

Schedule of Accomodation

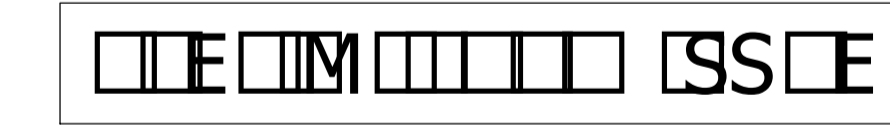
Car	10	10
Motorcycle	0	0
Bicycle	0	0
Storage	0	0
Other	0	0
Total	10	10

Total House Types = 10

External Works Key

- Orange line: Call to mat to be boarded timber gate to mat
- Red line: Call to mat to be boarded timber gate to be a level a to mat
- Magenta line: Call to mat to be boarded timber gate to be a level a to mat
- Blue line: Call to mat to be boarded timber gate to be a level a to mat
- Green line: Call to mat to be boarded timber gate to be a level a to mat

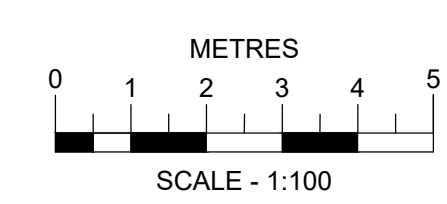
Revision: [] Date: [] Drawn: CES Checked: CIM
 Created to site plan drawings & dimensions.



Site Plan

Client: Shires Homes
 Job No: [] Drawing No: [] Revision: [] Scale: []
 Date: [] Drawn: M Checked: CES
 CAD Ref: []

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Note: Do not Scale from this drawing. All dimensions to be checked on site

PLANTING SCHEDULES

ORNAMENTAL PLANTING SCHEDULE

Shrub	Name	Ht in cm	Pot(L)	Density
28	Artemisia 'Powis Castle'	20-30cm	3L	5.00
18	Choisya ternata 'Sundance'	30-40cm	3L	4.00
22	Hebe 'Mrs Winder'	30-40cm	3L	4.00
14	Hebe 'Red Edge'	20-30cm	3L	5.00
40	Hypericum moserianum	30-40cm	3L	5.00
25	Lavandula angustifolia 'Munstead'	20-30cm	3L	6.00
30	Prunus laurocerasus 'Zabellana'	30-40cm (D)	3L	4.00
9	Viburnum davidii	20-30cm	3L	5.00

All shrub material shall be first quality, sturdy, well rooted non-refrigerated stock with well branched heads and fibrous root systems. Shrubs shall be planted into 450mm good quality fibrous topsoil (To BS BS3882:2015) incorporating organic compost and slow release fertiliser in accordance with all good horticultural practice.

All plant material shall be a minimum of 3L pot size unless otherwise specified and conform to BS3936 Part 1 and BS 4428. Finished beds shall be lightly forked over and dressed with 50mm coarse forest bark mulch.

TREE SCHEDULE

SPECIES	NUMBERS REQUIRED			
	Ht in m	3.0-3.5	4.25 mln	
Acer campestre 'Elsrijk' (ACE)	2.5-3.0	3.0-3.5	4.25 mln	14-16
Acer platanoides 'Deborah' (APD)	-	2	-	-
Amelanchier lamarckii (AI)	-	-	3	-
Betula pendula (BP)	-	4	-	-
Carpinus betulus 'Fastigiata' (CBF)	-	2	-	-

All trees to have clear stems to 1.8m above ground level and 2.0m above ground level for extra heavy standard trees with well developed branching heads with a single, central leader and healthy, fibrous root systems.

Trees shall be planted into pits of an appropriate size to accommodate the root system without restriction, backfilled with a 3:1 topsoil:compost mix and shall be secured to a machine rounded stake using 1 no. tree tie with rubber spacer. Finished height of stake shall not exceed 1/3 height of staked tree above ground. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

NATIVE HEDGE

NATIVE HEDGE SCHEDULE				
Nr	Name	Height/cm	Age	Root Pol/L
45	Acer campestre	40-60cm	1+1	B
45	Corylus avellana	40-60cm	1+1	B
181	Crataegus monogyna	40-60cm	1+1	B
45	Ilex aquifolium	40-60cm		C 3L
135	Prunus spinosa	40-60cm	1+1	B

Hedge to be planted as a doubled staggered row into prepared trench (500x300mm deep). Trench to be backfilled with a 3:1 topsoil:compost mix and dressed with 50mm coarse forest bark mulch.

ECOLOGY

Bats on site to be accommodated in temporary roof.

1 no. Schwiegler Bat Box 2F With Double Front Panel for Pipistrelles as supplied by Ark Wildlife (www.arkwildlife.co.uk) or similar approved. Box to be fixed to a 3m high post, in the located shown on the drawing, for the construction period. After which a permanent box will be located into the construction of one of the new buildings.

Rev. C: Amendment updated to 3939-043-EX-001G

Rev. B: Amendment to layout and addition of native hedge to western edge

Rev. A: Amendment to footpaths, addition of gabion wall and bat roost

Jan 2018

Nov 2017

Sept 2017

client
Starfish Group Ltd.

Site Farmer BA MAUD MI
Landscape Architect

project
Residential Development
**HORSE & JOCKEY,
85 MARKET STREET,
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drawing title
LANDSCAPE DETAILS

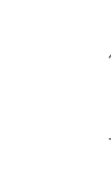

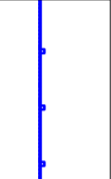
scale	date	drawn by	drawing no
1:200	Aug 17	EW	R/2019/1C
@A2			





KEY

-  Proposed Extra heavy standard (14-16cm girth) tree
-  Proposed selected standard (10-12cm girth) tree
-  Proposed standard (8-10cm girth) tree
-  Proposed ornamental shrub planting

-  Rear gardens
-  Turf
-  Native species hedgerow
-  Proposed 1200mm high boundary wall (detailed by others)

-  Proposed 1200mm high boundary wall with piers and 600mm high timber infill fence panel (detailed by others)
-  Proposed 1800mm high close boarded timber fencing (detailed by others)
-  Proposed 1200mm high close boarded timber fencing (detailed by others)

-  Asphalt and resin bonded pathway (detailed by others)
-  Temporary bat roost on post (see Notes)

Cantilever Bus Stop, design by specialist.

HB2 Full Kerb, 125x255mm. 100mm kerb check.

Transition Kerb, 130 Check BN to 100 Check HB2.

BN 305x150mm Kerb. Laid 160mm to 130mm Kerb Check.

3x BN 305x150mm Kerb. 160mm Kerb Check.

BN 305x150mm Kerb. Laid 160mm to 130mm Kerb Check.

Transition Kerb, 130 Check BN to 100 Check HB2.

HB2 Full Kerb, 125x255mm. 100mm kerb check.

Bus Stop Yellow Lining to Diag. 1025.1

Footway to be reinstated to suit new kerb levels.

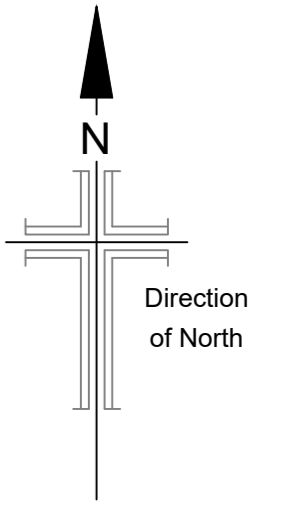
6 No. 400x400x63mm Red Paving

8 No. 200x100x80mm Red Block Paving

Scale 1:50

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Section 278
Extent of new adoption.

Section 278
Extent of Footpath reinstatement.

Section 278
Adoptable Gullies.

New Bus Stop to be installed, rear of bus stop markings to be located 1m north of existing track entrance. Refer to Type 3 of Lancashire County Council's Typical Bus Stop Layout.

New Double Yellow Lines to end at Road 1, Ch 12.5. Diad. 1018.1

New Double Yellow Lines to tie into bus stop markings. Diad. 1018.1

Footpath to be reinstated to with new fully height kerbs. 100mm check.

New Buff Tactile Pedestrian crossing.

2 No. New Gullies to be located at the start of bell mouth radius kerbs. Existing Gully to be grubed out and existing connection to be utilised.

Bus Stop Sign to be relocated to new bus stop.

Chamber to be relocated in footway.

Give way markings to added to new junction. Diag 1003

Bollards to be removed.

UU apparatus to be reset in carriageway at correct cover height, remedial work to be completed at request of UU inspector.

New Buff Tactile Pedestrian crossing.

Footpath to be reinstated with new HB2 kerbs and resurfaced.

New Double Yellow Lines to cover existing edge of carriageway markings. Total length to be determined by highway inspector. Diad. 1018.1

3	09/02/18	SS	Visibility spray added.	SS
2	26/01/18	SH	Added gateway marking notation. Added Double Yellow lines.	SS
Issue	Date	Drawn	Comment	Chk'd



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85 Market Street, Edenfield

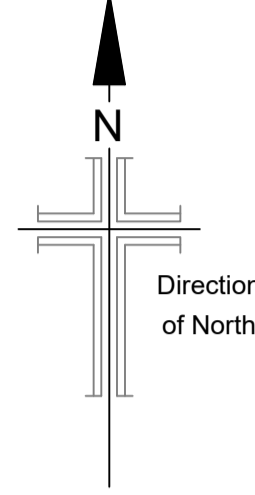
Title: Section 278
Layout Plan


Drawn	SS	Checked	SH	Scale
Date	Aug 17	Date	Aug 17	1:100
Status	For Approval			Original Size
				A1

Drawing No: P17-00397-MET-M2-C-015 Rev: 3



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 New 5m tubular steel lighting column (Ø76mm Shaft / Ø140mm Base) to Lancashire County Council's specification. Thorn Civiteq / CQ12L35-740 NR BPS CL1 M42. Fitted to top of post with zero degree tilt angle.

Street Lighting to be confirmed by LCC Street lighting engineer prior to construction.

-  Section 38 Extent of new adoption.
-  Section 38 Adoptable Gullies.

Issue	Date	Drawn	Comment	CRK/d
4	09/02/18	SS	Visibility splay added.	SS
3	18/01/18	SH	Added red line boundary to plan.	SS
2	08/01/18	SH	Amended plan to suit latest arch layout	SS



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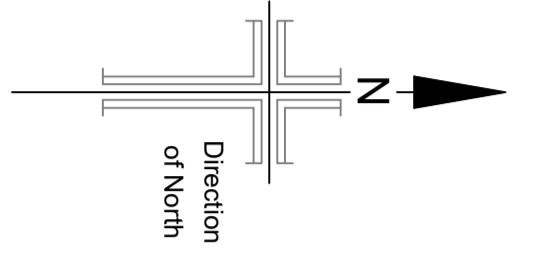
Title: Section 38
 Layout Plan

Drawn	SS	Checked	SH	Scale	1:100
Date	Aug 17	Date	Aug 17	Original Size	A1

Status: For Approval
 Drawing No: P17-00397-MET-M2-C-007
 Rev: 4



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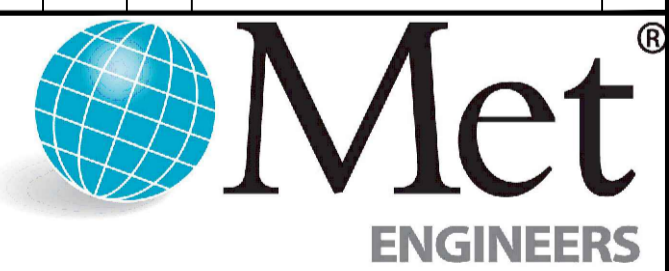


Key

█ Highway Boundary



3	09/02/18	SS	Visibility splay added.	SS
2	08/01/18	SH	Amended plan to suit latest arch layout	CH/KD
	Date	Drawn	Comment	



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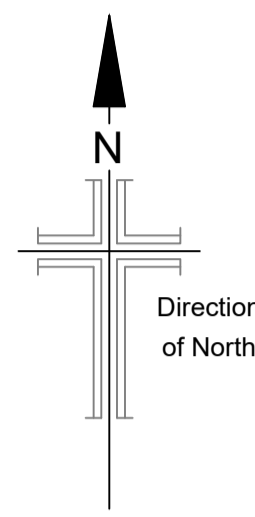
Title: **Land Plan**

Drawn	SS	Checked	SH	Scale	1:150
Date	Aug 17	Date	Aug 17	Original Size	A1
Status	For Approval				Rev

Drawing No: **P17-00397-MET-M2-C-006** Rev: **3**



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Key

Site Boundary

3	09/02/18	SS	Visibility splay added.	SS
2	08/01/18	SH	Amended plan to suit latest arch layout	SS
Issue	Date	Drawn	Comment	CHK'd



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Project **Former Horse & Jockey PH
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Title **Site Plan**

Drawn	SS	Checked	SH	Scale	1:100
Date	Aug 17	Date	Aug 17	Original Size	A1
Status	For Approval			Original Size	A1

Drawing No **P17-00397-MET-M2-C-005** Rev **3**