Sur 1
All surface water from proposed building to discharge to soakaways, via rwp's and gullies. (See proposed plan).
Soakaways to be min 1m3 deep filled with 50mm nominal size clean stone to within 300mm of finished ground level, covered with visqueen membrane and back filled with good quality topsoil. Soakaways 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 soakaway, it should be increased sufficiently in size.
Soakaways 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 inaccordance with CfSH
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 (dusk 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 bin/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.
Spindle - *Euonymus europaeus* - 1 no.
Whitebeam - *Sorbus* sp. - 1 no.
Guilder rose - *Viburnum tinus* - 1 no.

Californian lilac - *Ceanothus* sp - 1 + no.
Firethorn - *Pyracantha* s - 1 + no.
Oregon grape - *Mahonia* sp - 1 + no.
Creeping cotoneaster - *Cotoneaster frigidis* - 1 + no.
Viburnum - *Viburnum tinus* - 1 + no.
Berberis *Berberis* sp
Crab apple - *Malus* sp - 2 no.
Cherry *Prunus avium* - 1 no.
Pear - *Pyrus* sp - 1 no.
Plum - *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	C3L	4
	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
2	Amelahchier lamarkii	40-60	C3L	3
	Berginnia 'Silberlicht'	30-40	C2L	5
	Cotoneaster horizontalis	30-40	C2L	4
	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
	Symphoricarpus Hancock	30-40	C3L	4
3	Amelanchier lamarkii	40-60	C3L	3
	Hypericum 'Hidcote'	30-40	C3L	4
4	Amelanchier lamarkii	40-60	C3L	3
	Skimmia japonica	30-40	C2L	3
5	Amelanchier lamarkii	40-60	C3L	3
	Potentilla 'Goldfinger'	30-40	C2L	4

C – Container grown

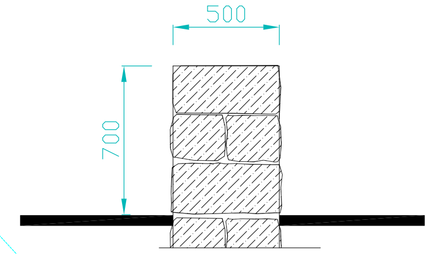
Schedule of Trees

Species	Specification	Root
Amelachier candensis	Selected standard	White fabric container
Betula Pendula '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

PLOT 1
PLOT 2
BED 1
BED 2
BED 3
BED 4
BED 5
grassed area
paved area
BITMAC ROAD FINISH
Stone Wall
Slab Level 111.10
Bio Disc
Bio Disc
to run off
to run off
Close boarded fencing
Close boarded fencing
Close boarded fencing
Close boarded fencing
Traffic retaining wall
retaining wall
retaining wall
FFL = 114.80 TBC SUBJECT TO SITE CONDITIONS
FFL = 114.80 TBC SUBJECT TO SITE CONDITIONS
FFL = 114.50 TBC SUBJECT TO SITE CONDITIONS
FFL = 113.90 TBC SUBJECT TO SITE CONDITIONS
Gate to be in accordance with Secure by Design & Checklist IDP, Criterion 7
Gate to be in accordance with Secure by Design & Checklist IDP, Criterion 7
Gate to be in accordance with Secure by Design & Checklist IDP, Criterion 7
open area reserved for covered bins
open area reserved for covered bins
C H U R C H S T R E E T
100l/ws
100l/ws
Water
Step Level 120.13
M o u n t H o u s e
CL120.05
CL119.80
CL115.86
CL119.80

close boarded timber panels
300mm high concrete gravel board
concrete posts
overall height = 1.8m



Traffic Retaining Wall

Developer Ecology 2 & 4 Statement

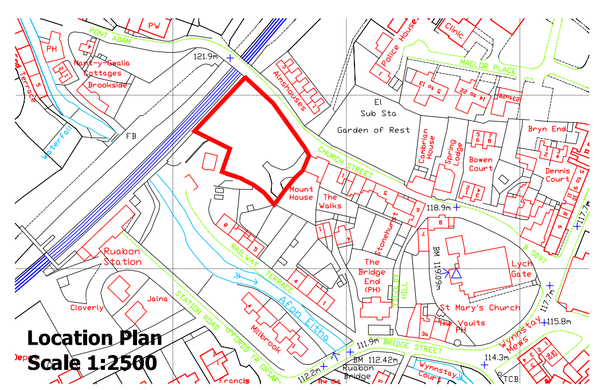
Key Recommendations per Plot

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 direction (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.alanaecology.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.
- Plant two fruit trees in the rear garden of each property, apple, plum or pear or cherry are suitable species.



cad
CULLEY-ARCHITECTURAL-DESIGN
25 Sunningdale Close
Wrexham
North Wales
LL13 9QU
T 01978 264376
M 07791 480768
E ajones540@btinternet.com

Client: **Mr. G. Billington.**

Drawing Title: **PROPOSED SITE PLAN.**

Job Title: **Proposed Dwellings to Church Street, Ruabon, Wrexham.**

Date:	Scale:	Rev:	Drg No:
NOV 2012.	1:100 & 1:2500 at A1		PD33/05.