

*Electric charging point - to be Mode 3 with type 2 outlet socket to ensure continuous current demand of 16amps with max demand of 32amps

84 Condition 11 (i)
An integral bat roost to be created in the west gable at least 5m from the ground.

New 2m close boarded fence and 2 tandem parking spaces for no: 84. Fence to be taken across existing driveway

Condition 11 (ii)
Bird boxes located at least 3m from the ground, on the east gable.

Extent of Golpla (by Geosynthetics) cellular confinement system for drive / parking adjacent trees:
The design and construction techniques of special surfaces within tree root protection areas must meet the biological and environmental requirements of tree roots; the expected level and type of traffic; and be practicable in terms of time and resources required for construction. BS5837:2012 recommends that where the construction of a hard surface is required within the root protection area a "no dig" construction method is used where possible.

Condition 11 (iv) is for details of native species, which given the site is an established garden area, will primarily comprises grass to the lawned areas. Any remaining planting that was part of the existing garden (predominantly to the south) has been retained.

Provision for bird nesting and bat boxes will be provided on the gables of the proposed property and these are indicated above.

There are no opportunities to provide hedgehog tubes as the one stone boundary wall to the east is not in the client ownership.

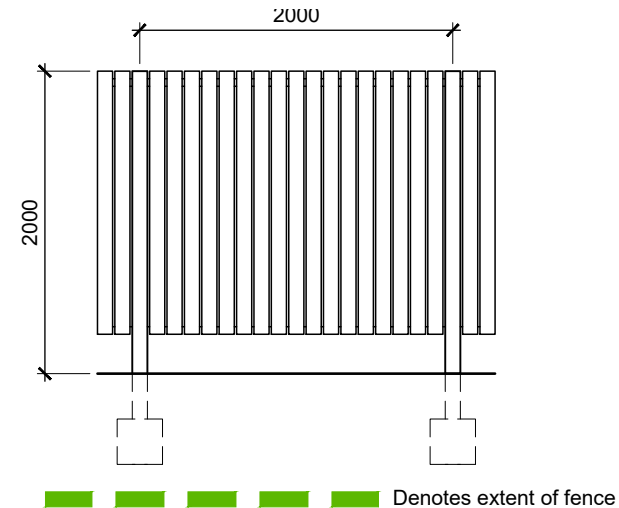
Condition 11 (iv)
GRASS and PLANTING SPECIFICATION:

- Imported topsoil
Grade: General purpose to BS 3882, reasonably free of stones and with no clods larger than 50 mm in any dimension.
- Compost for topsoil amelioration
Compost: Friable sanitized and stabilized compost in accordance with BSI PAS 100.
- Grass
Seed: Certified seed produced for the current growing season.
 - Certification: OECD Grass and legume seed scheme.
 Turf supplier: A member of the Turfgrass Growers Association.

Trees and shrubs
Standard: To BS 3936-1 or -4 or to the National Plant Specification. Condition: Sturdy, healthy and vigorous, of good shape and without elongated shoots.

Installation:
Timber edgings to boundary between gravel and grassed areas: Drive softwood pegs into ground at 1.2 m centres. Fix boards to pegs with galvanized nails.

Do not scale from this drawing. The contractor must check all dimensions on site before construction or manufacture of materials.



TIMBER FENCING SPECIFICATION:

- Close boarded fencing: To BS1722-5. Preservative treatment to wood decking, fencing and gates
- Standard: To Wood Protection Association (WPA) Commodity Specification C3.
- Nails: To BS 1202-1 or to BS EN 10230-1.
 - Material: Galvanized low carbon steel.
 - Shank (minimum): 3.5 mm.
 - Length: To penetrate 40 mm (minimum) into timber support.

Installation:

- Fencing
Standards: As product standards.
- Setting posts in post holes:
 - Posts: Set 600 mm (minimum) into hole.
 - Site mixed concrete surround: 1:3:5 cement: fine aggregate: coarse aggregate, medium workability.
 - Backfilling of holes not completely filled with concrete: Excavated material, well rammed and consolidated.
- Wood rails:
 - Length (minimum): Two bays, with joints in adjacent rails staggered.
 - Fixing (nailed rails): Nail each length of rail to each post with two galvanized nails.
- Site cutting of wood:
 - General: Keep to a minimum.
 - Below or within 150 mm of ground level: Cutting prohibited.
 - Preservative treatment of surfaces exposed by minor cutting and drilling: Two flood coats of solution recommended for the purpose by main treatment solution manufacturer.

A Extent of proposed fencing 01.02.24 indicated. Reference to condition 11 added.

Rev	Description	Date	By	App'd

Client
LEVERLANG DEVELOPMENTS Ltd

Project
**Proposed New House at:
84 Dalton Green Lane, Huddersfield**

Drawing title
Proposed Landscaping

Drawn by RH	Date JAN '24	App'd -
Drawing no AL 05	Project no 21-0147	Scale @ A3 1:200
		Rev A

PROPOSED LANDSCAPING PLAN
SCALE 1:200