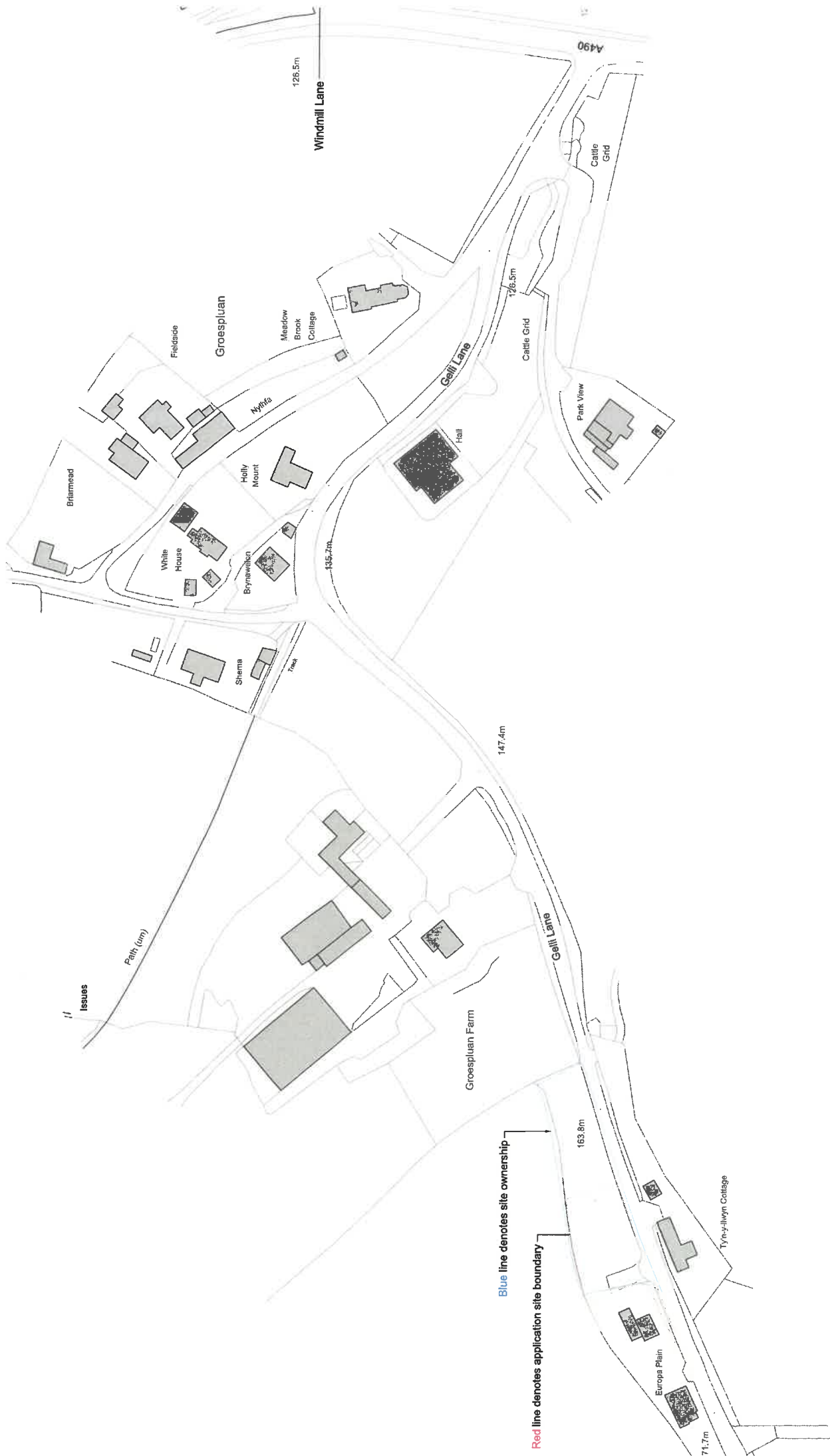




1 Location Plan

1:1250

CDM regulations 2015
For notifiable projects the building contractor must produce a Construction Phase Plan, which will include - a statement of methods of construction, hazards, risks and how the works are to be controlled.
A notifiable project is defined as works that are 30 working days long, with 20 workers at any point in the project or exceeds 500 working person days - this includes domestic projects.
To be read in conjunction with all CDM and HSE regulations.



Scale 1:1250



REV.	DATE	NOTES	BY	CHECKED	PROJECT	DRAWING TITLE	STATUS
A	11.08.24	Final Review	AW	TW	Site East of Europa Plain, Gelli Lane, Groes-pluen, Welshpool, SY21 9BW	Location plan	Planning
B	09.04.25	Red line updated	KV	AM			REV.
					CLIENT	DWG. NO. 001	DWG. EZE
						SCALE 1:1250	A3
NOTES							
1. The site is the subject of a planning application, A45, for the construction of a new building, 12m x 12m, with a total floor area of 144m ² . The building is to be used as a residential unit. The site is located on the east side of Europa Plain, Gelli Lane, Groes-pluen, Welshpool, SY21 9BW. The site is bounded to the north by Gelli Lane, to the south by the A490, to the east by the A490, and to the west by the A490. The site is bounded to the north by Gelli Lane, to the south by the A490, to the east by the A490, and to the west by the A490.							

1 Proposed Planting Plan

1:250



Bed 1 & 2

- Location:**
- Either side of main entrance door
- Species:**
- Colneaster horizontalis.

Spacing/Planting:

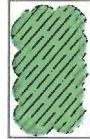
- Plant 60-80 cm apart in a staggered pattern.
- Each plant will eventually spread up to 1.5-2 m wide and 0.5 m tall.

Planting Technique:

- Loosen soil and remove all perennial weeds.
- Dig a hole twice the width of the root ball but no deeper than the pot.
- Backfill with compost-enriched soil and firm gently.
- Water in well.

Aftercare:

- Mulch with bark or compost to suppress weeds and conserve moisture.
- Water regularly in the first growing season (especially in dry spells).
- Light pruning in late winter to maintain shape and remove dead material.



Bed 3

- Location:**
- Northwest corner of the plot
- Species:**
- Rosa rugosa (tough, wind-tolerant, produces hips and fragrant flowers)

Spacing/Planting:

- Space 50 cm apart in staggered planting.
- Mature height: 1.5-2 m; width: 1.5 m.

Planting Technique:

- Bare-root: plant Nov-March or container-grown: anytime except in drought/frost
- Dig hole wider than root spread; place crown just below soil level.
- Backfill with native soil and compost mix, then firm and water well.

Aftercare:

- Mulch annually to retain moisture and suppress weeds.
- Prune back to 15-30 cm above ground in early spring after planting.
- Once established, minimal pruning needed - just remove dead or crossing stems.



Greenhouse

- Dig hole wider than root spread; place crown just below soil level.
- Backfill with native soil and compost mix, then firm and water well.



Mixed UK Native Wildflowers Bank (Bed 4)

Location:

- Facing towards main garden area to East of house.

Suggested species mixture:

- Annuals: Corn flower, Corncockle, Cam Margold
- Perennials: Yarrow, Oxeye Daisy, Bird's-foot Trefoil, Red Clover, Selfheal, Meadow Buttercup

Spacing/Planting:

- Sow at 3-5 g/m² for pure wildflower mix, or 1.5-3 g/m² if mixed with grasses.

Planting Technique:

- Remove all vegetation and rake soil to a fine tilth.
- Do not add compost or fertilizer.
- Mix seeds with dry sand (1:4 ratio) to aid even spreading.
- Scatter by hand and lightly rake in.
- Firm soil with a roller or foot pressure.

Aftercare:

- Keep moist until germination (especially in dry springs).
- In the first year, cut when plants reach 10-15 cm to control weeds.
- In following years, cut back once in late summer (Aug-Sept) after flowering and remove cuttings to prevent nutrient buildup.
- Avoid using herbicides or fertilizers.



Bed 5

Location:

- Inside main vehicle entrance to plot.

Species:

- Sorbus aucuparia (Single specimen tree).

Planting Technique:

- Dig a hole at least twice the width of the root ball but no deeper than its height.
- Loosen the soil at the base and sides of the hole, and mix in well-rotted compost.
- Set the tree so that the root collar (where trunk meets roots) is level with the soil surface.
- Backfill, firming gently as you go, and water thoroughly. Stake if needed, particularly in exposed locations, using a short stake and soft tie to allow some stem movement, which encourages root establishment.

Aftercare:

- Apply a 5-8 cm mulch of bark or compost around the base, keeping it clear of the trunk to prevent rot.
- Water regularly during the first two years, especially in dry periods, to ensure establishment.
- Rowen is generally low-maintenance, but benefits from an annual check-up in late winter to remove any dead, crossing, or congested branches.
- Avoid fertilisers, as they can encourage overly lush growth at the expense of flowers and berries. Once established, the tree offers excellent year-round interest with spring blossom, vivid autumn foliage, and bright red berries that support birds and other wildlife.

CDM regulations 2015

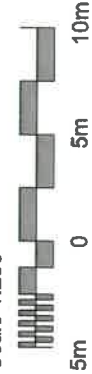
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Scale 1:250



REV. DATE NOTES

BY CHECKED

DATE

PROJECT

CLIENT

SCALE

DATE

STATUS

Planning

Architects & Environmental Consultants

eco design

South Pavillion, MK14 5DZ

Great Linford, Milton Keynes, MK14 5DZ

01909 888959

www.ecodesignconsultants.co.uk

Reserved matters application for details of appearance, landscaping, layout, and scale in connection with the erection of a dwelling (following the approval of outline permission P/2017/0750 and non-material amendment permission 18/1114/NMA)

Reference number

19/0896/RES

Date of decision (date must be pre-application submission)

29/07/2019

Please state the condition number(s) to which this application relates

Condition number(s)

Condition

2: The development shall be carried out in accordance with the following approved plans and documents; 19.187 101 C, 19.187 201 B, 19.187 200C

3 The landscaping scheme as shown on the approved block plan 19.187 101 C shall be carried out concurrently with the development hereby permitted and shall be completed no later than the first planting season following the completion of the development. The landscaping shall be maintained for a period of 5 years. During this time any trees, shrubs or other plants which are removed, die, or are seriously retarded shall be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5-year maintenance period.

Has the development already started?

☐ Yes

☒ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

I would like conditions 2 and 3 to be amended to reflect the new set of drawings

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 4 - Approved drawing

Removed drawings:

19.187 101 C, 19.187 201 B, 19.187 200C

Add drawings:

E4339 001-B Location plan

E4339 005-0 Proposed Planting Plan

E4339 010-C Site Plan Existing

E4339 015-0 Proposed Block Plan

E4339 020-J Site Plan Proposed

E4339 021-J Proposed GA floor plan - Ground

E4339 022-H Proposed GA floor plan - First

E4339 023-G Proposed GA roof plan

E4339 026-I Proposed GA Elevation Front & Side 1

E4339 027-A Proposed long site elevation

E4339 028-J Proposed GA Elevation Rear & Side 2

E4339 029-A Proposed sections

E4339 301-B Design and Access Statement

Green Infrastructure Statement

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference