



Proposed native hedge planting, in compliance with condition 10.

Proposed bat boxes, in compliance with condition 14.

Existing trees are to be maintained, in compliance with condition 10.

Relevant root protection areas (BS5837:2012), in compliance with condition 12.

Existing hedgerows are to be maintained, in compliance with condition 10.

Grass/turfed areas, in compliance with condition 10.

Proposed mini package treatment plant, in compliance with condition 4.

Proposed soakaway, in compliance with condition 4.

Proposed bird boxes, in compliance with condition 14.

Proposed native tree planting, in compliance with condition 10.

Proposed refuse store, in compliance with condition 6.

Proposed log pile, in compliance with condition 14.

Proposed HERAS fencing to protect planting, in compliance with condition 10.

Proposed loose bound permeable hardstanding, in compliance with condition 10.

Proposed electric vehicle charging point 7kW/32 Amp, in compliance with condition 9.

Proposed bike store, in compliance with condition 9.

LEGEND

Proposed Single Unit mobile home (15.00m x 5.00m)	Existing trees	Root Protection Areas (RPA)
Residential gardens	Proposed foul drainage	Proposed HERAS fencing
Grassed area	Existing buildings/structures	Proposed bird boxes
Additional native hedge & tree planting	FP Fire point	Proposed bat boxes
Existing hardstanding	Proposed waste bin	Proposed log piles
Existing hedgerow	Proposed recycling bin	
Soakaway	Proposed food bin	
	Inspection Chamber	
Proposed tree planting	Proposed Mini packaged treatment plant e.g. Bioclogester TS, and onsite foul collection	

- NOTES**
- DO NOT SCALE FROM THIS DRAWINGS
 - This drawing relates to the discharge of conditions 4, 6, 9, 10, 11, 12 and 14 imposed on Planning Decision Notice P20049607.
- Condition 4**
- Surface water will be drained via a sustainable drainage system utilising unbound surface drainage detail. Proposed hardstanding is to be formed of loose-bound permeable aggregate to allow for surface water to be suitably drained by permeation into the ground through surface infiltration.
 - Rainwater runoff from proposed structures, the mobile homes and garages, will be conveyed in gutters and downpipes and drain on to the permeable hardstanding and into the soakaway.
 - All foul drainage from the site will be dealt with by a package treatment plant e.g. Bioclogester TS. Outflow from such will drain into the soakaway. Connections will be made as shown on this drawing.
- Condition 6**
- Refuse and waste will be stored within the proposed refuse store, as positioned on this drawing. Please see drawing no. 19_1046_007 for more details.
 - Refuse and waste will be collected on Wednesdays in line with South Gloucestershire Council's bin collection dates - alternating recycling, food bin and black bin collections and recycling and food bin collections.
 - Refuse and waste vehicles will have sufficient turning space within the site to enter and leave in a front facing gear.
- Condition 9**
- Each mobile home will have access to 1 no. electrical charging point. The indicative location of this is shown on this drawing. Charging points will be 7kW Plug Point Home Charger or similar approved.
 - Bicycle storage, as shown on this drawing, will provide secure space for up to two bikes. For further details please see accompanying specification. Bicycle storage will be similar approved equipment.
- Condition 10**
- New tree planting to be a mix of the following species:
- Acer Campestre - Field Maple
- Prunus Avium - Wild Cherry
- Sorbus Aucuparia - Rowan
New trees to be larger leaved trees 3 to 3.5 metres in height and 8 to 10 centimetres in girth at planting with immediate visual effect. Trees to be supported by half timber staking. Refer to GPS standard Soft Landscaping Specification - Issue 3 - June 2020 Landscape Management.
 - New hedges planting to be a mix of the following species:
- Acer Campestre - Field Maple
- Corylus heterophylla - Hazel
- Calluna Myricastris - Broomrape
Plants to be 0.6m - 0.8m in height at planting, to be planted at 3 plants per metre @ 0.33m apart. Refer to GPS standard Soft Landscaping Specification - Issue 3 - June 2020 Landscape Management.
 - All trees and hedges will be protected using HERAS fencing during development. HERAS fencing will be located as shown on this drawing, positioned to protect specific trees/hedges close to development areas. For additional information, please refer to the HERAS Fencing Brochure.
 - Hard landscaping will be made up of existing hardstanding with sections of additional proposed loose bound permeable hardstanding, as shown on this drawing.
 - Subject to LPA written approval of confirmation of compliance with conditions, landscaping will be undertaken within 12 months of commencement of lawful development or the first subsequent planting season (October - March).
- Condition 11**
- A landscaping feature will be maintained for a minimum period of 5-years, in line with GPS standard Soft Landscaping Specification - Issue 3 - June 2020 Landscape Management.
 - Any tree planting to be a mix of the following species:
- Acer Campestre - Field Maple
- Prunus Avium - Wild Cherry
- Sorbus Aucuparia - Rowan
New trees to be larger leaved trees 3 to 3.5 metres in height and 8 to 10 centimetres in girth at planting with immediate visual effect. Trees to be supported by half timber staking. Refer to GPS standard Soft Landscaping Specification - Issue 3 - June 2020 Landscape Management.
 - Hedges to be pruned to maintain form of respective trees. Clear stem heights shall be uniform. Existing trees will be monitored for health and any wind damage, with works undertaken by a qualified tree surgeon. New tree planting will require staking adjusting, and watering during dry months, and a 1 metre diameter weedgrass free area maintaining around their bases to aid establishment.
 - Hedges to be trimmed on an annual basis, at the end of winter after hares have been eaten by birds and small mammals and before nesting season begins. Avoid trimming during periods of frost. To produce a hedge which is suitable for nesting birds trim the hedge into an "M" profile by cutting upwards from base to the top. This shape ensures maximum exposure to the sun and allows areas to dry off readily. Existing hedgerows to be maintained at a minimum height of 1.2 to 1.5 metres. New hedgerows will need weeds removing from their bases and weeding during the dry months to aid establishment. Refer to GPS standard Soft Landscaping Specification - Issue 3 - June 2020 Landscape Management.
 - Any tree, hedge or shrub removed, uprooted, destroyed, that dies or becomes seriously damaged/diseased, in the opinion of the local planning authority, will be replaced by another of the same species and size as that originally planted unless otherwise agreed in writing by the local planning authority.
- Condition 12**
- Tree Protection Plan - existing trees, as depicted on this drawing, both on and adjacent to the site will be maintained in line with Quantock Ecology's tree survey (BS5837:2012) Trees in relation to design, demolition and construction - Recommendations). Trees and hedges will be protected using HERAS fencing during development. HERAS fencing will be located as shown on this drawing, positioned to protect specific trees/hedges close to development areas. For additional information, please refer to the HERAS Fencing Brochure.
- Condition 14**
- 20a. Bat boxes and 20b. log piles will be installed on site, the bat boxes will create wildlife habitats and features contributing to the site's ecological enhancement. There will be strategically located, as shown on this drawing. Bat boxes will be directed to face between north and east, providing natural protection from direct sunlight, wind and rain. Bat boxes will be located along dark tree lines and hedgerows for navigation.
 - 20b. Log piles, as shown on this drawing, will create wildlife habitats and features contributing to the site's ecological enhancement.

P01	Initial Transmittal	P01	EG	03/01/2024
Issue ID	Issue Name	Current Revision	Initials	Date

Do not scale from this drawing except for planning application purposes. The contractor is to check all site dimensions, levels and sewer inverts before works commence. This drawing must be checked and read against any structural or specialist consultant drawings. The contractor is to comply in all respects with the current Building Regulations and BS Codes of Practice whether or not specifically stated on these drawings. This drawing is not intended to show details of foundations, ground conditions or ground contaminants and confirmation and/or investigation is to be carried out by suitable experts. This drawing and the building works/designs depicted are the copyright of Green Planning Studio Ltd and are not to be reproduced in any form or by any means without the written consent of Green Planning Studio Ltd.
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Client
Jason McDonagh

Project
19_1046 Orchard Farm Cottage - Conditions Land Adj, the Orchard Farm Cottage, Pomphrey Hill, Emersons Green, South Gloucestershire, BS16 9NF

Drawing Title
Conditions - Site Development Scheme

Scale @A2 1:500	Date 03/01/2024	Drawn EG
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RIBA Chartered Practice

Planting Schedule

Plant Name	Symbol	Qty	Stock and Pot Size
Field Maple		4	As defined in the National Plant Specification
Rowan		4	As defined in the National Plant Specification
Wild Cherry		7	As defined in the National Plant Specification

