INDICATIVE LAYOUT FOR OUTLINE PLANNING

HUDDERSFIELD ROAD

51.8m

51.8m

47.2m

Existing combined sewer

2.4m X 43m VISIBILITY SPLAY

2.4m X 43m VISIBILITY SPLAY

Remove T6

Existing wall to be taken down and rebuilt behind visibility splay at a max height of 1m

Existing 1m high wall

Hedgerow reinstatement to boundary

Proposed tree

Remove T3

Remove G4

Existing trees

Replacement tree planting to facilitate access to be agreed at detailed planning stage

Visibility Splay

Proposed tree

Remove T6

Existing wall to be taken down and rebuilt behind visibility splay at a max height of 1m

Existing 1m high wall

Hedgerow reinstatement to boundary

Existing trees

Retain existing tree

Root protection zone

Root protection zone

Proposed foul sewer

Retain existing tree

Existing MH

Water Hall

OPEN SPACE

Proposed trees

Mixed scrub area

Existing trees

ACCESS ROAD

Existing MH

Retain existing tree

Existing MH

Existing MH

Parking for Plot 2

New tree

Existing trees

Mirfield Community Fire Station

Existing 450mm diameter Vitrified Clay (VC) Yorkshire Water Sewer

Existing surface water drainage as per Kirklees Mapping

Existing surface water drainage as per Kirklees Mapping

HURST LANE

Proposed trees

Existing trees to remain outside of plot boundaries

Mixed scrub area

Existing trees

OPEN SPACE

Existing trees to remain outside of plot boundaries

Remove trees to allow access. Retain trees where viable

Indicative housing layout only

Garage

Indicative housing layout only

Garage

FLOOD ZONE 2

FLOOD ZONE 3

Existing trees

Proposed foul sewer

Refuse Turning Area

Visitor Parking

Foul pumping station

OPEN SPACE

Potential attenuation position

POSSIBLE SWALE OR POND AREA FOR ATTENUATION

Potential attenuation position

HABITAT ZONE

Mixed scrub area

10M LINE FROM CANAL

Proposed new surface water sewer

Proposed new surface water sewer

Existing Surface Water outfall

Form new connection - 3rd party land agreement to be confirmed or via Yorkshire Water Requisition

Form new connection into existing drainage system

Existing trees

LOWLANDS ROAD

Gill Bridge

1:500 0 10 20 30 40 50 m

NOTES

This drawing has been prepared specifically for the purpose of obtaining Planning and or Building Regulations Approval. Its suitability for other purposes without additional supplementary details and specifications cannot be guaranteed.

All dimensions are to be checked on site, any discrepancies are to be reported to the designer before work commences. Use only figured dimensions.

All structural components shown are indicative only. Details / calculations of structural members are to be provided by the Structural Engineer.

This drawing is not to be copied or divulged to a third party without written permission.

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NOTES

Bin Presentation Points for Private Drives.
All other plots to present at end of driveways

MATERIALS

- Existing buildings to be retained in natural stone
- Proposed new build dwellings to be in natural stone or high quality brick
- uPVC windows

DRAINAGE

- Existing watercourse from Kirklees mapping
- Existing Surface Water Sewer from Yorkshire Water Mapping
- Proposed Foul Drainage
- Proposed Surface Water Drainage

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Revisions

R01	Preliminary Issue	28.04.25
R02	Ecology and Highway Updates	16.10.25
R03	Highway Amendments	17.10.25
R04	Planning amendments	05.11.25
R05	Planning amendments	09.04.26

Project:

Residential Feasibility

at Old Water Hall
29 Huddersfield Road
Mirfield

for Mr & Mrs. Higgins

Indicative Site Layout

Purpose of issue: OUTLINE PLANNING

Drawn	DRH
Date	September 2025
Scales	1:500 @ A2
Drawing No.	2533 - 0301 - R05