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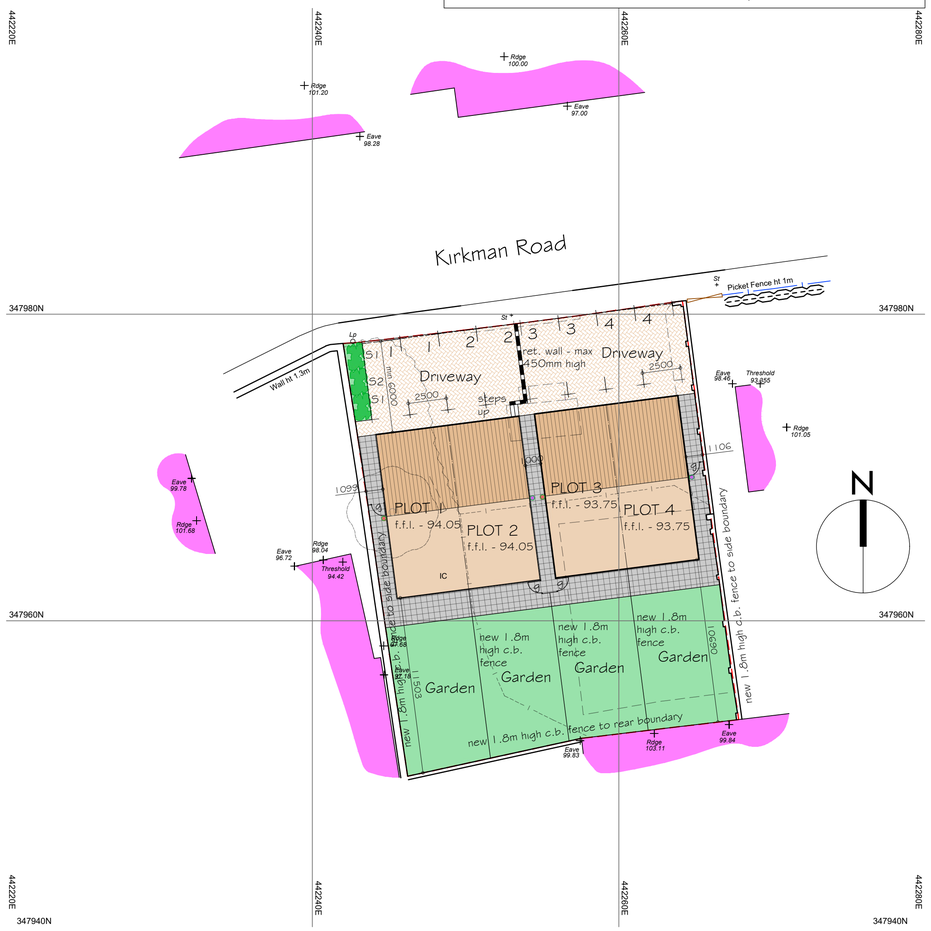


PROPOSED SITE BLOCK PLAN
SCALE 1:200

LANDSCAPING SPECIFICATION

PLANT SCHEDULE			
SPECIES	GIRTH	HEIGHT	POT SIZE
SHRUBS			
51 Choisya Ternata		40-60cm	3Ltr
52 Escallonia 'Donard Radiance'		40-60cm	3Ltr

KEY & NOTATION

Proposed Areas of Shrub Planting
Shrub areas to have minimum 450mm depth of good quality imported cultivated topsoil, free from bricks, large stones and other rubbish. Mycorrforce Transplanter shall be spread around the roots of each plant during planting at a rate specified by the supplier, Tel: English Woodlands Burrow Nursery 01435 862992.
All shrub areas shall have 75mm depth Melcourt Ornamental Bark Mulch, (or similar approved).
Individual shrub species to be planted in groups of 3-7
Hedgerow trees (56) 60 - 120cm whips planted in staggered rows (5no. plants per linear metre)

Grass Turf
To be good quality treated meadow turf, laid in staggered rows with joints butted up. Prepare 150mm clean topsoil free of builders rubbish and other objects over 15mm in size.

All planting and seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any plants or trees which within the period of five years from the completion of the development die, are removed or are seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species.

BAT & BIRD BOX LEGEND

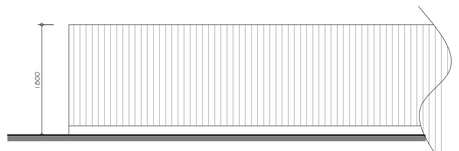
- Denotes integrated enclosed bat box (b) - https://www.linstockbrick.co.uk/kevington/eco-products/ mounted at 6m above ground on gable of house (2nr in total)

- Denotes integrated swift box - https://www.birdbrickhouses.co.uk/brick-nesting-boxes/nesting-boxes/ mounted at 6m above ground on gable of house (2nr in total)

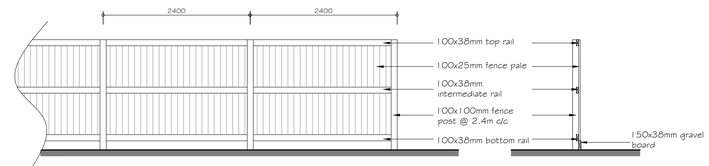
SITE PLAN LEGEND

- site boundary
- retaining wall
- cb - 1.8m high close boarded fence *all dividing fences between plots to be 1.8m high close boarded fencing
- marshalls tegular block paving
- pre cast concrete paving slabs
- turfed gardens
- existing tree planting to be removed
- proposed shrub planting

NOTE:
Party Wall Act:1996
Under the terms of the Party Wall Act, where excavations are dug within 3 metres of a neighbouring building and the formation level of the foundation is above, or below, the formation level of the aforesaid building, there is a duty to notify the building owner(s) and obtain their written consent at least 30 days before commencement of any excavations.
The Party Wall Act can be viewed at:
https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance



Front Elevation - 1.8m high close boarded fence
Scale 1:50



Rear Elevation - 1.8m high close boarded fence
Scale 1:50

1:50 1m 2m 3m 4m 5m
1:100 2m 4m 6m 8m 10m
1:200 5m 10m 15m 20m
1:500 10m 20m 30m 40m 50m

REVISIONS

A	26-01-21	parking amended
B	02-03-21	parking space width dim added
C	08-03-21	floor level, eaves & ridge of neighbouring properties added
D	08-03-21	bat & bird boxes added to drawing

PAUL GAUGHAN
BUILDING CONSULTANTS
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Web: www.paul-gaughan.co.uk

CLIENT
Great North Land Limited
Regent Centre, Bulman House, Great North Road, Gosforth, Newcastle, NE3 3LS

LOCATION
Land at:
Kirkman Road, Loscoe, Derbyshire, DE75 7LH

PROJECT
Proposed Residential Development

TITLE
Planning Drawing - Sheet 1 of 2
Proposed Site Block Plan

PAPER SIZE	SCALE	DATE
ISO A1 (594.00 x 841.00 MM)	1:50; 1:200	Oct 2020

DRAWING NUMBER	REVISION
DB/SJM/20/41/05	D

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