



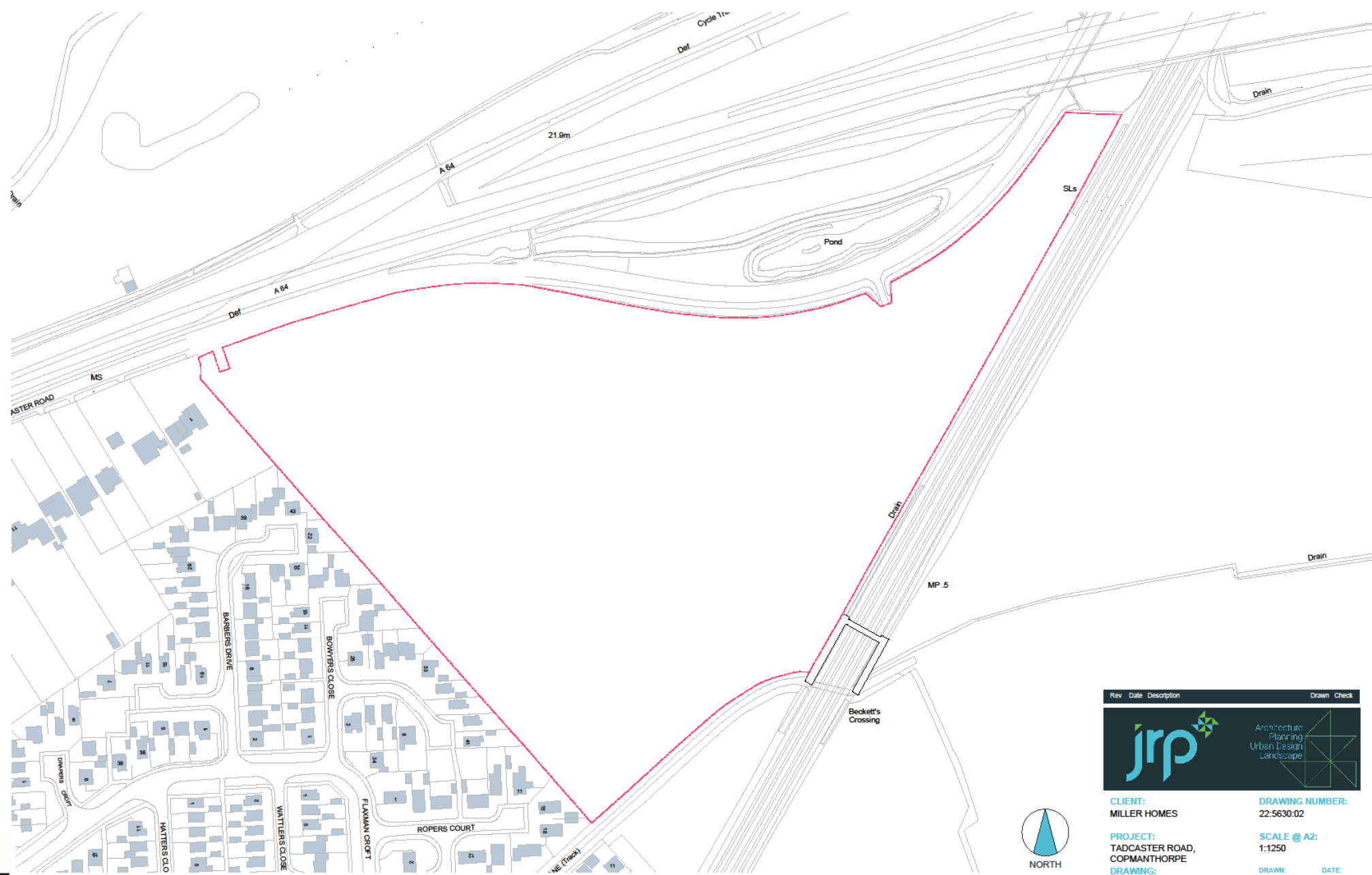
Planning Committee A

To be held on 5th December 2024

23/02256/REMM - OS Field Lying To The South Of And Adjacent To No 1, Tadcaster Road, Copmanthorpe

Reserved matters application for the scale, layout, appearance and landscape for the erection of 133no. dwellings, 7no. self-build dwellings and associated infrastructure pursuant to outline application 18/00680/OUTM.

Site Location Plan



02 / LOCATION PLAN











City of York Council Planning Committee Meeting - 5th December 2024

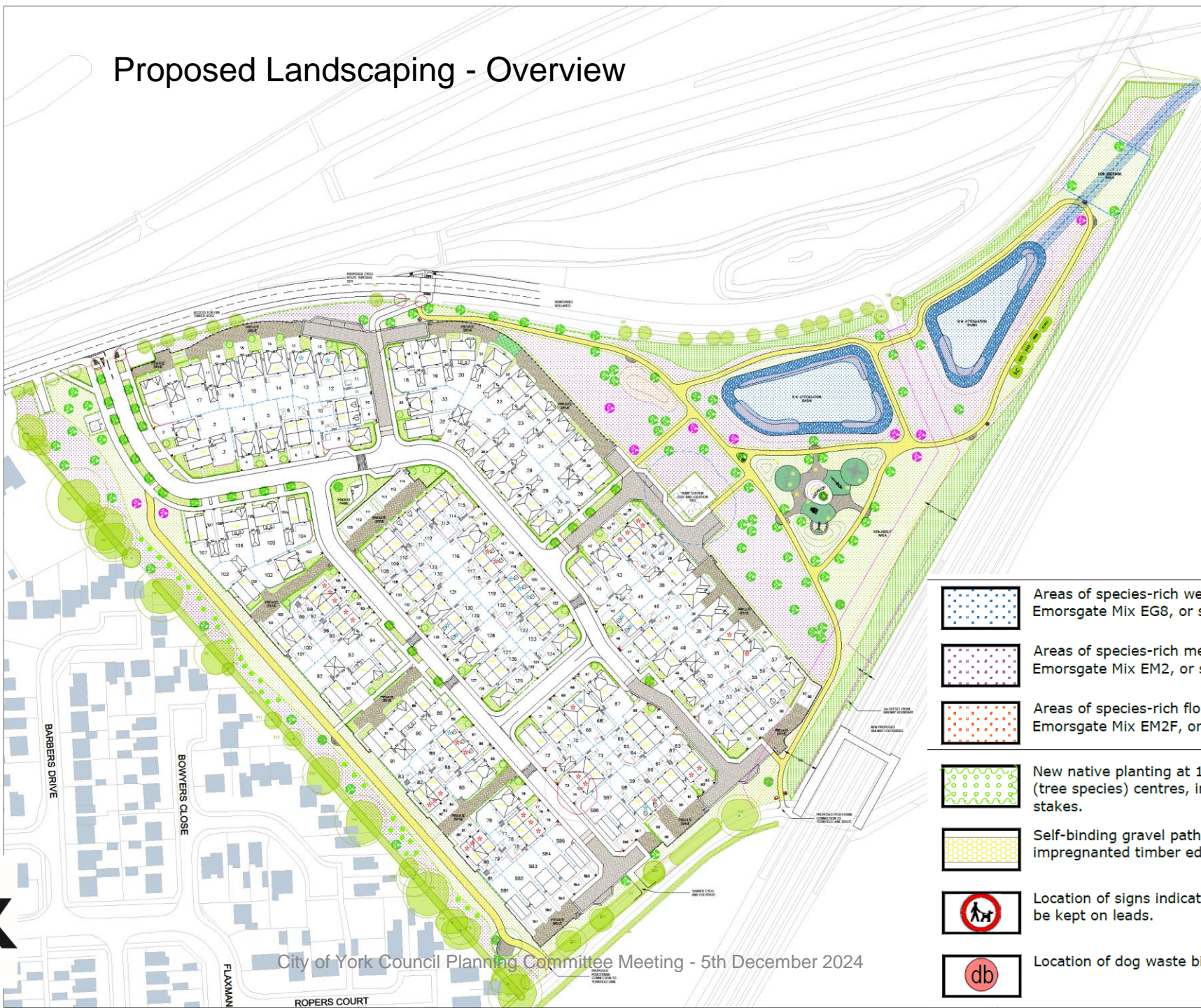
Do not scale off this drawing - Only figured dimensions to be taken from this drawing. Drawings based on Ordnance Survey and/or existing record drawings - Design and Drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Maps with permission of the Controller of Her Majesty's Stationary Office. Crown Copyright reserved.

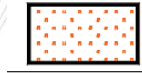
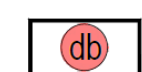
Rev	Date	Description	Drawn	Check
 Architecture Planning Urban Design Landscape				
CLIENT: MILLER HOMES		DRAWING NUMBER: 22-5630-02		
PROJECT: TADCASTER ROAD, COPMANTHORPE		SCALE @ A2: 1:1250		
DRAWING: LOCATION PLAN		DRAWN: SD	DATE: MAY 23	
		CHECKED: VS	DATE: MAY 23	
JRP Associates 14 Mariner Court, Calder Park, Wakefield, WF4 3FL		T 01924 383322 E info@jrpassoc.co.uk W jrpassoc.co.uk		3



Proposed Landscaping - Overview

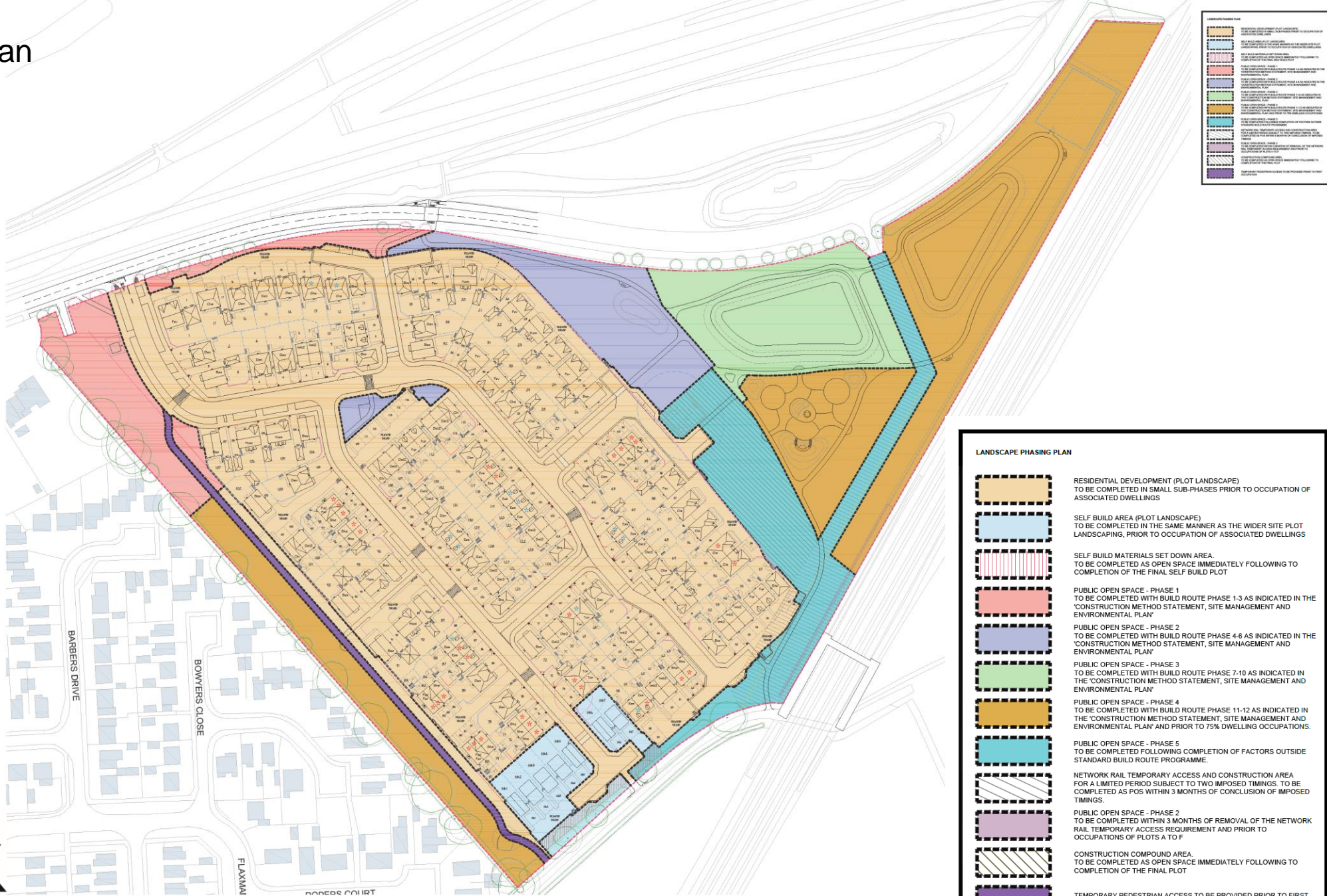
-  Semi-mature tree planting in grassed or planted areas. Tree pits as per BS 8545:2014. To include single 1.6m timber stake, 600mm above ground, spacer and biodegradable tie.
-  Tree planting in areas with restricted soil volume, planted in Green Blue Urban GBU2116 tree pits.
-  Extra heavy standard tree planting in highway verges. Tree pits as per drawing 2206-11.
-  Extra heavy standard tree planting POS areas as mitigation for removed T22.
-  Extra heavy standard tree planting in grassed or planted areas. Tree pits as per BS 8545:2014. To include single 1.6m timber stake, 600mm above ground, spacer and biodegradable tie.
-  Heavy standard tree planting in grassed or planted areas. Tree pits as per BS 8545:2014. To include single 1.6m timber stake, 600mm above ground, spacer and biodegradable tie.
-  Ornamental shrub planting, including 50mm depth no-fines bark mulch. Individual species to be planted in groups of no more than 7 plants.
-  Ornamental hedge planting, including 50mm depth no-fine bark mulch.
-  Native hedge planting. Plants to be pit planted at 0.33m spacing in a double staggered row (6 plants per linear metre). Shelters to all plants. Species to be planted in random, single species groups of no more than 5 plants.
-  Areas to be turfed.



-  Areas of species-rich wetland grass seeding, such as Emorsgate Mix EG8, or similar and approved.
-  Areas of species-rich meadow grass seeding, such as Emorsgate Mix EM2, or similar and approved.
-  Areas of species-rich flower seeding, such as Emorsgate Mix EM2F, or similar and approved.
-  New native planting at 1m (shrub species) and 2m (tree species) centres, including tubular guards and stakes.
-  Self-binding gravel paths with pressure impregnated timber edgings, as detailed above.
-  Location of signs indicating requirement for dogs to be kept on leads.
-  Location of dog waste bins.



Landscape Phasing Plan



LANDSCAPE PHASING PLAN	
	RESIDENTIAL DEVELOPMENT (PLOT LANDSCAPE) TO BE COMPLETED IN SMALL SUB-PHASES PRIOR TO OCCUPATION OF ASSOCIATED DWELLINGS
	SELF BUILD AREA (PLOT LANDSCAPE) TO BE COMPLETED IN THE SAME MANNER AS THE WIDER SITE PLOT LANDSCAPING, PRIOR TO OCCUPATION OF ASSOCIATED DWELLINGS
	SELF BUILD MATERIALS SET DOWN AREA TO BE COMPLETED AS OPEN SPACE IMMEDIATELY FOLLOWING TO COMPLETION OF THE FINAL SELF BUILD PLOT
	PUBLIC OPEN SPACE - PHASE 1 TO BE COMPLETED WITH BUILD ROUTE PHASE 1-3 AS INDICATED IN THE 'CONSTRUCTION METHOD STATEMENT, SITE MANAGEMENT AND ENVIRONMENTAL PLAN'
	PUBLIC OPEN SPACE - PHASE 2 TO BE COMPLETED WITH BUILD ROUTE PHASE 4-6 AS INDICATED IN THE 'CONSTRUCTION METHOD STATEMENT, SITE MANAGEMENT AND ENVIRONMENTAL PLAN'
	PUBLIC OPEN SPACE - PHASE 3 TO BE COMPLETED WITH BUILD ROUTE PHASE 7-10 AS INDICATED IN THE 'CONSTRUCTION METHOD STATEMENT, SITE MANAGEMENT AND ENVIRONMENTAL PLAN'
	PUBLIC OPEN SPACE - PHASE 4 TO BE COMPLETED WITH BUILD ROUTE PHASE 11-12 AS INDICATED IN THE 'CONSTRUCTION METHOD STATEMENT, SITE MANAGEMENT AND ENVIRONMENTAL PLAN' AND PRIOR TO 75% DWELLING OCCUPATIONS.
	PUBLIC OPEN SPACE - PHASE 5 TO BE COMPLETED FOLLOWING COMPLETION OF FACTORS OUTSIDE STANDARD BUILD ROUTE PROGRAMME.
	NETWORK RAIL TEMPORARY ACCESS AND CONSTRUCTION AREA FOR A LIMITED PERIOD SUBJECT TO TWO IMPOSED TIMINGS. TO BE COMPLETED AS POS WITHIN 3 MONTHS OF CONCLUSION OF IMPOSED TIMINGS.
	PUBLIC OPEN SPACE - PHASE 2 TO BE COMPLETED WITHIN 3 MONTHS OF REMOVAL OF THE NETWORK RAIL TEMPORARY ACCESS REQUIREMENT AND PRIOR TO OCCUPATIONS OF PLOTS A TO F
	CONSTRUCTION COMPOUND AREA TO BE COMPLETED AS OPEN SPACE IMMEDIATELY FOLLOWING TO COMPLETION OF THE FINAL PLOT
	TEMPORARY PEDESTRIAN ACCESS TO BE PROVIDED PRIOR TO FIRST OCCUPATION



Proposed Open Space Play Equipment

Copmanthorpe, York NEAP

Miller Homes Yorkshire

SITE INFORMATION:

Site leveling and groundworks by others

Fencing and gates by others.

Softworks by others.

Premium grade turf (by others) - Soil thickness: 10mm to 15mm, Grass height: Approx. 25mm.

Self binding gravel (by others) to 50mm depth - Aggregate Size: 0-10mm, laid onto MOT type 1 retained with timber edging.

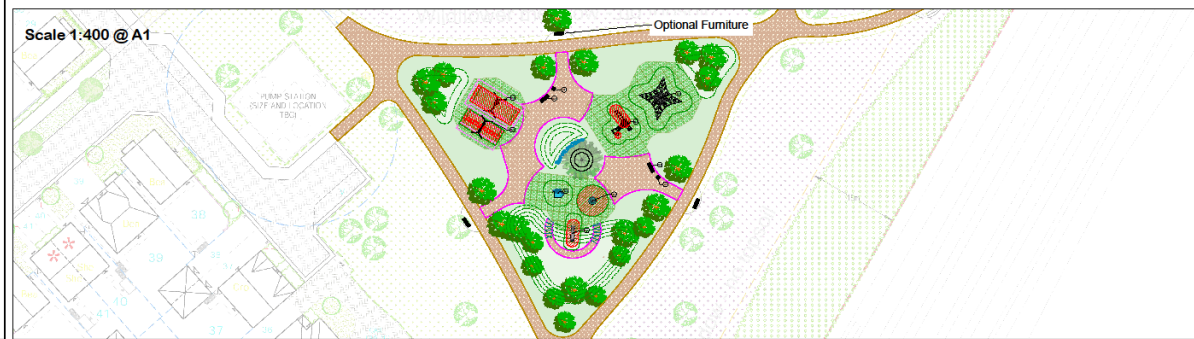
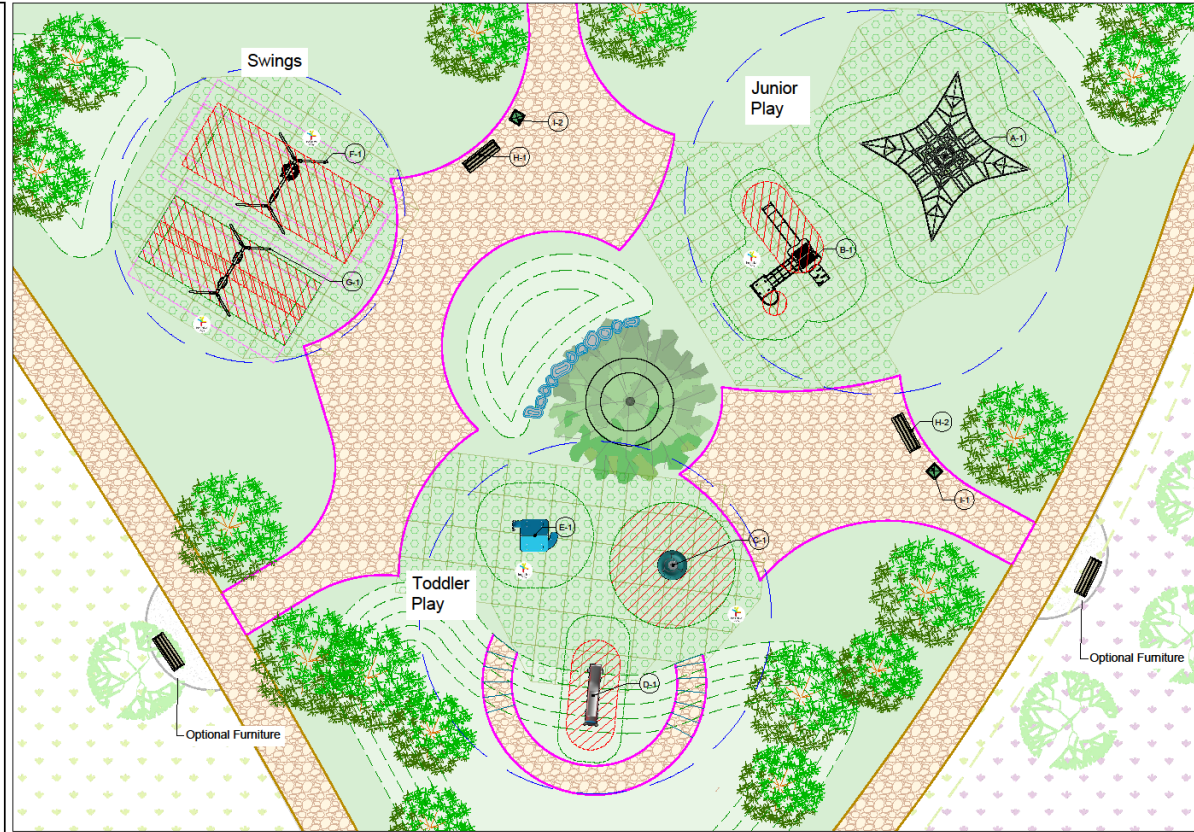
Tarmac (by others) - Binder Course: 50mm, Wearing Course: 25mm laid onto 100mm MOT type 1 with PCC edging.

Mounding (by others) up to 1.2m high created using spoil from site excavations Additional fill and topsoil.

Grass matting safety surfacing to areas where CFH is greater than 1.5m or required to reduce wear. Over 2.0m CFH will include a shockpad.

Kompan advise relocation of equipment to ensure compliance to BS-EN1176 and best practice guidelines.

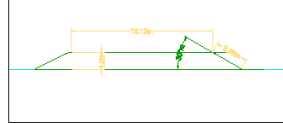
Kompan assumes all softworks, pathways, landscaping & groundworks are to be completed by others to the specified requirements on this plan at the point of installation (unless specified on the plan & quotation)



EQUIPMENT:

	
A Mini Spacenet COR0302811-xx03 Full Height: 120 Total Height: 363 Age Span: 3+ Inclusive: No Count: 1	B Double Tower Link KPL201312_20315006 Full Height: 118 Total Height: 354 Age Span: 6+ Inclusive: Yes Count: 1
	
C Titi Carousel with Top Brace ELE400055-xx17DT Full Height: 100 Total Height: 122 Age Span: 4+ Inclusive: Yes Count: 1	D Embankment Slide M30570-xx18P Full Height: 100 Total Height: 67 Age Span: 2+ Inclusive: Yes Count: 1
	
E Flis Playhouse M700079-xx18P Full Height: 32 Total Height: 146 Age Span: 0-5m Inclusive: Yes Count: 1	F Flat & Inclusive Swing KSW602_20315008 Full Height: 140 Total Height: 271 Age Span: 4+ Inclusive: Yes Count: 1
	
G Cradle Seat Swing KSW602_20245945 Full Height: 118 Total Height: 221 Age Span: 2+ Inclusive: Yes Count: 1	H Chatter Bench, Backrest & Armsrest PAR1106-xx11 Full Height: 0 Total Height: 44 Age Span: 6+ Inclusive: No Count: 5
	
I 90 Litre Steel Litter Bin EN-WB ML350 BIN Full Height: 0 Total Height: 91 Age Span: n/a Inclusive: n/a Count: 2	

Slide Mound Specification

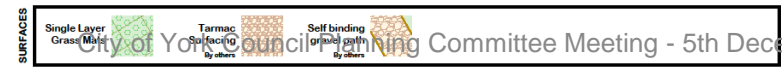
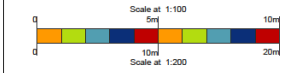


Design assumes the site will be levelled by other (max. gradient 1:100), free draining and with good access

Quotation and design is submitted site unseen, we reserve the right, following a full site survey to amend the design appropriately.

Areas and dimensions shown are critical for compliance with European safety standards EN1176 & EN1177. If not stated m.k.

Grass areas should be well established prior to grass mat safety surfacing being laid.



Proposed Bus Stops

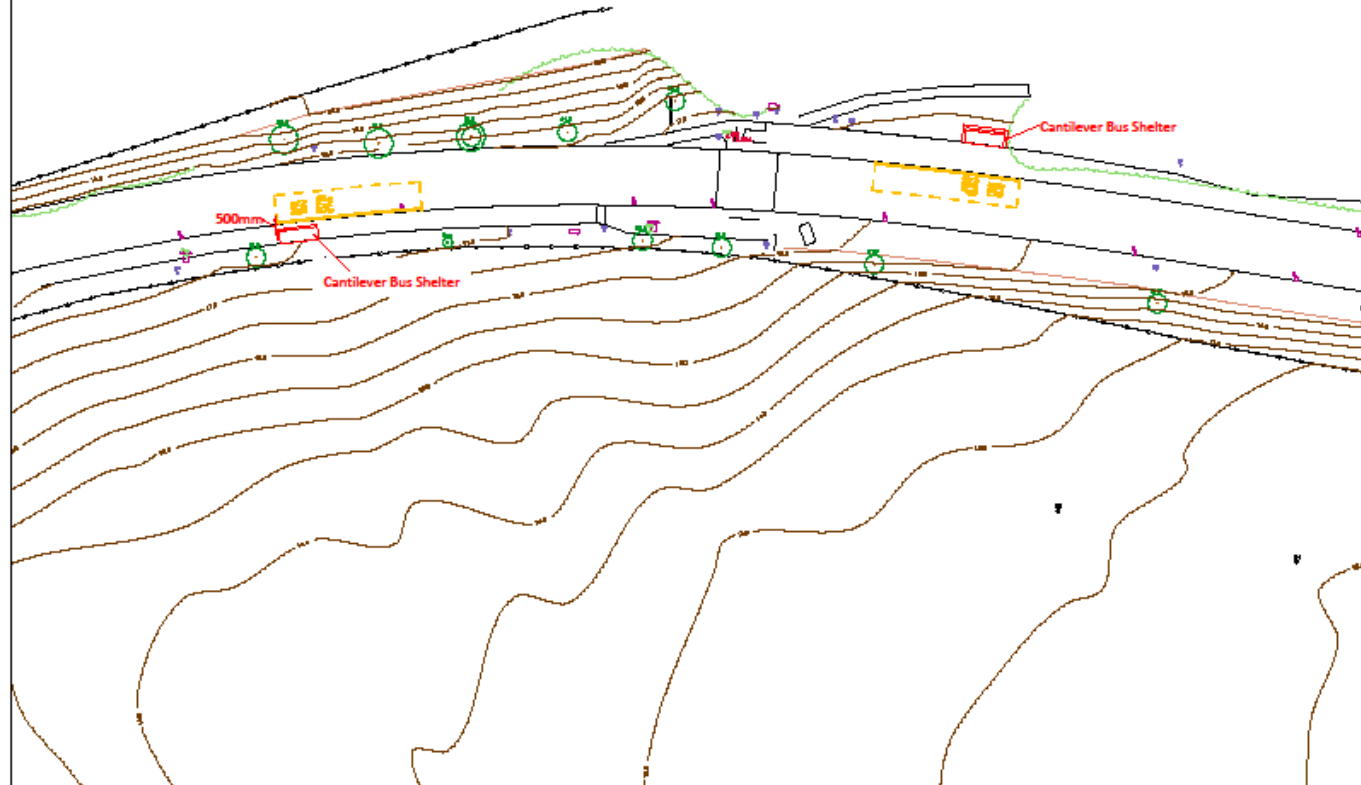
Proposed Bus Stops -
 Flag and pole, cantilever shelters with real time displays, and associated bus stop road markings. "Easy Access" kerbs to be provided over bus waiting area.

Additional hard standing area provided for east bound bus stop.

Locations have been agreed with City Of York Council and power is to be taken from nearest lamp column.

Levels tie-in to rear of east bound bus shelter to be reviewed at detailed design stage. Proposed kerbs subject to S278 agreement.

Civil works to be undertaken by Miller Homes and all bus stop infrastructure (including two sets of pole, flag, timetable case, shelter and real time display) to be installed by City Of York Council.



- Sanderson Associates Consulting Engineers ("the consultant"), has not checked or verified, and shall have no liability whatsoever for any inaccuracies which may be attributable to any data, reports, base plan(s) and drawings provided by the client, or purchased by the consultant on the client's behalf, that may have been utilised within this drawing.
- The consultant shall not be liable for the use by any person of any document for any purpose other than that for which the same were provided by the consultant.
- No liability whatsoever is accepted by the consultant for any error or omissions.
- The consultant accepts no liability for any vehicle specification errors within the vehicle track software used and / or its vehicle libraries.
- The locations of utilities apparatus, if shown, is reproduced from plans supplied to the consultant, although care has been taken when duplicating this information. These locations are approximate only and no guarantee can be given for their accuracy. It is the client's or its appointed agent/contractors responsibility to verify the exact locations on site by hand dug trial holes or other appropriate means prior to mechanical excavation.
- Service connections are not shown but their presence should be anticipated.
- Reference to any third party equipment shown on this drawing was only relevant at the time the drawing was prepared.
- It is the client's responsibility to ensure that any equipment ordered meets the design.

C	Layout Amended	CP	May 24	KS
B	Layout Amended	SB	May 24	KS
A	Notes added	SB	May 24	KS
Rev	Amendment	Drawn	Date	Checked



Project Name
Tadcaster Road, Copmanthorpe

Drawing Title
Bus Stop Design

Scale	1:500	Drawn By	SB
Drawing Size	A3	Checked By	KS
Date	April 2024	Approved By	KS
	Drawing Number	Rev	
	158045-004	C	

