

FENCE TYPE A

*** ALL DRAINAGE (FOUL AND RAINWATER) IS TO BE CONTAINED WITHIN THE RED LINED SITE BOUNDARY ***

THE WASTE WATER SOAKAWAY IS TO BE LOCATED AT LEAST 50M FROM ANY SPRING, WELL OR BOREHOLE USED AS A DRINKING WATER SUPPLY AND 10M FROM ANY WATER COURSE OR PERMEABLE DRAIN.

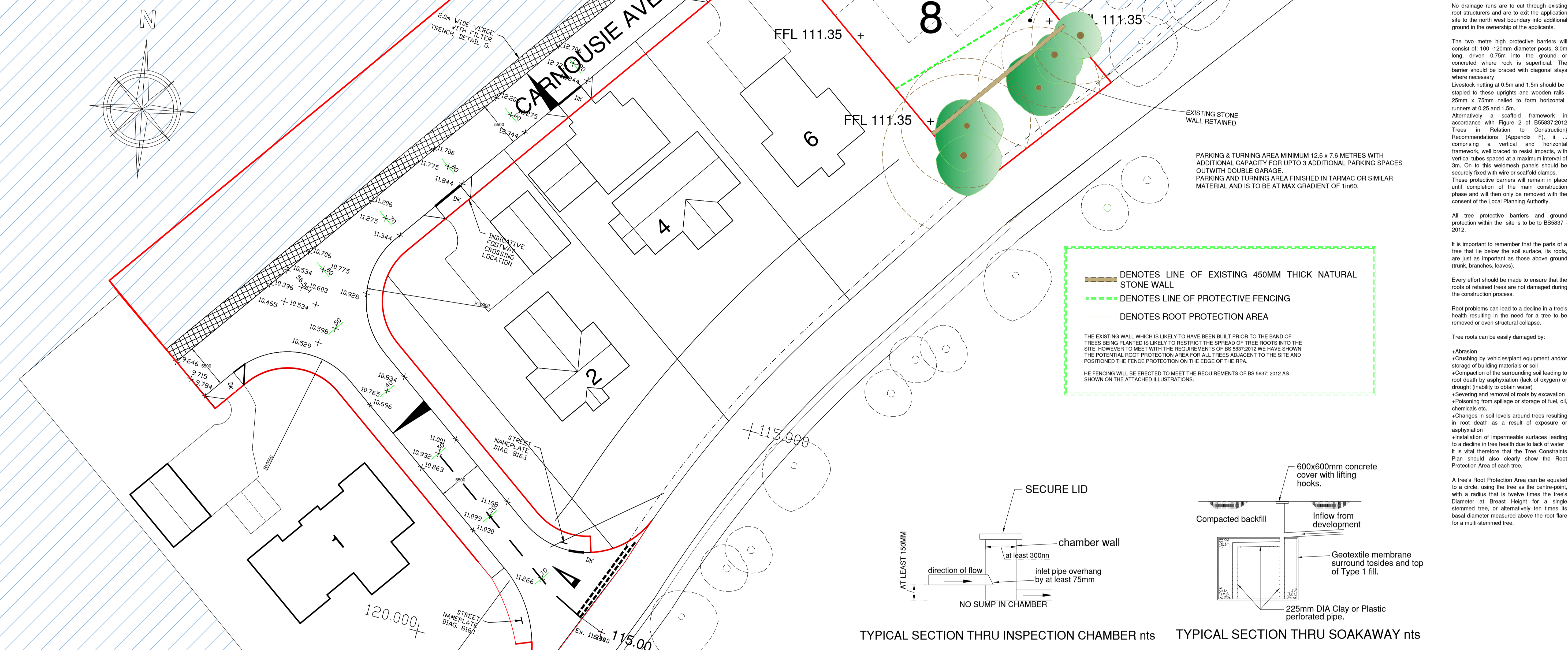
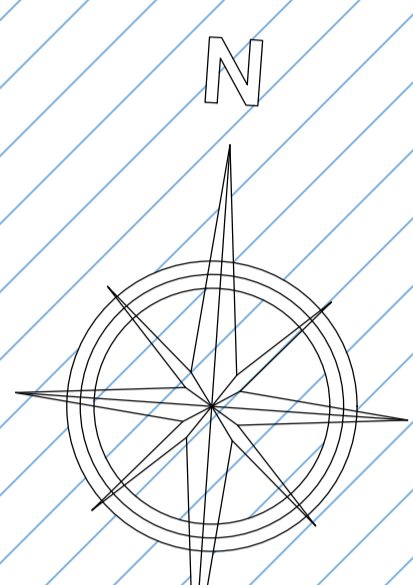
LAND IN OWNERSHIP OF THE APPLICANTS

SOAKAWAY IS TO BE CONSTRUCTED IN ACCORDANCE WITH BS 5911. DOWN SIDE SOAKAWAY DESIGN SOAKAWAY IS TO BE 150MM OF 150MM DIA x 150MM x 150MM POROUS DISTRIBUTOR PIPES AND TO BE TAKEN INTO DRAINAGE MATERIAL WITH A SUITABLE GEOTEXTILE MATERIAL. THE SIDES OF SOAKAWAY TO PREVENT MIGRATION OF SURROUNDING FINES INTO SOAKAWAY.

SOAKAWAYS ARE TO BE A MINIMUM OF 5M FROM ANY BUILDINGS / BOUNDARIES ALL TO MEET THE REQUIREMENTS OF STD 5.6.3.

SEPA WILL REQUIRE AN AUTHORISATION, UNDER THE TERMS OF THE WATER ENVIRONMENT (CONTROLLED ACTIVITIES)(SCOTLAND) REGULATIONS 2005 TO BE APPLIED FOR ALL DISCHARGES OF SEWAGE EFFLUENT WHETHER TO GROUND VIA AN INFILTRATION SYSTEM OR TO A WATERCOURSE. AS SEPA HAVE MADE NO COMMENT ON THE APPLICATION THRU THE PLANNING PROCESS THE ABOVE APPLICATION WILL BE APPLIED FOR AND SEPA CONSENT WILL BE GRANTED TO DISCHARGE FOUL WATER EFFLUENT TO THE GROUND THRU THE HARLEQUIN HYDROCLEAR TREATMENT PLANT.

AREA = 0.207Ha.



— DENOTES LINE OF EXISTING 450MM THICK NATURAL STONE WALL
 - - - DENOTES LINE OF PROTECTIVE FENCING
 --- DENOTES ROOT PROTECTION AREA

THE EXISTING WALL WHICH IS LIKELY TO HAVE BEEN BUILT PRIOR TO THE BAND OF TREES BEING PLANTED IS LIKELY TO RESTRICT THE SPREAD OF TREE ROOTS INTO THE SITE. HOWEVER TO MEET WITH THE REQUIREMENTS OF BS 5837:2012 WE HAVE SHOWN THE POTENTIAL ROOT PROTECTION AREA FOR ALL TREES ADJACENT TO THE SITE AND POSITIONED THE FENCE PROTECTION ON THE EDGE OF THE RPA.

THE FENCING WILL BE ERRECTED TO MEET THE REQUIREMENTS OF BS 5837: 2012 AS SHOWN ON THE ATTACHED ILLUSTRATIONS.

TREES TO BE RETAINED / PROTECTED

All tree canopies from trees within the TPO area appear to be out with the main building area (north west of the existing soakaway). If required by local authority a tree protection fence could be erected approx 100m off the existing soakaway and to be erected to meet the requirements of BS5837: 2012 out with the root protection area. This fence must be erected before the construction work commences, i.e. as the first operation on site.

No drainage runs are to cut through existing root structures and are to exit the application site to the north west boundary into additional ground in the ownership of the applicants.

The two metre high protective barriers will consist of 100 x 120mm diameter posts, 3.0m long, driven 0.75m into the ground or concrete where rock is superficial. The barrier should be braced with diagonal stays where necessary. Liveness netting at 0.5m and 1.5m should be stapled to these uprights and wooden rails 25mm x 75mm nailed to form horizontal runners at 0.25m and 1.5m. Alternatively a scaffold framework in accordance with Figure 2 of BS5837:2012 Trees in Relation to Construction Recommendations (Appendix F), if comprising a vertical and horizontal framework, will be used to resist impacts, with vertical tubes spaced at a maximum interval of 3m. On to this framework panels should be securely fixed with wire or scissor clamps. These protective barriers will remain in place until completion of the main construction phase and will then only be removed with the consent of the Local Planning Authority.

All tree protective barriers and ground protection within the site is to be to BS5837: 2012.

It is important to remember that the parts of a tree that lie below the soil surface, its roots, are just as important as those above ground (trunk, branches, leaves).

Every effort should be made to ensure that the roots of retained trees are not damaged during the construction process.

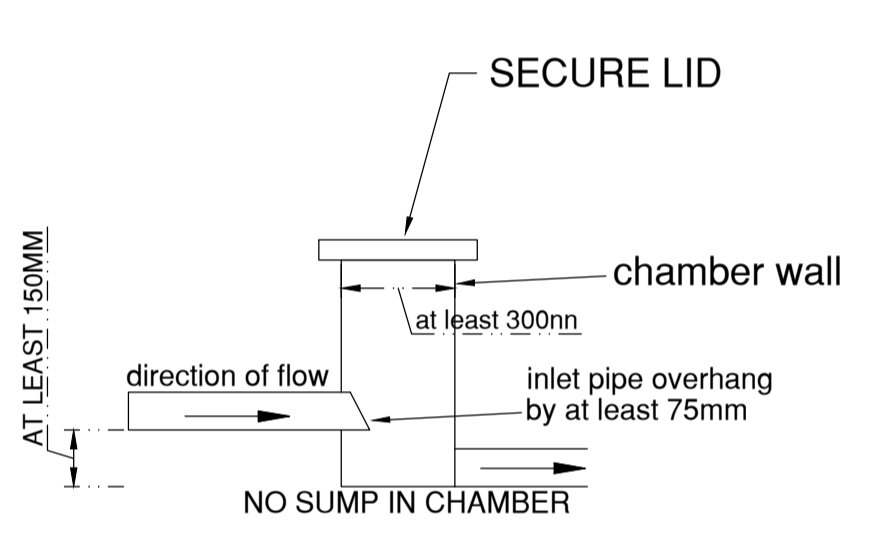
Root problems can lead to a decline in a tree's health resulting in the need for a tree to be removed or even structural collapse.

Tree roots can be easily damaged by:

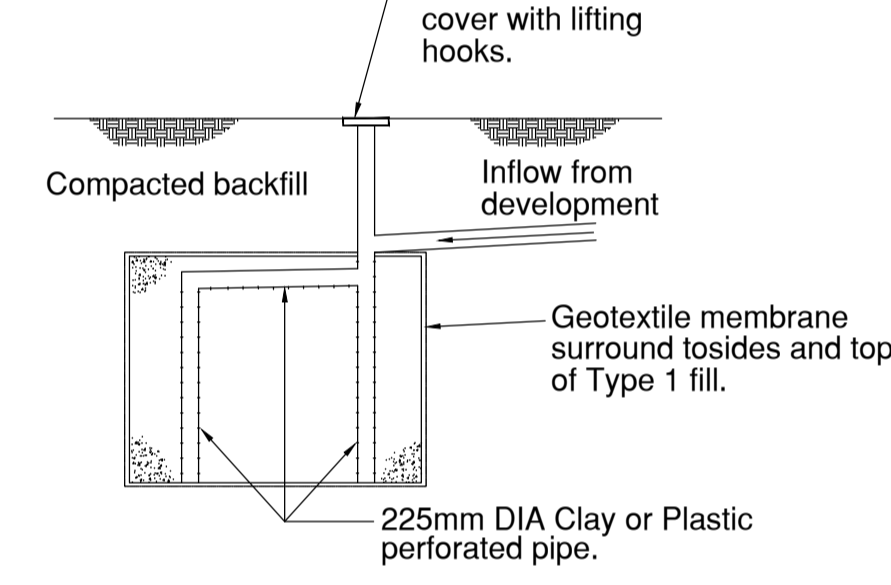
- Abrasion
- Cracking by vehicles/plant equipment and/or storage of building materials or soil
- Compaction of the surrounding soil leading to root death by asphyxiation (lack of oxygen) or drought (inability to obtain water)
- Severing and removal of roots by excavation
- Poisoning from spillage or storage of fuel, oil, chemicals etc.
- Changes in soil levels around trees resulting in root death as a result of exposure or asphyxiation
- Installation of impermeable surfaces leading to a decline in tree health due to lack of water

It is vital therefore that the Tree Constraints Plan should also clearly show the Root Protection Area of each tree.

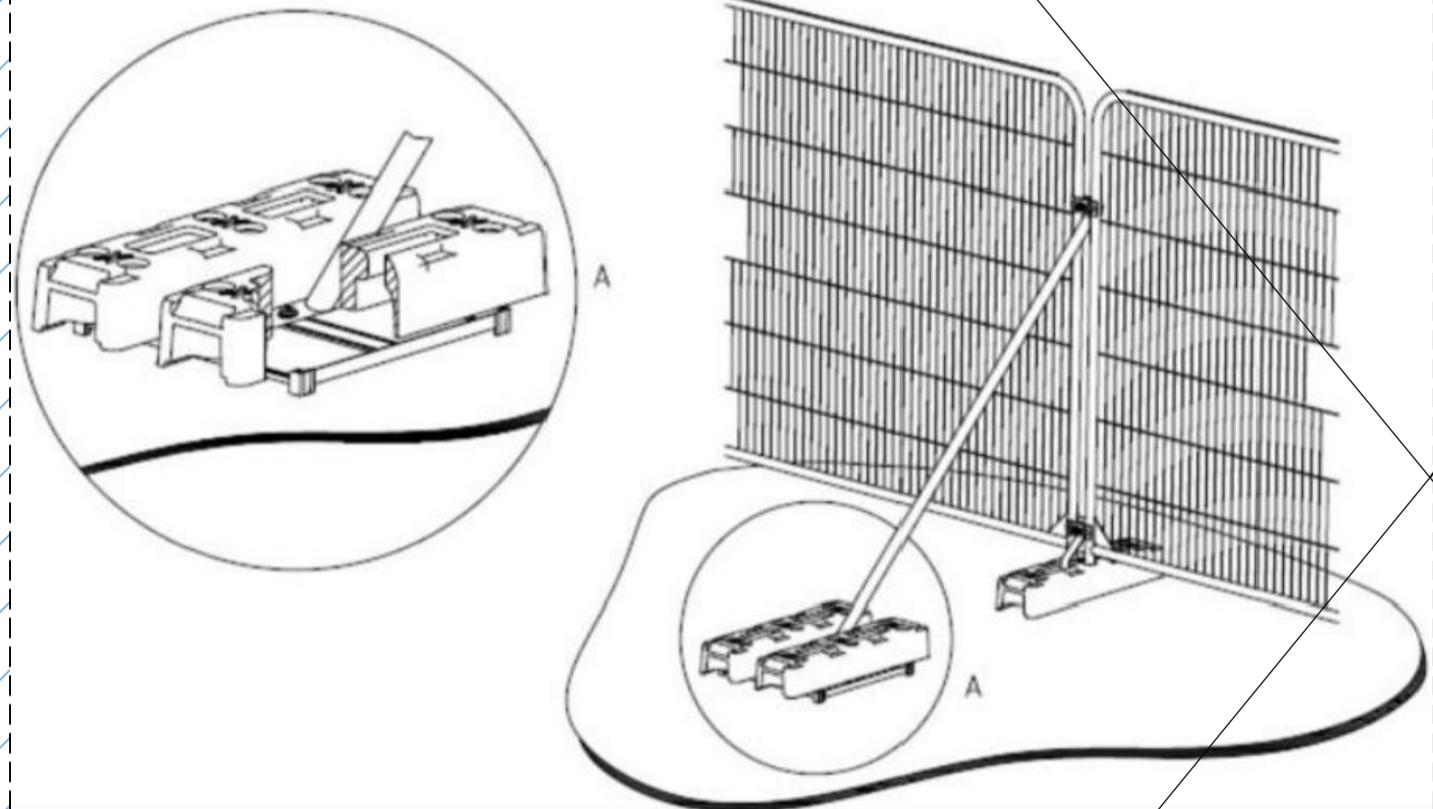
A tree's Root Protection Area can be equated to a circle, using the tree as the centre-point, with a radius that is twice times the tree's Diameter at Breast Height for a single stemmed tree, or alternatively ten times its basal diameter measured above the root flare for a multi-stemmed tree.



TYPICAL SECTION THRU INSPECTION CHAMBER nts



TYPICAL SECTION THRU SOAKAWAY nts

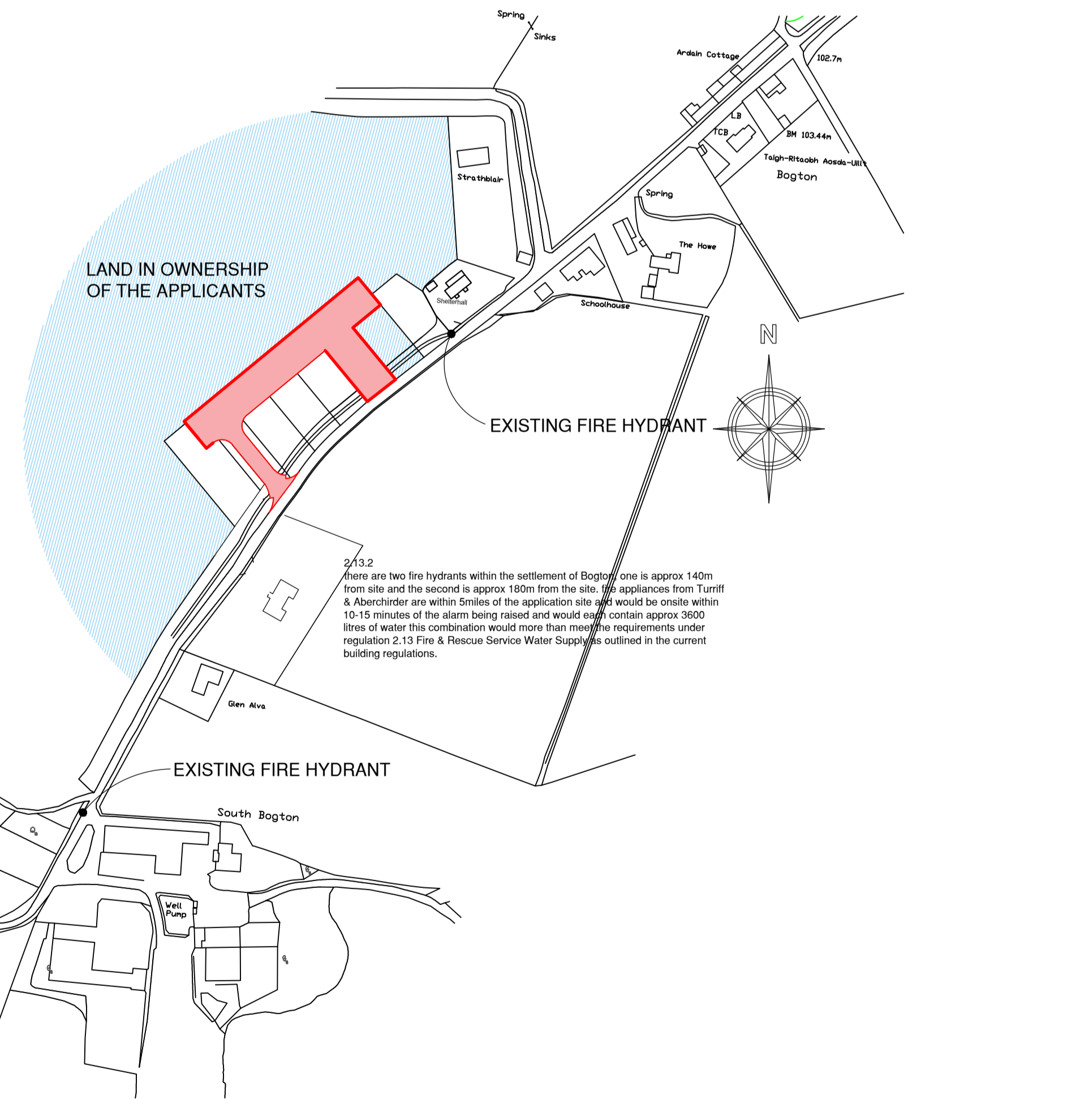


FENCE TYPE B

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SITE PLAN 1:250

LOCATION PLAN 1:2500



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Project Title:	PROPOSED NEW HOUSE AND GARAGE AT CARNOUISE AVENUE, BOXTON, FORGLER, TURRIFF.
Client:	MR J WILLIAMSON
Date:	MAY 2021
Scale:	AS STATED @ A0
Project Reference:	D1010 - PL - 01.
Dunfermline, Victoria Terrace, Turiff, AB53 0JZ Tel: 01888 268242 email: jgidev@btconnect.com	