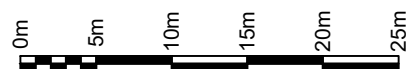


- Existing access retained for right of way to no 1 Dale End.
- Proposed new access to serve proposed dwelling and Seatoller house. Access to Sanderson Associates specifications: Drawing 10061.003A (see report)
- Existing underground tank relocated
- Existing dilapidated single garage demolished and replaced with double garage
- Existing access track re-aligned to provide parking and turning area
- Land retained as existing residential curtilage
- Existing stone outbuilding retained
- Proposed hedgerow
- Proposed residential curtilage enclosed with new stone wall
- Sycamore tree root protection zone and canopy
- Site area 0.14ha



**Hedge Planting**  
 Informal hedge planting staggered in two rows 40cm apart with planting centres at 60cm. Size in cm 60-90 bare root okay if planted in winter.  
 Hawthorn (*Crataegus Monogyna*) groups 3-5  
 Winter Flame (*Cornus Sanguinea*) groups 3-5  
 Hazel (*Corylus Avellana*) groups 2-3  
 Holly (*Ilex Aquifolium*) groups 1-3, 2 litre container  
 Cherry (*Prunus Padus*) group 2-3  
 Cranberry (*Viburnum Opulus*) group 2-3

Landscaping to be planted within the first planting season following the completion of the development. All trees and shrubs planted shall comply with the British Standards 3936, 4428 and 5837. Any trees or shrubs that are removed, damaged or die shall be replaced with species that match the original planting.

<b>DAVID HILL</b> Chartered Surveyors • Chartered Town Planners Estate Agents The New Ship • Mill Bridge Skipton • North Yorkshire • BD23 1NJ T:01756 795621 F:01756 795622 @info@david-hill.co.uk www.david-hill.co.uk			<b>Project Name and Address</b> Site Plan as Proposed Proposed new dwelling land of Rook Street / Lothersdale Road Lothersdale Keighley BD20 8EP		
			<b>Client Name and Address</b> Mr M Pickard 2 Peel Terrace Lothersdale Keighley BD20 8EP	Scale A3@1:500	Date Apr 2022
			P1822/004a Proposed dwelling moved to north west to avoid tree canopy 14/11/2017	P1822/004b Access design amended 15/02/2018	P1822/004c Position as built 19/04/2022
		No	Revisions / Issues	Date	