

External hard & soft landscaping specification:

Roads, Footpaths, Driveways & Patios:

The proposed vehicular access into the new residential development shall have visibility splays of 2.4 metres by 25 metres in both directions measured along the nearside edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority and within which there shall be no obstruction to visibility in excess of 1.0m above the nearside channel level of the adjoining highway to ensure that adequate visibility is provided in perpetuity at the existing point of access in the interests of maintaining highway safety and improving the existing sightlines.
Ref. V.S. as shown on drawing

A 2.0 metre wide adoptable footway shall be provided surrounding the new vehicular entrance access. The footpath is to be constructed to adoption requirements in accordance with the County Council's current specification for such works, to provide for and safeguard pedestrian movement.
Ref. F.P.L. as shown on drawing

Adequate parking and manoeuvring space is to be provided to serve the proposed development and to avoid the necessity for reversing movements into or from the highway in the interests of highway safety and maintaining the free flow of traffic on the adjoining highway, facilities shall be provided and retained within the site for the parking and turning of vehicles clear of the highway. Such facilities being completed prior to the proposed development being brought into use.
Ref. F.T. as shown on drawing

The gradient of the proposed 5.5 metre wide access entrance road into the new development shall not exceed 1 in 24 for the first 10 metres and thereafter the gradient of the road shall not exceed 1 in 12, unless otherwise agreed in writing with the Local Planning Authority.
Ref: R.G. as shown on drawing.

The proposed 5.5metre wide adoptable entrance road and the proposed 5.5metre wide shared surface road 1 into the residential development is to comprise of:

45mm consolidated thickness wearing course of hot rolled asphalt design mix to BS.594 Table 3, column 3/2 – 5.5 kN/mm minimum stability, maximum flow 5mm. Coated chippings with a minimum polished stone value (P.S.V.) of 60 shall be applied at a rate of 70% shoulder to shoulder cover on:

40mm consolidated thickness of stone mastic asphalt proprietary material to B.S.4987, 10mm aggregate size with a P.S.V. of 62.(Excluding limestone, sandstone and soft aggregates) on:

60mm consolidated thickness of dense base course macadam complying with Clause 6.5 of BS.4987 (Parts 1 & 2) dated 1993, 20mm nominal size aggregate, 100 pen binder on:

100mm consolidated thickness of dense road base macadam complying with Clause 5.2 of BS.4987 (Parts 1 & 2) dated 1993, 28mm nominal size aggregate, 100 pen binder on:

250mm minimum thick Granular sub-base material Type 1 complying with Clause 803 of the Welsh Office Specification for Highway Works (1991). Thickness subject to CBR test results.
Ref: S.S.R. as shown on the drawing.

Road kerbs and channels to be manufactured in concrete to standards of BS7263 Part 1

The proposed 2.0 metre wide adoptable footpaths are to comprise of:

1.5mm thick slurry sealant complying with the requirements of HAAS with:

20mm consolidated thickness of 6mm nominal size aggregate dense wearing course macadam complying with Clause 7.5 of BS.4987 (Parts 1 & 2) dated 1993, 300 pen binder on:

40mm consolidated thickness of 20mm nominal size aggregate dense base course macadam in accordance with Clause 6.5 of BS.4987 (Parts 1 & 2) dated 1993, 200 pen binder on:

Minimum 100mm consolidated thickness of granular sub-base material Type 1 complying with Clause 803 of the Welsh Office Specification for Highway Works (1991)
Thickness subject to CBR test results. Ref: P.F.P. as shown on the drawing.

Footpath kerb edging to be manufactured in concrete Type EBN to BS7263 Part 1.

The proposed new 2.0 metre wide ramped vehicular footway crossings to each of the private drives to comprise of:

1.5mm thick slurry sealant complying with the requirements of HAAS with:

20mm consolidated thickness of 6mm nominal size aggregate dense wearing course macadam complying with Clause 7.5 of BS.4987 (Parts 1 & 2) dated 1993, 300 pen binder on:

60mm consolidated thickness of 20mm nominal size aggregate dense base course macadam in accordance with Clause 6.5 of BS.4987 (Parts 1 & 2) dated 1993, 200 pen binder on:

Minimum 150mm consolidated thickness of granular sub-base material Type 1 complying with Clause 803 of the Welsh Office Specification for Highway Works (1991)
Thickness subject to CBR test results.
Ref: V.F.C. as shown on the drawing.

The proposed 4.5 metre wide shared private driveway entrances reduced to 3.0 metre wide minimum are to comprise of:

30mm consolidated thickness wearing course of close graded macadam clause 912 200 pen to BS4987: Part 1: 1988 Clause 7.4 min. polish stone value 50 on:

50mm consolidated thickness dense macadam clause 906 200 pen to BS4987: Part 1: 1988 Clause 6.5 on:

150mm minimum thick granular sub-base material Type 1 complying with Clause 803 of the Welsh Office Specification for Highway Works (1991). Thickness subject to CBR test results.
Ref: S.P.D. as shown on the drawing.

Kerbing to the tarmacadam areas of the shared private driveway, and to the private car parking driveway spaces to be laid in 100mm by 100mm nominal size blue granite setts bedded in designated mortar with 15mm recessed joints and bedded and backed with 150mm ST.1 concrete. Each granite sett to have an exposed kerb face of 45mm up-stand and set to a height of 115mm up-stand and 25mm at vehicular driveway crossings.
Ref: K.D. as shown on the drawing.

The proposed 3.2 metre wide minimum private driveway widths and 2.5mtre wide minimum by 5.0mtre long car-space areas and visitor car lay-by's to comprise of:

30mm consolidated thickness wearing course of close graded macadam clause 912 200 pen to BS4987: Part 1: 1988 Clause 7.4 min.polish stone value 50 on:

50mm consolidated thickness dense macadam clause 906 200 pen to BS4987: Part 1: 1988 Clause 6.5 on:

150mm minimum thick granular sub-base material Type 1 complying with Clause 803 of the Welsh Office Specification for Highway Works (1991). Thickness subject to CBR test results.
Ref: P.D. as shown on the drawing.

Footpath kerb edging to be manufactured in concrete Type EBN to BS7263 Part 1.

Private pathways and patios around the proposed extension is to be constructed in 'Marshalls' or similar approved concrete paving slabs in the 'Saxon' range or equivalent course textured finish in a grey/buff colour: 600mm by 600mm by 50mm thick to locations as shown. All slabs to be bedded on a 50mm thick sand / cement mortar (weak mix) on 100mm well consolidated hard-core blinded sand. Ref: P.P. as shown on drawing.

Each rear patio paving slabbed area is to be finished with a disabled level threshold access for each property with a connecting slabbed pathway to each rear gateway.
Ref. D.P.P. as shown on drawing.

All new tarmacadam surface areas under the existing trees within the site are to be protected with to any proposed roadways, footpaths and driveways areas which are situated with the 'Root Protection Area' (R.P.A.) to each tree are to be laid on: 'Cellweb' Tree Root Protection System (or other equivalent approved manufacturer)- 75mm to 300mm deep. The 'Cellweb' cellular structure matting is filled with 40/20 mm clean angular stone laid on: 'Fibretex F4M' geotextile separation fabric laid on: existing ground levels over the 'Root Protection Areas' of each tree.
Ref: C.W. as shown on drawing.

The proposed Rumble Strips (R.S.T) or Access-way Ramps - 1000mm wide, situated within the shared surface roadway area to be constructed in accordance with WCBC guidelines and to comprise of 100mm by 100mm granite sets bedded in cement sand mortar with 15mm recessed joints laid on 200 mm min thick concrete base (C.10. or ST2) laid on:150mm min. thick granular sub-base type1. Ref: R.S.T.) as shown on drawing.

The proposed 3.2metre wide minimum private driveway widths and 2.5mtre wide minimum by 5.0mtre long car-space areas and visitor car lay-by's are to comprise of:

30mm consolidated thickness wearing course of close graded macadam clause 912 200 pen to BS4987: Part 1: 1988 Clause 7.4 min. polish stone value 50 on:

50mm consolidated thickness dense macadam clause 906 200 pen to BS4987: Part 1: 1988 Clause 6.5 on:

150mm minimum thick granular sub-base material Type 1 complying with Clause 803 of the Welsh Office Specification for Highway Works (1991). Thickness subject to CBR test results.
Ref: S.P.D. as shown on the drawing.

The re-diverted public footpath surface treatment is to be finished in 150 mm thick quarry stone / shale.

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Job/Project:

Proposed Residential Development.
Client:
Mr. G. Paletta
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