

Access to service yard to units **01** and **02** to be via Old Farm Lane; following swept path investigation

25m Marker from adjacent properties

Service Yard (Units **01** + **02**)

Old Farm Lane

Unit **01**
7061ft² (656m²)

Unit **02**
3121ft² (290m²)

Unit **03**
4746ft² (441m²)

Service Zone (Unit **03**)

River Dove

2m strip adjacent top of river bank for maintenance access by EA

Access to river bank for maintenance by EA achieved through access roads serving parking bays

Main entrance to site widened; following swept path investigation

New right turn pocket into site provided following discussion with BMBC Highways department

Wombwell Lane

 **Unit 01** - food retail
7,061ft² (656m²)

Parking:

Parking bays 26
Acc. bays 03

29 Total

 **Unit 02** - non-food retail
3,121ft² (290m²)

 **Unit 03** - non-food retail
4,746ft² (441m²)

(or combined 7867ft² (731m²) Unit)

Parking:

Parking bays 27
Acc. bays 04

31 Total

(Site total car parking **60** spaces)

Key



Existing trees retained



Existing TPO trees (T4, T5, T6, T7) permission obtained for removal



Indicative new trees proposed



Denotes increased buffer as requested to form strip between River Dove and the remainder of the site



Denotes site boundary



2.4m x 90m visibility splay



Denotes existing road layout



Denotes pedestrian access

K	12.05.16	Design of elevations updated.	JC	CY
J	27.04.16	General layout updated following ongoing discussion with the LPA	CY	CY
H	06.02.15	Amendments made to notes	AD	AD
G	13.01.15	Minor amendments made to notes	AD	AD
F	09.01.15	Minor updates and amendments made	AD	AD
E	08.01.15	2.5m wide double gated access points added for EA maintenance requirements	AD	AD
D	08.12.14	Unit 03 repositioned to accommodate EA requirements, inclusion of 2m strip to the top of the River Bank and 20m ² maintenance area for the EA	AD	AD
C	17.06.14	Car parking repositioned and allocated	AD	AD
B	12.06.14	Unit 03 increased to 8,000ft ² area	AD	AD
A	26.03.14	Vehicle tracking added	AD	AD

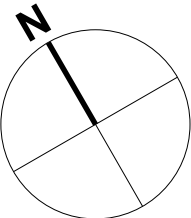
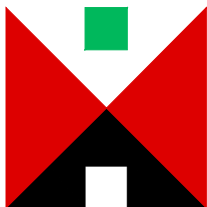
REV	DATE	DESCRIPTION	DRN	CHK
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1:500

PROJECT TITLE ALDHAM BRIDGE, WOMBWELL LANE BARNLEY			
DRAWING TITLE PROPOSED SITE PLAN			
DRAWING PURPOSE PRELIMINARY			
DRAWN / CHECKED JJ / AD		DATE MAR 2014	SCALE 1:500 @ A3
JOB No 3RI1	DRAWING No 3RI1-0-100	STATUS --	REVISION K