

Site Plan

Notes.

All boundary, survey & level information based upon topographical survey prepared by Martin Smith Surveys Ltd on behalf of the client.

Demolition:
The existing dwelling & out-buildings to be demolished are shown dotted on the plan.

House Type Schedule:
Plot 1 - 4 bedroom detached house.
Plot 2 - 4 bedroom detached house.
Plot 3 - 4 bedroom detached house.

Note - The dwellings shown on plots 4 & 5 are indicative only & do not form part of this application.

Private Drive & Access:
The existing vehicular access point onto Rockley Lane is to be re-sited as shown. Electronic gates are to be sited a minimum of 5.0m from the carriageway.

The new drive is to be finished in tarmac finished with a block paving kerb.

External Materials:
Bricks - Old Farmdale Multi supplied by Wienerberger.
Tiles - Natural slate.
Windows - Dark grey upvc casements set in artstone surrounds.

Landscaping:
All front & rear gardens are to be turfed or seeded.

Foul Drainage:
All new 100mm ø foul sewers are to be laid at a minimum gradient of 1:80 & are to discharge into the existing foul sewer that served the existing dwelling which is to be demolished.
The accurate invert levels & discharge point of the existing foul sewer from existing foul maholes A & B is to be ascertained by the main contractor prior to the commencement of any other site work. The route & invert level of the exisiting sewer is not shown on the site survey due to limited access at the time of the survey being undertakenn by M. Smith Surveys.

Surface Water Drainage:
All surface water is to discharge into hollow soakaways sited a minimum of 5.0m from all buildings or alternatively into Wavin Aqua Cells. Porocity tests to ascertain the grounds suitability to accept soakways are to be undertaken by the clients main contractor & be supervised by the Barnsley MBC LABC.

Floor Levels:
The floor levels of the dwellings have been set based upon the survey information available. It is recommended that a new level survey of the land following the demolition of the existing buildings be carried out in order that the floor levels & drainage invert levels can be adjusted accordingley.

Boundary Treatments:
The existing boundary walls & fences are to be retained & repaired where necessary. The rear boundaires between the new dwellings are to be 1.8m high vertically boarded timber, preservative treated.

EXISTING TREE INFORMATION:
T1 - Malus Domestica - 4m high - 200mm dia - RPA dia 2.4m
T2 - Malus Domestica - 5m high - 300mm dia - RPA dia 3.6m
T3 - Malus Domestica - 5.5m high - 350mm dia - RPA dia 4.2m
T4 - Fagus Sylvatica Purpurea - 500mm dia - RPA dia 6m
Line of tree protection [Heras fencing] fencing to be erected.

Planning Condition Discharge Information.

Condition 2
External materials to be as stated above.

Condition 6
Boundary treatments to be as follows:
Points A to B - Existing hedges to be retained.
Points B to C - 1.8m high vertical boarded timber fence.
Points C to D - Existing stone walls to be retained.
Points D to A - Existing stone wall & hedge to be retained.
New boundaries between dwellings to be 1.8m high vertical boarded timber fences.

Condition 7
Floor levels to be set as follows:
Plot 1 - 9.40m.
Plot 2 - 9.85m.
Plot 3 - 10.35m.

Conditions 10 & 17
Refer to reports & surveys to be prepared & submitted by the main contractor.

Condition 13
Nest boxes are to be sited on trees T2, T3 & T4 of a type to be agreed with the LPA.

Condition 14
Tree protection fence to be erected as shown on plan to consist of staked Heras fencing. The fencing is to remain in position until the completion of the development. No materials are to be stored or construction vehicles allowed to run beneath the tree canopies.

Condition 18
Foul sewers are to discharge into the existin foul manhole located as indicated on the plan.
Surface water is to discharge into soakaways as indicated on the plan.
Porosity tests are to be carried out under the supervision of the LABC with the soakaway capacities agreed before any development takes place. The soakaways are to remain private & not be adopted.

Amendments

A: April 2016:
Information relating to existing trees & tree protection added to plan.

B: July 2016:
Central front projection to plot 2 revised.
Garage arrangements revised & reduced to single storey in height.

C: August 2016:
Foul & SW drainage details added to plans.

D: September 2016:
Information relating to discharge of planning conditions added to plan.

E: November 2017:
Garages for plots 1 & 3 increased in size to 13.4 x 7.6m.

Date: March 2016	Drawn: R.W. Saxton.
Drawing Title: Site Plan	
Drawing No. 16.009.2 Rev E	Scale: 1/200 @ A1 size

Project Title:

Proposed Residential Development at Beech House Farm, Birdwell, Barnsley for Mr G. Hather.

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