

HARD LANDSCAPING

The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Private Drive and Parking - Crushed stone.
Patios - riven reconstituted paving slabs.
Paths - riven reconstituted paving slabs.

BOUNDARY TREATMENTS

The northern plot boundary is defined by the existing stock fence.
The remaining boundaries are to be formed with timber post and stockproof mesh fencing with mixed native species hedgerows planted inside where noted.

SOFT LANDSCAPING :-

Shall include planting areas, tree/hedgerow planting and grassed areas as indicated, all as described in accompanying planting schedule

TREE PLANTING :-

Supplementary tree planting is to be undertaken as part of the scheme, all as described in accompanying planting schedule.

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 carina (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.

Section A:A

Section B:B

Site Plan

PROPOSAL SCHEME

This is a Reserved Matters application for the construction of an Agricultural Workers Dwelling following the granting of Outline Approval ref. SMD/2024/0093, dated 04/11/2024. For details of the proposed dwelling and garage, refer to drawing 2024-2964-01.

SITE ACCESS

The proposed dwelling is to be served by the existing Nursery access track network from the customer carpark serviced off Thorney Edge Road. The tracks are to be made good where necessary with additional crushed stone.

The existing field gate and posts and short length of fence are to be removed and new gate arrangement installed as shown to access new dwelling and remaining field. New 5 bar timber gates are to be installed.

A new 3.2m wide access drive is to be created from the Nursery track network to the garage and parking area. The access and parking area is to be formed with crushed stone with timber edgings.

SERVICES

The public utility services serving the proposed dwelling shall be sited below the new access drive.

REFUSE STORAGE

3 wheely bins are to be provided to serve the new dwelling which are to be taken to the highway on collection days.

LEVELS

Floor level is indicated for the proposed dwelling and other strategic points in red.
The levels to the perimeter of the site shall remain unaltered with the remaining ground levels graded between as necessary.
Existing levels are shown in black.

DRAINAGE PROPOSALS

Foul:-

Foul water from the proposed development shall be connected into a new packaged treatment plant with resulting treated effluent discharged into the stream to the east of the proposed dwelling.

Storm:-

Storm water created by the development shall discharge into the stream to the east of the property utilising the treated effluent pipe from the treatment tank.

Outfall Detail:-

Combined storm and treated foul effluent to discharge into stream via Environment Agency outfall detail FDIS3-3.

INFRASTRUCTURE FOR THE CHARGING OF ELECTRIC VEHICLES

A charging point is to be provided which should be designed and installed as described in BS EN 61851 and should have a minimum nominal output of 7kW.
Charging points to be as close as possible to the vehicles and should be untethered unless otherwise described.
It shall be fitted with an indicator to show the equipment's charging status that uses lights, or a visual display.
It shall be a minimum of a Mode 3 specialised system for electric vehicle charging running from a dedicated circuit, or equivalent, as defined in BS EN IEC 61851-1.
The requirements of BS 7671, g. The requirements in the IET's Code of Practice: Electric Vehicle Charging Equipment Installation.
Charging points to be installed fully in accordance with the manufacturer's instructions.

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

Jacksons Nurseries Uk Ltd

Proposed Agricultural Workers
Dwelling @ Thorneyedge Road,
Bagnall,
Staffordshire,
ST9 9LE.

Planning Proposal Site Plan + Sections

Date	Sheet	Scale
February 2025	A1	1:200
Dwg No.	Rev.	Drawn
2024-2964-03	A	RG

A-1002/2025- PLAN UPDATED FOR PLANNING SUBMISSION

SAMMONS
Architectural Ltd

10 Cawdry Buildings, Fountain Street, Leek, ST13 6JP
Telephone: 01538 386002
E-mail: info@sammonsltd.co.uk
Web: www.sammonsltd.co.uk

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