

NOTES -

Site Address - The Old Coal Yard
Park Street
Madeley
Telford
TF7 5LB

History - Originally used as a coal yard for 40 years, its most recent use was for a site compound for a scaffolding business which occupied the site for the last 15 years.

Land - Due to its previous uses, there may be residual contaminants from coal dust and diesel/oil from lorries, therefore we suggest a report be commissioned to investigate soil condition so as to ascertain any land remediation required to counter possible adverse effects to proposed sub-structures to housing.

Drainage - All storm and foul drainage will be connected into existing drainage network. Inverts for manholes and drainage runs will be checked and a proposed scheme will be designed to accommodate proposed housing upon planning approval.

Demolition - Existing workshop and garden room will be demolished and consolidated to rubble to be used as hardcore. The existing yard concrete slab will be checked for any contaminants, and if free, will also be used as hardcore. If contaminants are found, it will be carted off site and disposed of under license.

Land Stability - Bore samples will be taken to ascertain ground condition along the North boundary to inform any remediations works to be carried out to support proposed housing development and boundary treatments.

All site investigations and proposed land remediation will be carried out by a suitably qualified competent specialist and will be commissioned directly by the client including the design of sub structures required to respond to site conditions.

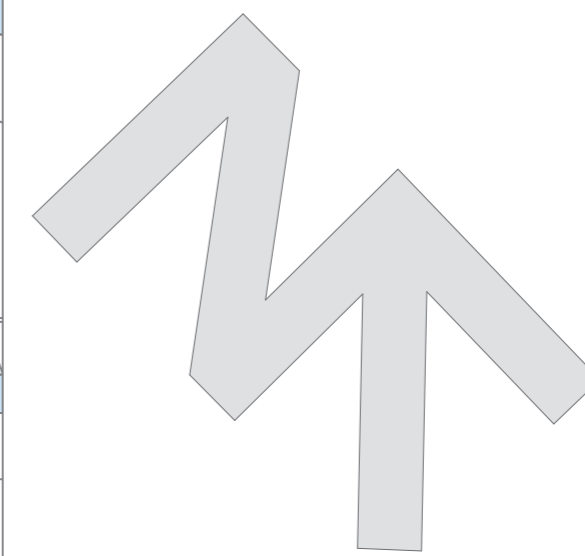
Site Access - Management of proposed vehicles will be controlled within the site curtilage using a traffic light system so queuing on Park Street will be removed and facilitate vehicle management for proposed housing.

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OS Data - Reproduced from the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery office'. OS Plan Centre Co-ordinates 369250 304350.

Rev.A - Proposed access from Highview to Park St. to use existing dropped kerb as per discussion with planning officer. Side access off Coal yard to Highview closed and Plot 1 move 1m closer to boundary. - 8/02/2017 JMH

Rev.B - Proposed access from Highview to Park St. removed and remain as existing, as per discussion and agreement with planning and highways officers. Proposed tandem parking for Highview to be accommodated within Old Coal Yard Site Area. - 10/09/2018 JMH



- Key**
-  Right of access for Highview and N° 19 Park Street.
 -  Site Area - 1624.98 m²
 -  Demolition - 93.03 m²
 -  Proposed site boundary
 -  Highview site ownership

RevID	Issued By	Issue Date	Issue ID	Modified by	Checked by	Approved by
Drawing Number						
project	originator	zone	level	type	role	number
CE-JMH-01-GF-01-	Prelim A-B_007-	00				B

Purpose of Issue	Status	Drawn By	JMH	Date	01/02/2016	Scales @ A2	Project No.	Originator	Project	Client	Layout Title
Preliminary Stage A - B	Issue - 01	Checked By		Date		1:1250 th	007	JezUnLtd.design Ironbridge	The Old Coal Yard, Madeley, TF7 5LB	Mr C Elcock	Location Plan
		App'd By		Date							