DRAINS
Foul drains from the development shall be connected into the existing foul sewer serving the village.
Storm water created by the development shall discharge into suitable designed soakaways as noted below.

SOAKAWAYS
Soakaways to be designed in accordance with the BRE Digest 365.
A standard porosity test should be carried out by the Client or Contractor before installing any soakaway to ensure the suitability of the sub strata.
Any soakaway must be located minimum 5.0m from a building or road and 2.5m from any boundary. When in normal ground they shall be at least 1.0m diameter and 1.5m deep below the invert (agree size and location with L A Inspector on site), backfill with selected rubble, top with 150mm depth of gravel with polythene sheet laid over and min 300mm soil ground cover.



PROPOSAL SCHEME
It is proposed to construct a 2 storey dwelling on the site as detailed on plan number 2019-2390-12.

PROPOSED ACCESS
Access is to be gained from the existing field access with a section of the existing hedgerow removed to allow a new driveway to be formed.

BOUNDARY TREATMENTS
The existing hawthorn hedge fronting the site is to be removed and be replaced with a dry stone wall with native species hedgerow planted to rear.
The side and rear boundaries are to be defined with timber post and rail fencing with mixed native species hedgerow planted internally.

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Driveway - Gravel.
Patios - Riven slabs.
Paths - Riven slabs.
Note :- samples of materials shall be submitted prior to commencement to Local Authority.

SOFT LANDSCAPING :-
Shall include planted beds of species noted 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;
Ceanothus thrysiflorus repens, Euonymus blonde beauty,
Hebe veronica pagei, Sambucus nigra common elder,
Berberis thunbergii, Buddleja black knight, Mahonia charity,
Acer palmatum var dissectum, Rudbeckia fulgida var sullivantii
+ Fern fantastic ghost.

TREE PLANTING :-
Supplementary tree planting is to be undertaken as part of the scheme as shown which will incorporate the following trees: -
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.

HEDGEROWS :-
A hedgerow is to be planted to the side and rear boundaries, comprising of a double staggered row of a mixture of the following plants, 70% Crataegus monogyna (Hawthorn), 10% Corylus avellana (Hazel), 10% Prunus Spinosa (Blackthorn) and the remainder made up of a mix of Ilex aquifolium (Holly), Lonicera periclymenum (Honeysuckle) and Rosa canina (Dog Rose). Plants to be spaced in a double row, at 300mm staggered centres in both directions.
Newly planted hedgerows are to be protected with rabbit netting.

LEVELS
Floor levels are indicated for the proposed dwelling and other strategic points. The levels to the perimeter of the site shall remain unaltered with the remaining ground levels graded between as necessary.

REFUSE STORAGE
3 wheely bins are to be housed within the private rear garden.



scale bar @ 1:100

Mr Adams

PROPOSED DWELLING
LAND ADJ. GREENACRE,
WERRINGTON,
STOKE-ON-TRENT,
ST9 0DT
RESERVED MATTERS PROPOSAL
REVISED SITE PLAN

Date	Sheet	Scale
APRIL 2020	A1	1:100
Drg No.	Rev.	Drawn
2019-2390-13	A	RG

A - 29/04/2020 - GARAGE INCREASED IN WIDTH

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