

DRAINS

All polypropylene or polyethylene pipes shall be manufactured to ES EN 1401-1:2019 amd 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.

PROPOSAL SCHEME

It is proposed to construct a new rural workers dwelling for the owner of the Equestrian Centre to enable a presence on site at all times for the safety and wellbeing he dwelling is to be sited in the south west corner of the existing car park as indicated.

ACCESS AND PARKING

The site is accessed via a track leading from Eaves Lane into the Equestrian Centre Carpark.
2 parking spaces are to be provided as shown, each space being 2.5m wide x 5.0m long.

LANDSCAPING

Hard landscaping :-
To be limited to riven slab paths and patios around the dwelling perimeter as annotated and the parking area surfaced with tarmac scalpings to match the existing carpark.

Boundaries :-
The plot is to be defined with a mix of existing mature hedgerow to the south west, existing timber post and rail fence to the north west and new timber post and rail fencing to the north east and south east.
The existing field gate into the adjacent paddock is to be resited where shown and opening infilled with matching post and rail fence.
Inside of the existing and proposed fencing a new mixed native species hedgerow is to be planted.

Soft landscaping :-
Shall comprise of grassed areas where shown.

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.

scale bar @ 1:200

Miss J Thompson

Proposed Dwelling
Cheadle Equestrian Centre,
Cheadle,
Staffordshire, ST10 1RB
Planning Proposal
Site Plan

Date	Sheet /	Scale
April 2021	A0	1:200
Dg No	Rev	Drawn
2021-2584-04	B	RG

A - 20/08/2021 - FLAN LIMITED CONTPLANNING SUBMISSION.
B - 07/09/2021 - DRAWING SCALE CHANGED 1/2 1:200

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Stable
Cottage