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Landscape Design Rationale & Planting Specification

For

Land to rear of 69 Sandy Lane / Lowther Court

Prestwich, Manchester

M25 9PS

Prepared for: MC Housing Ltd.

Prepared by: **Trevor Heaps** BSc, MICFor, M. Arbor.A.

Date: 3rd September 2025

Ref: TH 5204 B

Design Brief / Planning Background

The following landscape details are submitted in support of a full planning application to Bury Council for:

The demolition of the existing garages and the construction of two semi-detached, two-storey residential dwellings with associated gardens..

The Landscape Proposals include:

- a) Proposed means of enclosure, car parking layout, other vehicle and pedestrian access and circulation areas, hard surfacing materials and refuse storage.
- b) Planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed planting densities.
- c) Existing vegetation to be retained together with measures for its protection during the course of construction.
- d) Maintenance details.
- e) Schemes consistent with Bio-diversity Net Gain proposals.

Aims of the Landscape Scheme

- To safeguard and enhance the character and amenity of the area.
- To provide ecological, environmental and biodiversity benefits.
- To maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality .

Site Specific Objectives (Refer to accompanying landscape plan and specifications)

Condition 5: Landscape

- The landscape proposals seek to provide attractive private gardens for the occupants of the new dwellings.
- The site benefits from existing tree cover, including 2 No. Sycamore trees to the front of the new dwellings, which will be protected and retained as part of the proposed landscape scheme.
- The proposed landscape provides additional planting to intended to soften the site boundaries and provide colour and interest throughout the seasons.
- The existing and proposed planting will also encourage wildlife and biodiversity.
- The landscape layout includes new 'structure' planting in the form of trees and hedges suitable for urban gardens.
- The planting palette seeks to enhance the visual amenity of the site and soften the impact of the built development and hard landscape.
- A selection of ornamental species closer to the front of the houses will create an attractive approach to the dwellings.
- All soft landscaping will be implemented following completion of the construction of the houses and hard landscape.

Biodiversity Net Gain

- A Preliminary Ecological Appraisal and Roost Assessment was undertaken on 24 February 2025, by Arbtech. The report, dated 3 March 2025, recommended the following biodiversity enhancements, which will be implemented as part of the development:
- The incorporation of bee bricks (e.g. Ibstock Bee Habitat or similar alternative brand) into the fabric of the new buildings in order to provide sheltering opportunities for pollinators.
- A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2>
- Two bat boxes will be incorporated into the fabric of the new dwellings. They will be suitable for pipistrelles (which have been identified locally through EPSL data).
- The installation of a minimum of two bird boxes on newly constructed buildings will provide additional nesting habitat for birds
- Hedgehog gates will be incorporated into the base / gravel boards of the fences to enable free movement through the site.
- Fruit-bearing trees have been incorporated into the planting plan and schedule to encourage pollinators.
- The planting palette has been selected which will enhance the nature conservation value of the site through the inclusion of mixed native hedges and pollen and nectar-bearing species.
- The planting will be installed on completion of the building work and external hard landscape.
- On completion of the work, the planting shall be established, managed and maintained by the owners, or their agents, to ensure that the proposed planting is successfully established and maintained in accordance with the landscape objectives.
- Any planting that fails will be replaced, according to the plan and schedule, at the next planting season.

HARD LANDSCAPE SCHEDULES

SURFACING

Permeable Driveway / Parking Bays (Plan code: PAV₁)

Finish: Permeable concrete block paving

Product: 'Drivesett Tegula', by Marshalls (or similar and approved)

Block Dimensions / Mix: 240mm x 160mm x 50mm, 160mm x 160mm x 50mm, 120mm x 160mm x 50mm

Colour: To Architects specification

Laid: in accordance with manufacturer's recommendations

Supplier: Marshalls

Telephone: 0870 444 6217

<https://www.marshalls.co.uk>

info@marshalls.co.uk

Permeable Footpaths / Front Access (Plan code: PAV₂)

Finish: Permeable concrete block paving

Product: 'Drivesett Tegula', by Marshalls (or similar and approved)

Block Dimensions / Mix: 240mm x 160mm x 50mm, 160mm x 160mm x 50mm, 120mm x 160mm x 50mm

Colour: To contrast with driveway and parking spaces. To Architects specification

Laid: in accordance with manufacturer's recommendations

Supplier: Marshalls

Telephone: 0870 444 6217

<https://www.marshalls.co.uk>

info@marshalls.co.uk

Rear Patios (Plan code: PAV₃)

Product: Indian Sandstone (or similar and approved)

Colour: Buff Multi

Dimensions: Mixed sizes: 1140 x 570 x 18mm, 855 x 570 x 18mm, 570 x 570 x 18mm and 570 x 285 x 18mm

Laid: in accordance with manufacturer's recommendations

Supplier: Marshalls

Tel. 0370 120 7474

<https://www.marshalls.co.uk>

info@marshalls.co.uk

Wedge-shaped Corner /East Elevation (Plan code: PAV4)

This small area is inaccessible, locked in by the house wall and adjacent structures, where it will not be feasible to establish or maintain planting. It is proposed to cover it with a weed-suppressing permeable membrane covered with pea shingle.

Product: Pea Shingle / Gravel (or similar and approved)

Colour: Buff

Dimensions: 10mm

Laid: Loose laid over permeable geotextile (to suppress weed growth)

Supplier: Aldermaston Re-cycling

Tel. 0808 160 7014

<https://aldermastonrecycling.co.uk>

BOUNDARY TREATMENTS

Site / Garden Boundaries (Plan code: FEN 1)

Product: Timber Featherboard fence panels and matching side gates

Dimensions: 1.8mm high x 1.83m wide, including gravel board and capping rail

Supplier: Jacksons Fencing, or similar and approved

Telephone: 0800 408 2234

Email: sales@jacksons-fencing.co.uk

www.https://jacksons-fencing.co.uk

ECOLOGICAL ENHANCEMENTS

As recommended in Arbtech's Preliminary Ecological Assessment

Bee Bricks (Plan code: BEE) (Refer to Arbtech's Preliminary Ecological Assessment)

Product: 2No. Bee Habitat Bricks

Location: West and East-facing elevations

Installation: 0.5metres above GL, with no obscuring vegetation. In accordance with manufacturer's recommendations.

Supplier: Ibstock (or similar and approved)

Tel. 01530 261 999

Email: enquiries@ibstock.co.uk

www.ibstock.co.uk/contact-us

Hedgehog Gates (Plan code: HG)

Location: Base of each run of fencing to the rear gardens

Dimensions: 26cm long x 8cm wide x 32cm high

Product code: 456626

Contact: Natural Collection. or similar and approved

Telephone: 0333 400 0463

www.sparketail.com

Bat Boxes, Integrated into The Building (Plan code: VB)

Bat boxes, to attract Pipistrelles, will be incorporated into the building structure.

Product: 2No. Habibat Bat Boxes (or similar and approved)

Construction: Solid box made of insulating concrete which can be faced to match the building fabric

Location: Site on buildings at a height of 3-6metres above ground level, in an open sunny position, facing south-east or south-west, with a clear flight path.

Installation: In accordance with supplier's instructions

Supplier: Habibat (or similar and approved)

Telephone: 01642 724 626

Email: enquiries@habibat.co.uk

<https://habibat.co.uk/bat-boxes>

Bird Nest Boxes, Integrated into the Building (Plan code: BB)

Product: 2No. Schwegler No.17 Swift boxes (or similar and approved)

Location: Site on building at 2-4 metres above ground level, allowing for a clear flight path

Orientation: Entrance to face between north and east, to avoid strong sunlight and prevailing winds

Installation: In accordance with supplier's instructions

Supplier: NHBS (or similar and approved)

Telephone: 01803 865913

Email: customer.services@nhbs.com

SOFT LANDSCAPE / PLANT SCHEDULES

Specimen Trees

(Refer to plan for planting locations)

Code	Species	Girth cm / Form	Container size	Spacing / Quantity
BET	Betula albosinensis Fascination CHINESE BIRCH	12-14cm Light Standard	C45L	See plan
MAL	Malus Evereste CRAB APPLE	12-14cm Light Standard	C45L	See plan
SOR	Sorbus Joseph Rock ROWAN / MOUNTAIN ASH	12-14cm Light Standard	C45L	See plan

Mixed Native Species Hedges (Around garden boundaries)

(Planted in groups of 3, 5 or 7 of the same species @ 5 plants / metre in a staggered double row – the rows 40cm apart)

Code	Species	Container / Form	Height (cm)	Distribution % Mix
MNSH	Acer campestre (FIELD MAPLE)	Bare root 1+1	60-90	10%
	Corylus avellane (HAZEL)	Bare root 1+1	60-90	10%
	Crataegus monogyna (HAWTHORN)	Bare root 1+1	60-90	60%
	Euonymus europaeus (SPINDLE)	Bare root 1+1	60-90	5%
	Ilex aquifolium (HOLLY)	Root-balled	60-90	5%
	Malus sylvestris (APPLE)	Bare root 1+1	60-90	5%
	Viburnum opulus (GUELDER ROSE)	Bare root 1+1	60-90	5%

Ornamental Hedges

(Planted in a single row @ 45cm centres)

Code	Species	Container / form	Height (cm)	Spacing/Density
PRU	Prunus lusitanica	C 5L, bushy	60-90cm	2 plants / linear metre

Ornamental Ground Cover

(Mix of herbaceous perennials (HP) and ornamental grasses (G) ground cover, planted in groups of 3-5 plants of one species.)

Code	Species	Container / Form	Height (cm)	Spacing
OGC	Alchemilla mollis (HP)	C 2L / Full pot		4/m2
	Astrantia major (HP)	C2L / Full pot		4/m2
	Geranium Rozanne (HP)	C/2L Full pot		4/m2
	Euphorbia amygdaloides Rubra (HP)	C2L Full pot		4/m2
	Miscanthus sinensis Kleine Silberspinne (G)69	C3L Full pot		3/m2
	Salvia nemerosa Ostfrieslan (HP)	C3L Full pot		4/m2
	Sisyrinchium striatum (HP)	C2L/ Full pot		4/m2

Lawn Turf

Medallion Turf, or similar and approved

Supplier: Rolawn Ltd

Laid: in accordance with Rolawn's 'Product Guide'

Contact: 01904 757300

Email: info@rolawn.co.uk

Bark Mulch (Under trees and new planting)

Melcourt Ornamental Bark Mulch, or similar and approved

Supplier: Melcourt Industries Ltd

Contact: 01666 502711

Email: mail@melcourt.co.uk

www.melcourt.co.uk

PLANTING SPECIFICATION

All planting stock shall comply with the requirements of BS 3936 and shall be healthy, strong with a good shape and strong root system (in accordance with the national plant specification). All native plants shall be of local provenance and be well-labelled as such.

Trees and shrubs shall only be lifted from the ground between October and March and be handled and transported in accordance with the relevant codes of practice, with the roots kept moist and wrapped (in hessian for example) to protect them from adverse weather conditions.

All tree planting operations shall be carried out in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape Recommendations.

Shrub beds - shall be excavated to 400 mm deep and their bases shall be broken up to aid drainage; if required, 400mm deep top soil shall be provided and laid in accordance with BS 3936. Shrubs shall be planted in accordance with BS 4428. A 75 mm deep layer of medium grade ornamental bark mulch shall be placed within all shrub beds.

Grass - these areas shall be cultivated / rotovated, and supplemented with topsoil if required, to provide a minimum of 100 mm depth. Any stones greater than 25mm in size shall be removed and the area shall be cultivated to a fine tilth. Rectangular-cut turf shall be supplied in rolls (and will not be dried out or yellowed). Turf grown on any nylon matting will not be accepted. Turf will be laid out on the day of delivery from a suitably sized running board.

Turf shall be laid in stretcher bond pattern (like bricks), close butted with staggered joints (which will be made good with top-soil). The finished level of the turf shall be 50mm higher than any surrounding hard surfaces (to allow for settlement) and will then be watered in.

Aftercare / Maintenance

All plants are to be maintained until established. Planted areas are to be kept weed-free.

Grass to be kept well-watered until established and kept maintained at a consistent height and weed-free.

Hedge bases and 1 m diameters around trees are to be kept weed-free. The bark mulch is to be topped up annually to 75 mm and the planting beds kept litter-free. Plants within the shrub beds to be faced back from path edges as required.

The hedges are to be maintained at a consistent height depending on species and location. Internal hedges to be maintained at 450-600 mm high and boundary hedges to a minimum of 1.8m high (or as directed by the client / LPA).

Grass will be cut six times during the first growing season. The first cut will be when the grass is well-rooted and has reached a height of 100 mm; it will be cut to 50 mm and lightly rolled. During the first year, all cuttings are to be removed from site.

Grass should only be cut when dry. The grass is to be maintained at 50 mm and the frequency of cutting will be dependent on the growing season but be between 8 and 12 cuts per year.

Watering will be carried out on grassed areas during prolonged dry periods to ensure and maintain adequate growth. Watering shall be carried out with sprinklers or oscillating sprays at a rate of 15 Litres per square metre.

Replacement Planting

Any tree or plant that fails to thrive or is below specification within a five-year period shall be replaced.

Any grassed areas that fail shall be re-turfed in accordance with the above specification.

Annual Tree Maintenance

All plants are to be maintained until established. A 1 metre diameter area surrounding the tree will be kept free from grass, weeds and rubbish at all times. Mulched areas will be topped up as necessary to maintain 75mm depth.

Newly-planted trees are to be watered during April to September. The intervals between watering is to be fortnightly with additional visits if there has been no rainfall within a weekly period. Watering bags will be filled with 90 Litres of water (for slow release) per visit. Any depressed or panned-down areas will be lightly forked.

Each tree will be checked to make sure it is growing healthily. All dead, damaged, crossing or diseased branches will be removed. Any arising suckers will be removed from the clear stem. Any wounds shall be neatly pared back to sound wood in accordance with BS 3998. Trees which have been loosened by the wind or frost shall be re-firmed.

Each stake and tie will be checked and adjusted, re-fixed or renewed as necessary to ensure that no damage occurs to any tree and that each tree is being supporting in the intended manner. All stakes and ties will be removed after two years / or after trees have rooted successfully.

Appendix 1 - Professional résumé

I am Trevor Heaps, director of Trevor Heaps Arboricultural Consultancy Ltd. I am a Chartered Arboriculturist, a Professional Member of the Arboricultural Association (AA) and hold a First-Class Honours Degree in Arboriculture.

Professional training

- Arboriculture and Bats: Scoping Surveys for Arborists (BCT & AA) – October 2017
- Tree Science (AA) – June 2016
- OPM (Oak Processionary Moth) Training (FC) – May 2016
- Visual Tree Assessment (Arboricultural Association) - October 2015
- Trees and the Law (Dr Charles Mynors) - June 2015
- Mortgage (Home Buyers) Report Writing (LANTRA / CAS) - February 2015
- Tree Preservation Orders - effective application (LANTRA / CAS) - November 2014
- Professional Tree Inspection 3-day course (LANTRA / AA) - July 2014
- Arboricultural Consultancy Course (AA) - May 2014
- Further down the subsidence trail 1-day course (AA) - April 2013
- Getting to grips with subsidence 1-day course (AA) - November 2012

AA – Arboricultural Association

BCT – Bat Conservation Trust

CAS – Consulting Arborist Society

FC – Forestry Commission