



LEGEND

-  Foul water siphon sewer. Taken from 'Yorkshire Water' Drawing reference 'P15622_EG_CenturionWay_Cleckheaton - YW PPSE Response U622215 (220425)'
-  Root Protection Zone. Taken from 'DEP' Landscape design. Drawing reference 'Centurion Way Arb Report - 5024(a).pdf'.
-  Flood Risk Zone

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL LICENSING AUTHORITY AND ALL CURRENT APEA/IP BLUE BOOK DOCUMENTATION AND SUBSEQUENT REVISIONS

SHOP
All shop structure, foundations and internal arrangement are to be shown as part of a separate construction package by others. Service penetrations including, Foul water, BT, Power, Surface water, incoming water are assumed and are to be confirmed prior to works commencing on site.

Foundation design, superstructure design and internal layout are being produced by others.

ORDER EQUIPMENT.
Order equipment is shown diagrammatically and exact location and specification is to be confirmed by specialist.

TANKER STAND
Engineer to provide calculations on brown surface water containment to tanker stand to prove compliant with section 8.4.3 of the Design, Construction, Modification, Maintenance and Decommissioning of Filling Stations (Revised June 2018, 4th Edition).

DEMOLITION
--- DENOTES EXISTING TO BE DEMOLISHED

SITE ACCESS
All site access and egress during construction shall be taken from Centurion Way. During the course of the works the PC is to allow for maintaining the quality of the public roads at all times including integrity and cleaning.

AUTO FORECOURT CANOPY
A new 3 island starter gate canopy is to be erected as specified and as specific canopy & tank layout (see JDL issue sheet for details). Minimum height - 5.2m.

KERBS
All kerbs to comprise of 255x125mm H82 concrete kerbs, set in 350x150mm grade 20 concrete bed and haunching. Dropped kerbs to be installed where shown to facilitate DDA access. Kerb edgings to comprise of 150x50mm PC kerbs, in 150x150mm concrete bed and haunching.

SHOP BIN STORE
2.0M High tanalised timber fenced on steel posts with gated entrance. colour of fencing to be agreed.

GENERAL
Allow for all statutory signage and fire equipment as part of a petrol filling station development.

Direction signage about the site is to be reviewed and concrete bases to be provided where necessary.

BOUNDARY FENCE
Existing mesh fence to be retained along the northern boundary. Existing knee high fence along southern boundary to be removed & replaced with a new 600mm high post & rail fence (as shown on ancillary details).

LIGHTING
 FLOODLIGHTING

DESIGN RISK ASSESSMENT
As an appointed designer for the project under the Construction (Design & Management) Regulations 2015 - Regulation 8 & Regulation 9, JDL have a duty to consider risk to health & safety relating to the our design & highlight any significant or unusual risks that may not be apparent to a Contractor & Principal Designer. It is assumed that the Client has employed designers & contractors who are competent & have experience working on Petrol Filling Stations.

- Risks are as follows:
1. Utilities - No information present to be investigated prior to works commencing on site.
 2. Site Deliveries - To be reviewed by EG.
 3. Existing Foul Water Siphon Sewer - Existing combined sewer with a 10m easement is shown on the layout. Taken from 'Yorkshire Water' Drawing reference - 'P15622_EG_CenturionWay_Cleckheaton - YW PPSE Response U622215 (220425)'. The 800mmØ Siphon sewer passes through the site (depth unknown). The 10m easement for this sewer is shown in a cross hatch. Services to be kept out of this area as much as is reasonably practical. Any services within this area to be reviewed and confirmed by the water authority.
 4. Root Protection - Root protection zone taken from 'DEP' landscape design. Drawing reference - 'Centurion Way Arb Report - 5024(a).pdf'.
 5. Levels - FFL for the shop provided by 'Goodson Associates' Drawing reference - 'P15622_500(A) Proposed Drainage Design Layout Plan.pdf'.
 6. Flood Risk Zone - The eastern part of the site is in a Flood Zone 2 associated with Hunsowth Beck (classified as a main river). The Environment Agency would need to be consulted to obtain site specific predicted floor water level data for the site. The site is also at a high risk of surface water flooding due to overland flow. Blue line denotes approx extent.
 7. Lighting - External lighting currently shown indicatively. Awaiting specialists design.

D	12.01.24	Compound text updated to bin compound.	JS
C	07.12.23	Pedestrian ramp updated.	JS
B	06.12.23	Pedestrian ramp updated.	JS
A	09.11.23	Forecourt Refresh building used. Drawing updated to suit.	JS

CONSTRUCTION

PROJECT
CLECKHEATON SERVICES
Centurion Way
Cleckheaton, BD19 3QE

TITLE
GENERAL SITE LAYOUT

CLIENT
EURO GARAGES



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Drawn: JS Check: JHU Scale: 1:200 @ A1 Date: September '23

Plan Number: 170352-02-D



SCALE - METRES - 1:200

