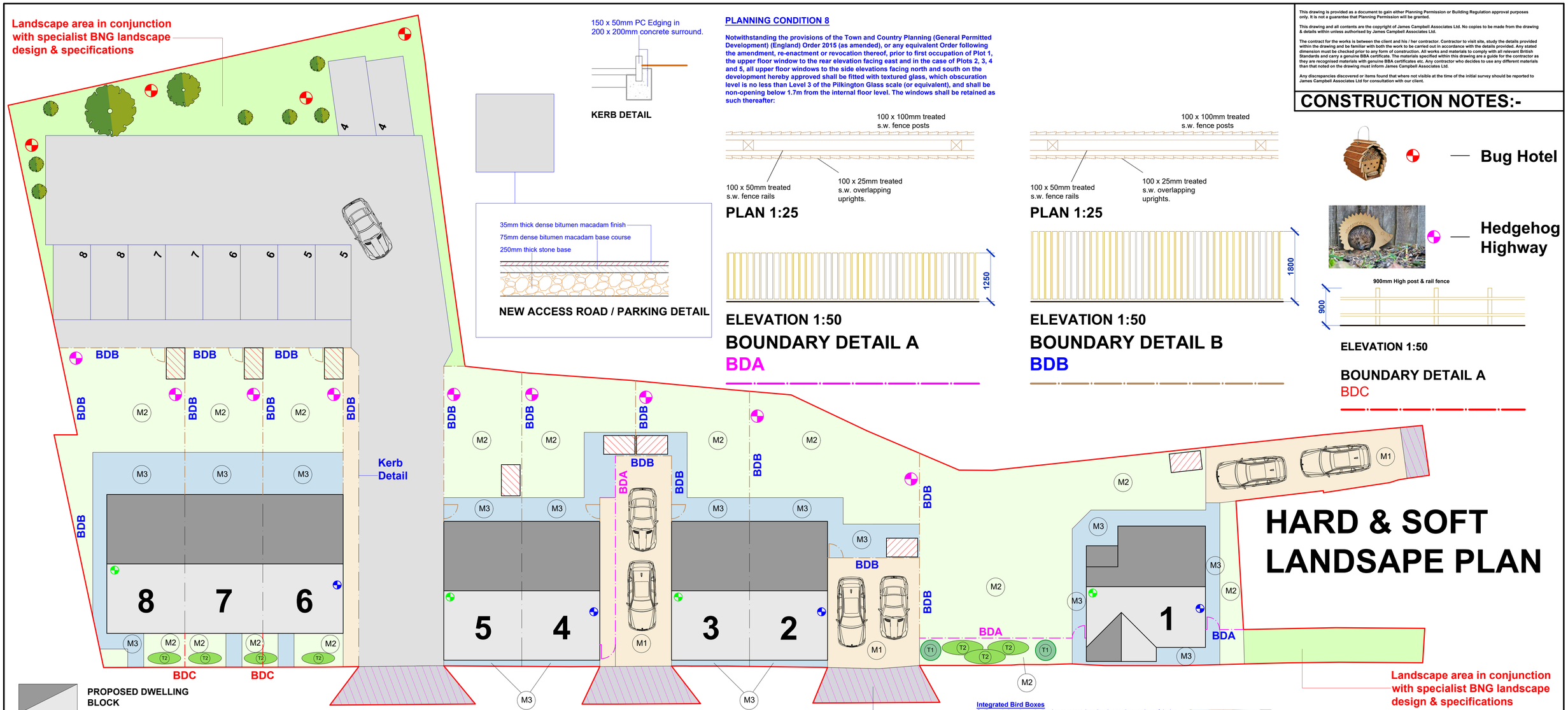


150 x 50mm PC Edging in
200 x 200mm concrete surround.

KERB DETAIL

35mm thick dense bitumen macadam finish
75mm dense bitumen macadam base course
250mm thick stone base

NEW ACCESS ROAD / PARKING DETAIL

PLANNING CONDITION 8

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of Plot 1, the upper floor window to the rear elevation facing east and in the case of Plots 2, 3, 4 and 5, all upper floor windows to the side elevations facing north and south on the development hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be retained as such thereafter:

PLAN 1:25

ELEVATION 1:50

BOUNDARY DETAIL A
BDA

PLAN 1:25

ELEVATION 1:50

BOUNDARY DETAIL B
BDB

This drawing is provided as a document to gain either Planning Permission or Building Regulation approval purposes only. It is not a guarantee that Planning Permission will be granted.

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The contract for the works is between the client and his / her contractor. Contractor to visit site, study the details provided within the drawing and be familiar with both the work to be carried out in accordance with the details provided. Any stated dimension must be checked prior to any form of construction. All works and materials to comply with all relevant British Standards and carry a genuine BBA certificate. The materials specified within this drawing are a guide for the contractor as they are recognised materials with genuine BBA certificates etc. Any contractor who decides to use any different materials than that noted on the drawing must inform James Campbell Associates Ltd.

Any discrepancies discovered or items found that were not visible at the time of the initial survey should be reported to James Campbell Associates Ltd for consultation with our client.

CONSTRUCTION NOTES:-

Bug Hotel

Hedgehog Highway

ELEVATION 1:50

BOUNDARY DETAIL A
BDC

HARD & SOFT LANDSAPE PLAN

PROPOSED DWELLING BLOCK

ACCESS ROAD & PARKING BAYS

PERMEABLE PATH / PATIO AREAS

PERMEABLE DRIVEWAY / ACCESS PATH AREAS

LANDSCAPING / GARDEN AREAS

PROPOSED DROPPED KERB

PROPOSED NEW TREES - T1
Weeping Silver Birch (Betula pendula 'Youngii')

PROPOSED NEW SHRUBS - T2
Buxus Box Hedging - Buxus sempervirens

Existing trees plotted in line with MMA Consulting Tree Report.



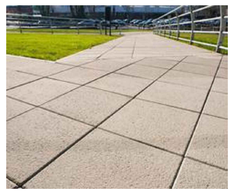
Typical Specification (outline)
Surface course: 30–40mm porous asphalt (e.g. 6mm or 10mm porous tarmac).

Binder course: 50–60mm porous binder course asphalt.

Sub-base: 150–300mm porous aggregate (MOT Type 3, open-graded, not compacted to a sealed finish).

Geotextile membrane: to prevent fines migration.

M1 - Driveway Surface
Porous Asphalt
Permeable surface provides drainage



M3 - Buff flagged patios / paths
Buff 450 x 450mm flags on course sand & compacted ground - Permeable surface provides drainage

Dropped kerb to RMBC highways technical specifications and details



M2 - Lawn / grassed area
Good quality farmed turf laid in well compacted sub base



New Tree - T1
Weeping Silver Birch Tree Betula pendula 'Youngii'

Integrated Bird Boxes
Swift populations have declined over recent decades due to changes in roof design and the choice of materials used to construct our homes and public buildings. This species typically uses existing holes, cracks and crevices to build their nests, especially those in old buildings, so built-in swift boxes are recommended to provide areas for these birds to roost. These boxes provide large internal cavities within the brickwork that can be accessed by horizontally elongated, often downward facing entrance holes. As colony breeders, it is recommended to site multiple swift boxes together, situated with a clear flight path. The boxes should be installed at a minimum height of 5m on a non-south facing wall and should have no less than 40cm between entrance holes.



Integrated Bat Boxes
The Bat box can be incorporated during both new build or renovation projects into brickwork, stonework, timber cladding or external insulation or cladding. For ease of installation into brickwork, the box is sized to replace six standard UK bricks without obstructing the cavity but permitting bats access to the cavity of a building. The box consists of an external shell of UV stabilised recycled plastic to provide sealed, long lasting weather protection whilst internally it features a wooden box made from oriented strand board (OSB) providing a roost chamber for the bats. The box requires no maintenance as it is designed with angled baffles which mean droppings simply fall out of the entrance slot. The box is available with either brick or black coloured front panels to fit in with the surrounding wall surface.





Triple timber bin storage unit to be provided to the rear of each dwelling.

Bin Store Details

DRAWING TITLE	PROPOSED LANDSCAPE SITE PLAN
PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT
LOCATION	Land off Schofield Street Heywood

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