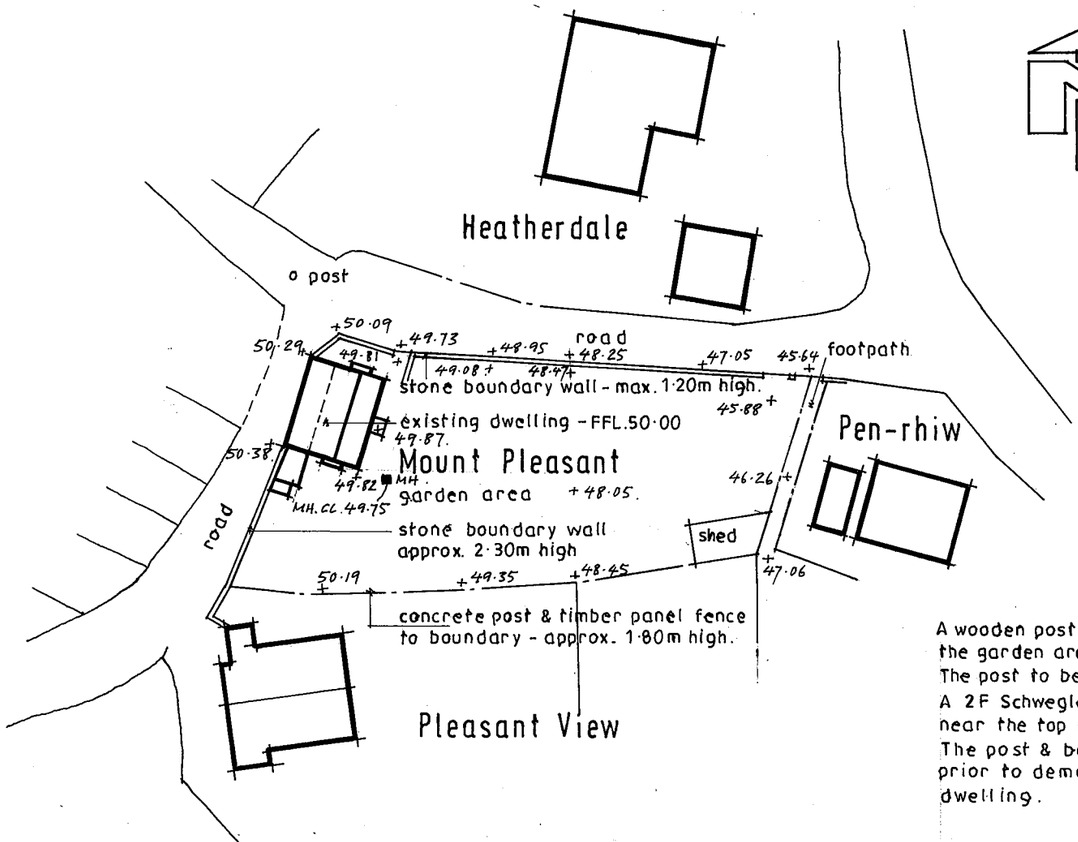



# EXISTING SITE LAYOUT PLAN
1:500.

**GENERAL LANDSCAPING & EXTERNAL WORKS DETAILS.**

- ●——·——— - 100mm dia. foul drainage runs – min. fall to pipes to be 1 in 40.
- o——··——— - 100mm dia. surface water drainage runs – min. fall to pipes to be 1 in 60.
- ◌ S - Soak-away constructions – sited a min. 5m from any building or road.
- ▭ - Turfed/Seeded Grassed Areas.

The foul drainage runs from the application site are to connect to the existing foul sewer in the road.
The surface water drainage runs are to discharge to on-site soakaway constructions.

**Tree Planting**
New native tree planting to be 3.0m to 3.6m tall and to be sited a min. 6m from any buildings.
**BC –** Bird Cherry. **WC** – Wild Cherry. **SB** – Silver Birch. **R** – Rowan.

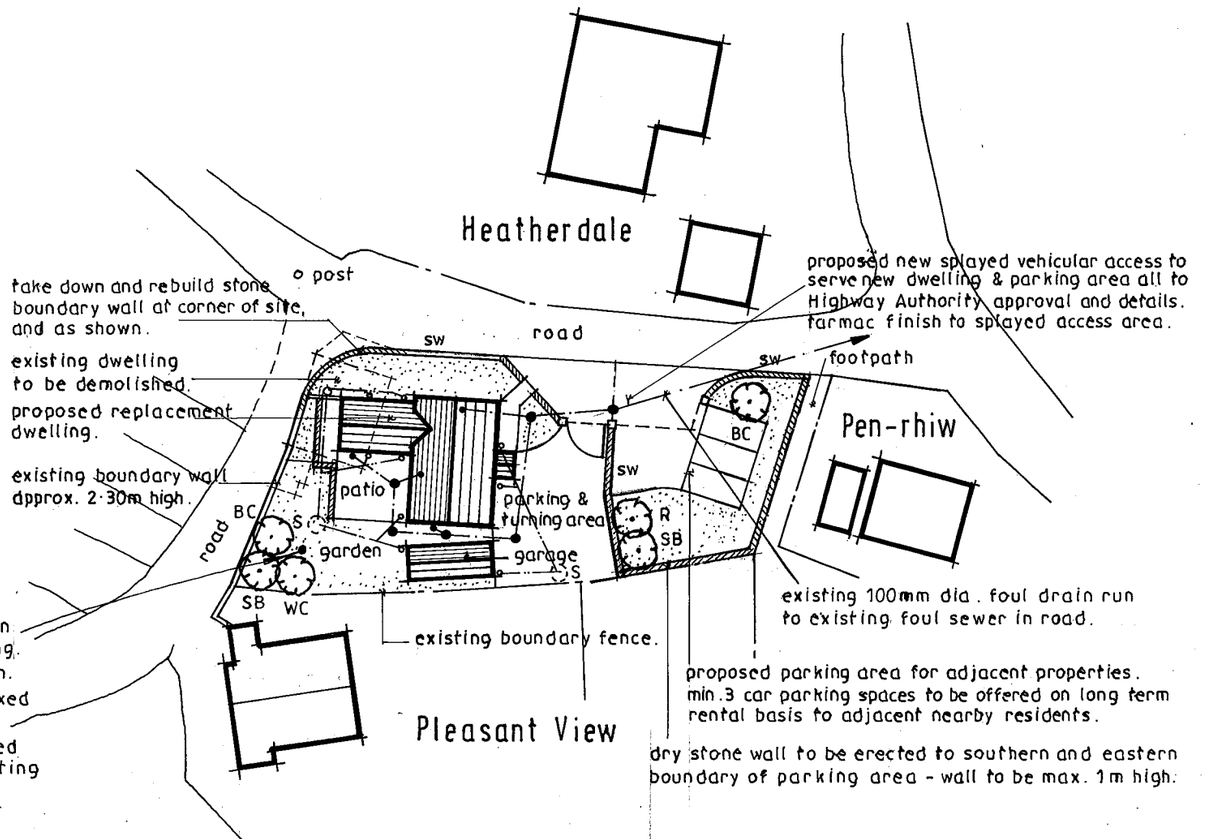
New paths and patio areas to be finished in brick pavers or stone/concrete flags, and to client's specification and approval.

The existing stone walls to the northern and western boundaries to be retained and repaired, and as may be necessary.
The stone wall to the northern road frontage boundary to be altered and rebuilt to accommodated the new splayed vehicular access to serve the new dwelling and the parking area to the east of the new dwelling, and as shown on the proposed site layout plan (sw).
The stone wall to the north-western corner of the site to be demolished and rebuilt to form a smooth radius curve and to provide for improved turning area along the existing narrow public road, and as shown on the proposed site layout plan.
The new and existing stone wall to the northern road frontage boundary and to the new splayed access to be a max. 1-00m high.
A new stone retaining wall to be constructed on site between the new dwelling and the parking area from natural local stone to match the existing stone boundary walls. The new wall to be a max. 1-00m high from the upper ground level.

The existing concrete post and timber panel fence to the southern boundary to be retained and the concrete post and panel fence to be extended down to meet the eastern timber palisade fence (f) – Fence to be max. 1-20m high.
The existing timber palisade type fence to the eastern boundary with the footpath to be retained and repaired, and as necessary.

All planting, seeding, turfing, fencing or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following completion of the development,
Any trees or plants which, within a period of five years of completion of the development, die, are removed or seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

A wooden post to be erected within the garden area of the new dwelling.
The post to be at least 15 ft high.
A 2F Schwegler bat box to be fixed near the top of the post.
The post & bat box to be erected prior to demolition of the existing dwelling.




# PROPOSED SITE LAYOUT PLAN
1:500

The new splayed vehicular access to the site to be constructed fully in accordance with the Highway Authority's approval, specification details & recommendations.
The stone walls to the splayed entrance area and to the northern road frontage boundary are to be a max. 1-00m high.
The new vehicular access to serve the new dwelling to be a min. 3-60m wide and the gate to open into the site.
The new splayed entrance area, for at least the first 5m into the site from the edge of the existing road, to be surfaced with tarmac finish to Highway Authority's approval, and as shown on the proposed site layout plan.

The proposed new private parking and turning area serving the new dwelling, and the proposed parking area for adjacent properties, to be finished in a permeable paving system, and all to client's specification and approval.
e.g. limestone chippings, grasscrete open-cell type paving or other approved surface finish.

Rev. A - 17/07/14 - Protected Species Survey details, recommendations and mitigation measures added to drawing.

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M & R MATISCHOK & ROSS
architectural services

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| **project title** | | |
| MOUNT PLEASANT, FRONCYSYLLTE. | | |
| **drawing title** | | |
| Existing & Proposed Site Plans. | | |
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