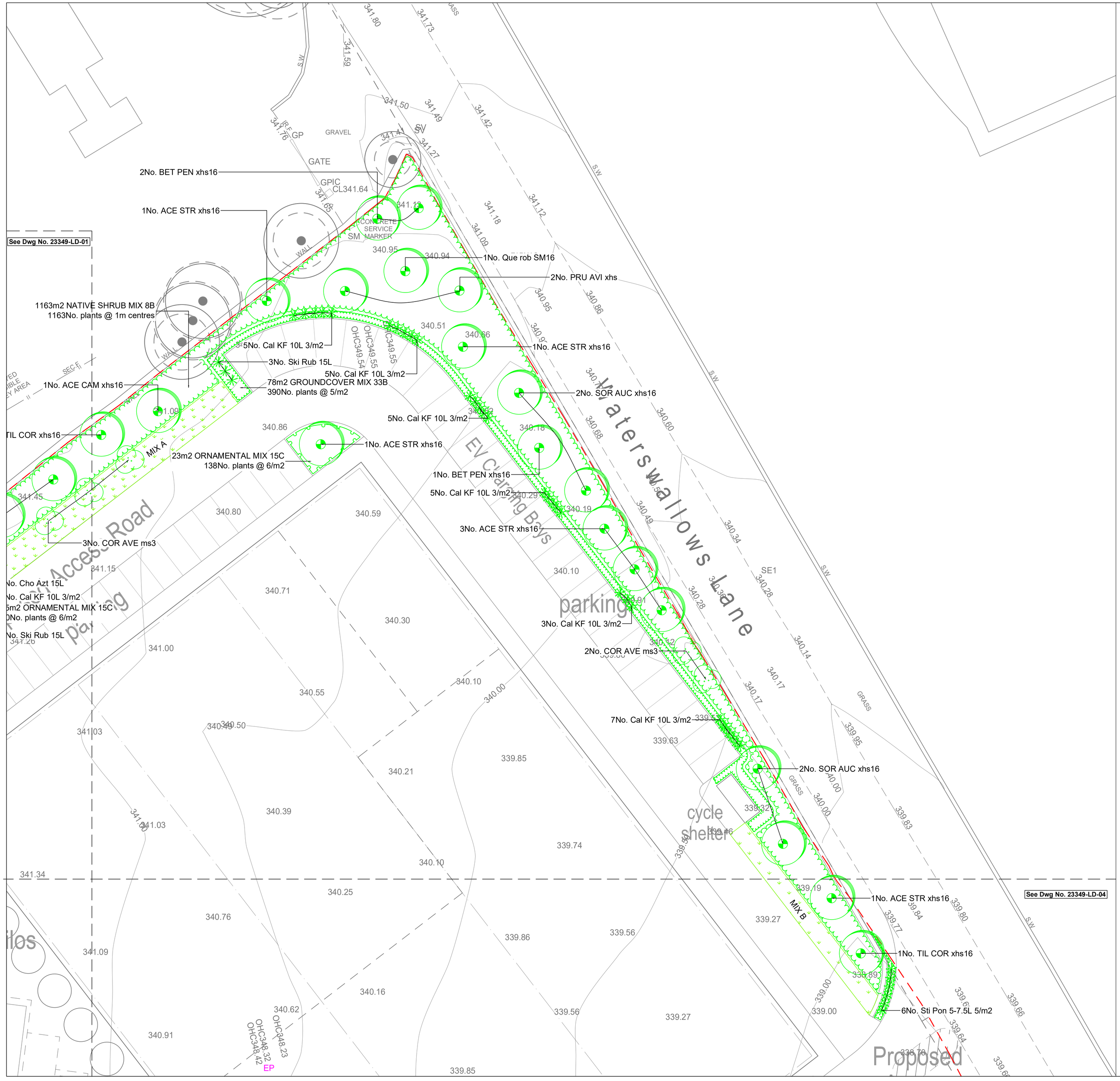


KEY

Soft Works

- Existing Tree (indicative locations) Refer to Arboricultural Report (March 2023 Ref: THL-R23-16, by Tree Heritage Ltd) for full details.
- Tree-Extra Heavy Standard
- Tree-Multi stem
- Planting-Native / Semi-native Shrubs
- Planting-Shrubs
- Planting-Groundcover Mixes
- Shrub-Specimen
- Existing grass retained and managed as tussocky grassland. Damaged areas from construction activities to be reinstated with tussocky grassland seed mix, e.g. Emorsgate ESG4 – Tussock Grass Mixture, or similar approved.
- Proposed Wildflower Meadow Mixes Mix A* - Emorsgate Seeds 'EM2 - Standard General Purpose Meadow Mixture' or similar approved.

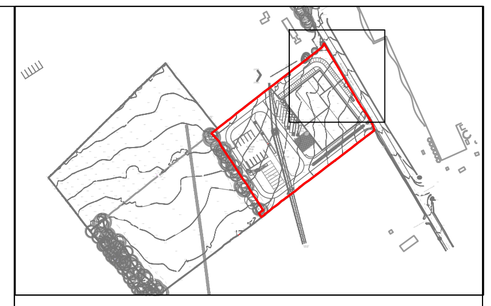
  Mix B*- Emorsgate Seeds 'EL1- Flowering Lawn Mixture' or similar approved. Maintained through regular short mowing.

*** Final species mix TBC following soil analysis by reputable company once proposed earthworks complete**

0m 10m 20m

SCALE BAR 1:200

N



KEY PLAN (not to scale)

GENERAL NOTES

- Drawing for Planning purposes only
- Ecus drawing references:
23349_LD_01-03 Soft Landscape Proposals
23349_LD_04 Plant Schedule & Outline Specification
23349_LD_05 Maintenance Schedule
- Refer to Arboricultural Report for details of existing vegetation to be retained and protection measures. Report produced by Tree Heritage Ltd (Date: 01 March 2023 Ref: THL-R23-16).
- Building / Site Layout provided by Sammons Architectural Ltd on 2022-2723-04G Sketch Proposal - Site Plan.
- Building foundations to be confirmed by Engineer with reference to planting proposals and NHBC guidance (or alternative where applicable). Tree locations to be fully co-ordinated once building foundation depth are confirmed. Requirements for root barriers to be confirmed by an engineer.
- Refer to Engineer's details for level and drainage information
- Setting out on site to be agreed with Landscape Architect
- Check all dimensions on site.
- Report any discrepancies and omissions to Ecus Ltd
- This drawing is Copyright
- All levels indicative only. Extrapolated from site levels. All require to be checked.
- All details subject to approval by the local authority for the discharge of relevant planning conditions.

3RD-PARTY INFORMATION
NB This drawing includes information provided by independent surveyors and / or consultants, to whom all queries shall be made. Ecus Ltd can accept no liability for its context or accuracy.

DESIGN
Unless stated otherwise, the designs shown are subject to detailed site survey, investigations, and legal definition, the CDM regulations and the comments and / or approval of the various relevant Local Authority Officers, Statutory Undertakers, Fire Officers, Engineers and the like. They are copyright, project specific and confidential. No part is to be used or copied in anyway without the express prior consent of Ecus ltd.

TREE NOTES:
Note that all tree and shrub locations are subject to coordination with services, to be undertaken by others. **The requirement for root barriers is to be confirmed by an engineer.**
Note that it is best practice that root barriers are required to extend 2m beyond the mature canopy spread of new trees to protect all structures and hard landscape elements, such as highways, services and buildings. In addition, root barriers are required for all new trees within 5m of highways - e.g. GreenBlue Urban 'Reroot 2000' or similar. Depth of tree root barrier to be confirmed by an engineer once services design has been produced at construction detail. Install to manufacturer's and engineer's guidance.

CDM - Risks / Hazards

1. Proposed locations of landscape elements shown are subject to the presence of below ground services. A detailed survey is to be undertaken and necessary method statements prepared and approved prior to undertaking any excavations / work within this area.
2. Care to be taken when working in proximity to the surrounding existing roads and and overhead pylons/electricity lines
3. Care to be taken when clearing the existing site due to the potential presence of needles, litter etc.
4. Care to be taken when working in proximity of proposed attenuation features.

ID	RISK	MITIGATION	DATE OF MITIGATION
RESIDUAL PROJECT RISKS			

REV	DATE	DRAWN BY	CHECKED BY	REVISION COMMENT
B	03.07.24	TA	Ecus	Amendment to scale
A	13.03.24	TA	Ecus	Preliminary

DRAWING STATUS: Preliminary

ecus part of CuraTerrae
Brook Holt
Blackburn Road
Sheffield S61 2DW
Tel. (0114) 2669292
www.ecusltd.co.uk

Job
Waterswallows Lane Potential Site Expansion, Buxton Pennine Aggregates

Title
Soft Landscape Proposals - Sheet 2 of 6

Drawn by	Date	Scale	Drg. no.
TA	**Mar 24**	**1:200 at A1**	**23349-LD-02**