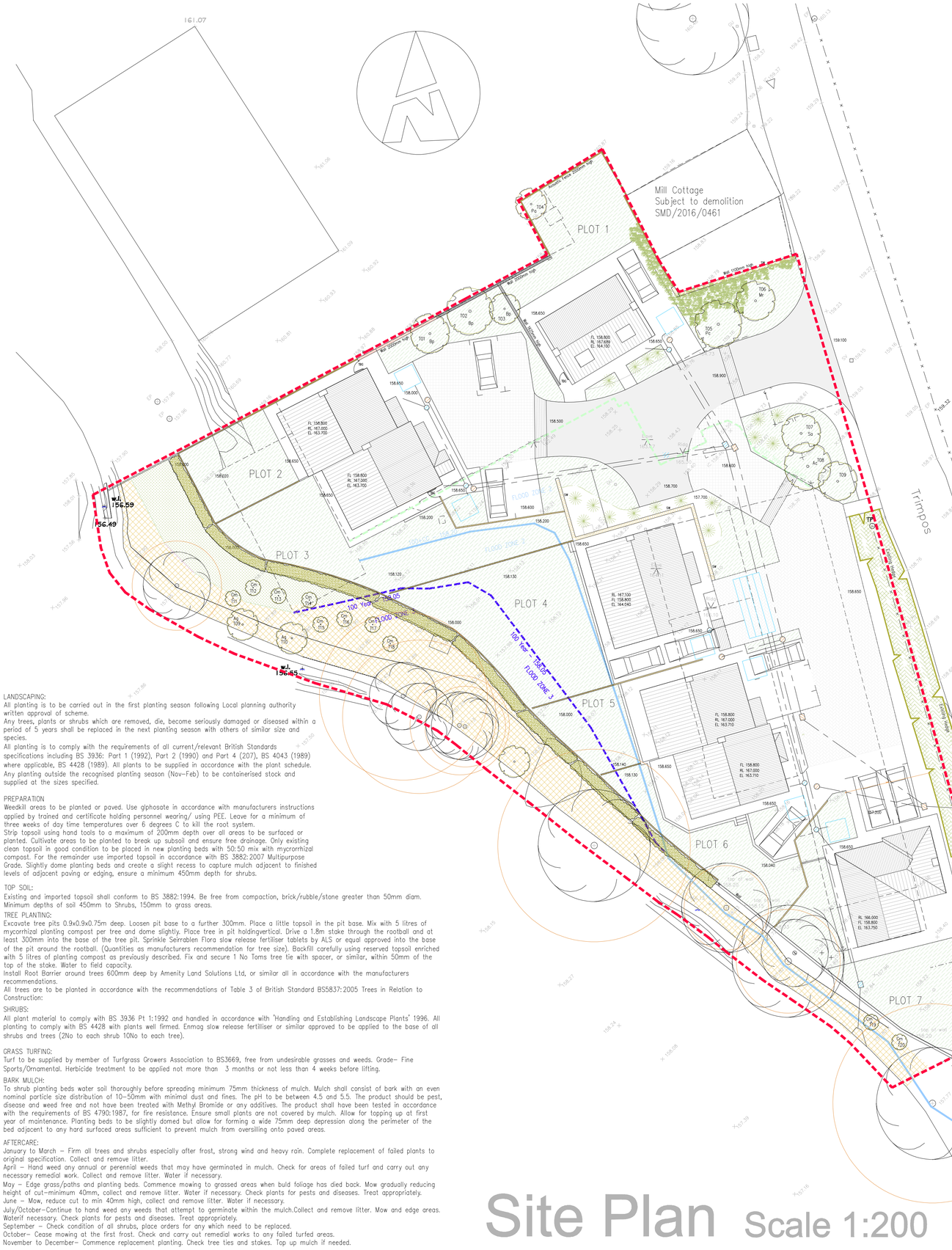


Site Plan Scale 1:200

KEY:

- Foul Drainage.
- Storm Drainage.
- RAINWATER HARVESTING. 5000 Litre Rainwater storage tank.
- STORM WATER ATTENUATION. Permavoid or similar designed geocellular system with controlled restricted outlet.
- Flood level 158.20 (100year+CC)
- Flood Zone 3 Level 158.050 (100year)
- Flood Level 158.620 (1000year)
- Proposed Dwellings.
- EXISTING BUILDINGS: (To be Demolished). Footprint=1283M² Volume=5968M³ Maximum Ridge Height=8140mm Maximum Ridge level OSD 166.852 Maximum Height of Chimney OSD 170.120
- SITE BOUNDARY. Area = 3174 sq M
- SITE LEVELS: Existing (See drawing 1487-00).
- FL, RL, EL 233.600: Proposed floor levels, Proposed ridge levels, Proposed eaves levels, Proposed site levels.
- VEHICULAR ACCESS & TURNING HEAD: Tarmaccadam surface to realigned access road.
- ACCESS & PARKING: Bradstone lumley cobble paving.
- FENCE: (See detail A) Jackson 12k Envirofence or similar acoustic fence.
- FENCE: (See detail B) Timber Post and Rail.
- BW WALL: (See detail C) Brickwork wall with piers.
- DW WALL: (See detail D) Dry Stone walling.
- FENCE: (See detail E) Timber post and waneyedge panel fence.
- GRASSED AREA: (See Turfing specification)
- SHRUB PLANTING: Existing/Additional Shrub and Hedge planting. (To Approved Landscape Scheme)
- ECOLOGY: Water course embankment to be managed in accordance with Ecology report.
- EXISTING & PROPOSED PLANTING: Existing/Additional Shrub and Hedge planting. (To Approved Landscape Scheme)
- TREES TO BE PLANTED: (Native Trees–See Schedule)
- EXISTING TREES: To be retained & root protection area. (See Tree Heritage Report THR19–119)
- ADDITIONAL SHRUB PLANTING: Existing Common Alder/Silver Birch/Ash to be retained with additional Native shrub mix.
- HEDGE: Green Beech (Fagus sylvatica–See Schedule)
- SPECIMEN SHRUB PLANTING: (See Schedule)

NEW HEDGE:

Green Beech (Fagus sylvatica)	CG	400–600 HT	360No

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.

TREE PLANTING:

Pa	Prunus avium	RB	STD	2No	T01 T02
Mr	Malus 'Rudolf'	RB	STD	1No	T03
Pc	Pyrus calleryana	RB	STD	1No	T04
Ac	Acer campestre	RB	STD	1No	T05
Bp	Betula pendula	RB	STD	2No	T06 T07
So	Sorbus aucuparia	RB	STD	1No	T08
Ag	Alunus glutinosa	RB	STD	2No	T09 T10
Cm	Cratagus monogya		WPS	10No	T11 T12 T13 T14 T15 T16 T17 T18 T19 T20

MIXED NATIVE HERBACEOUS PLANTS: (To Approved Landscape Scheme)

SPECIMEN SHRUB PLANTING: (To Approved Landscape Scheme)

EXISTING & PROPOSED PLANTING:

LANDSCAPING:
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.
All planting is to comply with the requirements of all current/relevant British Standards specifications including BS 3936: Part 1 (1992), Part 2 (1990) and Part 4 (207), BS 4043 (1989) where applicable, BS 4428 (1989). All plants to be supplied in accordance with the plant schedule. Any planting outside the recognised planting season (Nov–Feb) to be containerised stock and supplied at the sizes specified.

PREPARATION
Weedkill areas to be planted or paved. Use glphosate in accordance with manufacturers instructions applied by trained and certificate holding personnel wearing/ using PEE. Leave for a minimum of three weeks of day time temperatures over 6 degrees C to kill the root system.
Strip topsoil using hand tools to a maximum of 200mm depth over all areas to be surfaced or planted. Cultivate areas to be planted to break up subsoil and ensure free drainage. Only existing clean topsoil in good condition to be placed in new planting beds with 50:50 mix with mycrorrhizal compost. For the remainder use imported topsoil in accordance with BS 3882:2007 Multipurpose Grade. Slightly dome planting beds and create a slight recess to capture mulch adjacent to finished levels of adjacent paving or edging, ensure a minimum 450mm depth for shrubs.

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 450mm to Shrubs, 150mm to grass areas.

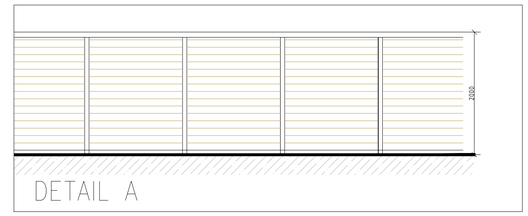
TREE PLANTING:
Excavate tree pits 0.9x0.9x0.75m deep. Loosen pit base to a further 300mm. Place a little topsoil in the pit base. Mix with 5 litres of mycorrhizal planting compost per tree and dome slightly. Place tree in pit holdingvertical. Drive a 1.8m stake through the rootball and at least 300mm into the base of the tree pit. Sprinkle Seirrablen Flora slow release fertiliser tablets by ALS or equal approved into the base of the pit around the rootball. (Quantities as manufacturers recommendation for tree size). Backfill carefully using reserved topsoil enriched with 5 litres of planting compost as previously described. Fix and secure 1 No Toms tree tie with spacer, or similar, within 50mm of the top of the stake. Water to field capacity.
Install Root Barrier around trees 600mm deep by Amenity Land Solutions Ltd, or similar all in accordance with the manufacturers recommendations.
All trees are to be planted in accordance with the recommendations of Table 3 of British Standard BS5837:2005 Trees in Relation to Construction:

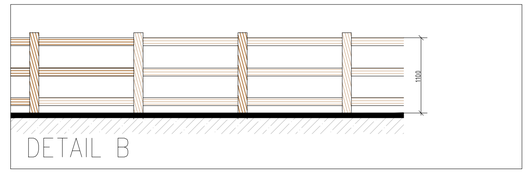
SHRUBS:
All plant material to comply with BS 3936 Pt 1:1992 and handled in accordance with 'Handling and Establishing Landscape Plants' 1996. All planting to comply with BS 4428 with plants well firmed. Enmag slow release fertilliser or similar approved to be applied to the base of all shrubs and trees (2No to each shrub 10No to each tree).

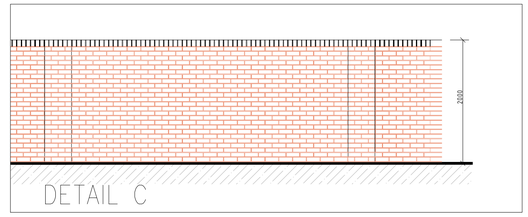
GRASS TURFING:
Turf to be supplied by member of Turfgrass Growers Association to BS3669, free from undesirable grasses and weeds. Grade– Fine Sports/Ornamental. Herbicide treatment to be applied not more than 3 months or not less than 4 weeks before lifting.

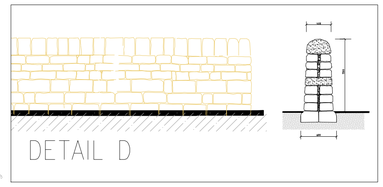
BARK MULCH:
To shrub planting beds water soil thoroughly before spreading minimum 75mm thickness of mulch. Mulch shall consist of bark with an even nominal particle size distribution of 10–50mm with minimal dust and fines. The pH to be between 4.5 and 5.5. The product should be pest, disease and weed free and not have been treated with Methyl Bromide or any additives. The product shall have been tested in accordance with the requirements of BS 4790:1987, for fire resistance. Ensure small plants are not covered by mulch. Allow for topping up at first year of maintenance. Planting beds to be slightly domed but allow for forming a wide 75mm deep depression along the perimeter of the bed adjacent to any hard surfaced areas sufficient to prevent mulch from oversilling onto paved areas.

AFTERCARE:
January to March – Firm all trees and shrubs especially after frost, strong wind and heavy rain. Complete replacement of failed plants to original specification. Collect and remove litter.
April – Hand weed any annual or perennial weeds that may have germinated in mulch. Check for areas of failed turf and carry out any necessary remedial work. Collect and remove litter. Water if necessary.
May – Edge grass/paths and planting beds. Commence mowing to grassed areas when buld foliage has died back. Mow gradually reducing height of cut–minimum 40mm, collect and remove litter. Water if necessary. Check plants for pests and diseases. Treat appropriately.
June – Mow, reduce cut to min 40mm high, collect and remove litter. Water if necessary.
July/October–Continue to hand weed any weeds that attempt to germinate within the mulch.Collect and remove litter. Mow and edge areas. Waterif necessary. Check plants for pests and diseases. Treat appropriately.
September – Check condition of all shrubs, place orders for any which need to be replaced.
October– Cease mowing at the first frost. Check and carry out remedial works to any failed turfed areas.
November to December– Commence replacement planting. Check tree ties and stakes. Top up mulch if needed.

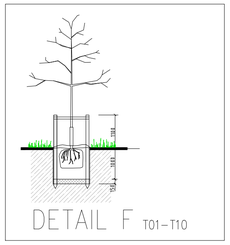












© MAC ARCHITECTURAL DESIGN LTD 2018. All rights reserved.
This Drawing and its contents has been produced for the Client only and is not intended for any other person or for any other purpose than the Drawing Status. No part of this drawing and associated graphical contents may be reproduced, copied, modified or distributed, without the prior written consent of MAC Architectural Design Ltd.

PROPOSED DEVELOPMENT:
Demolish all existing buildings and consruct 7No open market residential dwellings, compising of 4No 3 bed semi detached and 3No 3 bed detached.
Total footprint area = 441 sqM.
Total volume = 2838 cubic metres.
Maximum height = 8600mm (167.689 OSD)

DEMOLITION:
All Existing buildings are to be demolished.
Total foot print area = 1283 sqM.
Total volume = 5968 cubic metres.
Maximum height = 5670mm (Ridge level 166.54 OSD).

VEHICULAR ACCESS:
Existing site vehicular access to be modified.
Access road 5000mm wide, 6000mm radius kerbs at highway junction, improved highway visibility to be provided by removal of road side building.

FLOOD RISK:
Design to be in accordance with Flood Risk Assessment prepared by Julia Williams dated December 2015.
Finished Floor levels minimum 158.8m OS datum.
No existing ground levels are to be raised within Flood Zones 3 and 2. (up to 100 year flood level with climate change allowance 158.200).

0.0m 1m 2m 3m 4m 5m
Scale bar @ 1:50

0.0m 10m 20m 30m 40m 50m
Scale bar @ 1:500

0.0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m 110m 120m
Scale bar @ 1:1250

0.0m 1.0m 2.0m 3.0m 4.0m 5.0m 6.0m 7.0m 8.0m 9.0m 10.0m
Scale bar @ 1:100

0.0m 2.0m 4.0m 6.0m 8.0m 10.0m 12.0m 14.0m 16.0m 18.0m 20.0m
Scale bar @ 1:200

Rev.	Drawn	Comments.	Date

MAC
ARCHITECTURAL DESIGN LTD
Moorland House, 123 Moorland Road, Burslem, ST6 1JD.
T:01782 503302 E:admin@mac-arch.co.uk

Client:
Mr D Hamilton & Dr C Craven.

Project:
Proposed Residential Development at Adderley Mill, Timpos, Nr Cheadle. Staffordshire ST10 2NJ
(Eastings 399162 Northings 343906)

Title:
Site Plan as Proposed.

Status:
Planning

Paper A1: Drawn: AC Bailey October 2019 Drawing Ref: 1487-01