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Title: RESIDENTIAL DEVELOPMENT OF VACANT LAND AT SHAW CLOUGH STREET, WATERFOOT, ROSSENDALE~

Dwg. No. 20/1270/100 – LOCATION PLAN

Client: FIRST CHOICE GROUNDWORKS & CIVILS

Date: 10.06.2021

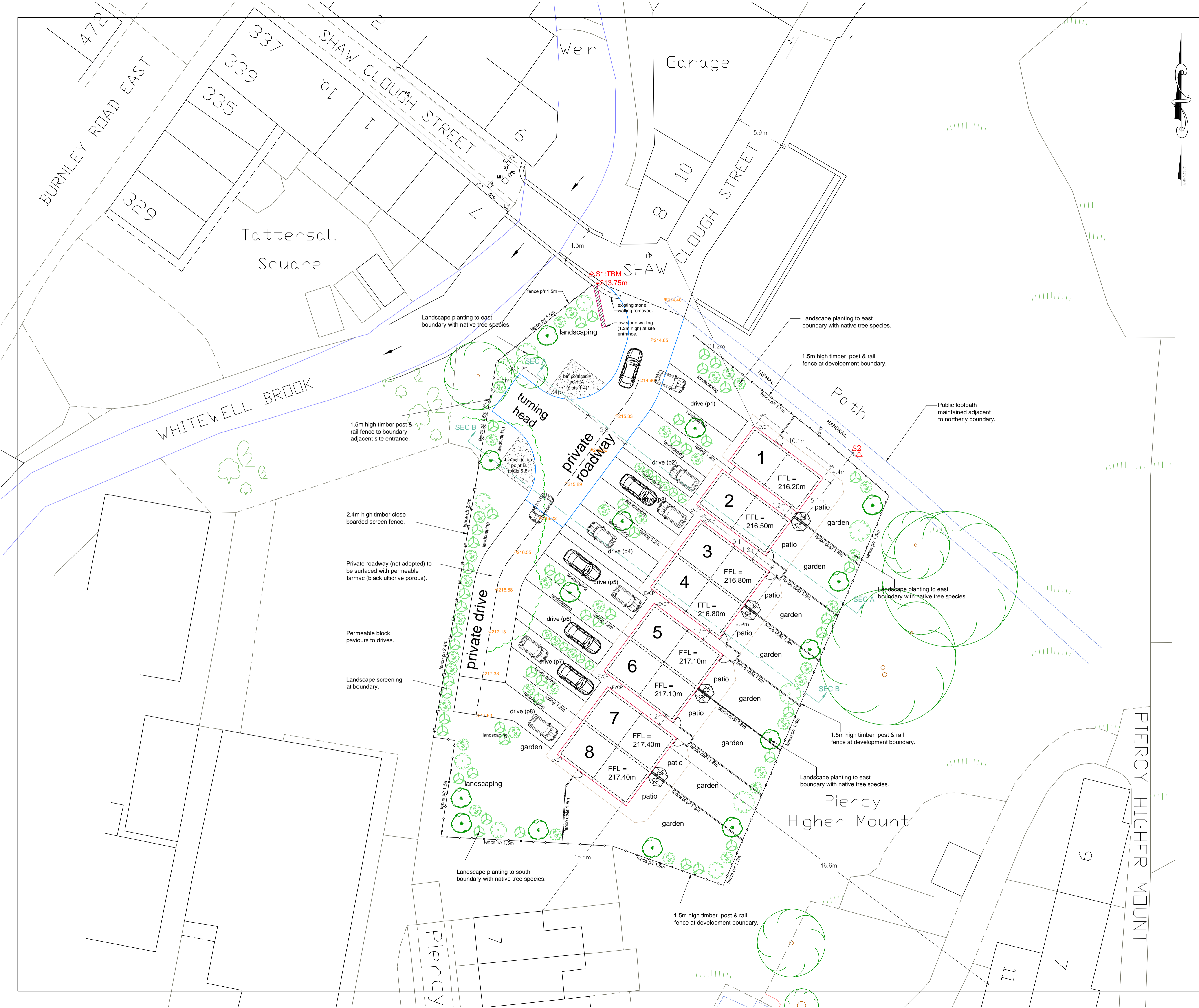
Scale: A3@1:1250

Drawn by: JPE

JPE CONSULTANCY LIMITED ARCHITECTURAL DESIGN & PLANNING

9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF
 Telephone 07875 627 988 jim@jpeconsultancy.co.uk

Amendments



KEY TO EXISTING & PROPOSED LEVELS:

+213.90	Existing levels from topographical survey.
⊕215.33	Proposed design level.
△S1 213.75m	Levels relate to temporary datum located adjacent to bridge parapet to Shaw Clough Street ref: S1=213.750m.

KEY TO EXTERNAL BOUNDARIES & EQUIPMENT

Each dwelling to have a rear garden with an area with amenity grass, and a flagged patio. Perimeter paths & patios to individual dwellings to be Heritage paving by Marshalls (buff finish). Landscaping design to be provided for hard & soft landscaping details (reserved matters application).

Each dwelling to have two off-street parking bays to be surfaced with permeable block paving. Tobormore Hydropave 240 (colour - Charcoal), demarcation of each space and soldier course to the perimeter of the parking area to each dwelling with Hydropave 240 (colour - Bracken).

Private road (to be retained by management company) to be surfaced with Tarmac Ultradrive Porous (black) subject to percolation test, or surface water discharge to attenuation tank with outfall to Whitewell Brook.

Bin storage (separate containers for general waste, plastic bottles, glass & paper, & garden waste). Bin collection points A (plots 1-4) and point B (plots 5-8) to be surfaced with resin bound gravel. Residents to take bins to designated area on collection days.

Each dwelling to be provided with a single Mode 3 compliant Electric Vehicle Charging Point (EVCP) to be installed to the external wall of each dwelling directly adjacent to the parking spaces. The specification for the EVCP's are to be Rolec Wallpod:EV Type 2 Mode 3 charging socket.

Electric Vehicle Charging Point (EVCP)

Cycle store (CS)

Each dwelling to be provided with a cycle store (capable of accommodating two cycles). To be metal storage unit for 2 bikes (colour - grey) by Asgard or similar & approved, galvanised steel, 3-point locking system, unit is securely bolted to the ground. Width: 90cm, depth: 190cm, height: 120cm.

KEY TO BOUNDARY STRUCTURES & LANDSCAPING

fence p/r 1.5m	New 1.5metre high timber post & rail fence to site boundaries (north, east & south boundaries).
fence cb&t 1.8m	Plot divisions to rear gardens formed with new 1.5metre high close boarded timber fence plus 0.3metre trellis atop fence (1.8m overall height). Gaps to be left at base of fencing to be permeable to wildlife.
fence cb 2.4m	New 2.4metre high close boarded timber fence forming site boundary adjacent to commercial premises (west boundary).
railing 1.2m	New 1.2metre high steel railing (painted black) forming plot divisions to frontage.
landscaping	Indicative new landscape planting & compensatory tree planting with native species. Landscaping design to be provided for hard & soft landscaping details (reserved matters application).

IMPROVEMENTS TO ECOLOGY AND BIO-DIVERSITY

Ecological assessment undertaken to confirm existing habitat and to inform ecological enhancement measures.

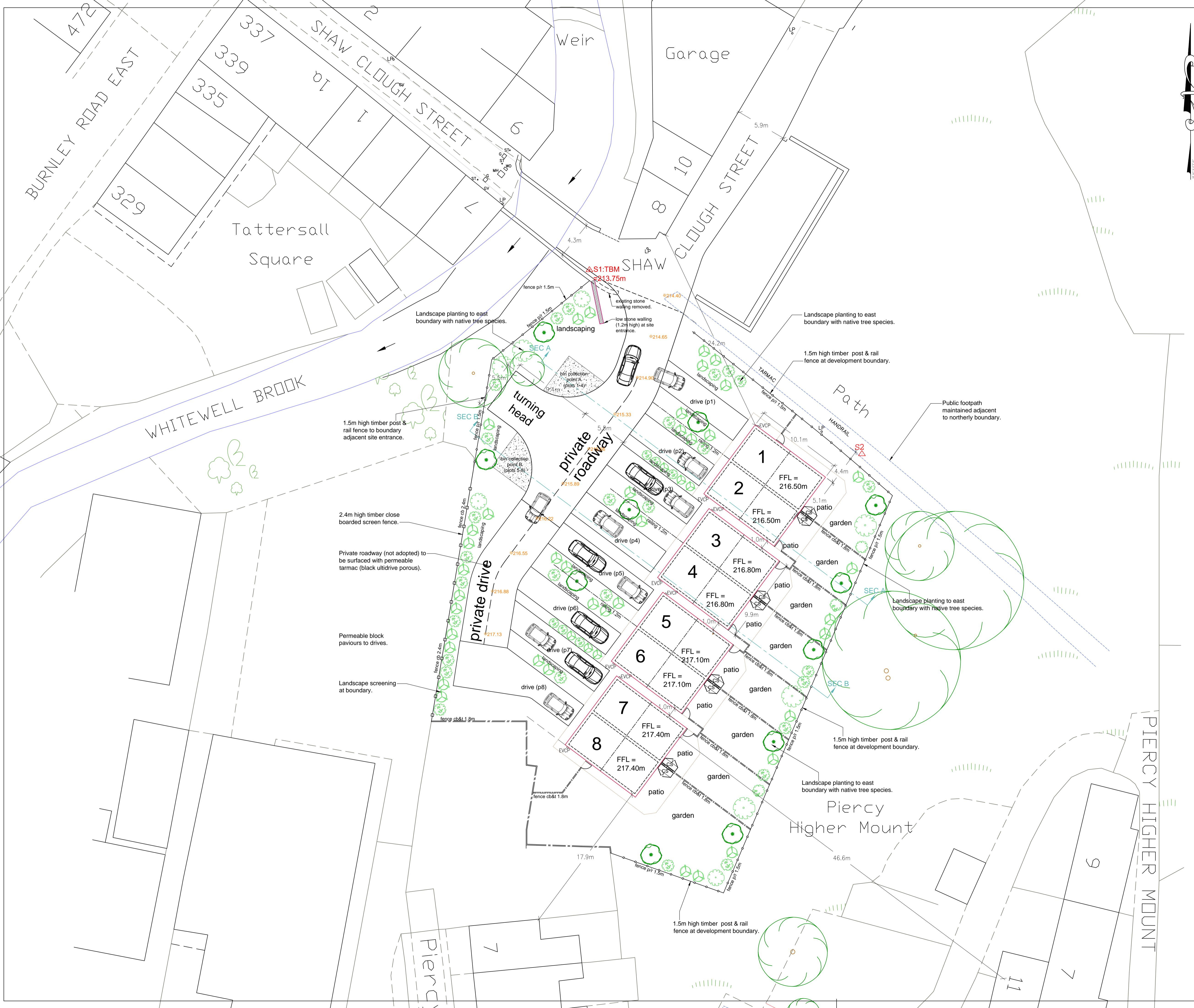
Proposed ecological and bio-diversity enhancements:

- Removal of invasive species (Japanese Knotweed).
- Landscape planting to east boundary with native tree species.
- Landscape screening adjacent to commercial premises to west boundary.
- Landscape planting adjacent site entrance with native species.
- Boundaries between dwellings to be permeable to wildlife, achieved through forming boundaries with post and rail fencing, or providing gaps in fencing.
- Installation of bat access panels to new buildings.
- Installation of general bird boxes (1MR Schwegler Avianex Nest Box) to provide opportunities for nesting birds.
- Installation of bird boxes associated with woodland bird species to be installed at the retained mature trees within the site (Schwegler 3SV, 1N, 2M, & 2H bird boxes).
- Planting of low maintenance wildflower grassland to landscaped verge to north of private roadway.
- Creation of dead wood habitat piles for colonisation by invertebrates, fungi, and small mammals including hedgehog to north of private roadway.

Ecological enhancements to areas of landscape planting within residential development to comprise:

- native species, & species known to be of value for the attraction of wildlife.
- incorporation of trees which support blossom & fruit which will attract insects.
- understorey & ground cover planting design to optimise the attraction of invertebrates including bumblebees & butterflies.
- planting scheme to include flowering species such as Calluna, Ceanothus, Hebe, Lavendula, Lonicera, Potentilla, Rosmarinus & Vinca to maximise the opportunities for feeding invertebrates & for the attraction of foraging bats and birds.

Amendments			
Title			
OUTLINE PLANNING APPLICATION FOR DEVELOPMENT OF 8 DWELLINGS TO SITE AT SHAW CLOUGH STREET, WATERFOOT, ROSSENDALE~			
Client			
FIRST CHOICE CIVILS & GROUNDWORKS			
Dwg. No.			
22/1270/201 - PROPOSED SITE LAYOUT			
Date	Plot Scale	Drawn by	Status
08.03.2022	A1@1:200	JPE	ISSUE
JPE CONSULTANCY LIMITED ARCHITECTURAL DESIGN & PLANNING 9 Woodend Drive, Slatybridge, Cheahire, SK15 2SF Telephone 07875 627 988 jim@jpeconsultancy.co.uk			



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- EVCP Electric Vehicle Charging Point (EVCP)
- CS Cycle store (CS)

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A 23.11.22	JPE	BOUNDARY FENCE ADJUSTED TO FRONT OF PLOT 8.
B 02.12.22	JPE	EXISTING FENCE DETAIL SHOWN TO SIDE OF PLOT 8.
C 07.12.22	JPE	EXTENTS OF BOUNDARY ENCROACHMENT ADJACENT TO PLOT 8 SHOWN WITH BLUE CROSS HATCH.
D 22.12.22	JPE	PLOTS 1 & 2 HOUSE TYPES AMENDED TO A PAIR OF SEMI-DETACHED HOUSES, AND HOUSE POSITIONS ADJUSTED TO BE MOVED AWAY FROM SOUTH BOUNDARY (PLOT 8 MOVED NORTH BY 2.1METRES).

Amendments Title

OUTLINE PLANNING APPLICATION FOR DEVELOPMENT OF 8 DWELLINGS TO SITE AT SHAW CLOUGH STREET, WATERFOOT, ROSSENDALE~

Client

FIRST CHOICE CIVILS & GROUNDWORKS

Dwg. No.

22/1270/201D - PROPOSED SITE LAYOUT

Date	Plot Scale	Drawn by	Status
22.12.2022	A1@1:200	JPE	ISSUE

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SEMI-DETACHED HOUSE TYPE SC02~

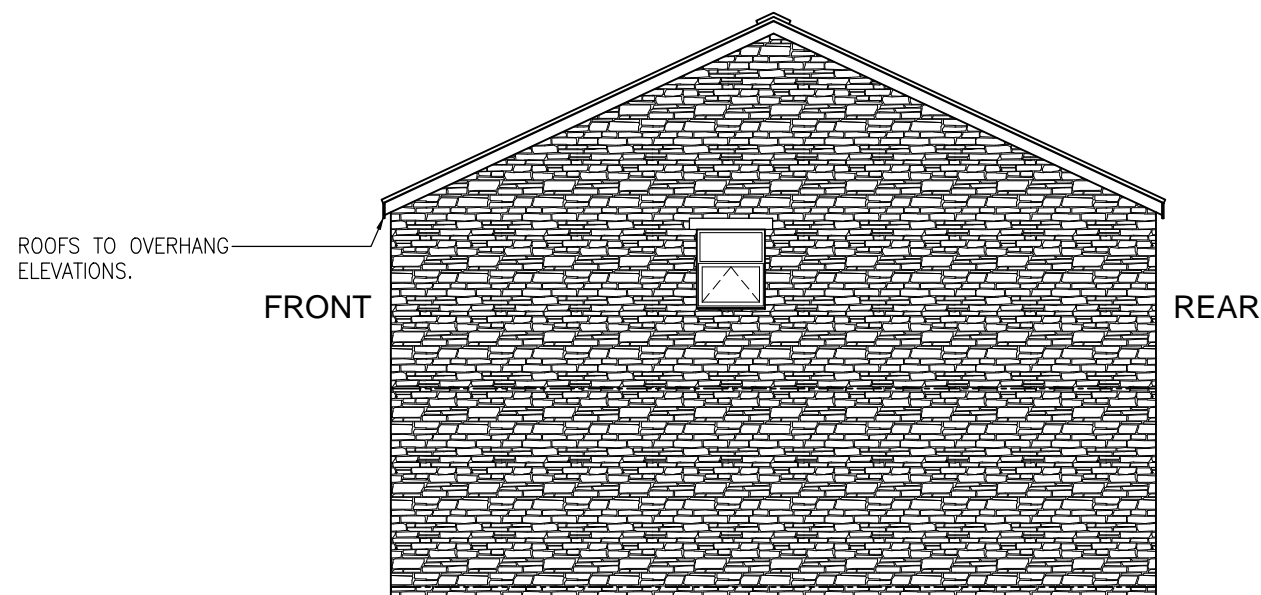


PROPOSED FRONT ELEVATION (1:100)

- NATURAL SLATE ROOF COVERING.
- DARK GREY PVC RAINWATER GOODS, FACIAS & SOFFITS.
- VERTICAL PROPORTIONS TO WINDOWS.
- EXTERNAL WALLS FACED WITH COURSED NATURAL STONE.
- ASHLAR STONE HEADS TO WINDOWS.
- DARK GREY uPVC FRAMED DOUBLE GLAZED WINDOWS & DOORS.

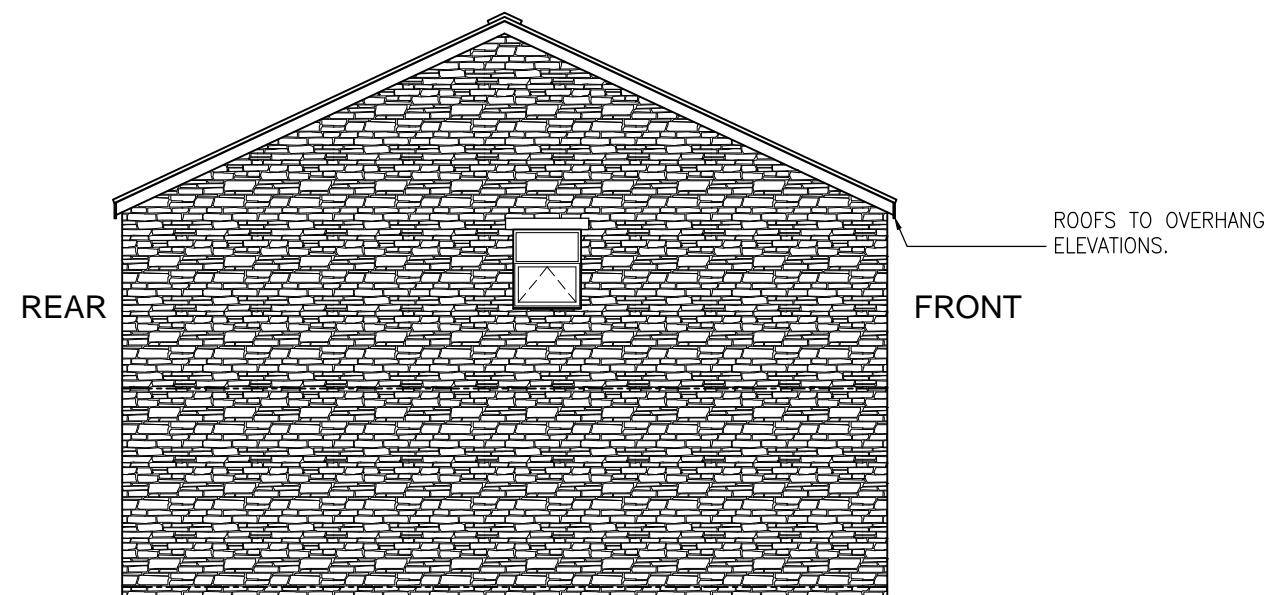


PROPOSED REAR ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)

- OBSCURE GLAZING TO BATHROOM WINDOWS.
- EXTERNAL WALLS FACED WITH COURSED NATURAL STONE.



PROPOSED SIDE ELEVATION (1:100)

Notes	Amendments	Project			
<p>NOTES;</p> <p>SEMI-DETACHED HOUSE TYPE SC02 3 BEDROOM DWELLING ON TWO STOREYS, 84.99m² (915 sq.ft.) GROSS INTERNAL AREA.</p>	<p>JPE CONSULTANCY LIMITED ARCHITECTURAL DESIGN & PLANNING 9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF Telephone 07875 627 988 jim@jpeconsultancy.co.uk</p>	<p><i>Title</i></p> <p>RESIDENTIAL DEVELOPMENT OF 8 DWELLINGS TO SITE AT SHAW CLOUGH STREET, WATERFOOT, ROSSENDALE~</p>			
		<p><i>Client</i></p> <p>FIRST CHOICE CIVILS & GROUNDWORKS</p>			
		<p><i>Dwg. No.</i></p> <p>22/1270/205 – HOUSE TYPE SC02 – ELEVATIONS</p>			
		<p><i>Date</i></p> <p>08.03.2022</p>	<p><i>Drawing Scale</i></p> <p>A3@1:100</p>	<p><i>Drawn by</i></p> <p>JPE</p>	<p><i>Status</i></p> <p>ISSUE</p>





