

Access and Parking
Each flat will be provided with 2 parking space and Carisma will be allocated 2 spaces.

The site will be accessed via an existing access to buildings from Ithon Road.

For additional information please refer to the traffic report.

External Lighting
In order to avoid any unnecessary disturbance to bats in the future, any external lighting to be installed should:

- use Light emitting diodes (LED) luminaires
- have a warm white spectrum <2700o Kelvin (degrees colour temp)
- have peak wavelengths higher than 550nm
- be set on motion-sensors
- use short duration (e.g. one minute) timers
- not be in the vicinity of, or shine towards, bat roost openings
- not shine towards (the) roof structure(s)
- not be in the vicinity of, or shine towards, boundary vegetation.

Foul Drainage
The property will utilize the existing mains sewer connection to deal with foul waste.

Biodiversity Enhancements
Nesting Boxes
Three Woodcrete bird box with 28mm access will be installed into a nearby tree at least 2m from the ground.

Landscaping schedule

Trees:		
Number	Species	Size
1	Pear	900-1200mm
1	Acre	900-1200mm
2	Cheery	900-1200mm

Planting Specification:
Topsoil - All Planting is to take in the existing soils on site.
Plants - All Plants shall be healthy in appearance and comply with the requirements of all current/relevant British Standards, including BS3936 and BS442. All plantings to be British grown native species and fully hardened off.
Planting - All Planting to be carried out within the recognised planting season of November to March.
Root Dip - Proprietary root dip to be applied to all bare rooted stock at the time of lifting at the nursery and prior to planting.
Watering - Thoroughly water all new plants immediately after planting.

Planting Management:
1 - Any plants affected by frost heave shall be replaced. Protective fencing and stakes with ties and guards are to be inspected and maintained on a regular basis over a number of visits to site over the first five years following planting. Any damage is to be repaired or replaced as necessary. Further standard maintenance shall include watering, pest control and disease control.
2 - Any tree losses to be replaced annually in Years 1 to 5 in accordance with the original Planting Schedule and Planting Specification.
3 - Regular visits shall be made to the trees and hedgerows to ensure the newly planted stock is in weed free condition.

Weed Control - Hand weeding will be undertaken to remove weeds surrounding the new planting. An approved herbicide will be used in Years 1 to 3 to ensure healthy tree growth and weed free areas.

Plant Protection - All trees will be protected with a solid tubular guard with ratchet ties and secured to a wooden Guards will be 750mm high. All planting is to be fenced out for protection, to exclude stock.

Ground Preparation and Planting - Pre planting soil preparation will ensure the health and success of the planting scheme. A minimum Rooting depth of 600mm shall be provided to all tree planting areas including a minimum depth of 400mm top soil.
a) Loosen soil to a depth equivalent to height of the footfall and over a wide area to eliminate compaction and improve drainage.
b) Remove plants from containers or fabric wrapping.
c) Dig a planting hole that is no deeper than the roots, ideally at least 3 times the diameter of the root system.
d) If the sides of the planting hole are compacted, break the soil up with a fork before planting.
e) Soak bare rooted trees or shrubs for about 30 minutes prior to planting and give containerised plants a good watering before removing from pots.
f) Plant tree or shrub in planting hole and position it so that the first flare of roots are level with the soil surface When planting is completed.
g) Insert a stake to support the tree.
h) Refill planting hole carefully, ensuring soil is placed between and around all the roots to eliminate air pockets.
i) Firm the soil gently, avoiding compacting the soil into a hard mass. Water the plant in.
j) Protect with a solid tubular guard

Tree Stakes and Ties - All stakes are to be treated, round, smooth and not less than 100mm in diameter. Use proprietary root ties which are to be applied in accordance with the recommendations of the manufacturer.

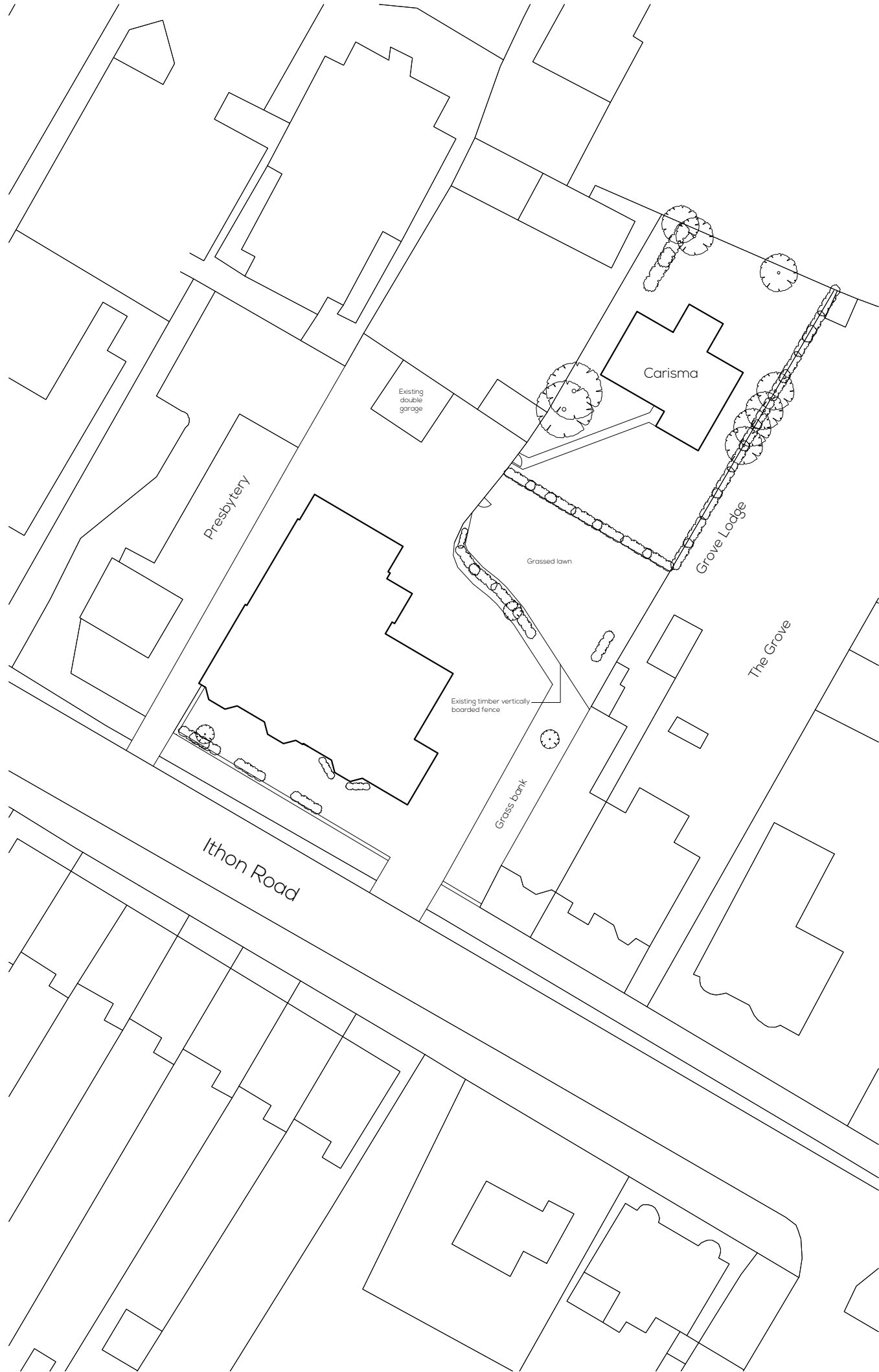
Hedgerow Planting - Hedging plants are to be planted in tranches wide enough to allow the plants full root spread. Plants to be set out in double staggered rows using a total of 5 -7 plants / meter. Rows to be 300 -450mm apart.

Tree and Shrub Protection - All planting to be fenced with stock proof post and wire fencing until established. All newly planted stock to be fully protected from poultry and rabbit damage through use of proprietary tree/shrub guards applied in accordance with the recommendations of the manufacturer. All newly planted stock to be fully protected at all times from grazing livestock.

Wildflower Meadow:
A general purpose Wildflower mix will be initially sown in March/April and then cut down to 10cm using a scythe, strimmer or mower, in September/October leaving the cuttings for up to a week before removing. During the first year remove any weeds which grow before they run to seed, either by topping, mowing or by hand for smaller areas.

After twelve months the sward should be well established. Simply follow the same cutting pattern (in March and September/October). Avoid cutting from mid spring to summer to ensure best flowering results. Continue to remove any weeds which invade the area.

Over time, some species within the mixture may become more dominant due to environmental factors and natural selection. To encourage diversity, simply reduce the number of dominant plants in order to restore the balance. In some areas with more dominant grasses, it may be necessary to overseed occasionally with a pure wildflower mixture.



Existing Block Plan - 1:500



Proposed Block Plan - 1:500

- Key
- Grassed areas
 - Tarmac Shared Driveway
 - Parking Areas
 - Pathways
 - Existing shrubs and hedgerow
 - Existing Tree
 - New wild flower planting on grass banks
 - Tree planting of native species

Site Area 2100 m²



Dwg Notes.
Do not scale, use figured dims only. Dims displayed in millimeters unless stated otherwise. All dimensions to check on site prior to commencement, any discrepancies to be report to designer.

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Project:
Proposed Change of Use, Fronheulog, Ithon Road, Llandrindod Wells, LD1 6AS

Subject:
Existing and Proposed Block and Landscaping Plans

Scale: 1:500 © A2

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Date: 3 / 2024

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