THE HOUSING LAYOUT SHOWN ON THIS PLAN IS TAKEN FROM ORION HOMES PROPOSED SITE LAYOUT REF. 'Layout X' PROVIDED ON THE 02 JULY 2025.

THE TOPOGRAPHICAL SURVEY SHOWN ON THIS PLAN IS TAKEN FROM STAMFORD GEOMATICS LTD TOPOGRAPHICAL SURVEY REF: 2797/001 DATED 13 MARCH 2024.

Approximate Area of work to be carried out under a Section 278 Agreement and delivered by Kirklees Council.

Works to include the removal of the existing traffic island and make good carriageway surface. Provision of the new pedestrian traffic island dropped crossings, associated kerbing, tactile paving and make good of carriageway surfacing.

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It is the contractors responsibility to ensure full compliance with the Building Regulations. Do not scale from this drawing, use figured dimensions only. It is the contractors responsibility to check and verify all dimensions on site. Any discrepancies to be reported immediately.
IF IN DOUBT ASK.

Materials not in conformity with relevant British or European Standards/Codes of practice or materials known to be deleterious to health & safety must not be used or specified on this project.

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The locations of utilities apparatus, if shown, have been reproduced from plans supplied to Bryan G Hall Limited. Although care has been taken when duplicating this information, these locations are approximate only. No guarantee can be given by Bryan G Hall Limited for their accuracy. It is the client's or its appointed agent/contractor's responsibility to verify the exact locations on site by appropriate means prior to mechanical excavation.

Quantity	Symbol	Type of Lighting Unit
5		Proposed 6 metre Steel column with Spigot mounted (LED6) IGNIS 20 MPH 4.0_70_203_2168_2 (13w/2.17klm) lantern
2		Existing 10 metre Concrete column– TO REMAIN

NOTE

Lighting column erections should only be called off once the adoptable back edge (pin kerb) has been installed on site and there are levels to work to.

The footway wearing course should not be laid until the lighting column/s have been erected and serviced.

ROAD MARKING KEY:

1003A - 600mm line 300mm gap 200mm wide

1004 - 4000mm line 2000mm gap 100mm wide

1009A - 600mm line 300mm gap 100mm wide

1038 - Arrow 4000mm long

1039 - Bifurcation arrow 8000mm long

1040 - Hatching 150mm continuous white line at 3000mm centres

NOTES

1. All road signs and road markings to be in accordance with "The Traffic Signs Regulations and General Directions 2002".

2. All proposed road markings are to be thermoplastic screed with glass beads and laid in accordance with clause 1212 of the Specification for Highway Works.

3. All road markings removed due to resurfacing that are to remain are to be reinstated.

Unrecorded Watercourses/ Springs- Where previously un-identified/ unrecorded watercourses or springs are found on site during the construction phase, such details must be brought to the attention of Kirklees LLFA Paul Farndale Email: paul.farndale@kirklees.gov.uk together with your proposals for the management (collection, diversion etc.) of such features'

Site Investigation details can be found in the following reports - Phase 1 Geoenvironmental Desk Study, Ref. G-22-009, March 2022. Phase 2 Ground Investigation Report Ref G-22-009 April 2022

Rev:	Date:	Amendment:	DRN	CHK	APR
I	29.09.25	Plans updated in accordance with comments received from Kirklees Council 26 September 2025	IE		
H	07.08.25	Works on Whitehall Road West updated	IE		
G	02.07.25	Site layout updated and associated changes	IE		
F	06.02.25	Site layout updated and associated revisions	IE		
E	26.07.24	Street lighting added	IE		
D	05.07.24	Site layout updated and associated changes	IE		
C	10.06.24	Site layout updated	IE		
B	23.05.24	Site layout updated to include visitor parking bays	IE		
A	16.05.24	Site layout and associated updates made	IE		

BRYAN G HALL
CONSULTING CIVIL & TRANSPORTATION PLANNING ENGINEERS
LEEDS T 0113 246 1555 LONDON T 0203 5532336
Suite E15 | Josephs Well
Hanover Walk | LEEDS | LS3 1AB
W www.bryanghall.co.uk
E transportleeds@bryanghall.co.uk

Client: Orion Homes

Status:

Scale: 1:250 Size: A1 - 594 x 841 Drawn: IE Chkd: NB Appvd:

Project: Residential Development, Whitehall Road West, Birkenshaw

Title: General Arrangement

Drawing No: 23/341/100/001 Revision: I
Job No: 23-341 Date: 19.02.24

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