

Number	Abbreviation	Species	Specification	Height	Girth	Pot Size
4 -	ACE GLO	Acer platanoides 'Globosum'	Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm	min. 400cm	16-18cm	
1 -	ALN GLU	Alnus glutinosa	Heavy Standard: 5 brks: 3x: RB: Clear Stem min. 200cm	350-425cm	12-14cm	
2 -	AME LAM	Amelanchier lamarckii	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	300-350cm	12-14cm	
7 -	BET PEN	Betula pendula	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
23 -	LIQ WOR	Liquidambar styraciflua 'Worplesdon'	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	300-350cm	10-12cm	
6 -	MAL SYL	Malus sylvestris	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
2 -	POPNI	Populus nigra	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
10 -	PRU GOO	Prunus 'Snow Goose'	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	300-350cm	10-12cm	
7 -	PRU AVI	Prunus avium	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
1 -	PRU PAD	Prunus padus	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
30 -	QUE ROB	Quercus robur	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
6 -	S a	Salix alba	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
2 -	SALFR	Salix fragilis	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
13 -	T co	Tilia cordata	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	
Total :114 -						

Number	Abbreviation	Species	Specification	Density	Length	Height	Pot Size
689 -	CAR BET	Carpinus betulus	1+1: Transplant - seed raised: B	0.4Ctr Double Staggered at 0.15m offset	136.855m	60-80cm	
Total :689 -					Total :136.855m		

Number	Abbreviation	Species	Specification	Density	Area	Pot Size	Height
55 -	CEA MOU	Ceanothus 'Blue Mound'	Branched: 5 brks: C	3/m²	17.5731m²	3L	
11 -	CEA REP	Ceanothus thyrsiflorus repens	Bushy: 5 brks: C	3/m²	3.4082m²	3L	
27 -	CHO PEA	Choisya 'Aztec Pearl'	Bushy: 5 brks: C	3/m²	8.4499m²	2L	20-30cm
19 -	CHO PEA	Choisya 'Aztec Pearl'	Bushy: 5 brks: C	3/m²	5.4849m²	3L	30-40cm
302 -	CIS PIN	Cistus 'Silver Pink'	Bushy: 4 brks: C	3/m²	95.7164m²	3L	20-30cm
106 -	COOR EL	Cornus alba 'Elegantissima'	Branched: 4 brks: C	3/m²	32.685m²	3L	40-60cm
35 -	ELA EBB	Elaeagnus x ebbingei	Branched: 3 brks: C	3/m²	11.2062m²	3L	30-40cm
26 -	ELA LIM	Elaeagnus x ebbingei 'Limelight'	Branched: 3 brks: C	2/m²	12.3298m²	3L	30-40cm
120 -	EUO GAI	Euonymus fortunei 'Emerald Gaiety'	Bushy: 7 brks: C	3/m²	38.3742m²	3L	20-30cm
250 -	EUO QUE	Euonymus fortunei 'Silver Queen'	Bushy: 5 brks: C	4/m²	60.5855m²	3L	20-30cm
211 -	HEB WIN	Hebe 'Mrs Winder'	Bushy: 5 brks: C	3/m²	66.5145m²	3L	30-40cm
613 -	HEB GEM	Hebe 'White Gem'	Bushy: 5 brks: C	3/m²	198.053m²	3L	30-40cm
44 -	HYD GRA	Hydrangea paniculata 'Grandiflora'	Branched: 3 brks: C	2/m²	19.2505m²	2L	30-40cm
68 -	HYF CAL	Hypericum calycinum	Bushy: 6 brks: C	4/m²	16.4457m²	2L	20-30cm
140 -	LAV HID	Lavandula angustifolia 'Hidcole'	Bushy: 5 brks: C	3/m²	44.1636m²	3L	20-30cm
108 -	LAV PED	Lavandula stoechas pedunculata	Bushy: 5 brks: C	4/m²	25.0617m²	2L	15-20cm
196 -	LON PIL	Lonicera pileata	Bushy: 6 brks: C	3/m²	62.5248m²	3L	
4 -	OLE MAC	Olearia macrodonta	Bushy: 4 brks: C	2/m²	1.7915m²	3L	40-60cm
53 -	POT ELI	Potentilla fruticosa 'Elizabeth'	Bushy: 3 brks: C	4/m²	13.0043m²	2L	
144 -	PRU LUY	Prunus laurocerasus 'Otto Luyken'	Bushy: 3 brks: C	3/m²	47.6319m²	3L	30-40cm
26 -	PRU LUS	Prunus lusitanica	Bushy: 4 brks: C	2/m²	12.1343m²	3L	30-40cm
42 -	SKI RUB	Skimmia japonica 'Rubella'	Bushy: 3 brks: C	4/m²	10.3958m²	3L	30-40cm
38 -	SPI PRI	Spiraea japonica 'Little Princess'	Bushy: 5 brks: C	4/m²	9.3919m²	2L	20-30cm
27 -	VIB DAV	Viburnum davidii	Bushy: 3 brks: C	3/m²	8.472m²	3L	20-30cm
13 -	VIB TIN	Viburnum tinus	Bushy: 4 brks: C	3/m²	27.9174m²	3L	20-30cm
45 -	VIN VAR	Vinca major 'Variegata'	Several Shoots: 3 brks: C	3/m²	14.0426m²	2L	
Total :2795 -					Total :862.5987m²		

Number	Abbreviation	Species	Specification	Density	Area	Pot Size	Height
33 -	ART CAS	Artemisia 'Powis Castle'	Bushy: 5 brks: C	4/m²	7.3429m²	2L	20-30cm
78 -	AST MON	Aster x frikartii 'Mench'	Full Pot: C	4/m²	17.7852m²	2L	
46 -	EUP ROB	Euphorbia amygdaloides robbiae	Full Pot: C	5/m²	8.8476m²	2L	
26 -	RUD GOL	Rudbeckia fulgida sullivanii	Full Pot: C	4/m²	6.1543m²	2L	
Total :183 -					Total :40.13m²		

Mixed Landscape Buffer - Version 7 (1)

Number	Abbreviation	Species	Specification	Density	Area	Pot Size	Height
56 -	COR AVE	Corylus avellana	1+2: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr	26.8277m²		60-80cm
92 -	CRA MON	Crataegus monogyna	1+1: Transplant - seed raised: B	0.7Ctr	44.3795m²		60-80cm
38 -	ILE AQU	Ilex aquifolium	1+0: Seedlings: CE	0.7Ctr	17.7518m²	150cc min	20-40cm
20 -	PRU PAD	Prunus padus	1+1: Transplant - seed raised: B	0.7Ctr	8.8759m²		60-100cm
56 -	PRU SPI	Prunus spinosa	1+1: Transplant - seed raised: Branched: 2 brks: B	0.7Ctr	26.6277m²		60-80cm
38 -	ROS ARV	Rosa arvensis	1+0: Seedlings: Branched: 2 brks: B	0.7Ctr	17.7518m²		50-60cm
38 -	ROS CAN	Rosa canina	1+1: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr	17.7518m²		60-80cm
20 -	SAM NIG	Sambucus nigra	1+1: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr	8.8759m²		60-80cm
20 -	VIB OPU	Viburnum opulus	1+2: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr	8.8759m²		60-80cm
Total :378 -					Total :177.518m²		

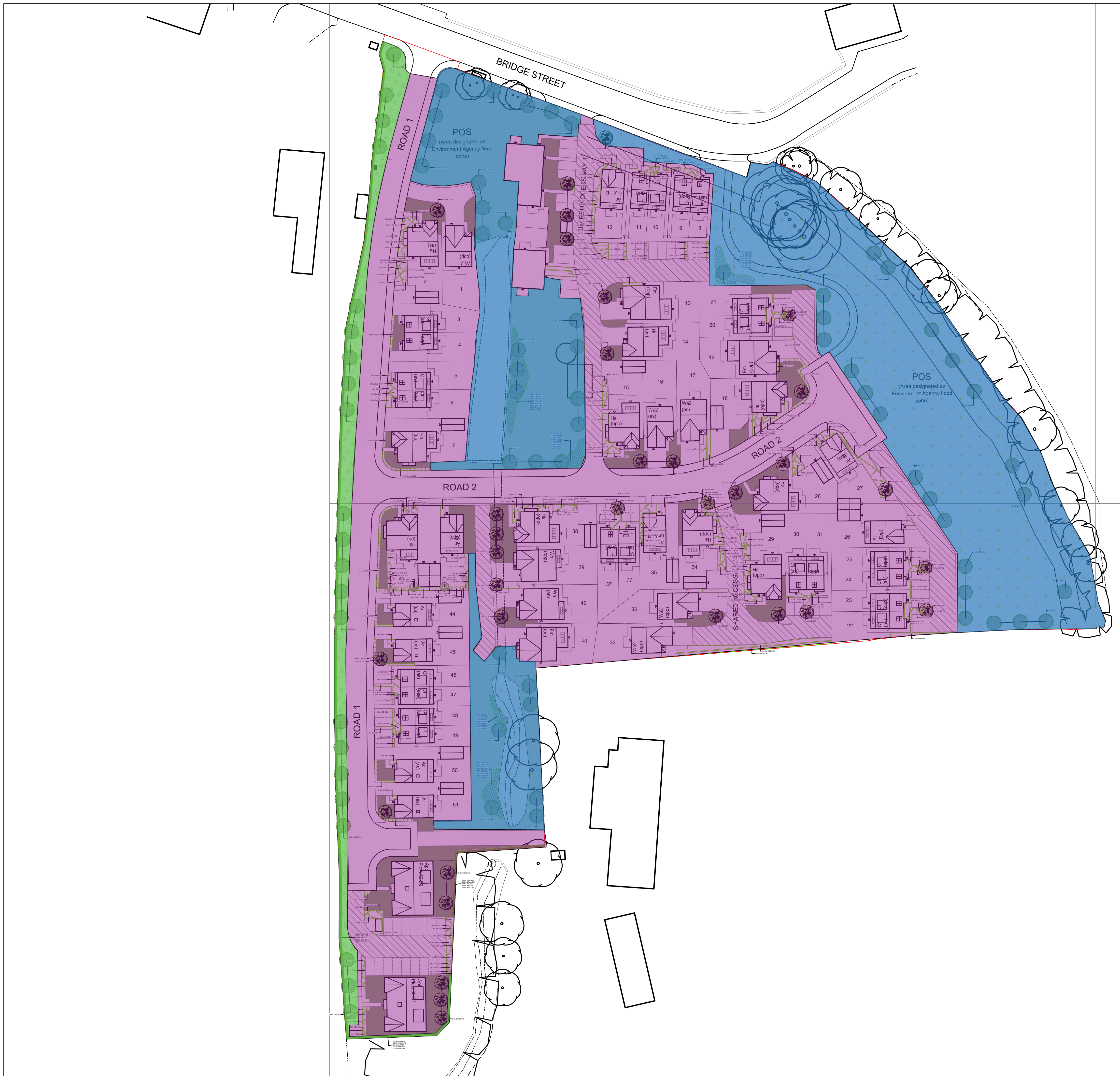
Mixed River Landscape Buffer - Version 1

Number	Abbreviation	Species	Specification	Density	Area	Pot Size	Height
5 -	COR AVE	Corylus avellana	1+2: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr	2.3625m²		60-80cm
5 -	CRA MON	Crataegus monogyna	1+1: Transplant - seed raised: B	0.7Ctr	2.3625m²		60-80cm
5 -	ROS CAN	Rosa canina	1+1: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr	2.3625m²		60-80cm
20 -	SAL CAP	Salix caprea	0/1: Cutting: Branched: 2 brks: B	0.7Ctr	9.4499m²		80-100cm
5 -	SAL CIN	Salix cinerea	0/1: Cutting: Branched: 2 brks: B	0.7Ctr	2.3625m²		60-80cm
13 -	SAL PEN	Salix pentandra	Feathered: 5 brks: 2x: B	0.7Ctr	5.9062m²		200-250cm
13 -	SAL TRI	Salix triandra	Feathered: 5 brks: 2x: B	0.7Ctr	5.9062m²		200-250cm
15 -	SAL VIM	Salix viminalis	0/1: Cutting: Branched: 2 brks: B	0.7Ctr	7.0874m²		60-80cm
5 -	SAM NIG	Sambucus nigra	Branched: 3 brks: C	0.7Ctr	2.3625m²	2L	40-60cm
15 -	VIB OPU	Viburnum opulus	1+2: Transplant - seed raised: Branched: 3 brks: B	0.7Ctr	7.0874m²		60-80cm
Total :101 -					Total :47.2496m²		

Native Hedging Mix (Hawthorn and Blackthorn)

Number	Abbreviation	Species	Specification	Density	Length	Pot Size	Height
177 -	COR AVE	Corylus avellana	1+2: Transplant - seed raised: Branched: 3 brks: B	0.4Ctr Double Staggered at 0.15m offset	35.1811m		60-80cm
881 -	CRA MON	Crataegus monogyna	1+1: Transplant - seed raised: B	0.4Ctr Double Staggered at 0.15m offset	175.9054m		60-80cm
177 -	ILE AQU	Ilex aquifolium	1+0: Seedlings: CE	0.4Ctr Double Staggered at 0.15m offset	35.1811m	150cc min.	20-40cm
353 -	PRU SPI	Prunus spinosa	1+1: Transplant - seed raised: Branched: 2 brks: B	0.4Ctr Double Staggered at 0.15m offset	70.3621m		60-80cm
177 -	ROS CAN	Rosa canina	1+1: Transplant - seed raised: Branched: 3 brks: B	0.4Ctr Double Staggered at 0.15m offset	35.1811m		60-80cm
Total :1765 -					Total :351 8108m		

Appendix 2



DO NOT SCALE

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Landscape Management Plan key:

- Area 1 - Residential development - This phase will comprise turf areas, new trees, hedge and shrub planting.
- Area 2 - Periphery planting - This area will comprise amenity grass seeding, native hedgerow and new tree planting.
- Area 3 - Public Open Space near water courses- This area will comprise amenity grass seeding, new tree planting, informal footpath, native tree/shrub planting, meadow planting, management of existing tributary, and management of existing bank along the riverside strip.

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CLIENT:
Eccleston Homes Ltd

PROJECT:
Former Mondi Site, (Site 1) Holcombe Mill,
Bridge Street, Ramsbottom, BL0 0BS

DRAWING TITLE:
Landscape Management Areas Plan

SCALE: 1:500@A1	DRAWN BY: CN	DRAWING No: P.1202.19.12	REV: -
DATE: 02/02/2021	CHKD BY: CO		