



- HAZARDS:**
1. Live services adjacent/on site.
  2. Excavations - Ground Collapse
  3. Handling major components
  4. Working at height - Falling
  5. Machinery & Equipment
  6. Ensure all blockwork has a minimum crushing strength of 3.5N/mm<sup>2</sup>
  7. The weight of each block must not exceed 20Kg
- NOTES:**
- DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING PURPOSES
1. This drawing is copyright of Wardman Brown.
  2. All dimensions to be verified on site prior to any shop or site works being commenced.
  3. Any discrepancies to be reported to the Designer BEFORE any work is put in hand.
  4. This drawing must be read in conjunction with relevant consultants and specialists drawings.
  5. This drawing must be read in conjunction with the drawings specified.

- Grassed Areas
  - Paving - Private Drives
  - 5.5m wide Tarmac Access Road
  - 2.0m wide Tarmac Footpaths
  - Parking Bays and Access Road
  - Existing / proposed tree and shrub planting
  - 1.8 mtr close boarded Timber Fence
  - 0.6 mtr high hoop top metal railing
  - RW - Retaining Wall Heights Vary
  - Bin Store Areas
  - Bin Collection Points
- All Car Parking Bays to be 2.5m wide x 5.0m long

REV	DATE	DETAILS
N	12-11-24	Layout updated following conf call with Highways
M	06-11-24	Layout updated generally
L	05-11-24	Layout updated generally
K	24-07-24	Forward visibility curve added adjacent plot 14
J	03-07-24	Updated in response to LA comments
I	03-05-24	Updated in response to LA comments
H	15-04-24	Updated in response to LA comments
G	04-04-24	Updated in response to Highways Comments
F	21-03-24	Bin stores enlarged, side access gates added easement indicated to mains drainage
E	11-01-24	Bin store for #19 updated
D	09-01-24	Bin store/collection information added
C	05-12-23	Red line updated
B	04-12-23	Drawing scale changed
A	24-11-23	Updated generally

REV DATE DETAILS

REVISIONS:

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CHARTERED PRACTICE

CLIENT:  
Mandale

PROJECT:  
Bromley Lane - Batley

DRAWING TITLE:  
Proposed Site Layout Plan

PURPOSE OF ISSUE:  
**PLANNING**

SCALE: 1:1000 @ A3 / 1:500 @ A1

DATE: Nov 2023 DRAWN: PA DRG REVISION:

DRAWING NO: L023113 - 102 **N**

Affordable Housing Units \*

	<b>Affordable Housing Units *</b> House Type - The Acom 2 Bed 70m <sup>2</sup> - 750ft <sup>2</sup> 6No		House Type - The Pecan 3 Bed 85m <sup>2</sup> - 910ft <sup>2</sup> 2No		House Type - The Hickory 3 Bed 98m <sup>2</sup> - 1050ft <sup>2</sup> 3No		House Type - The Willow (Plot 4) 3 Bed 103m <sup>2</sup> - 1100ft <sup>2</sup> 1No		House Type - The Laurel 3 Bed 109m <sup>2</sup> - 1180ft <sup>2</sup> 2No		House Type - Type F1 3 Bed 115m <sup>2</sup> - 1240ft <sup>2</sup> 2No		House Type - The Willow (Plot 18) 3 Bed 123m <sup>2</sup> - 1323ft <sup>2</sup> 1No
	House Type - Type F2 4 Bed 115m <sup>2</sup> - 1240ft <sup>2</sup> 2No												

Site Area ( Red Line Boundary ) 0.84 Ha  
19 Dwellings at a density of 22 D/Ha  
POS ( Excluding Playground ) 0.26 Ha