PROPOSAL SCHEME
This is a Reserved Matters application following Outline Planning Approval 9MD/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 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 :-
2019-2408-23 Plot 1-2 Housetype
2019-2408-21 Plot 3-4 and 5-6 Housetype
2019-2408-25 Plots 7-8 Housetype
2019-2408-22 Plots 9-10 Housetype
2019-2408-24 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 service strip each side.
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.

THIS SURVEY HAS BEEN PRODUCED BY
KEITH HORAN AND ASSOCIATES
CONSULTING LAND AND MINE ENGINEERS.
KH DRG NO 2924
DEC 2011
KEITH HORAN TEL NO 01538 383765

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Road - tarmac with concrete herbs and edgings.
Individual drives & parking areas - Marshalls tegula paviors in charcoal
Patios - Marshalls Pendle riven buff slab.
Paths and Steps - Marshalls Pendle riven buff slab.

BOUNDARY TREATMENTS
The existing planked 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 1.2m timber post and rail fence with mixed native species hedgerow behind.
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 of properties.
Boundaries to the rear of individual dwellings shall be formed with 1.8m high 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 planked beds as noted and grassed areas. Species, planting centres and pot sizes are referred to in the attached planting schedule.

Tree planting :-
Supplementary tree planting is to be undertaken as part of the scheme details of which are included in the accompanying planting schedule.

Hedgerows :-
Where indicated a mixed native hedgerow is to be planted behind protective timber post and rail fencing, comprising of a double staggered row of a mixture of the following plants, 70% Crataegus monogyna (Hawthorn), 10% Corylus avellana (Hazel), 10% Prunus Spinosa (Blackthorn) and the remainder made up of a mix of Ilex aquifolium (Holly), Lonicera periclymenum (Honeysuchle) and Rosa canina (Dog Rose).
Plants to be spaced in a double row, at 300mm staggered centres in both directions.
Newly planked hedgerows are to be protected with rabbit netting.

TREE KEY

Existing tree to be retained

Proposed tree - see schedule

MEADOW PLANTING
The remaining field to the rear of the development edged blue is to be seeded with a wild flower mix as specified in the attached schedule.



Street Elevation

scale bar @ 1:200

Grace Street Developments Ltd

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

Date	Sheet	Scale
AUGUST 2019	A0	1:200
Dwg No.	Rev.	Drawn
2019-2408-20	M	RG

A - 15/08/2019 - MINOR REVISIONS DISCUSSED WITH CLIENT
B - 28/08/2019 - UPDATED FOLLOWING MEETING WITH CLIENT
C - 04/09/2019 - UPDATED FOLLOWING MEETING WITH LOCAL AUTHORITY
D - 06/09/2019 - UPDATED FOLLOWING MEETING WITH LOCAL AUTHORITY
E - 20/09/2019 - UPDATED FOLLOWING DISCUSSIONS WITH LOCAL AUTHORITY
F - 23/09/2019 - PLOT 8 CHIMNEY REPOSITIONED
G - 24/09/2019 - PLAN UPDATED FOR FORMAL SUBMISSION
H - 25/09/2019 - UNIT 11 FLOOR LEVEL LOWERED BY 1.2m FOLLOWING LOCAL AUTHORITY FEEDBACK
J - 29/10/2019 - DIMENSIONS ADDED BETWEEN ORCHARD COURT PROPERTY AND PROPOSAL
K - 13/12/2019 - LANDSCAPING SCHEME ADDED
L - 18/12/2019 - LANDSCAPE SCHEME UPDATED
M - 23/12/2019 - PAVING + DRIVEWAY SPECIFICATION UPDATED

SAMMONS Architectural LIMITED
10 Cawdry Buildings, Fountain Street, Leek, ST13 6JP
Telephone: 01538 386002
E-mail: info@sammonsltd.co.uk
Web: www.sammonsltd.co.uk

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