

Visibility splays must be retained in perpetuity. Provide unobstructed sightlines of 45m in both directions direction from the proposed access 2.0m back from the road edge The area within the visibility splays is to be levelled between 150mm - 250mm above road level, soiled and sown in grass, kept free of all obstructions, shrubs and trees thereafter. Any pole or column materialy affecting the visibility must also be removed. A maximum of 1 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.

The gradient of the access shall be between 0 and 2% from the edge of the carriageway to the rear of the verge and gradient of the access shall not exceed 8% (1:12.5) for a distance of 5m from the rear of the verge. The driveway is to have a minimum width of 4.1m for a at least the first 10m and 3.7m thereafter up to dwelling.

Entrance gates / barriers, where erected should be sited at least 5m back from the edge of the carriagway from the road edge.

Any walls or fences must be located 200mm behind visibility splays. No work shall commence on site until the visibility splays have been provided.

Drainage shall be provided to prevent water from the access flowing onto the public road. Similarly the existing road drainage must be accommodated where appropriate and measures must be taken to prevent road surface water from flowing onto the

A sewage treatment plant is to be provided n.l.t. 15m from any dwelling with dicharge to existing watercourse.

All existing vegitation to be retained except that required to form sightlines. Trees and shrubs to be planted as shown. Any trees dying within 5 years of planting shall be replaced. Proposed planting is to take place during the first available planting season after commencement of the development. New hedgerows to be planted 500mm behind visibility splays. New hedgerows to be planted in double staggered row. 300mm between rowws and 350mm linear spacing

between individual plants in each row, with each species being evenly distributed throughout the overall length of the hedge. Only indigenous species of the following mix to be used: Crataegus monogyna (Hawthorn)

Ligustrum vulgare (Wild Privit) Lonicera periclymenum (Honeysuckle) Rosa canina (Dog Rose) Prunis spinosa (Blackthorn)

Hedgerow trees and specimen trees should be indigenous species taken from the following schedule. Betula pendula (Silver Birch) Sorbus aucuparia (Rowan)

Sorbus aria (Whitebeam) Alnus glutinosa (Alder) Prunus avium (Wild Cherry)

ROAD SPECIFICATION FOR A DOMESTIC ENTRANCE

Wearing Course 14mm size close graded wearing course macadam to compacted depth of 40mm. BS 4987:1993 (Part 1: Clause 7.3 Tables 23, 24 & 25, Category B Traffic).

20mm size dense basecourse macadam to a compacted

BS 4987: 1993 (Part 1: Clause 6.5. Tables 15 & 16).

65mm niminal size crushed rock to a minimum depth

Specification for Kerbing. 125mm x 225mm hydraulically pressed half batter kerb to BS 7263 400mm x 150mm grade C7.5/40 concrete kerb base to BS 5328 Backed with grade C7.5/40 concrete to BS 5328.

