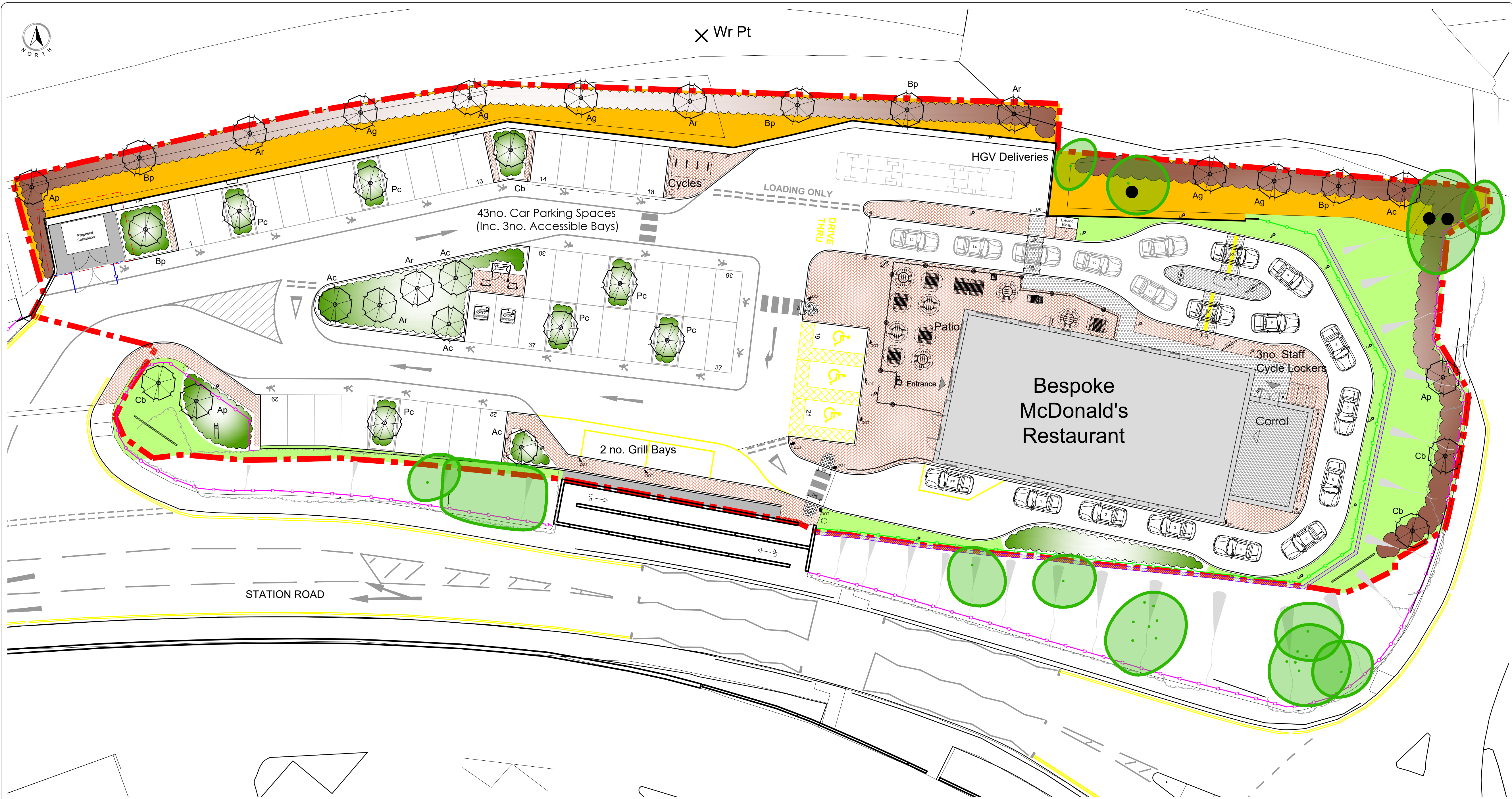




KEY TO LANDSCAPE PROPOSALS

Landscaping Risk Reduction Policy

All proposed landscaping has been designed to adhere to the following McDonald's Restaurants Limited Health & Safety requirements:

- Avoid the use of 'spiky' shrubs adjoining pedestrian routes and presence of poisonous plants and berries.
- Avoid the potential for restricted views within carpark
- Avoid where practicable uneven ground, inclines of pathways and sloping land
- Be aware that there will be the potential for the location of services in the proximity of proposed landscape features
- Ground cover planting should be kept below one metre in height and tree canopies kept no lower than 2.4m. This will allow for the natural surveillance of the site. Remove screens that criminals could hide behind.
- Ensure that taller shrubs and trees do not create climbing aids to building roofs or upper floor windows.
- Consider the safety of the end user and that of the maintenance staff
- Ensure recommendations are made to keep views of CCTV cameras un-obscured.
- Ensure the risk of fire is reduced by eliminating vegetation and litter traps within the proximity of buildings.

Existing Site

Existing Trees and Shrubs Retained

Existing trees within and beyond the site boundary to be retained and protected from damage during construction

Proposed Planting Details & Specification

The details on this landscaping scheme have been produced in accordance with **Condition 14**.

All areas of new landscaping to have the existing topsoil and subsoil decompacted by hand digging or rotovator. If any imported topsoil is required it should be placed to a depth of 350mm minimum. Planting should take place during the dormant planting season ie 1st October to 28th February.

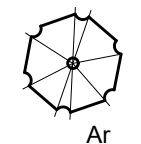
Tree planting shall be implemented as per British Standard 8545 (Trees: from nursery to independence in the landscape - Recommendations)

Refer to Landscape Biodiversity & Ecological Management Plan (LBEMP) document for full details of landscaping and maintenance in accordance with **Condition 16**

Tree Planting

Standard specimen trees planted in locations indicated as per the following specification:

Excavate tree pit to provide 5m³ of rooting volume ie 2.35m x 2.35m x 0.9m, plant rootballed tree, backfill with 600mm subsoil and 300mm topsoil and secure with timber stake and rubber tie and spacer.



Specimen Tree Planting (33 no.)

3.5-4.0m high, 12-14 cm girth Heavy Standard root balled trees (supplied by Barcham Trees or similar approved) to be pit planted including timber stake and rubber spacer to secure the tree in an upright position and bulky organic compost backfill planted in locations shown

5 x Acer rubrum 'Brandywine' (Red Maple) - Ar
4 x Carpinus betulus 'Frans Fontaine' (Hornbeam) - Cb
5 x Betula Pendula 'Fastigiata' (Silver Birch) - Bp
5 x Alnus glutinosa (Common Alder) - Ag
5 x Acer campestre 'Streetwise' (Field Maple) - Ac
3 x Acer platanoides 'Emerald Queen' (Norway Maple) - Ap
6 x Pyrus calleryana 'Chanticleer' (Ornamental Pear) - Pc

Any trees which die, are removed, uprooted, significantly damaged, become diseased or malformed within five years from the completion of planting, must be replaced during the nearest planting season, as per **Condition 15**

Bat Boxes

3no. Schwegler 2F Universal Bat boxes are to be attached to the existing trees located in the north-eastern corner of the site. They should be secured facing in different directions on sunny aspects to provide a range of warm conditions. Boxes should be located as high as possible to try and avoid predation from cats on the ground or nearby structures

Bat Boxes

3no. Schwegler 2F Universal Bat boxes to be installed as per Ecological recommendations above and to discharge **Condition 17**



Grass Verges & Surfacing

Areas of grass to be established in all landscaped zones around the site. Cultivate and grade soil, bring top 150mm to a fine tilth, rake and bring to given levels, remove all stones and debris over 50mm, lay turf in stretcher bond, firm turves using wooden turf beater. Water regularly for 12 months and replace riled areas of turf if necessary.

Existing Vegetation Retained (495m²)

Existing areas of vegetation to be retained as per Ecological recommendations

Grass Verges (505m²)

New areas of grass verge to be established using Species Rich Turf supplied by wilflowerurf.co.uk (or similar approved)

Pedestrian Circulation

Tarmacadam surfaced footways

Pedestrian Circulation

Block paving surfaced footways

Shrub Planting

Areas of shrub planting for ecological enhancement to be planted in groups around the perimeter of the site. Cultivate and grade soil, bring top 150mm to a fine tilth prior to planting the following species:

Shrubs (185m²)

Shrubs to be pit planted 3 per m². Planted to provide low maintenance, colourful, groundcover with ecological value. All plants to be 5 litre pot grown stock, planted in random groups of 5, 7 or 9 plants of same species throughout the planting bed.

13% Euonymus fortunei 'Emerald and Gold'
13% Spiraea japonica 'Goldflame' (Spiraea)
13% Brachyglottis 'Sunshine' (Senecio)
13% Ceanothus 'Blue Mound' (California Lilac)
12% Hypericum 'Hidcote' (St John's Wort)
12% Lavandula angustifolia 'Hidcote' (Lavender)
12% Potentilla fruticosa 'Abbotswood' (Cinquefoil)
12% Sarcococca hookeriana var. humilis (Sweet box)

Native Hedge Planting

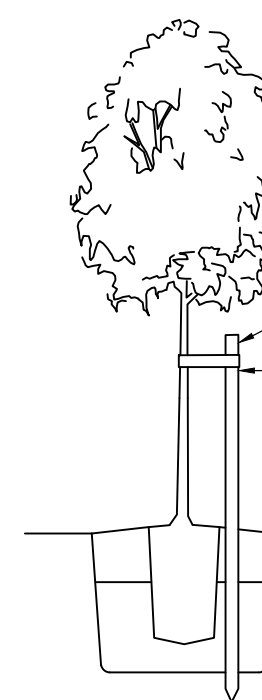
A new native hedgerow to be established and maintained at 1.5m high. Native species selected to provide ecological enhancement and seasonal interest.

Hedge Planting (185 linear metres)

600 - 900mm high, transplant saplings, pit planted in double staggered row including organic compost to backfill pits at 5 plants per linear metre. Spiral rabbit guards to each plant with bark mulching between the plants to suppress weed growth

15% Cornus sanguinea (Dogwood)
15% Euonymus europaeus (Spindle)
10% Sorbus aucuparia (Rowan)
15% Juniperus communis (Juniper)
15% Crataegus monogyna (Hawthorn)
15% Salix caprea (Goat Willow)
15% Sambucus nigra (Elder)

Tree Pits & Support



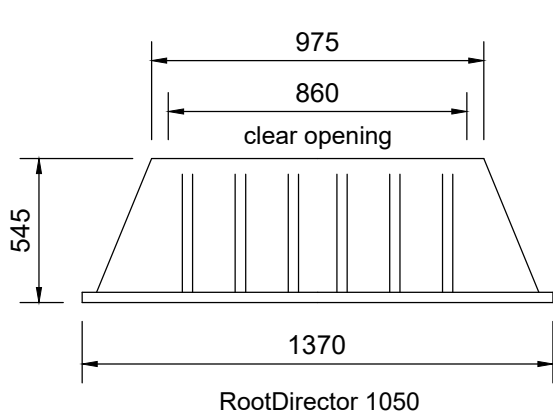
1 No synthetic tie (100mm below top of stake)

1 No 75mm dia, softwood FSC stake, sharpened and knotted approx 1.0m into the soil until secure

Tree pit excavated to provide 5m³ rooting volume (2.35m x 2.35m x 0.9m). Backfilled with 600mm subsoil and 300mm topsoil

Root Barriers

All tree planting to have root barrier installed to prevent root growth from damaging the adjacent hard surfacing. The following product (or similar approved) to be installed, 750mm root barrier: www.greenblue.co.uk/gb/products/reroot-2000/



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Notes:

This drawing is based on:

- 11551_AEW_8426_XX_M2_Topographical Survey 2022
- 11551_AEW_1706_0004K_Proposed Site Plan

Planning Condition 14

No development hereby shall be commenced until a comprehensive landscaping scheme for the site (in accordance with the principles established by plan ref. Proposed Site Plan ref. 11551_AEW_1706_0004 Rev J) has been submitted to and approved in writing by the Local Planning Authority and shall include details of ground / tree pit preparation (with adequate soil volume provision to allow the trees to grow to maturity, engineering solutions to demonstrate no future tree interference with structures e.g. root barriers / deflectors and staking / tying method). The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (1st October to 28th February inclusive) and thereafter shall be properly maintained as approved through condition 15 below. The approved tree planting shall be implemented as per British Standard 8545 (Trees: from nursery to independence in the landscape - Recommendations).

Planning Condition 15

Any trees which die, are removed, uprooted, significantly damaged, become diseased or malformed within five years from the completion of planting (or any other such period as specified by the Landscape, Biodiversity and Ecological Management Plan as approved through condition 16) must be replaced during the nearest planting season (1st October to 31st March inclusive) with trees of the same size, species and quality as per the approved landscaping scheme.

Planning Condition 16

No development hereby approved shall be commenced until a Landscape, Biodiversity and Ecological Management Plan (LBEMP) for the approved site has been submitted to and approved in writing by the Local Planning Authority.

Planning Condition 17

No above ground construction works relating to the development hereby approved shall be commenced until a detailed bat and bird box scheme for the site has been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details prior to first occupation of the development and thereafter shall be maintained for the lifetime of the scheme.

I	27.02.24	DO NOT SCALE note removed at LPA request	MB	GM
H	19.02.24	Scale changed to 1:200	MB	GM
G	29.01.24	Updated to discharge planning conditions	MB	GM
F	09.06.23	6 extra trees included in the car park	MB	GM
E	21.04.23	Amended in line with Tree Survey Report	MB	GM
D	23.01.23	Amended in line with latest layout	MB	GM
C	13.01.23	Only 3 trees in highway land. Note added	MB	GM
B	12.01.23	Amended in line with Planner's comments	MB	GM
A	05.01.23	Additional landscaping in the car park	MB	GM

Rev	Date	Description	Drawn	Checked
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Client

McDonald's

Project

Proposed Drive Thru Restautant
Station Road
Buxton

Title

Landscaping Scheme

Drawing Status

TO DISCHARGE PLANNING CONDITIONS

Drawn	MB	Checked	GM
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Date	04.01.23	Scale (A1)	1:200
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Environmental Consultants to the Construction Industry
BREEAM - Code for Sustainable Homes Assessors - Landscape Architecture - Transportation
Life Cycle Costing - Energy Assessment - SAP - EPC - SBEM - Daylight Calculations

Job Number	Drawing Number	Rev
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A5901	01	I
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