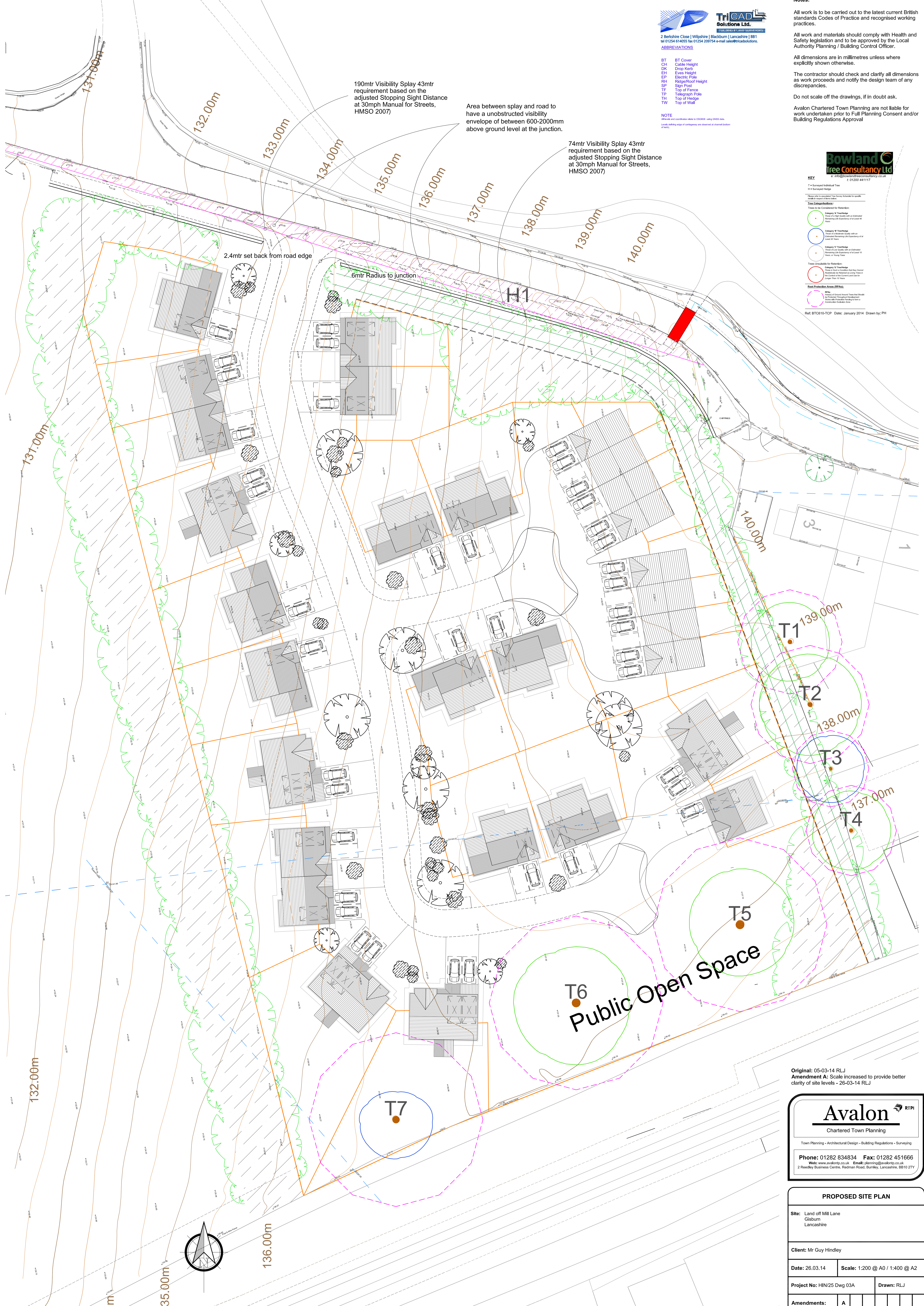


Notes:
 All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
 All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
 All dimensions are in millimetres unless where explicitly shown otherwise.
 The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies.
 Do not scale off the drawings, if in doubt ask.
 Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval



KEY
 T = Unplanted Individual Tree
 H = Unplanted Hedge
 Please refer to associated Tree Survey Schedule for details.
 Tree Categories:
 Trees to be Considered for Retention:
 Category 'A' Tree: A tree of any size with an estimated life expectancy of 100 years or more.
 Category 'B' Tree: A tree of any size with an estimated life expectancy of 20 years or more.
 Category 'C' Tree: A tree of any size with an estimated life expectancy of 10 years or more.
 Trees Unsuitable for Retention:
 Category 'D' Tree: A tree of any size with an estimated life expectancy of less than 10 years.
 Root Protection Area (RPA): A circular area around a tree trunk, defined by a dashed line, within which the tree's roots are likely to be found.
 Root Protection Area (RPA): A circular area around a tree trunk, defined by a dashed line, within which the tree's roots are likely to be found.
 Ref: BT010-TCP Date: January 2014 Drawn by: PH



190mtr Visibility Splay 43mtr requirement based on the adjusted Stopping Sight Distance at 30mph Manual for Streets, HMSO 2007

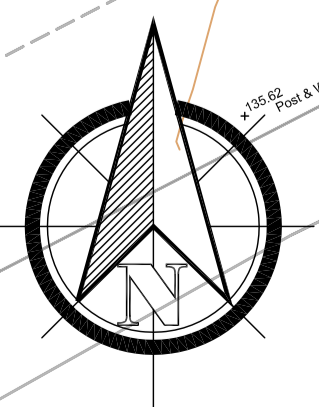
Area between splay and road to have an unobstructed visibility envelope of between 600-2000mm above ground level at the junction.

74mtr Visibility Splay 43mtr requirement based on the adjusted Stopping Sight Distance at 30mph Manual for Streets, HMSO 2007

Original: 05-03-14 RLJ
 Amendment A: Scale increased to provide better clarity of site levels - 26-03-14 RLJ

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 2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

PROPOSED SITE PLAN	
Site:	Land off Mill Lane Gisburn Lancashire
Client:	Mr Guy Hindley
Date:	26.03.14
Scale:	1:200 @ A0 / 1:400 @ A2
Project No:	HIN/25 Dwg 03A
Drawn:	RLJ
Amendments:	A



35.00m
 136.00m