

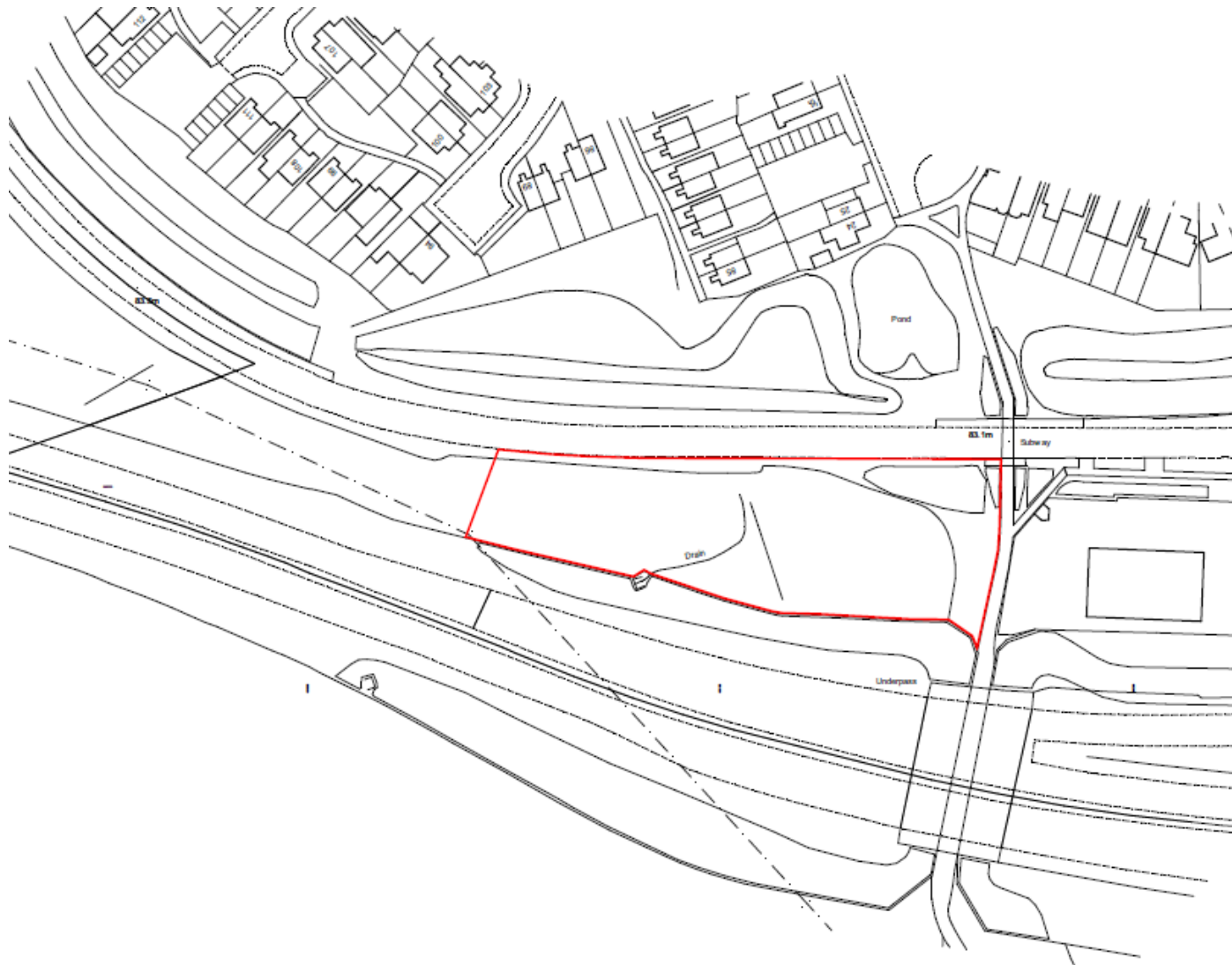
21/00615/FUL

Land at Paper Mill Drive, Church Hill South, Redditch

Erection of 9 new dwellings

Recommendation: grant subject to conditions

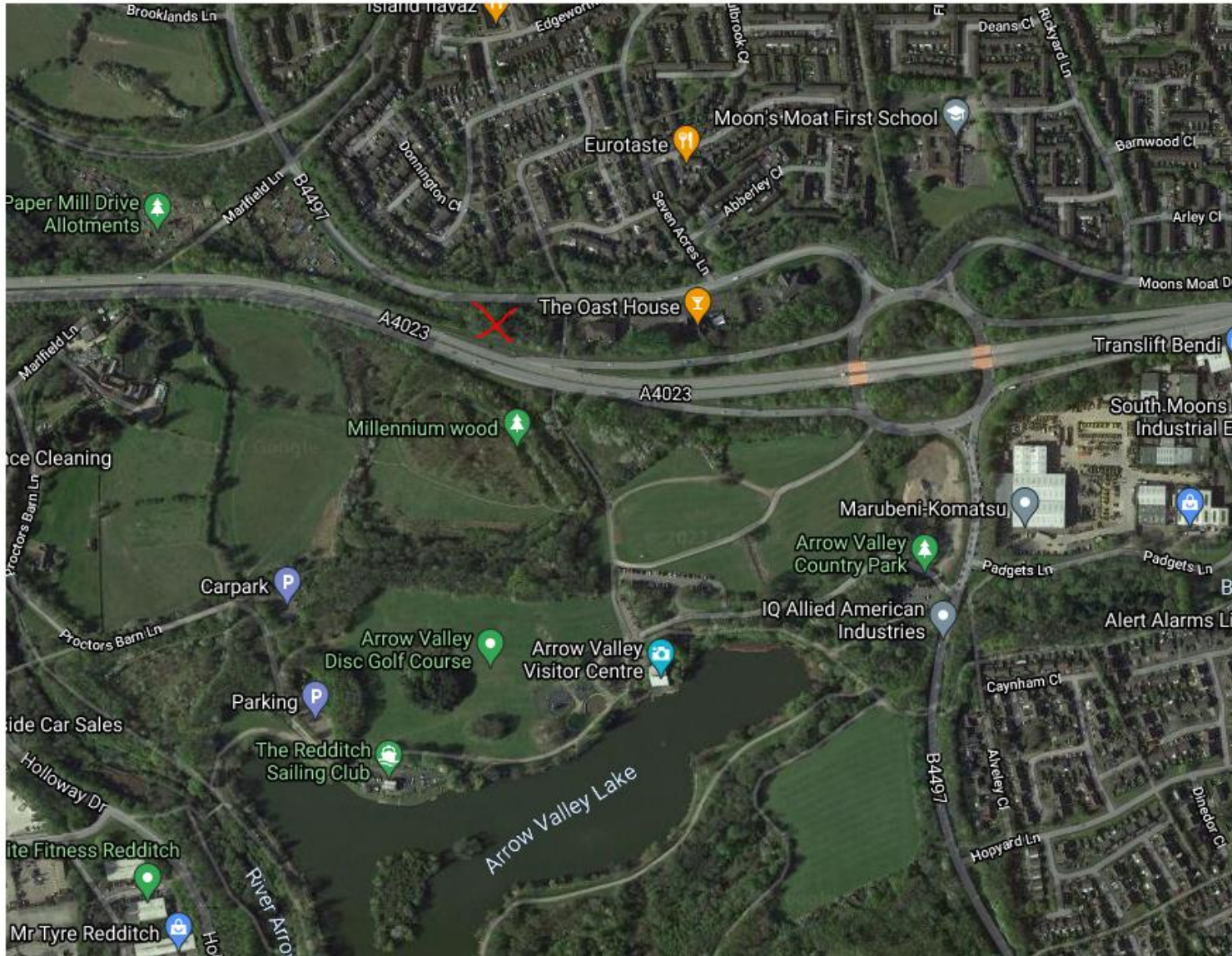
Site Location



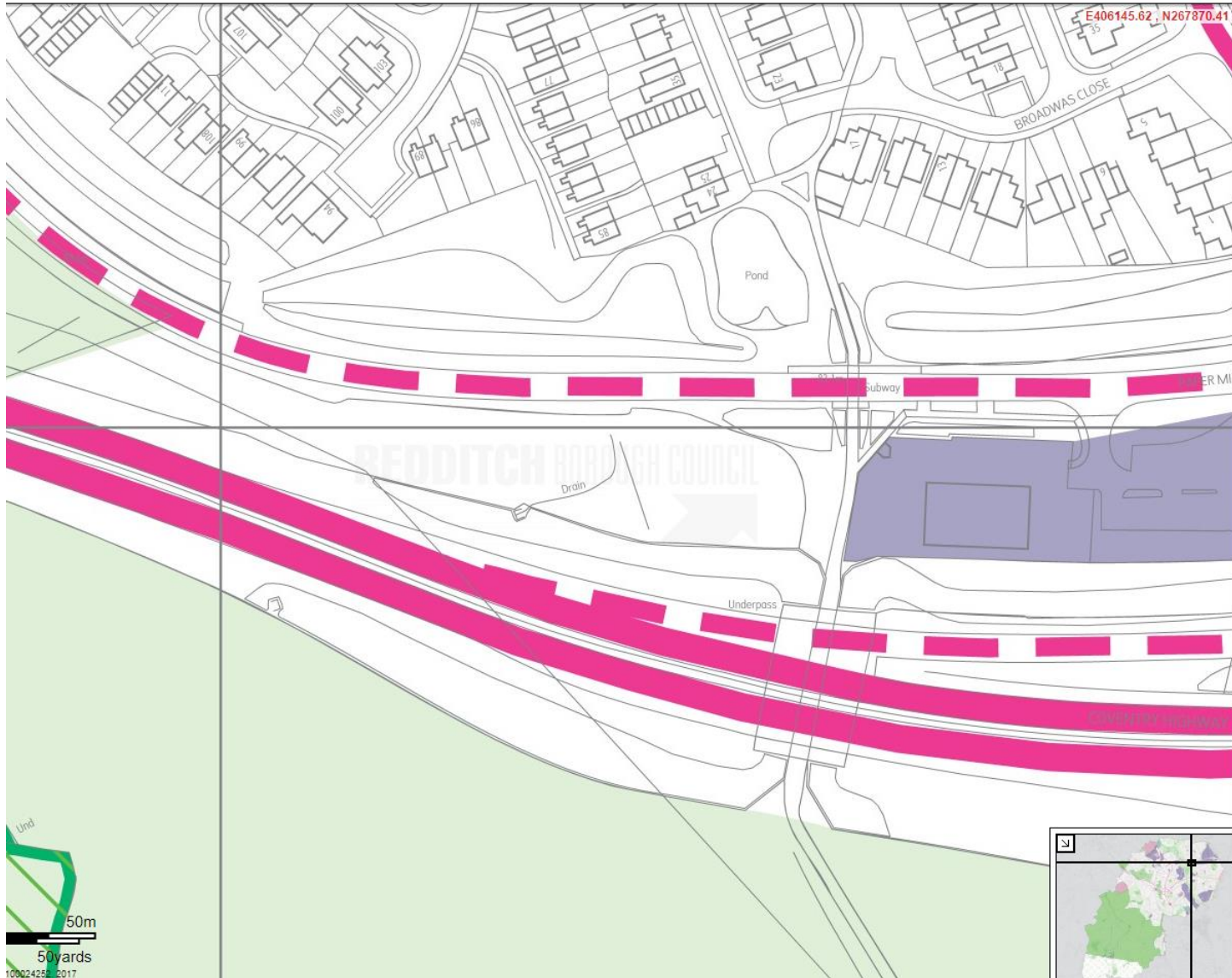
Satellite View



Aerial view



Planning Policy Land Designation



View of 3 Paper Mill Drive and tactile crossing



underpass



Google

View of site looking west



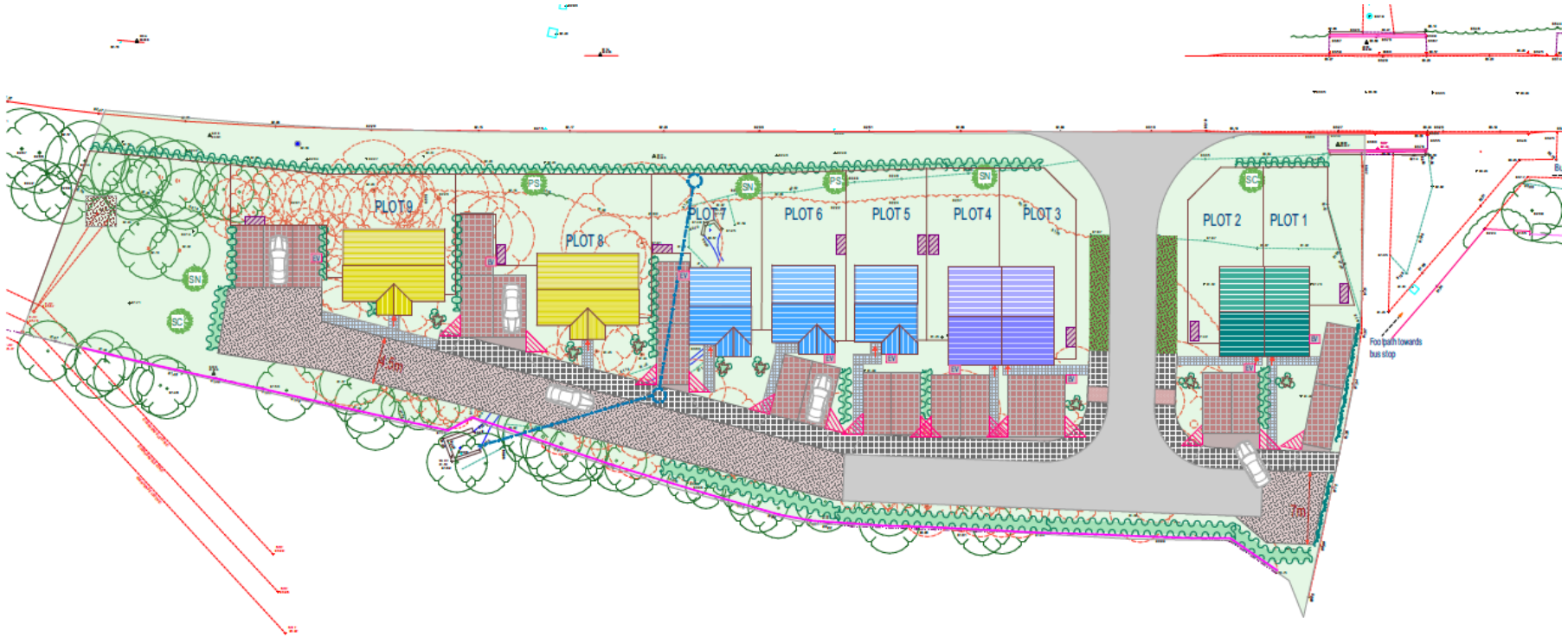
View looking east







View of site from Paper Mill Drive













Site Layout










ACCOMMODATION SCHEDULE

- 2  2 Bedroomed , Semi-Detached
63 square metres / 678 square feet
- 2  3 Bedroomed, Semi-Detached
84 square metres / 904 square feet
- 3  3 Bedroomed, Detached
82 square metres / 880 square feet
- 2  4 Bedroomed , Detached
126 square metres / 1356 square feet

KEY

-  Tarmac driveway
-  Tarmac footway
-  Grass verge (2m)
-  Car parking spaces
-  Pedestrian visibility splay (2.0m x 2.0m)
-  Electric Vehicle Charging Point
-  Sealed Cycle store for 2 (1.8m x 0.80m)
-  Timber fence 1.8m height
-  Acoustic barrier fence 4.0m height
-  New 225mm perforated pipe to replace former ditch

-  Existing trees to be removed
-  Propagated garden shrub planting
Propagated plants include Spirea 'Anthony Waterer', Spirea x bumalda 'Goldflame', Hebe x exoniensis, Hebe 'Earl Deviser' and Viburnum dentatum. 3.3 litre Potted grown varieties planted at 5 per cent.
-  Propagated hedging
-  Propagated tree planting
The seed trials to be checked regularly during the first 12 months following implementation. All weed growth should be removed from around tree trunks at regular monthly intervals during the growing season with the debris removed from site. Trees to be checked during the first five years including those that die as a result of frost damage should be replaced. Following the first 24 months trees and bushes should be checked once yearly in late autumn when site removal and light planting should be carried out. Necessary Approximate girth will be of planting 10-12cm.
-  SC Salix chrysantha (Grey willow)
-  SN Sambucus nigra (Common elder)
-  PS Pinus spicata (Blackthorn)



4.0m High BSW Warror acoustic barrier fence as specified in mitigation for background noise

STEVE HASSELL
DESIGN

22 St. John Street
Warrington WA6 9JF

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Drawn by: G.G. Pugh

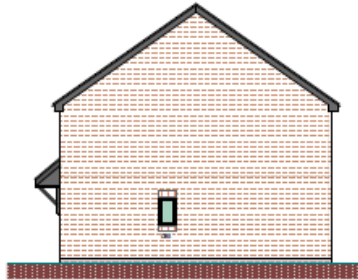
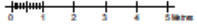
Project: Proposed Residential Development
Land at Paper Mill Drive
Ridgwick
B94 4QJ

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Plots 1 and 2



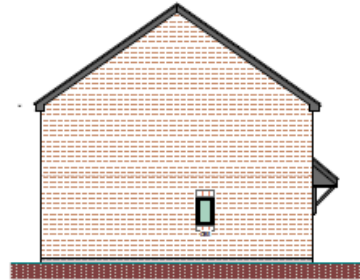
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SCALE 1:100



RIGHT ELEVATION
SCALE 1:100

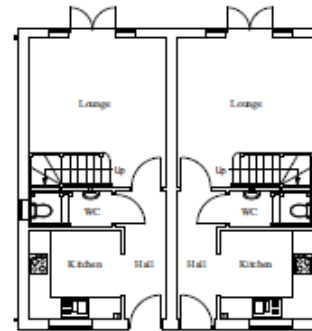
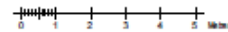


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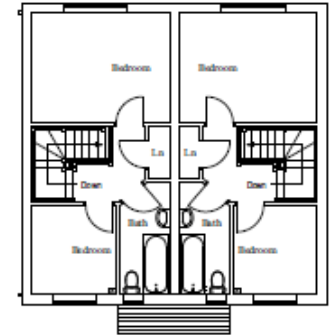


LEFT ELEVATION
SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:100



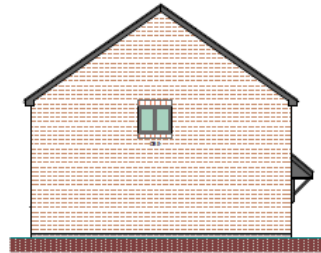
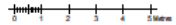
FIRST FLOOR PLAN
SCALE 1:100



Plots 3 and 4



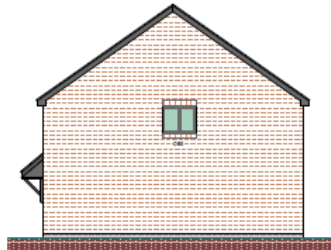
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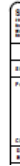
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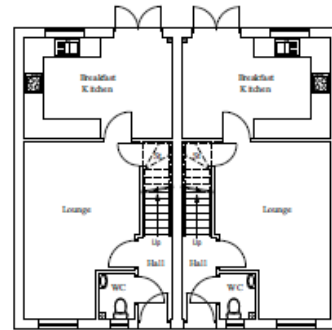
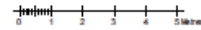
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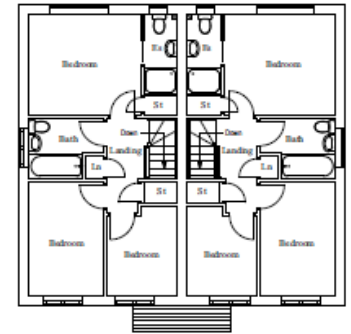
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GROUND FLOOR PLAN
SCALE 1:100



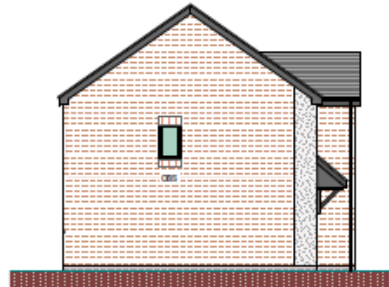
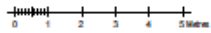
FIRST FLOOR PLAN
SCALE 1:100



Plots 5, 6 and 7

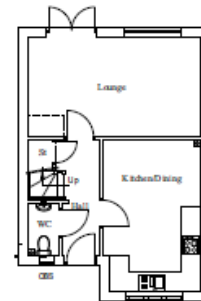


FRONT ELEVATION
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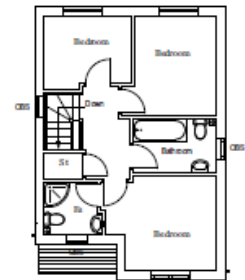


LEFT ELEVATION
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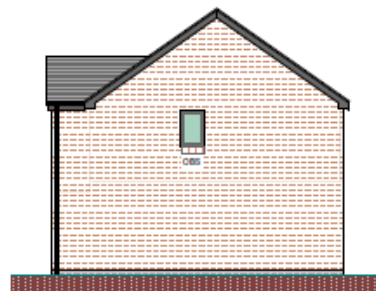
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



REAR ELEVATION



RIGHT ELEVATION

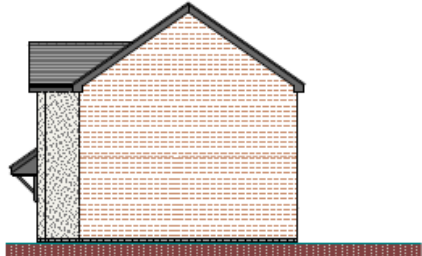
Plots 8 and 9



FRONT ELEVATION
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LEFT ELEVATION
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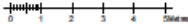


RIGHT ELEVATION
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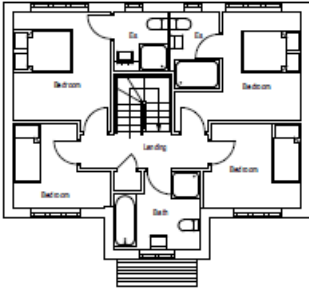


REAR ELEVATION
SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



REVISIONS:

Refuse vehicle tracking (in- top, out-bottom)



Vehicle dimensions diagram showing a truck with a length of 10.0m and a width of 2.5m.

Site ID	
Overall Length	
Overall Width	
Overall Height	
Min. Study Ground Clearance	
Track Width	
Lock to lock time	
Head to head Turning Radius	

General Notes	
Rev	Date / Comment
Edlen Properties Ltd 4400 Steve Haskey Design	
Paper Mill Drive	
Refuse Vehicle Swept Path Analysis	