Conditions Schedul 2:
Within 3 months of the date of this permission, full details of hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority. The details shall include plans and measures addressing the following:
(a) Details of all existing trees and planting to be retained. None Proposed
(b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details. Refer to planting spec below
(c) Details of hard surfacing materials and finishes. Type 1 MOT
(d) Details of management and maintenance of the landscaping within the site.
(e) Boundary details. a post and rail fence along the ancient woodland buffer (east of the building) will be erected. Approx. 1.2m in height
(f) External lighting details. A single PIR light will be install on the west elevation (south west corner) which will be directed downwards and north west across the entrance of the building. It will be a PIR light for security purposes and will only operate when the sensor is approached. Light fitting to be less than 3,000 Kelvin and less than 500 watt. Timer to switch light off after 2 minutes
(g) Ecological enhancements. Bird & Bat Box

Planting Specification for new boundary hedgerows

Plants to be between 80-90cm when planted

Main Matrix (Transplants/Quicks)
70% of planting stock

Hawthorn	Crataegus monogyna
Blackthorn	Prunus spinosa

Interplant (Whips/Transplants)
30% of planting stock

Hazel	Corylus avellana
Holly	Ilex aquifolium
Dog Rose	Rosa canina
Field Maple	Acer campestre
Dogwood	Cornus sanguinea
Spindle	Euonymous europaeus
Wild Privet	Ligustrum vulgare
Common Beach	Fagus sylvatica
Common Hornbeam	Carpinus betulus
Guelder rose	Viburnum opulus

Hedging should be planted in two staggered rows at a density of not less than 5 per metre, with approximately 450mm between plants in the same row, and 300-400mm between rows.

The interplant whips/transplants should be planted within this pattern in groups of 2/3.

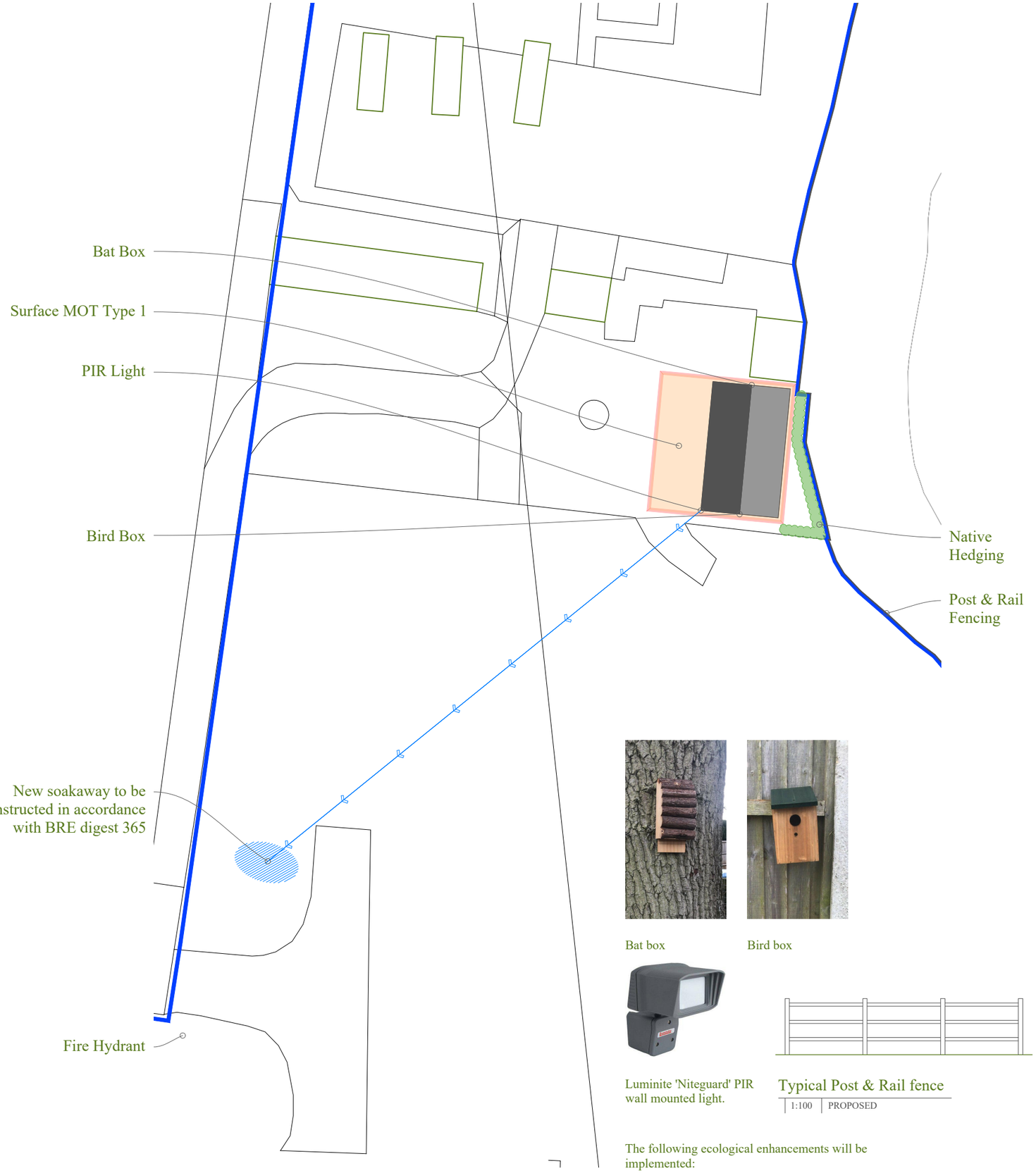
Planting will be protected from grazing animals where applicable with a 1.2m high erected 1m away from new plants.

All hedgerow planting should be carried out in accordance with BS4428:1989, Code of practice for general landscape operations.

Hedgerow shrubs should either be notch planted or trench planted.

Hedge trenches should be dug to a minimum depth of 400mm and width of 600mm, with the plants put into the ground at the same depth at which they had been previously grown in the nursery. All plants need to be well heeled in after planting and watered in during dry weather.

Hedges to be planted between November and March while plants are still dormant. Avoid planting in very cold or wet weather.



Block Plan
1:500 | PROPOSED

Bat box

Bird box

Luminite 'Niteguard' PIR wall mounted light.

Typical Post & Rail fence
1:100 | PROPOSED

The following ecological enhancements will be implemented:

Instillation of a bat box to the building approx. 3-5m above ground.

Installation of a bird box to the building

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Do not scale from this drawing unless for Local Authority planning purposes.

All dimensions must be checked on site prior to commencement of works.

Construction (Design and Management) Regulations 2015

This drawing is intended for Planning purposes only and as such does not highlight residual design related health and safety risks.

This information can be provided on request; however, it is anticipated that the full extent of residual risks will be identified during the detailed Building Regulations or construction design Status and prior to construction works commencing on site.

All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Manorwood are appointed to undertake Building Regulations or construction drawings.

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Job No.	2403PE_R0
Drawn By	MD
Checked By	BK
Drawn On	02.05.2024
Issued On	17.06.2024
Status	Proposed
Drawing	Block Plan
Submission	Planning
Revision	
00	02.05.2024

N

Indicative: 0.0°

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50
100
200
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1250