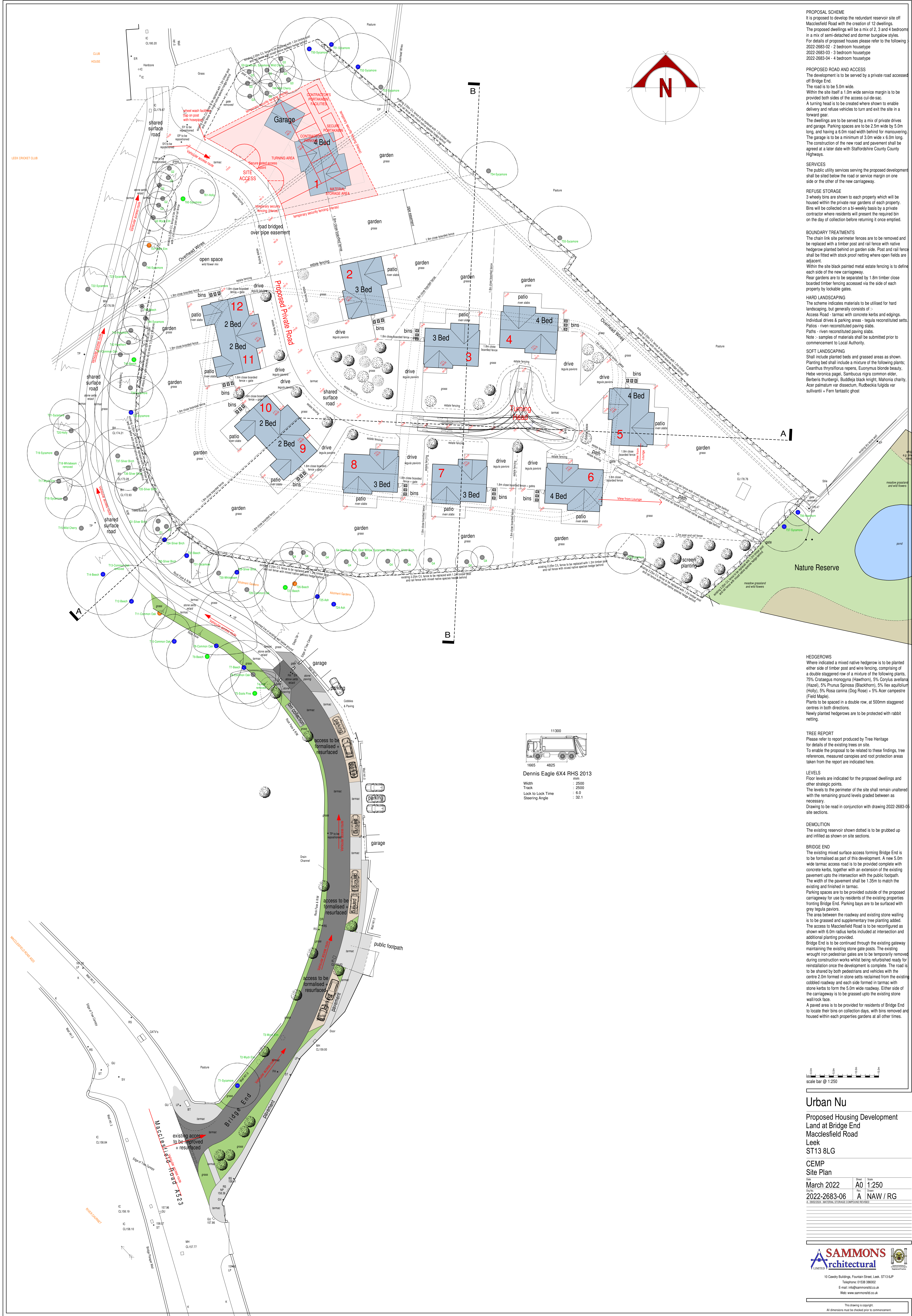




PROPOSAL SCHEME
It is proposed to develop the redundant reservoir site off Macclesfield Road with the creation of 12 dwellings. The proposed dwellings will be a mix of 2, 3 and 4 bedrooms in a mix of semi-detached and dormer bungalow styles. For details of proposed houses please refer to the following:
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 garage. 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 Staffordshire 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 repens, Eucynurus blonde beauty, Hebe veronica pagel, Sambucus nigra common elder, Berberis thunbergii, Buddlejia black knight, Mahonia charity, Acer palmatum var dissectum, Rudbeckia fulgida var sulcatiloba + Fern fantastic ghost

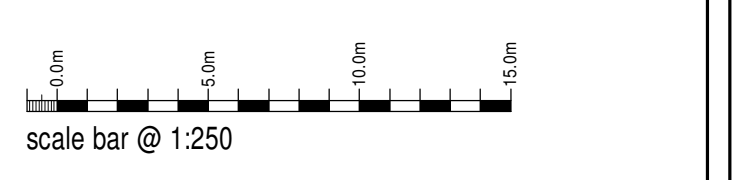
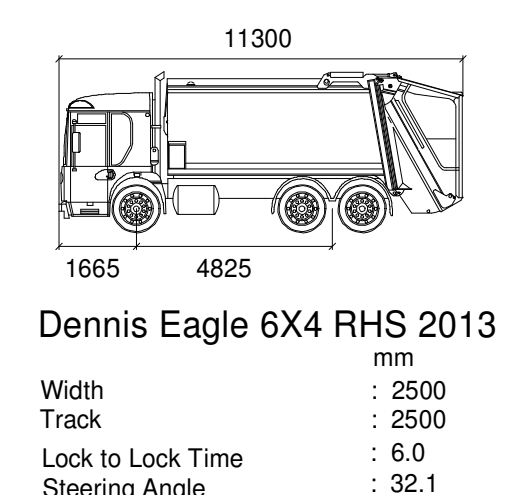
HEDGEROWS
Where indicated a mixed native hedgerow is to be planted either side of timber post and wire fencing, comprising of a double staggered row of a mixture of the following plants:
75% Crataegus monogyna (Hawthorn), 5% Corylus avellana (Hazel), 5% Prunus spinosa (Blackthorn), 5% Ilex aquifolium (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.

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.

BRIDGE END
The existing mixed surface access forming Bridge End is to be formalised as part of this development. A new 5.0m wide tarmac access road is to be provided complete with concrete kerbs, together with an extension of the existing pavement upto the intersection with the public footpath. The width of the pavement shall be 1.35m to match the existing and finished in tarmac.
Parking spaces are to be provided outside of the proposed carriageway for use by residents of the existing properties fronting Bridge End. Parking bays are to be surfaced with grey tegula paviers.
The area between the roadway and existing stone walling is to be grassed and supplementary tree planting added.
The access to Macclesfield Road is to be reconfigured as shown with 6.0m radius kerbs included at intersection and additional planting provided.
Bridge End is to be continued through the existing gateway maintaining the existing stone gate posts. The existing wrought iron pedestrian gates are to be temporarily removed during construction works whilst being refurbished ready for reinstallation once the development is complete. The road is to be shared by both pedestrians and vehicles with the centre 2.0m formed in stone sets reclaimed from the existing cobbled roadway and each side formed in tarmac with stone kerbs to form the 5.0m wide roadway. Either side of the carriageway is to be grassed upto the existing stone wall/rock face.
A paved area is to be provided for residents of Bridge End to locate their bins on collection days, with bins removed and housed within each properties gardens at all other times.



Urban Nu
Proposed Housing Development
Land at Bridge End
Macclesfield Road
Leek
ST13 8LG

CEMP
Site Plan

Scale: 1:250
Date: March 2022
Project: 2022-2683-06
Author: NAW / RG