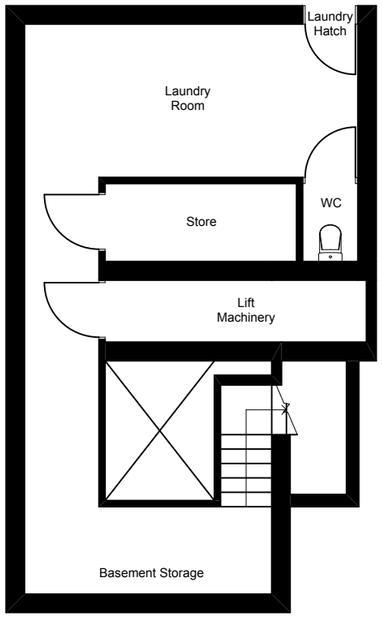


PROPOSED BASEMENT FLOOR PLAN (UNCHANGED)

PROPOSAL DETAILS

Transport & Highways Impact

- The proposal will have minimum impact on highways and transport as all staff employed at Dribble Drabble use public transport for travelling to and from the workplace. This is evident from the existing arrangements at 77 Alexandra Road South, Manchester Which is the main branch of Dribble Drabble Nursery.

- Parent drop off will take place on Dudley Road or Russell Road where main drop off takes place in the morning before 8am. Pick up of children also takes place normally after 6pm. There will be some activity of parents visiting during the day but very limited traffic.

- Further information may be provided if requested by the local authority.

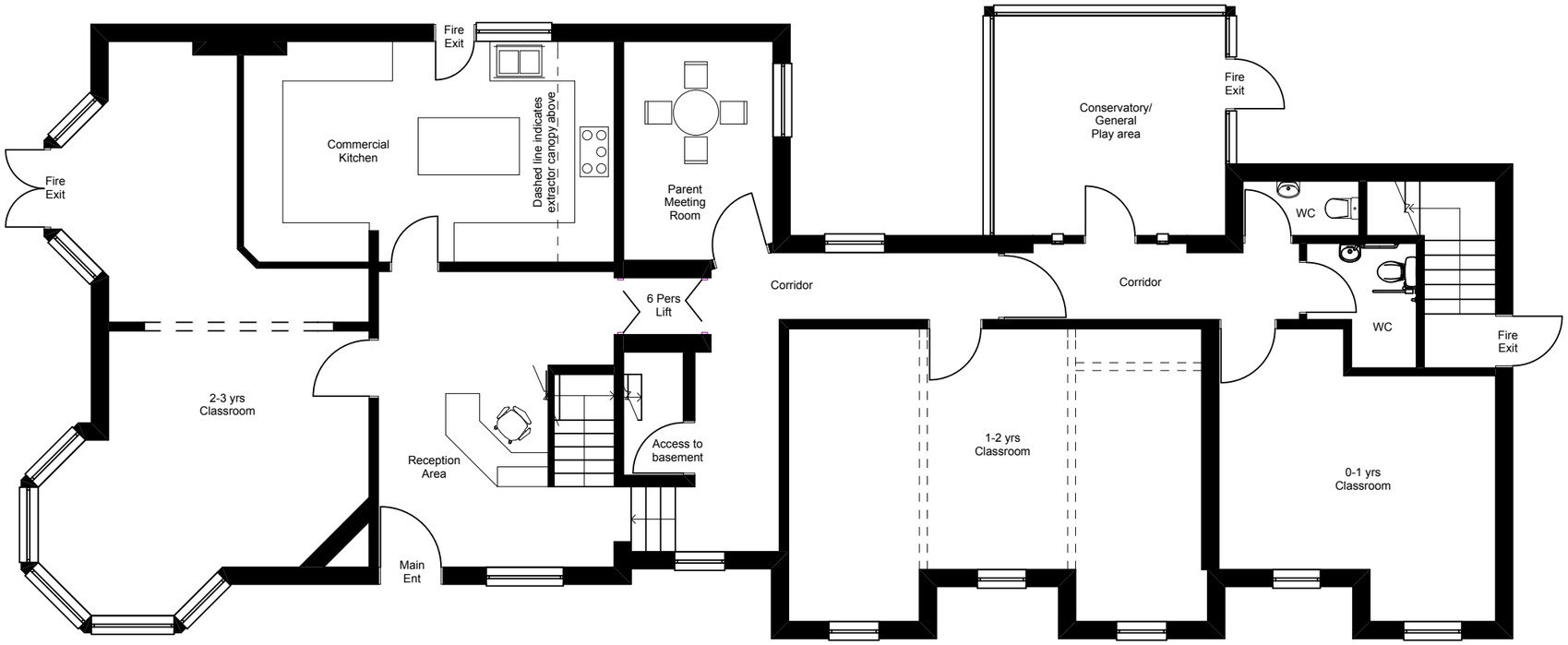
Noise Impact of the Development

- Nurseries by nature are noisy with young children. However, children will only be playing in the outdoor play areas indicated on the site plans during dry weather and for limited times during the day. However, to help minimise the noise transfer and disturbance to neighbours, we proposed to plant trees along the north west and south western boundary of the site. These are indicated on the proposed site plan. Normally children activity will takes place within the classrooms of the building.

- Other measures may be accommodated if requested by the local authority. This can be agreed during the application process.

Contamination Risks on the Site

- There are no contaminated risks on the site as a consequence of the change of use.



PROPOSED GROUND FLOOR PLAN

notes

This drawing is subject to a detailed building and site survey, therefore no guarantee of its accuracy can be given.
This drawing has been draughted in accordance with the clients design requirements.
All areas are approximate and are subject to a detailed building and site survey and further design development.
All dimensions should be checked prior to commencement of construction on site. Measurements should not be taken off the drawing.

All dimensions shown are in millimetres (mm).

PL0 Planning Issue 27.05.14

revisions

PLANNING

NADA ARCHITECTS
55 Linksway
Gatley, Cheadle
Stockport
SK8 4LA

Mob: 07974 735527
E: ahmed@nadaarchitects.com
W: www.nadaarchitects.com

D - design PL - planning PT - pre-tender
T - tender P - preliminary
C - construction R - record

MR SAAHIL AHMAD

CHANGE OF USE
39 RUSSELL ROAD,
MANCHESTER, M16 8DH

PROPOSED GA FLOOR PLANS 1

scale	date	drawn	checked
1:100 @ A3	27.05.14		

job no	(category) dwg no	revision
13-104	(21)001	PL0

Drawing measurements shall not be obtained by scaling. Verify all dims prior to construction. Immediately report any discrepancies on this drawing to Architect. This drawing shall be read in conjunction with associated specifications and related consultant's documents.