

**VISIBILITY SPLAYS "X"**

12. Visibility splays must be retained in perpetuity.

**VISIBILITY SPLAYS**

13. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter.

**POLES/COLUMNS "X"**

14. Any pole or column materially affecting visibility must also be removed. A maximum of 1 No. pole or column is acceptable in each visibility splay. The cost of removing columns/poles is borne by the Applicant. No work shall commence on site until the visibility splays have been provided.

**HEDGES, ETC "X"**

15a. Any hedges/walls/fences/trees/shrubs etc (of any height) located in front of the visibility splays shall be removed.

**FENCE/WALL "X"**

15b. The line of any new fence or wall must be positioned behind the visibility splays. It is recommended that any new trees or shrubs be planted at least 1.0m back from the visibility splays to allow for future growth and some species will require additional set back.

**GATES / SECURITY BARRIERS "X"**

20. Entrance gates, where erected, should be sited at least 5 metres from the edge of the carriageway. Where this is not possible, they shall be sited so that when open they do not project over the footway, verge, or carriageway.

**DRIVEWAY WIDTH "X"**

22. Minimum width 3.2 m. Maximum - 5.0m

**SURFACE MATERIAL "X"**

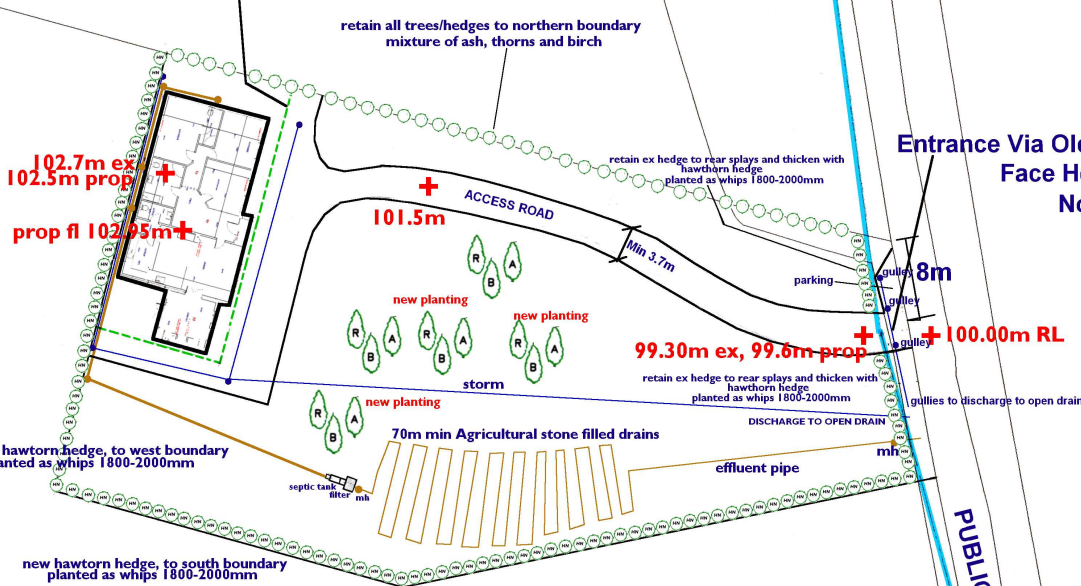
26. Entrances/lay-bys shall be surfaced in bitmac/asphalt between the edge of the public road and a point in line with the centre line of the existing hedge/fence/wall etc.

**SEPTIC TANKS**

28. Position of the septic tank to be shown. Drainage must not be discharged directly towards the public road or into any drain leading to the public road.

**2.4 X 80m Sightline to North**

**LINE OF PERMISSIBLE BUILDING**



**Entrance Via Old Gateway 8m from Northern Boundary  
Face Hedges along both Sightlines (Splays)  
No Hedge Removal Required**

**POST AND WIRE FENCE ALONG SOUTH AND WEST BOUNDARIES**

**LANDSCAPING SCHEDULE**

TREE CODE	SPECIES	COMMENTS
A	ALDER	WET SITES
B	BIRCH	WET SITES, EXPOSED SITES, SCREENING BUILDINGS
W	WILLOW	WET SITES
SP	SCOTS PINE	DRY SITES, SCREENING BUILDINGS, LOWLAND SITES
R	ROWAN	EXPOSED SITES, SCREENING BUILDINGS, LOWLAND SITES
H	HAZEL	SCREENING BUILDINGS, COSTAL SITES
HN	HAWTHORN	SCREENING BUILDINGS, LOWLAND SITES
B	BLACKTHORN	LOWLAND SITES, COSTAL SITES, UPLAND SITES
HY	HOLLY	WINTER SHELTER FOR WILDLIFE
BH	BEECH	LOWLAND SITES, COSTAL SITES, UPLAND SITES
HC	HORSE CHESTNUT	LOWLAND SITES, COSTAL SITES, UPLAND SITES
O	OAK	LOWLAND SITES, COSTAL SITES, UPLAND SITES
BP	BLACK PINE	LOWLAND SITES, COSTAL SITES, UPLAND SITES
SP	SITKA PINE	LOWLAND SITES, COSTAL SITES, UPLAND SITES

**2 X 70m Sightline to South**

**PLANTING**

All landscaping shall take place within the first available planting season after the commencement of the development. Any trees or shrubs which may be damaged or die within a period of 5 years from the date of planting shall be replaced by plants of similar species and size at the time of their removal. All landscaping shall take place within the first available planting season after the commencement of the development.

**BLOCK PLAN (1/500)**