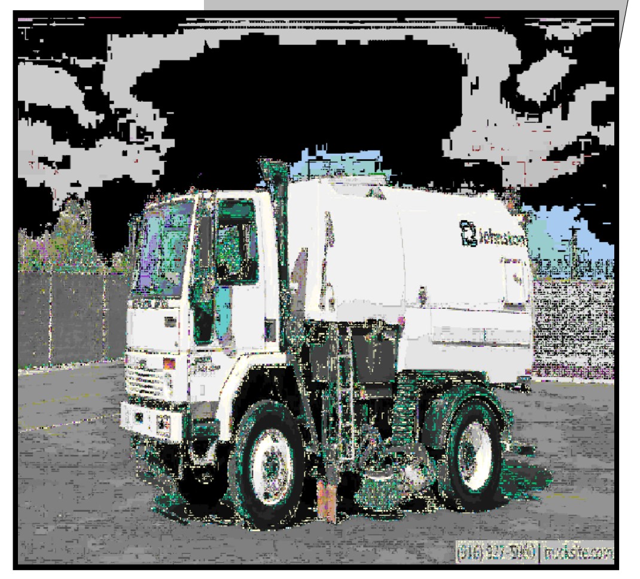

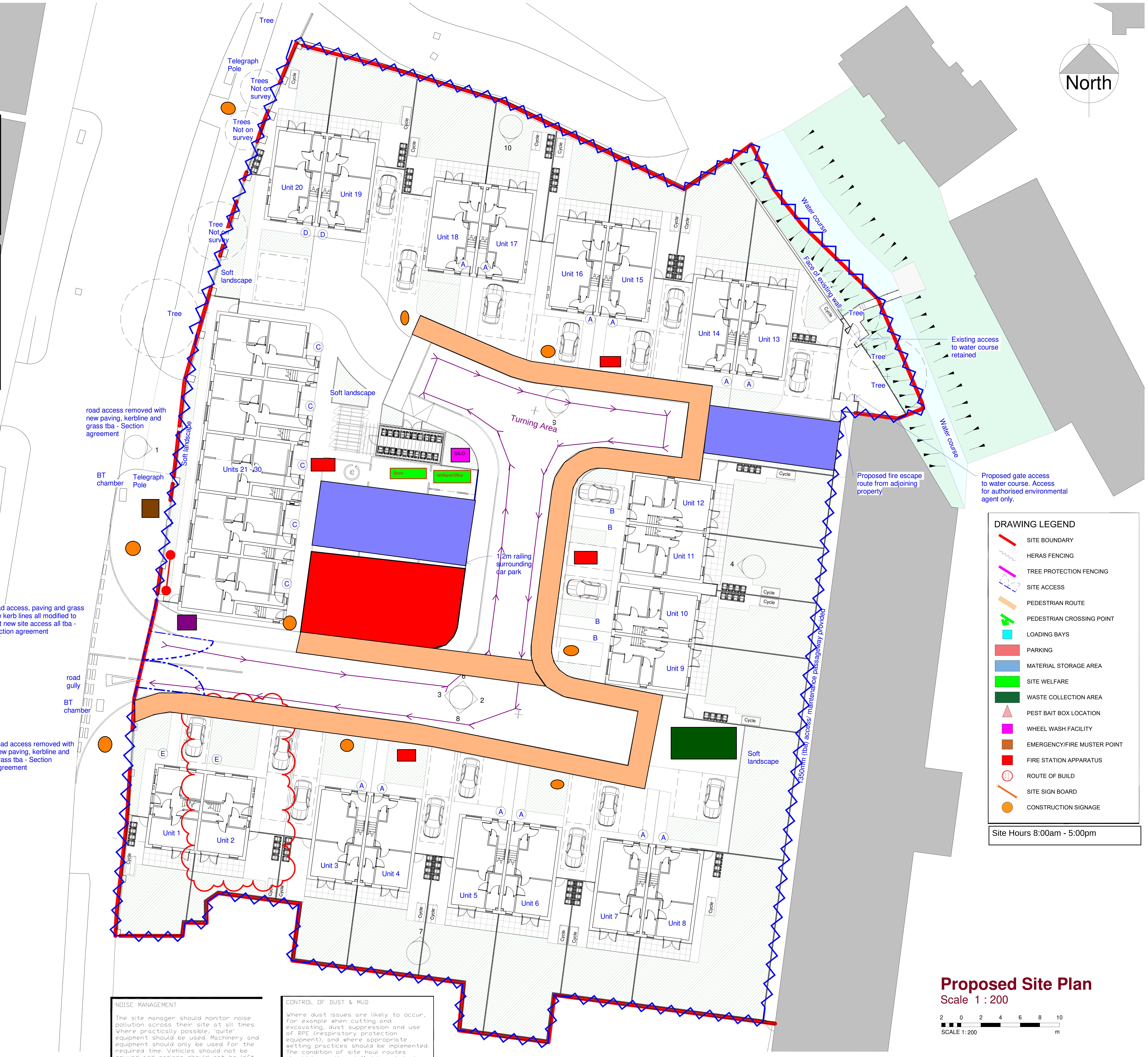
North
Tree
Telegraph Pole
Trees Not on survey
Trees Not on survey
Tree Not on survey
Soft landscape
Tree
Unit 20
Unit 19
D
D
Unit 18
Unit 17
A
A
10
Cycle
Unit 16
Unit 15
Unit 14
Unit 13
A
A
Water course
Face of existing wall
Tree
Tree
Tree
Existing access to water course retained
Water course
Proposed gate access to water course. Access for authorised environmental agent only.
Proposed fire escape route from adjoining property
Soft landscape
Turning Area
9
Units 21 - 30
C
SILO
Store
Welfare/Office
1.2m railing surrounding car park
road access removed with new paving, kerbline and grass tba - Section agreement
1
BT chamber
Telegraph Pole
Soft landscape
road access, paving and grass c/w kerb lines all modified to suit new site access all tba - Section agreement
road gully
BT chamber
road access removed with new paving, kerbline and grass tba - Section agreement
Unit 12
Unit 11
Unit 10
Unit 9
B
4
6
3
2
8
Soft landscape
350mm (tba) access/ maintenance passageway provided
E
E
Unit 1
Unit 2
Unit 3
Unit 4
Unit 5
Unit 6
Unit 7
Unit 8
7

NOISE MANAGEMENT

The site manager should monitor noise pollution across their site at all times. Where practically possible, 'quite' equipment should be used. Machinery and equipment should only be used for the required time. Vehicles should not be revved and engines should not be left running when not required to be in operation

CONTROL OF DUST & MUD

Where dust issues are likely to occur, for example when cutting and excavating, dust suppression and use of RPE (respiratory protection equipment), and where appropriate wetting practices should be implemented. The condition of site haul routes should be monitored. Mud is not to be taken onto public roads. Road sweeping and road wetting to be implemented as required.

DRAWING LEGEND

▬	SITE BOUNDARY
⌇	HERAS FENCING
▬	TREE PROTECTION FENCING
⌇	SITE ACCESS
▬	PEDESTRIAN ROUTE
▬	PEDESTRIAN CROSSING POINT
🟦	LOADING BAYS
🟥	PARKING
🟦	MATERIAL STORAGE AREA
🟩	SITE WELFARE
🟩	WASTE COLLECTION AREA
△	PEST BAIT BOX LOCATION
🟪	WHEEL WASH FACILITY
🟫	EMERGENCY/FIRE MUSTER POINT
🟥	FIRE STATION APPARATUS
01	ROUTE OF BUILD
╲	SITE SIGN BOARD
●	CONSTRUCTION SIGNAGE

Site Hours 8:00am - 5:00pm

Proposed Site Plan

Scale 1 : 200

2 0 2 4 6 8 10
SCALE 1: 200 m

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Contractors are to check all levels & dimensions on site prior to site works commencing & report discrepancies to the Designers.

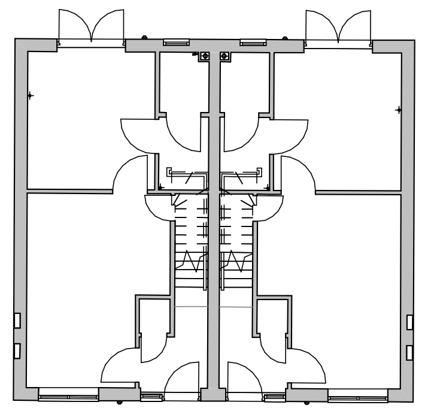
DO NOT SCALE FROM THIS DRAWING

PLANNING

ACCOMMODATION SCHEDULE

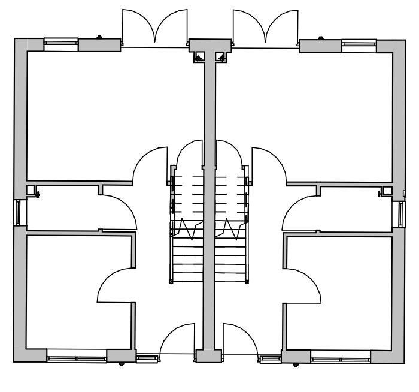
A - 12 No. 3 bed units
B - 4 No. 2 bed units
C - 10 No. 1 bed units
D - 2 No. 3 bed units
E - 2 No. 2 bed units

Totaling 30 units



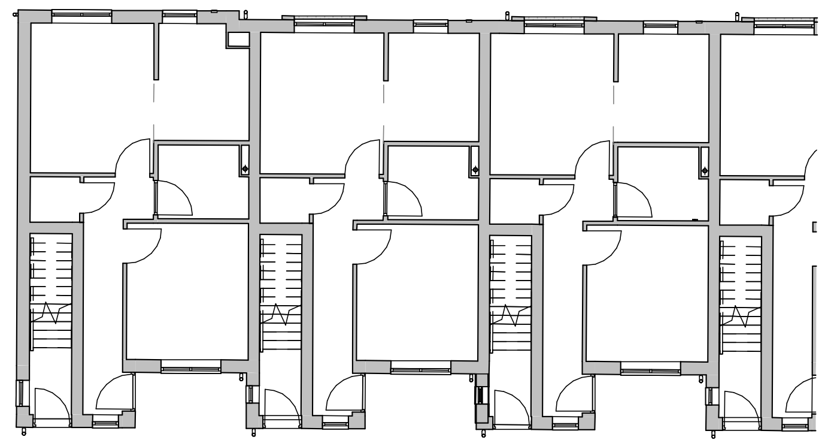
Ground Floor Plan

Ⓐ 3 bed 4p (81.5 m²)



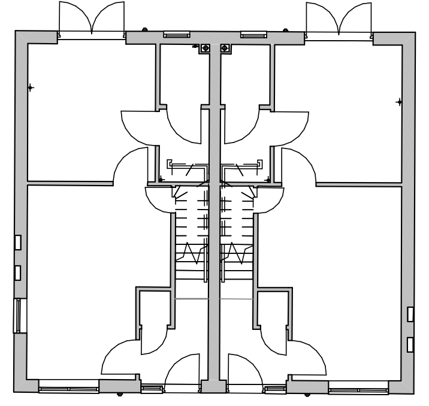
Ground Floor Plan

Ⓑ 2 bed 3p (71 m²)



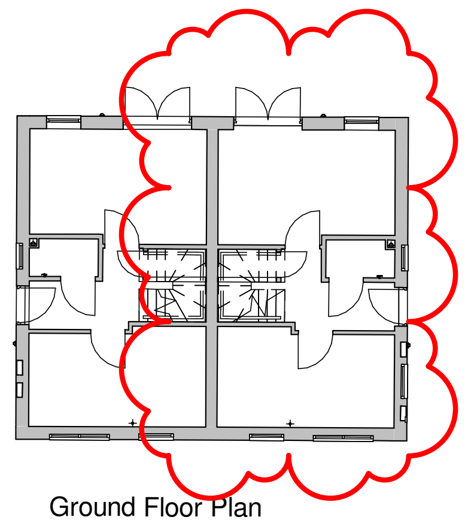
Ground Floor Plan

Ⓒ 1 bed 1p (46 m² excl. stairs)



Ground Floor Plan

Ⓓ 3 bed 4p (81.5 m²)



Ground Floor Plan

Ⓔ 2 bed 3p (71 m²)

Rev	Description	By	Chk	Date
Q	Unit 2 layout changed to match Unit 1 in response to planners' comments dated 02.08.23.	AL	TR	03.08.23
P	Existing brook access revised in response to GMEU's comment. Units 3-8 & 15-18 repositioned to maximise the distance between rear of building to face of fencing. Dropped crossing to bin store added.	AL	TR	04.07.23
N	Shared driveway increased to provide turning area.	CM	TR	06.06.23
M	Shared drive width reduced to 4.8m in response to comments received from the Planning Officer	CM	TR	05.06.23
L	Patio and lawn adjusted to suit house Type A and D revised length.	AL	TR	10.03.23

Project:	**Station works** Bury Road, Radcliffe, M26 2UA
Title:	Proposed Site Plan
Client:	Paul Cook Developments/ Jigsaw Homes
Drawn By:	NM
Checked By:	TR on 03.08.23
Original Size:	A1
Project Number:	22049
Drawing Number:	SI-00-DR-A-1001
REV	Q

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