

- Non Mains Sewerage Treatment

Mains drainage is not available to this site. All the surrounding properties are served by septic tanks. The applicant proposes to use a treatment plant tank to serve the two dwellings, with outfall to soakaway system. Percolation tests have been carried out and the soakaway (Vp) rate is 60sec/mm. A soakaway area of 120sq.m is required for 2 No four person dwellings. An EA Permit to discharge will be obtained for the drainage system. There are no known private water supplies in the vicinity that will be affected by the development. Ground or surface water quality will not be adversely affected.

Access Upgrade

Form new access as indicated.
Set back hedgerow to give clear visibility of approximately 20m in each direction, measured 2.4m back off edge of carriageway in centreline of access.
Additionally, set back hedgerow to give clear visibility of 6m in both directions, measured 5.5m back off edge of carriageway in centreline of access
Measurements taken 1.05m height above carriageway in centre of access, and 0.26m above carriageway at end of visibility splay. Nothing to be planted or erected to obstruct visibility in this area.
Any entrance gates to be set back 5.5m from edge of highway.
First 5.5m of entrance to have macadam surfacing comprising
300mm minimum depth Type 1 granular sub base
100mm thick 28mm aggregate dense base to BS 4987 Pt 1
60mm thick consolidated 20mm aggregate dense binder course to BS4987
40mm thick consolidated 10mm aggregate close graded surface course to BS4987
No surface water to be allowed to run off onto highway (note that access falls back into site). Road within site to have stone sub base as above, with gravel surfacing.

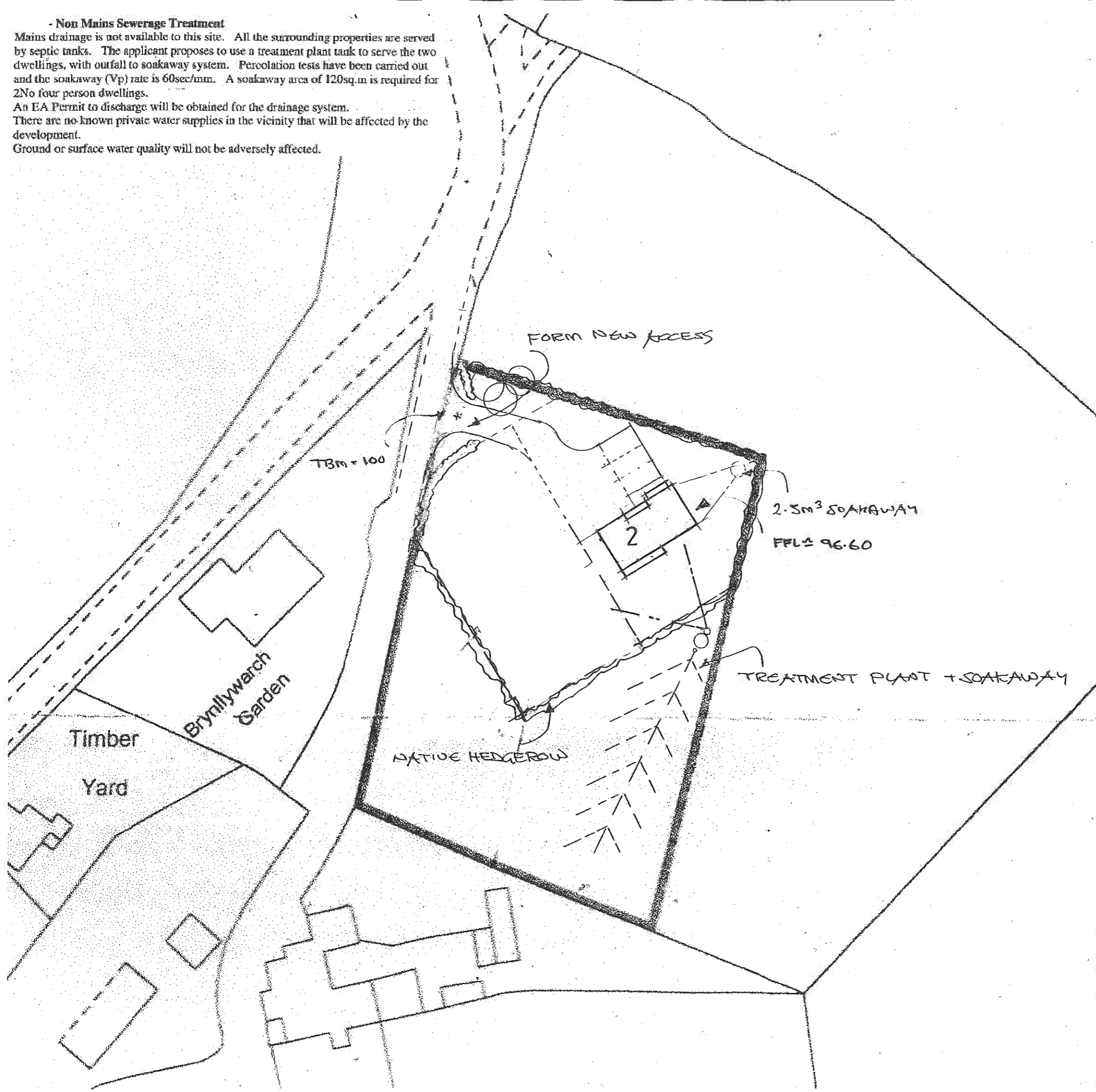
Hedgerow

New hedgerow planting inside visibility splay to be mix of hawthorn (30%), quick thorn (20%), field maple (15%), hazel (10%), native holly (15%) & wild cherry (10%). Trees to be planted in two rows, 225mm apart and @ 250mm centres. Trees to be planted 300-450mm OG.
Hedgerow to be planted inside 1.2m high post & rail fence.
Only the species listed above shall be planted. The inclusion of additional native species is permissible. Non-native tree species are not permissible.
Hedgerow to be planted in first available planting season following commencement of construction works. Any damaged or diseased plants to be replaced within 5 years.

Drainage

Foul drains to flow to new treatment plant. Plant to have design population capacity of 10 people (based on maximum loading of 5 people per dwelling). Tank to provisionally be *Klargester BioDisc BG*

Roof & hard surface water to be taken to soakaway pits. Pit location & sizes to be verified on site following trial excavation & percolation tests. Soakaway design to accord with *BRE Digest 365*



Site Plan – Plot 2

Land Adj Brynllywarch Gardens, Kerry

Scale 1:500 @ A3 Jun 18 Plan No: 3525.05

Do not scale from prints. Figured dimensions take precedence. The contractor is to check all dimensions before work commences and notify the contract administrator of any error or discrepancy