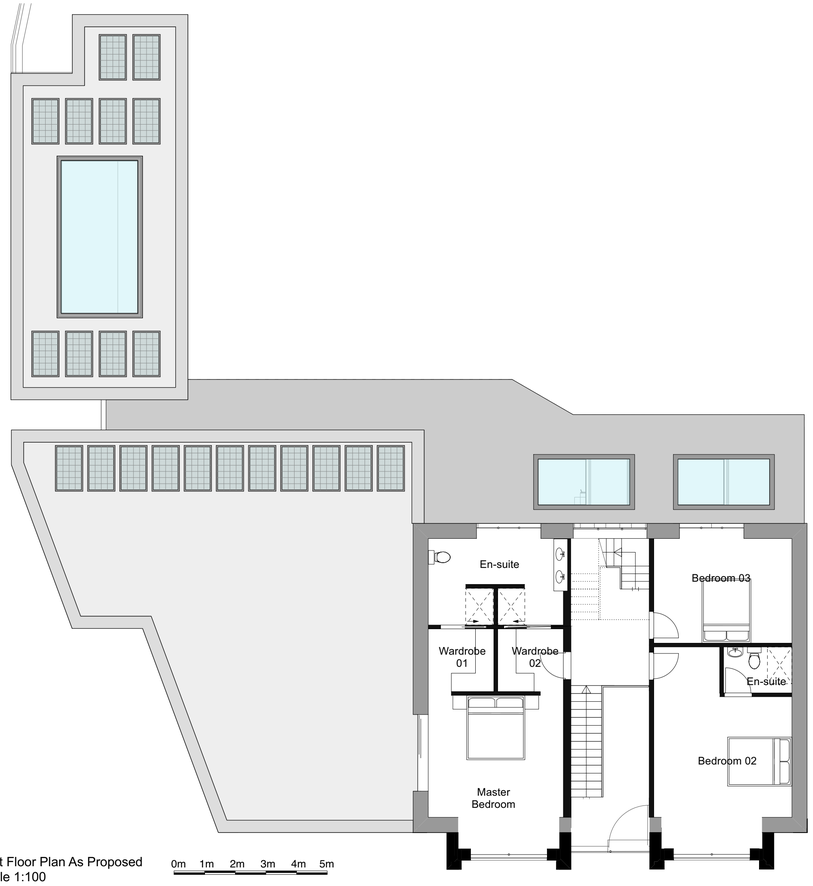
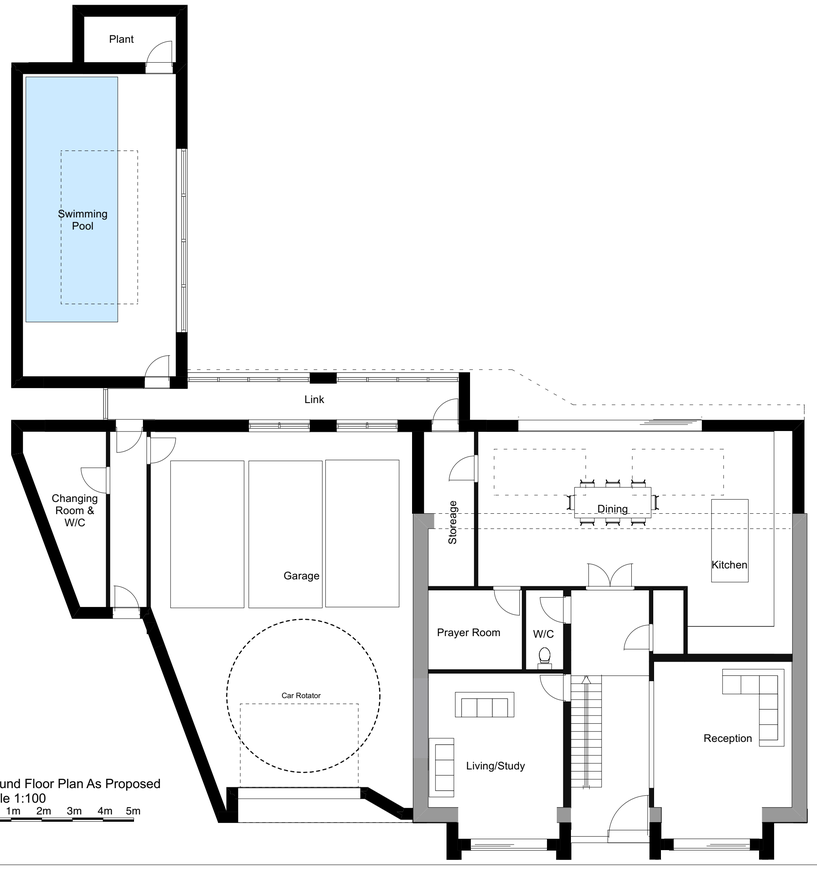


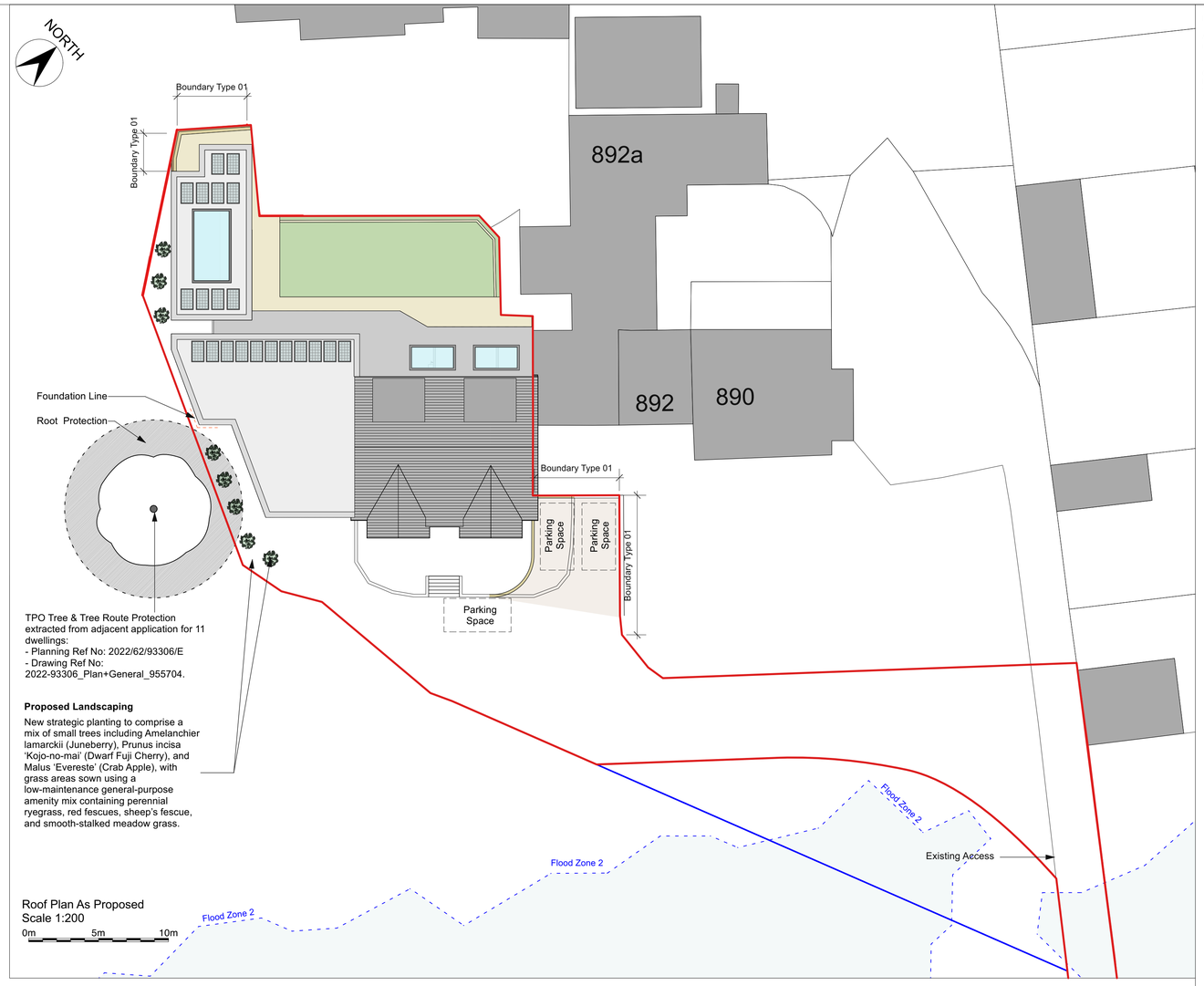
First Floor Plan As Proposed
Scale 1:100

0m 1m 2m 3m 4m 5m



Ground Floor Plan As Proposed
Scale 1:100

0m 1m 2m 3m 4m 5m



TPO Tree & Tree Route Protection extracted from adjacent application for 11 dwellings:
- Planning Ref No: 2022/62/93306/E
- Drawing Ref No: 2022-93306_Plan+General_955704.

Proposed Landscaping

New strategic planting to comprise a mix of small trees including Amelanchier lamarckii (Juneberry), Prunus incisa 'Kojo-no-mai' (Dwarf Fuji Cherry), and Malus 'Evereste' (Crab Apple), with grass areas sown using a low-maintenance general-purpose amenity mix containing perennial ryegrass, red fescues, sheep's fescue, and smooth-stalked meadow grass.

Roof Plan As Proposed
Scale 1:200

0m 5m 10m

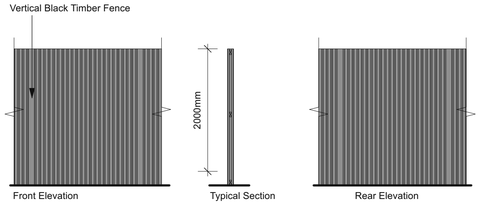


Second Floor Plan As Proposed
Scale 1:100

0m 1m 2m 3m 4m 5m



Species Enhancement Statement:
The site is located within the West Yorkshire Bat Alert Zone. In response to the pre-application advice, and as part of our commitment to enhancing local biodiversity, one Schwegler bat box has been installed on the dwelling. It is positioned at high level on the south-west elevation to support potential bat habitat.



Boundary Type 01 As Proposed

NOTES:

Any errors or omissions to be reported to Code L6 immediately.

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rev	details	date
A	Redline Amendments	23/01/26

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Drawing:
Plans As Proposed

Date:	Scale:	Size:
04/12/24	varies	A1

Drawing Number:
24-044-10A