- 100mm dia. foul drainage runs.

- 100mm dia. surface water drainage runs.

- Soakaway Construction

- Turfed/Seeded Grassed Areas.

New fences to perimeter of the site, where required, to be timber post and timber rail fencing to match existing fences. Fences to be min. 1200mm high.

New paths to front entrance and disabled parking area to be finished in permeable paving system using brick pavers or concrete flags, all to client's specification and approval.

The parking & turning areas to be finished in permeable gravel on a hardcore sub-base finish.

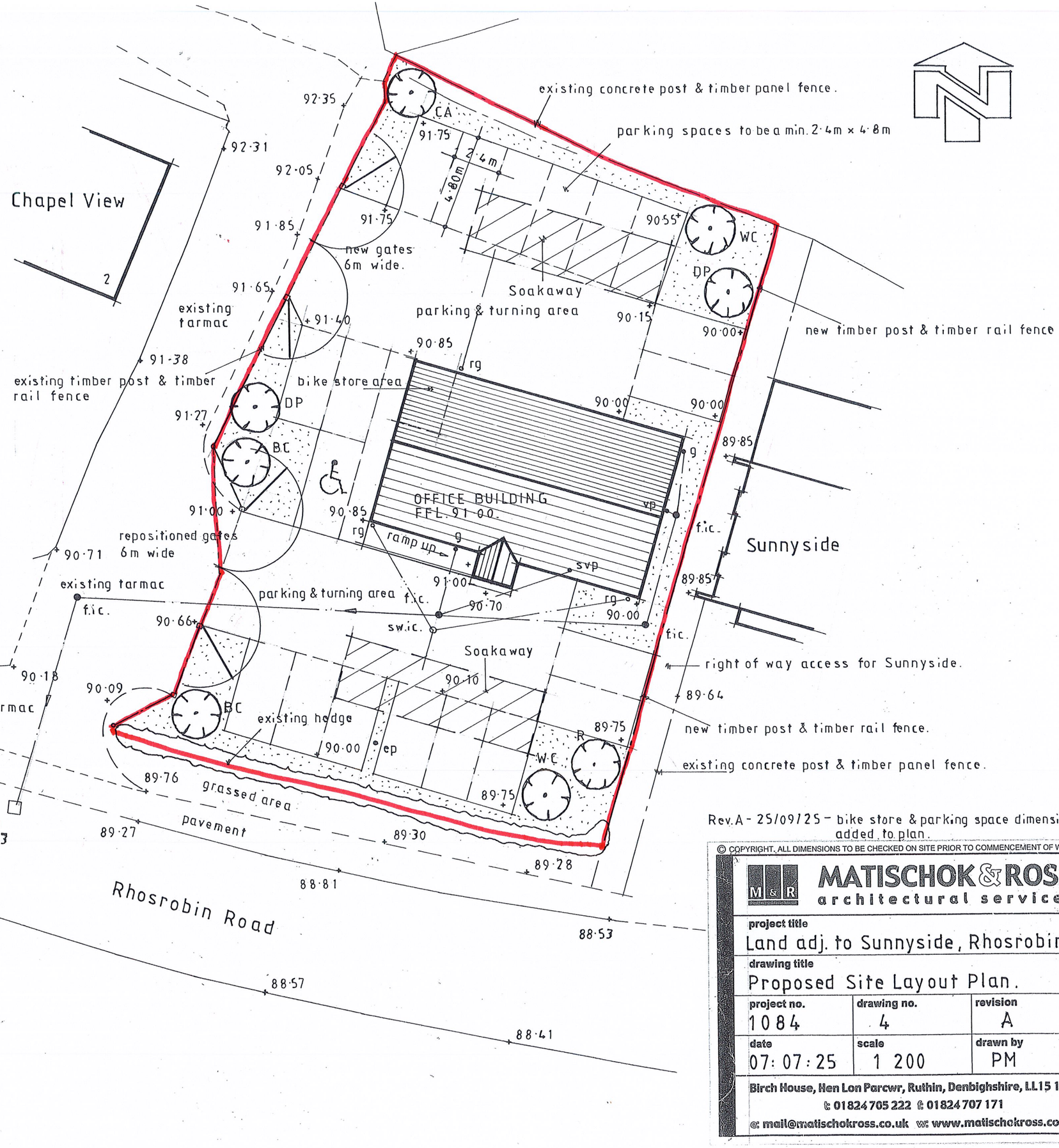
Biodiversity Enhancement Measures

Tree Planting
Biodiversity enhancement measures to include the planting a min. of 8 no. native species fruit tree on the site, and as shown on the site plan.
Native tree planting to be 3.0m to 3.6m tall and to be sited a min. 6m from any buildings.
DP – Denbigh Plum **BC** – Bird Cherry **CA** – Crab Apple **WC** – Wild Cherry **R** - Rowan

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.

Foul Water Disposal - to existing foul sewer.
The foul water drainage from the development proposals to discharge to the existing foul sewer to the main road to the front of the property, as shown on plan.

Surface Water Disposal – to on-site soakaway system.
The proposed means of disposal of on-site surface water will by means of a Sustainable Drainage System (SuDS), the final surface water drainage designs to be approved by the SuDS Approval Body (SAB).
Site investigations have been carried out on site to confirm that a surface water soakaway system could be designed for disposal of the site surface water from the development.



PROPOSED SITE LAYOUT PLAN
1:200

Rev.A - 25/09/25 – bike store & parking space dimensions added to plan.

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MATISCHOK & ROSS
architectural services

project title		
Land adj. to Sunnyside, Rhosrobin.		
drawing title		
Proposed Site Layout Plan.		
project no.	**drawing no.**	**revision**
1084	4	A
date	**scale**	**drawn by**
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