



GENERAL NOTES

1. This plan has been prepared for the submission and approval under Town and County Planning only.
2. Any advertisement shown is subject to a separate application

SCHEDULE OF AREAS

Site Boundary - Red Line	0.25 Hectare / 0.61 Acre
Existing Building GEA	238m ² / 2560ft ²
Existing Building GIA	210m ² / 2260ft ²
Proposed Building GEA	154m ² / 1660ft ²
Proposed Building GIA	140m ² / 1500ft ²
Proposed Parking Bays	11 Bays Inc 1 DDA
Proposed EV Bays	6 Bays

EV CHARGING BAYS

6 No. Electric car charging bays are allocated adjacent to PFS

LV CABINET

0.5m x 1.5m x 2.4m GRP LV Cabinet, colour grey RAL 7012 on new situ concrete slab

BUILDING MATERIALS

Refer to the Proposed Building Plan & Elevations drawings for additional information

SITE FLOODLIGHTS:

Galvanized floodlight columns to be installed on site as per specialist design layout, together with any building mounted bulkhead lights. All floodlight heads to be LED fittings.

CYCLE PARKING

Sheffield 500 hooped cycle stand with galvanised finish ON A situ concrete base


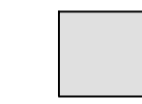
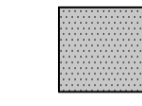

TANK VENTS

Cranked vents to be relocated and associated U/G pipe work rerouted.

OFFSET FILLS

Tank fills to be relocated and pipe work rerouted

SURFACE FINISHES:

-  DENOTES LANDSCAPED AREAS
-  DENOTES CONCRETE AREAS
-  DENOTES MACADAM SURFACING
-  DENOTES CHARCOAL BLOCK PAVING SURFACED AREAS

HAZARDOUS ZONES

--- 2m CRANKED SPIRIT VENT

LEGEND

- - - PEDESTRIAN ROUTE

D	28.05.26	Pedestrian route and drop kerbs added	CW
C	29.04.26	Updated layout with more customer parking	CW
B	17.03.26	Schedule of areas updated	CW
A	17.02.26	2 EV bays added with one charger. Revolution wash added	CW

PLANNING

PROJECT	FORMER B&D BOLTS, BATLEY Bradford Road Batley, WF17 5LW
TITLE	Proposed Layout
CLIENT	Darwen Investment Ltd



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Drawn:	CW	Check:	JHJ	Scale:	1:200 @ A1	Date:	February 2026
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Plan Number: 251072 - 203D

