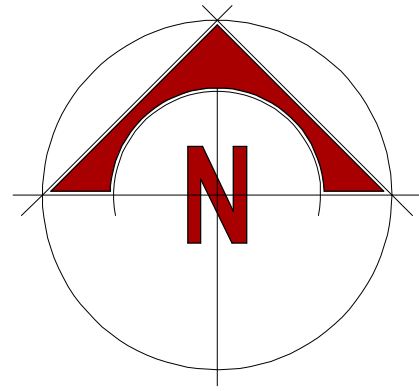




DRAINS
All polypropylene or polyethylene pipes shall be manufactured to ES EN 1401-1:2019 and BS 4660:2000.
All vitrified clay flexible jointed pipes shall be manufactured to BS EN 295-1:2013
100mm diameter (or otherwise specified) with flexible jointing collars, and generally laid between 1 in 30 + 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 (airtight internally) or 100mm SVP's to receive foul wastes.
Storm drains to have trapped gullies to collect rainwater.
Fit rodding eyes to head of branches as indicated.
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.
The load classification of cover and frame to suit actual site conditions / loadings.
In masonry chambers form 150mm high benching to channels.
Existing farmhouse is to utilise its existing septic tank.
Units 1+2 are to have foul drains connected into a new packaged treatment tank serving the development.
Storm water is to discharge as it currently does into soakaways.
The drainage layout indicated is a suggested idea and the final 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.

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.
Prior to commencement of works on site the owner is to have conducted a series of porosity tests to determine the permeability of the sub soil and to establish the most suitable position of the plant and length of irrigation drains.
All test results and assumptions made are to be submitted to L.A. Building Control prior to installation of tank.
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, being a minimum of 7m downslope from any building and 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 to a watercourse subject to consent being obtained from the Environment Agency. If this is not possible or consent is refused treated effluent shall be discharged into a drainage field :-
The outfall drainage field shall be designed and constructed to BS 6297:2007+A1:2008 and be sited downslope and terminate at least 15.0m from any building.
Irrigation area drains should be of 100mm diameter perforated pipe laid at 1 in 200 gradient and at least 500mm to invert in trenches between 600 to 900mm wide spaced 2000mm apart. Provide bed of 300mm clean shingle / stone (graded between 20mm and 50mm) before laying pipes then top up with same to 50mm above pipe and cover with geotextile membrane and 300mm earth.

DEMOLITION WORKS
The two existing portal framed agricultural buildings are to be carefully demolished and removed from site.
The site is to be cleared of all redundant farm equipment.
The existing concrete yards are to be broken up and used as hardcore in the development.

PLANNING APPROVAL
The site currently has planning approval for the conversion of the two steel portal framed agricultural buildings into either two or four properties. Consent was granted at appeal under APP/B3438/W/21/3289709 + APP/B3438/W/22/3294914, dated 29th September 2022.
PROPOSAL SCHEME
It is proposed to demolish the existing portal framed buildings (shown dotted) and replace them with two new detached dwellings with a shared garage block in a courtyard arrangement.
It is proposed to construct the new dwellings as portal frame buildings as a modern take on a barn with a mix of timber boarding, natural stone and black insulated composite sheeting to walls and black composite insulated panels to roof.
PROPOSED ACCESS AND PARKING
The site is open along its frontage to the highway with vehicle access possible along its entirety.
Access to the two new dwellings will be by individual accesses with the remainder of the open site frontage stopped up with new concrete kerbs retaining a grass verge The two access points shall be tarmaced for a minimum distance of 5.0m from the back of the highway.
A stone sett transition strip is to be laid across each entrance behind the tarmac.
The remaining yard is to be finished with angular chippings.
Parking is to be provided, with 3 parking spaces being provided to each property. Each space is to be 2.5m wide x 5.0m long.
The access points are to have visibility splays of a minimum of 2.4m x 43.0m as indicated. Where the boundary wall is forward of the splay line the wall shall be a maximum of 600mm high with any vegetation also maintained below this level. Visibility is maintained through the estate fencing.

LANDSCAPING
Hard landscaping :-
Shall include a mixture of tarmac, angular stone chippings and decorative gravel where new surfaces as annotated.
Boundaries :-
Subdivision of plots is to be undertaken with the introduction of a mixture of stone walls and timber post and rail and black painted estate fencing.
Soft landscaping :-
Shall include planted beds and grassed areas.
Tree planting :-
Supplementary tree planting is to be undertaken as part of the scheme as shown which will incorporate a mixture of the following trees, Acer Campestre, Crataegus Monogyna, Fagus Sylvatica, Fagus Sylvatica purpurea, Quercus Robur, Fraxinus excelsior, Aesculus Hippocastanum, Sorbus Aucuparia and Tilia euchlora.
Note :- Standard trees are to be planted, in a 450mm diameter, 600mm pit of topsoil, complete with untreated timber stakes for initial support, driven firmly into position on the windward side of the tree. Trees to be tied to stakes with proprietary plastic ties. Plastic rabbit sleeves to be utilised.
Hedgerows :-
Where indicated a mixed native hedgerow is to be planted behind protective livestock proof 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 Spinos (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 at a density of 6 plants per square metre.
Newly planted hedgerows are to be protected with rabbit netting.

Mr S Moss

Proposed 2 No. Dwellings,
Willowshaw Farm,
Cloudside,
Congleton,
CW12 3QQ

Sketch Proposal
Site Plan

Date	Sheet	Scale
July 2025	A1	1:200
Dwg No	Rev.	Drawn
2020-2545-35	-	RG

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