

Site Plan

Scale 1:200

KEY:

DRAINAGE:

- Foul Drainage.
- Storm Drainage.
- Bio Disk Registered Permit exempt. (Klargester BB or similar)
- Soakaway to approved doc. H2.

BUILDINGS:

- Proposed Dwellings.
- Site Boundary.

LANDSCAPING:

- PEDESTRIAN ACCESS: Pre cast concrete 450x450mm flag paving.
- PRIVATE DRIVEWAYS: Tarmaccadam surfaced Vehicular access.
- PRIVATE DRIVEWAYS: Permeable Resin bound gravel.
- EXISTING TREES: To be retained.
- EXISTING TREES: To be removed. T19 T20 T22.
- TREES TO BE PLANTED: See Schedule Below.
- NEW HEDGE:
- SHRUB PLANTING: See Schedule below.
- WALL: 1800mm high brick wall.
- FENCE: 1800mm high timber panel fence.

PLANTING TO EXISTING HEDGE:

	Hawthorn (Crataegus Monogyna)	TW	400-600 HT	90No
	Dog Rose (Rosa Canina)	TW	400-600 HT	6No
	Blackthorn (Prunus Spinosa)	TW	400-600 HT	15No
	Field Maple (Acer Campestre)	TW	400-600 HT	12No
	Bird Cherry (Prunus Padus)	TW	400-600 HT	6No
	Hazel (Corylus Avellana)	TW	400-600 HT	12No

Native hedge mix transplants/whips, planted at 300-500mm cts in staggerd double rows 500mm apart. 5 plants per lm. All protected with 600mm spiral rabbit guards.

NEW HEDGE:

	Green Beech (Fagus sylvatica)	CG	400-600 HT	204No

Hedge to be planted at 450mm cts in staggerd double rows 380mm apart, approx. 6 plants per lm. All protected with 600mm spiral rabbit guards. Mulch to a depth of 75mm after planting.

GRASS:

	Standard amenity lawn seed mix	50g/sqM
	Wildflower meadow mix seed.	5g/sqM

TREE PLANTING:

Pa	Prunus avium	RB	STD	2No	T26 T33
Mr	Malus 'Rudolf'	RB	STD	1No	T27
Pc	Pyrus calleryana	RB	STD	1No	T28
Ac	Acer campestre	RB	STD	1No	T30
Bp	Betula pendula	RB	STD	2No	T31 T32
Sa	Sorbus aucuparia	RB	STD	1No	T29

All trees are to be standard with min. 8cm girth measured 1m above ground level and min. height of 2.5m, rootballed.
All trees are to be single staked, tied and protected with 600mm spiral rabbit guards.

SHRUB PLANTING: 315No

Ns	Corylus Avellana	CG	3L	32No	32No
	Crataegus Monogyna	CG	3L	32No	32No
	Ilex Aquifolium	CG	3L	32No	32No
	Prunus Spinosa	CG	3L	32No	32No
	Rosa Canina	CG	3L	32No	32No
	Sambucus Nigra	CG	3L	32No	32No
	Viburnum Opulus	CG	3L	32No	32No

Native mix Shrubs to be Planted in like species groups of 3 to 7 plants per 1sq.m.

GENERAL NOTES:

IMPLEMENTATION:
All planting is to be carried out in the first planting season following Local planning authority written approval of scheme.
Any trees, plants or shrubs which are removed, die, become seriously damaged or diseased within a period of 5 years shall be replaced in the next planting season with others of similar size and species.

TOP SOIL:
Existing and imported topsoil shall conform to BS 3882:1994. Be free from compaction, brick/rubble/stone greater than 50mm diam. Minimum depths of soil 350mm to Shrubs, 150mm to grass areas.

FENCING:

Temporary protective fencing and advisory notices are to be provided to protect all existing trees which are to be retained. Fencing is to be erected in accordance with guidance in British Standards 5837:2012 Trees in Relation to Design, Demolition and Construction-Recommendations, and shall be retained in position for the duration of the period that development takes place. Within the fenced area there shall be no excavation, changes in ground level, installation of underground services, provision of hard standing surfaceing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires.

Fencing to comprise of standard 3 metre long scaffold tubes at maximum 3 metre centres driven into ground Minimum 600mm with 3 No cross members with 2 metre high heavy gauge galvanized tube and weld mesh infill panels and restraint poles clamped and anchored to ground poles at 3 maximum metre centres. (See Figure 2 BS 5837:2012) alternatively 2 metre high galvanized tube and welded mesh infill panels to be supported and restrained with stabilizer strut with base plates secured with ground pins. (See Figure 3 BS 5837:2012).

NOTE: Demountable block and mesh panel systems (eg. "Heras" are not acceptable)

SIGNAGE:
Pre-printed laminated waterproof signs A3 in size are to be fixed securely to fencing panels at minimum 9 meter intervals.

PROTECTED TREE ZONE
NO STORAGE OR OPERATIONS
WITHIN FENCED OFF AREAS

FACING MATERIALS PLOT 1:
WALLS: Forterra Cheshire Red Multi Brick
ROOF: Marley Acme plain clay tile.
WINDOWS: Hardwood Aluminium clad Pebble Grey RAL 7032.
FACING MATERIALS PLOT 2:
WALLS: Forterra Worcestershire Red Multi
ROOF: Marley Hawkins Blue smooth plain clay tile.
WINDOWS/DOORS: Aluminium Anthracite (RAL 7016).

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Rev.	Drawn	Comments.	Date
A	ACB	Amendments in accordance with Planning Officers	17.12.18
		requirements, Re-site dwellings.	
B	ACB	Increase size of conservatory relocated chimney	
		stacks. Roof, window and door facing materials as	
		schedule Plot 2.	24.06.19

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Project:
Proposed Dwellings on land adjacent Whitehaven, Longsdon,
Stoke on Trent,
Staffordshire, ST9 9QF.

Title:
Site Plan

Status:
Planning. Variation of condition 1 SMD/2018/0698.

Paper A1: Drawn: AC Bailey. Date: Nov. 2018 Ref: 1504-03B