

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Private Driveway - tarmac with concrete kerbs and edgings.
Individual drives & parking areas - regular 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 site boundaries are to remain but are to be reinforced with hedgerow planting where shown.
New drive facing boundaries are to be formed in a mixture of post and rail and metal estate fencing as shown.
Boundaries forming rear gardens shall be formed with rough sawn timber panel fencing with access provided by means of lockable gates as shown.

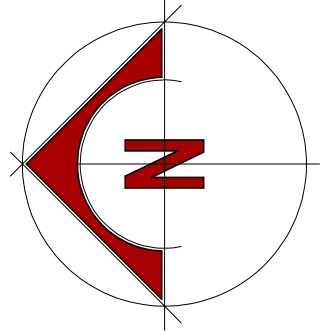
SOFT LANDSCAPING :-
Shall include planting areas, tree/hedgerow planting and grassed areas as indicated, all to a later scheme to be submitted at a later date and subject to condition.

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

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 (Honeysuckle) and Rosa canina (Dog Rose).
Plants to be spaced in a double row, at 300mm staggered centres in both directions.
Newly planted hedgerows are to be protected with rabbit netting.

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.

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.



PROPOSED DWELLINGS
It is proposed to create 4 new dwellings to rear of Rosedale accessed from a private driveway leading from Cheadle Road. For details of proposed houses please refer to the following :-
2020-2541-03 Plots 1 House type
2020-2541-04 Plots 2 House type
2020-2541-05 Plots 3 House type
2020-2541-06 Plots 4 House type
2020-2541-07 Garages

DEMOLITION
The existing garage attached to Rosedale is to be carefully removed to allow access to the proposed housing development.

ACCESS AND DRIVE
The western access to Rosedale is to be utilised to serve the proposed development. The existing access is to be widened to ensure a minimum width of 4.2m is provided. 4.2m radius kerbs are to be incorporated at the entrance. With the demolition of the existing garage it enables a new private drive to be formed to the rear of the existing property to serve the scheme. The private drive is to be reduced to 3.2m wide once past plot 2, where it only services 2 properties. Visibility sight lines of 2.4m x 90.0m are indicated with all planting removed forward of this line and maintained at a height of no more than 600mm. The eastern vehicular entrance is to be utilised to serve Rosedale.

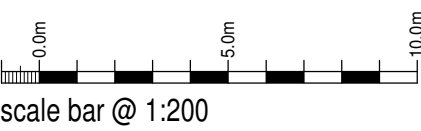
SERVICES
The public utility services serving the proposed development shall be sited below the private driveway.

REFUSE STORAGE
3 wheeled bins are to be provided to each property which will be housed within the private rear gardens of each property but which shall be brought to the entrance on collection days in the position shown.

DRAINAGE PROPOSALS
Foul drainage from the development shall discharge into the existing foul sewer in Cheadle Road.
Storm water discharging from the dwelling roofs shall discharge into suitably designed soakaways.
Highway drainage from the private drive shall discharge into a suitably designed soakaway via a by-pass separator.

SOAKAWAYS
Soakaways to be designed in accordance with the BRE Digest 365.
A standard porosity test should be carried out by the Client or Contractor before installing any soakaway to ensure the suitability of the sub strata.
Any soakaway must be located minimum 5.0m from a building or road and 2.5m from any boundary. When in normal ground they shall be at least 1.0m diameter and 1.5m deep below the invert (agree size and location with L A Inspector on site), backfill with selected rubble, top with 150mm depth of gravel with polythene sheet laid over and min 300mm soil ground cover.

FIELD ACCESS
A field access is to be maintained to the paddock to the north of the development via the existing access and field gate in the eastern corner of the site. The corner of plot 4 is to be fenced and hedgerow planted behind to form a link from the gate to the field.



Mrs T.J. Bode

**PROPOSED HOUSING DEVELOPMENT
ON LAND TO REAR OF ROSEDALE
403 CHEADLE ROAD
CHEDDLETON
ST13 7BH
PLANNING PROPOSAL
SITE PLAN**

Date	JANUARY 2021	Sheet	A1	Scale	1:200
Dwg No	2020-2541-02	Rev.	A	Drawn	RG

A-1488/2021 - PLAN UPDATED FOR PLANNING SUBMISSION

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