

Barnsley Road, DENBY DALE



IG SCHEDULE - DENBY DALE

KIRKLEES COUNCIL REQUIREMENTS			
House type	Spaces	Plots	Total
3 bed house	2	3	6
4 bed house	3	4	12
Visitors - 25%	0.25	7	1.8
TOTAL			19.8
ACTUAL PROVISION			
3 bed house	2	3	6
4 bed house	3	4	12
Visitors			3
TOTAL			21
OVER PROVISION			
			1.3

Includes garages at 6x3m

- TREE SURVEY LEGEND**
- GROUP
 - TREE CANOPY GRADES
 - CATEGORY A
 - CATEGORY B
 - CATEGORY C
 - CATEGORY U
 - ROOT PROTECTION AREA
 - EXISTING TREES TO BE REMOVED
- FOR FURTHER DETAILS OF TREES REFER TO ARBORICULTURAL REPORT BY IAIN TAVENDALE.

ACCOMMODATION SCHEDULE

HOUSE TYPE DESCRIPTION	NO
PRIVATE UNITS	
TYPE C 3 BEDROOM DETACHED HOUSE	3
TYPE P 4 BEDROOM DETACHED HOUSE	1
TYPE S 4 BEDROOM DETACHED HOUSE	2
TYPE W 4 BEDROOM DETACHED HOUSE	1
TOTAL	7



F	Layout updated in line with clients comments	20/09/2024
E	Red & Blue line boundaries amended as requested by client	26/03/2024
D	Steps amended and gates added to rear gardens of plots 27-30	22/03/2024
C	Surrounding layout updated to latest approved.	18/03/2024
B	Plots 29 & 30 amended to Type U1 & Plot 9 amended to C1	08/03/2024
A	Plots 26-30 & 9 re-plotted	22/09/2023
Rev	Description	Date

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Client
YORKSHIRE COUNTRY PROPERTIES

Project
PROPOSED RESIDENTIAL DEVELOPMENT AT BARNSELEY ROAD, DENBY DALE

Title
SITE LAYOUT PLAN - REPLAN OF PLOTS 26-30 & 9

Drw. No.	Rev.	Scale	Drawn	Checked	Date
1903-RP-10	F	1:500@A2	LA	-	09/23

SITE LAYOUT PLAN - Scale 1:500@A2