



AUCHINDARROCH

SITE PLAN



NOTES

1. THE PROPOSED DWELLING HOUSE SHOWN IS TO CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS APPROVED UNDER PLANNING PERMISSION 15/01099/FUL. EXTERNAL WALLS SHALL BE FINISHED VERTICAL LARCH TIMBER CLADDING AND A ROOF FINISH OF NATURAL SLATE.
2. FOUL WATER DRAINAGE FROM DEVELOPMENT TO CONNECT INTO KLARGESTER BETA+ (4100 LITRE) SEPTIC TANK WITH EFFLUENT OUTFALL TAKEN TO SOAKAWAY AS SHOWN ON THE SITE PLAN.
3. SURFACE WATER DRAINAGE FROM DWELLING HOUSE/GARAGE TO BE TAKEN TO SURFACE WATER SOAKAWAYS. SURFACE WATER SOAKAWAYS TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF BS EN 12056 - 3: 2000, BRE DIGEST 365 SOAKAWAY DESIGN OR NATIONAL ANNEX NG2 OF BS EN 752-4: 1998. THE SURFACE WATER SOAKAWAY(S) ARE TO BE LOCATED WITHIN THE CURTILAGE OF THE DWELLING HOUSE SITE AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING STANDARDS DEPARTMENT.
4. THE ACCESS ROAD TOGETHER WITH THE MAIN PARKING AND TURNING AREA WITHIN THE APPLICATION SITE IS TO CONSIST OF A GRAVEL SURFACE OVERLAID ON LAYERS OF TYPE 1 (PERMEABLE) CRUSH MATERIAL TO MINIMISE POTENTIAL STANDING WATER. THE PARKING AND TURNING ARRANGEMENTS SHOWN ON THIS SITE PLAN SHALL BE COMPLETED IN FULL AND READY FOR USE PRIOR TO THE FIRST OCCUPATION OF THE PROPOSED DWELLING HOUSE.
5. LANDSCAPING NOTES :
 2 NO. EXISTING TREES ON THE EAST BOUNDARY OF THE APPLICATION SITE ARE TO BE RETAINED. EXISTING TREE SHOWN DOTTED TO BE FELLED TO ALLOW HOUSE CONSTRUCTION.
 APPLICATION SITE TO BE LANDSCAPED WITH NEW INDIGEOUS TREES AS SHOWN ON THE SITE PLAN SUITABLE OF EARLY GROWTH.
 TREE TYPES:
 1 - SILVER BIRCH SPECIES - BETULA PENDULA
 2 - ROWAN SPECIES - SORBUS
 ALL THE ABOVE TREES TO BE PLANTED AS FEATHERED TREES 12M - 18M BARE ROOT TRANSPLANTS. MINIMUM GIRTH NEW TREES TO BE 180mm. ALL OTHER EXISTING TREES WITHIN THE SITE TO REMAIN WITH THE EXCEPTION OF THOSE INDICATED TO BE REMOVED TO ALLOW EXCAVATION OF THE NEW ACCESS ROAD AND DRAINAGE.
 THE LANDSCAPING SCHEME TO FULLY IMPLEMENTED WITH 6 MONTHS OF FIRST OCCUPATION OF THE DWELLING HOUSE. FOR THE FIRST 5 YEARS ANY LOSS OF THE ABOVE TREES THROUGH DISEASE, WEATHER EXPOSURE, NEGLIGENCE OR DAMAGE, SHALL BE REPLACED WITH EQUIVILANT SPECIES WITHIN ONE GROWING SEASON THEREAFTER.
 THE EXTERNAL BOUNDARY FENCING IS TO BE STANDARD POST AND WIRE FENCING. NO OTHER FENCING WITHIN DEVELOPMENT TO BE ERECTED.

Note
 The contractor will be held to have checked all dimensions before commencing with any works and, in the event of discrepancies, is to refer them directly to this office for clarification prior to commencement of work.
 Written dimensions are to be taken in all cases. Drawings should not be scaled for dimensions. In case of doubt refer to this office.
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project	PROPOSED DWELLING HOUSE AT ACHINDARROCH, DUROR	
client	MR. & MRS. K. SMITH	
detail	SITE PLAN	
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scale	1: 250	date 24: 08: 18
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