



DRAINAGE
Storm water created by the proposal is to be discharged to underground attenuation tanks and soakaways as detailed in the accompanying FRA and Drainage Strategy prepared by Keytech Development Design Ltd.
Foul drainage is to discharge into a packaged treatment plant with treated water discharged to soakaway again as detailed in the accompanying Drainage Strategy prepared by Keytech Development Design Ltd.

TREE REPORT
Please refer to report produced by Tree Heritage for details of the existing trees on site. To enable the proposal to be related to these findings, tree references, measured canopies and root protection areas taken from the report are indicated here.

TREE KEY

● ● ● ● TREE TO BE RETAINED

○ TREE RPA

LEVELS
Proposed levels are indicated here in red including proposed floor level. For context the existing contours are shown in blue with levels adjusted to suit but with levels to the perimeter of the site remaining unaltered.

TRANSPORT ASSESSMENT
A transport assessment accompanies this application prepared by CBO Transport Ltd. As part of their report, tracking details for various key areas of the site are incorporated indicating how vehicles manoeuvre at each location.

AGGREGATE STORAGE BAYS
Where indicated 10 storage bays are to be formed using standard concrete lego blocks in 2 blocks. For details of bays refer to drawing 2022-2723-07.

SILOS
8 no. storage silos, constructed from steel and finished in Concrete Grey RAL 7023 are to be installed where indicated, for details please refer to drawings 2022-2723-05.

LIGHTING
100w NET LED Slimline LED floodlights (Initial lumens 8,000) to be fitted to both rear face of building and on 6.0m high galvanised poles around perimeter of roadway to illuminate yard area.
To front and both sides of building 28w Holophone V-Max 3970 lumen street lights are to be installed, mounted on 6.0m high galvanised poles.
Final design to be subject to condition.

PROPOSAL SCHEME
It is proposed to create an expansion of the current Business sited approximately 130m to the north of the application site. The new facility will include a new Production/warehouse and Office Building, staff car park, security lodge and service yard to the rear of the site. Please refer to drawing 2022-2723-05 for details of the main building and 2022-2723-08 for the Security Lodge.
The perimeter of the site is to be landscaped to mask the in site workings, see landscape details.
The over head electric cables are to be largely removed with the exception of the pylon and associated cables indicated here.

PROPOSED ACCESS
A new access is to be formed into the site to serve both cars and HGV traffic.
The new access is to be 10.0m wide and have radius kerbs of 12.0m at the intersection with Waterswallows Lane.
Visibility sight lines of 2.4m x 160.0m in both directions are to be provided with the existing dry stone wall to the north of the access to be realigned behind this line.
Staff and visitors will enter the site and turn in front of the proposed building where 50 parking spaces are provided. Visitors will enter the building via the main entrance whilst staff will enter and exit the site via the staff entrance to the side of the building.
Only commercial vehicles will enter the rear of the site via the service road to the south of the proposed building and will be controlled by security within the proposed lodge. To avoid congestion at the entrance the lodge is sited in a position which allows 3no. HGV's to que without obstructing car access to the car park.
The yard area is to be laid out as indicated with a one way traffic flow to improve health and safety practices.

LANDSCAPING
For details of the proposed soft landscaping scheme refer to details provided by Ecus Environmental Consultants including accompanying photomontages.
Hardlandscaping is to be as follows: -
Access and Roadway serving car park - tarmac
Parking Bays - grey tegula paviors
Service Road and Yard - concrete
Field Access Tracks - crushed stone

CYCLE SHELTER
An IAE Circonomy 10 cycle shelter is to be provided in the car park on a concrete base. See attached detail.
Shelter to be finished in black.

BOUNDARY TREATMENTS
The north, south and western boundaries are all to remain as existing i.e. traditional dry stone wall field boundaries but are to be made good where required.
The existing dry stone wall fronting the highway to the east is to be realigned behind the visibility sight line as shown built to a height of 1.2m.

ENTRANCE BARRIERS
Rising arm barriers are to be installed at the Security Lodge to control vehicles entering and exiting the site which shall be electrically operated by security staff. For details of the barriers refer to Newgate (Newark) Ltd detail accompanying this application.

Pennine Aggregates Ltd

Proposed Site Expansion,
Waterswallows Lane,
Buxton,
Derbyshire,
SK17 7JD

Planning Proposal Site Plan

Date	Sheet	Scale
October 2022	A1	1:500
2022-2723-04	L	RG
A- 22/11/2022 - PLAN UPDATED FOLLOWING CLIENT FEEDBACK		
B- 23/01/2023 - FIELD ACCESS ADDED		
C- 17/02/2023 - ATTENUATION BASIN ENLARGED		
D- 13/11/2023 - SCHEME REDUCED		
E- 13/12/2023 - SCHEME REVISED TO BE SERVED BY SINGLE ACCESS		
F- 20/02/2024 - SCHEME UPDATED FOLLOWING PRE-APP RESPONSE		
G- 28/02/2024 - FIELD ACCESS TRACK ADDED		
H- 19/03/2024 - CYCLE SHELTER REPOSITIONED		
J- 28/03/2024 - PLAN UPDATED FOR PLANNING SUBMISSION		
K- 05/06/2024 - INNER SERVICE ROAD ARRANGEMENT UPDATED		
L- 17/10/2024 - PARKING SPACES REPOSITIONED		



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