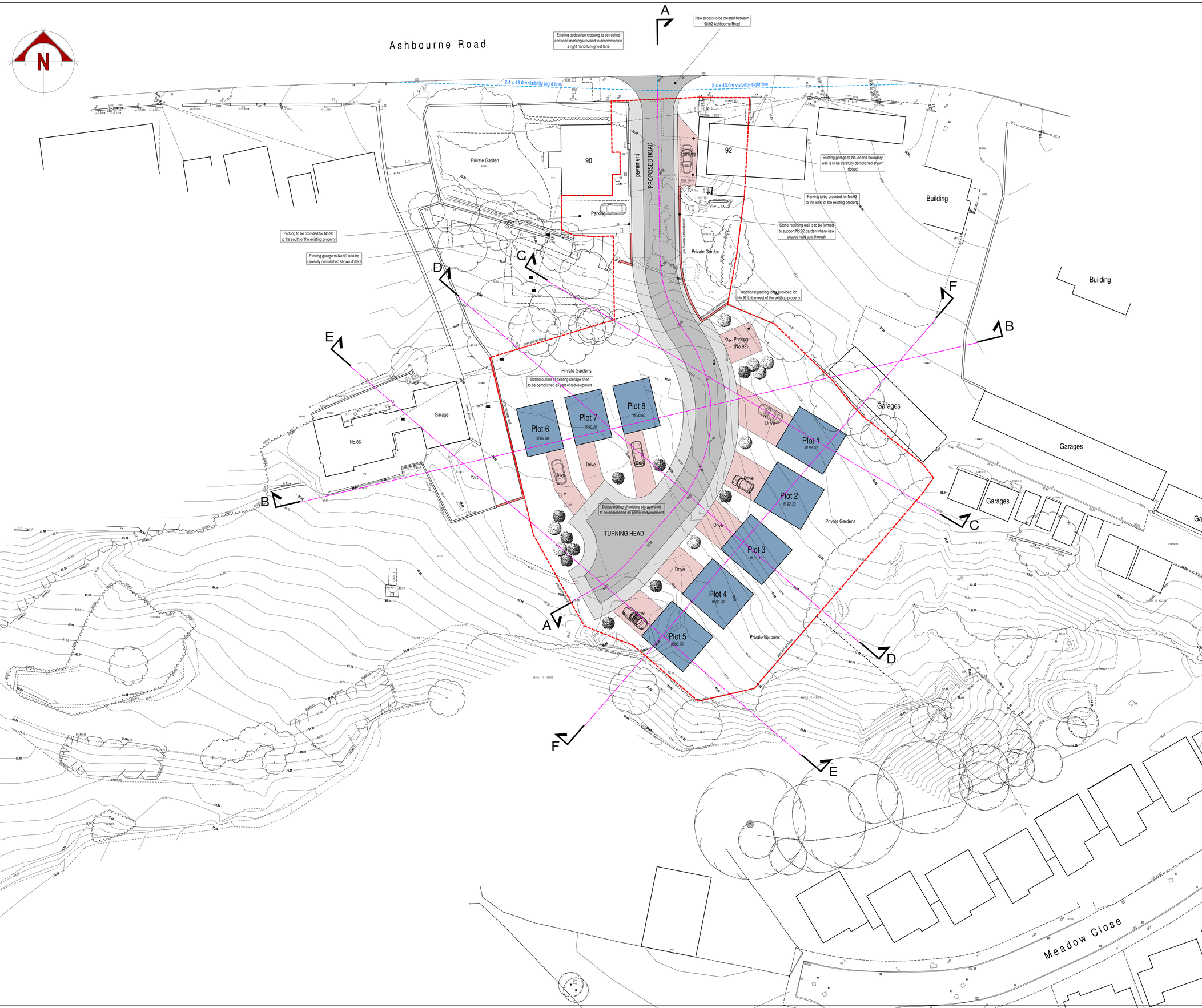


PROPOSAL SCHEME
This is an outline planning application for a housing development to the rear of 90 Ashbourne Road with access provided by an adoptable road formed between No. 90 and No. 92.

No.92 ASHBOURNE ROAD
The existing flat roofed double garage to this property is to be carefully demolished as shown dotted on plan with stone boundary wall between 92 and 90 also removed.
A parking space is to be created to the side of the new access road and an additional 2 spaces provided at the rear.
The existing garden where the new road cuts through is to be retained with a new stone built retaining wall.

No.90 ASHBOURNE ROAD
The existing single garage to this property is to be carefully demolished as shown dotted on plan with stone boundary wall between 92 and 90 also removed.
The existing brick wall between house and drive is to be maintained and will become its boundary wall.
3 parking spaces are to be created to the south of the existing property to replace the lost driveway, accessed from the new access road.

ACCESS ROAD
A new adoptable access road is to be formed between No. 90 and No. 92 Ashbourne Road as indicated. The road is to be 5.0m in width and have 6.0m radius kerbs at intersection with the existing highway. A 2.0m wide pavement is to be formed to the western side of the new access with a 675mm service margin formed to the eastern side. The road is to be formed with a maximum gradient of 1 in 10. A turning head is to be created at the end of the access road.
Visibility splays of 2.4m x 43.0m are to be provided at the junction with Ashbourne Road.
The new access road is to be formed in strict compliance with Staffs County Council Highway specification.

ASHBOURNE ROAD
The existing pedestrian crossing to the west of the proposed access is to be resited to a position agreed with Staffs County County Highways.
Where the crossing is removed the road markings are to be removed and a new right turn ghost island junction is to be marked out to later Staffs County Council specification.

SERVICES
Gas, electric, water etc services are to be installed below the pavement or service margin.

DRAINS
Foul water drains from the development are to be pumped back upto Ashbourne Road to a scheme approved as part of a reserved matters application should outline consent be granted.
Storm drains are to be discharged into either stream (road water via a by-pass oil separator) or soakaways (roofwater).

DEMOLITION
Existing storage buildings shown dotted are to be carefully removed.

RD (Leek) Ltd

PROPOSED HOUSING DEVELOPMENT
86, ASHBOURNE RD, LEEK,
STAFFORDSHIRE,
ST13 5AT.
PLANNING PROPOSAL
SITE PLAN

Date	Sheet	Scale
FEBRUARY 2019	A0	1:200
Dwg No.	Rev.	Drawn
2018-233-03	B	RG

A - 18/06/2019 - SCHEME UPDATED TO SHOW HOUSETYPES
B - 01/08/2019 - SCHEME UPDATED FOR PLANNING SUBMISSION

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