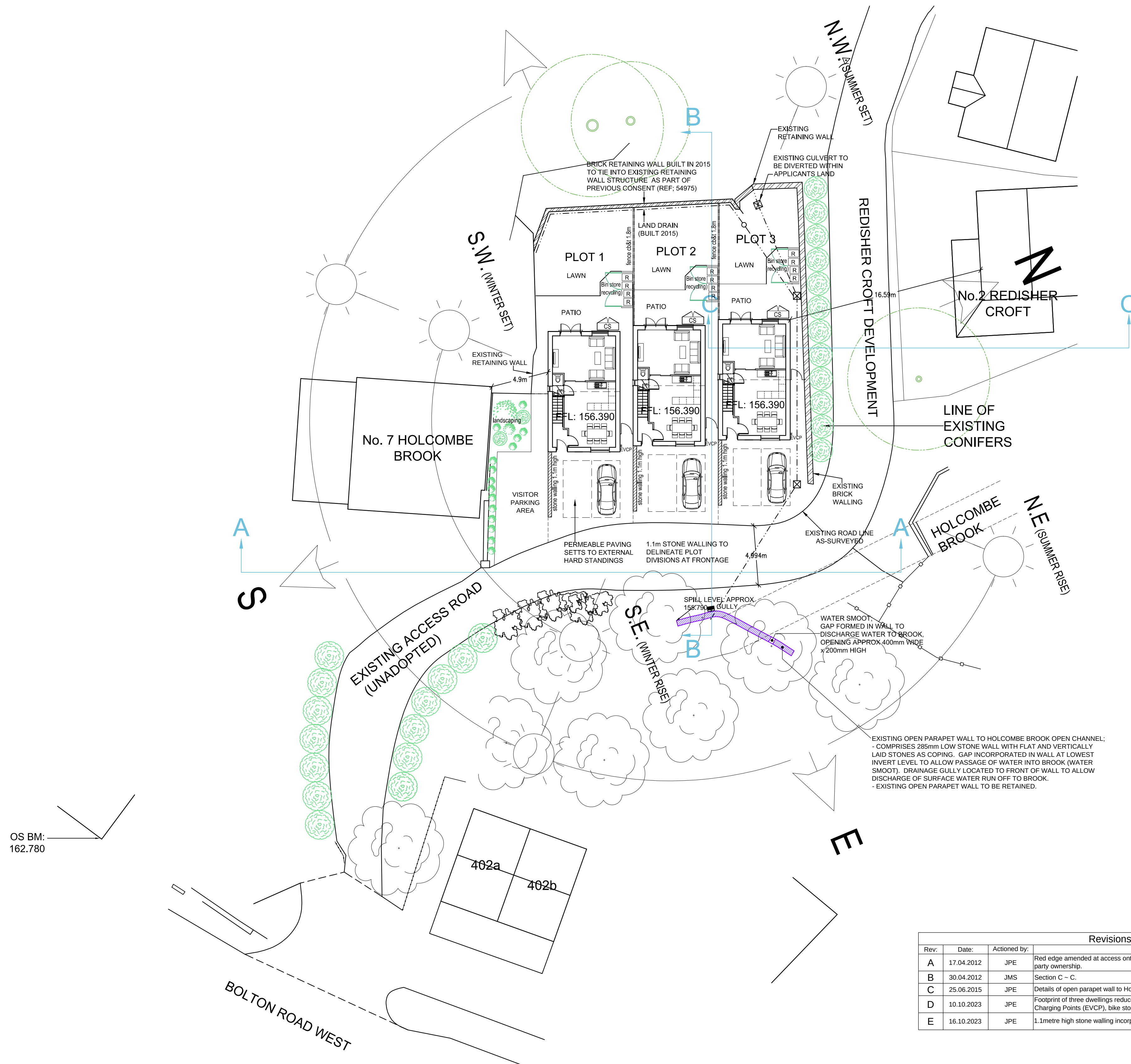


Proposed Residential Development to Site at Redisher Finishing Techniques Ltd.



KEY TO EXTERNAL BOUNDARIES & EQUIPMENT

Each dwelling to have a rear garden with an area with amenity grass, and a flagged patio. Perimeter paths & patios to individual dwellings to be Marshalls Richmond utility paving (colour - buff). Refer to landscaping design for details of hard & soft landscaping details.

Each dwelling to have a minimum of two off-street parking bays to be surfaced with permeable block paving to be Tobormore Hydropave 240 (colour - Charcoal), with demarcation of each space and soldier course to the perimeter of the parking area to each dwelling with Hydropave 240 (colour - Bracken).

Bin storage to be provided within rear garden areas (separate containers for general waste, plastic bottles, glass & paper, & garden waste).

Each dwelling to be provided with a single Mode 3 compliant Electric Vehicle Charging Point (EVCP) to be installed to the external wall of each dwelling directly adjacent to the parking spaces. The specification for the EVCP's are to be Rolek Wallpod:EV Type 2 Mode 3 charging socket.

 Electric Vehicle Charging Point (EVCP)

Each dwelling to be provided with a cycle store (capable of accommodating two cycles). To be metal storage unit for 2 bikes (colour - grey) by Asgard or similar & approved, galvanised steel, 3-point locking system, unit is securely bolted to the ground. Width: 90cm, depth: 190cm, height: 120cm.

 Cycle store (CS)

KEY TO BOUNDARY STRUCTURES & LANDSCAPING

fence cb&t 1.8m

Plot divisions to rear gardens formed with new 1.5metre high close boarded timber fence plus 0.3metre trellis atop fence (1.8m overall height). Gaps to be left at base of fencing to be permeable to wildlife.

 New 1.1metre high stone walling with stone coping for demarcation of plot frontages.

landscaping

Indicative new landscape planting (refer to landscape planting plan :M458/HR/LAND/01).

IMPROVEMENTS TO LANDSCAPING, ECOLOGY AND BIO-DIVERSITY

Proposed landscaping, and ecological and bio-diversity enhancements;

- One bat box (Greenwood Eco Habitat two crevice box) to be placed on site prior to commencement of works.
- Bat box to remain onsite following completion of works as part of bio-diversity improvements.
- For landscaping improvements refer to Landscape Planting Plan (M456HRLAND/01)
- Existing trees retained (off site).
- New holly hedges to be planted to rear garden boundaries (west), side boundaries (north) to rear gardens, and side boundaries (south) to frontage of development.
- Area of ornamental planting to south boundary (tolerant of shade).
- Bulbs planted with grass adjacent to rear boundary (west) of rear gardens.
- Ornamental shrub planting to rear gardens and frontage of development.
- Boundaries between dwellings to be permeable to wildlife, achieved by providing gaps in fencing.

Revisions:			
Rev:	Date:	Acted on by:	Details:
A	17.04.2012	JPE	Red edge amended at access onto Bolton Road West to exclude slither of land in third party ownership.
B	30.04.2012	JMS	Section C – C.
C	26.06.2015	JPE	Details of open parapet wall to Holcombe Open Brook Channel shown to drawing.
D	10.10.2023	JPE	Footprint of three dwellings reduced with removal of front projection. Electric Vehicle Charging Points (EVCP), bike stores, and bin stores shown to plan.
E	16.10.2023	JPE	1.1metre high stone walling incorporated as demarcation of plot divisions at frontage.

Client: Redisher Finishing Techniques Ltd

Project: Proposed Residential Development

Drawing Number: 1411 / 103E - Site Plan

Drawn By: JMS
Date: 22-09-11
Scale: A1 @ 1:200
Checked By:

SITE PLAN AS PROPOSED (1:200)

