

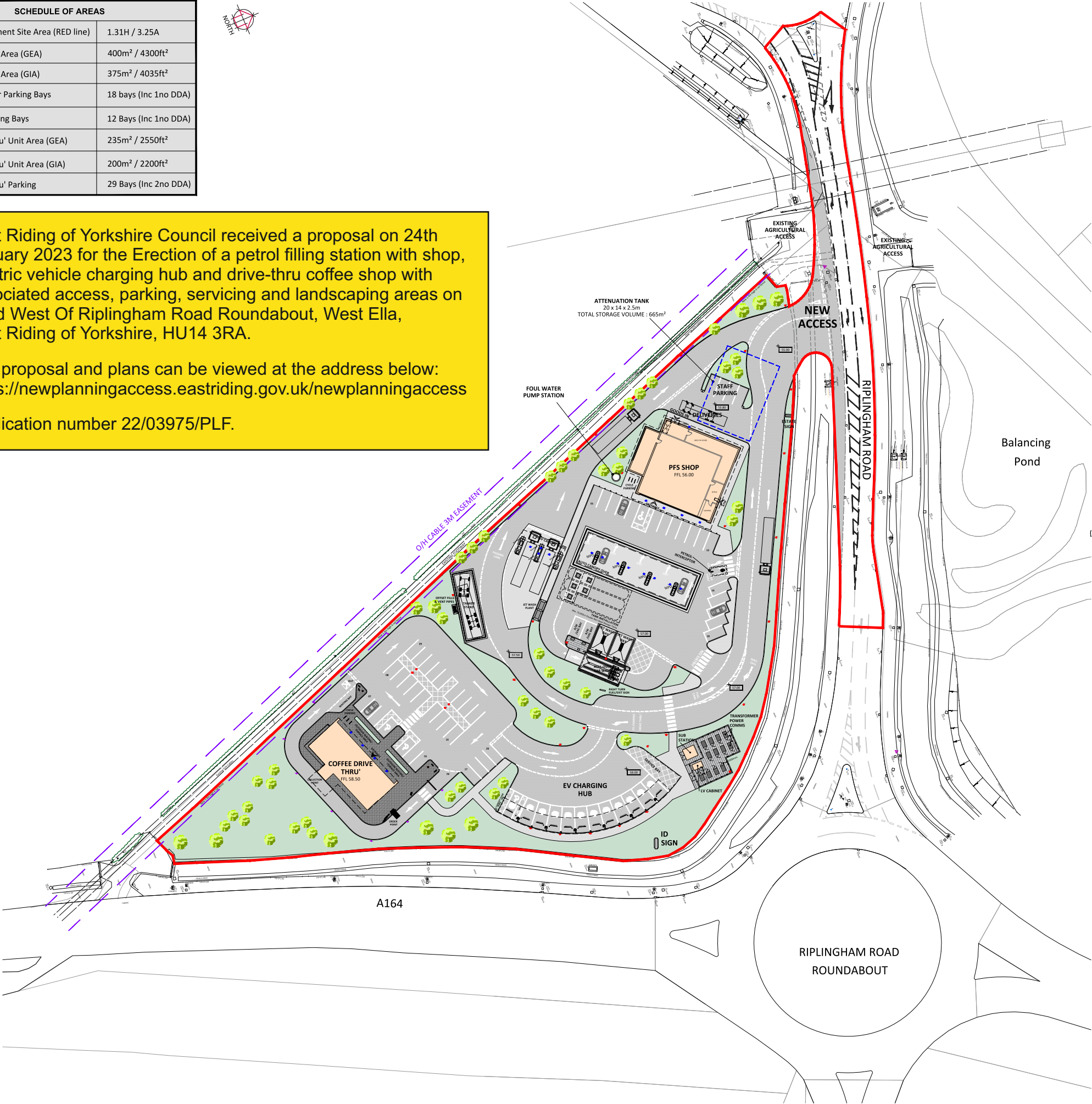
SCHEDULE OF AREAS	
Development Site Area (RED line)	1.31H / 3.25A
PFS Shop Area (GEA)	400m ² / 4300ft ²
PFS Shop Area (GIA)	375m ² / 4035ft ²
Customer Parking Bays	18 bays (Inc 1no DDA)
EV Charging Bays	12 Bays (Inc 1no DDA)
Drive Thru' Unit Area (GEA)	235m ² / 2550ft ²
Drive Thru' Unit Area (GIA)	200m ² / 2200ft ²
Drive Thru' Parking	29 Bays (Inc 2no DDA)



East Riding of Yorkshire Council received a proposal on 24th January 2023 for the Erection of a petrol filling station with shop, electric vehicle charging hub and drive-thru coffee shop with associated access, parking, servicing and landscaping areas on Land West Of Riplingham Road Roundabout, West Ella, East Riding of Yorkshire, HU14 3RA.

The proposal and plans can be viewed at the address below:
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess>

Application number 22/03975/PLF.



- SURFACE FINISHES:**
- Denotes macadam road surfaced areas
 - Denotes macadam footpath surfaced areas
 - Denotes in-situ cast concrete forecourt, tanker stand & wash bays surfaced areas
 - Denotes in-situ cast concrete terraced surfaced areas
 - Denotes charcoal block paving surfaced areas
 - Denotes proposed landscaped areas
- LED Floodlight Columns**
- FL
 - B
 - Building/canopy down lighting/bulk head lighting
- ALL LIGHTING TO BE INSTALLED AS PER SPECIALISTS DESIGN LAYOUT**
- Proposed spot levels

GENERAL NOTES
This drawing has been prepared by Jennings Design Ltd on behalf of Brookfield Property (Holdings) Ltd for PLANNING purposes only. This drawing is subject to copyright laws & is for use on this project only.

GENERAL SITE NOTES

SITE FENCING:
1.4m high timber 4 post and rail fencing to be installed around the perimeter of the site as denoted

SITE DRAINAGE
All site foul & surface water is to be discharged off site via the noted final outfall connections. See engineers drainage strategy details. All PFS brown water i.e. forecourt and tanker standing brown surface water will pass through a class 1 petrol interceptor prior to being discharged into the SW system. The car wash and jet wash bays to have silt traps and sample chambers before discharging into the foul water drainage network

SITE LANDSCAPING
All denoted landscaped margins will either be seeded / turfed & any planting will be detailed by specialist. Existing perimeter hedges/tress are to be retained where possible

SITE FLOODLIGHTS:
4m/5m/6m galvanized floodlight columns to be installed on site as per specialist design layout, together with any building mounted bulkhead lights. All floodlight heads to be LED fittings

PFS TANK FARM
Install 3No. 75,000ltr tanks as shown, encased in pea gravel along with all associated pipework, offset fills, 5m high vent stack etc, all in accordance with current regulations (blue book)

PFS CANOPY
Traditional steel framed canopy over the Retail & HGV forecourt. Retail canopy to be set minimum 5.0m high from the highest forecourt level, and the HGV canopy at 5.5m high. Lighting to underside of the canopy to be LED fittings & designed by specialist. Canopy top sheets to be grey steel sheets with canopy under sheets to be white aluminium profiled MM10 soffit sheets. All canopy fascia signage to form part of a separate advertisement application.

JET WASH BAYS
Jet Wash Bay to be built as shown with a traditional steel frame, open roofs and glazed screens. 2No. GRP (2x2x1m) wash cabinets to be installed as shown to house all wash equipment

ROLL OVER CAR WASH
Roll over car wash bay to be built as shown with a traditional steel frame. Roof over to be white aluminium sheets with under sheets, side screens to be glazed and entrance and exits left open

CYCLE STANDS
6No. Sheffield steel hoop cycle stands to be installed as shown

EV CHARGING BAYS
12No. Electric car charging bays (Inc. 1no DDA bay) are located as denoted on plan. EV Bays are to be part covered by a small canopy as indicated, min 3.5m high

PFS BUILDING - PLANT EQUIPMENT & REFUSE AREAS
All plant equipment and refuse bins are to be located within the building as indicated on the building plan

BUILDING MATERIALS
Refer to the Proposed Building Plan & Elevations drawings for additional information

DRAINAGE
Petrol interceptor, foul water treatment plant & attenuation tank shown. Taken from Dudleys drainage design, drawing reference - '22362-CALC01(-) - Drainage Strategy Calculations Swanland Dale.pdf'.

B	16.01.23	Updated attenuation tank & Foul water pump station locations shown.	JS
A	06.01.23	Petrol interceptor, foul water treatment plant & attenuation tank shown.	JS
PLANNING			
PROJECT LAND BETWEEN A164 AND RIPLINGHAM ROAD SWANLAND DALE, HULL EAST YORKSHIRE			
TITLE PROPOSED SITE PLAN			
CLIENT BROOKFIELD PROPERTY (HOLDINGS) LTD.			
8 Fead Field, Harforth, Leeds, West Yorkshire, LS18 4TJ www.jennings-design.com 01274 395422 office@jennings-design.com			
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Plan Number: 200339-203-B			
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