

HARD LANDSCAPING

The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Road and Pavements - tarmac with concrete kerbs and edgings.
Private and Individual Drives - tegula reconstituted setts.
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 site boundary treatments of hedgerows, timber and metal railing fencing are to generally be maintained but where necessary shall be repaired / replaced.
Where fencing requires replacing this shall be undertaken replacing like for like. Any gaps in hedging shall be infilled with new plants of species to match.
Plot frontages are to be generally remain free of fences.
Boundaries to the rear of individual dwellings shall be formed with rough sawn timber panel fencing with access provided by means of lockable gates to the side of each dwelling or as shown.

Soft landscaping :-
Shall include planted beds as noted and grassed areas. For species details please refer to the accompanying schedule.

Tree planting :-
Supplementary tree planting is to be undertaken as part of the scheme. For species details please refer to the accompanying schedule.

TREE REPORT

Please refer to report produced by Tree Heritage for details of the existing trees on site. To enable the proposal to be related to these findings, tree references, measured canopies and root protection areas taken from the report are indicated here.

TREE KEY

TREE TO BE RETAINED

TREE RPA

PROPOSED TREE

ROOT PROTECTION AREAS

Drives formed within RPA's are to be formed with a porous pavior over a Cellweb TRP Cellular Confinement System driveway system to respect the root protection areas of the trees on site. Cellweb to be installed as per specification prepared by Geosynthetics Ltd accompanying this application.
Dwellings sited within the RPA's are to have a piled foundation solution to respect the tree roots.

LEVELS

Floor levels are indicated for the proposed dwellings and other strategic points. The levels to the perimeter of the site shall remain unaltered with the remaining ground levels graded between as necessary.

PROPOSAL SCHEME

The site gained outline planning consent in December 2015 and we hereby apply for the Detailed Planning Approval for the erection of 39 Dwellings. It is proposed to provide a mixture of dwelling types ranging from 2 and 3 bedroom semi-detached affordable housing to 3 bedroom bungalows to 4 and 5 bedroom detached dwellings. The key below provides a clearer indication of the dwelling types and their location on the site with details of the dwellings provided on drawings 2014-1971-09 to 2014-1971-41.

KEY	Type	No.	Description	Type
	2 Bed	11	2 Storey	Affordable
	3 Bed	2	2 Storey	Affordable
	3 Bed	15	Bungalow Integral Garage	Open Market
	4 Bed	7	2 Storey Integral Garage	Open Market
	5 Bed	4	2½ Storey Rooms in Roof Integral Garage	Open Market

PROPOSED ROAD AND ACCESS

The development is to be served by an adoptable road accessed off Birchwood Grove. It is proposed to extinguish the hammer head at the end of Birchwood Grove and extend the road through into the proposed site.
The new road is to be 5.0m wide and have a 2.0m wide pavement to each side.
A turning head is to be created where shown to enable delivery and refuse vehicles to turn and exit the site in a forward gear.
Plots 14-16 are to be served by a 4.2m wide private drive accessed off the new turning head.
Private drives are to be provided to each property, with parking spaces being a minimum of 2.5m wide by 5.0m long, ensuring a minimum 6.0m clear area is provided behind for manoeuvring. A total of 2 spaces is to be provided for 2 and 3 bedroom properties and 3 spaces for 4 and 5 bedroom properties, which shall include any garages where provided.
Vegetation planted in front of dwellings shall be restricted to a height of 600mm to maintain visibility when reversing or driving around corners.
The construction of the new road and pavement shall be agreed at a later date with Staffs County County Highways.

EXISTING HIGHWAY IMPROVEMENTS

As part of this development certain off site works are required to be undertaken to the local highway network.
The junction of Lid Lane and The Birches is to be altered to incorporate a raised table junction, the junction of Birchwood Grove and The Birches is to have additional road markings applied and as stated above the turning head to Birchwood Grove is to be removed and the existing highway adapted and extended to service the proposed development.
Details of the road and pavement serving the development along with details of the off site works will be provided by a Highways Consultant once the scheme is approved as part of a discharge of condition application.

SERVICES

The public utility services serving the proposed development shall be sited below the pavements within the development with services extended from Birchwood Grove.

DRAINAGE PROPOSALS

Foul drainage from the development shall discharge into the existing foul sewer network in a position agreed with Severn Trent.
Storm water discharging from the dwelling roofs shall discharge into suitably designed soakaways.
Highway drainage from the extended road shall discharge into the existing storm sewer network in a location to be agreed with Severn Trent and at a discharge rate to be agreed, with any attenuation system being designed by a Drainage Engineer and approved as part of adischarge of condition application once planning approval is granted.

REFUSE STORAGE

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

0.0m 5.0m 10.0m 15.0m

scale bar @ 1:250

Moorlands Homes (Cheadle) Ltd

PROPOSED HOUSING DEVELOPMENT ON LAND AT THE REAR OF THE BIRCHES, CHEADLE, STAFFS, ST10 1EJ.
PLANNING PROPOSAL
SITE PLAN

Date	Sheet	Scale
MAY 2015	A0	1:250
Dig No.	Rev.	Drawn
2014-1971-07	F	RG

A - 07/09/2017 - PLOT NUMBERS REDUCED AND MORE 2 BED BUNGALOWS INTRODUCED
B - 27/7/2017 - PLOT NUMBERS REDUCED AND MORE 2 BED BUNGALOWS INTRODUCED
C - 29/07/2017 - ADDITIONAL 2 BED UNITS ADDED
D - 31/08/2017 PLOT REMOVED, BOUNDARY TREATMENT TO 26 AMENDED TO SUIT
E - 07/09/2017 ADDITIONAL AFFORDABLE UNIT ADDED TO PROVIDE 32%
F - 29/09/2017 PLAN UPDATED FOR PLANNING APPLICATION

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