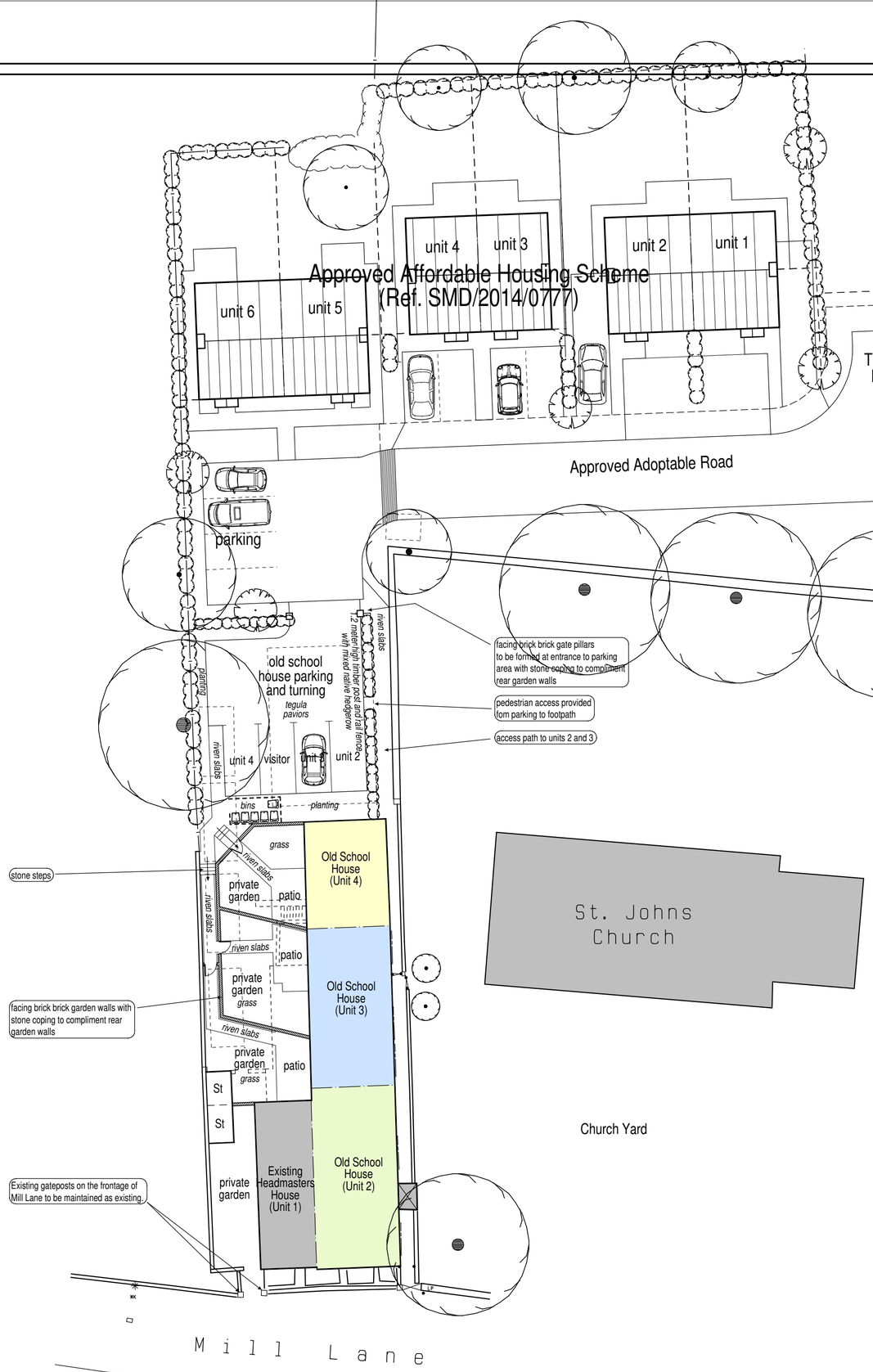

PROPOSAL

The development comprises of the conversion of the now vacant former school building into 3 separate dwelling houses. The dwellings proposed are shown in more detail on drawing 2012-1838-02.

PROPOSED ACCESS

The development is to be served by a private accessed off a proposed adoptable road leading from Main Road, Wetley Rocks which is to be constructed as part of an affordable housing scheme indicated to the north of the school building and is subject of a separate planning application.
A private parking area is to be provided accessed from the private access giving each unit an individual car space with an additional space for visitors shared between all units. Spaces shall be 2.5m wide by 5.0m long, and have a 6.0m road width behind for manouvering.

SERVICES

The public utility services serving the proposed development shall be brought in with those provided for the affordable homes.

DRAINAGE PROPOSALS

Foul drainage from the development shall discharge into the existing foul sewer in Mill Lane.
Storm water discharging from the existing school roof shall remain as existing.

REFUSE STORAGE

A communal bin storage area is to be created behind the parking area where the wheely bins are screened by a 1.5m high timber hit and miss vertically boarded fence.

HARD LANDSCAPING

The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Private parking area - 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

To create the rear gardens to the individual units brick walls with stone copings shall be formed with vertical boarded timber access gates.

SOFT LANDSCAPING :-

Shall include planted beds as listed below and grassed areas. For planting centres and pot sizes please refer to the adjacent table.
Area A - to include a mixture of the following native plants, Rosa Canina and Rosa Rugosa.
Area B - Planting bed shall include a mixture of the following native plants, Cotoneaster Dammeri, Euonymus Emerald and Gold, Osmanthus Variegatus, Pittosporum Silver Queen and Viburnum.
Area C - Planting bed shall include a mixture of the following native plants, Corylus Avellana, Sambucus Nigra, Cornus Alba and Photinia 'Red Robin'.

PLANT SPECIES	PLANTING CTRS	POT SIZE
Cornus Sanguinea	1.0m	3 litre
Corylus Avellana	0.6m	3 litre
Viburnum Opulus	1.0m	3 litre
Viburnum lantana	1.0m	3 litre
Cotoneaster horizontalis	0.6m	2 litre
Euonymus Emerald	1.0m	3 litre
Euonymus Gold	1.0m	3 litre
Pittosporum Silver Queen	0.6m	2 litre
Sambucus Nigra	1.0m	3 litre
Rosa Canina	0.6m	2 litre
Rosa Rugosa	0.6m	2 litre
Cornus Alba	0.6m	2 litre
Photinia 'Red Robin'	0.6m	2 litre
Buddleia 'Black Night'	1.0m	3 litre

0.0m 5.0m 10.0m 15.0m

scale bar @ 1:250

JCM Estates

PROPOSED CONVERSION OF FORMER ST JOHN'S SCHOOL INTO 3 DWELLINGS, MILL LANE, WETLEY ROCKS, STAFFS, ST9 0BN.

PLANNING PROPOSAL

SITE PLAN

Date	Sheet	Scale
MAY 2012	A2	1:1250
Drg No.	Rev.	Drawn
2012-1838-03	E	RG

A - 28/06/2012 - PLAN PREPARED FOR PLANNING SUBMISSION
B - 23/05/2014 - ROAD LAYOUT UPDATED TO CORRESPOND TO LATEST DESIGN
C - 08/05/2015 - ROAD LAYOUT UPDATED TO CORRESPOND TO LATEST DESIGN
D - 04/08/2015 - PLANNING REFERENCE REVISED
E - 11/10/2018 - NOTES AMENDED

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All dimensions must be checked prior to commencement.