



NEW ACCESS ROAD CONSTRUCTED TO ADOPTABLE STANDARDS COMPRISING 5.5M CARRIAGEWAY WITH TWO 1.8M WIDE FOOTWAYS. TURNING HEAD PROVIDED FOR REFUSE VEHICLES ETC.

LANDSCAPING DETAILS CONTROLLED BY CONDITION

SOAKAWAYS LAID AND APPROVED BY CCC BUILDING CONTROL SECTION

NATIVE DECIDUOUS TREES PLANTED WITHIN INDIVIDUAL CURTILAGES

ROAD AND DRIVEWAY SURFACE WATER

PERMEABLE HARD SURFACING WHICH ALLOWS WATER TO SOAK THROUGH OR AROUND THE EDGES I.E POROUS ASPHALT (OPEN VOIDS), OR POROUS CONCRETE OR CLAY BLOCK PERMEABLE PAVING.

ROAD AND DRIVEWAYS :-
80MM THICK FORMPAVE POROUS PAVING LAID IN HERRINGBONE PATTERN
50MM THICK 2 - 6MM CLEAN STONE AGGREGATE LAYING COURSE
100MM THICK 20 - 5MM UPPER SUB-BASE STONE
250MM THICK 63 - 10MM LOWER SUB-BASE STONE
INCLUDE GEOTEXTILE MEMBRANE

PAVEMENT :-
60MM THICK FORMPAVE POROUS PAVING LAID IN HERRINGBONE PATTERN
50MM THICK 2 - 6MM CLEAN STONE AGGREGATE LAYING COURSE
200MM THICK 20 - 5MM SUB-BASE STONE
INCLUDE GEOTEXTILE MEMBRANE

ALTERNATIVELY USE LAFARGE "ULTIDRIVE" OR TARMACDRY ASPHALT POROUS PAVING SURFACE LAID IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

MIN. 2 NO. (2600 X 5000 MM) CAR PARKING SPACE FOR EACH DWELLING

SUDS DRAINAGE FIELD

VERTICAL 1800mm & 1200mm HIGH TANALISED TIMBER BOARD FENCING TO DELINEATE INDIVIDUAL CURTILAGES

ADEQUATE REAR AMENITY SPACE PROVIDED

18 NO. SPACE COMMUNITY CAR PARK PROVIDED BY DEVELOPER

2.4 "x" DISTANCE MINIMUM 59 METRE "y" DISTANCE VISIBILITY ACHIEVED IN BOTH DIRECTIONS.

NEW 600MM HIGH STONE WALL ALONG FRONT BOUNDARY

NEW 2000MM WIDE PEDESTRIAN FOOTWAY PROVIDED ALONG FRONT OF SITE

6 NO. BUNGALOW
65 SQ.M FOOTPRINT
2 BEDROOM

9 NO. BUNGALOW
141 SQ.M FOOTPRINT
3 BEDROOM

4 NO. BUNGALOW
99 SQ.M FOOTPRINT
2 BEDROOM

7 NO. BUNGALOW
100 SQ.M FOOTPRINT
3 BEDROOM



PRE-APPLICATION CONSULTATION (PAC)

PROPOSED RESIDENTIAL DEVELOPMENT & COMMUNITY CAR PARK LAND OPPOSITE CWMIFOR HALL, CWMIFOR, MANORDEILO, CARMS. SA19 7AL

SCALE : 1 : 500, 2500 @ A2

DRAWING NO: AT/OO78 DRAFT 2018