



550.00m

500.00m

450.00m



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:
All houses to be constructed in facing bricks & finished with natural clay tiles. The type of brick & tile is to be agreed with the LPA prior to the commencement of any construction work.

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

Foul Drainage:
All new 100mm 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.

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. Porosity 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.

Boundary Treatments:
The existing boundary walls & fences are to be retained & repaired where necessary. The rear boundaries 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.

Amendments

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

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

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

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