



OMS											
Greystones	250	2	2	Semi	753	69.96	1	1%	753	69.96	
Moy	254	1	2	Detached	656	60.94	5	5%	3280	304.72	
Glin	350	2	2	Semi	904	83.98	5	5%	4520	419.92	
Sandyford	358	2	3	Semi	984	91.42	1	1%	984	91.42	
Clifden	359	2	3	Detached	984	91.42	3	3%	2952	274.25	
Milford	360	2	3	Detached	919	85.38	16	17%	14704	1366.03	
Strade	354	2	3	Detached	904	83.98	8	9%	7232	671.87	
Neale	355	2	3	Semi	904	83.98	4	4%	3616	335.93	
Dalkey	450	2	4	Detached	1156	107.40	9	10%	10404	966.56	
Grange	451	2	4	Detached	1071	99.50	12	13%	12852	1193.98	
Lanesborough	452	2	4	Detached	1211	112.50	5	5%	6055	562.52	
						Sub-total	69	75%	67352	6257.15	
Affordable											
Carrowmore	150	1	1	Dual Apartmen t	398	37.00	2	2%	796	74.00	
Beltra	151	1	1	Dual Apartmen t	452	42.00	2	2%	904	84.00	
Greystones	250	2	2	Semi	753	69.96	11	12%	8283	769.51	
Moy	254	1	2	Detached	656	60.94	1	1%	656	60.94	
Glin	350	2	2	Semi	904	83.98	5	5%	4520	419.92	
Sandyford	358	2	3	Semi	984	91.42	1	1%	984	91.42	
Dalkey	450	2	4	Detached	1156	107.40	1	1%	1156	107.40	
						Sub-total	23	25%	17299	1607.18	
						Total	92	100%	84651	7864.34	

Legend

- Legal ownership boundary
- Soft Landscaping: To be read in conjunction with drawing ref: 3796-4, 5, 6
- Build Break
- Sales Arena (Show Homes & Sales Garage)
- Bin Collection Point 600mm x 900mm (Grey concrete paving slabs (600mm x 300mm)) Refer to group detail SD150
- Part B Compliant Shared driveway
- Street Name Plate as per Street Sign Schedule
- EV Charging Unit installed in accordance with suppliers guidelines.
- Shared Drive & Parking (To Be Full Tarmac) NSD711
- Swales

Tenure Mixture

- First Home
- Rentals
- Shared Ownership

Materials Legend

ELEVATION STYLES - RURAL & STONE 21

MAIN FACING BRICK	CONTRAST BRICK	ROOF TILE
Weinerberger Caldera Red	Weinerberger Abbey Dale Red	Sandtoft Calderdale Edge Dark Grey
Weinerberger Harvest Buff	Weinerberger Abbey Dale Red	Sandtoft Calderdale Edge Dark Grey
Marshall Cromwell Buff Stone		Sandtoft Calderdale Edge Dark Grey

Boundary Treatments

- 1.8m Hit & Miss Fence (SD100F)

General Notes

- All fascia & soffits to be white
- All rainwater goods to be black
- Wall mounted meter boxes to be delivered white and painted to match door.
- Roof and ridge tile colours to match
- Where a Garage has been omitted the appropriate parking standards have been maintained.
- All fences and railings drawn to centre line
- All roadways and footways black tarmacadam
- All pathways & patio areas and bin collection point to be grey concrete paving slabs (600mm x 300mm)

Doors

- Rural Front & Rear doors to be Pale Green.
- Garage Personnel Door colour to match front door.
- All Garages door colour to match front door.
- All patio doors in white

Canopies - SD360

- Canopy Type A applies to Rural 2 & 3 bed plots
- Canopy Type E applies to Rural 4 beds plots

PLANNING CONDITIONS OBLIGATIONS - H08/1256/21

Condition 7 - Prior to the commencement of any development, details of the ground gas protection measures to be installed, shall be submitted to and approved in writing by the Local Planning Authority. This may include a site specific ground gas risk assessment if appropriate. This shall include the detailed proposal for decommissioning of any boreholes which may provide a gas migration pathway.

Condition 9 - If contamination of land and/or pollution of controlled waters has been identified as a result of investigation undertaken and remediation is required, a full copy of a verification report shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of the development.
The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation objectives and criteria has been fully met.

S106 OBLIGATIONS

- Affordable Housing. Prior to Commencement of development the Affordable Housing Scheme shall be submitted to the council in writing for approval.
Not to Occupy or permit the Occupation of more than 40% of the market dwellings until the construction of all affordable dwellings has been commenced in accordance with the affordable housing scheme.
Not to Occupy or permit the Occupation of more than 60% of the market Dwellings until the construction of all Affordable Dwellings has been certified practically complete and transferred to Affordable Housing provider.
- Education Contribution, Not to occupy or permit the Occupation of more than 50% of the dwellings unless and until 50% of the Education Contribution has been paid to the council and not to occupy or permit the occupation of more than 755 of the Dwellings unless and until the Education Contribution has been paid in full to the Council.

Rev	Description	Chkd	Aprv	Date

SITE & MATERIALS LAYOUT YORK GARDENS, GOSSBERTON

gleeson

Dwg No. 3139-A01-01 Rev -
Scale 1:500 @ A1 Date DECEMBER 23
Drawn by RW Checked by MB

NORTH MIDLANDS
Technical Department
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