STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990 Part 1

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR.
First name:	KEITH
Last name:	HUMPHRIES
Company (optional):	RAMSDELL ESTATES
Unit:	—
House number:	Nº 2
House suffix:	—
House name:	FIRST FLOOR
Address 1:	BROAD STREET
Address 2:	HANLEY
Address 3:	
Town:	STOKE ON TRENT
County:	STAFFORDSHIRE
Country:	
Postcode:	ST1 4HL

2. Agent Name and Address

Title:	MR
First name:	ROD
Last name:	TRAVERS
Company (optional):	—
Unit:	—
House number:	—
House suffix:	-
House name:	BROOK HOUSE
Address 1:	SMITHY LANE
Address 2:	WHITMORE
Address 3:	NEWCASTLE UNDER LYME
Town:	-
County:	STAFFORDSHIRE
Country:	
Postcode:	ST5 5FD

3. Description of the Proposal

Please describe the proposed development, including any change of use:

ERECTION OF SIX FLATS ON DERELICT LAND PREVIOUSLY RESIDENTIAL USE.

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): — (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☐ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): — (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: – House number: – House suffix: –

House name: LAND TO THE SOUTH OF

Address 1: CHEADLE TOWN CENTRE

Address 2: CAR PARK.

Address 3:

Town: CHEADLE

County: STAFFORDSHIRE

Postcode (optional): ST10 1UT

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: MRS J.E.CURLEY & MRS BAYLISS

Reference: JEC. PAID PREAPM

Date (DD/MM/YYYY): (must be pre-application submission) 19/08/2008

Details of pre-application advice received?

LETTER ENCLOSED.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☐ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☐ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☐ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☑ Yes ☐ No

If Yes, please provide details:

SEE PLANS.

Have arrangements been made for the separate storage and collection of recyclable waste? ☑ Yes ☐ No

If Yes, please provide details:

SUFFICIENT SPACE PROVIDED IN BIN STORES FOR RE-CYCLING BOXES.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	—	SMOOTH RED/RUSTIC FACING BRICK.	☐	☐	
Roof	-	STAFFS BLUE PLAIN CLAY TILES.	☐	☐	
Windows	—	TIMBER WINDOWS RECESSED INTO REVEALS - WHITE.	☐	☐	
Doors	—	AS WINDOWS	☐	☐	
Boundary treatments (e.g. fences, walls)	EXISTING WALLS & FENCING.	EXISTING WALLS & FENCING TO BE POINTED & GENERALLY RENOVATED	☐	☐	
Vehicle access and hard-standing	—	TARMAC VEHICLE ACCESS/PARKING. BLOCK PAVING.	☐	☐	
Lighting	—	2Nº SODIUM FLOODS TO CAR PARK/ACCESS 4Nº SODIUM FLOODS TO BUILDING.	☐	☐	
Others (please specify)	—	TRELLIS & PLANTING TO WALLS & FENCING.	☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☑ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	—	6	+6
Light goods vehicles/ public carrier vehicles	—	—	—
Motorcycles	—	—	—
Disability spaces	—	—	—
Cycle spaces	—	6	+6
Other (e.g. Bus)	—	—	—
Other (e.g. Bus)	—	—	—

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [x] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

EXISTING MAIN SEWER

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) [ ] Yes [x] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [x] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

DERELICT LAND PREVIOUSLY REAR GARDEN/YARD TO Nº 15 CHAPEL STREET.

Is the site currently vacant? [x] Yes [ ] No

If Yes, please describe the last use of the site:

—

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate) NOT KNOWN

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [x] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☑ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐		✓				6
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							6

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐		NONE				
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐		NONE				
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐		NONE				
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total proposed residential units *(A + B + C + D) =*

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐	NONE					
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐		NONE				
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐		NONE				
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐		NONE				
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total existing residential units *(E + F + G + H) =*

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

N/A

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees	NOT APPLICABLE		

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	NOT APPLICABLE			

22. Site Area

Please state the site area in hectares (ha) 0.09 HA

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐	N/A	
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)

Ammonia (tonnes)

Bromine (tonnes)

Chlorine (tonnes)

Ethylene oxide (tonnes)

Hydrogen cyanide (tonnes)

Liquid oxygen (tonnes)

Liquid petroleum gas (tonnes)

Phosgene (tonnes)

Sulphur dioxide (tonnes)

Flour (tonnes)

Refined white sugar (tonnes)

Other:

Amount (tonnes):

Other:

Amount (tonnes):

N/A

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 21/10/2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

N/A

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

N/A

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

N/A

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 21/10/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

N/A

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- The original and 3 copies of a completed and dated application form: ☑
- The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑
- The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑
- The correct fee: ☑
- The original and 3 copies of a design and access statement: ☑
- The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑
- The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 21/10/2008 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
—	01782265586	—

Country code:	Mobile number (optional):
—	—

Country code:	Fax number (optional):
—	—

Email address (optional): —

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
—	01782 681157	

Country code:	Mobile number (optional):
—	—

Country code:	Fax number (optional):
—	—

Email address (optional): rod.travers@btinternet.com

30. 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)* ☐ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

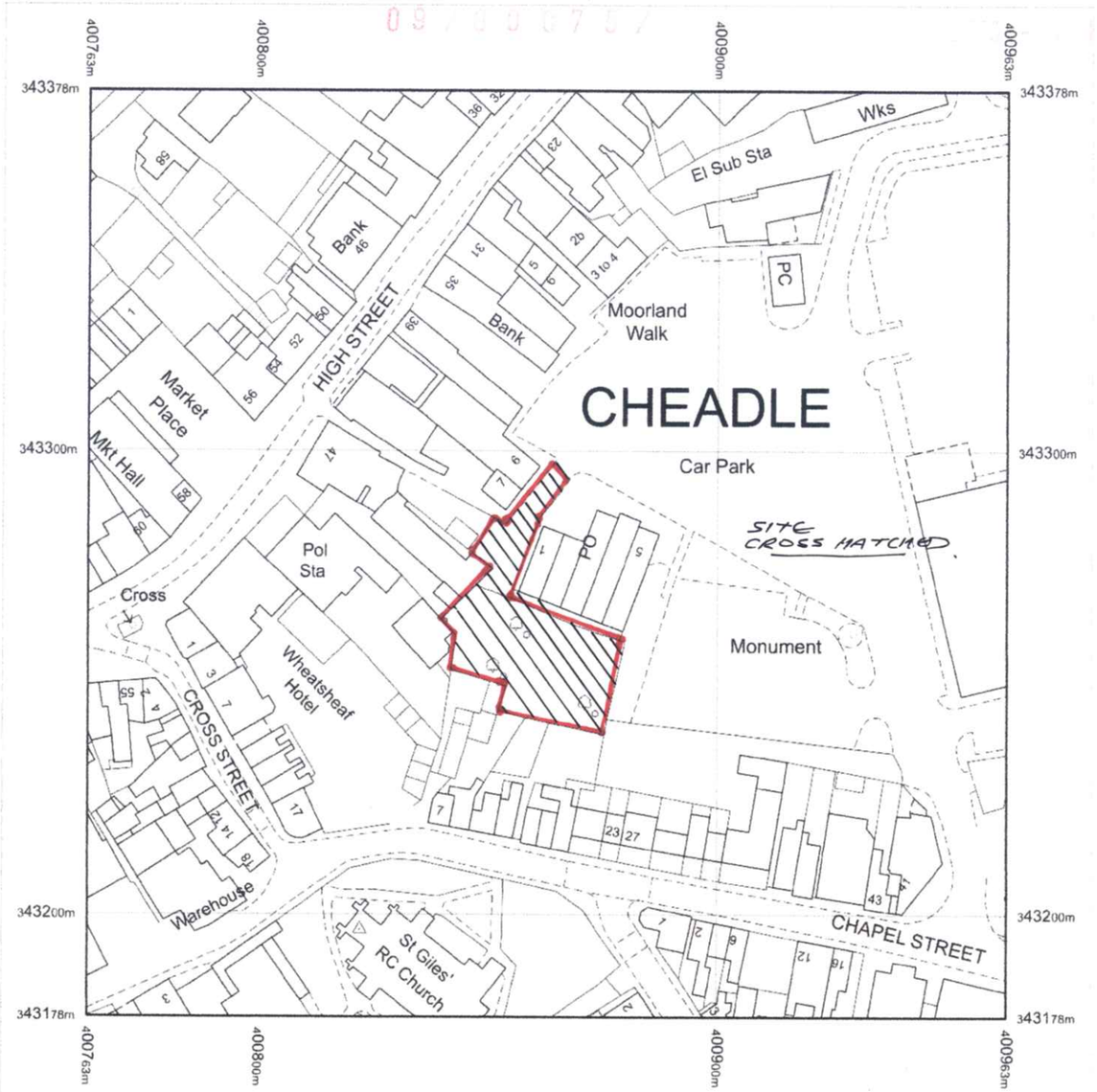
Contact name:

Telephone number:

Email address:

Ordnance Survey®

OS Sitemap®



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Metres
0 20 40

Scale 1:1250

Supplied by: **Latitude - Southampton**
Serial number: 01566200
Centre coordinates: 400863 343277.88

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www.ordnancesurvey.co.uk

Proposed Development on Land to the South of the Cheadle TownCentre Car Park,
Cheadle, Staffs Moorlands, ST10 1UT.

Design and Access Statement.

Assessment :-

The site is a brownfield site situated in the centre of Cheadle, sandwiched between the backs of properties in Chapel Street, High Street and the more recent Cheadle Shopping Centre development. Originally forming part of the back garden/yard to No.15 Chapel Street the site was cleared some years ago and has since lain derelict.

Access to the site is via the Town Centre car park for which the Applicant has legal crossing rights. The entry point into the site is at it's North West corner.

The existing buildings surrounding, and/or visible from the site are a mixture of Georgian, Victorian and the more recent development. Directly to the North and sharing the boundary is the rather uninspiring flat roofed rear section of part of the shopping centre built during the mid 1980's. To the South are the rear back gardens/yards of mainly Victorian terraced properties in Chapel Street. To the West the most prominent feature in the foreground is the rear of the Georgian Wheatsheaf Hotel with other Georgian buildings in the background. Directly to the East is further car parking.

Involvement :-

As far as the Applicant is aware there were no objections in principle, or detrimental comments, to a previous application from the local or wider community.

Evaluation :-

The proposal would occupy a prominent site, currently derelict, hitherto a back garden or yard area belonging to an existing Victorian or earlier property.

The site is within the Conservation area where the general picture is one of varying building shapes and roof heights . The proposal would contribute to the scene in general by virtue of a design which fully respects and harmonises with its' the immediate surroundings.

Design :

The bulk, mass, scale and detailing of the proposed development will respect and harmonise with the varying architectural periods of nearby existing buildings. Although the proposal would be one single block, the centre section will be staggered to achieve a vertical break in two places, both front and back. Both ends of the building will be gable-on front and rear, with the roof of the centre section running at right angles to the ends. The ridges of all three roof sections will be of different height and the ridge of the centre section offset to produce a lower eaves line at the rear, in sympathy with the scale of the nearest buildings in Chapel Street.. The introduction of dormers and

chimneys will add further interest and relate to nearby historical buildings. The front elevation is further broken up with narrow projecting gables accommodating access stairs to the first floor units and ground level bin stores to both ground and first floor flats. Attic windows introduced to the rear gables will achieve a visual illusion of reducing the ridge height.

Windows will be traditional painted timber casements set back into their brickwork reveals, with flush stone heads and projecting cills. Eaves and verges will be simple two course traditional corbelling and balcony guarding simple black iron railings.

The majority of the surrounding existing building are red brick with either plain clay tiles or slate roofs. The proposal will match the existing as closely as possible.

Walkway areas within the site will be paved, access, parking and vehicular circulation tarmac.

Soft landscaped areas will be grassed with tree and shrub planting.

Amount and Layout :

The proposal is for six two bedroom flats together with integral bin stores, parking, circulation and landscaped amenity space.

The layout is 3 units at ground and first floor levels totalling six.

Access :

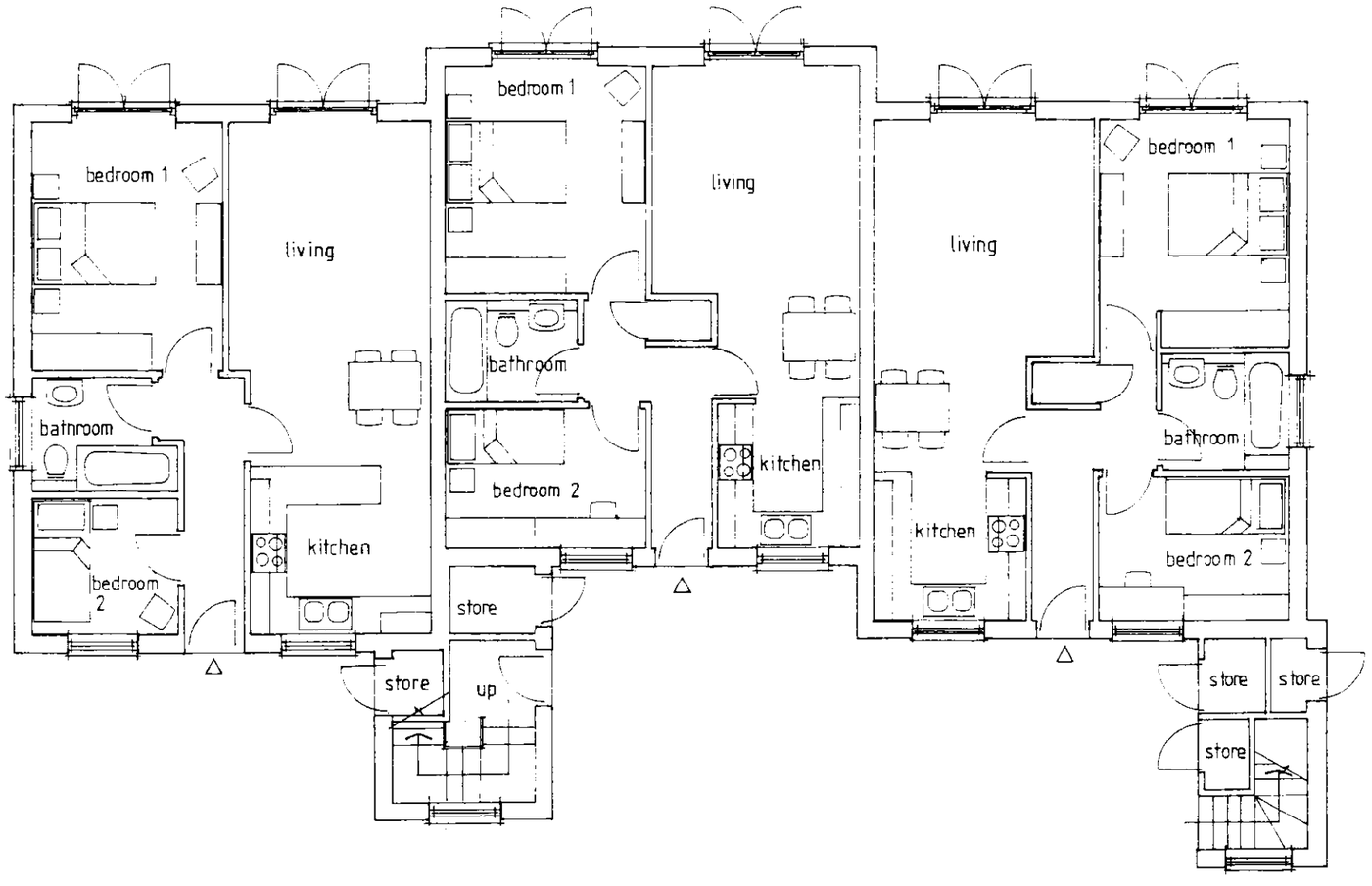
The Applicant has legal rights to cross the public car park to access the site. The access point in the north east corner of the site is wide enough for general vehicular access and for service and emergency vehicles.

Bearing in mind the highly sustainable location of the site car parking is thought to be adequate, with one space per unit.

It is noted that the Local Highways Authority has already indicated that it is unlikely to object.

The design layouts, paved areas, dropped kerbs, stairs and interior layout of the flats will of course conform to Part M of the Building Regulations as the site location is particularly suited to the needs of the elderly or less able.

Proposed Residential Development.
Cheadle. ST10 1UT



Ground Floor Plan.

Rod Travers
Architecture Planning Consultancy Interior Design
Brook House Smithy Lane Whitmore Newcastle
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Land to the South of Cheadle Town Centre Car Park. ST10 1UT.

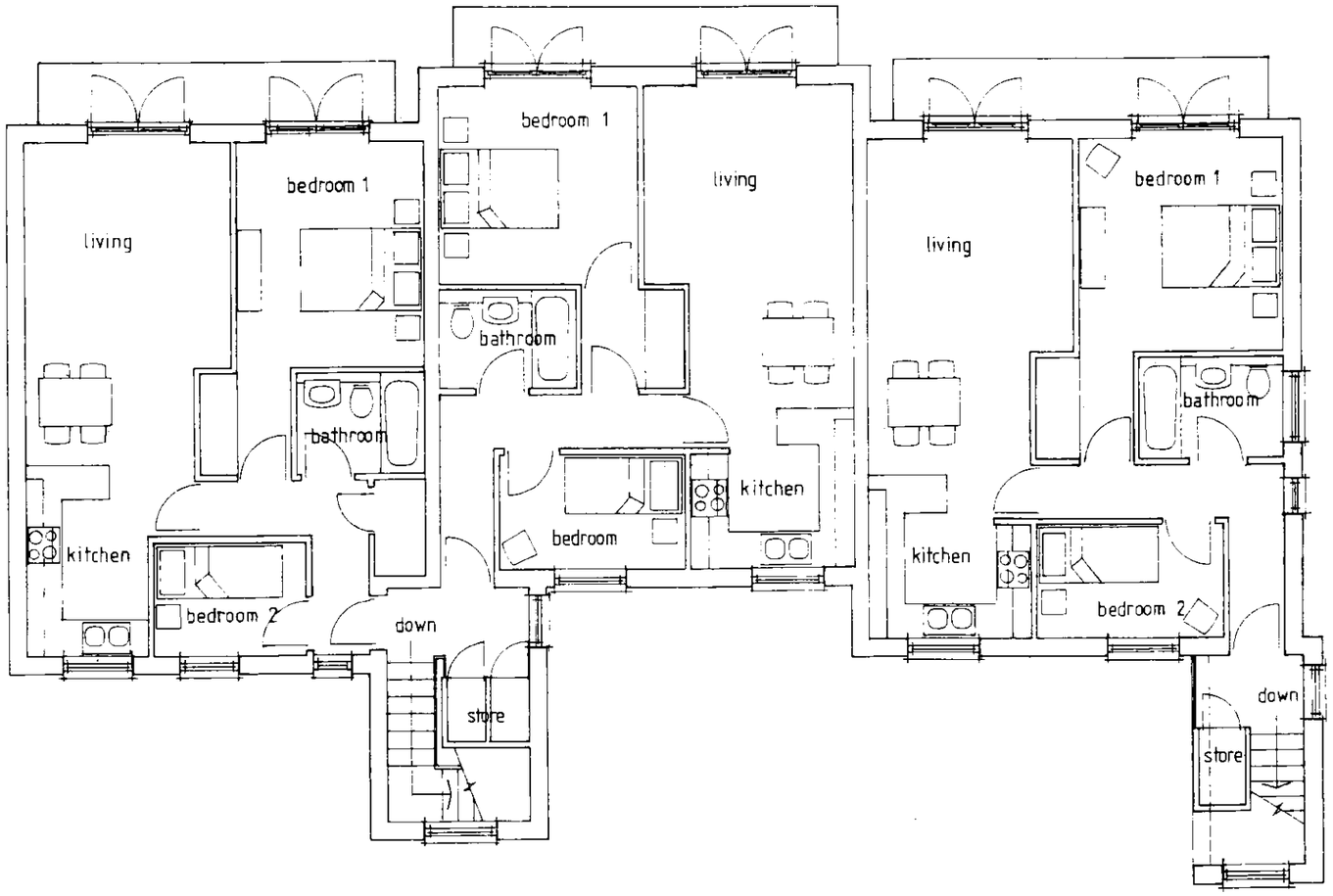
Proposed Development of Six Residential Units

Ground Floor Plan

Client: Ramsdell Estates Ltd
No.2 Broad Street, Hanley,
Stoke on trent

Scale : : 100 Drawing No. **03**

Proposed Residential Development.
Cheadle. ST10 1UT



First Floor Plan.

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Proposed Development of Six Residential Units

First Floor Plan

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Scale 1 : 100 Drawing No. **04**

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Rear Elevation. East.



Front Elevation. West.

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Proposed Development of Six Residential Units

Front and Rear Elevations

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Side Elevation. **South.**



Side Elevation. **North.**

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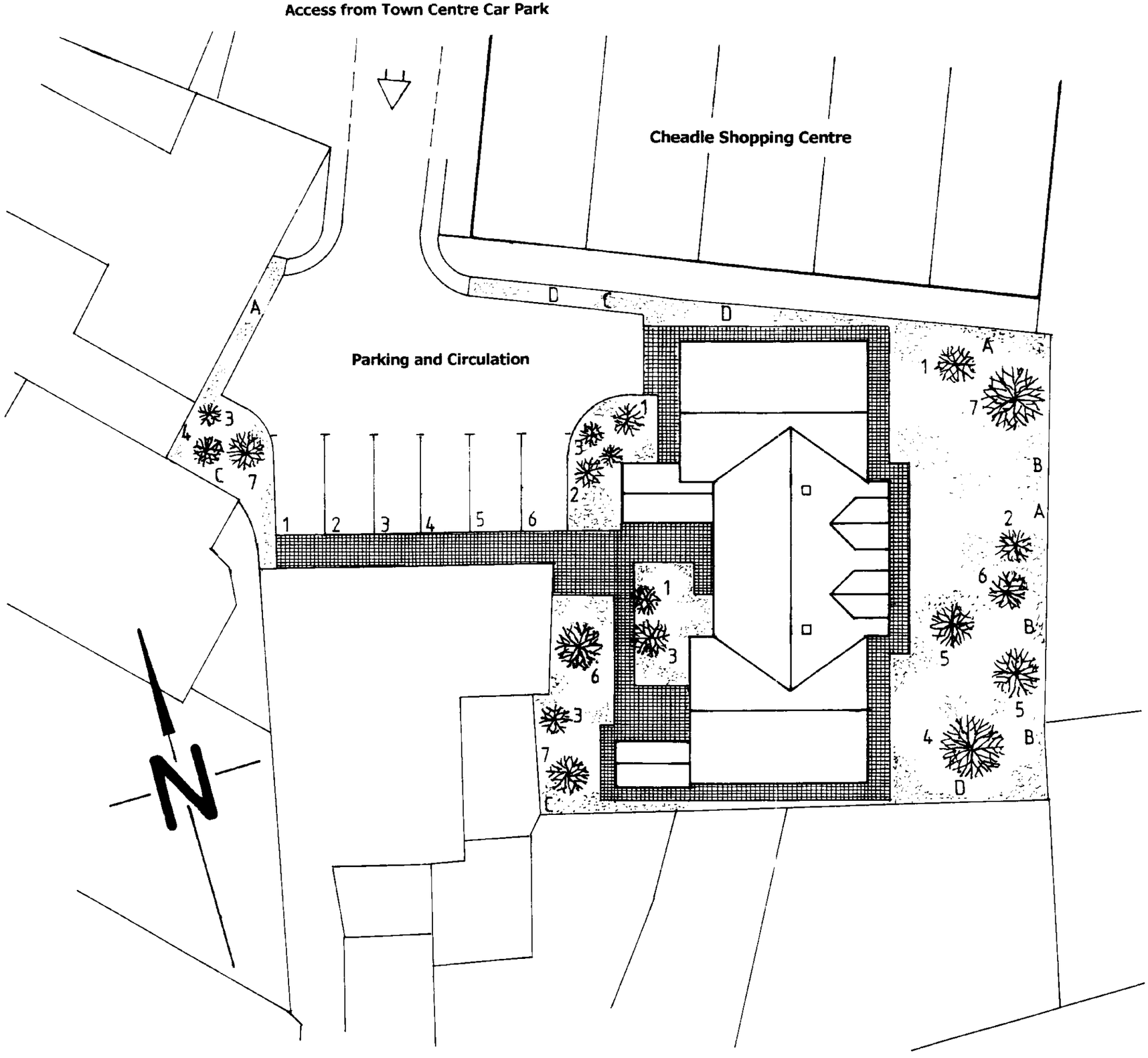
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Proposed Development of Six Residential Units

Side Elevations

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Scale 1 : 100 Drawing No. **06**



Proposed Block Plan. Scale 1 : 200

Key to planting :

Shrubs :-

A. **Berberis** Ottawensis Superba
B. **Cordyline** Australis
C. **Photina** Red Robin
D. **Pyrasantha** Syphyr Red

Standard Trees :-

1. **Acacia** Dealbata
2. **Laburnum**
3. **Populus** Tremula
4. **Salix** Alba Tristus
5. **Sambucus**
6. **Surbus** Amoldiana Schouten
7. **Acer** Campestre

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Block PLan

Client: Ramsdell Estates Ltd
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Scale 1 : 100 Drawing No. **07**