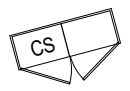
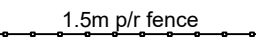
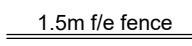
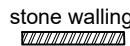
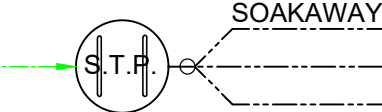




Notes			
KEY TO EXTERNAL BOUNDARIES & EQUIPMENT			
Dwelling to have a rear garden with an area of amenity grass, and a flagged patio. Perimeter paths & patios to individual dwellings to be Heritage paving by Marshalls (buff finish).			
Dwelling to have three parking bays to be surfaced with permeable resin bonded gravel.			
Bin storage (separate containers for general waste, plastic bottles, glass & paper, & garden waste).			
Dwelling to be provided with a single Mode 3 compliant Electric Vehicle Charging Point (EVCP) to be installed to the external wall of the dwelling directly adjacent to the parking spaces. Specification for the EVCP's to be: - Rolek Wallpod:EV Type 2 Mode 3 charging socket.			
 Electric Vehicle Charging Point (EVCP)			
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.			
 Cycle store (CS)			
KEY TO EXTERNAL BOUNDARIES AND SURFACES			
 Proposed 1.5metre high timber post & rail fence.			
 Proposed 1.5metre high timber feather edge screen fence.			
 Proposed 1.2metre high stone walling.			
EXTERNAL LIGHTING SPECIFICATION			
To minimise indirect impacts from lighting it is proposed that artificial lighting is only directed where necessary for safe use of amenity areas. None of the external lighting installed will be greater than 1,800 lumens (15 Watts) and only LED lights will be installed (they do not emit on the UV spectrum, are more easily controllable in terms of direction/spill and can be turned on and off instantly). Lighting to be fitted as low as practical to external walls, and fixed in a steep downward angle with the lighting housing further helping to direct light below the horizontal plane.			
 W.M.D.L. - Wall Mounted Down Light Use Saxby Odyssey 7W - wall down lights or similar (630 lumens).			
 W.M.B.L. - Wall Mounted Bulkhead Light Use Portchester Hood 15W - LED Bulkhead or similar (1,782 lumens).			
 E.L.B. - External Lighting Bollard Use Westminster 10W - LED bollard or similar (1,320 lumens).			
DRAINAGE PROPOSALS:			
Foul water Direct all foul drainage to a new Packaged Sewage Treatment Plant with treated discharge to then outfall to the underlying ground via a land drainage network.			
			
Surface water Surface water will be drained to soakaway as per the existing arrangement. Permeable surface to drive areas to attenuate and filter surface water flows. Roof drainage to rear pitch to discharge to 2no. 210 litre water butts with overflow into trapped gully & discharge to soakaway.			
 210litre water butts			
Amendments			
A	30.12.25	JPE	PROVISION OF WATER BUTTS CONFIRMED FOR SURFACE WATER DRAINAGE TO REAR ROOF PITCH.
B	23.02.26	JPE	AMENDMENT TO PROPOSED DIVERSION OF PUBLIC FOOTPATH.
C	10.04.26	JPE	SITE PLAN UPDATED TO SHOW 'ROUTE OF FOOTPATH DEPICTED TO OFFICIAL PLAN', AS REQUIRED BY LPA.
Project			
Title			
DEMOLITION OF STEEL FRAMED STABLES BUILDING AND STONE BARN, AND ERECTION OF A SINGLE DWELLING AT HIGHER HOUSE FARM, 14 HAWKSHAW LANE, HAWKSHAW, BURY, BL8 4LB~			
Client			
MR & MRS LEAK			
Dwg. No.			
25/1335/201C - PROPOSED SITE PLAN			
Date	Plot	Scale	Drawn by
12.11.2025	A1	@1:200	JPE
Status			
ISSUE			
JPE CONSULTANCY LIMITED ARCHITECTURAL DESIGN & PLANNING 9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF Telephone 07575 637 988 jpe@jpeconsultancy.co.uk			