

Drain Plastic Channel Drain to be installed to prevent driveway water going on the highway

① - 2 meters visibility splays from from the proposed driveway, highlighted in red line

② - Visibility splays from the driveway of 2 Lakeland Crescent

③ - Visibility splays from the junction of Lakeland Crescent and Tarn Drive.

④ - Proposed dropped kerb to be 3.5 meters wide, all footway works to be done according to regulations and works should be carried out by councils approved contractors upon approval of kerb dropping application by the local authority.

0 5m 10m 15m 20m

IPS Planning Services
email: ipsuk@live.co.uk
2A Cook Street, Bury, Lancashire, BL9 0RP, 0161 8717405

Viability Splays

of Land Adjacent to 27 & 29 Tarn Drive Bury, BL9 9QB

Scale :1 : 100 on A1	All Dimensions in Meters	REV: A Date: 19/06/2026 REV: B Date: 30/06/2026 REV: C Date: 13/07/2026	Proposal
Ref: IPS/R/LAND/BL99QB	Date : 25/02/2026	SHT 5 of 6	

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All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment. Any discrepancies are to be reported to the architects for clarification.

All materials and workmanship to be accordance with the current British Standards and codes of practice. This drawing is to be read in conjunction with all relevant Architectural Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.