PROPOSAL
The development comprises of the erection of 4 no. dwellings, served by its own private access off Novi Lane on the site of a former factory premises.
The dwellings proposed are shown in more detail on drawings :-
2012-1882-03 - house type A
2012-1882-04 - house type B

PROPOSED ROAD AND ACCESS
The development is to be served by a private driveway accessed off Novi Lane, utilising the existing site access.
2 No. 2.5m x 5.0m parking spaces are to be provided for each dwelling with an additional spare space provided for visitors.

SERVICES
The public utility services serving the proposed development shall be sited below the private driveway.

DRAINAGE PROPOSALS
Foul drainage from the development shall discharge into the existing foul sewer in Novi Lane.
Storm water discharging from the dwelling roofs shall discharge into suitably designed soakaways or if available storm water sewer in Novi Lane.

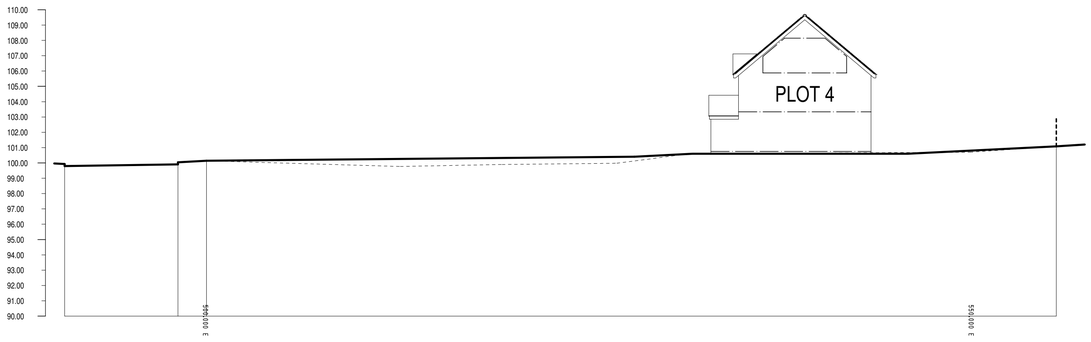
REFUSE STORAGE
3 wheely bins are to be provided to each property which will be housed within their private rear garden area.

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Road - plaspave permi-8 permeable paving
Parking areas - plaspave permi-8 permeable paving which shall contrast to private driveway
Patios - riven reconstituted paving slabs.
Paths - riven reconstituted paving slabs.
Note :- samples of materials shall be submitted prior to commencement to Local Authority.

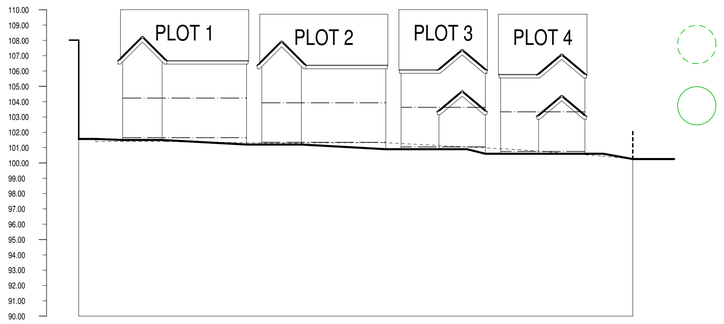
BOUNDARY TREATMENTS
All site boundaries are to remain unaltered.
Boundaries to individual dwellings shall be formed with rough sawn timber panel fencing.

SOFT LANDSCAPING :-
Shall include planted beds as listed below and grassed areas. For planting centres and pot sizes please refer to the adjacent table.
Area A - to include a mixture of the following native plants, Rosa Canina and Rosa Rugosa.
Area B - Planting bed shall include a mixture of the following native plants, Cotoneaster Dammeri, Euonymus Emerald and Gold, Osmanthus Variegatus, Pittosporum Silver Queen and Viburnum.
Area C - Planting bed shall include a mixture of the following native plants, Corylus Avellana, Sambucus Nigra, Cornus Alba and Photinia 'Red Robin'.

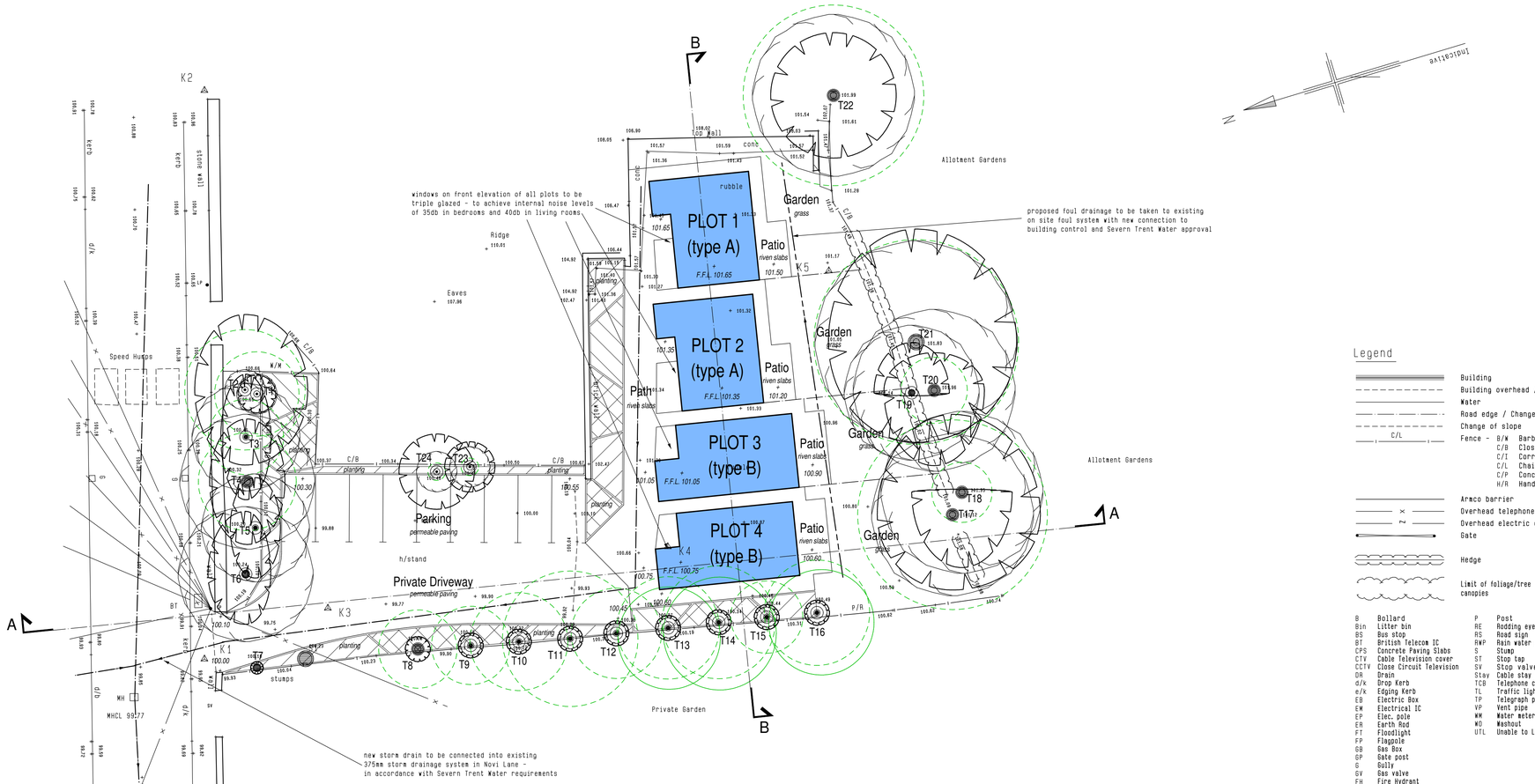
PLANT SPECIES	PLANTING CTRS	POT SIZE
Cornus Sanguinea	1.0m	3 litre
Corylus Avellana	0.6m	3 litre
Viburnum Opulus	1.0m	3 litre
Viburnum Lantana	1.0m	3 litre
Cotoneaster horizontalis	0.6m	2 litre
Euonymus Emerald	1.0m	3 litre
Euonymus Gold	1.0m	3 litre
Pittosporum Silver Queen	0.6m	2 litre
Sambucus Nigra	1.0m	3 litre
Rosa Canina	0.6m	2 litre
Rosa Rugosa	0.6m	2 litre
Cornus Alba	0.6m	2 litre
Photinia 'Red Robin'	0.6m	2 litre
Buddleia 'Black Night'	1.0m	3 litre



Site Section A-A



Site Section B-B



Site Plan

Legend

- Building
- Building overhead / Foundations / Ruins
- Water
- Road edge / Change of surface / Drain / Ditch
- Change of slope
- C/L
- Fence - B/W Barbed wire, C/B Closed board, C/I Corrugated iron, C/L Chain link, C/P Conc. panel, H/R Hand rail, I/R Iron railings, O/B Open board, P/C Post & chain, P/R Post & rail, P/W Post & wire, W/M Wire mesh
- Armco barrier
- Overhead telephone cable
- Overhead electric cable
- Gate
- Hedge
- Limit of foliage/tree canopies
- Stile
- Tree
- 52.47 + Spot level
- BH Borehole
- TT Trial Pit
- PH Probe Hole

B Bollard, Bin Litter bin, BS Bus stop, BT British Telecom IC, CPS Concrete Paving Slabs, CTV Cable Television cover, CCTV Close Circuit Television, DR Drain, d/k Drop Kerb, e/k Edging Kerb, EB Electric Box, EM Electrical IC, EP Elec. pole, ER Earth Rod, FT Floodlight, FP Flagpole, GB Gas Box, GP Gate post, G Gully, GV Gas valve, FH Fire Hydrant, IC Inspection Cover, JB Junction box, KO Kerb outlet, LB Letter box, LP Lamp post, MK Utility marker, MP Mile post, MY Mercury Telecom IC, NP Name plate, PM Parking meter
P Post, RE Rodding eye, RS Road sign, RWP Rain water pipe, S Stump, ST Stop tap, SV Stop valve, Stay Cable stay, TCB Telephone call box, TL Traffic light, TP Telegraph pole, VP Vent pipe, WM Water meter, WO Washout, UTL Unable to Lift

scale bar @ 1:200

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JOB	FORMER UNIT 4, NOVI LANE.
CLIENT	ALLIANCE SUPPLIES LTD.
DRAWING	SCHEMATIC SITE PLAN AS PLANNING APPROVAL - AMENDED.
DATE	June 2016.
SCALE	1:200.
DRWG No.	RLM806/3.
REVISION	A.