

possible retaining wall or create steep embankment to make up level difference

2450m² ground floor footprint plus potential first floor 60sqm overall total 2510sqm (circa 27,015 sq ft)

articulated lorries parking

railway lines

existing sleeping policemen anti speed road hump

Bretton Street

new access road with central island and pedestrian tactile crossing and dropped kerms to highways engineers requirements

2400x45000 visibility splay to new vehicular access

existing sleeping policemen anti speed road hump

new gas pipe easement

new gas pipe diverted position

Canal and Hable Navigation Dewsbury Cut

existing gas pipe is being relocated

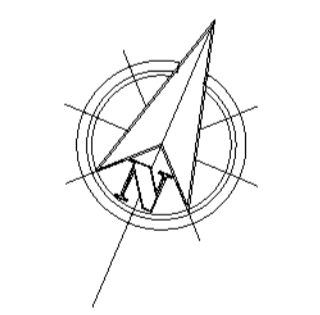
small van deliveries on side shutter door

20m turning circle for articulated vehicles, however, the service yard is large enough to provide space for 3 point turning facilities whilst other vehicles are delivering (see highways consultant vehicle swept path separately)

8000 easement strips provided for canal maintenance

moundings or landscape strip and moundings to assist to reduce flooding risk

2no 1100 litres refuse and 2no 1100 litres recycle waste bins within timber enclosure



North 1:500

- Revisions
- A 28-3-2025 site access entrance radii updated to highway requirements.
 - B 14-5-2025 site levels added and notes on boundary treatment added
 - C 28-10-2025 building moved 2m eastwards to assist in achieving the 5m standoff easement distance with the diversion of surface water sewer.
 - D 3-4-2026 new vehicular junction widened and island added to highways officers requirements. The rear yard is large enough and 3 point turning facilities can be achieved for articulated vehicles to manoeuvre, without coontours
 - E 8-5-2026 service yard updated and car parking increased to 25no as per highways consultant requirements.

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bretton Street
 dewsbury

Project No. 2024 Enquiry 51	Project Title proposed site location (without survey contours)	Scale 1:500 @A1 size	Date 7/3/2025
Drawn By 110	Reviewed By MC	Scale	Date
Drawn No. 110	Reviewed Title	Scale	Revision E

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