



	LEDGER
	Indicates new specimen trees such as Oak, Rowan, Cherry, Silver Birch.
	Indicates existing travel route with link existing foot path to main street of Llandysul.
	Indicates 1800 high close boarded timber fence
	Indicates new natural amenity areas to rear of the dwelling to be at least 25m2 - New lawns to be sown with a general purpose lawn seed such as a blend of perennial ryegrass, tall fescue, red fescue and brown top. Ideally sow the seeds in mid May or mid September.  The property will also be planted with various shrubs and plants as listed below which are considered to be the back bone of any garden, offering long-term structure and beauty across the seasons. They will be planted on the first planting season following occupation of each dwelling and shall include the following: <ul style="list-style-type: none"><li>- Butterfly bush;</li><li>- Lavender;</li><li>- Hydrangea;</li><li>- Japanese Barberry;</li><li>- Heather.</li></ul>
	Indicates privacy hedge between dwellings and where indicated - Carpinus betulus - hedging whips bare root plantes in staggered row..
	Indicates patio areas minimum of 3.0x3.0 meters.
	Indicates privacy hedge along proposed road where indicated to provide privacy - Carpinus betulus - hedging whips bare root planted in staggered row..
	Indicates existing hedge to southern boundary to be translocated behind visibility spalls where required.
	Indicates principle entrance.
	Indicates existing ground levels.
	Indicates proposed ground levels.
	PIR = Indicates position of proposed external lighting. Lights to operate off a passive infrared (PIR) motion sensor, sensitive to large objects only and with timers set on a low duration (2 mins; max). Lights to have a maximum wattage of 11w, with compact Fluorescent light sources fitted with appropriate UV filters. Hoods should be installed to direct the light below the horizontal plane, at an angle of 70 degrees
	Indicates tactile slabs at crossing points.

**Technique : dragging sections**

Due to the relative small area of hedge that requires translocating the 'dragging' method should be adopted -

Tracked mechanical excavator with a 360° swing shovel (usually 13 tonne or larger) and a selection of buckets.

1. Mound soil against the face of the bank facing the direction of movement. This will help to prevent any disintegration or toppling of the bank when being moved. The mounded soil should reach at least half the height of the bank.
2. Cut into the base of the face of the bank on the side facing away from the direction of movement. Do this with a wide bucket, up to a third of the bank width. This will dislodge the bank and ease initial movement.
3. Once each section of the bank starts to move freely, reverse the bucket so that the bank is pulled by the back, flat aspect of the bucket.
4. Drag back the full height of the bank in bucket-sized widths.
5. Continue this process sequentially along the hedge, pulling each section back by the required distance to match the adjoining section.
6. Repair any minor collapses and re-face bare sections of bank with cut turves as necessary

(Source - best practice translocating existing hedges, the Devon Hedge Group.)

**Landscape and Maintenance proposals -**

**Programme**

Herbicide weed control to be undertaken two weeks in advance of planting. Planting will not interfere with the proposed development so can be undertaken in the first planting season and in any case will be completed in the first planting season after the development has been finished. Establishment success will be determined in August/September each year for the first five years. Any losses will be replaced for a period of five years.

**Maintenance**

Control by strimmer is to be avoided as there is a high risk of ring barking. Furthermore regular cutting encourages more herbaceous growth with consequent moisture and nutrient up take detrimental to the planted hedge and trees. It may be that spot weeding with Glyphosate will be necessary in the first growing season. Subsequent weed control to be with appropriate granular herbicide, such as Kerb granules, applied in the winter months. The hedge may well require pruning/trimming after two growing seasons to maintain the shape and encourage low down growth.

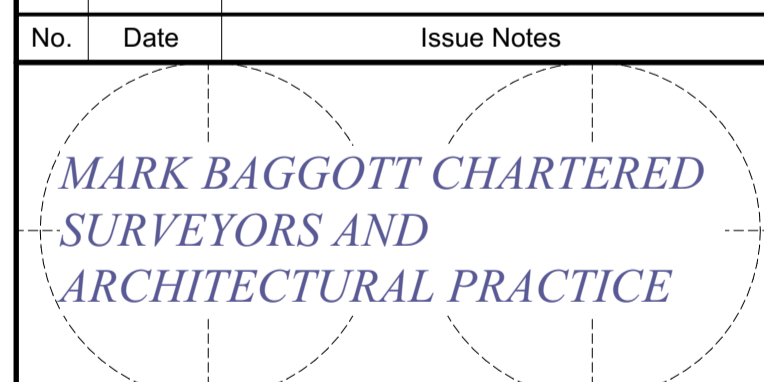


Vivara Pro Seville Woodstone Nest Boxes 28mm diameter entrance

Closed-fronted bird boxes need to be placed away from direct sunlight and prevailing winds, so facing between east and north is ideal. Ensure that entrances to the boxes are not impeded by vegetation, wires etc. Boxes need to be a minimum of 1.5m from the ground. ONE BOX TO BE ADDED TO EACH DWELLING.

**1 Proposed landscaping scheme**  
Scale: 1:500

PL	07/06/24	All measurements must be checked on site. If there are any deviations the designer should be notified and written confirmation sought.
PL		
PL		
B		The plans are the property of M. Baggott Chartered Surveyors and Architectural Service and written permission must be sought before passing any plans onto third parties.
PL		
C		
PL		
VER		Party Wall agreements should be put in place before any works commence on site.
D		



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Consultant: Mark Baggott

Project Title: Proposed development Parc Menter, Dyffryn Teifi Enterprise Park, Llandysul, Ceredigion. SA44 4HW.

Sheet Title: Proposed landscaping scheme

Project Manager: N/A Project ID: Spine Road Development

Drawn By: MB Scale: 1:100

Reviewed By: Sheet No.:

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