



LEGEND

- Application boundary (4.75 ha)
- Primary / vehicular access
- Pedestrian / emergency access
- Residential development area
- Net Developable Area (3.00 ha)
- Key frontage
- Feature buildings
- Open space (1.62 ha)
- Existing trees to be retained
- Existing CAT U trees to be removed
- Tree root protection areas
- Proposed trees
- Additional boundary planting
- Proposed footpath
- Proposed visitor parking spaces (18 no.)
- Below drainage pipe with 3 m easement either side of centreline
- SUDs feature
- Conveyancing swale / rain garden
- LEAP with 20m offset from habitable rooms



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PROJECT TITLE  
DERBYSHIRE COUNTY COUNCIL  
LAND AT TALBOT ROAD, GLOSSOP

DRAWING TITLE  
CONCEPT PLAN

|           |               |                    |
|-----------|---------------|--------------------|
| ISSUED BY | London        | T: 020 7016 0720   |
| DATE      | December 2024 | <b>DRAWN</b> BL    |
| SCALE@A3  | 1:1,250       | <b>CHECKED</b> JC  |
| STATUS    | Draft         | <b>APPROVED</b> JC |

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All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

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Source: Ordnance Survey