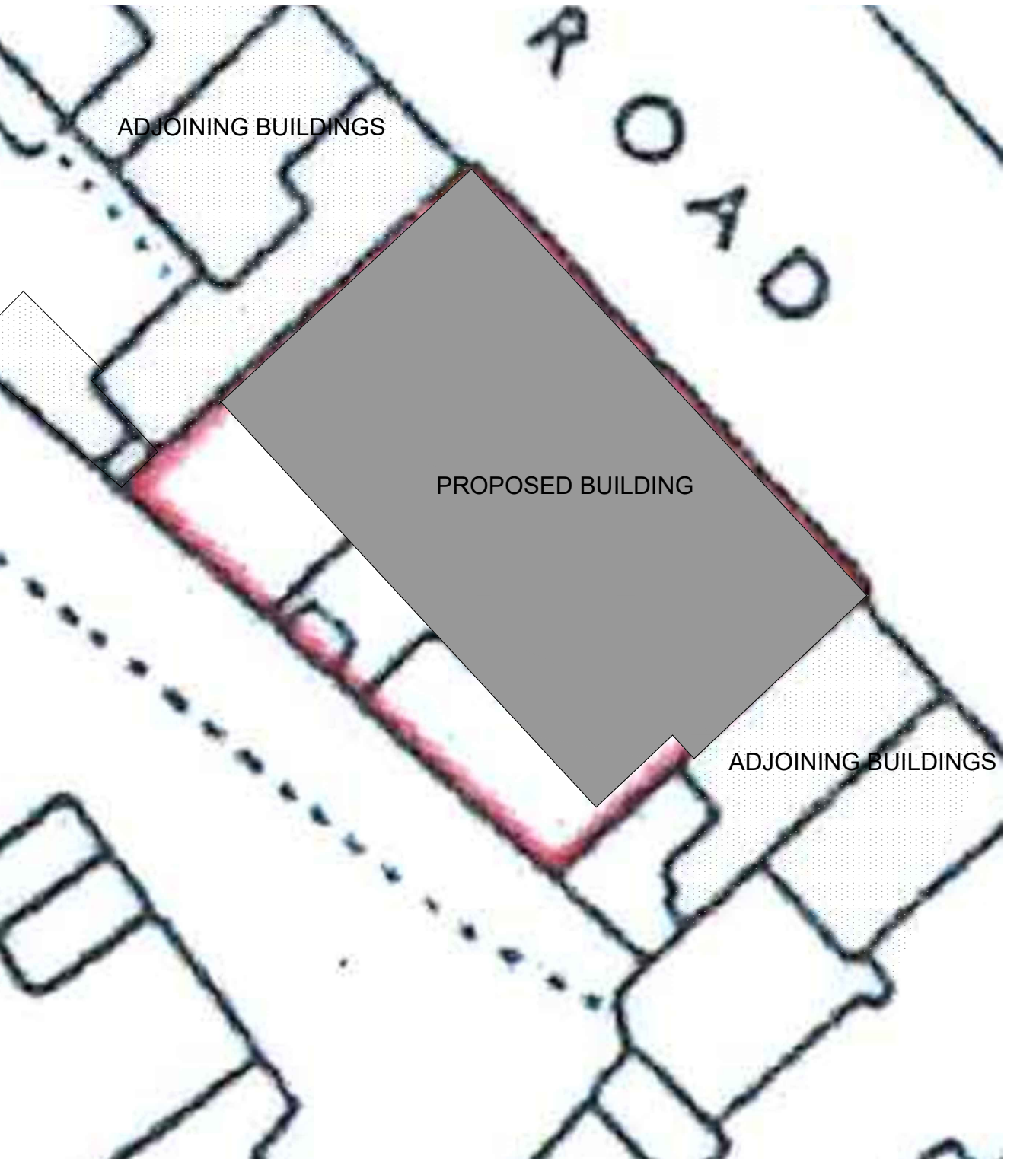




SITE PLAN - SHOWING ADJOINING BUILDINGS
1:200

Note:- internal soil pipes in fire protected ductwork to be used where possible terminating in slate vent or vented ridge tile at roof level

Development to be carried out in accordance with recommendations and specifications set out in sections 3 and 4 of the Crime Impact Statement ref; 2022/0468/CIS/01 version A dated 08.11.22

D	11-5-23	Details added for discharge of conditions application
C	8-2-23	Revised in accordance with client requirements
B	30-1-23	Revised in accordance with planning and conservation officer comments
A	9-11-22	Revised in accordance with CIS report recommendations
rev:	date:	description



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Project: Development at 806-810 Manchester Road, Castleton Proposed building and site plans	scale: 1:100 date: May 2022 drawn: NL
Client: Mr. J.Akhtar	Dwg. Nr. A309-01-D

LANDSCAPING SCHEDULE
Topsoil
Imported top soil to comply with BS3882:1994. Where topsoil is absent imported top soil shall be spread to a depth of 0.3m. Within any tree protection areas, to minimize disturbance of tree roots during planting operations, topsoil shall be spread to a maximum depth of 0.15m over existing top soil.

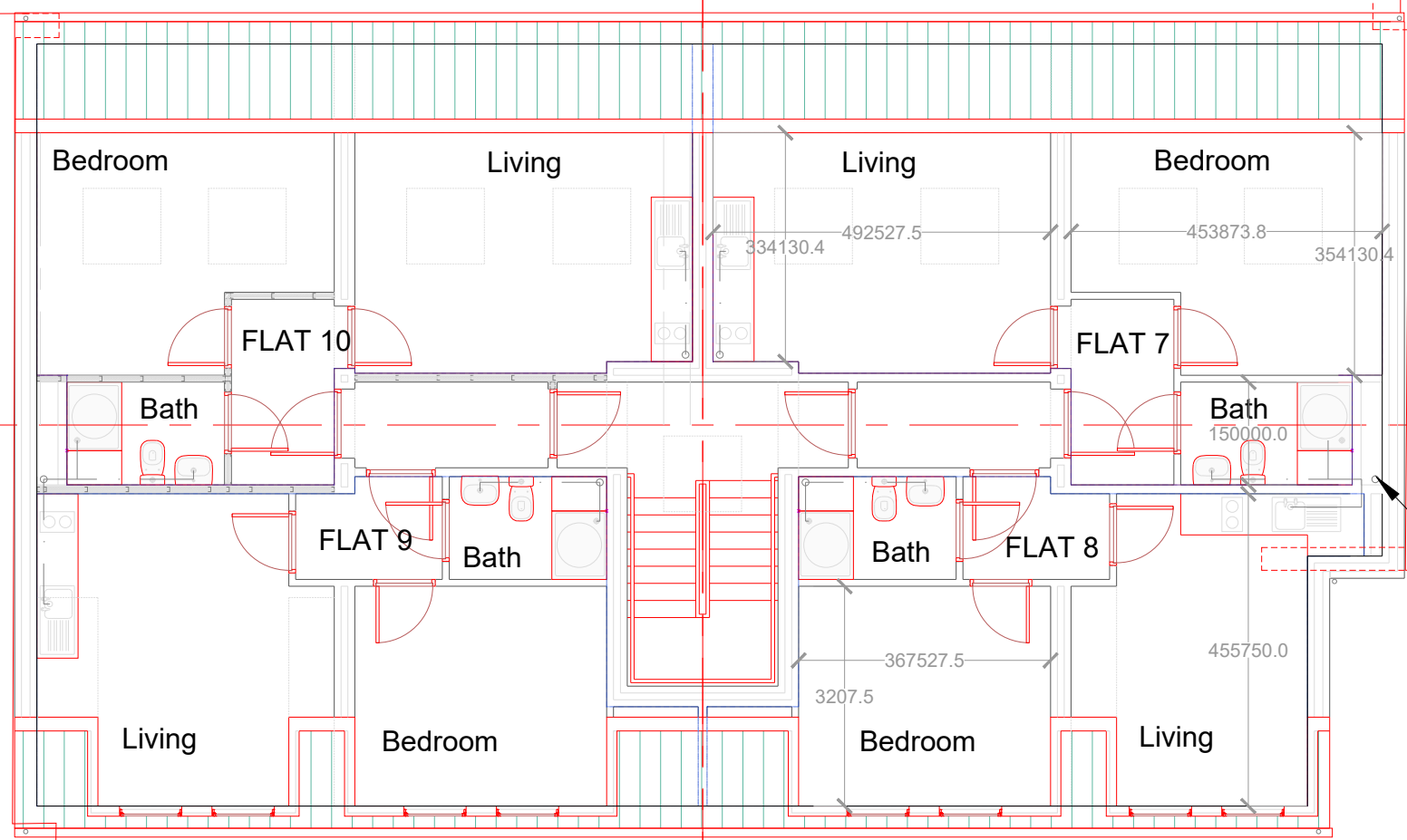
Planting.
All hardy nursery stock shall comply with BS: 3936, Specification for nursery stock. All site preparation, planting and post planting aftercare shall comply with "Handling and Establishment of Landscape Plants" 1996 published by the committee for Plant Supply and Establishment. All stock to be planted at the sizes and densities detailed in the planting schedule. All trees of a height greater than 1.5 metres shall be supported using a wooden stake of a top diameter not less than 50mm. The tree stake shall be driven to a depth of not less than 0.5m. The height of the stake above the ground level shall be equal to 1/3rd the height of the tree. All staked trees shall be attached to the top of the stake with a single proprietary tree tie.

Mulching.
All planted ornamental stock shall be mulched with a course grade of part-composted wood-chip or bark mulch. The mulch shall be spread to a depth of 50mm to a radius of 300mm around all shrubs and transplants and a radius of 500mm around all trees of a height greater than 1.0m.

Shrub planting:
All planted ornamental stock shall be mulched with a course grade of part-composted wood-chip or bark mulch. The mulch shall be spread to a depth of 50mm to a radius of 300mm around all shrubs
Mixed planting of the following species ;

ROS FDH - Rosa Frau Dagwar Hastrup - min 14 plants
VIN VAR - Vinca Major Variegata - min 13 plants
CEA REP - Ceanothus repens - min 14 plants

ROOF PLAN



SECOND FLOOR PLAN

Existing projecting brickwork to adjoining properties to be cut back - stabilized and rebuilt to suit proposed building in brickwork to match existing-all to the advice and details provided by the structural engineer

Retaining wall to structural engineers design and details faced in brickwork to match proposed building max 600mm above higher GL and topped off with galv steel black painted railings 600mm high to top of wall.

Bin store constructed with dwarf brickwork walls to match main building with timber panel fencing above to provide overall maximum height of 1.8m - provide timber pedestrian and access gates as shown in vertical timber work to match fencing- surface inside bin store in tarmac

Landscaping - see schedule

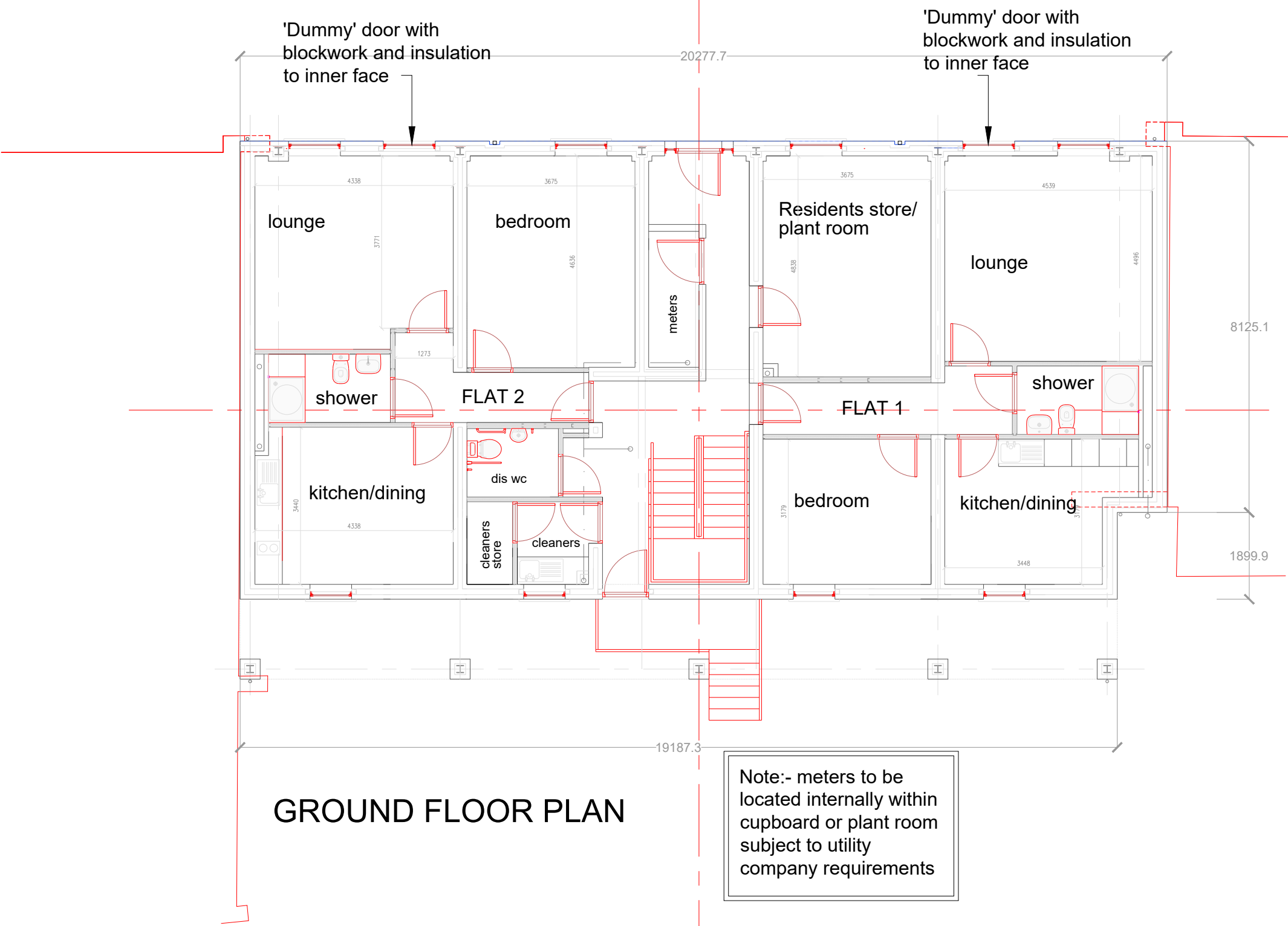
Denotes permeable tarmac surfacing - permeability subject to engineers recommendations based on site conditions.

Car parking spaces denoted by white thermoplastic lining onto tarmac surface

Beaumaris WoodStone
bat box in accordance
with ecologists
recommendations

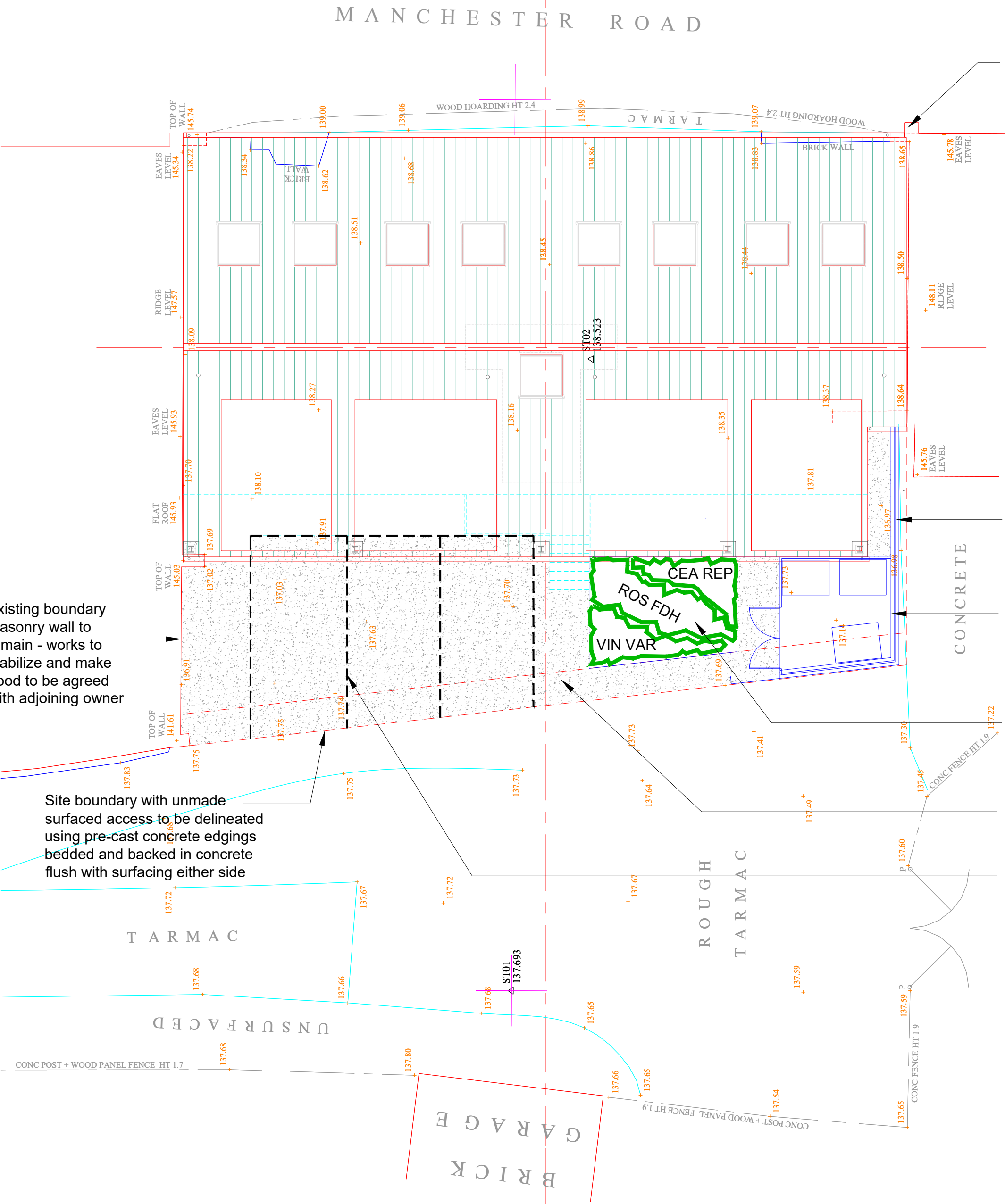
Vivara Pro Seville
32mm WoodStone
Nest Box in
accordance with
ecologists
recommendations

FIRST FLOOR PLAN



GROUND FLOOR PLAN

Note:- meters to be located internally within cupboard or plant room subject to utility company requirements



Existing boundary masonry wall to remain - works to stabilize and make good to be agreed with adjoining owner

Site boundary with unmade surfaced access to be delineated using pre-cast concrete edgings bedded and backed in concrete flush with surfacing either side