

SITE INFORMATION

SITE AREA	1,258 SQM
FOOTPRINT	698 SQM
COVERAGE	55%
PARKING BAYS	17 NO.
LOADING BAYS	4 NO.
EV CHARGERS	4 NO.
EXISTING TREES	0 NO.
REMOVED TREES	0 NO.
NEW TREES	3 NO. ACER CAMPESTRE F/S
EXISTING HEDGE	0 LIN. M
REMOVED HEDGE	0 LIN. M
NEW HEDGE	50 LIN. M HAWTHORN
EXISTING GRASS	0 SQM
REMOVED GRASS	0 SQM
NEW GRASS	77 SQM

BIN STORE TO HOUSE
GENERAL WASTE 2NO. 1100L
DRY RECYCLING 2NO. 1100L
FOOD WASTE 4NO. 240L
INDUSTRIAL WASTE 1NO. 1100L

NEW HEDGE AND TURF LANDSCAPING

NEW TREE PLANTING

NEW HEDGE AND TURF LANDSCAPING

EXISTING BOUNDARY CONDITION
OBSERVED BY EXISTING BUILDING. NEW
HIGH LEVEL PPC METAL PALADIN WELD
MESH FENCE PROPOSED IN KEEPING
WITH EXISTING. COL: DARK GREEN

EXISTING BOUNDARY CONDITION
OBSERVED BY EXISTING BUILDING. NEW
HIGH LEVEL PPC METAL PALADIN WELD
MESH FENCE PROPOSED IN KEEPING
WITH EXISTING. COL: DARK GREEN

EXISTING PRECAST MODULAR RETAINING
WALL TO BE REPAIRED AND REPLACED
AS REQUIRED BY STRUCTURAL
ENGINEER

SECTION OF RETAINING WALL REMOVED

EXISTING METAL PALISADE
FENCING REPAIRED AND
REPLACED AS REQUIRED.
ALL REPAIRS TO BE
UNDERTAKEN IN PALADIN
STYLE WELD MESH.
FENCING. COL: DARK
GREEN

NEW HIGH LEVEL METAL GATES LOCATED
WITHIN EXISTING GATE POSITION

NEW HEDGE AND TURF LANDSCAPING

NEW TREE

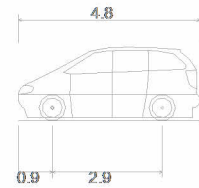
EXISTING WALL RETAINED AND MADE GOOD.
EXISTING HIGH LEVEL METAL SHEETING TO
BE REMOVED AND REPLACED WITH RAILINGS

EXISTING BUILDING REMOVED

NEW TREE

EXISTING BUILDING REMOVED

GORTON ROAD



Standard Design Vehicle (SDV)
Overall Length 4.800m
Overall Width 2.000m
Overall Body Height 1.950m
Min Body Ground Clearance 0.100m
Track Width 2.000m
Lock to lock time 4.00s
Wall to Wall Turning Radius 6.000m

4.800m
2.000m
1.950m
0.100m
2.000m
4.00s
6.000m

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EXISTING WALL RETAINED AND MADE GOOD.
EXISTING HIGH LEVEL METAL SHEETING TO
BE REMOVED AND REPLACED WITH RAILINGS

DROPPED KERB FORMED

OPENING FORMED IN
EXISTING WALL

ONE WAY RAMP FORMED TO PROVIDE
EGRESS FROM SITE. MAX SLOPE TO BE
1:10

NEW HEDGE AND TURF LANDSCAPING

NEW TREE

EXISTING WALL REMOVED

EXISTING METAL PALISADE
FENCING REPAIRED AND
REPLACED AS REQUIRED.
ALL REPAIRS TO BE
UNDERTAKEN IN PALADIN
STYLE WELD MESH.
FENCING. COL: DARK
GREEN

Area Schedule

Number	Name	Use	Area
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Unit 01

Unit 01	FFL	B2	125 m ²
Unit 01	GFL	B2	133 m ²

Unit 02

Unit 02	FFL	B2	91 m ²
Unit 02	GFL	B2	99 m ²

Unit 03

Unit 03	FFL	B2	137 m ²
Unit 03	GFL	B2	157 m ²

Unit 04.

Unit 04.	FFL	B8	220 m ²
Unit 04.	GFL	B8	221 m ²

Grand total 1184 m²

PLANNING

TRACKING UPDATE	16.12.24
UPDATE FOLLOWING CONSULTEE COMMENTS	10.11.24
PARKING ARRANGEMENT UPDATE	21.09.24
UPDATE FOLLOWING REVISED FEASIBILITY	16.09.24
UPDATE FOLLOWING OFFICER DISCUSSION	20.07.24
UPDATE FOLLOWING PLANNING OFFICER COMMENTS	20.07.24
UPDATE FOLLOWING PLANNING COMMENTS	18.05.24
UPDATE FOLLOWING LEVELS REVIEW	05.01.23
INITIAL DRAFT ISSUE TO CLIENT FOR CONSIDERATION	23.12.23
AMENDMENTS	DATE

World Metal Recycling Ltd

Commercial Development

Gorton Rd
Manchester, M11 2DZ

Site Layout

December 2023

1 : 200 A2

ALL DIMENSIONS TO BE CHECKED ON SITE

ATELIER TWO
ARCHITECTURE

07975 237771
www.ateliertwo.co.uk

2434 PL101

REV: I

SITE LAYOUT

1 : 200

