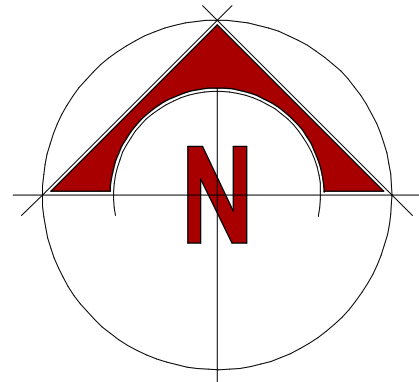




DRAINS
All polypropylene or polyethylene pipes shall be manufactured to ES EN 1401-1:2019 and BS 4660:2000.
All vitrified clay flexible jointed pipes shall be manufactured to BS EN 295-1:2013
100mm diameter (or otherwise specified) with flexible jointing collars, and generally laid between 1 in 30 + 1 in 80 gradients.
Bed and backfill in accordance with manufacturer's instructions.
Where drains pass through walls they shall be laid in short pipes and protected by lintels over.
Any drains installed under a floor slab is required to be surrounded in 200mm thick 20N grade concrete and shall have 'flexcell' board positioned at each pipe joint.
When drains are laid together foul shall run lower than storm. Provide back inlet gullies (airtight internally) or 100mm SVP's to receive foul wastes.
Storm drains to have trapped gullies to collect rainwater.
Fit rodding eyes to head of branches as indicated.
Inspection chambers shall be of pvc or pre-cast concrete units laid on and surrounded with 100mm thickness of concrete.
Fix suitable galvanised cover and frame.
The load classification of cover and frame to suit actual site conditions / loadings.
In masonry chambers form 150mm high benching to channels.
Existing farmhouse is to utilise its existing septic tank.
Units 1-5 are to have foul drains connected into a new packaged treatment tank serving the development.
Storm water is to discharge as it currently does into soakaways.
The drainage layout indicated is a suggested idea and the final layout including cover and invert levels must be checked and agreed on site with the L.A. Building Inspector prior to work commencing on site.
Redundant drains shall be stopped up with concrete or removed and ground re-instated.

SEWAGE TREATMENT PLANT - BIO DISC SYSTEM
The Client / property owner is responsible for contacting the Environment Agency Office in order to determine whether a 'consent to discharge' is required and conditions to be observed. This must be undertaken prior to work commencing on site and be confirmed in writing.
The property owner is also legally responsible to ensure that the system does not cause pollution, a health hazard or nuisance.
Prior to commencement of works on site the owner is to have conducted a series of porosity tests to determine the permeability of the sub soil and to establish the most suitable position of the plant and length of irrigation drains.
All test results and assumptions made are to be submitted to L.A. Building Control prior to installation of tank.
Sewage treatment plant with full BS EN 12566-3 Certification to be installed.
The glass reinforced plastic high performance packaged sewage treatment plant is to be installed to accept new foul water waste from the development. Plant size is to be determined by manufacturer to suit the expected hydraulic flow, organic load, ammonia levels and treatability and be agreed with the L.A. Building Inspector.
Locate in a suitably protected area of the site, being a minimum of 7m downslope from any building and within 30.0m of tanker access for de-sludging etc.
Inspection chambers should be provided to both the inlet and outlets of the tank for sampling and inspection.
A notice plate shall be fixed within the building describing the necessary maintenance as noted in Building Regulation Part H section H2, 1.57 page 34.
Treated effluent from treatment plant is to be discharged directly to a watercourse subject to consent being obtained from the Environment Agency. If this is not possible or consent is refused treated effluent shall be discharged into a drainage field :-
The outfall drainage field shall be designed and constructed to BS 6297:2007+A1:2008 and be sited downslope and terminate at least 15.0m from any building.
Irrigation area drains should be of 100mm diameter perforated pipe laid at 1 in 200 gradient and at least 500mm to invert in trenches between 600 to 900mm wide spaced 2000mm apart. Provide bed of 300mm clean shingle / stone (graded between 20mm and 50mm) before laying pipes then top up with same to 50mm above pipe and cover with geotextile membrane and 300mm earth.

DEMOLITION WORKS
The site is to be cleared of all redundant farm equipment.
The existing concrete yards are to be broken up where not required and surfaced as noted.

PROPOSAL SCHEME
This is a prior notification application for the conversion of the existing agricultural buildings into 4No. class q dwellings as detailed on drawing number 2020-2545-09.
Separate applications are to be submitted in respect of the following shaded grey for clarity: -
1. A householder application is to be submitted for the extension and alteration of the existing farmhouse to create a 3 bedroom dwelling.
2. A full planning application is to be submitted to convert the stone barn attached to the farmhouse into a dwelling.

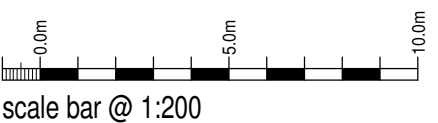
PROPOSED ACCESS AND PARKING
The site is open along its frontage to the highway.
Access to Unit 2 and 4 is to be made via an existing access between the traditional buildings and the modern agricultural buildings. This access is to be revised, lowering its level below the floor level of units 1 and 2 removing the present hump. This access is to be finished with angular chippings.
Access to Units 1 and 3 is to be provided directly off the highway into a shared parking courtyard as indicated.
Parking is to be provided, with 2 parking spaces being provided to each 3 bedroomed property. Each space is to be 2.5m wide x 5.0m long.
Both access points are to be formalised with the addition of a dry stone wall enclosing the site and forming the respective entrance points.

LANDSCAPING
Hard landscaping :-
Shall include a mixture of the existing concrete yards where left undisturbed, angular stone chippings and decorative gravel where new surfaces are required as annotated.

Boundaries :-
Subdivision of plots is to be undertaken with the introduction of a mixture of stone walls and timber post and rail fencing.
Soft landscaping :-
Shall include planted beds and grassed areas.

Tree planting :-
Supplementary tree planting is to be undertaken as part of the scheme as shown which will incorporate a mixture of the following trees, Acer Campestre, Crataegus Monogyna, Fagus Sylvatica, Fagus Sylvatica purpurea, Quercus Robur, Fraxinus excelsior, Aesculus Hippocastanum, Sorbus Aucuparia and Tilia euchlora.
Note :- Standard trees are to be planted, in a 450mm diameter, 600mm pit of topsoil, complete with untreated timber stakes for initial support, driven firmly into position on the windward side of the tree. Trees to be tied to stakes with proprietary plastic ties. Plastic rabbit sleeves to be utilised.

Hedgerows :-
Where indicated a mixed native hedgerow is to be planted behind protective livestock proof 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 at a density of 6 plants per square metre.
Newly planted hedgerows are to be protected with rabbit netting.



Mr S Moss

Proposed Conversion of
Agricultural Buildings
into 4 No. Dwellings,
Willowshaw Farm, Cloudside,
Congleton, CW12 3QQ
Class Q Prior Notification
Agricultural Building Conversion
Site Plan

Drawn	October 2020	Sheet	A1	Scale	1:200
Eng No.	2020-2545-06	Rev.	B	Drawn	RG
A - 06/12/2020 - PLAN UPDATED FOLLOWING MEETING WITH CLIENT					
B - 15/04/2021 - PLAN UPDATED FOR PLANNING SUBMISSION					

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