

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.
Provide back inlet gullies (airtight internally) or 100mm SVP's to receive foul wastes.
Inspection chambers shall be of pvc 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.
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.

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.

DEMOLITION WORKS
The existing block and profiled roof sheeting stable buildings shown dotted are to be carefully removed and carted off site

PROPOSAL SCHEME
The application seeks permission for a bungalow to replace the stables being demolished.
The north eastern and south eastern walls of the smaller stable block are to be retained to create a courtyard effect but the block walls are to be faced with stone to match the local dry stone walls.
A section of the dwelling is to be set into the bank side and be covered with a grass roof, with only the south western facade visible onto the courtyard garden.
The new dwelling is to be set away from the existing concrete driveway, with a path formed between a new dry stone boundary wall and the bungalow.

PROPOSED ACCESS + PARKING
The proposal is to be served by the existing private drive leading to Manor Park Farm.
2 No. parking spaces are to be provided, each space being a minimum of 2.5m x 5.0m. The spaces are to be surfaced in tegula paviors and linked to the bungalow by a path through the courtyard garden.

BOUNDARY TREATMENTS
The site boundaries are to remain as existing where indicated.
A new dry stone wall along the north west boundary is to be formed where the existing stables are removed and is to be swept into the existing access and up to the parking bays.

FLOOR LEVEL
Floor level is to be the same as the demolished stable block.

SERVICES
New independant utility services are to be provided to the proposed bungalow, routes of which will be advised by each service provider.

REFUSE STORAGE
3 wheely bins are to be provided to serve the property which will be housed adjacent the parking area and dragged down to the highway on collection days.

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Access - tarmac scalpings (extg resurfaced)
Parking Bay - tegula paviors
Paths + Patios - riven paving/decorative gravel

SOFT LANDSCAPING
Areas not forming paths and patios etc are to be turfed.

HEDGEROWS
Where indicated a mixed native hedgerow is to be planted either side of timber post and wire fencing, comprising of a double staggered row of a mixture of the following plants, 75% Crataegus monogyna (Hawthorn), 5% Corylus avellana (Hazel), 5% Prunus Spinosa (Blackthorn), 5% Ilex aquifolium (Holly), 5% Rosa canina (Dog Rose) + 5% Acer campestre (Field Maple).
Plants to be spaced in a double row, at 500mm staggered centres in both directions.
Newly planted hedgerows are to be protected with rabbit netting.

LEVELS KEY
+4.57 existing level
+3.00 proposed level

scale bar @ 1:100

Mr J Plant

Proposed Dwelling to Replace Stable Buildings, Manor Park Farmhouse, Park Lane, Cheadle, Staffs, ST10 1TH.

Planning Proposal
Floor + Site Plan

Date	Sheet	Scale
November 2022	A1	1:100
Drg No.	Rev.	Drawn
2022-2745-05	A	RG

A - 20/06/2023 - PLAN UPDATED FOR PLANNING SUBMISSION

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