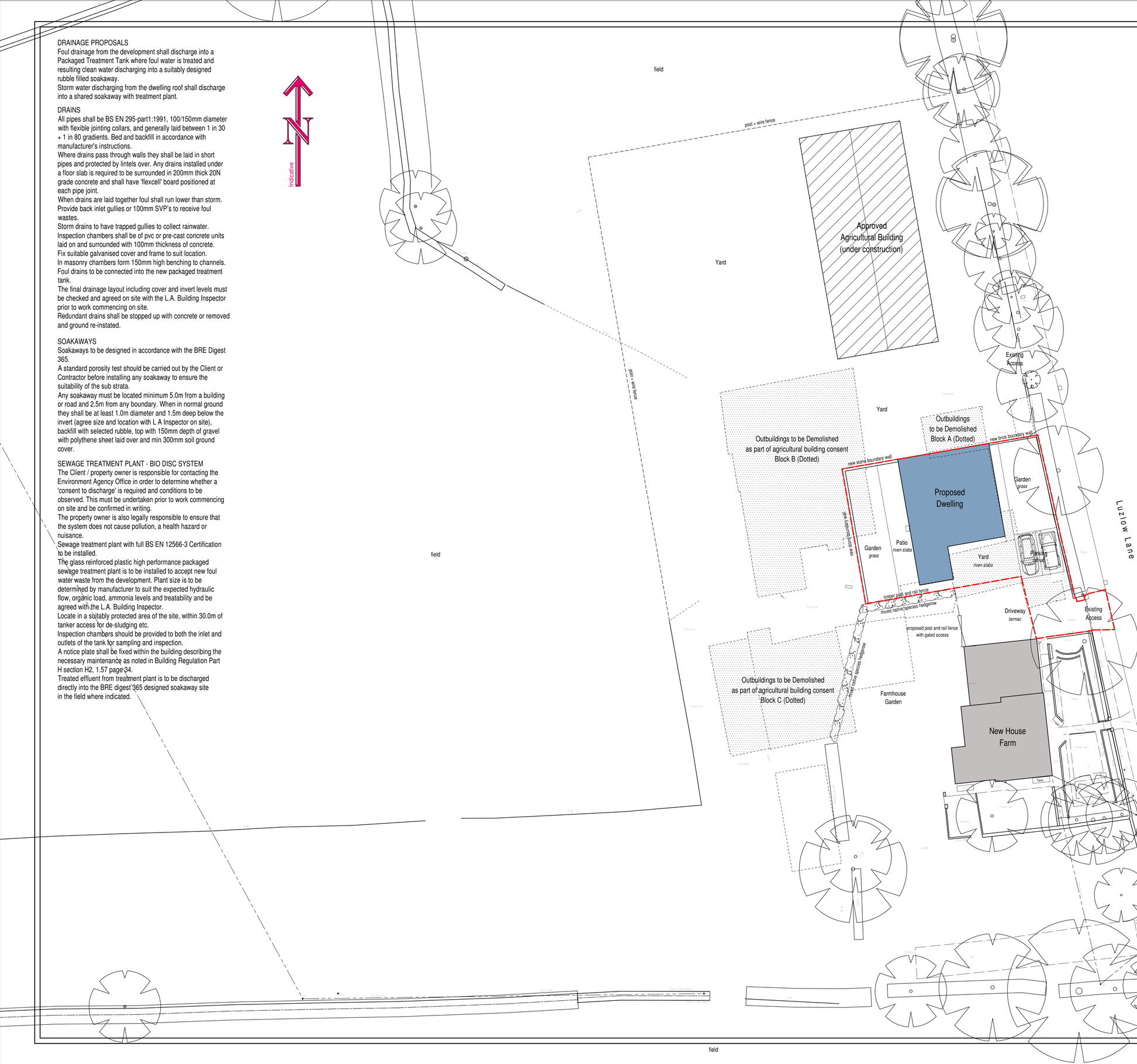
DRAINAGE PROPOSALS
Foul drainage from the development shall discharge into a Packaged Treatment Tank where foul water is treated and resulting clean water discharging into a suitably designed rubble filled soakaway.
Storm water discharging from the dwelling roof shall discharge into a shared soakaway with treatment plant.

DRAINS
All pipes shall be BS EN 295-part1:1991, 100/150mm diameter 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.
When drains are laid together foul shall run lower than storm.
Provide back inlet gullies or 100mm SVP's to receive foul wastes.
Storm drains to have trapped gullies to collect rainwater.
Inspection chambers shall be of pvc or pre-cast concrete units laid on and surrounded with 100mm thickness of concrete.
Fix suitable galvanised cover and frame to suit location.
In masonry chambers form 150mm high benching to channels.
Foul drains to be connected into the new packaged treatment tank.
The final drainage 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.
Redundant drains shall be stopped up with concrete or removed and ground re-instated.

SOAKAWAYS
Soakaways to be designed in accordance with the BRE Digest 365.
A standard porosity test should be carried out by the Client or Contractor before installing any soakaway to ensure the suitability of the sub strata.
Any soakaway must be located minimum 5.0m from a building or road and 2.5m from any boundary. When in normal ground they shall be at least 1.0m diameter and 1.5m deep below the invert (agree size and location with L A Inspector on site), backfill with selected rubble, top with 150mm depth of gravel with polythene sheet laid over and min 300mm soil ground cover.

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.
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, 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 into the BRE digest 365 designed soakaway site in the field where indicated.



PROPOSAL SCHEME
Consent has been previously granted to convert Outbuilding A into a Dwelling under application DET/2023/0001.
It is now proposed to demolish the existing building and construct a new Dwelling of similar size and design but built to modern standards.
For details of the proposed dwelling refer to drawing number 2019-2465-28.

ACCESS
Access to the proposed dwelling is to be via the existing domestic access onto Luzlow Lane. The driveway is to be resurfaced in tarmac and shall accommodate parking for 2 cars.

LEVELS
Proposed floor level is to match the existing building.
Existing contour lines are shown in blue for referance.

ELECTRIC VEHICLES
Electric Vehicle charging point is to be installed outside of new dwelling.

REFUSE STORAGE
3 wheely bins are to be provided to serve new dwelling and are to be stored adjacent to new garage as indicated.

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Driveway - tarmac with concrete edgings.
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
Landscaping shall consist of grass to the lawn and mixed native species hedgerow planted to its perimeter.

HEDGEROWS
Where indicated a mixed native hedgerow is to be planted, 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.

AGRICULTURAL BUILDING
The agricultural building approved under application SMD/2023/0019 and shown on site plan is currently under construction. As part of this approval the remaining outbuildings on site shown dotted are to be demolished, which will be undertaken once new agricultural building is complete.

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

Mr D Connor

Proposed Dwelling,
New House Farm,
Luzlow Lane,
Bagnall,
Staffordshire,
ST9 9JZ

Planning Proposal
Site Plan

Date	Sheet	Scale
April 2024	A1	1:200
Drg No.	Rev.	Drawn
2019-2465-30	A	RG / NAW

A - 05/06/2024 - BOUNDARY ABBREVIATIONS AMENDED

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