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PROPOSED SITE PLAN

A. NEW VEHICULAR ACCESS PROPOSED FROM CLARENCE ROAD INCLUDING DROPPED KERB EITHER SIDE OF ACCESS. ALL TO HIGHWAY AUTHORITY APPROVAL.
B. SHARED VEHICULAR ACCESS FOR THE NEW DWELLING & EXISTING MOT BUSINESS.
C. TURNING AREA.
D. GATED ACCESS TO DWELLING.
E. EV CHARGING POINT.
F. EXISTING MOT STATION SERVICE YARD AND PARKING TO BE MAINTAINED.
G. LOCATION OF DWELLING REFUSE / RECYCLING BINS ON COLLECTION DAY.
H. LEVEL ACCESS.
I. ACCESS GATE FOR MOT STATION.
J. FOB CONTROLLED BOLLARDS TO PREVENT UNAUTHORISED USE.
K. SHARED PEDESTRIAN ACCESS FOR THE NEW DWELLING & EXISTING MOT BUSINESS.
L. CAR PARKING SPACE CAN BE ALTERED TO 3.3m WIDE IN THE FUTURE.

KEY / LEGEND:

- PLANNING APPLICATION BOUNDARY
- OTHER LAND WITHIN APPLICANTS OWNERSHIP
- PROPOSED DETACHED DWELLING
- PROPOSED PARKING (DWELLING)
- PROPOSED PERMEABLE TARMAC PRIVATE ROAD & FOOTPATH
- PROPOSED PERMEABLE PAVING
- PROPOSED SOFT LANDSCAPING
- PROPOSED REFUSE / RECYCLING
- PROPOSED SECURE / ENCLOSED CYCLE STORE
- PROPOSED CLOSE BOARDED TIMBER FENCING & GATES 1.8m HIGH
- PROPOSED FACING BRICKWORK WALL 1.2m HIGH
- DEMONSTRATION OF ASPECT DISTANCES
- PROPOSED LEVELS (FFL 100.000)
- DEMONSTRATION OF POSSIBLE FUTURE RESIDENTIAL DEVELOPMENT - SUBJECT TO SEPARATE PLANNING APPLICATION

North

SCALE
0 10 20 25m

Rev	Date	In'l	Description
B	23.12.24	DB	PLANNING UPDATES 1. PART M4(2) PROVISIONS ILLUSTRATED

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PROJECT

No61 CLARENCE ROAD,
LONGSIGHT, MANCHESTER, M13 0YF

TITLE

PROPOSED
SITE PLAN

DRAWING STATUS

☐ FEASIBILITY ■ PLANNING ☐ CONTRACT
☐ TENDER ☐ BUILDING CONTROL ☐ AS BUILT

SCALE	CONTRACT	DRWG No.	REV
1:200 @ A1	VA2310	(10).001	B