

SITE PLAN

Scale 1:200

Gross external area ~~64.60m²~~

Landscaping design Specification

Patio - Indian Sandstone grey multi

Paving - Indian Sandstone grey multi

Fencing

Livestock fencing
Timber posts: Round, peeled softwood (not spruce) and pressure tanalised to BS 4072, or timber of equivalent quality and durability.

Straining posts: 2m x 120mm top diameter.

Struts: 2m x 100mm top diameter.

Intermediate stakes - 1.7m x 65mm top diameter, pointed. Note - longer stakes may be needed in soft or uneven ground conditions.

Wire to comply to BS 4102 and be galvanised to BS 443.

Line wire: 4mm (8 swg) plain mild galvanised wire.

Barbed wire: Two strand 2.5mm (12½ swg) mild steel galvanised 4 point barbed wire.

Pig netting: C8/80/15 galvanised pig netting.

Staples: 40mm x 4mm galvanised wire staples.

Hedging

The proposed hedgerow planting shall include at least seven of the rural native hedgerow species, as follows: 80% of planting stock to be from Hawthorn (*crataegus monogyna*), and/or Blackthorn (*prunus spinosa*); 20% of planting stock to be from Hazel (*corylus avellana*), Holly (*ilex aquifolium*), Dog Rose (*canina*), Field Maple (*acer campestre*), Dogwood (*cornus sanguinea*), Spindle (*euonymus europaeus*), Crab Apple (*malus sylvestris*), Elder (*sambucus nigra*), and Rowan (*sorbus aucuparia*).

Planting

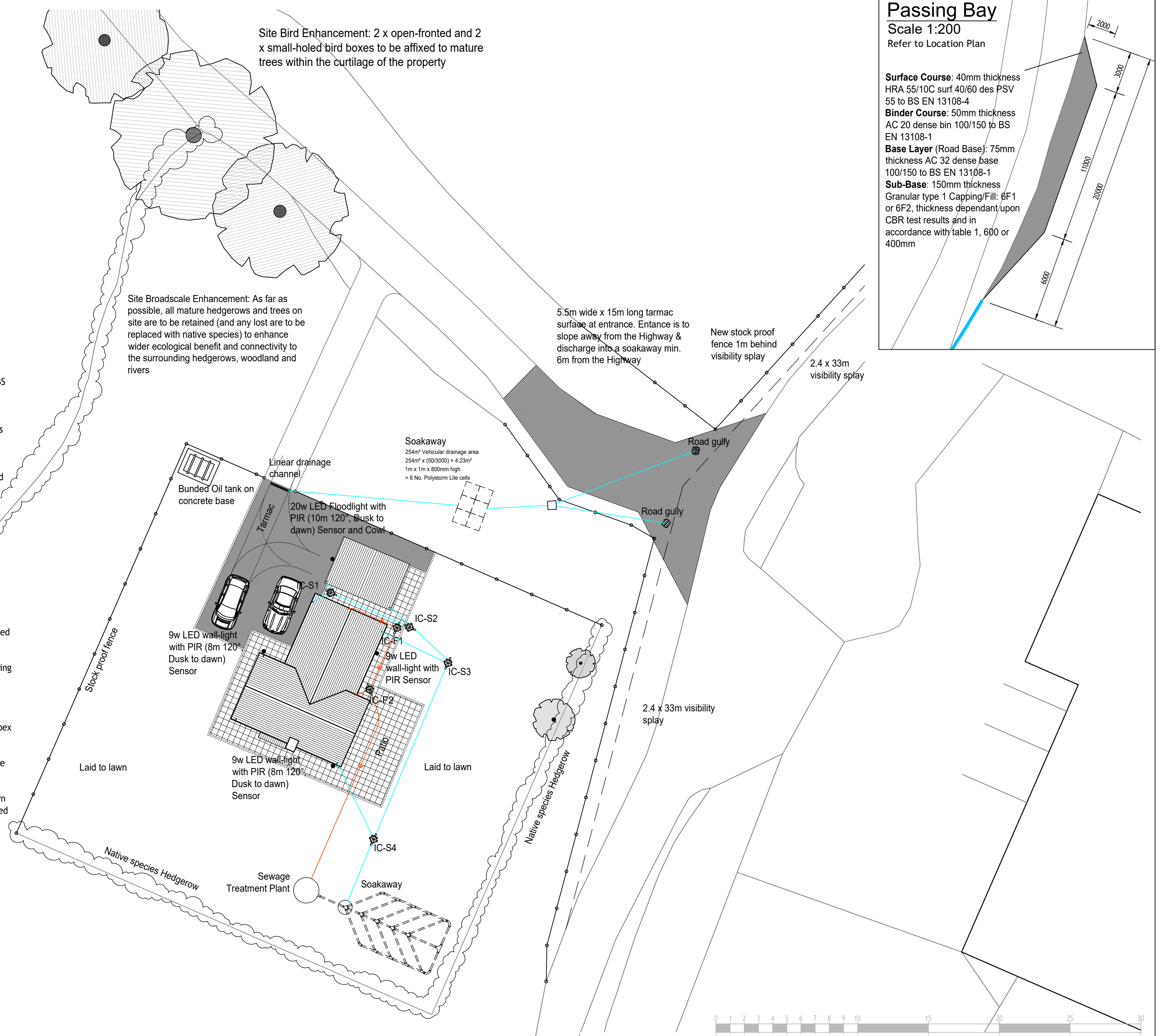
The hedgerow plants will be approximately 40-60cm in height, planted in two staggered rows 30cm apart with 4-6 plants per metre.

Maintenance - The hedgerow will be well maintained by ensuring regular weeding takes place, and any natural losses will be replaced within the first five years. Protective sundries will be checked twice a year to ensure they are securely fitted and will be replaced where necessary for at least 5 years.

Protection - All hedgerow plants will be protected with spirals and canes or tubex tress tubes and stakes. Bare-rooted stock will be planted by inserting the supporting canes approx. 25cm into the ground, alongside the plant, and wrap the clear spiral guard around both the plant and a cane. The new hedgerow will be protected by a new stock proof fence.

Lawn

Regular mowing shall be carried out to all lawn areas, to retain the lawn height to a maximum of 40mm. Additional weed & feed treatments to be carried out annually in the autumn for a period of 2 years.



Site Bird Enhancement: 2 x open-fronted and 2 x small-holed bird boxes to be affixed to mature trees within the curtilage of the property

Site Broadscale Enhancement: As far as possible, all mature hedgerows and trees on site are to be retained (and any lost are to be replaced with native species) to enhance wider ecological benefit and connectivity to the surrounding hedgerows, woodland and rivers

5.5m wide x 15m long tarmac surface at entrance. Entrance is to slope away from the Highway & discharge into a soakaway min. 6m from the Highway

New stock proof fence 1m behind visibility splay

2.4 x 33m visibility splay

Soakaway
254m² Vehicular drainage area
254m² x (50/3000) = 4.23m³
1m x 1m x 800mm high
= 6 No. Polystyrene Lite cells

Linear drainage channel
Bunded Oil tank on concrete base

20w LED Floodlight with PIR (10m 120° Dusk to dawn) Sensor and CowL

9w LED wall-light with PIR (8m 120° Dusk to dawn) Sensor

IC-S2

IC-F1

9w LED wall-light with PIR Sensor

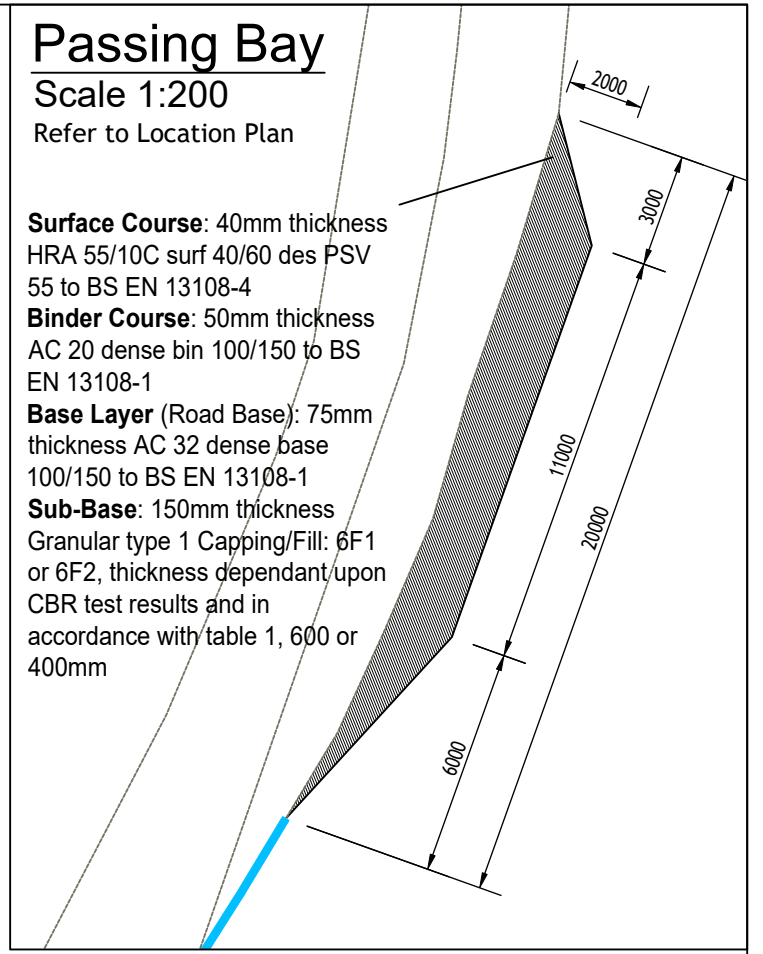
IC-S3

9w LED wall-light with PIR (8m 120° Dusk to dawn) Sensor

IC-S4

Sewage Treatment Plant

Soakaway



Passing Bay

Scale 1:200

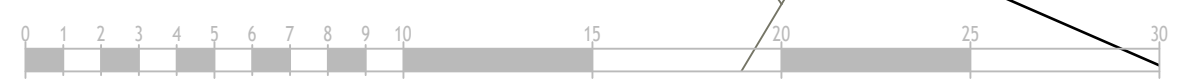
Refer to Location Plan

Surface Course: 40mm thickness HRA 55/10C surf 40/60 des PSV 55 to BS EN 13108-4

Binder Course: 50mm thickness AC 20 dense bin 100/150 to BS EN 13108-1

Base Layer (Road Base): 75mm thickness AC 32 dense base 100/150 to BS EN 13108-1

Sub-Base: 150mm thickness Granular type 1 Capping/Fill: 6F1 or 6F2, thickness dependant upon CBR test results and in accordance with table 1, 600 or 400mm



morph design creatives	15 Tyttenhanger Green, St Albans, Herts, AL4 0BN 020 3542 3720 studios@morphdc.co.uk www.morphdc.co.uk	Client: ASTLEY	Title: Proposed Site plan New Dwellinghouse	Scale: 1:200 @ A2	Drawn: mdc
	Site: Cefn Llŷs Isaf, Llanerfyl Nr Welshpool, Powys SY21 0JG	Date: Jan 2022	Checked: SES	Drwg. No.: 3266-301-100	Rev.: D