

Sur 1
All surface water from proposed building to discharge to soakways, via rwp's and gullies. (See proposed plan).
Soakways to be min 1m3 deep filled with 50mm nominal size clean stone to within 300mm of finished ground level, covered with vasaquen membrane and back filled with good quality topsoil. Soakways to be in accordance with Approved Document H. Final size & suitability to be agreed on site between Contractor & Building Control Officer. Where one or more outlets discharge to the same soakway, it should be increased sufficiently in size.
Soakways to be minimum 5m away from any structure. Percolation test to be carried out by contractor to ascertain ground suitability.
Ene 6 - External Space lighting will be provided using dedicated energy efficient fitting must comprise of the lamp, PIR control gear and an appropriate housing, reflector, shade or diffuser. The fitting must be capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit watt.
Design & installation to be in accordance with CSH Ene 6 external space lighting specification criteria Contractor to provide compliant fitting specification to the Code Assessor to achieve credit at post construction inspection.
Security lighting shall illuminate all external doors, car parking and garage areas and some footpaths leading to dwellings. The use of low energy consumption lamps with an efficacy of greater than 40 Lumens per circuit watt is required. External lighting must be switched using a photo electric cell (dark to dawn) with a manual override.

Checklist IDP
Was 1 - Bins/recycling, Was 3 - Composting, & Hea 3 - Private Space
External works design & construction to ensure CSH (Nov. 2010) Inclusive Design Principles Checklist criteria are to be achieved. Contractors construction details to be submitted for approval with contract administrator to ensure compliance at CSH post construction inspection.

Was 1 - WCBC local authority collection scheme - waste & recycling lidded bins/containers external storage space contains:
1 no. 240 Litre residual waste bin
1 no. 240 Litre green bin
3 no. green boxes
Storage space must provide inclusive access & usability

Eco 2/4 - 2 bird boxes of the Schwegler 1B type positioned on external walls high enough to be away from predators and be facing north or east.

Checklist IDP
Was 1 - Bins/recycling, Was 3 - Composting, & Hea 3 - Private Space
External works design & construction to ensure CSH (Nov. 2010) Inclusive Design Principles Checklist criteria are to be achieved. Contractors construction details to be submitted for approval with contract administrator to ensure compliance at CSH post construction inspection.

Eco 3
Developer will comply with all current EU & UK legislation relating to protected species & habitats applicable to the development site.

Hea 3 - New dwelling consists of 4 bedrooms. Minimum private space required per bedroom = 1.5m²

1. Total plot area = 1560sqm. Existing Concrete base = 140sqm
2. Total new building footprint = 200sqm.
3. Hardstanding/driveway = 430sqm.
4. Soft landscaping/garden area = 930sqm

Was 3
220l composting bin.

External bin, recycling & composting facilities within 30m of entrance door

Wat 2 - Correctly specified & sufficiently sized 210 litre (capacity) rainwater butt connected to rainwater downpipe with an automatic overflow into the conventional rainwater drainage system.

Ecologists Planting Schedule for ECO 2 & 4 Credits - Plot 2

Broom - Cytisus praecox - 1 + no.
Hazel - Corylus avellana - 1 + no.
Silver birch - Betula pendula - 1 + no.
Dog rose - Rosa canina - 1 + no.
Dogwood - Cornus - 1 no.
Spiraea - Ederia europaeus - 1 no.
Whitebeam - Sorbus sp. - 1 no.
Guelder rose - Viburnum tinus - 1 no.

Californian lilac - Ceanothus sp. - 1 + no.
Firethorn - Pyracantha s. - 1 + no.
Oregon grape - Mahonia sp. - 1 + no.
Glossy cotoneaster - Cotoneaster integrid. - 1 + no.
Viburnum - Viburnum tinus - 1 + no.
Berberis - Berberis sp.

Lab apple - Malus sp. - 2 no.
Cherry Prunus avium - 1 no.
Pear - Pyrus sp. - 1 no.
Pum - Prunus sp. - 1 no.

Land adjacent to Mount House, Ruabon, Wrexham

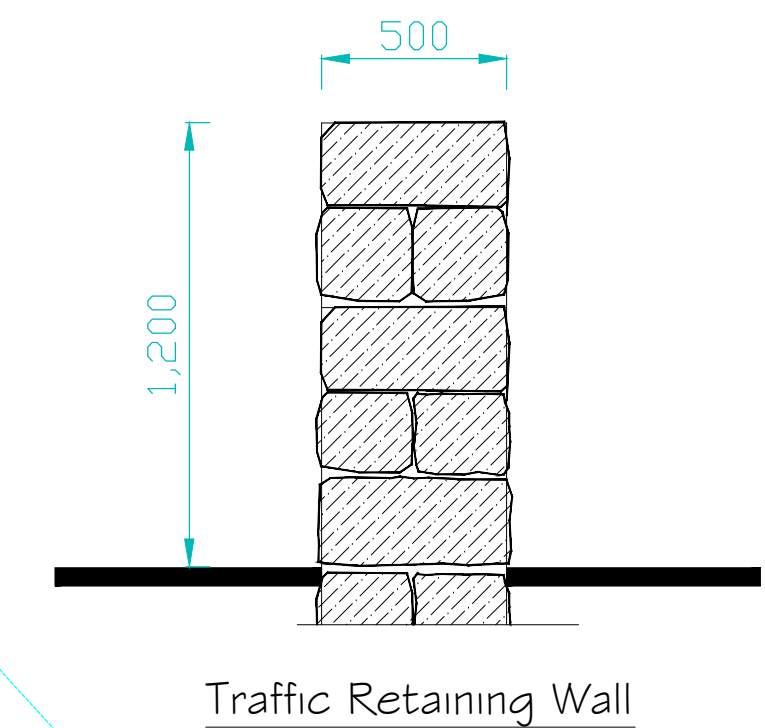
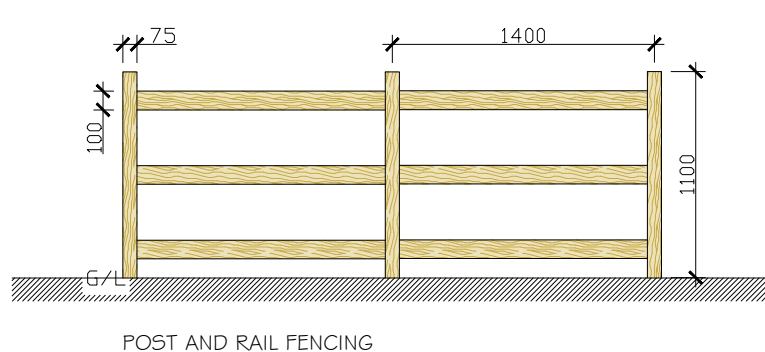
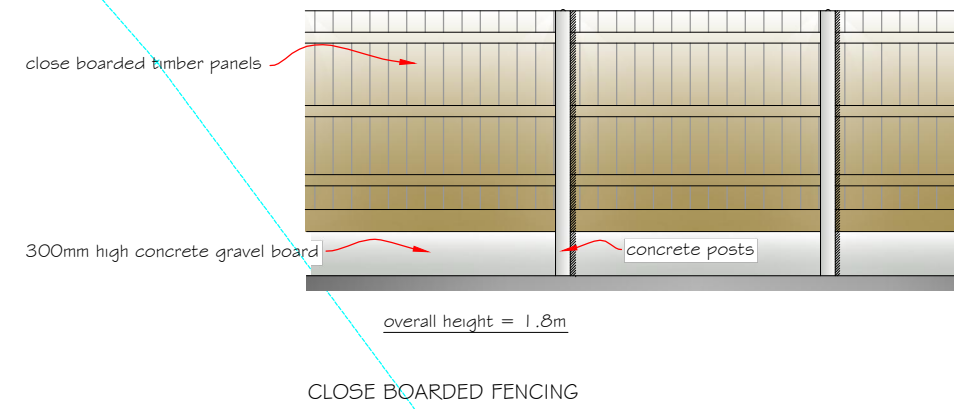
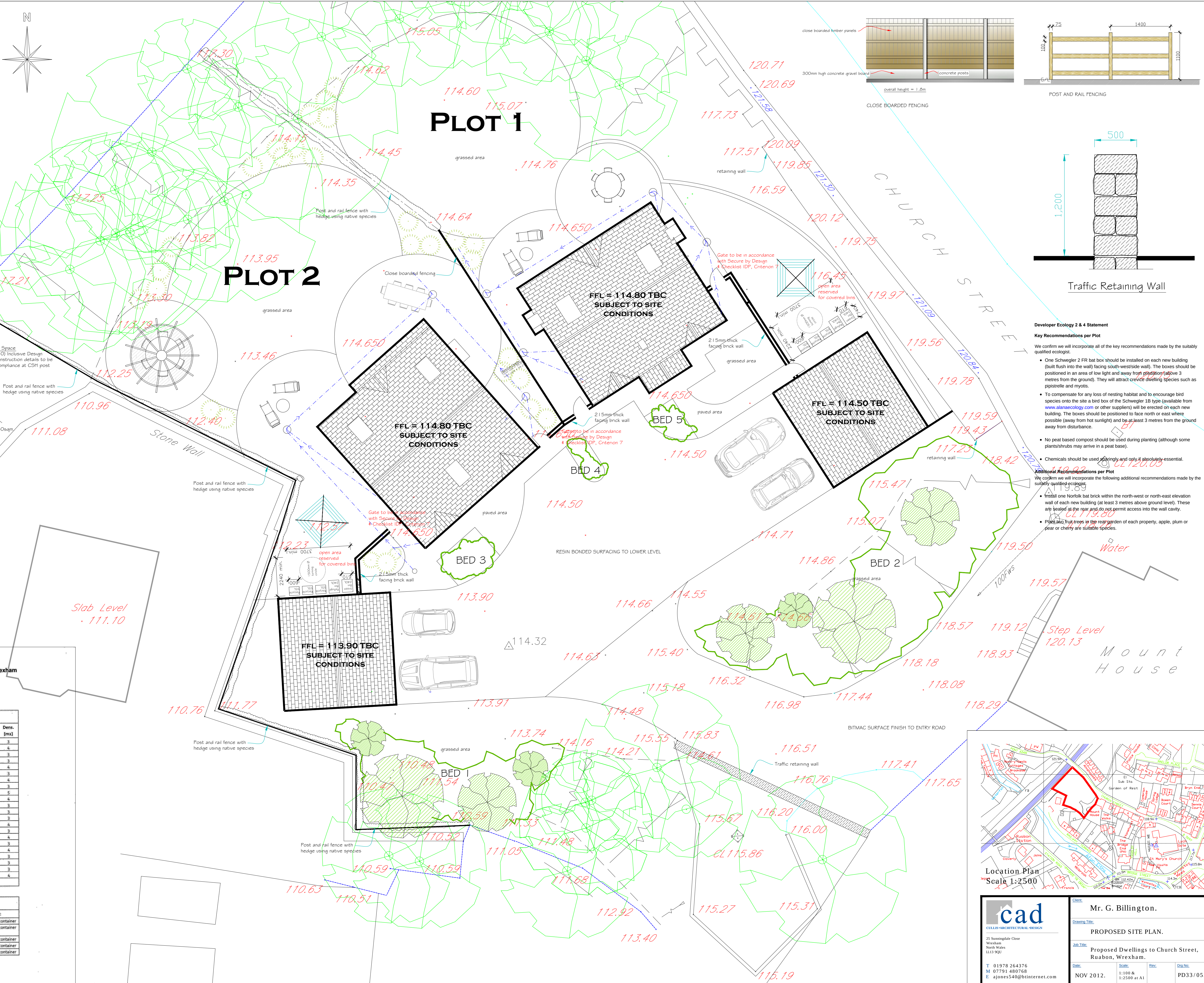
Planting Schedules

Schedule of Planting Areas

Area No	Shrub Planting	Height (Cm)	Grown	Dens. (m2)
1	Amelanchier lamarkii	40-60	C3L	3
	Cotoneaster dammeri	30-40	C2L	3
	Escallonia 'Apple Blossom'	40-60	C2L	3
	Kerria japonica	40-60	C3L	3
	Hypericum 'Hidcote'	30-40	C3L	4
	Phormium tenax	40-60	C3L	3
	Senecio 'Sunshine'	30-40	C3L	4
	Amelanchier lamarkii	40-60	C2L	3
	Bergenia 'Siberlicht'	30-40	C2L	5
	Cotoneaster horizontalis	30-40	C2L	4
2	Escallonia 'Apple Blossom'	40-60	C2L	3
	Kerria japonica	40-60	C3L	3
	Phormium tenax	40-60	C3L	3
	Potentilla 'Goldfinger'	30-40	C2L	4
	Skimmia japonica	30-40	C2L	3
	Symphoricarpos Hancock	30-40	C3L	4
	Amelanchier lamarkii	40-60	C3L	3
	Hypericum 'Hidcote'	30-40	C3L	4
	Amelanchier lamarkii	40-60	C2L	3
	Skimmia japonica	30-40	C2L	3
3	Amelanchier lamarkii	40-60	C3L	3
	Hypericum 'Hidcote'	30-40	C3L	4
	Amelanchier lamarkii	40-60	C2L	3
	Skimmia japonica	30-40	C2L	3
	Amelanchier lamarkii	40-60	C3L	3
	Potentilla 'Goldfinger'	30-40	C2L	4
	Cotoneaster dammeri	30-40	C2L	3
	Escallonia 'Apple Blossom'	40-60	C2L	3
	Kerria japonica	40-60	C3L	3
	Phormium tenax	40-60	C3L	3
4	Amelanchier lamarkii	40-60	C3L	3
	Hypericum 'Hidcote'	30-40	C3L	4
	Amelanchier lamarkii	40-60	C2L	3
	Skimmia japonica	30-40	C2L	3
	Amelanchier lamarkii	40-60	C3L	3
	Potentilla 'Goldfinger'	30-40	C2L	4
	Cotoneaster dammeri	30-40	C2L	3
	Escallonia 'Apple Blossom'	40-60	C2L	3
	Kerria japonica	40-60	C3L	3
	Phormium tenax	40-60	C3L	3
5	Amelanchier lamarkii	40-60	C3L	3
	Hypericum 'Hidcote'	30-40	C3L	4
	Amelanchier lamarkii	40-60	C2L	3
	Skimmia japonica	30-40	C2L	3
	Amelanchier lamarkii	40-60	C3L	3
	Potentilla 'Goldfinger'	30-40	C2L	4
	Cotoneaster dammeri	30-40	C2L	3
	Escallonia 'Apple Blossom'	40-60	C2L	3
	Kerria japonica	40-60	C3L	3
	Phormium tenax	40-60	C3L	3

Species	Specification	Root
Amelachier canadensis	Selected standard	White fabric container
Betula Pendula	Selected standard	White fabric container
'Purpurea'	Selected standard	White fabric container
Euonymus europaeus	Selected standard	White fabric container
Corylus 'purpurea'	Selected standard	White fabric container
Viburnum lanata	Selected standard	White fabric container

Site Plan
Scale 1:100



Developer Ecology 2 & 4 Statement

Key Recommendations per Plot

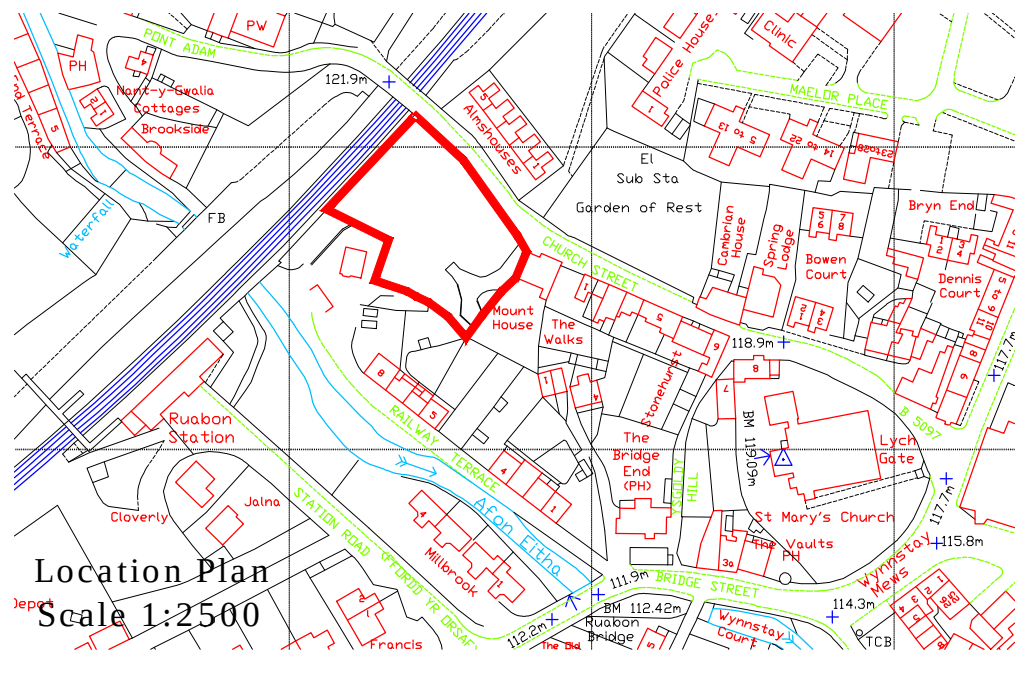
We confirm we will incorporate all of the key recommendations made by the suitably qualified ecologist.

- One Schwegler 2 FR bat box should be installed on each new building (built flush into the wall facing south-west/side wall). The boxes should be positioned in an area of low light and away from predators (above 3 metres from the ground). They will attract crevice dwelling species such as pipistrelle and myotis.
- To compensate for any loss of nesting habitat and to encourage bird species onto the site a bird box of the Schwegler 1B type (available from www.alanecology.com or other suppliers) will be erected on each new building. The boxes should be positioned to face north or east where possible (away from hot sunlight) and be at least 3 metres from the ground away from disturbance.
- No peat based compost should be used during planting (although some plants/shrubs may arrive in a peat base).
- Chemicals should be used sparingly and only if absolutely essential.

Additional Recommendations per Plot

We confirm we will incorporate the following additional recommendations made by the suitably qualified ecologist.

- Install one Norfolk bat brick within the north-west or north-east elevation wall of each new building (at least 3 metres above ground level). These are sealed at the rear and do not permit access into the wall cavity.
- Planting fruit trees in the rear garden of each property, apple, plum or pear or cherry are suitable species.



25 Sunningdale Close
Wrexham
North Wales
LL13 9QU

T 01978 264376
M 07791 480768
E ajones540@btinternet.com

Mr. G. Billington.

PROPOSED SITE PLAN.

Proposed Dwellings to Church Street,
Ruabon, Wrexham.

NOV 2012.

Scale: 1:100 & 1:2500 at A1

PD33/05.