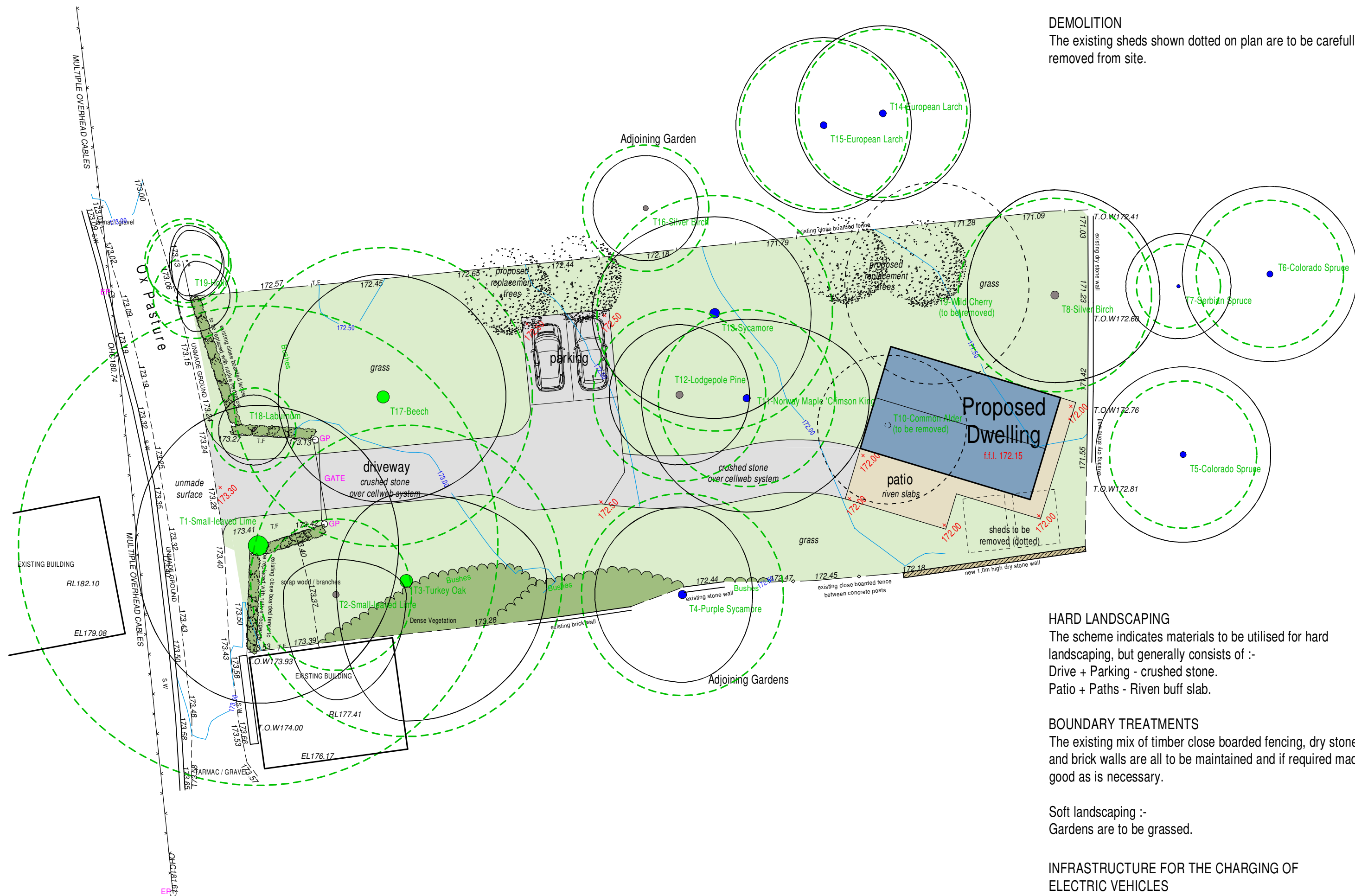
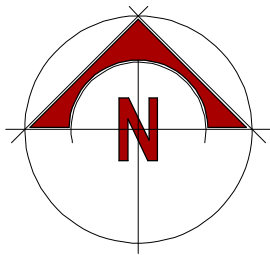




REFUSE STORAGE
3 wheely bins are to be provided to serve the property which will be housed behind the entrance fence.

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

DEMOLITION
The existing sheds shown dotted on plan are to be carefully removed from site.

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Drive + Parking - crushed stone.
Patio + Paths - Riven buff slab.

BOUNDARY TREATMENTS
The existing mix of timber close boarded fencing, dry stone and brick walls are all to be maintained and if required made good as is necessary.

Soft landscaping :-
Gardens are to be grassed.

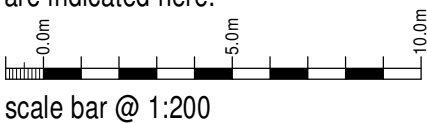
INFRASTRUCTURE FOR THE CHARGING OF ELECTRIC VEHICLES
A charging point is to be provided which should be designed and installed as described in BS EN 61851 and should have a minimum nominal output of 7kW.
Charging points to be as close as possible to the vehicles and should be untethered unless otherwise 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.

PROPOSAL SCHEME
This application is for the erection of a single dwelling as detailed on drawing no. 2024-2914-03. The dwelling is a simple 2 storey, outbuilding style, 3 bedroom property set in the rear corner of the site.

ACCESS AND PARKING
The existing gated access into the site is to be utilised 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.
The driveway and parking areas are to be formed in crushed stone over a Cellweb TRP, Cellular Confinement System. Being a no-dig solution Cellweb® TRP ensures that the loads placed upon it are laterally dissipated rather than transferred to the soil and roots below. The walls of the cells are perforated and when combined with the infill of clean angular stone, enable free movement of water and oxygen, ensuring that nutrient supplies to the tree roots are maintained. Cellweb® Tree Root Protection System complies with BS5837:2012, APN 12 and tree preservation order (TPO) guidelines.

LEVELS
Floor level is indicated for the proposed dwelling and other strategic points in red. The remaining site levels in black shall remain largely unaltered so as to respect the trees and their root protection areas.
The existing contour levels are indicated to allow the proposed levels to be assessed.

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.



Mr & Mrs N Briand

Proposed Dwelling on
land adjacent to Coppice Barn,
Hollow Lane, Cheddleton,
Staffs, ST13 7HP.

Planning Proposal
Site Plan

Date	Sheet	Scale
July 2024	A2	1:200
Dwg No.	Rev.	Drawn
2024-2914-02	E	RG

A - 08/10/2024 - TREE SURVEY DATA ADDED TO DRAWING
B - 02/01/2025 - PLAN UPDATED FOR PLANNING APPLICATION
C - 03/03/2025 - PARKING REPOSITIONED
D - 04/03/2025 - REPLACEMENT TREE PLANTING ADDED
E - 17/09/2025 - DWELLING REPOSITIONED FOLLOWING DISCUSSIONS WITH TREE OFFICER



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All dimensions must be checked prior to commencement.