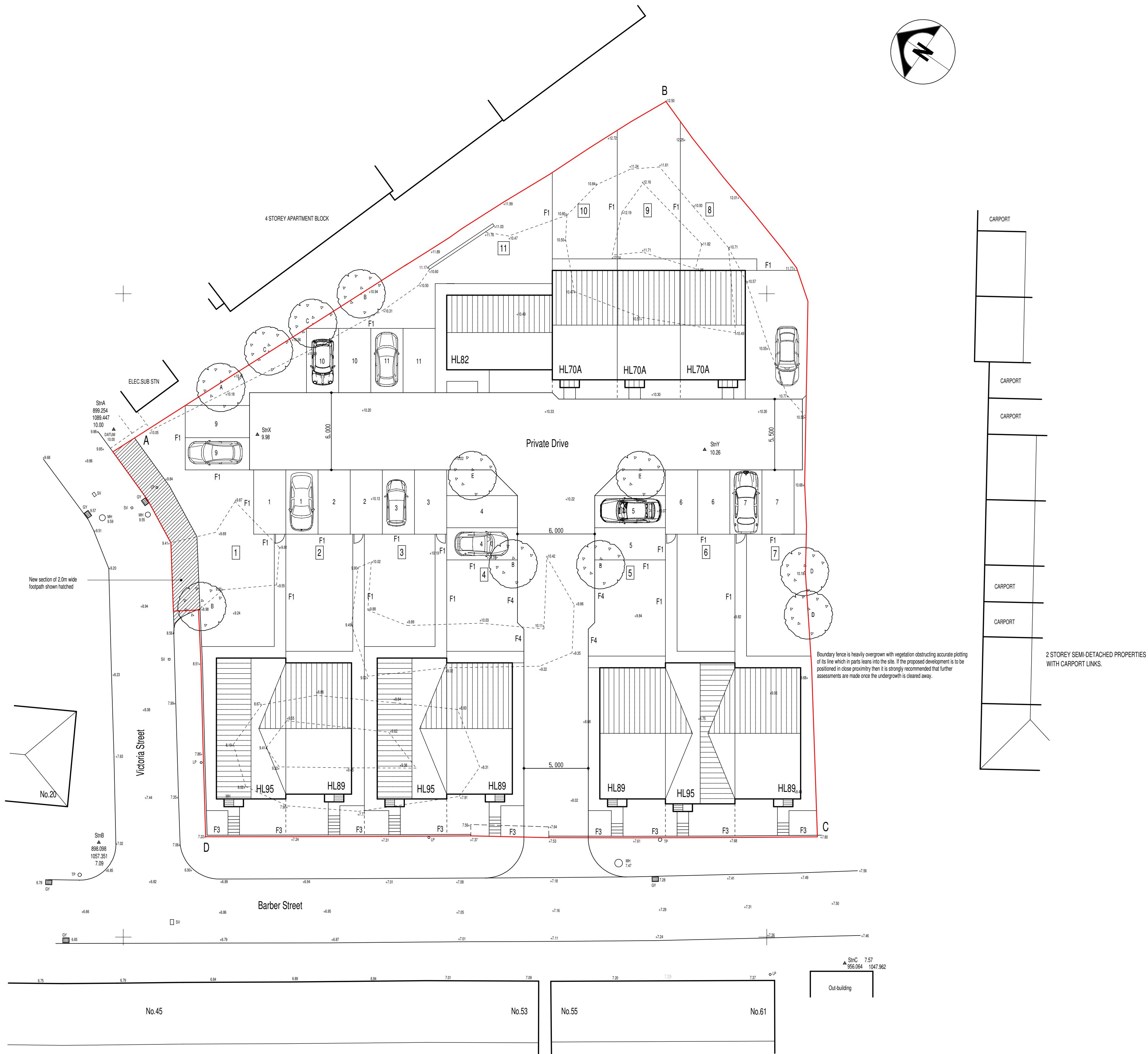




Site Plan

Notes.

All boundary information provided by client.

HOUSE TYPE SCHEDULE:

HL70A/B - 2 bedroom town house	3
HL82 - 3 bedroom town house	1
HL89/95 - 3 bedroom semi-detached house	4
HL89/95/89 - 3 bedroom town house	3

Total No. Units 11

Total Site Area = 0.227 hectares / 0.56 acres

PRIVATE DRIVE:

Drive to be 5.0m wide for initial length off Barber Street widening out to 6.0m as shown. Drive to be finished in tarmac & be capable of withstanding an axle load of 26 tonnes to ensure compliance with Approved Document Volume 1 Part B5.

Individual parking spaces are to be finished in block paving.

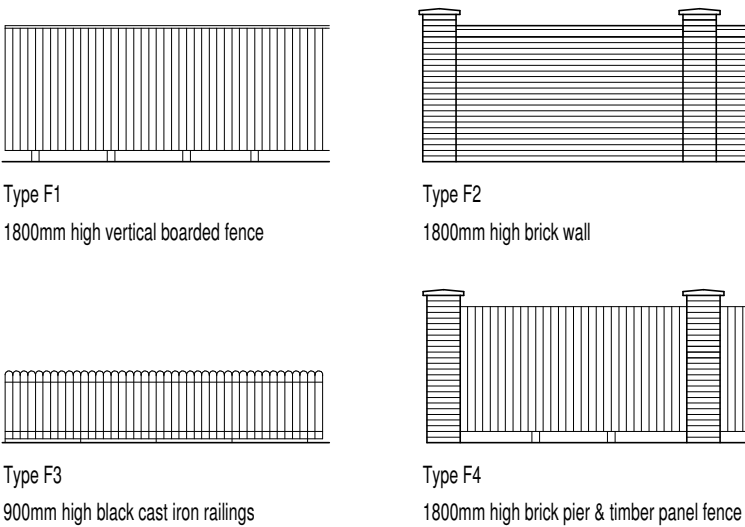
EXTERNAL MATERIALS

A - Audley Red Mixure facing bricks - Arstone cils - Calderdale State Grey tiles.
B - Bradgate Light Buff facing bricks - Arstone cils - Calderdale State Grey tiles.
C - Render off white colour - Arstone cils - Calderdale State Grey tiles.

Plot 1 - A
Plot 2 - A
Plot 3 - A
Plot 4 - A
Plot 5 - A
Plot 6 - C
Plots 7 - A
Plots 8 to 11 - B

BOUNDARY TREATMENTS

Location & style of boundary treatment shown thus:



Note: All rear boundaries are to be type F1 fences.

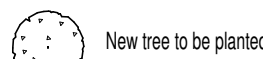
External Site Boundaries as follows:

Point A to B - Existing timber post & panel fence to be retained.
Point B to C - Existing timber post & panel fence to be retained.
Point C to D - Barber Road frontage - Type F3 railings with gaps for house access.
Point D to A - Victoria Street - Type F1 timber fence.

LANDSCAPING DETAILS

TREES

A - Acer Campestre
B - Betula Pendula
C - Malus Floribunda
D - Prunus Padus
E - Sorbus Joseph Rock



All trees to be 8 - 10cm girth (standards) 2.75 - 3.00m high with stacks 75mm dia. extending 300mm into the head of the tree. Trees to be twice tied with durable rubber ties. Bone meal & peat to be added to the root system at the time of planting. The front & rear gardens are to be turfed or seeded.

Conditions Discharge Information relating to planning approval reference 201711353

Conditions 7 & 8 -

Refer to drawings & details prepared by EWE associates for full details of the highway engineering construction & improvement works.

Condition 10 -

Refer to the Construction Method Statement prepared by Kapple Ltd for full details.

Condition 13 -

Refer to the following drawings prepared by EWE Associates for full details of the foul & surface water drainage system:

Surface Water Layout - EWE/2171/01
Foul Water Layout - EWE/2171/02
Drainage Details - EWE/2171/03
Impermeable Area Plan - EWE/2171/04
S278 Highway Works EWE/2171/05
Drainage Assessment Report

Condition 14 -

Refer to the Geo-Environmental Investigation report prepared by Earth Environmental & Geotechnical for full details.

Amendments

A: December 2017:

Trees adjacent to the new section of footpath to Victoria Street omitted.
Parking bays to plots 9 to 11 revised to conform to Environment & Transport Services requirements.
Indicative floor levels added to plan.
Boundary treatments added to plan.
Existing trees along eastern boundary to be retained shown on plan.

B: December 2017:

All existing trees along the eastern boundary now removed.

C: March 2018:

Information relating to discharge of planning conditions added to plan.

Date: October 2017	Drawn: R.W. Saxton.
Drawing Title: Site Plan	
Drawing No. 17.024.2 Rev C	Scale: 1/200 @ A1 size

Project Title:
Proposed Residential Development at Barber Street, Hoyland, Barnsley for Hoobee Ltd.

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