

Hard standing driveway proposed to be a permeable drive - 20mm loose gravel chippings with permeable membrane beneath

Proposed modified outbuilding to provide bat mitigation left - see submitted Ecology Report



Bat Roost Box - Beaumaris Woodstone or equivalent

Key:

1. Retaining existing access with right of way.
2. Hedgerow and bank to be removed and relocated as shown.
3. Proposed driveway to be finished in permeable lock block or gravel. Driveway to be upgraded with min 3.7m wide to allow access for fire vehicles.
4. Proposed Electric Car (EV) Charging Points.
5. Proposed Bin Store.
6. Foul water sub-surface soakaway to be min 5m from buildings & ownership boundaries, 10m from any watercourse, drain, road or railway & 50m from a spring or borehole used for drinking water.
7. Surface water soakaway to be min 5m from buildings & boundaries, 10m from any watercourse, drain, road or railway & 50m from a spring or borehole used for drinking water.
8. minimum 10m² soft landscaping / lawns to include a species-rich flowering lawn mixture, tolerant of regular mowing. A mixture such as Emorsgates EL1 could be used.
9. Ornamental borders around the dwelling will be planted with plants selected from the RHS Plants for Pollinators list.

Proposed Site Plan 1:100