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KEY:

- APPLICATION SITE BOUNDARY.
- APPLICANTS SITE BOUNDARY.
- Foul Drainage.
- Storm Drainage.
- Bio Disk Registered Permit exempt.
- Soakaway to approved doc. H2.
- Proposed Dwellings.
- GRASSED AREA: (See Turfing specification)
- SHRUB PLANTING: Existing/Additional Shrub and Hedge planting. (To Approved Landscape Scheme)
- EXISTING & PROPOSED PLANTING: Existing/Additional Shrub and Hedge planting. (To Approved Landscape Scheme)
- HEDGE: Green Beech (Fagus sylvatica–See Schedule)
- HEDGE: Hawthorn (Cratagegus Monogyna–See Schedule)
- TREES TO BE PLANTED: (Native Trees–See Schedule)

HEDGE:				
Hawthorn (Crataegus Monogyna)	TW	400–600 HT	540No
Dog Rose (Rosa Canina)	TW	400–600 HT	36No
Blackthorn (Prunus Spinosa)	TW	400–600 HT	90No
Field Maple (Acer Campestre)	TW	400–600 HT	72No
Bird Cherry (Prunus Padus)	TW	400–600 HT	36No
Hazel (Corylus Avellana)	TW	400–600 HT	72No

Native hedge mix transplants/whips, planted at 300–500mm cts in staggerd double rows 500mm apart. 5 plants per lm.

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.

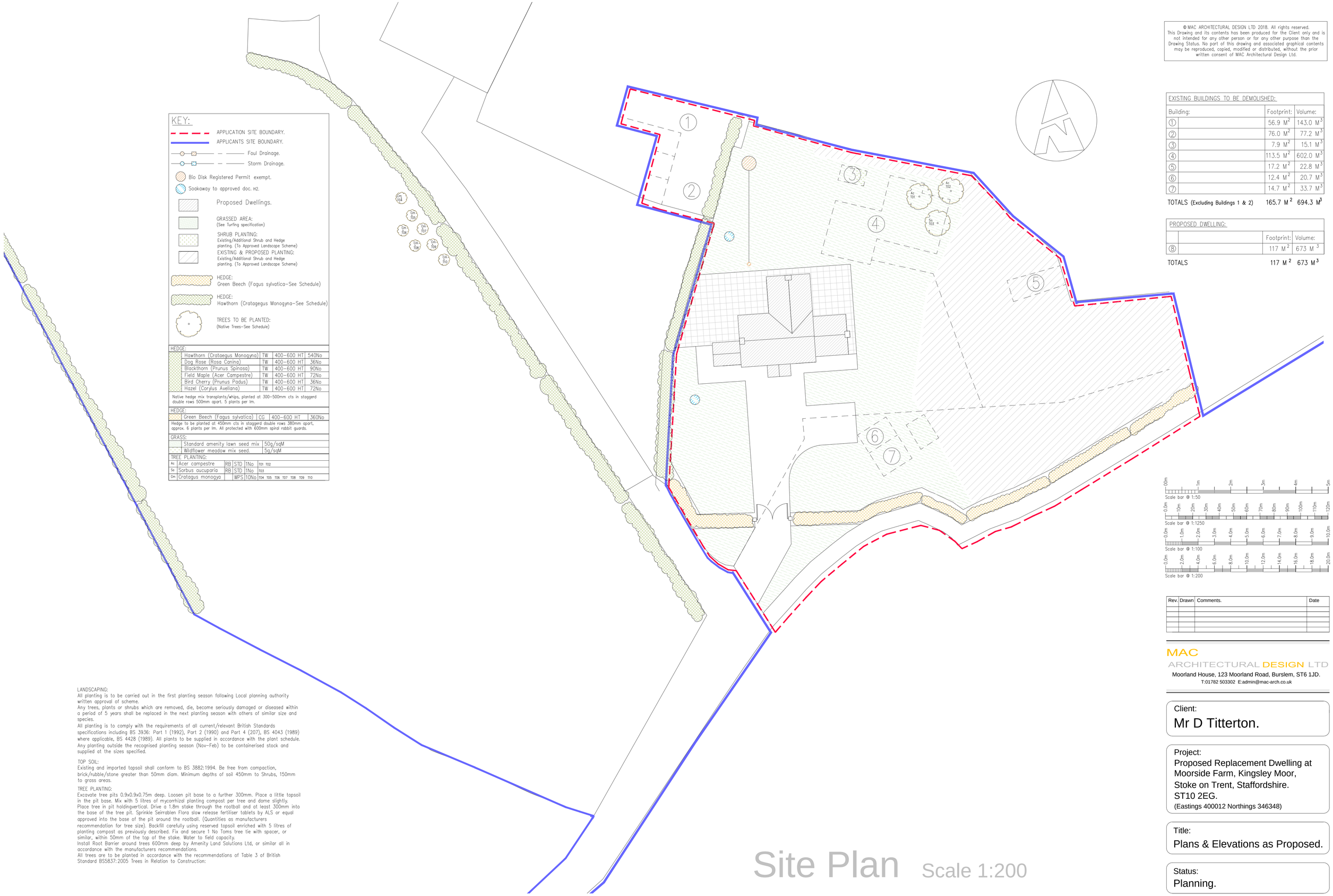
GRASS:	
Standard amenity lawn seed mix	50g/sqM
Wildflower meadow mix seed.	5g/sqM

TREE PLANTING:					
Ac	Acer campestre	RB	STD	1No	T01 T02
So	Sorbus aucuparia	RB	STD	1No	T03
Cm	Cratagus monogya		WPS	10No	T04 T05 T06 T07 T08 T09 T10

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.

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:



Site Plan Scale 1:200

EXISTING BUILDINGS TO BE DEMOLISHED:

Building:		Footprint:	Volume:
①		56.9 M^2	143.0 M^3
②		76.0 M^2	77.2 M^3
③		7.9 M^2	15.1 M^3
④		113.5 M^2	602.0 M^3
⑤		17.2 M^2	22.8 M^3
⑥		12.4 M^2	20.7 M^3
⑦		14.7 M^2	33.7 M^3
TOTALS (Excluding Buildings 1 & 2)		165.7 M^2	694.3 M^3

PROPOSED DWELLING:

		Footprint:	Volume:
⑧		117 M^2	673 M^3
TOTALS		117 M^2	673 M^3

Scale bar @ 1:50
Scale bar @ 1:1250
Scale bar @ 1:100
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 Titterton.

Project:
Proposed Replacement Dwelling at Moorside Farm, Kingsley Moor, Stoke on Trent, Staffordshire. ST10 2EG.
(Eastings 400012 Northings 346348)

Title:
Plans & Elevations as Proposed.

Status:
Planning.

Paper A1: Drawn: AC Bailey. Date: April 2020 Ref: 1593-09