

ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLE USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH~

DRAINAGE PROPOSALS:

Foul water
Direct all foul drainage to a new Packaged Sewage Treatment Plant with treated discharge to then outfall into the underlying sands via a land drainage network.

Surface water
Surface water drainage strategy is to collect the runoff from the roof of the new dwelling and outfall into a geocellular infiltration tank located in the rear garden 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.

Permeable tarmac surfacing between drive and back of public footpath ("UltiDrive Porous" by Tarmac Ltd or similar with 10mm surface course and 20mm binder course on stone sub base).

KEY TO EXISTING & PROPOSED LEVELS:

FFL = 152.30m

⊕TBM
TC02
=153.196m

Proposed finished ground floor level.

Levels relate to survey station TC02 located to footpath on Bradley Fold Road
Temporary Bench Mark - TBM TC02 = 153.196m.
Easting = 376322.742, Northing = 409584.791

BIODIVERSITY ENHANCEMENT STRATEGY:

ECO BN

One standard bird nest box which could support common garden and farmland bird species (e.g. 1B Schwegler nest box) to be installed at a retained mature tree 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 SB

One swift boxes which support swifts and other red-listed bird species to be erected high on the gable end (e.g. 1A Schwegler swift box).

KEY TO EXTERNAL BOUNDARIES & EQUIPMENT

Rear garden to dwelling to have an area of amenity grass, and a terrace. Perimeter paths & terrace to be Indian stone paving slabs.

Dwelling to have two parking spaces. Drives and parking areas to be surfaced with permeable resin bound gravel.

Bin storage area to be enclosed within close boarded timber screen fence - 1.6metres high (separate containers for general waste, plastic bottles, glass & paper, & garden waste).

Bin store (recycling)

Dwelling to be provided with a single Mode 3 compliant Electric Vehicle Charging Point (EVCP) to be installed to the external wall of dwelling directly adjacent to the parking spaces. The specification for the EVCPs are to be; Rolek Wallpod:EV Type 2 Mode 3 charging socket (charge point to have a min. power rating output of 7kW & be fitted with a universal socket that can charge all types of electric vehicles currently available).

EVCP

Electric Vehicle Charging Point

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 to be securely bolted to the ground. Width: 90cm, depth: 190cm, height: 120cm.

CS

Cycle Store

KEY TO EXTERNAL SURFACES

Proposed lawn area. Rolawn Medallion Turf or similar and approved.

Proposed ornamental shrub planting. (see planting schedule for details).

Proposed permeable resin-bound gravel (silver/grey).

Perimeter paths & external terrace to be Indian stone paving slabs.

Proposed single species ornamental hedge planting.

Proposed native hedge planting.

Proposed lawn area. Rolawn Medallion Turf or similar and approved.

Proposed ornamental shrub planting. (see planting schedule for details).

Proposed permeable resin-bound gravel (silver/grey).

Perimeter paths & external terrace to be Indian stone paving slabs.

Proposed single species ornamental hedge planting.

Proposed native hedge planting.

THIS DRAWING REMAINS THE PROPERTY OF JPE CONSULTANCY LIMITED AND MAY NOT BE COPIED WITHOUT PRIOR CONSENT.

A 05.12.24	JPE	Final landscaping details shown to plan.
B 05.12.24	JPE	Area of permeable tarmac shown between drive & public footpath. Number of roof lights shown to roof plan reduced from 12 to 8 roof lights.
C 31.03.25	JPE	Position of existing trees corrected (Tree Group TG1 is outside the application site beyond the south east boundary).

Amendments

Title

ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLES USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH, BOLTON, BL2 5QR~

Client

MR C. HALLIWELL

Dwg. No.

23/1304/201C - PROPOSED SITE LAYOUT

Date

30.08.2024

Plot Scale

A1@1:200

Drawn by

JPE

Status

PLANNING

JPE CONSULTANCY LIMITED

ARCHITECTURAL DESIGN & PLANNING

9 Woodend Drive, Slatybridge, Cheshire, SK15 2SF

Telephone 07875 627 988 jim@jpeconsultancy.co.uk