Existing track to be relaid with tarmac and repurposed as access to rear service yard and emergency vehicle access route min 4.5m wide

Warehouse
4,391.91 m²
47,274 ft²

Office
441.07 m²
4,748 ft²

See site plan for proposed cycle shelter and substation

Existing car parking:
10 standard and 2 accessible (12 total)
Proposed:
7 EV and 4 accessible EV (11 total)

Existing Car Park

Existing door to be relocated and new roller shutter added

New level access door to existing development. 3m w x 4.5m h

Internal bunding extended into extension

Existing wall to be removed at lower level to allow an open plan connection to the extension.

Existing services retained in place

New external breakout area

Existing services relocated

Proposed landscaping and small trees

Existing vape shelter to be retained

Emergency vehicle turning circle

New level access door. 5m w x 4.5m h

Internal bund walls

Car Park - EV (16 spaces)

3No existing parking spaces removed to allow access to ancilary parking

Retaining wall

Bunded Tank Farm

Extension
3,682.89 m²
39,642 ft²

WC / Shower
34.23 m²
368 ft²

Office
56.69 m²
610 ft²

Corridor
37.67 m²
406 ft²

Stair
20.39 m²
220 ft²

3No EV spaces
20% EV charging spaces required 30No total.

Existing Car Park

Retaining wall

Existing Car Park

Control Room above

Retaining wall

Aviation Road

Internal bund walls

Powder Room
150.7 m²
1,622 ft²

Existing dense vegetation

Existing dense vegetation

Retaining wall

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Hazard Identification

Ref	Hazard	Date

Parking Provisions (Existing)
- 150 Standard spaces
- 5 Disabled spaces
- 4 Motorcycle spaces

Parking Provisions (Proposed)
- 16 EV spaces
- 2 Disabled EV spaces

(3 existing spaces removed for access to new car park. 1 space removed for new accessible EV spaces)

Parking Provisions (Total)
- 162 (150 - 4 + 16) Standard and 20% EV charging spaces (30No total incl 4 Disabled)
- 7 (5+2) Disabled spaces
- 4 Motorcycle spaces

Rev	Revision Details	Drawn	Date	Chck'd
P5	Draft Planning Issue for comment. Footprint extended	EG	22.11.23	BB
P4	PLANNING ISSUE	EG	04.10.23	BB
P3	Draft planning issue for comment	EG	25.09.23	BB
P2	Existing site topography added	EG	01.09.23	BB

Project No. **23026**
Suitability **S0 WORK IN PROGRESS**
Status **Planning**

Client:
Kersia Group

Project:
Pilsworth Industrial Estate Extension Bury

Sheet Name:
Planning - Proposed Ground Floor Plan

Drawing No. **23026-HFR-AV-00-DR-A-PL11** Rev. **P5**
Drawn By **EG** Scale **As indicated @ A1**
Created **September 2023**

HORIZON
fletcher | rae

Level 12, Tower 12, 18-22 Bridge Street, Manchester, M3 3BZ

t +44 (0) 161 242 1140
w www.fletcher-rae.com
e info@fletcher-rae.com