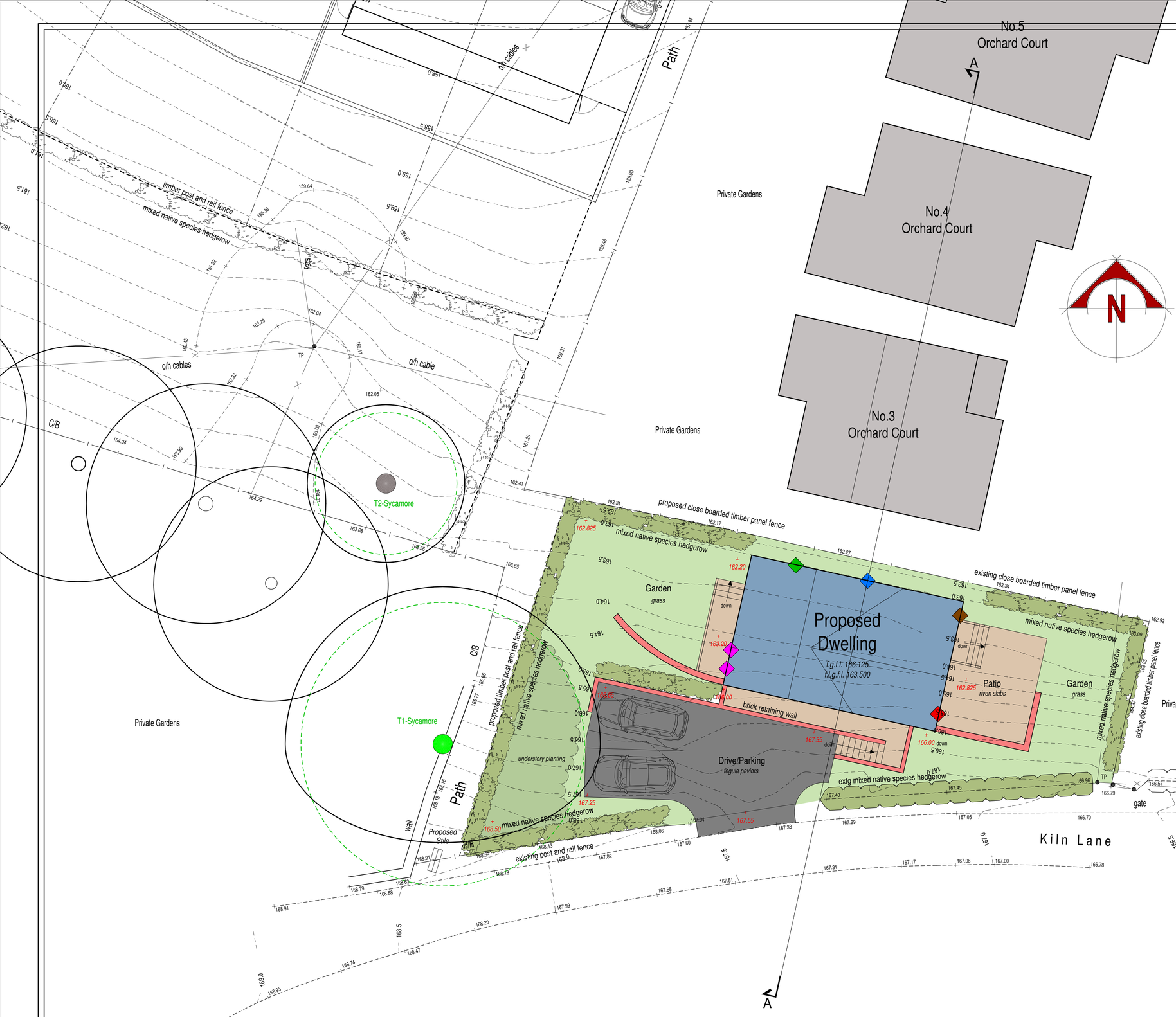

ECOLOGICAL ENHANCEMENTS

BAT BOXES
It is proposed that 2 No. Integrated Eco Bat Boxes be provided as to compensate for any potential loss.

BIRD BOXES
It is proposed that 4 No of nesting boxes for birds be provided as to be of conservation benefit to the site. These nesting box types shall consist of the following;

- 1 No. Integrated House Sparrow Terrace
- 1 No. Large Bird Nest Box
- 1 No. 32mm Nest Box
- 1 No. 28mm Nest Box

The nesting boxes shall be fixed onto the side of the buildings (where shown) and shall be elevated a minimum of 2 meters above ground level. Installation advice to be sought via the relevant manufacturer.

- Integrated Eco Bat Box
- Integrated House Sparrow Terrace
- Large Bird Nest Box
- 32mm Nest Box
- 28mm Nest Box

REFUSE STORAGE
3 wheely bins are shown to each property which will be housed behind the boundary hedge fronting the highway.

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.

DRAINAGE PROPOSALS
Foul drainage from the development shall discharge into the existing foul sewer in the development below.
Storm water discharging from the dwelling roofs shall discharge into suitably designed soakaways.

PROPOSAL SCHEME
This application is for the erection of a single dwelling as detailed on drawing no. 2023-2764-06. The dwelling is a split level design to work with the topography of the site, set over 2 floors, with three bedrooms (1 with en-suite) and bathroom to entrance level (upper ground floor) whilst the lower ground floor level is to have a Kitchen / Dining, Utility and Lounge.

LEVELS
Floor level is indicated for the proposed 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.
The existing contour levels are indicated to allow the proposed levels to be assessed.

ACCESS AND PARKING
The existing gated access into the site is to be improved to provide vehicular access. Parking is to be provided for two cars within the site, with each space being a minimum of 2.5m x 5.0m with a reversing space behind to allow vehicles to exit the site in a forward gear.
Parking area is to be surfaced in tarmac.

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Drive/Parking - tarmac with concrete edgings.
Patios - Marshalls Pendle riven buff slab.
Paths and Steps - Marshalls Pendle riven buff slab.

BOUNDARY TREATMENTS
The existing planted site boundaries to the east and roadside are to remain but are to be trimmed/adapted where required and reinforced with hedgerow planting where required.
A section of boundary to the north shall be defined with a close board fence which shall link onto the existing fencing. The northern boundary shall receive mixed native specie hedgerow behind as indicated.
A new boundary is to be formed to the west defining the route of the footpath to the estate below, a 1.2m timber post and rail fence with mixed native species hedgerow behind. Brick retaining walls are to be formed where indicated to retain altered ground levels.

Soft landscaping :-
Front and rear gardens are to be grassed.
Under storey planting shall be provided beneath the Sycamore tree adjacent to the parking area to prevent unwanted access to the property via the path.
Species of planting shall be a combination of Hazel, Beech and Holly.

Hedgerows :-
Where indicated a mixed native hedgerow is to be planted behind protective 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.
Newly planted hedgerows are to be protected with rabbit netting.

scale bar @ 1:100

Mr M Briand

Proposed Dwelling
Land off Kiln Lane,
Leek,
Staffs

Alternative Planning Proposal
Site Plan

Date	Sheet	Scale
July 2023	A1	1:100
Drg No.	Rev.	Drawn
2023-2764-07	C	RG

A - 14/09/2023 - UNDER STOREY PLANTING PROVIDED BELOW TREE
B - 14/09/2023 - PATIO HANDED TO THE OPPOSITE SITE OF DWELLING
C - 18/09/2023 - DESCRIPTION AMENDED

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