SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topsoiling
Subsoil that is to receive topsoil shall, whether obviously overcompacted or not, be thoroughly broken up by hand, by heavy rotavator, by subsoiler or tined equipment with adequate passes made to thoroughly break up the material to a depth of 150mm, cleared of all large stones or bricks, perennial weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoil grading
Subsoil shall be graded after loosening as above, and this shall be undertaken by tie use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

Making up levels
Where subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to receive topsoil. Imported fill material shall be natural subsoil free from metal, concrete or organic material with any one dimension greater than 100mm. All imported fill material shall be approved by the landscape Architect prior to spreading on site.

Supply of topsoil
Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before delivery commences. Topsoil shall conform to BS 3882: 1994 Specification and shall be a uniform composition throughout all lights to medium texture, and be free of stony with stones not exceeding 50mm in any dimension. The soil shall be free of weeds, roots or perennial weeds, pests, diseases, debris, tree roots, subsoil and foreign matter and shall be capable of being broken down to a fine tilth.

Temporary topsoil heaps
The depositing of temporary heaps of topsoil shall be so arranged that possible damage to existing trees, plants, landscape, planting etc is avoided. Where heaps are to remain for any length of time, they shall be adequately protected against weed growth. Such protection shall take the form of temporary plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas encroached to receive topsoil but have not had the base loosened shall not be used as temporary off loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permissible.

Spreading topsoil
Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 450mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm. Where turf is to be laid, the topsoil shall be rolled the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by the Landscape Architect.

PLANTING

Mulching
A 75mm compacted layer of medium grade pulverised bark, with a particle of not more than 100mm and containing no more than 10% fines, shall be spread in layer covering the whole of the bed, or in the case of Standard trees shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. This is to be maintained up until the sale of the house.

Rejection of plants
Any plant material, which in the opinion of the Landscape Architect, does not meet the specification, shall be rejected and shall be removed from the site or otherwise in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants so rejected at his own cost.

Planting
All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or containerised grown plants may be planted outside the described seasons, but adequate watering shall be supplied. Torn or damaged roots and branches shall be cleanly pruned prior to planting.

Planting of whips, transplants and shrubs
The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428: 1989 para 8.5.1.1. All plants shall be planted to the same depth, or very slightly deeper, as they were grown. Roots shall be set out evenly and spread fully in the planting holes. Plants shall be upright, firmed in and wind resistant, with no air pockets around roots. Ties and root wrappings shall be carefully removed prior to planting. All pots and wrappings shall be removed from the site and stored ready for removal to tip. Plants shall be planted at the specified centres. On steep slopes this shall be in the horizontal measure.

Tree planting
Trees shall be planted in tree pits of the following sizes unless directed otherwise:

Feathered trees 800 x 800 x 600
Standards 1000 x 1000 x 600
Extra heavy standards 1200 x 1200 x 600

Excavated subsoil or stone shall be carted off site to tip. The bottom 200mm of the pit shall be dug and broken up. Backfill shall be imported topsoil as specified unless directed otherwise.

Compost for planting pits
Compost shall be a proprietary product, bark based incorporating fertilizers and improving additives. The type of compost shall be submitted to the Landscape Architect for approval before the product shall be purchased. Certified planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill at the following rates:

Feathered trees - 1 bag: 80 litres
Standards - 1.5 bags: 120 litres
Extra heavy standards - 2 bags: 160 litre

Stakes for trees
Stakes shall be peeled round pressure treated softwood, pointed on minimum diameter 75mm. The stakes shall be driven into the base of the pit prior to placing the tree and backfilling. Stakes shall in general have a clear height above the finished ground level as follows unless directed otherwise:

Feathered trees - 750mm (one tie)
Selected standards - 1000mm (2 stakes, one tie each)
Extra heavy standards - 1200mm (2 stakes, one tie each)

The stake shall be long enough to drive until they hold the tree firmly without holding.

Tree ties
Ties shall be approved nylon type with cushioned spacer such as Toma, or other equal and approved. Nails shall be flat headed galvanised and shall hold the ties securely into the stake. The strap shall not be overtight on the tree stem. Ties available from J Toma Limited, Windsor Street, Headstone, Ashford, Kent. TN27 9SH.

Watering of trees
The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out and the topsoil, or compost/topsoil mixture backfilled. Backfilling shall be tamped to ensure close contact between roots and soil, by shaking soil between roots and by firming in layers. The soil shall be left level and slightly saucer shaped. Bricks or stones over 50mm in size, collected and carted off site.

GRASS SEEDING AND MAINTENANCE

Soil Preparation and Cultivation
Final grading of topsoil shall be agreed by the Landscape Architect before cultivation and seeding. All areas to be seeded shall be cultivated to 100mm depth and all weeds, stones and refuse larger than 50mm shall be removed to tip. Cultivated soil shall be rolled and raked to produce a fine 25mm tilth. Where the soil is compacted, additional cultivation work is not possible. Seeded areas must immediately follow the preparation of the seed bed.

Seeding
Sowing shall be carried out during calm weather. All sowing is at the contractor's own risk and any areas where germination fails shall be re-seeded at the contractor's own expense. The operation should be carried out in equal coverings and transverse directions and the seed shall be raked or harrowed in. Sowing shall be at the rate of 20 grammes per sq.m.

Seed Mix
Grass seed shall be of the composition, purity and germination as specified in BS-4428: 1989 Section 5.5. Certificates of purchase shall be provided for all deliveries prior to the sowing of grass seed stating source, mixture, purity and germination percentage.

Alternative mixtures of the above species may only be used if approved by the Landscape Architect.

Protection of Newly Seeded Areas
All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross the grass areas during cultivation, seeding or until grass is established. Where obvious "desire lines" occur, temporary fencing shall be erected on approved temporary fence on as to safeguard the maintenance period or until such time as it is no longer necessary, or as directed.

First Cut
When the grass is 100mm high it shall be cut down to 50mm so as to avoid root pulling. If the grass has been allowed to grow any longer than 100mm, then the cuttings shall be raked off and taken off site.

Subsequent Cuts
Thereafter, when directed the grass shall be cut with a flail type mower, until the end of the maintenance period, or longer if so directed. The grass shall be cut on a regular basis if so directed.

Making Good
Any defects such as shrinkage, ponding, sparse germination or disease shall be made good and re-covered all as above.

PLAN DISPLAYED AT COMMITTEE
Date 24/8/00

PLANT SCHEDULE

Qty	botanic/latin name	form	ht/girth min size	spread min size	root/pot/cont	density
TREES (All Grades As Trained, a 15cm minimum Girth Is Required)						
ACP	Acer platanoides 'Crimson King'	Std	16-18	Min 400	RB	-
CAT	Carpinus betulus 'Fastigiata'	Std	16-18	Min 400	RB	-
CEO	Cercis siliquastrum 'Forest Pansy'	Std	16-18	Min 400	RB	-
MAW	Malus 'Golden Hornet'	Std	16-18	Min 400	RB	-
MUD	Malus 'Jobs Coleroy'	Std	16-18	Min 400	RB	-
PIA	Pinus arizonica	Std	16-18	Min 400	RB	-
PIP	Pinus pinaster	Std	16-18	Min 400	RB	-
PIS	Pinus sylvestris	Std	16-18	Min 400	RB	-
SAS	Sorbus aucuparia 'Sheerwater	Std	16-18	Min 400	RB	-
SOR	Sorbus 'Joseph Rock'	Std	16-18	Min 400	RB	-
SUM	Sorbus commixta	Std	16-18	Min 400	RB	-
SHRUBS						
AJO	Aucuba japonica 'Variegata'	-	-	40-60	10 Ltr	3
BUX	Berberis thunbergii 'Atropurpurea'	-	-	40-60	10 Ltr	3
CAS	Camellia sasanqua 'Crimson Queen'	-	-	40-60	5L	3
CHO	Choisya 'White Dazzler'	-	-	40-60	10 Ltr	3
CAB	Ceanothus 'Autumnal Blue'	-	-	40-60	5L	3
CEA	Ceanothus 'Autumnal Blue'	-	-	40-60	5L	3
COT	Cotinus coggygria 'Royal Purple'	-	-	60-80	10 Ltr	3
COW	Cotoneaster 'Cornubia'	-	-	60-80	5L	3
EUE	Euonymus 'Emerald Gaiety'	-	-	40-60	5L	3
EUL	Elaeagnus ebbingei 'Limelight'	-	-	40-60	5L	3
EUP	Euonymus fortunei 'Emerald 'n' Gold'	-	-	40-60	5L	3
EUS	Euonymus fortunei 'Silver Queen'	-	-	60-80	5L	3
FAT	Fatsia japonica	-	-	60-80	5L	3
GLI	Griselinia littoralis 'Dixons Cream'	-	-	60-80	5L	3
HYP	Hypericum hidcote	-	-	60-80	5 Ltr	3
HEM	Hebe 'Mrs Winder'	-	-	40-60	3L	3
HEP	Hebe pinguifolia 'pagei'	-	-	60-80	5 Ltr	3
HEA	Hydrangea arborescens 'Annabel'	-	-	60-80	5L	3
IPA	Ilex aquifolium 'pyramidalis fructu	-	-	80-100	10L	3
JAP	Kerria japonica 'Pleniflora'	-	-	60-80	10 Ltr	3
LAV	Lavandula angustifolia 'Vera'	-	-	30-40	3 Ltr	3
LMB	Lonicera nitida 'Baggesen's Gold'	-	-	60-80	5L	3
LNI	Lonicera nitida	-	-	60-80	5L	3
LPC	Laurocerasus 'Otto Luyken'	-	-	60-80	5L	3
PCR	Prunus laurocerasus 'Cherry Bravo'	-	-	40-60	5 Ltr	3
PCZ	Prunus laurocerasus 'Zabeliana'	-	-	40-60	5L	3
PEJ	Pieris japonica 'Forest Flame'	-	-	60-80	5L	3
PHO	Philadelphus 'Belle Etoile'	-	-	60-80	5 Ltr	3
PJM	Rhododendron pjm'Elite'	-	-	40-60	3 Ltr	3
RUB	Rubus 'Benenden'	-	-	40-60	3L	3
SKR	Skimmia rubella	-	-	30-40	3L	3
SOC	Sorbothamnus x pinardii 'Hillcrest	-	-	40-60	5L	3
NATIVE TREE/SHRUB MIX						
	Salix caprea 20%	Trip	1+1	60-80	B	-
	Corylus avellana 20%	Trip	1+1	60-80	B	-
	Crataegus monogyna 20%	Trip	1+1	60-80	B	-
	Fraxinus excelsior 10%	Trip	1+1	60-80	B	-
	Ilex aquifolium 5%	Trip	1+1	60-80	B	-
	Prunus avium 10%	Trip	1+1	60-80	B	-
	Quercus robur 10%	Trip	1+1	60-80	B	-
	Quercus robur 5%	Trip	1+1	60-80	B	-
	Sorbus aucuparia 10%	Trip	1+1	60-80	B	-
NATIVE SHRUB MIX						
	Corylus avellana	Trip	1+1	60-80	B	-
	Crataegus monogyna 30%	Trip	1+1	60-80	B	-
	Ilex aquifolium 5%	Trip	1+1	60-80	B	-
	Prunus spinosa	Trip	1+1	60-80	B	-
	Rosa arvensis	Trip	1+1	60-80	B	-
	Rosa canina 5%	Trip	1+1	60-80	B	-
	Viburnum opulus 5%	Trip	1+1	60-80	B	-

Prtd: Prefabricated B:Bare rooted Trip:Transplanted

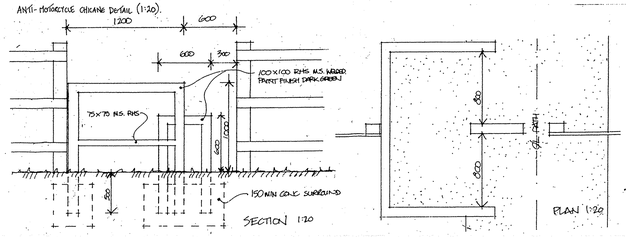
NOTES

PROTECTION TO EXISTING TREES

1. The recommendations in BS 5837 (1991) *Trees in Relation to Construction* must be complied with at all times.
2. No pruning, lopping, felling or severance of roots is to take place without prior consent of the local authority.
3. Any work to the existing trees is to be carried out by a qualified tree surgeon.
4. Chestnut or chain link fencing 1600mm high complying with BS 5837 (1991) shall be erected to surround the FULL EXTENT OF THE TREE CANOPIES. This must be approved prior to site works commencing.
5. Under no circumstances must any materials be stored under the canopy of existing trees, and no cement, diesel or oil stored near to them.
6. No vehicles should pass under the canopy of exiting trees.
7. No fires should be lit in close proximity to existing trees.
8. No ropes, cables, services, or notice boards shall be fixed to existing trees.
9. Under no circumstances should the levels around existing trees be either raised or reduced.
10. Scaffolding may only be erected within protected areas if it is done so in accordance with BS 5837.
11. Any excavations under existing tree canopy spreads shall be done by hand.

REMOVE DEAD/DISEASED WOOD FROM THE TREES WITHIN EXISTING WOODLAND (ALONG EDGE OF DEVELOPMENT). EXISTING DEADWOOD ON THE GROUND IS TO BE RETAINED.

ANTI-MOTORCYCLE CHICANE DETAIL (1:20).



REMOVE SCRUB TO ALLOW DEVELOPMENT OF TREES REMOVE ANY DEAD OR DISEASED WOOD IN EXISTING TREES.

EXISTING HEDGE TO BE RETAINED, PRUNED AND DEADWOODED

Rev	Amendments	Date	By
A	AMENDS TO LA COMMENTS. AMENDS TO LAYOUT	Aug 00	BB
B			

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TREVOR BRIDGE associates
Landscape Architecture
Urban Design
Environmental Planning
7-9 St Michaels Square
Ashton-under-Lyne
Lancs OL6 6LF
Tel: 0161-308 3765
Fax: 0161-343 3513
Email: info@tbridges.co.uk

Project: **WHITEFIELD LANE, HUYTON**

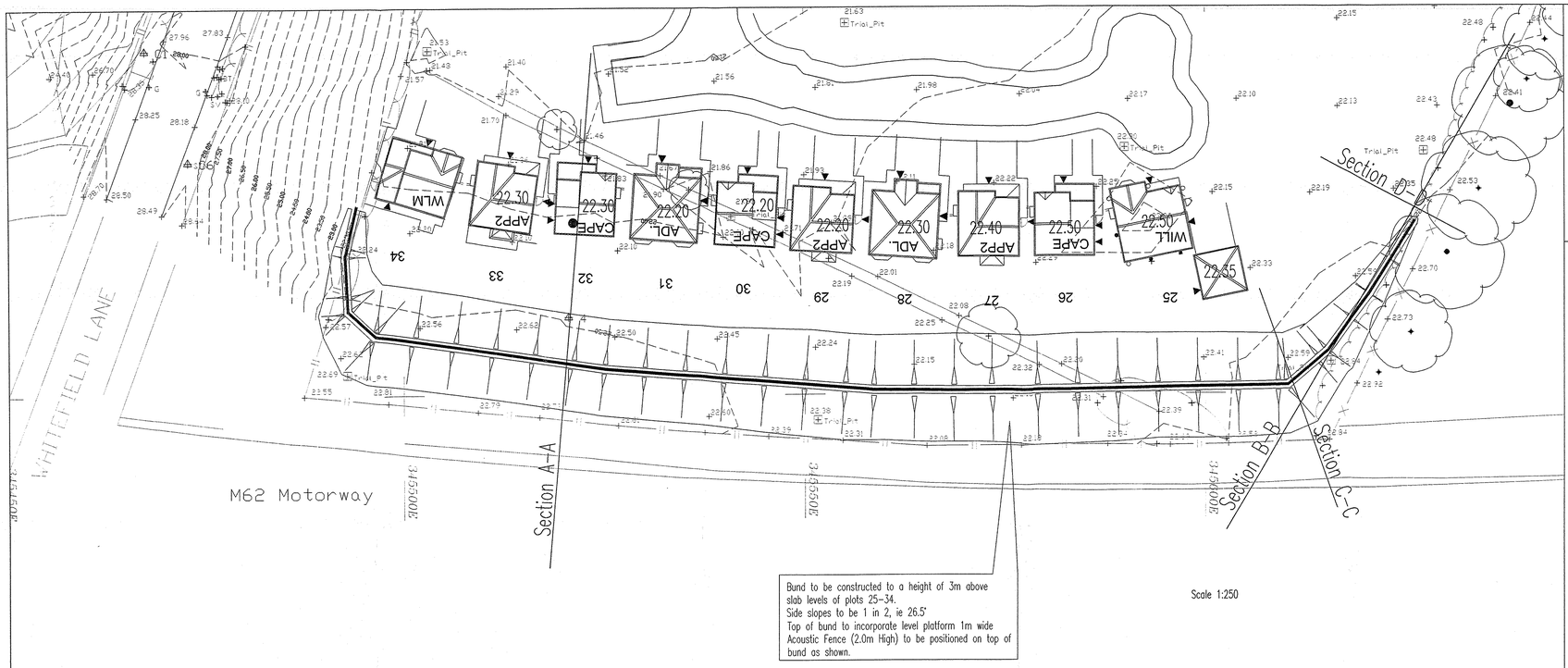
MORRIS HOMES LIMITED

Title: **LANDSCAPE PROPOSALS**

Date	Scale @	Drawing Number	Revision
Aug 00	1:200	1672.03	B
Drawn: JL	Checked:		

KEY

- EXISTING TREES TO BE RETAINED. REFER TO TREE PROTECTION NOTES
- EXISTING HEDGES TO BE RETAINED. REFER TO TREE PROTECTION NOTES
- PROPOSED TREE PLANTING
- PROPOSED NATIVE AND TREE/SHRUB PLANTING. ALL AREAS TO BE FENCED OFF WITH 1.2M HIGH CHESTPALE FENCING WHILST IT ESTABLISHES.
- PROPOSED NATIVE SHRUB PLANTING. ALL AREAS TO BE FENCED OFF WITH 1.2M HIGH CHESTPALE FENCING WHILST IT ESTABLISHES.
- PROPOSED SHRUBS
- GRASS

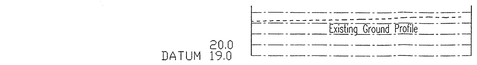


Bund to be constructed to a height of 3m above slab levels of plots 25-34.
Side slopes to be 1 in 2, ie 26.5°
Top of bund to incorporate level platform 1m wide Acoustic Fence (2.0m High) to be positioned on top of bund as shown.

Scale 1:250

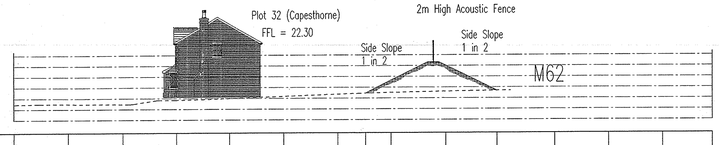
No. 00/00374/FUL
Received 19 JUL 2000
Registered 26 JUN 2000

Scale 1:200 Vertical & Horizontal



CHAINAGE	0.000	5.000	10.000	15.000	20.391
SURVEY LEVEL	22.163	22.261	22.328 22.372	22.547 22.593	22.537 22.569

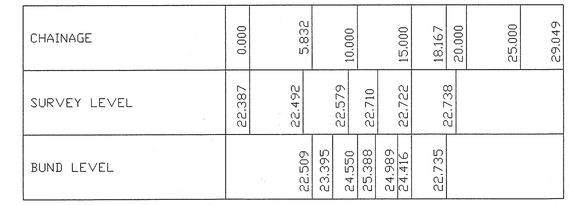
Section D - D



CHAINAGE	0.000	5.000	10.000	15.000	20.000	25.000	30.000	32.600	35.000	40.000	44.683	50.000	55.000	60.000	64.606
BUND LEVEL								22.459	23.651	25.333	24.706 22.681				
SURVEY LEVEL	21.436	21.494	21.484	21.464 21.499	21.835	21.838	21.901	21.994	22.180	22.365	22.436	22.514	22.610	22.654	22.685	22.695

Section A - A

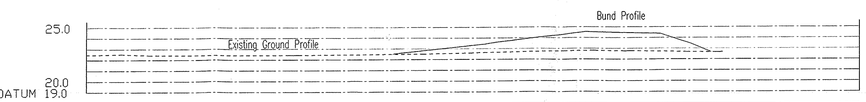
Scale 1:200 Vertical & Horizontal



CHAINAGE	0.000	5.832	10.000	15.000	18.167	20.000	25.000	29.049
SURVEY LEVEL	22.387	22.492	22.579	22.710	22.722	22.738		
BUND LEVEL		22.509	23.395	24.550	25.388	24.989	24.416	22.735

Section C - C

Scale 1:200 Vertical & Horizontal



CHAINAGE	0.000	5.000	10.000	15.000	20.000	25.000	27.990	30.000	35.000	40.000	45.000	50.000	55.000	57.757	58.835	60.000	65.000	70.000	71.524
SURVEY LEVEL	22.466	22.534 22.458	22.424	22.424	22.424	22.462		22.500 22.509	22.582	22.637	22.697	22.779	22.805	22.780	22.690	22.677			
BUND LEVEL							22.485	22.641 22.782 22.918	23.232	23.607	23.930	24.399	24.551	24.501	24.460	24.404	23.452	22.656	

Section B - B

Scale 1:200 Vertical & Horizontal

Received 24/8/00

Rev	Date	Amendment	Init
A	18.July.2000	Additional Sections shown at LA request	KRW

MORRIS HOMES
Morris Homes Limited.
Morland House, 6 The Parks,
Newton-le-Willows,
Merseyside WA12 0JQ
Tel: (01942) 272020
Fax: (01942) 725970

Job. Title: Whitefield Lane Huyton

Drg. Title: Bund Details

date	drawn	checked	scale	drg.no	rev
21.June.2000	K.R.Walker		As Shown	WL_E_BD01	A

PLAN DISPLAYED
AT COMMITTEE
Date 24/8/00

PLICATION No. 00/00374/FUL
TE RECEIVED 26 JUN 2000
TE VALID 26 JUN 2000

N

24.67m
24.3m
L Twr
CRONTON ROAD
Cymru
Meadow Villa
Rose Cottage
H1
H2
W1
W2
T1
BARDLEY CRES
WHITEFIELD LANE
RIBCHESTER WAY
ROSCOE CLOSE
Plantation
Roscoe's Wood
Pond
Overflow from septic tank
Note :
Grid and levels related to OS

No dimension to be scaled from this drawing
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Date	Rev

TREVOR BRIDGE
associates

Landscape Architecture
Urban Design
Environmental Planning

7-9 St Michael's Square
Ashton-under-Lyne
Lancs OL6 6LF

Tel: 0161-308 3765
Fax: 0161-343-3513
E-mail: info@tbridgea.co.uk

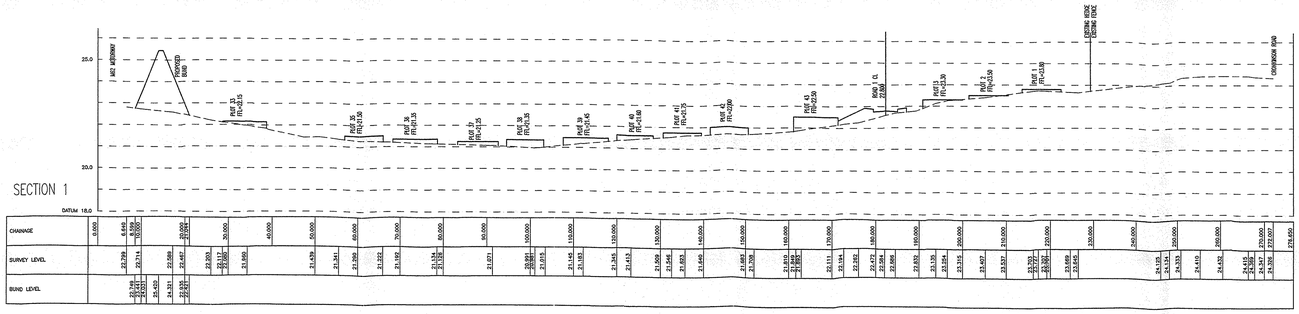
Project
WHITEFIELD LANE

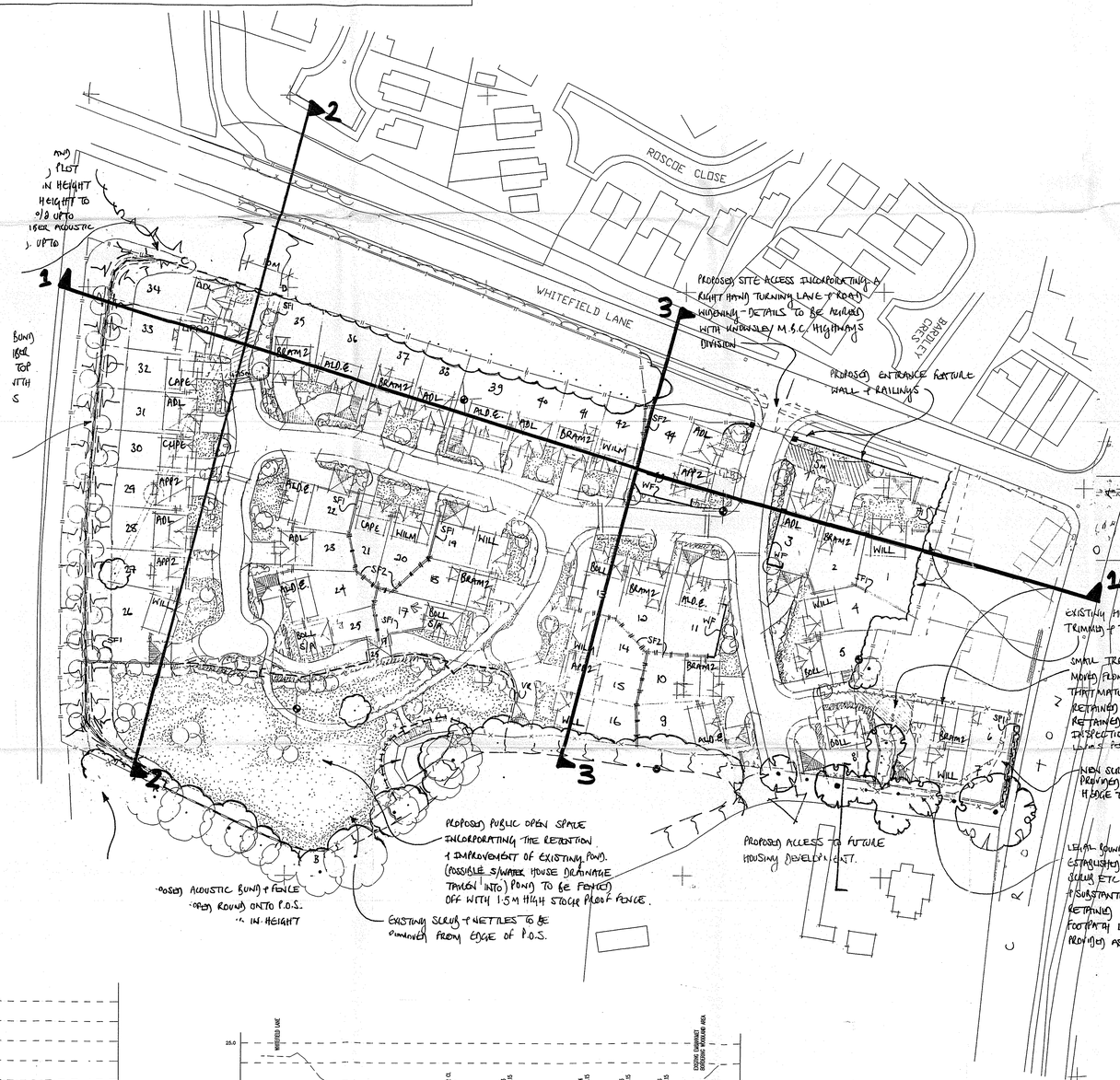
HUYTON

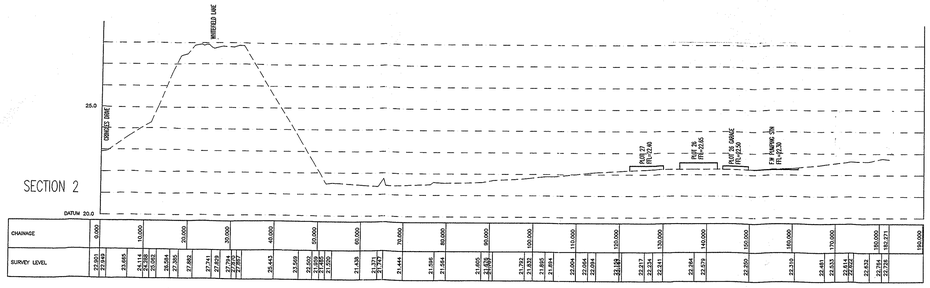
Title
TREE SURVEY

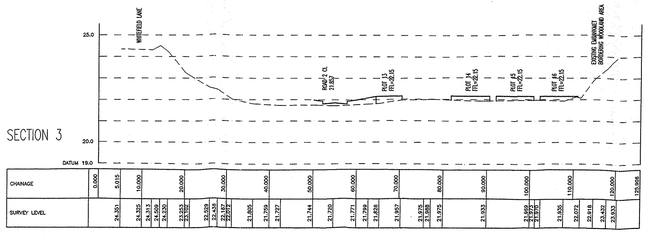
MORRIS HOMES LIMITED

Date	Scale(s)	Dwg no	Rev
MAR 00	1:500	1572.01	
Dwn / Chkd			









SPECIAL NOTE: VERTICAL SCALE TO SECTIONS EXAGGERATED TO AID CLARITY.
HORIZONTAL SCALE = 1:500
VERTICAL SCALE = 1:100

Knowsley M.B.C.
Planning & Development Dept
- 7 AUG 2000
Planning Services Division

APPLICATION NO. 00/00314/FUL
DATE RECEIVED - 7 AUG 2000
DATE ISSUED 26 JUN 2000

Rev	Date	Amendment	Init

MORRIS HOMES

Morris Homes Limited.
Morland House, 18 The Parks,
Newton-le-Willows,
Merseyside WA12 0JQ
Tel: (01942) 272020
Fax: (01942) 725970

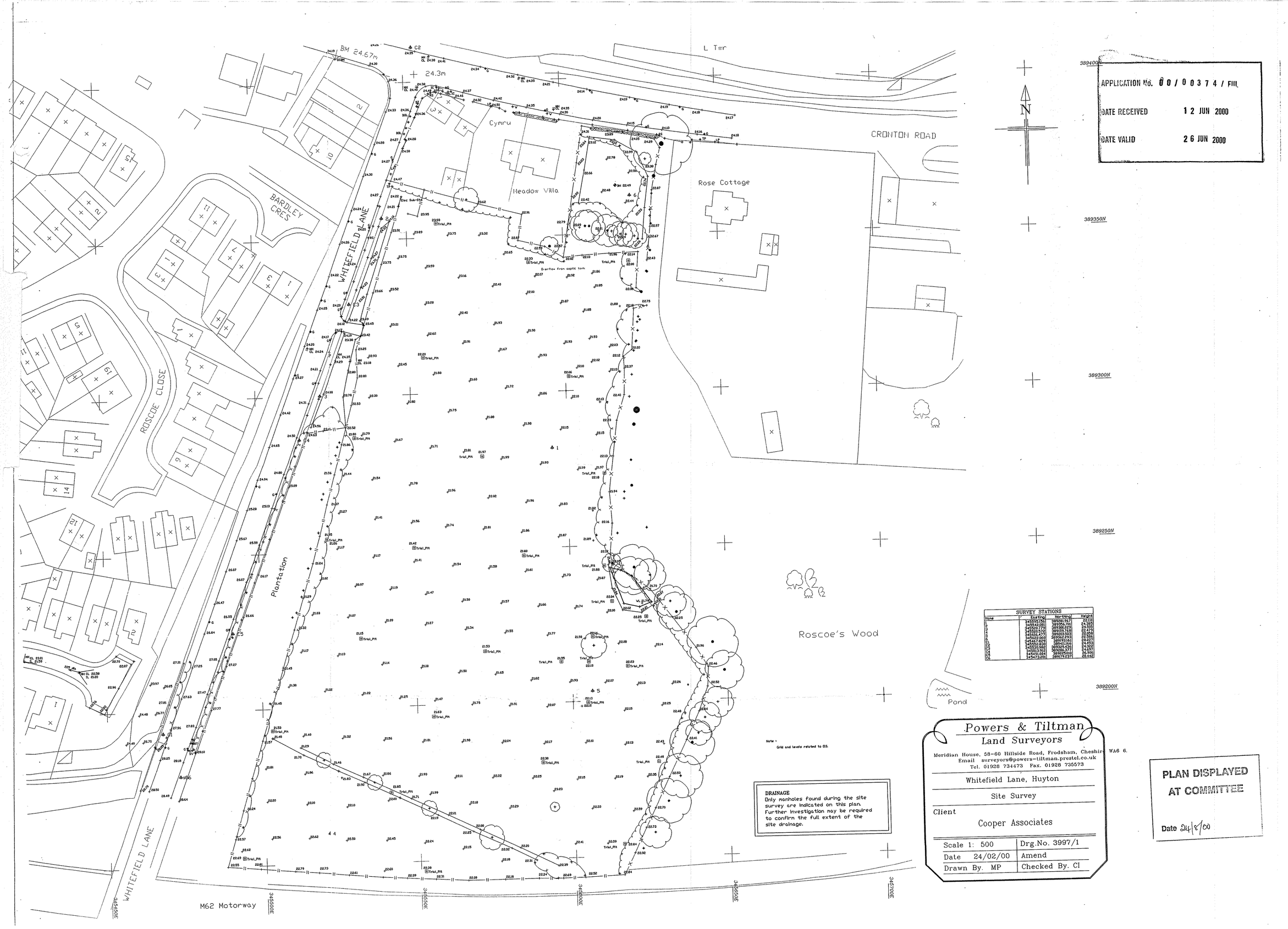
Job. Title: Whitefield Lane, Huyton.

PLAN DISPLAYED AT COMMITTEE

Drg. Title: Site Sections.

Date 24/8/00

date	drawn	checked	scale	drg.no	rev
04.Aug.2000	K.B.Walker		1:500 H 1:100 V	HB94_E_LS01	



APPLICATION No. 00/00374/FUL

DATE RECEIVED 12 JUN 2000

DATE VALID 26 JUN 2000

SURVEY STATIONS

Name	Easting	Northing	Height
1	345595.156	389281.967	22.110
2	345542.081	389356.701	24.205
3	345520.779	389300.829	24.505
4	345520.572	389159.768	22.479
5	345566.477	389201.503	22.258
6	345622.066	389362.293	22.586
7	345467.829	389193.161	22.827
8	345552.820	389141.164	24.492
9	345535.982	389329.436	24.325
10	345513.912	389286.577	24.697
11	345491.084	389225.010	26.906
12	345473.201	389179.237	28.442

Note :
Grid and levels related to O.S.

DRAINAGE
Only manholes found during the site survey are indicated on this plan. Further investigation may be required to confirm the full extent of the site drainage.

Powers & Tiltman
Land Surveyors
Meridian House, 58-60 Hillside Road, Frodsham, Cheshire WA6 6.
Email surveyors@powers-tiltman.prestel.co.uk
Tel. 01928 734473 Fax. 01928 735573

Whitefield Lane, Huyton

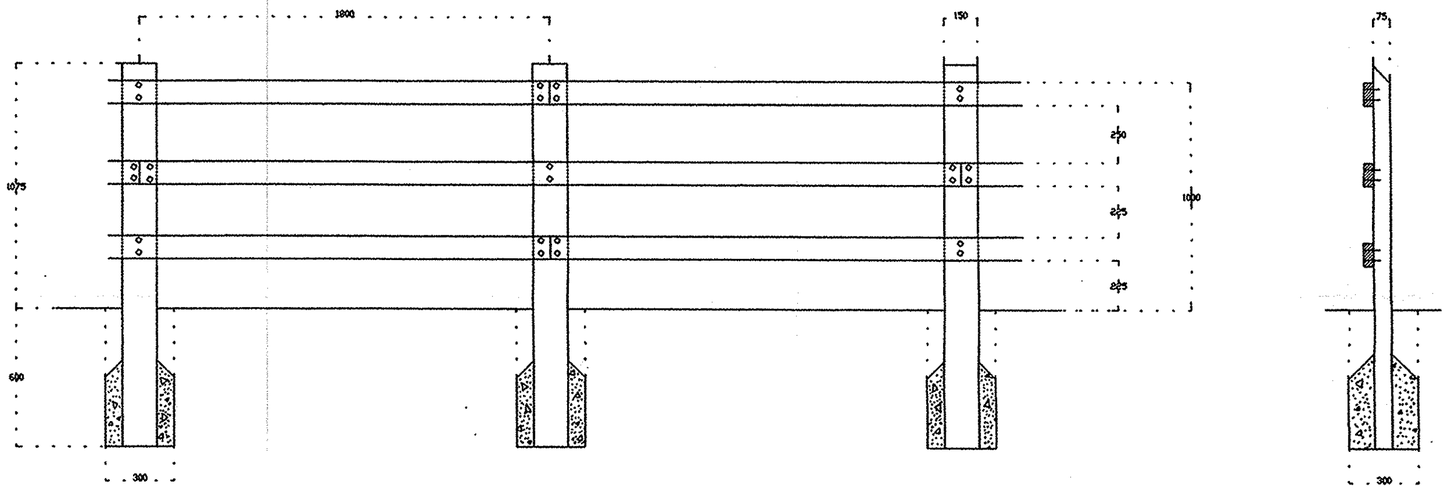
Site Survey

Client
Cooper Associates

Scale 1: 500	Drg.No. 3997/1
Date 24/02/00	Amend
Drawn By. MP	Checked By. CI

PLAN DISPLAYED AT COMMITTEE

Date 24/8/00



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NOTES

1. ALL TIMBER IS TO BE APPROVED SOFTWOOD SAWN OR BORED AS SPECIFIED PRIOR TO BEING TREATED.

2. PRESERVATIVE TO BE COPPER / CHROME / ARSENIC. WATER BORNE TYPE TO B.S.4072 TO BE PRESSURE IMPREGNATED IN ACCORDANCE WITH B.S.5589 (1978) SECTION 6, TABLE 10, TO GIVE 40 YEARS LIFE FOR TIMBER IN CONTACT WITH THE GROUND.

3. ALL NAILS SHALL BE 100 X 5 ROUND WIRE, GALVANISED TO B.S.729.

4. POSTS SHALL BE 75 X 150 X 1675 AT A MAXIMUM OF 1800 CENTRES, WITH 50 WEATHERED TOP, SET VERTICALLY 600 IN GROUND MINIMUM HOLE 300 X 300 HALF FILLED WITH 1:10 CONCRETE AND RAMMED. WHEN HARD, BACKFILL REMAINDER WITH SOIL AND RAM.

5. RAILS SHALL BE 38 X 100, BUTT JOINTED ON CENTRE LINE OF POST, JOINTS STAGGERED AS SHOWN. TWO 100 NAILS PER STATION DRIVEN ON THE SKEW. NO END SPLITS SHALL BE PERMITTED.

6. FENCE SHALL BE ERECTED TRUE TO LINE AND THE LEVEL SHALL FOLLOW THE PROFILE OF THE GROUND.

7. END POSTS SHALL BE 150 X 150 X 1675 WHERE DIRECTED AND RAILS SHALL EITHER BE MORTICED OR LET IN FLUSH TO FACE, AS DIRECTED.

8. WEATHERED TOPS TO POSTS SHALL BE CUT ACCURATELY AND NEATLY, FREE FROM SPLITS, ROUGHNESS AND SPLINTERD EDGES. CHAIN SAWS SHALL NOT BE USED.

No dimension to be scaled from this drawing
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Date	Rev

TREVOR BRIDGE
associates

Landscape Architecture
Urban Design
Environmental Planning

7-9 St Michael's Square
Ashton-under-Lyne
Lancs OL6 6LF

Tel: 0161-308 3765
Fax: 0161-343-3513
E-mail: info@tbridgea.co.uk

Project
STANDARD DETAIL

Title
3 RAIL FENCE

Date	Scale(s)	Dwg no	Rev
APR 00	1:20	TBA 1	

Dwn	Chkd
AG	

AMENDED

PROPOSED TRAFFIC CALMING FEATURE TO SOUTHERN SIDE OF EXISTING BRIDGE OVER THE M62 - DETAILS TO BE AGREED WITH KNOWSLEY M.B.C. HIGHWAYS DIVISION

PROPOSED ACOUSTIC FENCE AND BUND TO BE LAPPED AROUND PLOT 34 WITH BUND REDUCING IN HEIGHT & FENCE INCREASING IN HEIGHT TO MAINTAIN 5m HEIGHT O/A UPTO POINT C. - 2m HIGH TIMBER ACOUSTIC FENCE TO BE PROVIDED UPTO POINT D.

PROPOSED 3.0m HIGH BUND WITH 2.0m HIGH TIMBER ACOUSTIC FENCE ON TOP ALL IN ACCORDANCE WITH SPECTRUM ACOUSTICS REPORT

ROSCOE CLOSE

WHITEFIELD LANE

BADDELEY CRES

PROPOSED SITE ACCESS INCORPORATING A RIGHT HAND TURNING LANE & KERBING - DETAILS TO BE AGREED WITH KNOWSLEY M.B.C. HIGHWAYS DIVISION

PROPOSED ENTRANCE FEATURE WALL & RAILINGS

PROPOSED ACOUSTIC BUND & FENCE TO BE LAPPED ROUND ONTO P.O.S. WITH BUND REDUCING IN HEIGHT & FENCE INCREASING IN HEIGHT TO MAINTAIN 5m HEIGHT O/A UPTO POINT A. 2.0m HIGH TIMBER ACOUSTIC FENCE TO BE PROVIDED ON WOODLAND BOUNDARY UP TO POINT B.

EXISTING SCRUB & NETTLES TO BE REMOVED FROM EDGE OF P.O.S.

PROPOSED PUBLIC OPEN SPACE INCORPORATING THE RETENTION & IMPROVEMENT OF EXISTING POND. (POSSIBLE S/WATER HOUSE DRAINAGE TAKEN INTO POND) TO BE FENCED OFF WITH 1.5m HIGH STOCK PROOF FENCE.

PROPOSED ACCESS TO FUTURE HOUSING DEVELOPMENT.

EXISTING HEDGES TO BE RETAINED/TRIMMED & TIDIED.

SMALL TREES & SCRUB TO BE REMOVED FROM EXISTING GROUP IN ORDER THAT MATURE TREES CAN BE RETAINED. - TREES ONLY TO BE RETAINED IF FOLLOWING SITE INSPECTION CONDITIONS & LEVELS PERMITT.

NEW SCREEN FENCE TO BE PROVIDED BEHIND EXISTING HEDGE TO BE RETAINED.

LEGAL BOUNDARY TO BE RE-ESTABLISHED - ALL EXISTING SCRUB ETC TO BE CLEARED & SUBSTANTIAL TREES RETAINED IN ORDER THAT FOOTPATH LINK CAN BE PROVIDED AS SHOWN.

SCHEDULE OF ACCOMMODATION

CAPE	CAPESTHORNE	- 3 BED DET + INT SINGLE GARAGE	(916)	3 N°
WILM	WILMSLOW	- 3 BED DET + INT SINGLE GARAGE	(954)	3 N°
APP2	APPLETON 2	- 4 BED DET + INT SINGLE GARAGE	(1004)	5 N°
BOLL	BOLLINGTON	- 4 BED DET + DET SINGLE GARAGE	(1060)	5 N°
ADL	ADLINGTON	- 4 BED DET + INT SINGLE GARAGE	(1270)	8 N°
BRAM2	BRAMHALL 2	- 4 BED DET + INT SINGLE GARAGE	(1307)	8 N°
ALD.E.	ALDERLEY EDGE	- 4 BED DET + LINK DOUBLE GARAGE	(1367)	6 N°
WILL	WILLINGTON	- 4 BED DET + DET DOUBLE GARAGE	(1450)	6 N°
		- TOTAL	(53,698)	44 N°

LEGEND

- Proposed dwelling
- Proposed dwelling to be built opposite hand
- Proposed brick built garage
- Common areas of shared drives in red chipped tarmac to differentiate
- Proposed 1.8m high/0.44m square brick piers at 2.0m ctrs with 0.65m high brick dwarf wall/feather edged borded infill panels
- Proposed 1.8m high feather edge boarded timber screen fence with P.C.C. posts & gravel boards
- Proposed 1.8m high feather edge boarded timber screen fence
- Proposed 0.45m high timber post & rail divisional fence
- Proposed 0.45m high timber 'V'-rail fence
- Existing hedge to be retained
- Existing hedge to be removed
- Existing tree to be retained
- Existing tree to be removed

PLAN DISPLAYED AT COMMITTEE

Date 24/8/00

Rev	Date	Amendment	P.L.
E	03/08/00	PUMPING STATION OMITTED FROM PLOT 34	
		PLOTS 6 to 8 (REPLANNED) IN ACCORDANCE WITH L.A. HIGHWAY COMMTS	
D	02/08/00	HIGHWAYS COMMENTS INCORPTD.	P.L.
C	02/08/00	PLANNING/HIGHWAYS & LANDSCAPE SECTION COMMENTS INCORPTD	A.A.
B	25/07/00	PLOTS 3/17 & 34 SUBSTITUTED	A.A.
A	11/07/00	FROM	A.A.

SUPERSEDED BY WORKING AMENDMENT

DWG. NO: HB94-PL-01 Rev F
RECEIVED: 12.1.01

MORRIS HOMES
Merseyside WA12 0JU
Tel: (01942) 272020
Fax: (01942) 725970

APPLICATION No. 2 00/00374/FUL

Job. Title
WHITEFIELD LANE
HUYTON

RECEIVED - 7 AUG 2000
Knowsley M.B.C.
Planning Services

VALID - 2 6 JUN 2000
Planning Services

Drg. Title
SKETCH LAYOUT 02

date	drawn	checked	scale	drg.no	rev
08/06/00	G.J.G.		1:500	A/G155/SK02	F

PROPOSED TRAFFIC CALMING FEATURE TO SOUTHERN SIDE OF EXISTING BRIDGE OVER THE M62 - DETAILS TO BE AGREED WITH KNOWSLEY M.B.C. HIGHWAYS DIVISION

PROPOSED ACOUSTIC FENCE AND BUND TO BE LAPPED AROUND PLOT 34 WITH BUND REDUCING IN HEIGHT & FENCE INCREASING IN HEIGHT TO MAINTAIN 5m HEIGHT O/A UPTO POINT C. - 2m HIGH TIMBER ACOUSTIC FENCE TO BE PROVIDED UPTO POINT D.

PROPOSED 3.0m HIGH BUND WITH 2.0m HIGH TIMBER ACOUSTIC FENCE ON TOP ALL IN ACCORDANCE WITH SPECTRUM ACOUSTICS REPORT

ROSCOE CLOSE

WHITEFIELD LANE

PROPOSED UNDERGROUND PUMPING STATION WITHIN 5.0m WIDE GRASS-CRETE VERGE - ALL WITHIN 10m WIDE DRAIN/SEWER EASEMENT.

Gables facing rd

PROPOSED SITE ACCESS INCORPORATING A RIGHT HAND TURNING LANE & ROAD WIDENING - DETAILS TO BE AGREED WITH KNOWSLEY M.B.C. HIGHWAYS DIVISION

HARDLEY CRESCS

PROPOSED ENTRANCE FEATURE WALL & RAILINGS

2m facing

PROPOSED PUBLIC OPEN SPACE INCORPORATING THE RETENTION & IMPROVEMENT OF EXISTING POND. (POSSIBLE S/WATER HOUSE DRAINAGE TAKEN INTO)

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EXISTING HEDGES TO BE RETAINED/TRIMMED & TIDIED.

SMALL TREES & SCRUB TO BE REMOVED FROM EXISTING GROUP IN ORDER THAT MATURE TREES CAN BE RETAINED.

EXISTING HEDGE TO SITE FRONTAGE TO BE RETAINED/TRIMMED & TIDIED

LEGAL BOUNDARY TO BE RE-ESTABLISHED - ALL EXISTING SCRUB ETC TO BE CLEARED & SUBSTANTIAL TREES RETAINED IN ORDER THAT FOOTPATH LINK CAN BE PROVIDED AS SHOWN.

SCHEDULE OF ACCOMMODATION

CAPE	CAPESTHORNE	- 3 BED DET'+ INT' SINGLE GARAGE (916)	4N°
WILM	WILMSLOW	- 3 BED DET'+ INT' SINGLE GARAGE (954)	5N°
APP2	APPLETON 2	- 4 BED DET'+ INT' SINGLE GARAGE (1051)	5N°
BOLL	BOLLINGTON	- 4 BED DET'+ INT' SINGLE GARAGE (1060)	4N°
ADL	ADLINGTON	- 4 BED DET'+ DET' SINGLE GARAGE (1270)	7N°
BRAM2	BRAMHALL 2	- 4 BED DET'+ INT' SINGLE GARAGE (1367)	7N°
ALD.E.	ALD:LLEY EDGE	- 4 BED DET'+ LINK' DOUBLE GARAGE (1367)	6N°
WILL	WILLINGTON	- 4 BED DET'+ DET' DOUBLE GARAGE (1450)	6N°
	- TOTAL	(52,883)	44N°

LEGEND

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- Proposed 0.45m high timber 'V'-rail fence
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- Existing tree to be removed

Rev	Date	Amendment	Init

MORRIS HOMES

Morris Homes Limited.
Morland House, 18 The Parks,
Newton-le-Willows,
Merseyside WA12 0JQ
Tel: (01942) 272020
Fax: (01942) 725970

Job. Title
WHITEFIELD LANE
HUYTON

Drg. Title
SKETCH LAYOUT 02

date	drawn	checked	scale	drg.no	rev
08/06/00	G.J.G.		1:500	A/G155/SK02	

Condition 11
Rec'd 19.9.00

PROPOSED TRAFFIC CALMING FEATURE TO SOUTHERN SIDE OF EXISTING BRIDGE OVER THE M62. DETAILS TO BE AGREED WITH KNOWSLEY MBC HIGHWAYS DIVISION

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WHITEFIELD LANE

PROPOSED SITE ACCESS INCORPORATING A RIGHT HAND TURNING LANE & ROAD WIDENING, DETAILS TO BE AGREED WITH KNOWSLEY MBC HIGHWAYS DIVISION

PROPOSED ENTRANCE FEATURE WALL & RAILINGS

NOTE: PLOTS 14 - 36 SUBJECT TO AIR POLLUTION CONDITION.

PROPOSED PUMPING STATION

PROPOSED ACOUSTIC BUND & FENCE TO BE LAPPED ROUND ONTO P.O.S. WITH BUND REDUCING IN HEIGHT & FENCE INCREASING IN HEIGHT TO MAINTAIN 5.0m HEIGHT o/a UPTO POINT A. 2.0m HIGH TIMBER ACOUSTIC FENCE TO BE PROVIDED ON WOODLAND BOUNDARY UPTO POINT B.

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Phase 3 Works

Phase 2 Works

Phase 4 Works

Phase 1 Works

ROSCOE'S WOOD

CROXTON ROAD

Rose Cottage

Meadow Villa

Cymru

HARDLEY CRES

HOLLOWAY CLOSE

COTTAGE MATERIALS SCHEDULE

Key	Main Brick	Roof Tile	Window Style	Front Door Colour
CM	Chelwood Crofters Medley	Smooth Gray	Cottage white gloss	(s) = stain (b) = blue (g) = green (w) = white
HB	Baggeridge Harvest Buff	Smooth Gray	Cottage white gloss	

SCHEDULE OF ACCOMMODATIN

WILMSLOW (M)	3 bed detached house	-int' single garage	1No
APPLETON 2 (M)	4 bed detached house	-int' single garage	1No
BOLLINGTON (M)	4 bed detached house	-det' single/double garage	3No
BRAMHALL 2 (M)	4 bed detached house	-int' single garage	6No
ADLINGTON (M)	4 bed detached house	-int' single garage	4No
WILLINGTON (M)	4 bed detached house	-det' double garage	3No
ALDERLEY EDGE (M)	4 bed detached house	-det'/linked double garage	3No
		TOTAL	21No

IMPORTANT NOTE: M REFERS TO HOUSE TYPES THAT ARE TO BE COMPLIANT WITH PART M BUILDING REGULATIONS - REFER TO SEPERATE BOOKLETS

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Rev	Date	Amendment	Init
B	04/09/00	Minor amendments/ommision of plot no.13	GJG
A	22/08/00	TRANSFERED ONTO CAD	SJM

MORRIS HOMES

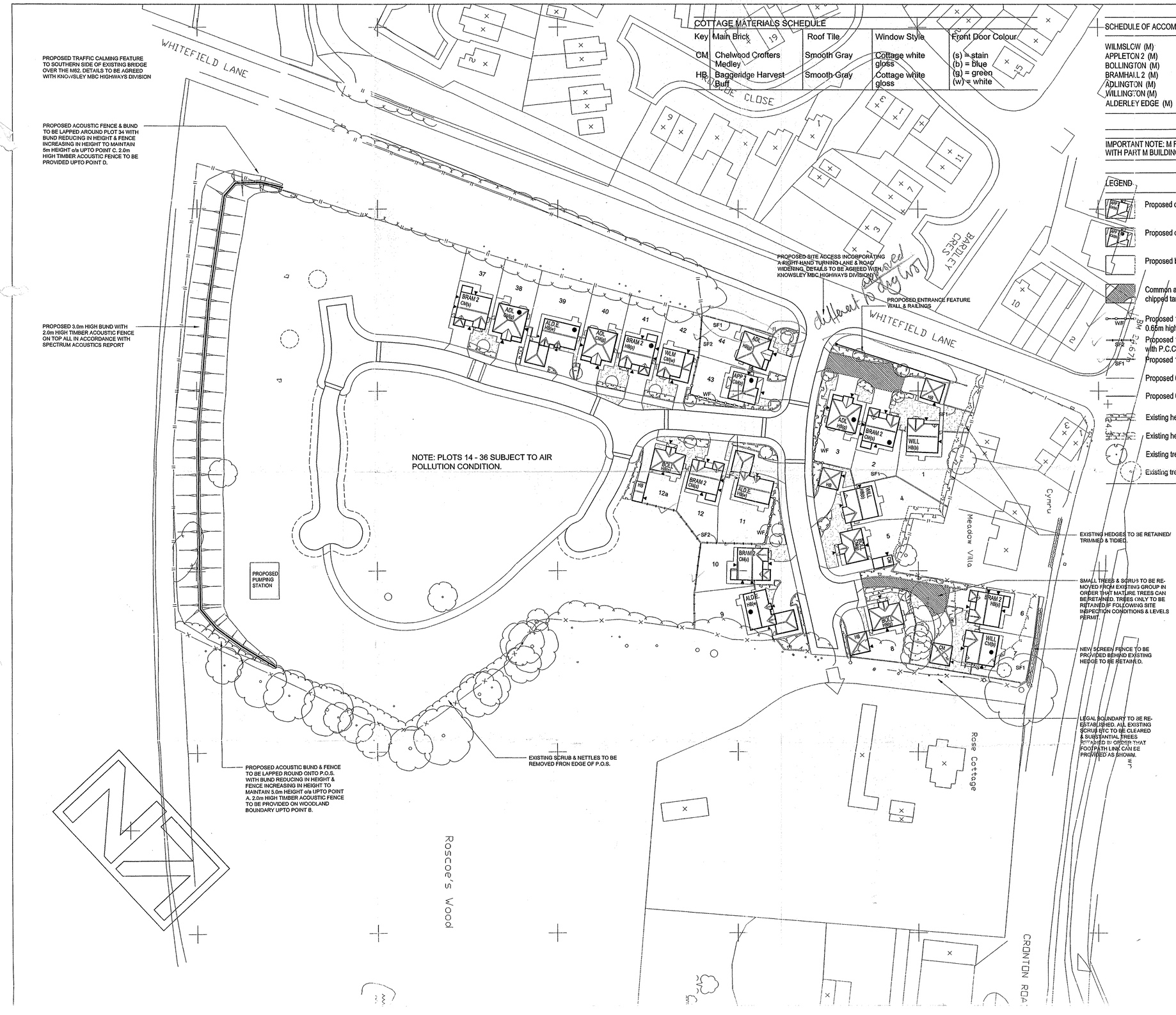
Morris Homes Limited.
Morland House, 18 The Parks,
Newton-le-Willows,
Merseyside WA12 0JQ
Tel: (01942) 272020
Fax: (01942) 725970

Job. Title
WHITEFIELD LANE,
HUYTON.

Dig. Title
PLANNING LAYOUT

date	drawn	checked	scale	drg.no	rev
22/08/00	SJM		1:500	HB94_PL_01	B

Conditions 2 & 9.
Rec'd 19.9.00



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Drg. Title
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22/08/00	SJM		1:500	HB94_PL_01	B