NORTH

STATION ROAD - B6107

7900mm Overall Extension

RELOCATED ID SIGN (subject to advert approval)

MAINS HV CABLE(TAKEN FROM RECORDS - WITH A 1M EASEMENT EITHER SIDE INDICATED

Existing boundary fence

EXISTING SUB STATION

KEEP CLEAR

EXISTING DNO BAY

Posts

EXISTING WASH PLANT

Interceptor Vent

Rear wall of the building will be retaining so as to not adjsut the levels close to the high voltage cable and easement

4200mm

165.510

Ex FL

Ex IC

EXISTING WASH ENTRY

EXISTING CAR WASH

Existing wash interceptor

Ex sign

166.080

Drainage planter

Ex Interceptor lost

SHOP EXTENSION

GROSS INTERNAL AREA - 80M² / 860ft²

FFL - 165.510

MH over Foul water outfall

Ex SL

Ex Steps down

New Fire escape door

165.510

Existing plant cupboard

12300mm Overall Extension

EX GAS CAGES

Bol

EXISTING CONCRETE SURFACING

REPLACEMENT PETROL INTERCEPTOR (existing lost under extension)

ENTRANCE

EXISTING RAMPED PEDESTRIAN FOOTPATH

MFG LOCKER HUB

Existing Drainage Channel

EXISTING CANOPY OVER

Existing Drainage Channel

Ex FW outfall lost

Dropped Kerb

165.510

2450mm

EXISTING TANK CHAMBERS

EX PUMP

EX PUMP

New Fire escape door

Existing Door blocked up

NO PARKING

EXISTING SHOP

Existing Retaining wall

VAC BAY

Ex FL

EXISTING CONCRETE SURFACING

EXISTING CONCRETE SURFACING

Ex IC

EX PUMP

EX PUMP

Bol

ENTRANCE

Bol

COMBI BAY

EXISTING TANK CHAMBERS

Ex IC

THE COBBLES

EXISTING OFFSET FILLS & TANK VENTS

EXISTING TIMBER COMPOUND

Existing Drainage Channel

Existing Drainage Channel

Ex Drainage channel

KEEP CLEAR

Ex Drainage channel

Ex FL

Ex sign

Ex sign

Ex sign

EXISTING CROSSING

EXISTING CROSSING

SERVICE ROAD

GENERAL NOTES

1. This plan has been prepared for the submission for planning approval only.
2. No Fuel works are proposed as a part of this development
3. Any advertisement shown is subject to a separate application.

PROPOSAL

The proposal comprises of a shop extension to the west facing elevation to form a food to go unit. The unit will be accessed via a dedicated entrance with automatic sliding doors to the glazed shopfront . Shopfront will be finished in RAL 7016 and the existing building will be sprayed RAL 7016 to match.

Building will be formed out of stone / artificial stone to match existing, subject to availability and price at the time

Roof will be a flat roof with aluminium capping, see elevation drawings for further information.

To the southern boundary the existing parcel locker installation is to be formalised with an MFG "locker hub" with 3No. lockers in a line with signage to the rear (subject to seperate advert application), lockers protected by bollards.

Adjacne tot the lockers 2No. valet bays are to be formed with machines on a kerbed island.

DEMOLITION

Minor demolition to facilitate the extension, kebring, concrete surfacing etc.

DRAINAGE

All drainage will be subject to engineers details. However a new fuel petrol interceptor will be installed, this is due to the existing being lost under the footprint of the new extension. This will comprise class 1 - 10,000 litre petrol interceptor. Vent will be installed in soft areas.

Drainage attenuation planters have been allowed for to offset the rain water from the new extension.

HIGH VOLTAGE CABLE

There is an existing high voltage cable which has been identified as potentially passing through the corner of the site (this has currently not been traced) a 1m easement is allowed for eitherside to this cable and the extension has been designed to not impact this.

BOUNDARY

All fences retained as existing and repaired where necessary.

SCHEDULE OF AREAS	
Ownership Boundary (Green Line)	1.86 Hectares / 4.61 Acres
PFS Development Boundary (Red Line)	0.16 Hectares / 0.40 Acres
Existing PFS Shop GEA	72m² / 782ft²
Proposed Extension GEA	90m² /970ft²
Proposed Extension GIA	80m² / 860ft²

CONCRETE SURFACING

LANDSCAPING REINSTATEMENT

A	21.10.26	Red line adjusted	MDB

PLANNING

PROJECT
MELTHAM (MORRISONS) - FS2227
Station Road, Meltham
Huddersfield, HD9 5NX

TITLE
PROPOSED SITE LAYOUT

CLIENT
MFG

JENNINGS DESIGN
8 Feast Field, Horsforth, Leeds, West Yorkshire, LS18 4TJ
www.jennings-design.com 01274 395422 office@jennings-design.com

Drawn:	Check:	Scale:	Date:
MDB	JHJ	1:100 @ A1	October 2026

Plan Number: 260708-PLNG4A

0 5 10
SCALE - METRES - 1:100