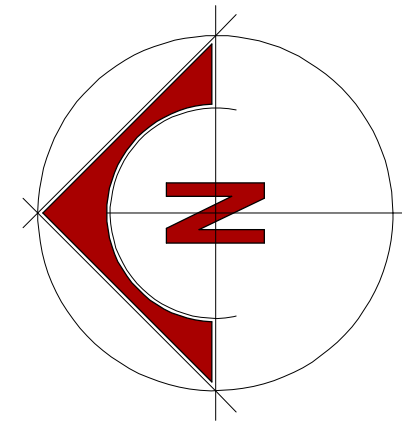




EXTERNAL LIGHTING
Up-and-down wall mounted LED lighting fixture. Lighting positions indicated on plots as ' * ' and shall be mounted at a height of 1600mm above adjacent ground level. Upward facing bulb to be omitted from component to avoid disturbance.
A warm white spectrum (ideally <2700 Kelvin) should be adopted. Luminaires should feature peak wavelengths higher than 550nm to avoid the component most disturbing to bats.
Product information can be sought from the accompanying document submitted with the discharge of conditions.

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. Make new connections to the existing foul sewer in Folly Lane for foul waste created by the development and storm water shall discharge into suitably designed soakaways within the 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.

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Private shared driveway - tarmac with concrete kerbs and edgings.
Individual drives & parking areas - Marshalls Drivesett Tegula Priora Permeable Paving in Pennant Grey
Paths + Patios - Marshalls Fairstone Antique Alverno in Autumn Bronze Multi
Decorative gravel - Suburban Stone Black Basalt 20mm
Note : samples of materials shall be submitted prior to commencement to Local Authority.

PROPOSED SHARED PRIVATE DRIVE AND ACCESS
The site currently has two vehicle access points which are to be extinguished.
Plots 2-6 are to be served by a 5.0m wide shared private drive accessed from Folly Lane via a new domestic dropped pavement crossing as shown.
Access to plots 1 and 7 is to be via new direct access's from Folly Lane, with new dropped kerb entrances being formed. Visibility plays of 43.0m in both directions when measured 2.4m back from the edge of the carriageway are to be provided to each crossing point with the exception of plot 7 which is to have a reduced splay of 2.4m x 23.0m to the south.
Pavement crossings are to be formed in tarmac to the approval of Staffordshire County Highway department.

EXISTING PAVEMENT
The existing dropped vehicle access crossings are to be removed and full height kerbs reinstated.
New vehicle access crossings are to be formed as indicated to service individual plots 1 and 7, shared access drive to plots 2-6 and field access.
The narrow pavement at the northern end of the site frontage is to be widened upto the boundary wall (shown hatched) providing a minimum 1.8m wide pavement along the whole site frontage.
Pavement works are to be undertaken to the satisfaction of Staffordshire County Council Highways Department and as detailed on drawing 2021-2823-131.

SERVICES
The public utility services serving the proposed development shall be sited below the private shared drive.

REFUSE STORAGE
3 wheely bins are shown to each property which will be housed within the private rear gardens of each property.
On bin collection day, dwellings serviced by the shared driveway shall set their respective bins in the collection area at the site entrance and returned once emptied.

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.

FIELD ACCESS
A 5.0m wide field access is to be provided as part of this scheme which will allow the farmland to the rear of the site to be tended.
The track is to be formed in crushed stone to keep dirt off the highway.
A 2.4m x 43.0m (north) and 23.0m (south) visibility splay is to be provided, with hedgerow removed so as not to impede this view.

BOUNDARY TREATMENTS
The existing stone wall fronting part of the site is to be adapted and extended as indicated to create a 1000mm height walled entrance into the site, ensuring the wall is set behind the proposed visibility sight lines.
The northern and southern boundaries are mature mixed species hedgerows and will remain with any missing sections infilled with new plants of species to match.
The eastern boundary to the fields at the back of the site is to have the existing fencing removed and be replaced with new timber post and rail fencing with a mixed native species hedgerow planted on the housing side to protect it from animals within the fields.
Boundaries to the rear of individual dwellings shall be formed with 1.8m height rough sawn timber panel fencing with access provided by means of lockable gates to the side of each dwelling or as shown.

Soft landscaping :-
Supplementary tree planting is to be undertaken as part of the scheme within the boundary hedgerows.
Please refer to accompanying planting schedule submitted as part of the discharge of conditions.

Tree planting :-
Supplementary tree planting is to be undertaken as part of the scheme within the boundary hedgerows.
Please refer to accompanying planting schedule submitted as part of the discharge of conditions.

Orchard :-
An orchard is to be formed in the field to the east of plot 4 incorporating 12 fruit trees and understorey planting.
Please refer to accompanying planting schedule submitted as part of the discharge of conditions.

LINEAR DRAIN
A linear drain is to be installed along the back edge of the pavement to catch run off water falling onto the shared private drive drive as shown on plan.
Water is to be taken to a soakaway as detailed on Keytech drawing K24-032-001.

ECOLOGICAL ENHANCEMENTS
It is proposed that a number of ecological enhancements be included on the site in accordance with the recommendations outlined in Section 5 of the Absolute Ecology Preliminary Ecological Report for the site. These additions include;

- ▲ 4 x Bat Box - Vivara Pro Almodovar Medium
- ✕ 5 x Bird Box - Vivara Pro Barcelona Open Nest Box
- + 5 x Bird Box - Vivara Pro Woodstone House Sparrow Nest Box

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 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.
Newly planted hedgerows are to be protected with rabbit netting.
Please refer to accompanying planting schedule submitted as part of the discharge of conditions.

Upperdales Developers Ltd

Proposed Redevelopment of
Lilac Grove Farm,
Folly Lane, Cheddleton
Staffs,
ST13 7DA

S73 Planning Proposal to change
Plot 2, 4 and 5 Garages - Site Plan

Date	Sheet	Scale
October 2025	A1	1:200
Dwg No	Rev.	Drawn
2021-2632-133	A	RG
A-20102025 - GARAGE ADDED TO PLOT 2		

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