



Existing public footpath between 'Ten Acres Lane' & 'Canal Tow Path' shown as ■■■ on plan (situated within ownership but beyond fence line).
Leading to byway (No. 66) on "Canal Tow Path". shown as ■■■ on plan

KEY

- ① Recycling & Refuse
- ② Cycle Storage (Sheffield Stands)
- ③ Motorbike Parking Bay
- ④ EV Electric Car Charging Points
- ⑤ Area for External Plant
- S/S Existing Electrical Sub Station
- S/S Proposed Electrical Sub Station
- ▲ Unit Entrance
- Existing Fence Line
- Proposed Fence Line
- Trees & Vegetation Existing & Proposed
 - Existing Trees
 - Existing Vegetation
 - Ground Cover: evergreen and deciduous shrub ground cover planting with specimen shrubs.
 - Deciduous Hedge: shrub hedge planted in double staggered rows as detailed.
 - Specimen Shrub: specimen native shrub planting as detailed.
 - Wild flower meadow areas: to be seeded with wildflower seed mix as detailed; refer to notes.
 - Native Shrub Planting: native shrub planting mix under planted with wildflower seed mix as detailed.
 - Bulb Planting: native bulbs to be scattered within soil as detailed.
 - Tree Planting: tree planting with tree canopy spread illustrated at 25 years growth.

Disclaimer:
Subject to survey.
The topographical information shown is based on the topographical survey by Greenhatch Group Survey project no. 37505_T Rev1 January 2021

Notes:

Site Boundary
(103,050m² / 25.46 acres / 10.31ha)

AREA SCHEDULE(GIA)

UNIT A (GIA)	5,400ft ²
Warehouse (Incl. office Undercroft)	4,450ft ²
Office (FF Only)	950ft ²
Car parking spaces	5
UNIT B (GIA)	5,050ft ²
Warehouse (Incl. office Undercroft)	4,175ft ²
Office (FF Only)	875ft ²
Car parking spaces	4
UNIT C (GIA)	5,050ft ²
Warehouse (Incl. office Undercroft)	4,175ft ²
Office (FF Only)	875ft ²
Car parking spaces	4
UNIT D (GIA)	5,800ft ²
Warehouse (Incl. office Undercroft)	4,750ft ²
Office (FF Only)	1,050ft ²
Car parking spaces	5
UNIT E (GIA)	7,300ft ²
Warehouse (Incl. office Undercroft)	5,950ft ²
Office (FF Only)	1,350ft ²
Car parking spaces	8
UNIT F (GIA)	11,500ft ²
Warehouse (Incl. office Undercroft)	9,900ft ²
Office (FF Only)	1,600ft ²
Car parking spaces	11
UNIT 1 (GIA)	39,500ft ²
Warehouse (Incl. office Undercroft)	36,900ft ²
Office (FF Only)	2,600ft ²
Car parking spaces	53
UNIT 2 (GIA)	25,800ft ²
Warehouse (Incl. office Undercroft)	23,750ft ²
Office (FF Only)	2,050ft ²
Car parking spaces	35
UNIT 3 (GIA)	30,000ft ²
Warehouse (Incl. office Undercroft)	28,000ft ²
Office (FF Only)	2,000ft ²
Car parking spaces	32
UNIT 4 (GIA)	153,700ft ²
Warehouse (Incl. office Undercroft)	144,100ft ²
Office (FF Only)	4,800ft ²
Office (SF Only)	4,800ft ²
Car parking spaces	120
UNIT 5 (GIA)	123,600ft ²
Warehouse (Incl. office Undercroft)	116,300ft ²
Office (FF Only)	3,650ft ²
Office (SF Only)	3,650ft ²
Car parking spaces	102
UNIT 6 (GIA)	47,800ft ²
Warehouse (Incl. office Undercroft)	44,200ft ²
Office (FF Only)	3,600ft ²
Car parking spaces	75

TOTAL AREA (GIA) 460,500ft²
Car parking spaces 454

J	Fence line amended U1to3	20.09.21	HT	HA
I	Landscaping Updated	19.08.21	HT	HA
H	Landscaping Updated	11.08.21	HT	HA
G	Site layout amended	06.08.2021	JC	HA
F	Layout following pln comments	03.06.21	HT	HA
E	Layout following pln comments	27.04.21	HT	HA
-	Planning Issue	11.02.21	HT	HA
A-D	See previous versions	10.02.21	HT	HA

Rev: Notes: Date: Dwn: Iss:

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CANMOOR

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ARCHITECTURE

22c Leathermarket Street, London, SE1 3HP

Project:
Grimshaw Lane, Manchester

Drawing Title:
Proposed Site Plan

Project No:
20066

Scale @ A1 @ A3
1:1000 / 1:2000

Revision:
J

Drawing No:
PL-1003