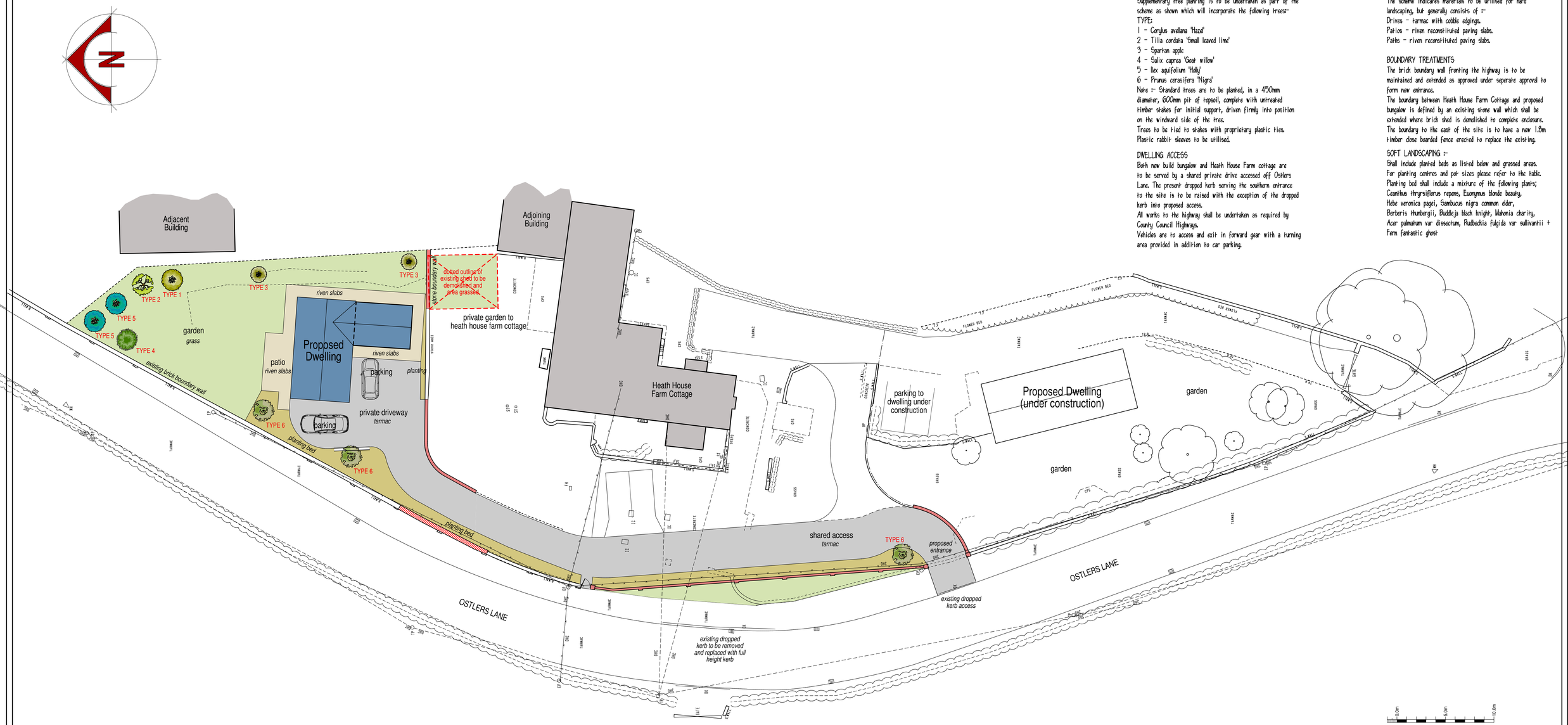


TREE PLANTING :-
Supplementary tree planting is to be undertaken as part of the scheme as shown which will incorporate the following trees-
TYPE:
1 - Corylus avellana 'Hazel'
2 - Tilia cordata 'Small leaved lime'
3 - Spartan apple
4 - Salix caprea 'Goat willow'
5 - Ilex aquifolium 'Holly'
6 - Prunus cerasifera 'Nigra'
Note :- Standard trees are to be planted, in a 450mm diameter, 600mm pit of topsoil, complete with untreated timber stakes for initial support, driven firmly into position on the windward side of the tree.
Trees to be tied to stakes with proprietary plastic ties.
Plastic rabbit sleeves to be utilised.

DWELLING ACCESS
Both new build bungalow and Heath House Farm cottage are to be served by a shared private drive accessed off Ostlers Lane. The present dropped kerb serving the southern entrance to the site is to be raised with the exception of the dropped kerb into proposed access.
All works to the highway shall be undertaken as required by County Council Highways.
Vehicles are to access and exit in forward gear with a turning area provided in addition to car parking.

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Drives - tarmac with cobble edgings.
Patios - riven reconstituted paving slabs.
Paths - riven reconstituted paving slabs.

BOUNDARY TREATMENTS
The brick boundary wall fronting the highway is to be maintained and extended as approved under seperate approval to form new entrance.
The boundary between Heath House Farm Cottage and proposed bungalow is defined by an existing stone wall which shall be extended where brick shed is demolished to complete enclosure.
The boundary to the east of the site is to have a new 1.8m timber close boarded fence erected to replace the existing.

SOFT LANDSCAPING :-
Shall include planted beds as listed below and grassed areas.
For planting centres and pot sizes please refer to the table.
Planting bed shall include a mixture of the following plants;
Ceanthus thyrsiflorus repens, Euonymus blonde beauty,
Hebe veronica pagei, Sambucus nigra common elder,
Berberis Hunbergii, Buddleja black knight, Mahonia charity,
Acer palmatum var dissectum, Rudbeckia fulgida var sullivantii + Fern fantastic ghost

0.0m 5.0m 10.0m
scale bar @ 1:200

# Mr J Carr

PROPOSED CHANGE OF USE AND EXTENSION OF PARTLY CONSTRUCTED GAMES ROOM INTO DWELLING AT HEATH HOUSE FARM COTTAGE, OSTLERS LANE, CHEDDLETON, STAFFORDSHIRE, ST13 7DQ.

PLANNING CONDITIONS
LANDSCAPING PLAN

| Date | Sheet | Scale |
|---|---|---|
| JULY 2018 | A1 | 1:200 |
| Drg No. | Rev. | Drawn |
| 2016-2197-28 | A | NAW |

A - 18/07/2018 - SCALE CHANGED TO 1:200

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