

No allowance has been made for ground conditions. Contractors to check all dimensions prior to commencement of works. Note: Levels indicated AFFL are assumed finished floor levels. Final floor and roof levels may vary due to Building Regulations Requirements. Location of Electricity, Water, Gas and Telecoms to be determined by contractor on site. Drainage is unchecked, prior to commencement all drainage should be identified on site. No allowance has been made for structural requirements. Engineers to design structure at Building Regulations Stage.

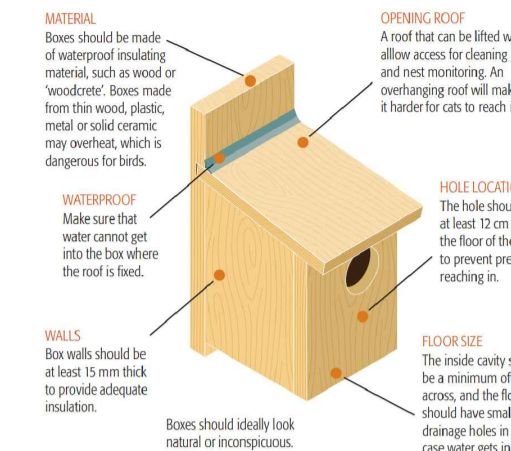


IMAGE 4 - BIRD BOX "Indicative Only"



IMAGE 5 - BIRD BOX "Indicative Only"



IMAGE 6 - BIN STORE "Indicative Only"



IMAGE 7 - BIN STORE "Indicative Only"

All new homes to incorporate a designed external container or structure with sufficient space to store a wheeled bin and a range of recycling containers.

The storage requirements for recycling and refuse are considered in the design and in a manner that makes recycling easy and convenient to householders. Designed provision for services results in them being integrated and unobtrusive in the neighbourhood.

The space should be flexible enough to cope with future changes in waste and recycling equipment, final design and siting to be agreed with Building Control...

PLANTING NOTES:

Proposed and/or replacement planting should be of a proven Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat. [See Cornwall Council Guidance].

New planting includes the replacement of trees lost as a result of the development at a ratio of 3:1 and where achievable must incorporate the planting of additional trees at a minimum of 3 trees for each dwelling.

BLACKTHORN (Prunus Spinosa) (1): to be "bare rooted" and planted during the Autumn. Plant at alternate centres with Hazel and Holly, provide rabbit spiral for protection.

HAZEL (Corylus Avallana) (2): to be "bare rooted" planted during Autumn. Plant at alternate centres with Blackthorn and Holly, provide rabbit spiral for protection.

HOLLY (Ilex Aquifolium) (3): pot grown and planted during Autumn. Plant at alternate centres Blackthorn and Hazel, provide rabbit spiral for protection.

As applicable, all planting, seeding or turfing encompassed in the approved details and landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written permission to any variation. The agreed protection measures shall be completed before the development hereby permitted commences and shall thereafter be retained until it is completed.

LANDSCAPE IMPLEMENTATION AND MAINTENANCE

Workmanship and materials shall conform to standards laid down in the current British Codes of Standard Practice and British Standards and to good constructional, horticultural and/or forestry practice.

Relevant BS standards include British Standard BS 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfacing). British Standard BS 3936 (1992) Nursery Stock part 1. Specification for trees and shrubs. British Standard BS 5837 2005 "Trees in Relation to Construction - Recommendations" British Standard BS 7370 Grounds Maintenance: Part 3 1991 "Recommendations for the maintenance of amenity and functional turf (other than sports turf) 1991 and Part 4 "Recommendations for the maintenance of soft landscape (other than amenity turf) 1993. Nursery stock must be supplied in accordance with "Handling and Establishing : Landscape plants" published in 1995 by JCLI.

Planting and seeding will take place within the first available season. Trees and shrubs will be maintained in a healthy condition by supplying sufficient water as required and keeping an area of 1m2 free from weeds at the base of each for the first 3 years. All trees and shrubs that fail within the first 5 years will be replaced during the subsequent planting season.

Proposed tree planting to be 8-10cm girth standards, remaining shrubs and trees to be 60-80 cm transplants, Seed mix RE2 is available from British Seed Houses and contains wildflowers appropriate for this area. Plug plants are available from British Wild Flower Plants www.wildflowers.co.uk

Proposed Native British Tree Planting 8 - 10 cm girth standards

Varying random mix groups with 1m spacing

Any loss or damage caused by theft or vandalism will not be the responsibility of the landscape contractor.

- (1) Prunus Spinosa (Blackthorn)
- (2) Corylus avellana (Common Hazel)
- (3) Ilex aquifolium (Common Holly)

Enhancements for bio-diversity to be incorporated within the development scheme.

- * Bird nesting boxes to be erected within garden areas.
- * Bat boxes/bee bricks to be provided within garden areas.
- * Additional enhancement features include provision of 'wild areas' dedicated to wildlife with areas of tall vegetation, log piles etc.
- * S2 - Proposed dwelling to be provided with an electric car charging point



IMAGE 8 - CONCRETE PAVING ACROSS PROPOSED ACCESS & PARKING AREAS "Indicative Only"



IMAGE 9 - BEE BRICK "Indicative Only"



IMAGE 10 - BEE BRICK "Indicative Only"



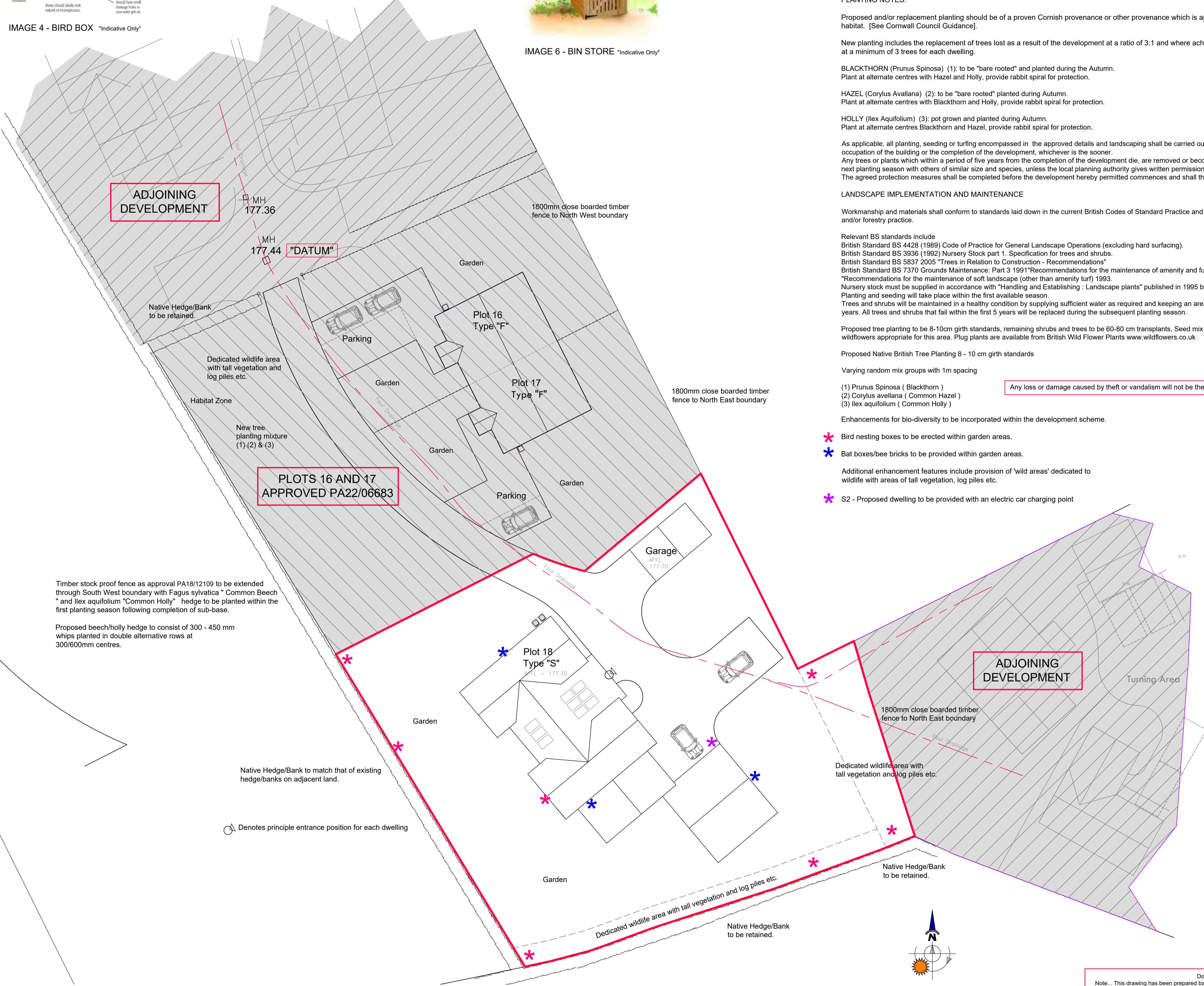
IMAGE 11 - BEE BRICK "Indicative Only"

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NB. No works shall commence without Planning and/or Building Regulations Approvals firmly in place.

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client
 Mr C K Gubbin
 job description
 Single Dwelling Option Plot 18 (formerly plots 18 and 19)
 job location
 Blacksmiths Meadow, Coads Green
 Launceston, Cornwall, PL15 7FF
 date
 17-12-2023
 scale
 As Stated @ A1
 drawn
 J. Pollard
 drawing no.
 2406-07A
 PLANNING APPLICATION



Timber stock proof fence as approval PA18/12109 to be extended through South West boundary with Fagus sylvatica "Common Beech" and Ilex aquifolium "Common Holly" hedge to be planted within the first planting season following completion of sub-base.

Proposed beech/holly hedge to consist of 300 - 450 mm whips planted in double alternative rows at 300/600mm centres.

PROPOSED SITE LAYOUT SCALE 1 : 200

Do not scale from this drawing for construction purposes. Note... This drawing has been prepared based upon an enlarged O.S. map and is for the purposes of obtaining planning consent ONLY. Boundaries have been confirmed with the client and are assumed to be defined by current fences, hedges etc. Prior to construction and/or progression of the development to Building Regulations it is recommended to obtain a full topographical survey where all dimensions, levels and angles on site can then be confirmed.

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