THIS SURVEY HAS BEEN PRODUCED BY
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CONSULTING LAND AND MINE ENGINEERS.
KH DRG NO 2924
DEC 2011
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PROPOSAL SCHEME
This is a Reserved Matters application following Outline Planning Approval SMD/2013/1201 for 11 dwellings, dated 14/12/2016.

PROPOSED DWELLINGS
It is proposed to create 11 new dwellings in a mix of styles and sizes to mimic the local vernacular. A mix of 3 and 4 bedroom properties are to be formed as semi detached and detached properties.
The buildings are to be formed in a mix of render and brick with concrete interlocking roof tiles. All windows, doors and external joinery items shall be formed in upvc.
For details of proposed houses please refer to the following :-
2019-2406-06 Plot 1 Housetype
2019-2406-07 Plot 2 Housetype
2019-2406-08 Plots 3-4 Housetypes
2019-2406-09 Plots 5-6 Housetypes
2019-2406-10 Plot 7 Housetype
2019-2406-11 Plot 8 Housetype
2019-2406-12 Plot 9 Housetype
2019-2406-13 Plot 10 Housetype
2019-2406-14 Plot 11 Housetype

ACCESS AND ROAD
A new access is to be formed utilising the existing access leading to the Football Ground car park and then a new private road, all as approved in the outline approval.
The new access road is to be 5.0m wide with a 1.2m wide pavement each side which shall extend from the existing access road.
A turning head is provided within the site at the head of the road.

SERVICES
The public utility services serving the proposed development shall be sited below the private driveway.

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

DRAINAGE PROPOSALS
Foul drainage from the development shall discharge into the existing foul sewer in Macclesfield Road.
Storm water discharging from the dwelling roofs shall discharge into suitably designed soakaways.
Highway drainage from the private road shall discharge into the existing storm sewer in Macclesfield Road via a by-pass separator and holding tank restricting discharge to a rate of 5 litres/second.

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.
The existing contour levels are indicated to allow the proposed levels to be assessed.

INDICATIVE OUTLINE HOUSING LAYOUT
Dotted in red is the outline of the dwellings indicated on plan number 2011-1806-SP4 referred to in the outline planning approval.

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Road - tarmac with concrete kerbs and edgings.
Individual drives & parking areas - 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 existing planted site boundaries to the north and west are to remain but are to be trimmed/removed where required and reinforced with hedgerow planting where shown.
The application boundary to the south and west is to be defined with a timber post and rail fence.
Brick retaining walls are to be formed where indicated to retain altered ground levels. Painted metal estate fencing is to be installed where fences are required in front properties.
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. Species, planting centres and pot sizes shall be submitted at a later date.

Tree planting :-
Supplementary tree planting is to be undertaken as part of the scheme details of which shall be submitted at later date.

scale bar @ 1:200

Grace Street Developments Ltd

PROPOSED HOUSING DEVELOPMENT
LAND OFF MACCLESFIELD ROAD,
LEEK, STAFFORDSHIRE,
ST13 8LD.
PLANNING PROPOSAL
SITE PLAN

Date	Sheet	Scale
MARCH 2019	A0	1:200
Dig No.	Rev	Drawn
2019-2406-05	C	RG

A - 26/03/2019 - PLAN UPDATED FOR PLANNING SUBMISSION
B - 27/03/2019 - GARAGE ADDED TO PLOT 2
C - 05/04/2019 - INDICATIVE HOUSING LAYOUT FROM PLAN 2011-1806-SP4 SUPERIMPOSED

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