



- ### Hardworks
- Application Boundary**
 - Proposed Building**
 - Existing Site Entrance**
Existing concrete entrance surface to be retained.
 - Proposed Drive**
Loose gravel to driveways, buff colour, 10-20mm Dia. Angular to minimise scatter.
To have Gritstone sett kerb with 50mm up stand, 150 x random length, 150mm deep. To be laid in a single row.
 - Paving to Paths**
Buff colour sandstone paving, 450mm width slabs with random lengths, 30mm thick. River finish with sawn edges laid on full sand/cement bed with 8mm (1/2mm) pointed joints to engineers specification.
 - Paving to Patios**
Buff colour sandstone paving, 600 x 600mm slabs, 30mm thick. River finish with sawn edges laid on full sand/cement bed with 8mm (1/2mm) pointed joints to engineers specification.
 - Proposed Track**
Loose gravel track, buff colour, 10-20mm Dia. Angular to minimise scatter. To have mown central strip

- ### Softworks
- Existing Trees**
Existing trees to be retained
 - Proposed Trees**
All trees to be planted in sufficient size pits with adequate drainage and irrigation.
All tree pits to be a minimum of 650 deep, Top 150mm of pits to be back filled with good quality topsoil to BS-3882. Back filled with good quality Sandy loam subsoil to assist with drainage. Bottom 150mm to be back filled with clean and washed pea gravel.
To have a 50mm perforated pipe to side of tree pit to connect into wider drainage strategy. See engineers details.
T1 - Acer campestre, RB, 6-8cm Girth - 11no.
T2 - Betula pendula, RB, 10-12cm Girth - 13no.
T3 - Castanea sativa, 8-10cm Girth - 2no.
T4 - Fagus sylvatica, RB, 10-12cm Girth - 1no.
T5 - Magnolia stellata, RB, 15 to 1.8m tall - 9no.
T6 - Prunus avium, 8-10cm Girth - 5no.
T7 - Quercus rober, RB, 10-12cm girth - 1no.
 - Proposed Hedges**
To be planted in sufficient hedge trench with adequate drainage and irrigation.
All hedge trenches to be a minimum of 450 deep, back filled with good quality topsoil to BS-3882. Bottom 150mm to be back filled with clean and washed pea gravel.
To have a 50mm perforated pipe to side of tree pit to connect into wider drainage strategy. See engineers details.
To be planted at 3 per L/m
1.2m High Native species hedge, BR.
• 15% Alnus glutinosa
• 25% Crataegus monogyna
• 25% Carpinus betulus
• 20% Corylus avellana
• 15% Prunus spinosa

Proposed Shrubs
All Shrubs to be planted in beds with sufficient depth, adequate drainage and irrigation.
Shrub beds should be dug to a minimum depth of 400mm and back filled with good quality topsoil to BS-3882.
Plants to be planted 150mm from edge of bed to allow for growth. Planted in appropriate densities to avoid over planting of beds. Beds to be topped with much fines to prevent weed growth and to provide additional nutrients.

Species	Density	Container Size
Anemranthe lessoniana	2/m2	P9
Astilbe chinensis	3/m2	C2
Azalea decidua	2/m2	C5
Cornus 'Midwinter Fire'	3/m2	C10
Delphinium elatum	2/m2	C2
Digitalis grandiflora	5/m2	P9
Echinacea purpurea	2/m2	C2
Erigeron karvinskianus	5/m2	C2
Festuca glauca	5/m2	C5
Hydrangea 'Vanilla Fraise'	3/m2	C10
Liriope muscari	3/m2	C3
Mahonia aquifolium 'Apollo'	3/m2	C5
Miscanthus sinensis	3/m2	C10
Ophiopogon planiscapus	2/m2	C5
Rhododendron 'Yakushimanum'	2/m2	C10
Salvia nemorosa	3/m2	C5
Verbena lollipop	5/m2	C10

- Proposed Meadow and Species Rich Grassland**
Areas to be seeded with wildflower and Grass seed mix, EM1/EM2.
- Proposed Managed Grass**

Site plan key

- Attenuation pond - surface water storage
- Permeable gravel surface
- Permeable paving
- Previous impermeable surface

General Notes

These plans have been prepared for submission to the local authority for town & country planning and/or building regulation purposes only and do not constitute full working drawings. Do not scale from this drawing.

Information noted on these plans or accompanying documents/details is not exhaustive, and the contractor to check with client as to any additional work not specifically noted or implied.

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Scale 1:200

0 2 4 6 8 10 Metres

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client Mr Ashley Rostron

project Former Industrial Site at Waddington

title Condition no. 17 Surface Water Drainage

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