



Site Plan AI@1:500



Location Plan AI@1:1250



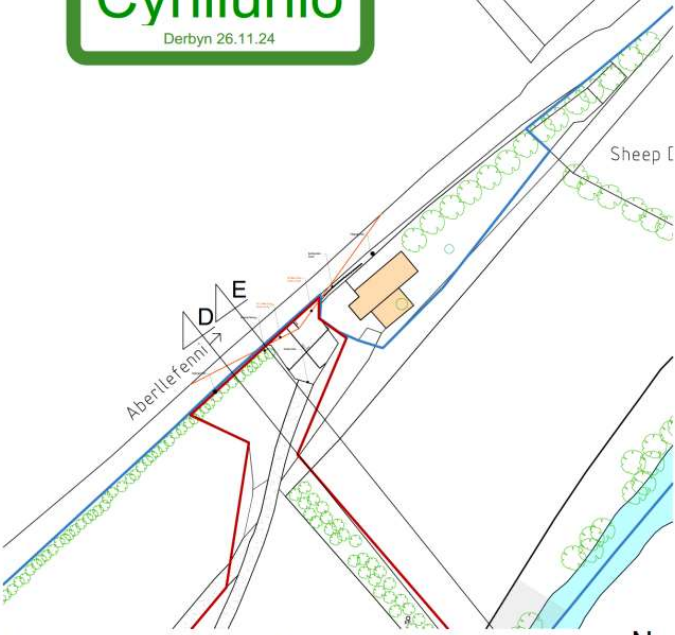
KEY

- Proposed Site Boundary
- Existing Area in Client Ownership
- Proposed Foul Drainage
- Package treatment plant
- Existing Vegetation
- Proposed Planting
- Existing River + Extent of Flood Risk Map provided by NRW
- Revision A: Flood Extent Updated
- Revision B: Porosity Holes
- Revision C: 15 Meter From River
- Revision C: Existing Tree Root Protection Area
- Revision C: Permeable Hard standing

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Project
Farm diversification, Holiday accommodation units
@Sandells Farm, Pandy Fields, Corris

Client Sandells	
PLANNING DRAWING	
Job No: X5-24	Drawing No: PL-05
Grid Ref / Scale 1:100 (A1) 1:200 (A3)	Created / Date Jan '24

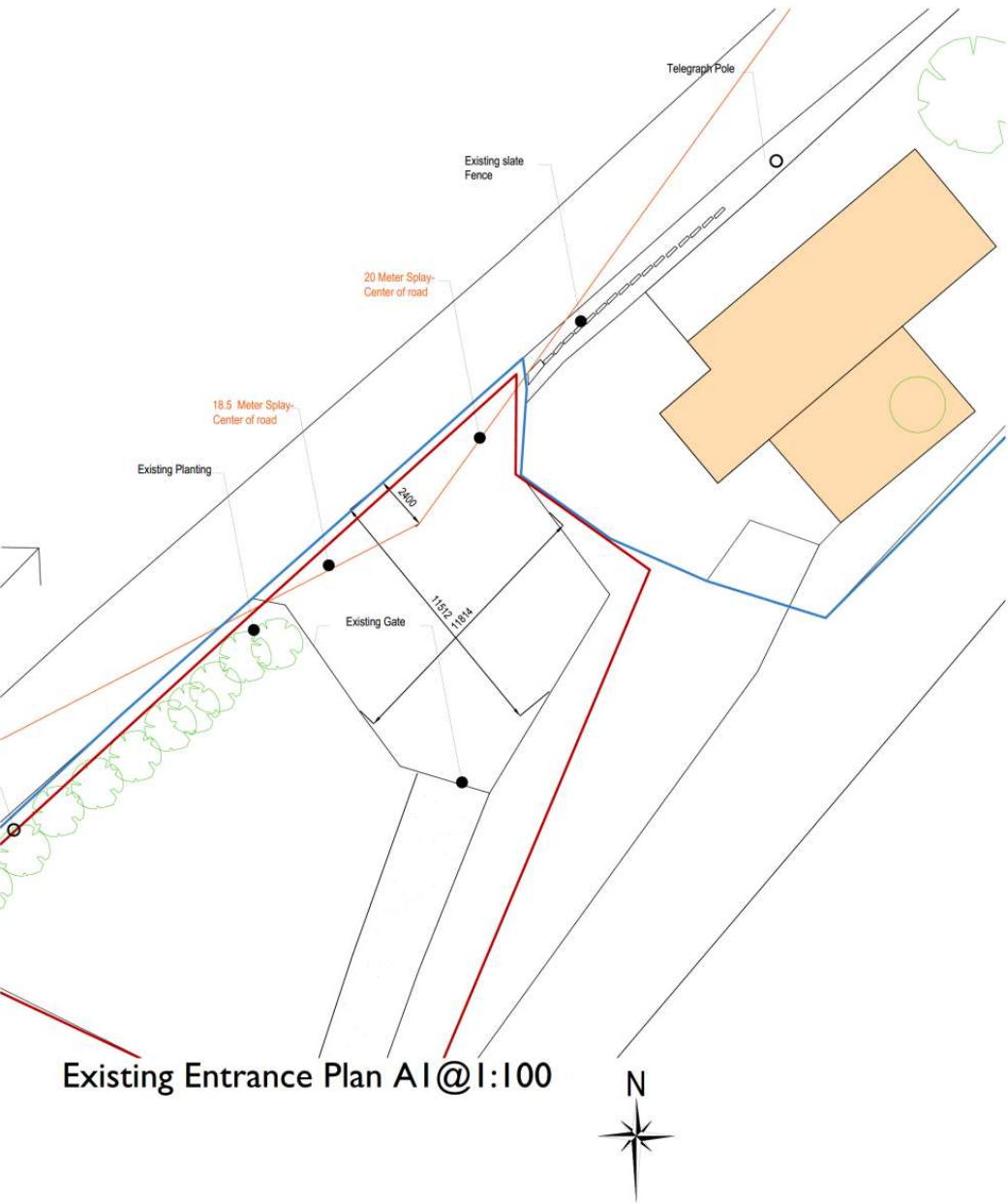


Existing Entrance Plan AI@1:500

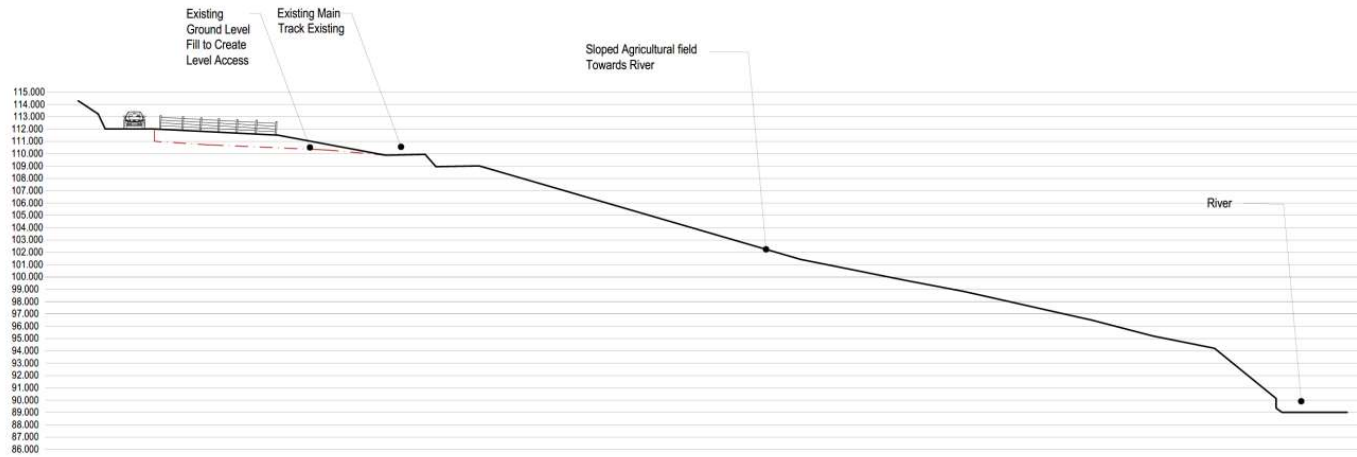
KEY

Proposed Site Boundary

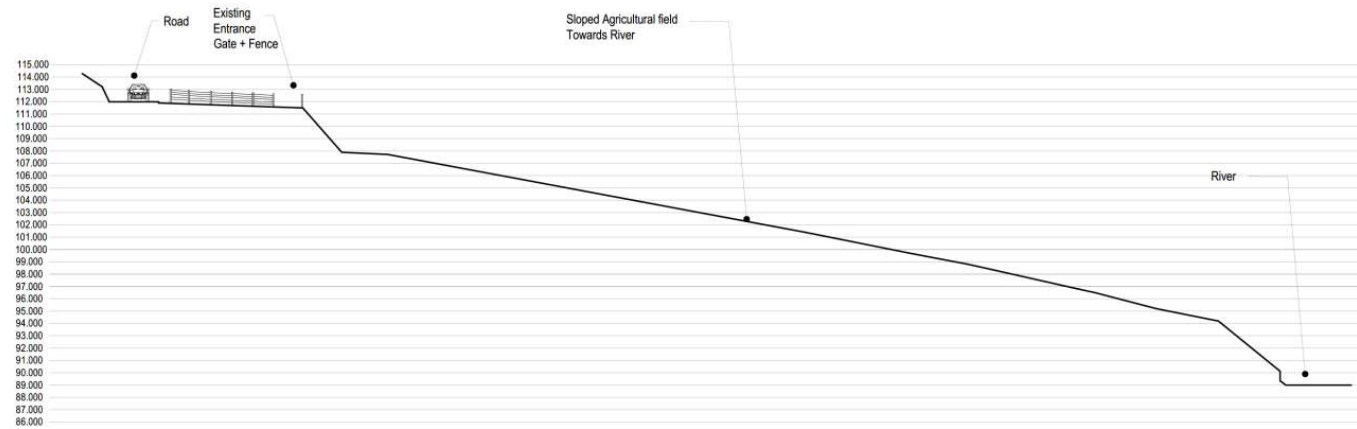
Existing Area in Client Ownership



Existing Entrance Plan AI@1:100



SECTION - D-D
A1 @1.200



SECTION - E-E
A1 @1.200

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Derbyn 30.05.24

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Amended Plan



Site Plan AI@1:500

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PROPOSED PLANTING

1. Landscaping in General

All trees, plants & grassland seeds will be used of local provenance (indigenous where possible), as highlighted on the application drawings.

Grass

Seeding

Grass seed to be 81CV 'Long Season' mix or BSH A19 all-purpose landscaping seed.

Sowing

Sow seed in calm weather between April and October (inclusive). Spread evenly at the specified rates in two transverse directions to all areas of rear & side lawns around the property.

Sowing rate: 50.00 g/m²
Overseed rate: 20.00 g/m²

Planting Specification

All works carried out in accordance with BS4428:1989 Code of Practice for General Landscaping Operations.

Plants

All plants to BS3936 Part 1:1992.

Any new planting within the site should use species of value to wildlife and specimens of local provenance. Development of the site provides the opportunity to carry out enhancements to benefit biodiversity in this part of the Severn valley. The development would be improved by a small amount of native tree and shrub planting. Itemized list below of suitable species for this site. Any trees or shrubs planted must come from sources who can supply examples of gene-stock native to the area. This is increasingly important to limit the spread of disease in plants.

Recommended Native Trees and Shrubs

Scientific Name	Common Name
Acer campestre	Field Maple
Alnus glutinosa	Alder
Betula pubescens	Downy Birch
Cornus sanguinea	Dogwood
Corylus avellana	Hazel
Crataegus monogyna	Hawthorn
Ilex aquifolium	Holly
Malus sylvestris	Crab Apple
Sambucus nigra	Elder
Sorbus aucuparia	Rowan

NOTE:
Please see attached Report which demonstrates what materials will be used.

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Project:
Farm diversification, Holiday accommodation units
@Sandells Farm, Pandy Fields, Corris

Rev D: Ecology/Protection
Rev C: Revised Layout/Reduced Size of development
Rev B: Porosity/Treatment Plant
Rev A: Flood Extent

Client:
Sandells

PLANNING DRAWING

Job No:
X5-24

Drawing No:
PL-01D

Grid/Scale:
1:100 @A1
1:200 @A3

Updated/Date:
Jan '24

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Amended Plan

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B

Corris

Avoid Acid Grassland habitat

Existing Track (Grass)

Aberllefeli

Permeable hard standing

Avoid Acid Grassland habitat

Thicken Eastern hedge with native bushes and shrubs, as recommended in the ecologists report, Native trees 9 trees per square meter

Plant Wild flower meadow in accordance with the ecologists report.

In accordance with Reptile Survey report, create four areas (Rock Piles), around the existing sheets where Slow-worms were found in line with recommendations.

Fence river and plant with further native trees, create otter holt and reptile hibernation site. Outside Root protection Zone, install gate for access into field

Plant native trees such as hazel, holly, rowan, elder, alder

C



Block Plan A1@1:250

Create soil protection run-off Catchment Barrier, Use Geotex membrane to block soil particles but to allow clean water through.

GI Proposed Plans

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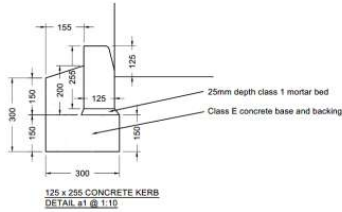
Rev B: Reptile/Rock Piles
Rev A: Ecology/Protection

Client
Sandells
PLANNING DRAWING

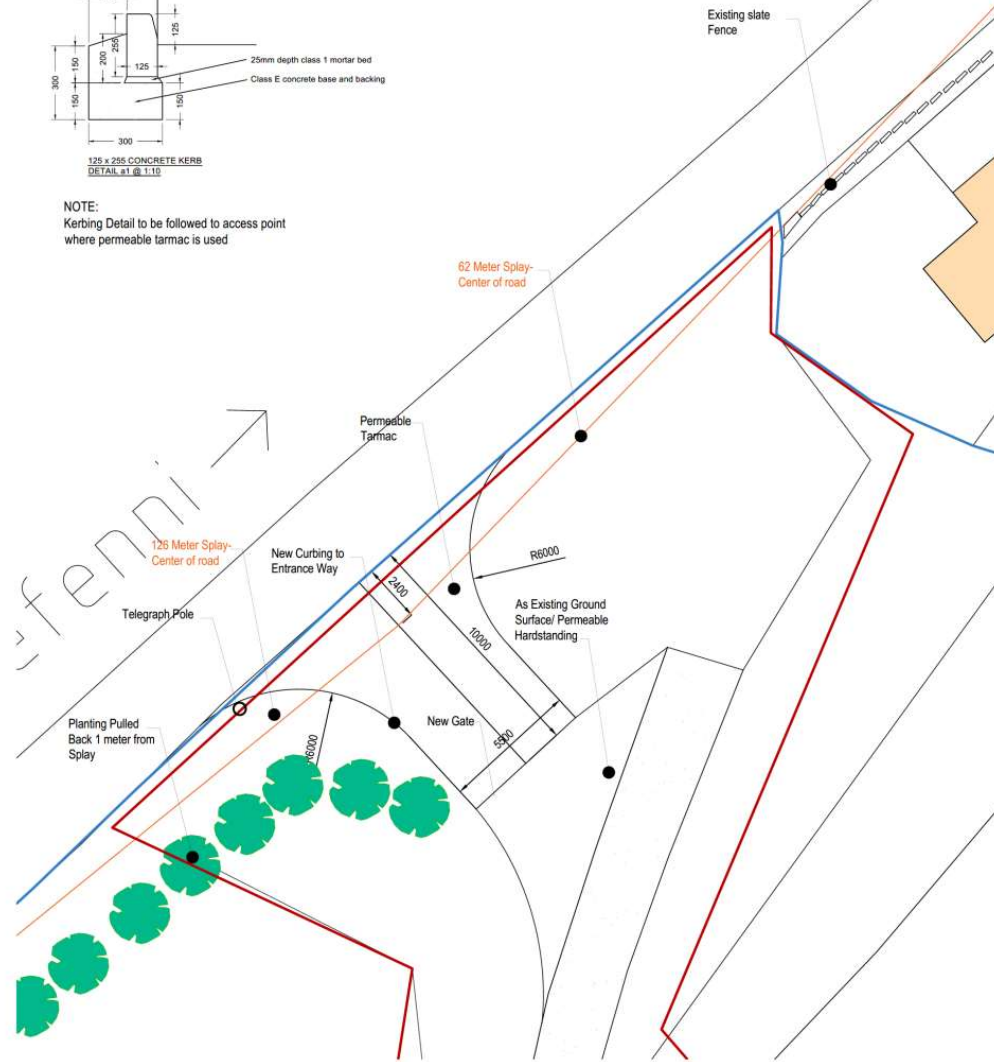
Project
Farm diversification, Holiday accommodation units
@Sandells Farm, Pandy Fields, Corris

Job No:
X5-24
Drawing No:
PL-04B
Scale:
1:100 (B1)
1:250 (B3)
Dated / Date:
Oct '24

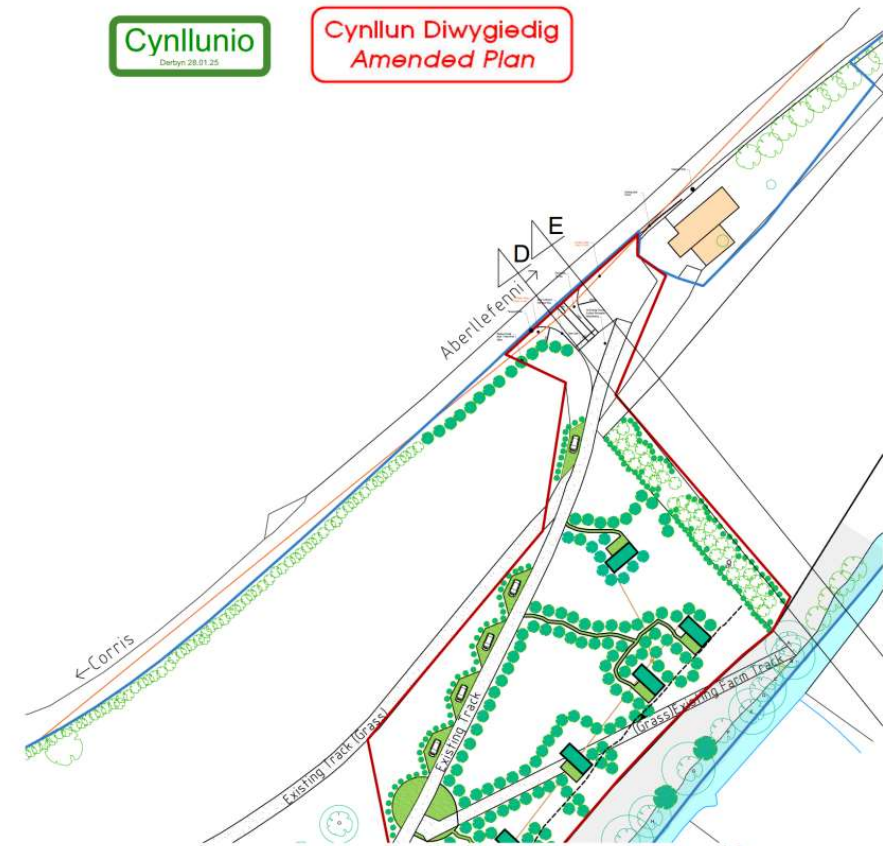
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NOTE:
Kerbing Detail to be followed to access point
where permeable tarmac is used



Proposed Entrance Plan AI@1:100



Proposed Entrance Plan AI@1:500

The new access junction shall be constructed so that there is clear visibility from a point 1.05m above ground level (for cars) at the centre of the access, at the centre of the access and 2.4m from the edge of the adjoining road, to points 0.25m above ground level at the edge of the adjoining carriageway and achieves 62m Towards Aberlefeni. Compared to existing which is 20m. All vegetation such as hedge / shrubs to be removed or pulled back behind visibility lines.

The new access junction shall be constructed so that there is clear visibility from a point 1.05m above ground level (for cars) at the centre of the access, at the centre of the access and 2.4m from the edge of the adjoining road, to points 0.25m above ground level at the edge of the adjoining carriageway and achieves 126m visibility towards Corris. Compared to existing which is 18.5m. All vegetation such as hedge / shrubs to be removed or pulled back behind visibility lines.

KEY



Proposed Site Boundary

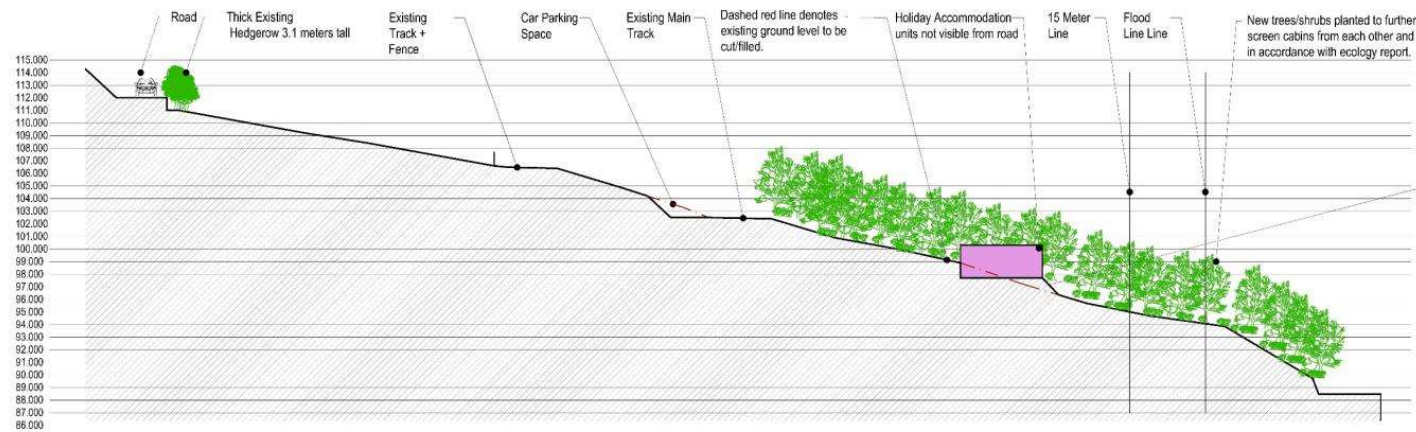
Existing Area in Client Ownership

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Project:
Farm diversification, Holiday
accommodation units
@Sandells Farm, Pandy Fields, Corris

Client: Sandells	
PLANNING DRAWING	
Job No: X5-24	Drawing No: PL-07
Scale: 1:100 @A1 1:200 @A3	Created / Date: Jan 24

**GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION**



NOTE:
Cut and fill excavations must be carried out in fair weather conditions and all bare ground to be immediately planted with Grass and wildflower seeds.

SECTION - B-B
A1 @ 1.200



NOTE:
Cut and fill excavations must be carried out in fair weather conditions and all bare ground to be immediately planted with Grass and wildflower seeds.

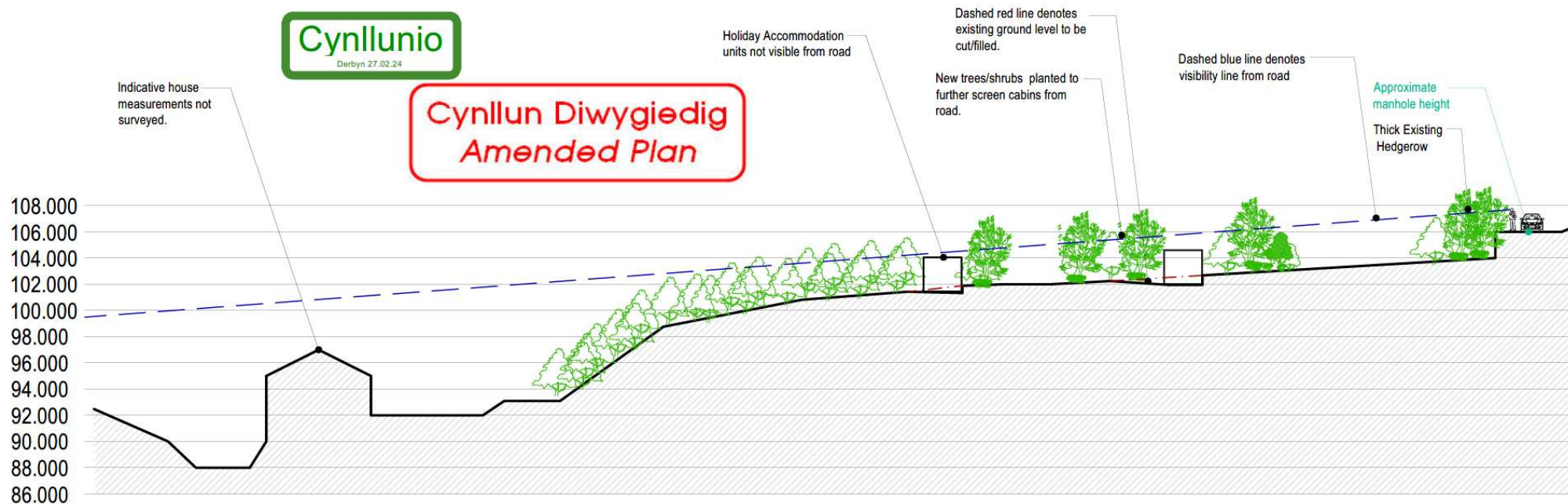
SECTION - C-C
A1 @ 1.200

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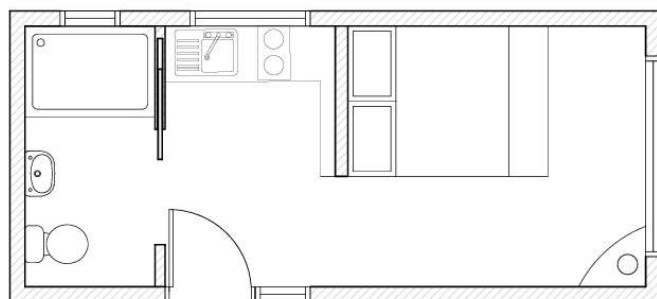
Project:
Farm diversification, Holiday accommodation units
@Sandells Farm, Pandy Fields, Corris

Client: Sandells	Job No: X5-24	Drawing No: PL-03
PLANNING DRAWING	Scale: 1:100 @A1 1:200 @A3	Revised / Date: Jan '24

Notwithstanding to whomsoever the drawings are made, the client shall be responsible for the accuracy of the information provided and for obtaining all necessary consents and permissions for the proposed works. The drawings are not to be used for any other purpose without the written consent of the architects.

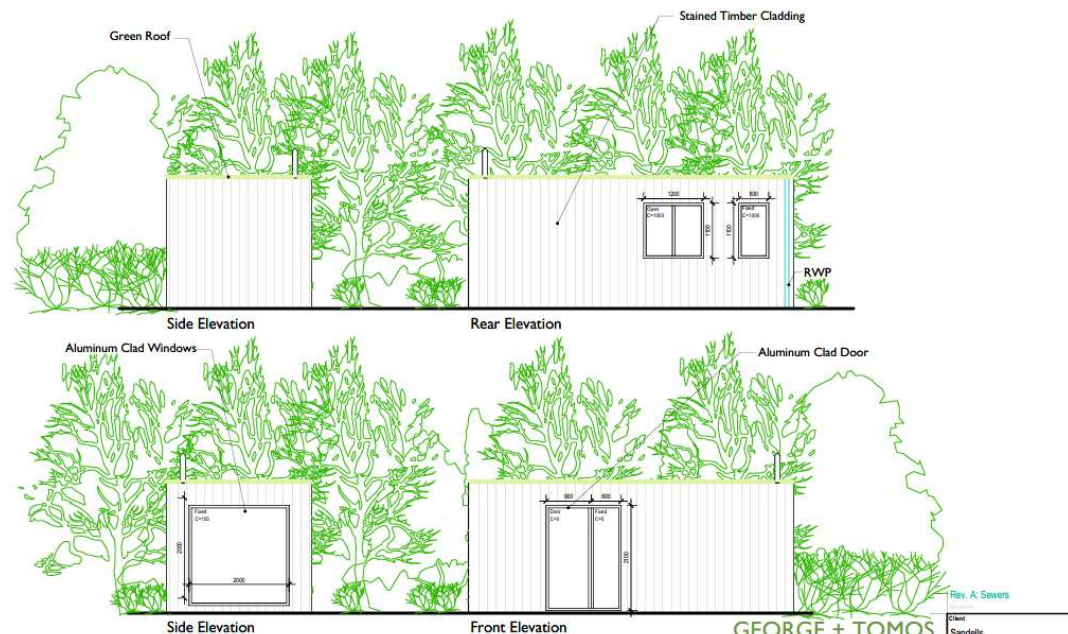


SECTION - A
A3 @1.300



Floor Plan

FLOOR PLAN
A3 @1.50



ELEVATIONS
A3 @1.100

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12 Head Pontrilas, Porthkerry, Pwys: SY20 8AL www.georgetomos.co.uk georgetomos@me.com 01854 710337		PLANNING DRAWING
Project Farm diversification, Holiday accommodation units @Sandells Farm, Pandy Fields, Corris	Task No. x5-24	Drawing No. PL-02
Scale 1:100 (B&A) 1:200 (B&C)	Revised / Date Jan '24	Revised / Date Jan '24







