

PROPOSAL SCHEME
It is proposed to develop the redundant reservoir site off Macclesfield Road with the creation of 12 dwellings.
The proposed dwellings will be a mix of 2, 3 and 4 bedrooms in a mix of semi-detached and dormer bungalow styles.
For details of proposed houses please refer to the following -
2022-2683-02 - 2 bedroom house type
2022-2683-03 - 3 bedroom house type
2022-2683-04 - 4 bedroom house type

PROPOSED ROAD AND ACCESS
The development is to be served by a private road accessed off Bridge End.
The road is to be 5.0m wide.
Within the site itself a 1.0m wide service margin is to be provided both sides of the access cul-de-sac.
A turning head is to be created where shown to enable delivery and refuse vehicles to turn and exit the site in a forward gear.
The dwellings are to be served by a mix of private drives and garages. Parking spaces are to be 2.5m wide by 5.0m long, and having a 6.0m road width behind for manoeuvring. The garage is to be a minimum of 3.0m wide x 6.0m long. The construction of the new road and pavement shall be agreed at a later date with Derbyshire County County Highways.

SERVICES
The public utility services serving the proposed development shall be sited below the road or service margin on one side or the other of the new carriageway.

REFUSE STORAGE
3 wheely bins are shown to each property which will be housed within the private rear gardens of each property. Bins will be collected on a bi-weekly basis by a private contractor where residents will present the required bin on the day of collection before returning it once emptied.

BOUNDARY TREATMENTS
The chain link site perimeter fences are to be removed and be replaced with a timber post and rail fence with native hedgerow planted behind on garden side. Post and rail fence shall be fitted with stock proof netting where open fields are adjacent.
Within the site black painted metal estate fencing is to define each side of the new carriageway.
Rear gardens are to be separated by 1.8m timber close boarded timber fencing accessed via the side of each property by lockable gates.

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of:-
Access Road - tarmac with concrete kerbs and edgings.
Individual drives & parking areas - tegula 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.

SOFT LANDSCAPING
Shall include planted beds and grassed areas as shown. Planting bed shall include a mixture of the following plants:
Ceanothus thyrsiflorus espers, Eucynurus blonde beauty, Hebe veronica pagei, Sambucus nigra common elder, Berberis thunbergii, Buddleja black knight, Mahonia charity, Acer palmatum var dissectum, Rudbeckia fulgida var sullivanti + Fern fantastic ghost

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 Spinos (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.

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.

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.
Drawing to be read in conjunction with drawing 2022-2683-05 site sections.

DEMOLITION
The existing reservoir shown dotted is to be grubbed up and infilled as shown on site sections.

scale bar @ 1:250

Urban Nu

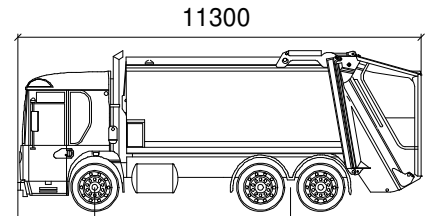
Proposed Housing Development
Land at Bridge End
Macclesfield Road
Leek ST13 8LG
Planning Proposal
Site Plan

March 2022
2022-2683-01

Sheet
A0
Scale
1:250
Rev.
E
Drawn
RG

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All dimensions must be checked prior to commencement.



Dennis Eagle 6X4 RHS 2013
mm
Width - 1665
Track - 4825
Lock to Lock Time - 6.0
Steering Angle - 32.1

