

NOTES

All efforts have been made in measuring existing site. However the contractor / builder is responsible, for checking & confirming all given dimensions on site prior to pricing & works.

Extent of boundary ownership confirmed by applicant.

Proposal -

Outline Planning Application for -

Proposed Construction of 2No. New-Build Detached Dwellings on land to the rear of 5-7 Don Street, Penistone, S36 6HA to meet the applicants requirements and as illustrated on the outline application drawings.

Existing and Proposed Planning Use Class - C3 (Dwellinghouses)

1) GENERAL BUILDING NOTES

- All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
- All works within the contract and by the contractor must be carried out in such a way that all requirements under the Health and Safety at Work Act are satisfied and maintained.
- All works by the Contractor must be carried out in compliance with the requirements of all British Standards, Codes of Practice etc. and with the requirements of all relevant and current Statutory Authority regulations.
- All structural calculations if required to be submitted by client appointed Structural Engineers and upgraded as necessary as works proceed to suit any clients requirements.
- The contractor must ensure and will be held responsible for the stability of the building structure at all stages of the contract.

2) APPROVED DOCUMENT A STRUCTURE

- All structural details and calculations if required to be submitted for approval to Building Control Authority by client appointed Structural Engineer.

OUTLINE PLANNING

A Red edge revised to include access up to adopted highway. 26/05/26 AM

Rev	Description	Date	By	App'd
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Client
MR. ANDREW FINCH

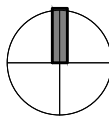
Project
5-7, DON STREET
PENISTONE, S36 6HA

Drawing title
PROPOSED SITE/ BLOCK
PLAN

Drawn by AM	Date 04/26	App'd -
Drawing no PL-01	Project no 26-003	Scale @ A3 A.S.
		Rev A

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NORTH



SITE AREA
(RED LINE) =
749.3 m²
0.074 Hectare

FORM NEW SHARED DRIVE WITH
ON SITE PARKING (2NO. FOR
EACH DWELLING) INCLUDING
PLANTER(S) AS SHOWN.

DASHED LINES
DENOTE EXISTING
OUT-BUILDING(S) TO
BE DEMOLISHED.

EXISTING
ANCILLARY
DWELLING
RETAINED.

HATCHED AREA DENOTES
UNADOPTED ACCESS ROAD
(PRIVATE HIGHWAY) TO BE USED
TO ACCESS THE EXISTING &
PROPOSED DWELLINGS.

Spring House

SITE AREA
(RED LINE) =
749.3 m²
0.074 Hectare

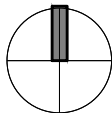
PROPOSED SITE/BLOCK PLAN
SCALE - 1:500

1:500 0m 5m 10m 20m
Scale

PROPOSED SITE/BLOCK PLAN
SCALE - 1:200

1:200 0 5m 10m
Scale

NORTH



CDM 2015

RISKS

- RESTRICTED ACCESS TO SITE
- SITE WELFARE REQUIREMENTS
- SITE CLEARANCE
- INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES
- NEW FOUNDATIONS
- WORKING AT HEIGHT