



Carrington Avenue, Barnsley

**Biodiversity Mitigation and Enhancement Measures to
Discharge Planning Condition 20**

Miller Homes

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May 2016

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Report Title: Carrington Avenue – Biodiversity Mitigation and Enhancement Measures

Revision: Final

Issue Date: May 2016

Report Ref: 7992

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1. Introduction

1.1.1 Ecus Ltd was commissioned by Miller Homes in April 2016 to provide a plan detailing Biodiversity Mitigation and Enhancement Measures for the proposed development at Carrington Avenue, Barnsley, hereafter referred to as 'the site'.

1.1.2 Outline planning permission has been granted for the proposed development, with a number of conditions. This report will provide the necessary information as required to discharge Condition 20 of the planning permission which states:

"Notwithstanding the details submitted within the ecological assessment, detailed plans shall be submitted with the Reserved Matters application indicating biodiversity mitigation and enhancement measures."

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16."

1.1.3 The aim of this document and the measures it sets out is to safeguard habitats and wildlife during the construction phase, to ensure the management of the invasive species present on the site prior to and during development of the site, and to enhance the biodiversity of the site. Proposals set out in this report seek to maintain, protect and enhance the retained ecological interest present on site, in accordance with current planning policy.

1.1.4 The National Planning Policy Framework states that "opportunities to incorporate biodiversity in and around developments should be encouraged" (NPFF, 2012)".

1.1.5 This document should be read in conjunction with:

- Carrington Avenue Extended Phase 1 Habitat Report, Barnsley College by Capita (May2014) (ref: CS/070160-12), and
- Landscape Layout by TPM Landscape (April 2016) (ref: 2371/102).

1.1.6 Proposals for the site are illustrated in the Planning Layout drawing by Miller Homes (April 2016).

2. Existing Habitats/Features of Ecological Interest

2.1 Background

- 2.1.1 An extended Phase 1 survey was undertaken by Capita in June 2014. At this time, site habitats included amenity grassland, semi-improved neutral grassland, scattered broadleaved trees, and an intact species-poor hedgerow.
- 2.1.2 An active railway line runs along the eastern border of the site. Residential housing is present to the east and west of the site, Carrington Avenue runs along the site's western boundary and Honeywell Lane runs along the southern boundary. In the wider landscape the River Dearne lies to the north and Barnsley College and its playing fields lies to the south.

2.2 Habitats

- 2.2.1 The site is dominated by amenity grassland, with scattered trees, hedgerow and semi-improved grassland present around the site boundaries. The semi-improved grassland habitat is present in an approximately 2 m wide strip around the majority of the boundary of the site and includes a reasonably diverse assemblage of grassland species.
- 2.2.2 Hedgerows around the site include an intact hawthorn (*Crataegus monogyna*) hedgerow along the eastern site boundary with Turkey oak (*Quercus cerris*) and sycamore (*Acer pseudoplatanus*) standards. A garden privet (*Ligustrum ovalifolium*) hedge is present on the northern boundary. Scattered trees including silver birch (*Betula pendula*), ash (*Fraxinus excelsior*), Italian alder (*Alnus cordata*), hazel (*Corylus avellana*) and European lime (*Tilia x europaea*).

2.3 Species

- 2.3.1 The scattered trees and hedgerows on site have potential to support nesting birds. Song thrush nests were recorded during the 2014 survey.
- 2.3.2 Foraging and commuting bats are likely to use site habitats and a small number of trees on the western boundary were assessed as having features with bat roost potential in 2014.
- 2.3.3 Amphibians and reptiles are not considered to be present on the site.

2.4 Invasive Species

- 2.4.1 A stand of Japanese knotweed (*Fallopia japonica*) is present within the eastern hedgerow. Cotoneaster, another invasive species, was also recorded in the east of the site.

3. Mitigation, Enhancement and Management Works

- 3.1.1 The proposed development will comprise 81 houses, with new access roads and landscaping. Landtake of all amenity grassland, privet hedge and some of the scattered trees and semi-improved grassland will be required to accommodate the proposed development.
- 3.1.2 The hedgerow, trees and semi-improved grassland along the eastern boundary of the site will be retained. A 5 m 'no build zone' along the eastern boundary will be put in place to ensure that these habitats are not damaged, and the semi-improved grassland will be kept separate from neighbouring gardens. Scattered trees along the western boundary will also be retained. A small number of trees along Honeywell Lane are to be removed.
- 3.1.3 Features likely to be of particular value to specific local wildlife species, including bat and bird boxes, will be incorporated into the scheme design. Indicative locations for enhancement measures are detailed on Figure 2.
- 3.1.4 Mitigation, enhancement and management works can be divided into the following broad categories:
- control and treatment of invasive species;
 - retention and protection of existing hedgerow and scattered trees and semi-improved neutral grassland, where practicable;
 - incorporation of features to enhance the value of the site for specific species groups; and
 - nesting bird checks prior to vegetation removal in the nesting bird season

3.2 Invasive Species Control

Japanese knotweed

- 3.2.1 There is one stand of Japanese knotweed on site, within the eastern hedgerow that needs to be controlled.
- 3.2.2 A buffer zone of at least 7 m will be implemented around the stand as an initial measure, in line with the Environment Agency Japanese Knotweed Code of Practice. The isolated area will be securely fenced and provided with adequate signage to ensure it is not accidentally disturbed. All contractors and site operatives present on site should receive training in Japanese knotweed identification and site practices. Posters highlighting the key features of the plant are to be displayed in all communal areas (Refer to Environment Agency Code of Practice Appendices I – IV).
- 3.2.3 As the stand of Japanese knotweed is in an area which is not proposed for development, in-situ treatment is considered appropriate. Treatment will reduce the risk of accidental spread through movement of material in the short term, with the aim of eradicating the plant on site in the long term. This area will be sprayed with an appropriate herbicide three times a year for the next three years, or until no re-growth occurs. Works should be carried out by approved operatives certified to apply herbicide.

- 3.2.4 After the first or second herbicide treatment per season, the surface of the area will be disturbed by raking, bringing rhizomes to the surface to encourage a more vigorous growth. The re-growth will have a higher rate of herbicide uptake when the area is sprayed for the third time, increasing the likelihood of die back and rate of eradication.
- 3.2.5 No material should leave the site from the isolated Japanese knotweed area. All material containing Japanese knotweed will be bagged and transported by a licensed carrier to an appropriate waste facility that is made aware of the nature of the material, with a waste transfer note required to cover the movement of the waste. Japanese Knotweed is classed as 'controlled waste' and as such must be disposed of safely at a licensed landfill site according to the Environmental Protection Act (Duty of Care) Regulations 1991.
- 3.2.6 No movement of Japanese knotweed contaminated material should take place across the site unless it is on designated haul routes.
- 3.2.7 Where there is a possibility that Japanese knotweed rhizome is still living within the soil, it is possible to protect structures and hard surfaces by using a root barrier membrane where a building or hard surface is to be constructed. Infested areas are a) sealed horizontally with root barrier membrane before development or b) root barrier membranes are built into the structures or laid horizontally underneath the structure. However, currently no building or structures are proposed in this area.
- 3.2.8 Any topsoil and materials brought onto site will also be checked prior to it being accepted (Refer to Environment Agency Code of Practice Section 2.3). No new materials will be stored adjacent to Japanese knotweed isolated areas.

Cotoneaster

- 3.2.9 Cotoneaster plants are difficult to identify to species level. Several cotoneasters are now listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) and all cotoneasters on site should be treated with a precautionary approach.
- 3.2.10 It is recommended that all cotoneasters on site should be treated as potentially invasive and cleared and bagged separately to other vegetation. This should then be transported to a suitable green waste facility which is made aware of the content. All species listed on Schedule 9 should be avoided in new landscape planting.

3.3 Habitat Retention, Protection and Enhancement

Hedgerow and semi-improved grassland

- 3.3.1 The eastern hedgerow, standard trees and adjacent semi-improved grassland will be retained, gapped up and protected during development by a 5 m wide 'no build buffer zone'. The grassland will not be incorporated into neighbouring gardens to preserve its species composition and allow for continued management that promotes species diversity.
- 3.3.2 The semi-improved grassland should be cut on a relaxed mowing regime, to allow plants to flower and set seed. An early spring cut may be suitable to control tall ruderal species and then a second cut from mid-July onwards.

Arisings should be removed following mowing.

- 3.3.3 Grassland within areas of POS will be seeded and bulb planting will also be incorporated within certain areas.
- 3.3.4 Sections of hedgerow that are being retained will be protected with Root Protection Zones (RPZ) in accordance with British Standard BS5837 (2012). RPZs should be clearly fenced during the construction process to prevent encroachment by machinery.
- 3.3.5 Additional native hedgerow and shrub is proposed on sections of the western boundary and southern boundary. Species will include native flowering and fruiting species including hawthorn, guelder rose (*Viburnum opulus*), dog rose (*Rosa canina*) and dogwood (*Cornus sanguinea*) Full details are provided in Figure 3. These species will also be incorporated into a landscape buffer along the western boundary adjacent to Carrington Road. Landscaping in this area will comprise a mix of seeded grassland and native species planting and retained trees. Gap planting also will be undertaken to strengthen the existing eastern hedgerow where practicable.
- 3.3.6 A landscape buffer along the western boundary will include grass seeding and native plant mix areas

Scattered trees

- 3.3.7 All trees to be retained will be protected with Root Protection Zones (RPZ) in accordance with British Standard BS5837 (2012). RPZs should be clearly fenced during the construction process to prevent encroachment by machinery.
- 3.3.8 New tree planting is divided into categories depending on location and will include a variety of native fruiting and flowering species/cultivars. Species include species such as silver birch (*Betula pendula*), field maple "Elegans" (*Acer campestre* "Elegans"), whitebeam "Magnefica" (*Sorbus aria* "Magnifica"), pedunculate oak (*Quercus robur*) and alder (*Alnus glutinosa*). Where possible, trees will be clustered to provide enhanced habitat structure/be of greater value to birds and bats. Heavy standards will be used to reduce establishment time.

3.4 Species Specific Enhancements

Birds

- 3.4.1 Bird boxes will be incorporated to enhance site habitats in accordance with the NPFF (2012).
- 3.4.2 Bird boxes to be attached to new houses or on retained trees where suitable are:
- three sparrow terrace e.g. 1SP Schwegler Sparrow Terrace
 - three starling boxes e.g. Schwegler 3S
 - four general purpose nest boxes e.g. 1MR Schwegler Avianex.
- 3.4.3 Schwegler-type nest boxes will be used, due to their long-lasting construction

and design. Nest boxes will be placed on new houses and retained trees and positioned to face onto areas of potential foraging habitat, where practical, such as along the rail line. All nest boxes should be positioned to avoid true south aspects which carry a risk of overheating during the summer months.

- 3.4.4 Hedgerow and tree retention and planting will maintain and enhance nesting and foraging potential for birds currently using the site and the local area.

Bats

- 3.4.5 All bats are European Protected Species and are protected under the EC Habitats Directive 1992, which is implemented by the Habitat Regulations 2010, and the Wildlife and Countryside Act 1981 (as amended). Under the Act (as amended) it is an offence to intentionally or recklessly kill, injure, capture or disturb bats or to damage, destroy or obstruct access to any place used by bats for shelter or protection. This is irrespective of whether the animals are present.
- 3.4.6 Five bat boxes will be incorporated within new housing on site. Three 1FR bat tubes are recommended to be incorporated into houses facing onto areas of suitable habitat, such as the eastern hedgerow and two Schwegler 2F with double front panel on trees retained to the east of the site. Boxes will be located at a minimum of 4 m from the ground with clear flightlines from the boxes. Heavily lit areas will be avoided.
- 3.4.7 Boxes will be placed on different elevations to maximise microclimates available to bats roosting within the boxes.
- 3.4.8 Retention of the hedgerow on the eastern boundary will maintain commuting and foraging opportunities for any bats resident in the local area.

3.5 Species protection

Birds

- 3.5.1 Nesting birds are protected under the Wildlife and Countryside Act 1981 as amended. Vegetation clearance and any arboricultural works will be undertaken outwith the bird-breeding season, which falls between March to August (inclusive), where possible to minimise risks of disturbance to nesting birds. Should clearance within the breeding season be unavoidable, no such works will be undertaken until the site has been inspected by an appropriately trained, qualified and experienced ecologist to ensure that no nests are disturbed.
- 3.5.2 Should active nests be found, works will cease in the immediate area to avoid disturbance and no works will be undertaken until young have fledged. The nest will be monitored by an ecologist to establish when the young have fledged.
- 3.5.3 Hedgerow management should be timed to avoid the nesting bird season (March-September).

Bats

- 3.5.4 The trees with bat roost potential will be retained within the proposed scheme.
- 3.5.5 A sensitive lighting plan will be devised to prevent light spill onto the eastern

hedgerow, adjacent railway, and retained trees to maintain their functionality for roosting, foraging and commuting bats.

4. Future Management

4.1 Management Responsibility

- 4.1.1 The site should be maintained in accordance with the landscaping maintenance schedule. Responsibility for ensuring that bat and bird boxes remain in place should also fall to the contractor.

4.2 Restrictions and Limitations for Maintenance Operations

- 4.2.1 Should any trees or vegetation require thinning or removal in the future, works will be undertaken outside nesting bird season which falls between March and August inclusive, unless checked prior to works by a suitably experienced ecologist.

4.3 Plant Replacements

- 4.3.1 Any plants that fail to establish within a period of five years are to be replaced in the next planting season with others of similar size and species unless written consent is provided by the Local Planning Authority to vary the approved details.
- 4.3.2 After five years it is recommended that a requirement of the yearly site inspections is to record where replacement planting or over-seeding is required to maintain the quality of the landscape scheme, to be actioned following client instruction.

Table 5. Management prescriptions for ecological enhancement habitats on the site

Year	Invasive species	Landscape/ Wildlife Planting	Tree Planting	Grassland Seeding / Maintenance	Retained semi- improved grassland / hedgerow	Bird Boxes	Bat Boxes
Year 1	<p>Fence off areas with invasive species with suitable buffer zones</p> <p>Develop invasive species management plan</p>	<p>All landscaping planted to specification.</p> <p>Ensure newly planted shrubs remain weed free around base, re-mulch if required to suppress weed growth.</p> <p>Replace any failed container grown plants (June). Replace any failed bare root plants with same species (Nov - Feb).</p> <p>Check any stakes/guards if these are present, adjust</p>	<p>Plant new heavy standards. Install stakes and ties as appropriate.</p> <p>Check any stakes/guards if these are present, adjust and repair if required.</p>	<p>Appropriate grass seed mix to be sown according to manufacturer's specification.</p> <p>Follow mowing regime as detailed in landscaping management plan</p>	<p>Implement 5 m no-build buffer to ensure habitats protected throughout development</p> <p>Grass should be cut 1-2 times a year. Mow in early spring and then again from mid-July. All arisings from grass cutting should be removed.</p> <p>Gap up hedgerow as required with native species. Hedgerows should be trimmed/ failed prior to March</p>	Securely install bird boxes on site to provide nesting opportunities for species.	Install bat boxes during the construction stage.

Year	Invasive species	Landscape/ Wildlife Planting	Tree Planting	Grassland Seeding / Maintenance	Retained semi- improved grassland / hedgerow	Bird Boxes	Bat Boxes
		and repair if required. Trimming of shrub/ornamentals to be undertaken outside of main growing season i.e. once flowering/fruiting has finished.					
Year 2	Monitor invasive species presence and follow invasive species management plan	As above	Removal/adjustment of stakes and ties.	Follow mowing regime as detailed in landscaping management plan	Grass should be cut 1-2 times a year. Mow in early spring and then again from mid-July. All arisings from grass cutting should be removed.	No management required	No management required
Year 3	Monitor invasive species presence and follow invasive species	As above	Removal/adjustment of stakes and ties	Follow mowing regime as detailed in landscaping management plan	Grass should be cut 1-2 times a year. Mow in early spring and then again from mid-July. All arisings from grass cutting should be	If boxes have not been used by the end of Year 3, where feasible, consider relocation to a	Encourage a monitoring visit by the local bat group if required.

Year	Invasive species	Landscape/ Wildlife Planting	Tree Planting	Grassland Seeding / Maintenance	Retained semi- improved grassland / hedgerow	Bird Boxes	Bat Boxes
	management plan				removed.	different location/elevation to encourage uptake.	
Year 4	Monitor invasive species presence and follow invasive species management plan	As above	Removal/ adjustment of stakes and ties	Follow mowing regime as detailed in landscaping management plan	Grass should be cut 1-2 times a year. Mow in early spring and then again from mid-July. All arisings from grass cutting should be removed.	No management required	No management required
Year 5	Monitor invasive species presence and follow invasive species management plan Quinquennial review including management plan for next five years.	As above Quinquennial review including management plan for next five years.	Tree works to remove dead, damaged or diseased wood. Other works- removal of debris in branches etc. Quinquennial review including management plan for next five years.	Follow mowing regime as detailed in landscaping management plan. Quinquennial review including management plan for next five years.	Grass should be cut 1-2 times a year. Mow in early spring and then again from mid-July. All arisings from grass cutting should be removed. Quinquennial review including management plan for next five years.	Quinquennial review including management plan for next five years.	Quinquennial review including management plan for next five years.

5. References

British Standards Institution (2012) BS5837: 2012. *Trees in Relation to Design, Demolition and Construction*.

Great Britain. Department for Communities and Local Government (2012) *National Planning Policy Framework*. London: Department for Communities and Local Government.

Capita (2014) *Carrington Avenue Extended Phase 1 Habitat Report*.

Environment Agency. *Managing Japanese knotweed on development sites, the knotweed code of practice*.

Figure 1. Existing Site Habitats and Location of Invasive Species

Figure 2. Bird and Bat Box Locations



Legend



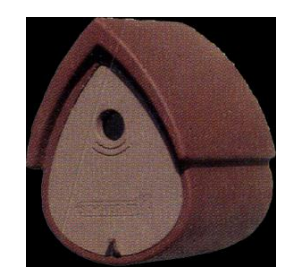
Indicative location of 3 X Schwegler 1SP sparrow terrace (microsited to avoid windows or doorways beneath). Minimum fixing height of 4 m but ideally at eaves level.



Indicative location of 3 x starling boxes e.g. Schwegler 3S (microsited to avoid windows or doorways beneath). Minimum fixing height of 4 m.



Indicative location of 4 x general nest boxes e.g. 1MR Schwegler Avianex. Microsited to avoid windows or doorways beneath). Minimum fixing height of 4 m.



Miller Homes Ltd

Carrington Road Biodiversity and Mitigation Measures Plan
Ecological Appraisal

Figure 2a

Bird boxes

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Legend



Indicative location of 2 x Schwegler 2F with double front Panel (positioned on retained trees within the hedgerow line of sufficient size). Minimum fixing height of 3.5 m, with clear flightlines



3 x Schwegler 1FD integral boxes (microsited to avoid widows and doorways beneath and avoid clutter below, allowing an uninterrupted drop). Minimum fixing height of 5 m, preferably at eaves level



Miller Homes Ltd

Carrington Road Biodiversity and Mitigation Measures Plan
Ecological Appraisal
Figure 2b

Bat boxes

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Figure 3. Soft Landscape Plan



LEGEND

- Existing Trees and Hedges to be Retained
- Existing Trees and Hedges to be Removed
- Proposed Ornamental Trees in Front Gardens and Back Gardens**
Heavy Standard, 12-14cm girth, 3.5- 4.25m high to be planted with a double timber stakes secured with a rubber tree tie. Species include: Sorbus aria 'Magnefica', Acer campestre 'Elegans', Malus trilobata.
- Proposed Native Trees in POS**
Advanced Nursery Stock, 16-18cm girth, 4.5-6.25m high to be planted with a double timber stake secured with a rubber tree tie. Species include: Betula pendula, Quercus robur, Alnus glutinosa, Tilia cordata
- Small Ornamental Tree/Large Shrub**
Select Standard trees, 10-12cm girth, 3-3.5m high or large shrub 30-50L to be planted with a single timber stake secured with a rubber tree tie. Species include: Amelanchier lamarckii, Pyrus salicifolia 'Pendula'.
- Ornamental Shrub Planting**
Proposed shrubs and flowering herbaceous plants to be planted as 3-5L pots at 3-5 per sq.m. planted with feature specimen, 10-12L pots. Species include: Hebe 'Red Edge', Choisya ternata, Potentilla fruticosa, Photinia x fraseri 'Red Robin'.
- Proposed Native Plant Mix**
To be whip planting, 60-80cm height at 2 plants per sq.m. Species include: Viburnum opulus, Crataegus monogyna, Rosa canina, Cornus sanguinea.
- Proposed Ornamental Hedge to Gardens**
Proposed ornamental hedge to be planted as 80-100cm height RB or 10L pots (depending on time of year planting) at 4 per lin.m to provide an instant impact. Species include: Prunus lusitanica, Fagus sylvatica, Carpinus betulus.
- Proposed Grass - Gardens**
Front gardens to be turfed with a general amenity grass from a local supplier. Back gardens to be seeded.
- Proposed Grass - POS**
Grass within POS to be seeded.
- Proposed Bulb Planting**
Planting along access POS areas for seasonal interest.
- Proposed Footpath**
To be Buff coloured tarmac / compacted gravel.
- Shared Surface**
To be laid in a high quality Block Paving / Coloured Tarmac. Detail to be confirmed.
- Proposed Estate Railings**

NOTE: Where trees are considered to be in close proximity to highway land there may be a requirement for Root Barrier Treatments (subject to requirements from the LPA)

NOTE: For boundary treatments please refer to architect's layout.

- GENERAL NOTES**
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 - This drawing is to be read in conjunction with detail landscape drawings, details and specification.
 - This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
 - The insertion of any firm or proprietary brand on this drawing is an indication of the class or quality required and does not exclude the use of alternative materials that are equal in performance, quality and appearance, provided that they have been approved in writing by the Landscape Architect.
 - The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
 - All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
 - All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
 - All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

REVISION NOTES

Rev	By	Description	Date
B	MW	In line with client comments	04-05-16
A	MW	In line with client comments	03-05-16

Client
Miller Homes

Project
Carrington Avenue, Barnsley

Description
Landscape Layout

Status
For Approval

Scale @ A1 1:500	Drawn MW	Checked KH	Date Apr 16
Job number 2371	Drawing number 102	Revision B	