- do not scale dimensions from this drawing
- all dimensions to be checked on-site and discrepancies to be reported to the architects

north

THE WASH HOUSE
(CONSENT REF; 65412)

THE HAVEN
(CONSENT REF; 66836)

KNOWSLEY HOUSE
(CONSENT REF; 66142)

THE BUNGALOW
(CONSENT REF; 65626)

THE GATE HOUSE

Root Protection Area (RPA) to tree group G4 (refer to tree survey).

Line of canopy to tree group G4 (refer to tree survey).

Sustainable urban drainage system comprising surface water discharge from each dwelling to network of filter drains. Catchpits installed to clear sediment.

New native hedge to be planted to north boundary.

Within tree Root Protection Areas access to be formed with Cellweb TRP cellular confinement system (cross hatched area) with aggregate fill and permeable bonded gravel wearing course.

Root Protection Area (RPA) to tree group G1 (refer to tree survey).

Category U tree - fell

Fagus sylvatica 'Greenwood'

Prunus 'Collingwood Ingram'

Acer Rubrum 'October Glory'

Plot boundary formed with 1.2m high timber post and rail fence.

Drive and parking areas to be constructed with permeable bonded gravel wearing course.

LANDSCAPE BUFFER G5

GARDEN

Approved location shown with red broken line

PROPOSED DWELLING

FFL = 160.00m

Drive

Parking

Spaces 2.4m x 5.0m

p1 p2 p3

Line of canopy to tree group G5 (refer to tree survey).

Category U trees - fell

Quercus palustris 'Isabel'

Landscaping

Sustainable Urban Drainage system (SUDs)

Electric Vehicle Charging Point

Prunus 'Collingwood Ingram' Landscaping

Bin store formed from close boarded timber fence and gates

Hedgerow

Acer Rubrum 'October Glory'

ASGARD Twin Cycle Store

Existing dilapidated timber site fencing replaced with 1.2m high timber post and rail fence.

LANDSCAPE BUFFER

Boundary to landscape buffer formed with 1.2m high timber post and rail fence.

Plot boundary formed with 1.2m high timber post and rail fence.

EXISTING ACCESS

Drive and parking areas to be constructed with permeable bonded gravel wearing course.

Conversion of Gate House to guest accommodation (ancillary to proposed dwelling).

TC 04
ELEV: 159.584m

TC 03
ELEV: 158.517m

Curtilage of Ainsworth Nursing Home.

Overhead power lines.

Root Protection Area (RPA) to tree group G3 (refer to tree survey).

Line of canopy to tree group G3 (refer to tree survey).

Root Protection Area (RPA) to tree group G2 (refer to tree survey).

Line of canopy to tree group G2 (refer to tree survey).

G2 G3 G4

fence P/R 1.2m

Timber Post & Wire Fence

PROPOSED SITE LAYOUT (1:200)

SCALE 0 5 10 metres

KEY TO EXISTING & PROPOSED LEVELS;

+70.420	Existing levels from topographical survey.
70.480	Proposed design level.
TC 03 ELEV: 158.517m	Levels relate to national datum (OSGB35(15) using GNSS data.

Within tree Root Protection Areas drives to be formed with Cellweb TRP cellular confinement system (cross hatched area) with aggregate fill and resin bound gravel wearing course.

Line of canopy to tree group (refer to tree survey).

Category A & B trees - retained

Category U tree - fell

Root Protection Area (RPA) to tree group (refer to tree survey).

New landscape planting in accordance with separate scheme.

comprising 4 no trees, indicated as

New tree planting in location indicated
comprising 8 no. Extra Heavy Duty Standard trees, (variety indicated)
Trees to be be planted in a pit of well cultivated topsoil,
not less than 900mm deep and 1000mm x 1000mm wide,
to achieve an undistorted and balanced root formation.
40 litres of tree planting compost shall be incorporated into the topsoil
topsoil during planting operations.
Trees to be staked accordingly with 2 no 70mm diameter peeled larch pointed stakes.

fence P/R 1.2m

Plot boundary formed with 1.2m high timber post and rail fence.

client
Mr & Mrs C Hamilton

project
Proposed Dwelling, Knowsley Road, Ainsworth, Bolton, Lancashire, BL2 5PT

title
Site Plan

drawing number
3551:09

revision
J

scale
1:200 A1

date
Feb 25

drawn by

staus
Site Plan

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