



Site Plan

**Notes.**

All boundary information provided by client.

HOUSE TYPE SCHEDULE

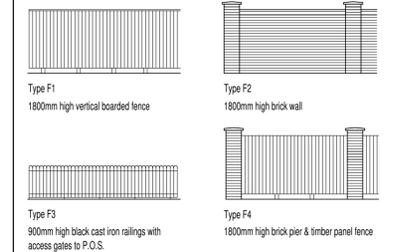
HL70 - 2 bedroom semi-detached house	2
HL70A - 2 bedroom town house	3
HL89/95 - 3 bedroom semi-detached house	6
HL89/95/09 - 3 bedroom town house	3
<b>Total No. Units</b>	<b>14</b>

Total Site Area = 0.346 hectares / 0.85 acres

**HIGHWAYS**  
The existing School Street carriageway is to be retained with the end of the road re-shaped as shown with works carried out to the full satisfaction of Barnsley MBC under a Section 278 agreement between Hoobor Ltd & the local authority.

The new turning head to School Street is to be 5.5m wide with 2.0m footpaths each side & be finished in tarmac.

**BOUNDARY TREATMENTS**  
Location & style of boundary treatment shown thus:



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

**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 gardens are to be planted with a variety of shrubs to be specified by the individual house occupants.

Existing trees T1 & T2 (located in plot 14) & T3 added to plan. Refer to tree report prepared by M. Cooper for details.

**Amendments**

- A: September 2016.  
Turning head serving plots 1 to 6 changed from mews court to traditional carriageway 5.5m wide with 2.0m footpaths.  
6 No. parking bays added to turning head to serve existing dwellings located on School Street.  
Pedestrian accesses to the parking bays serving plots 7 & 8 revised to accommodate improved access to the respective front doors.  
Location of existing trees T1, 2 & 3 added to plan.
- B: October 2016:  
Left hand radius into new turning head reduced to 3.5m.  
500mm margin added to front of parking bays serving the existing dwellings located on School Street.

Date: April 2016	Drawn: R.W. Saxton.
Drawing Title: Site Plan	
Drawing No. 16.011.2 Rev B	Scale: 1/500 @ A1 size

Project Title:  
Proposed Residential Development at Station Road,  
Bolton Upon Dearne for Hoobor Ltd.

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