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PROPOSAL

The development comprises of the erection of 11 no. new dwellings.
3 house designs are to be incorporated within the scheme with all types used in both hands.
The dwellings proposed are shown in more detail on drawings
2003-1166-20 - type A1 and A2
2003-1166-21 - type B1
2003-1166-22 - type C1
2003-1166-25 - type B2
2003-1165-26 - type C2
2003-1165-27 - type B3

PROPOSED ACCESS ROAD

A section of the existing unmade access into the former quarry site from Ashbourne Road, is to be improved to provide a new private access road to serve the proposed 11no. plots.
The proposed road shall be 5.0m wide and finished with a paved surface. In addition a 1.0m wide service strip is to be provided to both sides of the access.
The road is to terminate with a turning head as indicated.
As part of the new access arrangement the entrance to Mount Road will be revised, with the kerb pushed out to provide a more pronounced junction. This area shall be seeded or surfaced as required by the Highways Department.
A parking area to serve the properties fronting Ashbourne Road is to be provided as indicated.
For details of the road design and construction, refer to Keytech Civil Ltd design drawings.

STREET LIGHTING

Lighting should generally be in accordance with BS EN 13201-2, BS EN 13201-3 and BS EN 13201-4.
Guidance on lighting design is given in BS 5489-1, Code of Practice for the Design of Road Lighting, to comply with the requirements of BS EN 13201.

DRAINAGE PROPOSALS

Foul drainage produced from the new development is to be discharged into the existing sewers in Ashbourne Road.
Storm water discharging from the dwelling roofs and Highway drainage shall discharge into the exig sewer via an attenuation tank as designed by Keytech Civil Ltd.
The existing watercourse has been diverted around the perimeter of the site as approved in the conditions of the outline planning consent and shall remain.

SERVICES

The public utility services serving the proposed development shall primarily be sited below the proposed pavement to the south east perimeter of the access road. no services shall be sited below the service margin on the north west of the access road.

REFUSE STORAGE

3 wheely bins are shown to each property which will be housed within the private rear gardens of each property.

HARD LANDSCAPING

The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Roads - plaspave amalfi permi-8 paving (brunello to road and granite stone to areas either side of entrance between exig properties)
Drives - plaspave permi-8 monopoli paving (mixture of burnt bracken and granite stone)
Parking Bays - tarmac
Patios - riven reconstituted paving slabs.
Paths - riven reconstituted paving slabs.
Note :- samples of materials shall be submitted prior to commencement to Local Authority.

BOUNDARY TREATMENTS

The boundary to the protected woodland has an existing post and rail fence which is to remain.
The northern boundary is formed with an existing close boarded fence and hedgerow.
Boundaries between dwellings shall be a mix of metal estate fencing and brick walls to front gardens and 1.8m high close boarded timber fencing to the rear boundaries.

SOFT LANDSCAPING :-

Shall include planted beds as listed below and grassed areas with a wild flower seed mix where shown. For planting centres and pot sizes please refer to the adjacent table.
Area A - to include a mixture of the following native plants, Sambuca Nigra, Ilex aquifolium and Cornus Sanguinea.
Area B - Euonymus 'Silver Queen'
Area C - Osmanthus burkwoodii
Area D - Euonymus europaeus
Area E - Prunus laurocerasus 'Otto Luyken'
Area G - Osmanthus delavayi
Area H - Planting bed shall include a mixture of the following native plants, Cotoneaster Dammeri, Euonymus europaeus, Sambuca nigra, Cornus Sanguinea and Viburnum Opulus Guelder rose

TREE PLANTING :-

Supplementary tree planting is to be undertaken within the housing development site in addition to those previously agreed for the surrounding woodland as part of the conditions related to the outline approval for the site which will incorporate a mixture of the following trees :-
Malus Evereste (ME)
Malus floribunda (MF)
Sorbus Aucuparia (SA)
Acer griseum (AG)
Note :- Standard trees are to be planted, in a 450mm diameter, 600mm pit of topsoil, complete with untreated timber stakes for initial support, driven firmly into position on the windward side of the tree. Trees to be tied to stakes with proprietary plastic ties. Plastic rabbit sleeves to be utilised.

HEDGEROWS :-

Where indicated a Ligustrum Ovalifolium hedgerow is to be planted, with plants spaced 300mm centres.
Newly planted hedgerows are to be protected with rabbit netting.

PLANT SPECIES	PLANTING CTRS	POT SIZE
Ilex aquifolium	1.0m	2 litre
Cotoneaster Dammeri	1.0m	2 litre
Viburnum Opulus Guelder rose	1.0m	2 litre
Cornus Sanguinea	1.0m	3 litre
Euonymus europaeus	1.0m	2 litre
Euonymus 'Silver Queen'	1.0m	2 litre
Prunus laurocerasus 'Otto Luyken'	1.0m	2 litre
Sambuca Nigra	1.0m	2 litre
Osmanthus burkwoodii	1.0m	2 litre
Osmanthus delavayi	1.0m	2 litre

Amos developments Ltd

PROPOSED HOUGING DEVELOPMENT ON LAND TO REAR OF MOUNT ROAD / ASHBOURNE ROAD, LEEK, STAFFS.

PLANNING PROPOSAL

SITE LAYOUT - RESERVED MATTERS

Date	Sheet	Scale
NOVEMBER 2009	A1	1:250
Drg. No.	Rev.	Drawn
2003-1166-19	F	RG

A - 30/11/2009 - PLAN UPDATED FOR PLANNING SUBMISSION
B - 04/12/2009 - PLAN UPDATED FOR PLANNING SUBMISSION
C - 04/02/2010 - LAYOUT REVISED
D - 09/02/2010 - PLOTS 3,4 AND 9 HOUSETYPES RE-ORIENTATED
E - 09/02/2010 - PLAN UPDATED AS DISCUSSED WITH PLANNING AUTHORITY
F - 11/02/2010 - GARDEN FENCING EXTENDED OVER SERVICE STRIPS IN LIEU OF GRASS

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All dimensions must be checked prior to commencement.