

Access Improvements & Highways Specification:

Entrance gate is to be set back a minimum of 5.5m from edge of existing carriageway. Gate to open inwards. Entrance width to be minimum 4.8m. Entrance kerb radii to be 4.5m. Gradient of new access to be not greater than 1 in 15 for the first 5.5m measured off the edge of the existing carriageway. The centre line of the first 5.5m of the access road shall be constructed at right angles to the carriageway.

New access to have a clear visibility of 34m to the East and 27m to the West, measured 2.4m back from the edge of the highway, and also forward visibility of min 6m in each direction when measured 6m back from the edge of the highway. Measurements are taken at a height of 1.05m in the centre of the access.

Fence along the highway frontage is to be positioned min 1m behind visibility splay.

Nothing shall be placed, erected or allowed to grow on the area(s) of land so formed which would obstruct the visibility.

Native Hedge

- Hedge to be topsoiled 400mm deep
- 'Trench' to be cultivated to 600mm deep (turning soil and ameliorants into base of trench)
- Trench to be ameliorated, refer table
- Planting into trench of transplants at 5 no. per linear metre
- Complete mulch cover, in a strip 750mm wide x 75mm deep

Trees

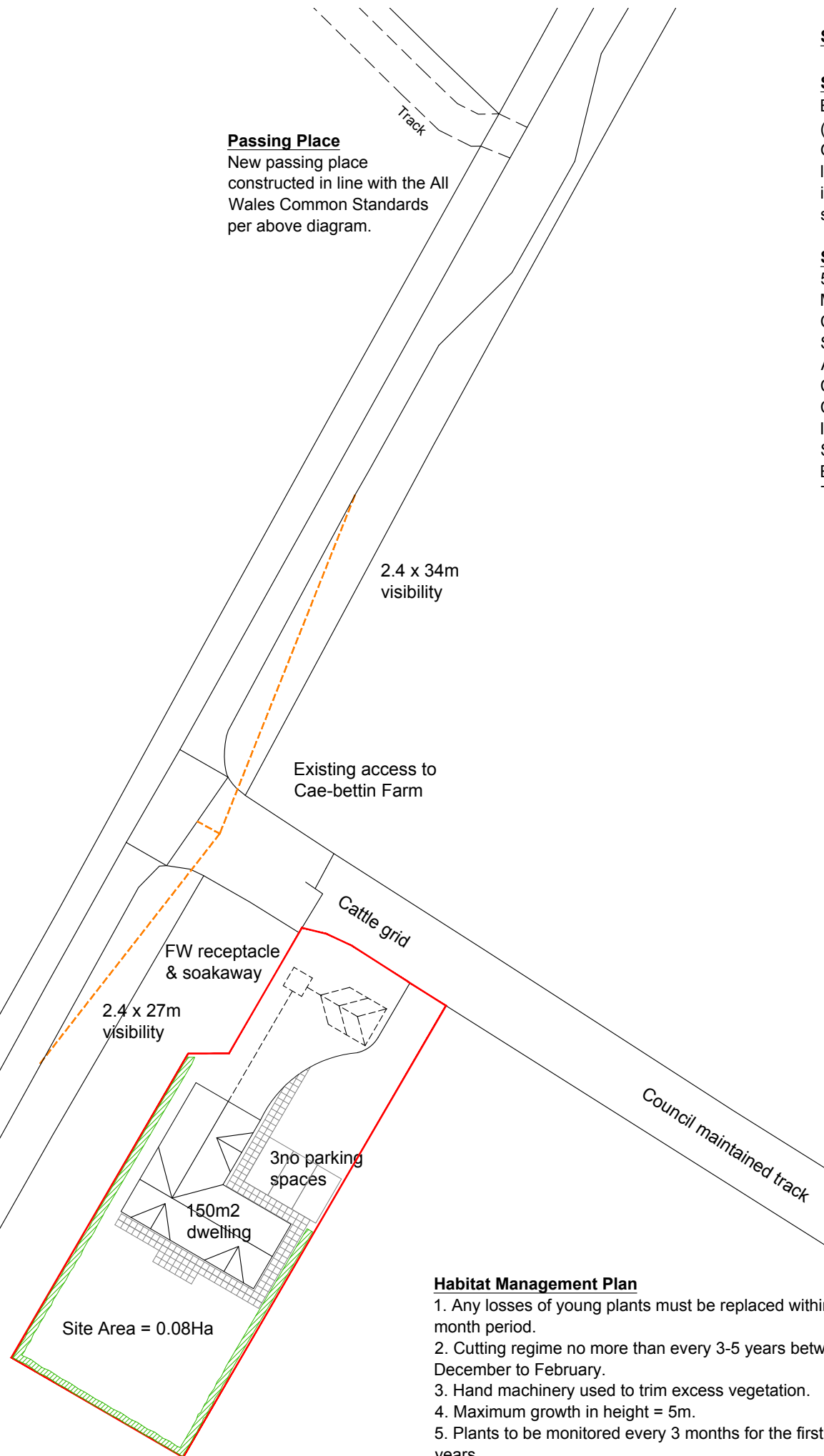
- Stake with 1 No. 1.0m x 75mm dia stake. to be driven in at a 45 degree angle near the base of the tree and then secured to the tree via a tree tie.
- Position stake on windward side as close as possible to stem and drive vertically at least 300mm into bottom of pit before planting.
- Consolidate material around stake and cut just below lowest branch.

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Passing Place

New passing place constructed in line with the All Wales Common Standards per above diagram.



SPECIFICATION:

SPECIES Grassland

British Seed House Mix Type A24 (Contains 5 species of plant)
Grassed areas are to be prepared & leveled & are to receive min 50mm imported topsoil to BS3882 prior to seeding.

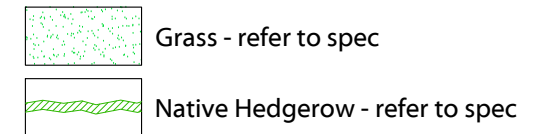
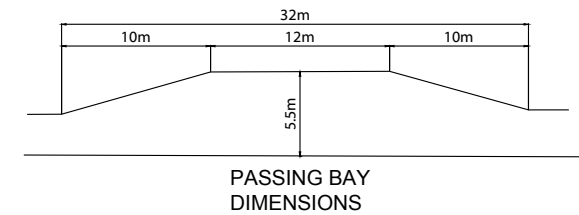
SPECIES Native Hedge

5 plants per linear metre, staggered row:
Malus sylvestris
Cornus sanguinea
Sambucus nigra
Acer campestre
Crataegus monogyna
Corylus avellana
Ile aquifolium
Sorbus aucuparia
Betula pendula
Taxus baccata

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Any discrepancies should be reported immediately.

Any surveyed information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by a fixed dimension. All dimensions are in millimetres unless noted otherwise.



Habitat Management Plan

- Any losses of young plants must be replaced within a 12 month period.
- Cutting regime no more than every 3-5 years between December to February.
- Hand machinery used to trim excess vegetation.
- Maximum growth in height = 5m.
- Plants to be monitored every 3 months for the first three years.
- Following establishment, plants to be monitored yearly to assess level of growth.

Rev A - passing bay added - EB - 19.05.22

Project :- New Agricultural Workers Dwelling Adjacent to Caebettin Farm, Kerry, Newtown, Powys, SY16 4PN			
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Drawn by :- EB		Checked :- RL	