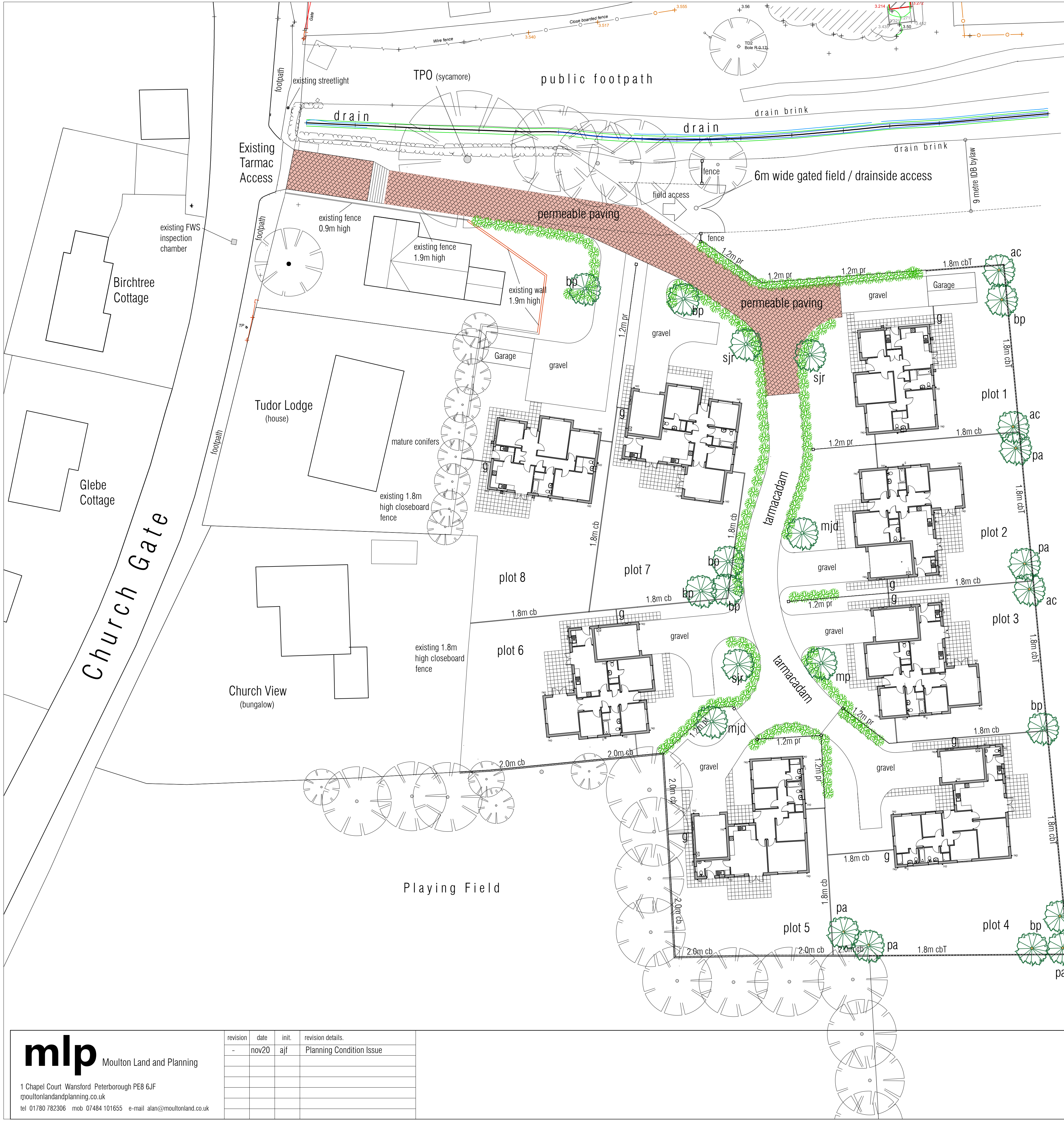
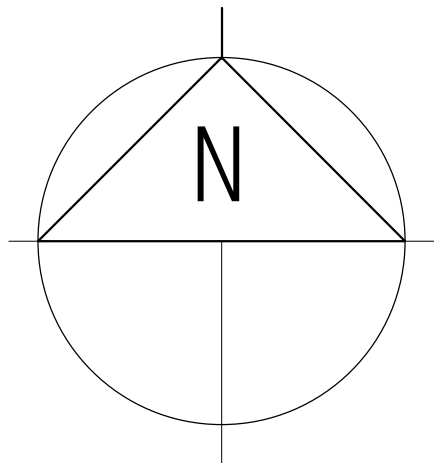




works within 9metre IDB zone -
existing tarmac & concrete access to be replaced by permeable block paved private drive (heavy duty spec)
root zone to TPO to be Terram Geocell 'no-dig' construction.
All utilities to be located to southern edge of driveway including fw sewer pipe.
with 'as laid' plan supplied to IDB for future reference.
Refuse collection point to be 'geogrid' at site entrance.
6m wide access to be provided to drainside for IDB drain & field access.
Double gates with post & 1.2. high post & rail fence as indicated on plan.
Existing spoil heaps & overgrown vegetation to be cleared from 9 metre strip.



LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulation approval.
The drawing must not be used as a contract document alone. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by M.L.P. or any representative thereof, it is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.
COPYRIGHT RESERVED.
Copies of this drawing must be made only with the written permission of Moulton Land and Planning.
STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.
HEALTH & SAFETY.
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer /Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

IMPORTANT - REFER TO UTILITIES AND ENGINEER DRAINAGE DETAILS PRIOR TO CARRYING OUT ANY EXCAVATION WORKS

LANDSCAPING

Tree Planting

ac - acer campestre Field Maple
bp - betula pendula Silver Birch
mjd- malus 'john downie' Ornamental Crab Apple
mp - malus 'profusion' Flowering Crab Apple
pa- prunus avium Wild Cherry
sjr-sorbus 'joseph rock' Mountain Ash

Tree Planting to be 1.8m - 2.m high suitably staked and tied.
Plant into suitably prepared pits with mulch cover using clean bark chippings (10-60mm)

Hedgerow Planting

(cherry laurel) Prunus Laurocerasus 'Rotundifolia' hedging as shown on plan
40/60cm bare root / pot grown depending upon planting season @ 4 / 5 per metre run.
Set plants in suitably prepared pits with mulch cover using clean bark chippings (10-60mm)

Front & Rear Gardens to be turfed - laid onto graded and prepared top soil - see additional notes below.

MAINTENANCE

Existing Trees - note requirement for protection of retained trees within or adjacent to the development site
Protection to be in accordance with BS5837:2012 and put in place prior to any heavy plant / vehicle activities on site.
No materials, equipment, site cabins, fuels etc to be placed under the defined spread of the trees affected.

Proposed Trees - to be planted in suitably prepared tree pits to avoid compaction of roots and allow root growth into surrounding soils
All trees to be watered in with regular watering during periods of dry weather until establishment (3-5 years)
Undertake weed control during first 3 years to ensure good growth with wood chip mulch around base with hand weeding as and when required
Tree stakes and ties to be routinely checked and adjusted with stakes and ties removed when trees become established (3-5 years)
All trees shall be maintained by the respective owner for the period of 5 years beginning from the date of completion of the scheme and during that period any losses shall be made good as and when necessary.

Proposed Hedgerow - Planting to be carried out between November and March avoiding adverse weather conditions such as excessive rainfall or freezing ground
Plants to be watered in with regular watering during periods of dry weather until establishment (3-5 years)
Provide temporary protection to plants to avoid damage and monitor growth to ensure equal growth to hedge - replace any defective plants as soon as possible to ensure consistent growth.
Undertake weed control during first 3 years to ensure good growth with wood chip mulch continuous to hedge borders with hand weeding as and when required
Once hedge is established (2-4 years) undertake light trimming to encourage growth and remove any dead as necessary.
All planting shall be maintained by the respective owner for the period of 5 years beginning from the date of completion of the scheme and during that period any losses or defective sections of hedging shall be made good as and when necessary.

Grass Areas - Front and rear garden areas to be cultivated to a minimum depth of 150mm cleared of weeds, stones (greater than 25mm diameter) or other materials.
Consolidate and rake to a fine tilth. Turf to be to TGA Standards and to be laid within 24 hours of delivery to site. Crawler boards to be used and the laid turf to be watered in and protected from foot traffic whilst establishing. During periods of prolonged dry / hot weather regular watering is necessary. Undertake first light cut to lawn once 75mm growth is evident.

BOUNDARY TREATMENT

2.0m cb - timber closeboard fence 2.0m high (onto playing field)
1.8m cb - timber closeboard fence 1.8m high (dividing fence to private garden areas)
1.8m cbT - timber closeboard fence 1.2m high with 0.6m trellis top (rear boundaries plots 1-4)
1.2m pr - timber post & rail fence (dividing fence to frontages and adjacent to IDB Easement strip)
g Lockable 900mm wide x 1800mm high timber gates to be provided for rear garden access

HARD SURFACE AREAS

Junction of Private Drive with Public highway is as existing - kerbing and tarmac
New Private Drive to be Permeable Paving - Harvest Colour pavious with transition to tarmacadam surfacing adjacent to Plot 1. (refer to Engineers Detail Design & spec)
Individual driveways to be permeable - Granite chippings / washed gravel onto suitable sub base
Private footpaths and patio areas to be buff riven slabs.

IMPORTANT - REFER TO UTILITIES AND ENGINEER DRAINAGE DETAILS PRIOR TO CARRYING OUT ANY EXCAVATION WORKS

revision	date	init.	revision details.
-	nov20	ajf	Planning Condition Issue