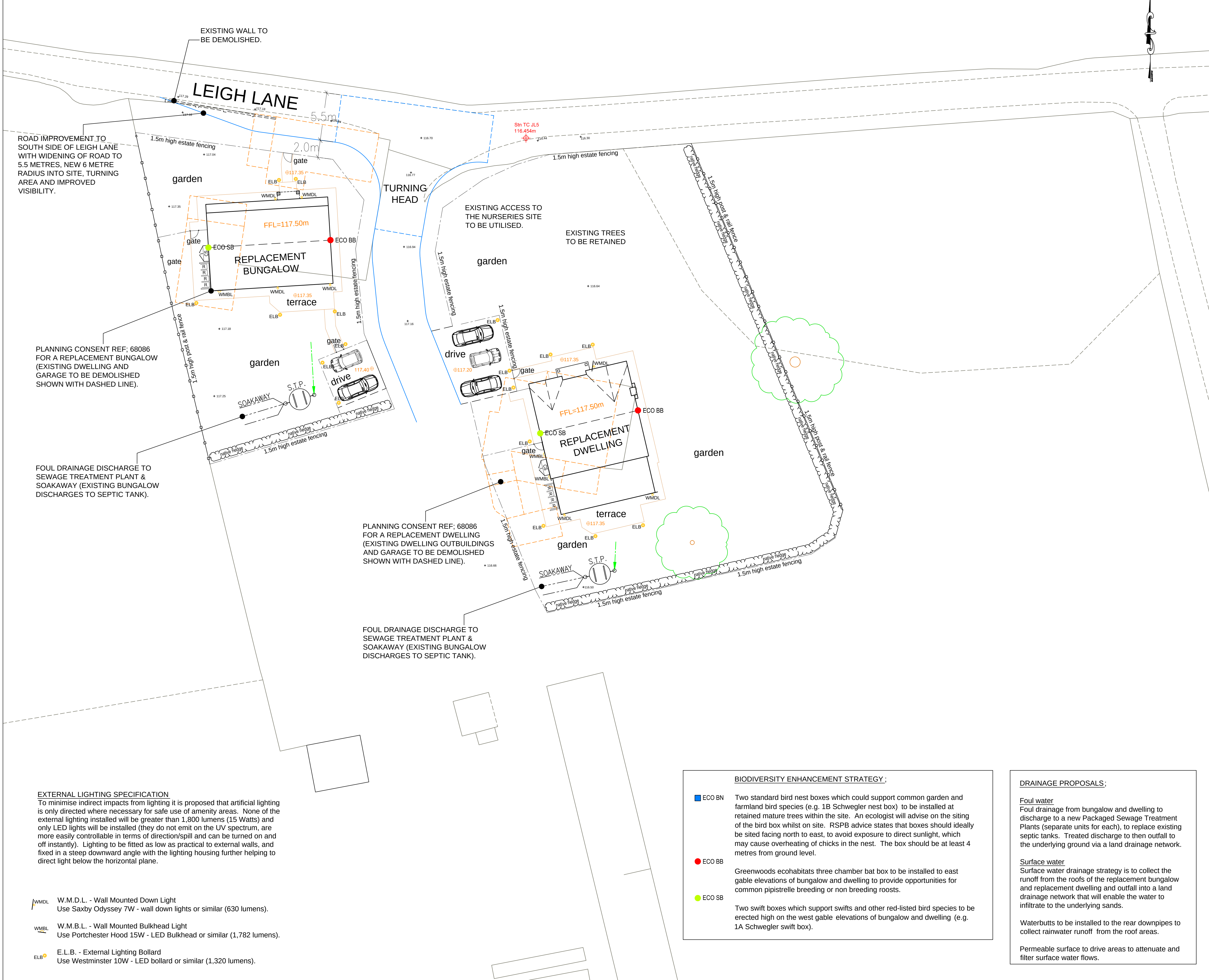


## REPLACEMENT DWELLING &amp; REPLACEMENT BUNGALOW AT THE NURSERIES, LEIGH LANE~



**KEY TO EXISTING & PROPOSED LEVELS**

+117.16 Existing levels from topographical survey.

117.50 Proposed design level

 Stn TC JL5  
116.454m

### KEY TO EXTERNAL BOUNDARIES & EQUIPMENT

Refer to landscape design for hard and soft landscaping details.

Dwelling and bungalow to have a rear garden area with amenity grass, and a flagged patio. Perimeter paths & external terraces to be textured utility paving by Marshalls (charcoal finish).

Bungalow to have two off-street parking bays to be surfaced with permeable block paving.

Dwelling to have two off-street parking bays to be surfaced with permeable resin bound gravel.

Bin storage (separate containers for general waste, plastic bottles, glass & paper, & garden waste).



Bungalow and 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:

- Rolek Wallpod:EV Type 2 Mode 3 charging socket.



Electric Vehicle Charging Point (EVCP)

Bungalow and 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

1.5m P/R FENCE

Proposed 1.5metre high  
timber post & rail fence

1.5m ESTATE FENCING      Proposed 1.5metre high  
steel estate fencing (black)

## Amendments

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| Projec |  |
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| Title                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------|
| REDEVELOPMENT OF EXISTING RESIDENTIAL USE WITH A REPLACEMENT DWELLING AND A REPLACEMENT BUNGALOW AT THE NURSERIES, LEIGH LANE, BURY, BL8 1RL~ |

Client:

MR M. CHOUDHRY

## Dwg. No.

25/1327/201 – PROPOSED SITE PLAN

|             |                   |                 |               |
|-------------|-------------------|-----------------|---------------|
| <i>Date</i> | <i>Plot Scale</i> | <i>Drawn by</i> | <i>Status</i> |
| 31.03.2025  | A1@1:200          | JPE             | PLANNING      |

## BIODIVERSITY ENHANCEMENT STRATEGY

- |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ECO BN | Two standard bird nest boxes which could support common garden and farmland bird species (e.g. 1B Schwegler nest box) to be installed at retained mature trees within the site. An ecologist will advise on the siting of the bird box whilst on site. RSPB advice states that boxes should ideally be sited facing north to east, to avoid exposure to direct sunlight, which may cause overheating of chicks in the nest. The box should be at least 4 metres from ground level. |
| ECO BB | Greenwoods ecohabitats three chamber bat box to be installed to east gable elevations of bungalow and dwelling to provide opportunities for common pipistrelle breeding or non breeding roosts.                                                                                                                                                                                                                                                                                    |
| ECO SB | Two swift boxes which support swifts and other red-listed bird species to be erected high on the west gable elevations of bungalow and dwelling (e.g. 1A Schwegler swift box).                                                                                                                                                                                                                                                                                                     |

## DRAINAGE PROPOSALS

Foul water

Foul drainage from bungalow and dwelling to discharge to a new Packaged Sewage Treatment Plants (separate units for each), to replace existing septic tanks. Treated discharge to then outfall to the underlying ground via a land drainage network.

Surface water

Surface water drainage strategy is to collect the runoff from the roofs of the replacement bungalow and replacement dwelling and outfall into a land drainage network that will enable the water to infiltrate to the underlying sands.

Waterbutts to be installed to the rear downpipes to collect rainwater runoff from the roof areas.

Permeable surface to drive areas to attenuate and filter surface water flows.