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 rotovator, by subsoiler or tined equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, 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 tte 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, being agricultural soil of uniform composition throughout of light to medium texture, not less than clayey 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 grass lawns, tarmacadam, paving or kerbing is avoided. Heaps shall be kept away from existing trees and temporary access shall be made to them. Topsoil stored in such locations as will be open to traffic shall be covered with plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas embanked 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 foreign matter which may subsequently appear on the surface. The finished surface shall be rototed 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 $\sqrt{}$ of not more than 100mm and containing no more than 10% fines, shall be spread in a continuous layer covering the whole of the bed, or in the case of hindered 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 requirements of the specification, is damaged, unsuitable or defective 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 6.5.1.1. All plants shall be planted to the same depth, or very slightly deeper, as they were grown. Roots shall be kept moist at all times and shall be protected from drying winds. Plants shall be upright, firmed in and shall backfilled, with no air pockets around roots. All pots 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 the shall be in the horizontal measure.

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

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

Excavated subsoil or stone shall be carted off site to tip. The bottom 250mm 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 fertilisers and improving additives. The type and quantity of fertiliser incorporated shall be as specified by the details of the product shall be supplied. Certain planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill at the following rates:

Feathered trees - 1 bag: 90 litres
Standards - 15 bags: 120 litres
Extra heavy standards - 2 bags: 180 litre

Stakes for trees
Stakes shall be peeled round pressure treated softwood, pointed or minimum diameter 75mm. The stakes shall be driven into the base of the tree 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 - 1200mm (2 stakes, one tie each)
Extra heavy standards - 1200mm (2 stakes, one tie each)

The stake shall be strong enough to drive until they hold the tree firmly without rocking.

Tree ties
Ties shall be approved rabbon 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 crept not be overtight on the tree stem. Ties available from J Toma Limited, Wheeler Street, Headcorn, Ashford, Kent. TN27 9SH.

Pruning 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 carried out 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 tidy. any subsoil clods, bricks or stones over 50mm in being, cullected and carted off site.

GRASS SEEDING AND MAINTENANCE

Soil Preparation and Cultivation
Final grading of topsoil shall be agreed by the Landscape Architect before rolification 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 tip tip. Cultivated soil shall be rolled and raked to produce a fine tilth. Seeding shall not be undertaken when the surface water is not possible. Cultivated areas must immediately follow the preparation of the seed bed.

Seeding
Sowing shall be in the normal mid spring open weather. 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 seeded areas shall be sprayed out in equal quantities in two 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 bidding source, mixture, purity and germination percentage.

Alternative mixtrues 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, the contractor shall erect an approved temporary fence so as to prevent the maintenance period or until such time as it is no longer nassessary, or as directed.

First Cut
When the grass is 100mm high it shall be cut down to 60mm 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 phrinkage, ponding, sparse germination or disease shall be made good and re-seeded all as above.

PLAN DISPLAYED AT COMMITTEE
Date 24/8/00

PLANT SCHEDULE

Qty	Botanical Name	Form	Girth min	Girth max	Size min	Size max	Root condition	Notes	Quality
TREES 8-10 Years, Pu trained @ 1.8m minimum Clear to first branches									
CAR	Carpinus betulus 'Fastigiata'	Ext	8-10	-	10-12	-	RB	-	-
CHO	Crataegus oxyacantha	Ext	8-10	-	10-12	-	RB	-	-
LAB	Laburnum watereri 'Vossii'	Ext	8-10	-	10-12	-	RB	-	-
MAM	Malus 'Adams Weeping'	Ext	8-10	10-12	Min 450	RB	-	-	-
MJD	Malus Jobs Dowrie'	Ext	8-10	10-12	Min 450	RB	-	-	-
QR	Quercus robur	Ext	8-10	10-12	Min 450	RB	-	-	-
QR	Quercus rubur	Ext	8-10	10-12	Min 450	RB	-	-	-
SA	Sorbus aucuparia	Ext	8-10	10-12	Min 450	RB	-	-	-
SAS	Sorbus aucuparia 'Sheerwater	Ext	8-10	10-12	Min 450	RB	-	-	-
SJR	Sorbus 'Joseph Rock'	Ext	8-10	10-12	Min 450	RB	-	-	-
SJR	Sorbus 'Joseph Rock'	Ext	8-10	10-12	Min 450	RB	-	-	-
SHRUBS									
AJV	Aucuba japonica 'Variegata'	Ext	-	-	60-80	-	10 Ltr	S	3
BTA	Berberis thunbergii 'Atropurpurea'	Ext	-	-	60-80	-	10 Ltr	S	3
BTH	Berberis thunbergii 'Harlequin Dwarf'	Ext	-	-	40-60	-	5 Ltr	S	3
CAB	Ceanothus 'Autumnal Blue'	Ext	10-12	-	60-80	-	10 Ltr	S	3
CAB	Ceanothus Autumnal Blue	Ext	-	-	40-60	-	5L	S	3
CDA	Cornus alba 'Sibirica'	Ext	-	-	60-80	-	10 Ltr	S	3
CDS	Cornus sanguinea 'Anny's Winter'	Ext	-	-	60-80	-	10 Ltr	S	3
CDS	Cornus sanguinea 'Midwinter Fire'	Ext	-	-	60-80	-	10 Ltr	S	3
CEB	Ceanothus 'Cleveland Delight'	Ext	-	-	60-80	-	10 Ltr	S	3
CEL	Elaeagnus ebbingei 'Limelight'	Ext	-	-	60-80	-	5L	S	3
EPS	Euonymus fortunei 'Silver Queen'	Ext	-	-	60-80	-	5L	S	3
EPS	Euonymus fortunei 'Silver Queen'	Ext	-	-	60-80	-	5L	S	3
CSU	Cotoneaster 'Skogholm'	Ext	-	-	60-80	-	5L	S	3
CSU	Cotoneaster Rovelli 'Gleams Cream'	Ext	-	-	60-80	-	5L	S	3
HIP	Hypericum 'Hidcote'	Ext	-	-	40-60	-	3 Ltr	S	3
HMW	Hebe 'Mrs Winder'	Ext	-	-	40-60	-	3 Ltr	S	3
HPP	Hebe pinguifolia 'pagei'	Ext	-	-	60-80	-	5 Ltr	S	3
LAV	Lavandula angustifolia 'Hidcote'	Ext	-	-	40-60	-	3 Ltr	S	3
LPA	Lavandula officinalis 'Alba'	Ext	-	-	40-60	-	3 Ltr	S	3
LPK	Kerria japonica 'Pleniflora'	Ext	-	-	60-80	-	10 Ltr	S	3
LPR	Lavandula angustifolia 'Vera'	Ext	-	-	40-60	-	3 Ltr	S	3
LPW	Lonicera nitida 'Baggesen's Gold'	Ext	-	-	60-80	-	5L	S	3
LSP	Lonicera pileata	Ext	-	-	60-80	-	5L	S	3
PCA	Prunus cerasifera 'Atropurpurea'	Ext	-	-	60-80	-	5L	S	3
PCO	Prunus laurocerasus 'Otto Luyken'	Ext	-	-	60-80	-	5 Ltr	S	3
PLC	Prunus laurocerasus 'Zabeliana'	Ext	-	-	60-80	-	5L	S	3
PLR	Prunus laurocerasus 'Rotundifolia'	Ext	-	-	60-80	-	5 Ltr	S	3
PMB	Photinia fraseri 'Red Robin'	Ext	-	-	80-90	-	10 Ltr	S	3
PSP	Pittosporum tenuifolium	Ext	-	-	-	-	5L	S	3
RAF	Rhododendron ponticum	Ext	-	-	40-60	-	3 Ltr	S	3
RS	Rosa 'Scarlet'	Ext	-	-	-	-	5L	S	3
RWC	Rosa rugosa/moyesii 'Wing Edward VII'	Ext	-	-	60-80	-	5L	S	3
SJ	Skimmia japonica	Ext	-	-	30-40	-	5L	S	3
SJ	Skimmia japonica	Ext	-	-	30-40	-	5L	S	3
SRC	Symphoricarpos x chenaultii Hancock	Ext	-	-	40-60	-	5L	S	3
NATIVE TREE/SHRUB MIX									
	Salix caprea 20%	Trip	1+1	-	60-80	B	-	Mixed	
	Corylus avellana 20%	Trip	1+1	-	60-80	B	-	Mixed	
	Crataegus monogyna 20%	Trip	1+1	-	60-80	B	-	Mixed	
	Fraxinus excelsior 10%	Trip	1+1	-	60-80	B	-	to rear	
	Ilex aquifolium 5%	Trip	1+1	-	60-80	B	-	from 1	
	Prunus avium 10%	Trip	1+1	-	60-80	B	-	to rear	
	Quercus robur 10%	Trip	1+1	-	60-80	B	-	from 1	
	Quercus robur 5%	Trip	1+1	-	60-80	B	-	to rear	
	Sorbus aucuparia 10%	Trip	1+1	-	60-80	B	-	from 1	
NATIVE SHRUB MIX									
	Corylus avellana	Trip	1+1	-	60-80	B	-	Mixed	
	Crataegus monogyna 30%	Trip	1+1	-	60-80	B	-	Mixed	
	Ilex aquifolium 5%	Trip	1+1	-	60-80	B	-	groups	
	Prunus spinosa	Trip	1+1	-	60-80	B	-	of no less	
	Rosa canina	Trip	1+1	-	60-80	B	-	than 5 in	
	Rosa rubiginosa 5%	Trip	1+1	-	60-80	B	-	any one	
	Viburnum opulus 5%	Trip	1+1	-	60-80	B	-	group	

Print: Feathered Bribare-rooted Trip:Transplanted

NOTES

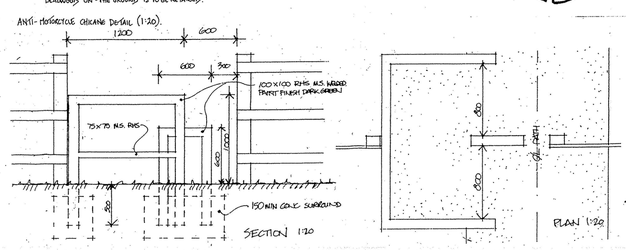
PROTECTION TO EXISTING TREES

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 (Acute edge of development). Existing deadwood on the ground is to be retained.

Remove scrub to allow development of trees. Remove any dead or discarded wood in existing trees.

Anti-Herpetic chicane detail (1:20).



Existing hedge to be retained, pruned and dead-wooded

DEMOLISHED

Bund to rear gardens to be grass seeded and planted with trees as indicated

Bund to have native tree/shrub mix to be planted on the side facing in the M62 direct.

Pumping station

Flexible cellular surface to detail

Flexible cellular surface to detail

Flexible hard surface (tarmac) surface to allow surface water and maintenance vehicle access.

Timber post and rope edge (approx. 1m high) to detail 16A & 16B positioned at 2.0m centres (approx.)

80 native shrub mix

20m wide timber footpath with rec edging.

Grass seed mixes all low maintenance seed mix.

Existing land to be filled to new level to be graded and harrowed in with existing levels

100m native tree/shrub mix

Remove scrub to edge of public path space. Replant with native tree/shrub mix as indicated

Amends to LA comments. Amends to layout

Aug 00	B
Aug 00	A
Revision	

No dimensions to be scaled from this drawing (c) Copyright reserved

TREVOR BRIDGE associates
Landscape Architecture
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Fax: 0161-343 3513
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KEY

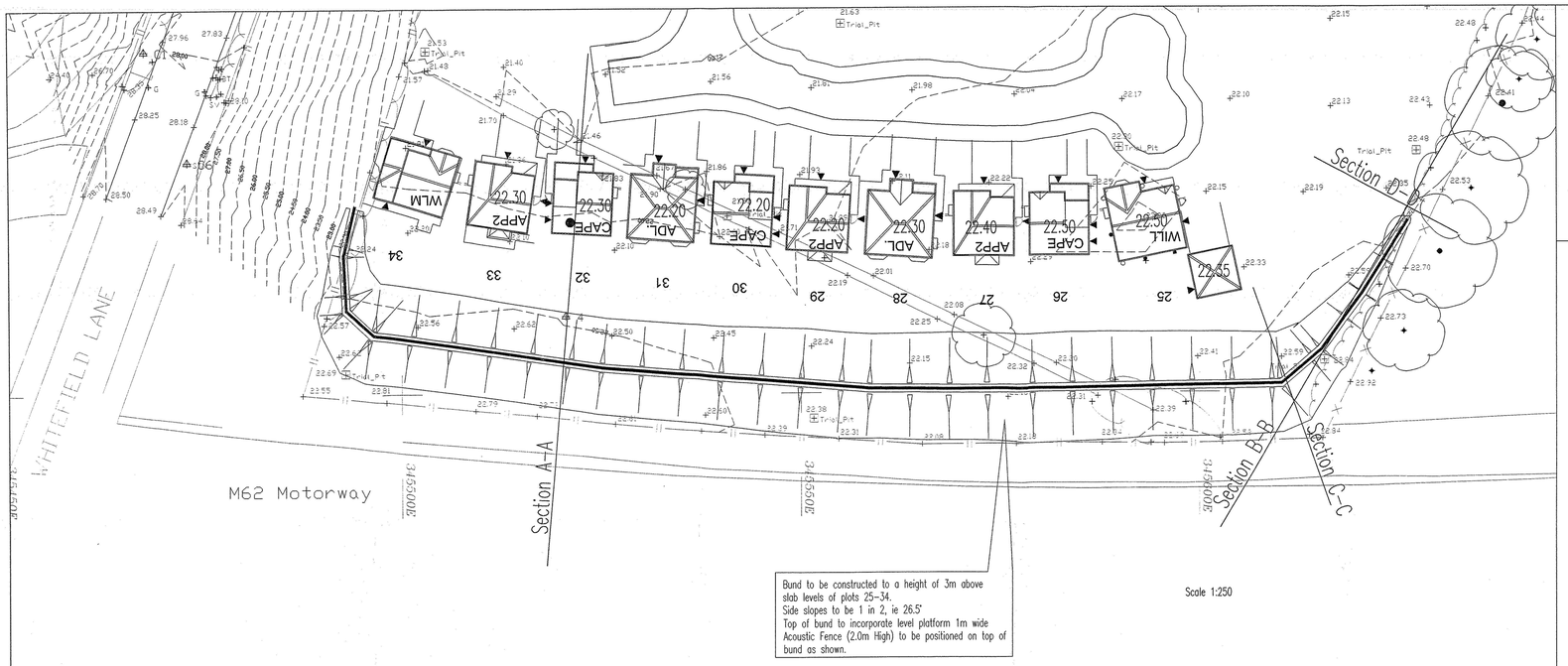
- EXISTING TREES TO BE RETAINED. REFER TO TREE PROTECTION NOTES
- EXISTING HEDGES TO BE RETAINED. REFER TO TREE PROTECTION NOTES
- PROPOSED TREE PLANTING
- PROPOSED NATIVE AND TREE/SHRUB PLANTING. ALL AREAS TO BE FENCED OFF WITH 1.2M HIGH CHESTPALE FENCING WHILST IT ESTABLISHES.
- PROPOSED NATIVE SHRUB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

Project: WHITEFIELD LANE, HUYTON

Client: MORRIS HOMES LIMITED

Title: LANDSCAPE PROPOSALS

Date	Scale @ A1	Drawing Number	Revision
Aug 00	1:200	1672.03	B
Drawn: TL	Checked:		



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

D.C. REF. NO. 00/00374/FUL
DATE RECEIVED 19 JUL 2000
DATE VALIDATED 26 JUL 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 21.492	21.835	21.838	21.901	21.994	22.180	22.365	22.436	22.514	22.610	22.654	22.685	22.695

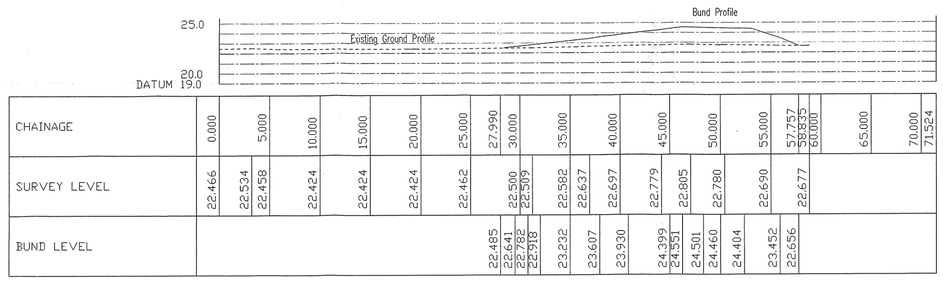
Section A – A

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



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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

DEVELOPMENT CONTROL RECEIVED
Date 24/8/00

Rev	Date	Amendment	Init
A	18.July.2000	Additional Sections shown at LA request	K.R.W

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.Wallen		As Shown	WL_E_BD01	A

PLAN DISPLAYED
AT COMMITTEE
Date 24/8/00

N

APPLICATION No. 00/00374/FUL
DATE RECEIVED 26 JUN 2000
DATE VALID 26 JUN 2000

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
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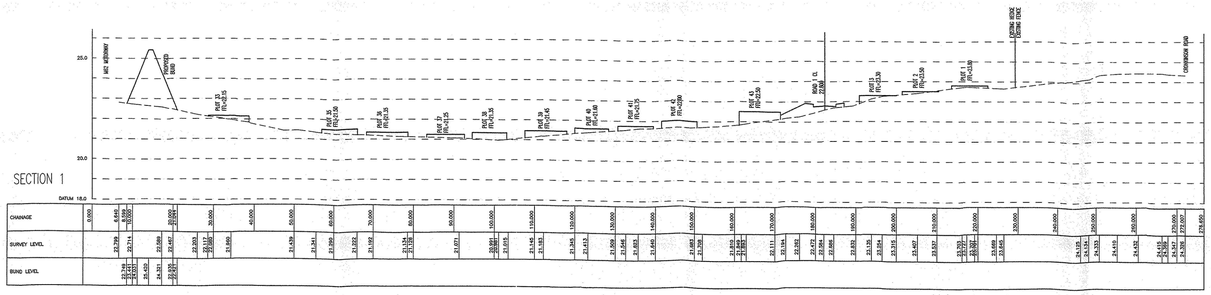
Project
WHITEFIELD LANE

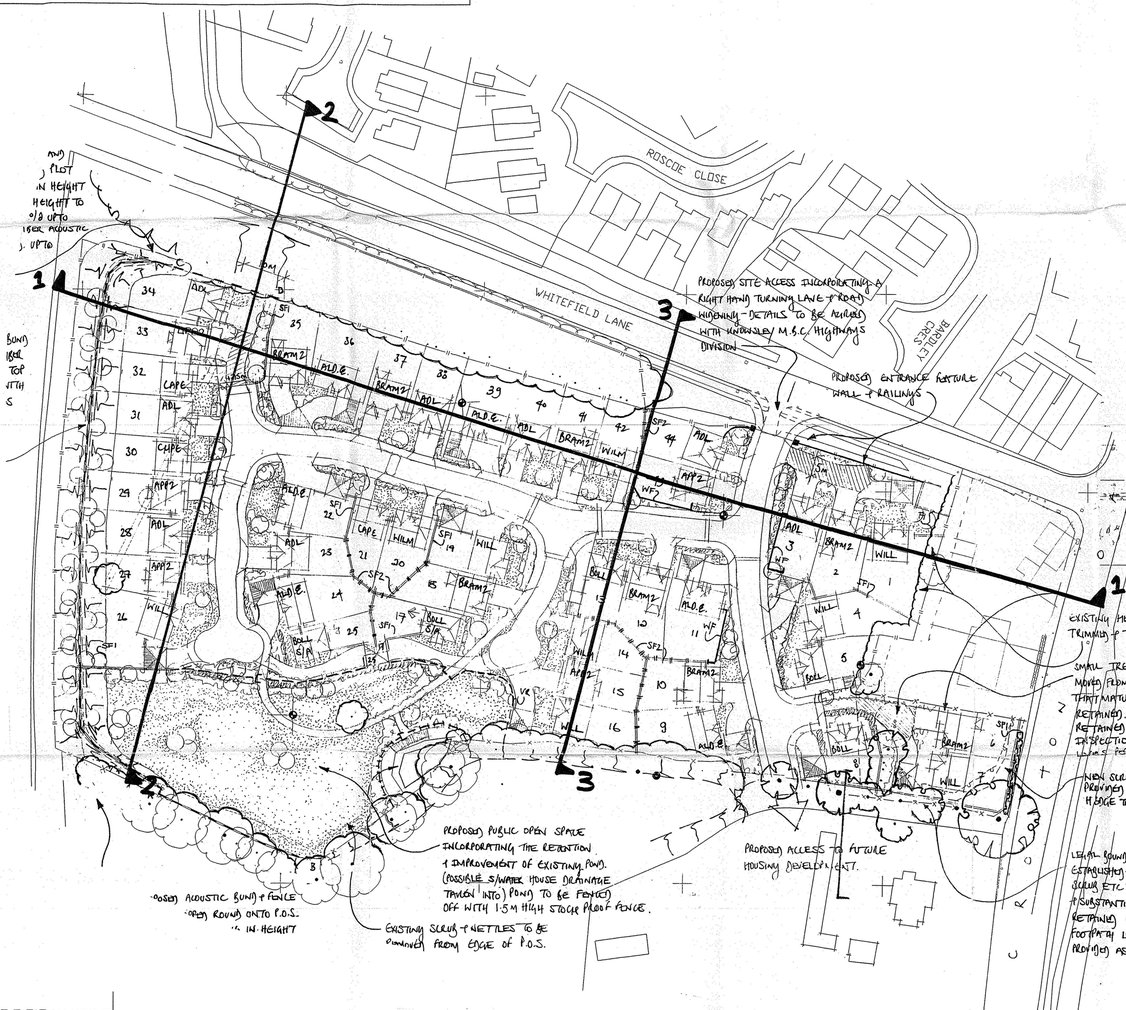
HUYTON

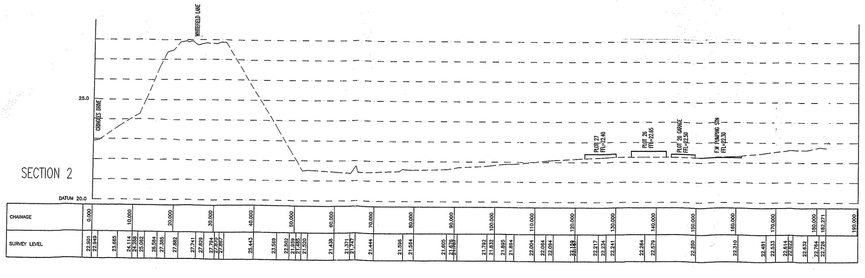
Title
TREE SURVEY

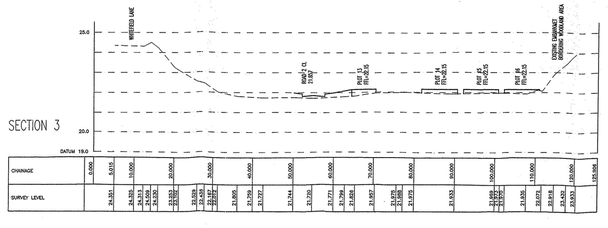
MORRIS HOMES LIMITED

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

Kirklees M.B.C.
Planning & Development Dept
- 7 AUG 2000
Planning Services Section

APPLICATION NO. 00/03347/FUL
DATE RECEIVED - 7 AUG 2000
DATE VALID 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
Date 24/8/00

Drg. Title: Site Sections.

date	drawn	checked	scale	drg.no	rev
04.Aug.2000	K.R.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	Eastings	Northings	Heights
1	345591.150	389281.557	22.110
2	345542.981	389256.701	24.388
3	345503.778	389269.424	25.479
4	345481.473	389303.228	25.468
5	345482.360	389333.508	25.505
6	345462.953	389362.853	26.586
7	345467.609	389393.951	23.921
8	345550.930	389411.356	24.358
9	345591.965	389392.284	24.437
10	345601.914	389362.737	24.497
11	345573.806	389325.869	26.346
12	345473.201	389379.237	28.448

Note :
Grid and levels related to OS.

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

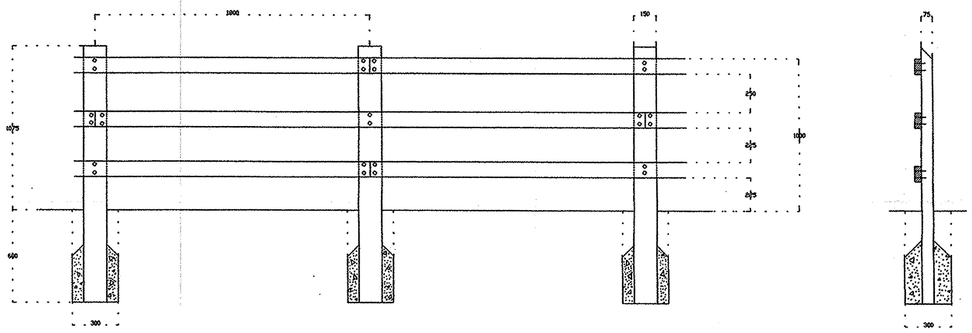
Client

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



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.

PLAN DISPLAYED AT COMMITTEE

Date 24/8/00

No dimension to be scaled from this drawing
©Copyright reserved

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@tbridges.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

BADELEY 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 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.

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.

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 REMOVED 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)	3N°
WILM	WILMSLOW	- 3 BED DET + INT SINGLE GARAGE	(954)	3N°
APP2	APPLETON 2	- 4 BED DET + INT SINGLE GARAGE	(1004)	5N°
BOLL	BOLLINGTON	- 4 BED DET + DET SINGLE GARAGE	(1060)	5N°
ADL	ADLINGTON	- 4 BED DET + INT SINGLE GARAGE	(1270)	8N°
BRAM2	BRAMHALL 2	- 4 BED DET + INT SINGLE GARAGE	(1307)	8N°
ALD.E.	ALDERLEY EDGE	- 4 BED DET + LINK DOUBLE GARAGE	(1347)	6N°
WILL	WILLINGTON	- 4 BED DET + DET DOUBLE GARAGE	(1450)	6N°
		- TOTAL	(53,698)	44N°

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	By
E	03/08/00	PUMPING STATION OMITTED FROM PLOT 34	P.L.
		PLOTS 6 to 8 (REPLANNED) IN ACCORDANCE WITH L.A. HIGHWAY COMMENTS	
D	02/08/00	HIGHWAYS COMMENTS INCORPTD.	P.L.
C	02/08/00	PLANNING/HIGHWAYS & LANDSCAPE SECTION COMMENTS INCORPTD	A.G.H.
B	22/07/00	PLANNING/HIGHWAYS & LANDSCAPE SECTION COMMENTS INCORPTD	A.G.H.
A	11/07/00	PLOTS 3/17 & 34 SUBSTITUTED FROM	A.G.H.

SUPERSEDED BY WORKING AMENDMENT

DWG. NO: HB94-PL-01 RevF

RECEIVED: 12.1.01

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

APPLICATION No: 00/00374/FUL

Job. Title: WHITEFIELD LANE HUYTON

RECEIVED - 7 AUG 2000

Planning Services

Drg. Title: SKETCH LAYOUT 02

VALID - 7 26 JUN 2000

Planning Services

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

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 AGE 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 CRES

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)

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

PROPOSED ACCESS TO FUTURE HOUSING DEVELOPMENT.

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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°
WILN	WILNSLOW	- 3 BED DET'+INT' SINGLE GARAGE (954)	5N°
APP2	APPLETON 2	- 4 BED DET'+INT' SINGLE GARAGE (1059)	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.	ALDERLEY 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 1.8m high feather edge boarded timber screen fence
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- 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

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

PROPOSED ACOUSTIC FENCE & BUND TO BE LAPPED AROUND PLOT 34 WITH BUND REDUCING IN HEIGHT & FENCE INCREASING IN HEIGHT TO MAINTAIN 6m HEIGHT o/a UPTO POINT C. 2.0m HIGH TIMBER ACOUSTIC FENCE TO BE PROVIDED UPTO POINT D.

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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.

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

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.

Phase 3 Works

Phase 4 Works

PHASE 2 WORKS

PHASE 1 WORKS

WHITEFIELD LANE

BARDSLEY CRES

MEADOW CLOSE

Meadow Villa

Rose Cottage

Roscoe's Wood

CRONTON ROAD

EXISTING HEDGES TO BE RETAINED/ TRIMMED & TIDIED.

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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.

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/commision 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.

Drg. 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

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

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WHITEFIELD LANE

BRADLEY CRES

MEADOW VILLA

ROSE COTTAGE

ROSCOE'S WOOD

CRONTON ROAD

COTTAGE MATERIALS SCHEDULE

Key	Main Brick	Roof Tile	Window Style	Front Door Colour
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		TOTAL	21No

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Job. Title
WHITEFIELD LANE,
HUYTON.

Drg. Title
PLANNING LAYOUT

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