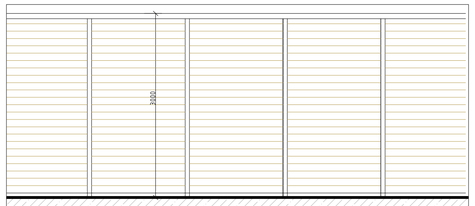
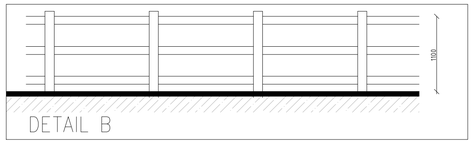
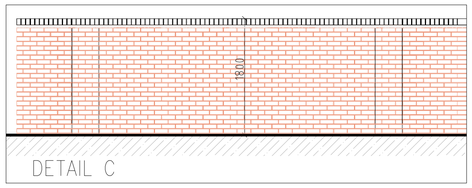


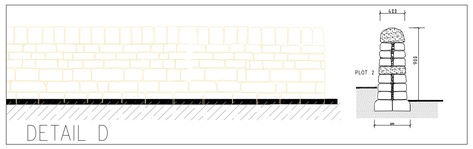
DETAIL A



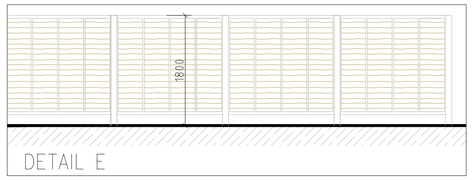
DETAIL B



DETAIL C



DETAIL D



DETAIL E

LANDSCAPING:

PLANTING:
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.

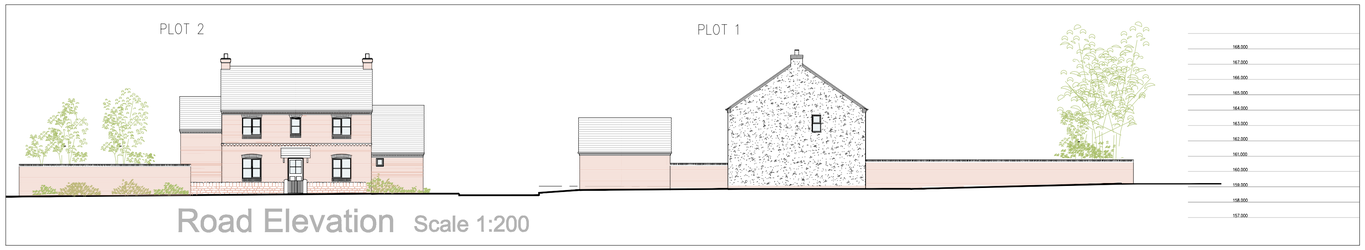
TREE PLANTING:
Excavate tree pits 0.9x0.9x0.75m deep. Loosen pit base to a further 300mm. Place a little topsoil in the pit base. Mix with 5 litres of mycorrhizal planting compost per tree and dome slightly. Place tree in pit holdingvertical. Drive a 1.8m stake through the rootball and at least 300mm into the base of the tree pit. Sprinkle Seirraben 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).

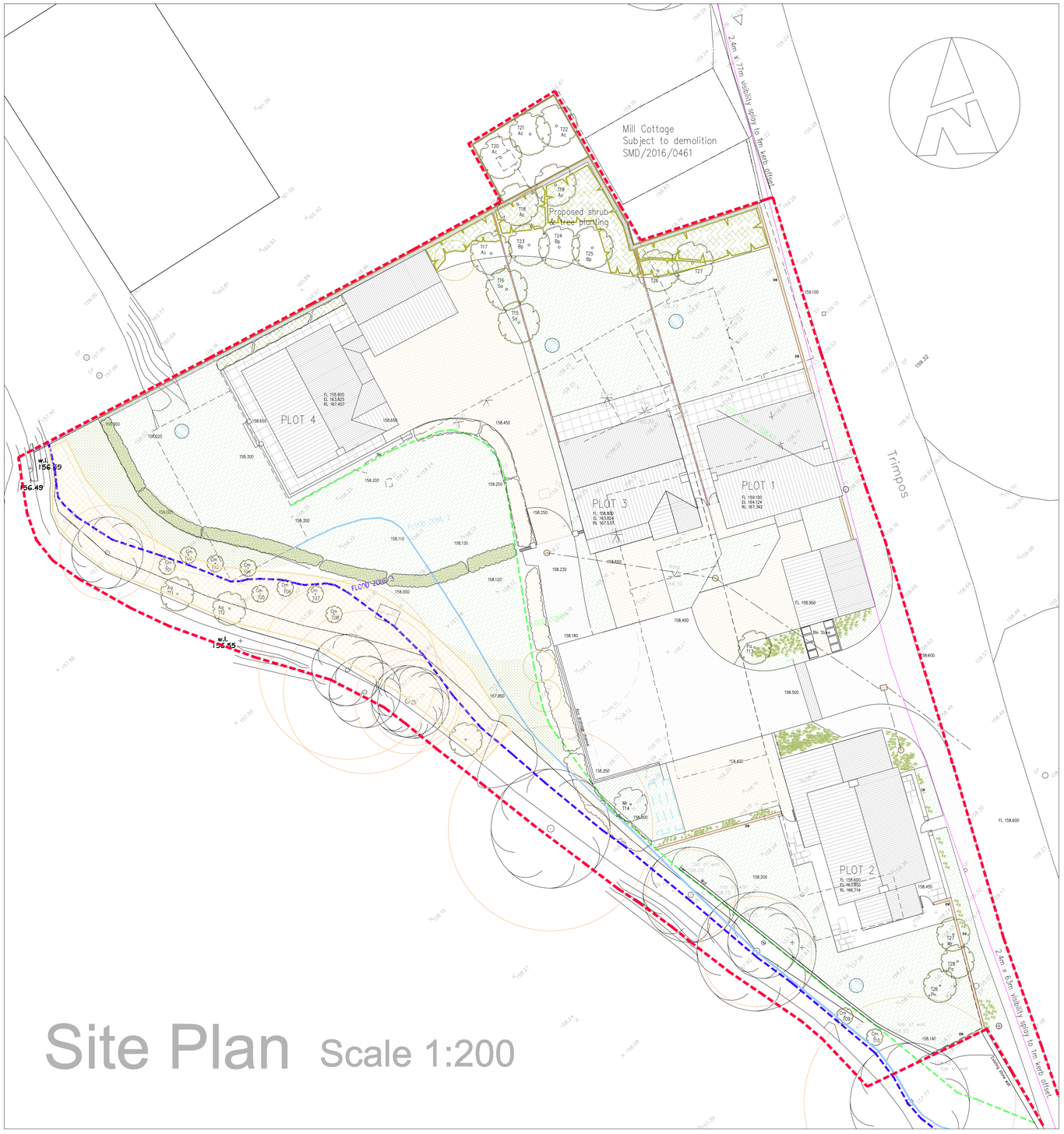
GRASS TURFING:
Turf to be supplied by member of Turfgrass Growers Association to BS3669, free from undesirable grasses and weeds. Grade– Fine Sports/Ornamental. Herbicide treatment to be applied not more than 3 months or not less than 4 weeks before lifting.

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.



Road Elevation Scale 1:200



Site Plan Scale 1:200

KEY:

- Foul Drainage.
- Storm Drainage.
- Soakaway to approved doc. H2.
- STORM WATER ATTENUATION. Permavoid or similar designed geocellular system with controlled restricted outlet.
- Flood Zone 1
- Flood Zone 2
- Flood Zone 3
- PROPOSED DWELLINGS. Footprint=499M² Volume=2781M³ Maximum Ridge Height=8730mm Maximum Ridge level OSD 167.530
- EXISTING BUILDINGS: (To be Demolished). Footprint=1283M² Volume=5968M³ Maximum Ridge Height=8250mm Maximum Ridge level OSD 166.540 Maximum Height of Chimney OSD 170.120
- SITE BOUNDARY: (Area = 3238 sq M)
- SITE LEVELS:
  - Existing (See drawing 1487–00).
  - FL Proposed floor levels.
  - 233.600 Proposed site levels.
- 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.
- SW WALL: (See detail D) Dry Stone walling.
- FENCE: (See detail E) Timber post and waneyedge panel fence.
- VEHICULAR ACCESS: (Area 241 sqM) Tarmaccadam surface.
- VEHICULAR ACCESS: (Area 30 sqM) Bradstone Woburn Rumbled Infilta permeable Block Paving – Colour Graphite.
- PRIVATE ACCESS & PARKING: (Area 333 sqM) Bradstone Woburn Rumbled Infilta permeable Block Paving – Colour Rustic.
- PRIVATE PATIO: (Area 29 sqM) Natural stone flag paving.
- PEDESTRIAN ACCESS: (Area 97 sqM) Marshalls Saxon 450x450mm paving–Natural.
- GRASSED AREA: (Area 1313 sqM) (See Turfing specification)
- ECOLOGY:(Area 216 sqM) Water course embankment to be managed in accordance with Ecology report.
- ADDITIONAL SHRUB PLANTING: Existing Common Alder/Silver Birch/Ash to be retained with additional Native shrub mix.
- ADDITIONAL TREE PLANTING: (Native Trees–See Schedule)
- EXISTING TREES: To be retained & root protection area. (See Tree Heritage Report THR19–119)

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.

NEW HEDGE:

Hawthorn	BR	400–600 HT	120No	
Holly	BR	400–600 HT	8No	
Blackthorn	BR	400–600 HT	20No	
Hazel	BR	400–600 HT	16No	

Native hedge mix planted at 250mm cts in staggerd double rows approx. 8 plants per lm. All protected with 600mm spiral rabbit guards.

SHRUB PLANTING:

Corylus Avellana	CG	3L	45No	
Crataegus Monogyna	CG	3L	71No	
Ilex Aquifolium	CG	3L	83No	
Prunus Spinosa	CG	3L	56No	
Rosa Canina	CG	3L	68No	
Sambucus Nigra	CG	3L	56No	
Viburnum Opulus	CG	3L	45No	

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

TREE PLANTING:

Cm	Cratagus monogya		WPS	10No	T01 T02 T03 T04 T05 T06 T07 T08 T09 T10
Ag	Alunus glutinosa	RB	STD	2No	T11 T12
Pa	Prunus avium	RB	STD	1No	T13
Mr	Malus 'Rudolf'	RB	STD	1No	T14
Sa	Sorbus aucuparia	RB	STD	2No	T15 T16
Ac	Acer compestre	RB	STD	6No	T17 T18 T19 T20 T21 T22
Bp	Betula pendula	RB	STD	3No	T23 T24 T25
Pn	Pyrus Nivalis	RB	STD	1No	T26
Mr	Malus 'Rudolph'	RB	STD	1No	T27
Pa	Prunus avium	RB	STD	1No	T28

MIXED NATIVE HERBACEOUS PLANTS: (To Approved Landscape Scheme)

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PROPOSED DEVELOPMENT:
Demolition of existing buildings and construction of 4No 4 bed detached open market residential dwellings.
Demolition of existing buildings, relocation of vehicular access and construction of 4No 4 bed detached open market residential dwellings.

FLOOD RISK:
Finished Floor and site levels are to be provided in accordance with Flood Risk Assessment prepared by Julia Williams dated September 2020.

FLOOR AREAS, ACCOMMODATION & PARKING:

Plot No	Number of Beds Number Persons	National Housing Space Standards.	Proposed Floor Areas. (Excluding Garages)	Proposed Parking Spaces. (Including Garages)
Plot 1	4 Bed 8P	124 SqM	158 SqM	4No
Plot 2	4 Bed 7P	115 SqM	164 SqM	4No
Plot 3	4 Bed 8P	124 SqM	136 SqM	3No
Plot 4	4 Bed 8P	124 SqM	159 SqM	5No

Scale bar @ 1:50
Scale bar @ 1:500
Scale bar @ 1:1250
Scale bar @ 1:100
Scale bar @ 1:200

Rev.	Drawn	Comments.	Date

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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 July 2020 Drawing Ref: 1487-08