

Superseded



NOTES:
15 Units @ 129m² (1,388ft²)
Total 1,935m² (20,828ft²)

Parking:
2 car spaces + 1 Van per unit
45 total spaces (1 per 43m²)

External Surface finishes

- Car parking and roads:**
Impermeable tarmac finish drained via aco drains and hit and miss kerbs to detention basins as Structural Engineer's drawings.
- Adopted Footpaths:**
New tarmac sub base and wearing course as Engineer's details.
- Bin stores and cycle stores:**
Brushed concrete slab with gully refer to Structural Engineer's drawings for details.
- Building margins:**
Clean stone marin (600mm) with path edging to rear, to include Aco drain as per Engineer's details
- On site footpaths and steps:**
Brushed concrete footpaths and steps. For kerbs and details of steps refer to Structural Engineer's drawings

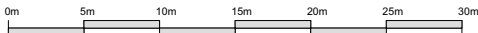
31.70 Proposed site levels
31.70 Existing site levels

Landscaping

- Seed Mix For Detention Basins (SUDS):**
For details of planting to detention basins refer to Engineers drawings and planting schedule PS-01
- Amenity Grass Seed Mix:**
Fresh seed (Boston Seeds BS low maintenance grass seed or similar) to be purchased for the growing season.
Mix Contents:

Botanical Name	Common Name
Festuca rubra commutata	Chewings Fescue
Festuca rubra	Strong Creeping Red Fescue
Poa pratensis	Smooth Stalked Meadow Grass
Festuca longifolia	Hard Fescue
Cynosurus cristatus	Crested Dogstail
- Wildflower Grass Seed Mix:**
Wildflower Meadow grass mix to banks:
Emorsgate Basic Meadow Mixture EM1

- Existing trees to be retained. Refer to Tree Survey for details
- New trees mixture of:
Betula Pendula (Silver Birch) and Cretaceous Monogyna (Hawthorn)
Locations to be agreed with Sustainable Drainage Consultant
- Bat boxes: 3 No BEAUMARIS BAT BOX installed on southern and western elevations.
- Bird boxes: 3 no 3 No. Woodstone Estella House Sparrow nest boxes.
Not to be located on a southern elevation



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Project



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Proposed Site Plan 05 03 2023

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Planning Application 1:500

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