

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Private drives - tegula reconstituted setts.
Patios - riven reconstituted paving slabs.
Paths - riven reconstituted paving slabs.

BOUNDARY TREATMENTS
The site boundaries are to remain insitu, but are to be enhanced to a scheme to be agreed.
The boundary between the existing property the empty adjacent plot to be defined with a 1.8m rough sawn fence.

SOFT LANDSCAPING :-
Front and Rear garden areas shall be grassed.

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 as specified in accompanying report by Tree Heritage:-
A - Tilia Cordata 'Greenspire', (small leaved lime greenspire)
B - Pyrus Calleryana 'Chanticleer', (callery pear)
C - Prunus 'Kanzan', (flowering cherry spp)
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.

PROPOSAL SCHEME
A new bungalow, Plot 9 is proposed to be formed to the south of the existing property that will again be served from Deebank Heights, for details see drawing 2015-2095-90.
A double garage as detailed on drawing 2015-2095-92 is to be formed to service Plot 9.

PROPOSED ACCESS
The Orchard and new bungalow, Plot 9 are to be served from Deebank Heights accessed off Deebank Avenue.
A minimum of 2 no. spaces for the Plot 9.
Garages are to be provided to both properties, having clear internal dimensions of 3.0m wide x 6.0m long.

REFUSE STORAGE
3 wheely bins to the property shall be housed within the private rear garden. On collection days bins shall be temporarily moved to an area indicated and then moved back to garden once emptied.

DRAINAGE PROPOSALS
Drainage from the development shall discharge into the existing foul and storm sewers in Springfield Drive.
Any drainage runs within the Root Protection Areas of retained trees shall be hand-dug.

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.

TREE KEY

TREE TO BE RETAINED

TREE RPA

LEVELS
Floor levels are indicated for the dwelling and other strategic points.
The levels to the perimeter of the site shall remain unaltered with the remaining ground levels graded between as necessary.

scale bar @ 1:200
0.0m 5.0m 10.0m

Mr. J. Hurst

Proposed Bungalow (Plot 9)
Springfield Drive, Leek,
Staffs,
ST13 6ET.

Planning Proposal
Site Plan

Date	Sheet	Scale
July 2023	A1	1:200
Drg No.	Rev.	Drawn
2015-2095-91	B	NAW / RG

A - 01/08/2023 - PLOT 8 AMENDED
A - 17/08/2023 - PLOT 8 AMENDED

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