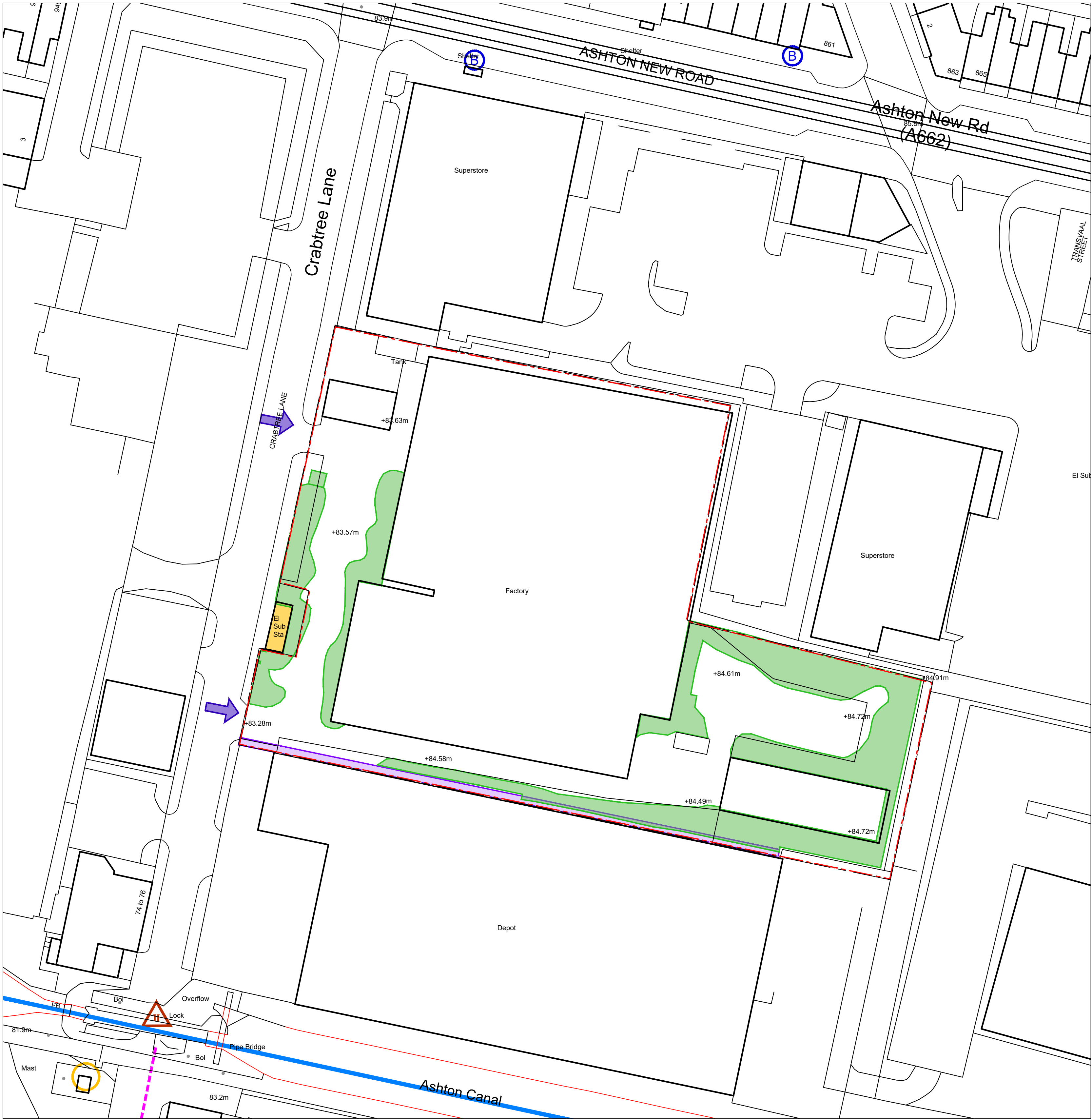
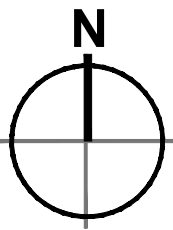


- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipient's responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.



Main Constraints Site Plan
Scale 1:500

+12m	Spot Heights: 2023 Survey	Indicated
	Sensitive Viewpoints	Not Present
	Noise Sensitive Boundary	Not Present
	Contaminated Ground	Unknown
	Vehicle Access / Road Names	Indicated
	Pedestrian / Cycle Access	Not Present
	Rail	Not Present
	Bus Stop	Indicated
	Height Restrictions	Not Present
	Listed Buildings	Indicated

	Flood Zone 2	Not Present
	Flood Zone 3	Not Present
	Flood Zone 3 with defences	Not Present
	Flood Defences	Not Present
	River / Watercourse/ Ponds	Indicated
	Protected Species	Not Present
	Badger Setts	Not Present
	Existing Vegetation	Indicated
	Priority Habitat	Not Present
	Tree Protection Order	Not Present

	Ancient Woodland	Not Present
	Archaeological Features	Unknown
	SSSI, SPA, LNR etc.	Not Present
	Scheduled Monuments	Not Present
	Cat A Root Protection Area	Not Present
	Cat B Root Protection Area	Not Present
	Cat C Root Protection Area	Not Present
	Cat U Root Protection Area	Not Present
	Public Right of Way: Footpath	Indicated
	Public Right of Way: Bridleway	Not Present

	Private Means of Access	Indicated
	COMAH DPZ	Not Present
	COMAH Inner Zone	Not Present
	COMAH Middle Zone	Not Present
	COMAH Outer Zone	Not Present
	Overhead Cables	Indicated
	High Voltage	Indicated
	Low Voltage	Indicated
	Virgin Media	Not Present
	BT / Comms	Indicated

	Oil Pipeline	Not Present
	Gas Mains	Indicated
	Water Mains	Indicated
	Surface Water Sewer	Indicated
	Foul / Combined Water Sewer	Indicated
	Unknown service	Indicated
	Substation	Indicated
	Mast	Indicated
	Wind Turbine	Not Present

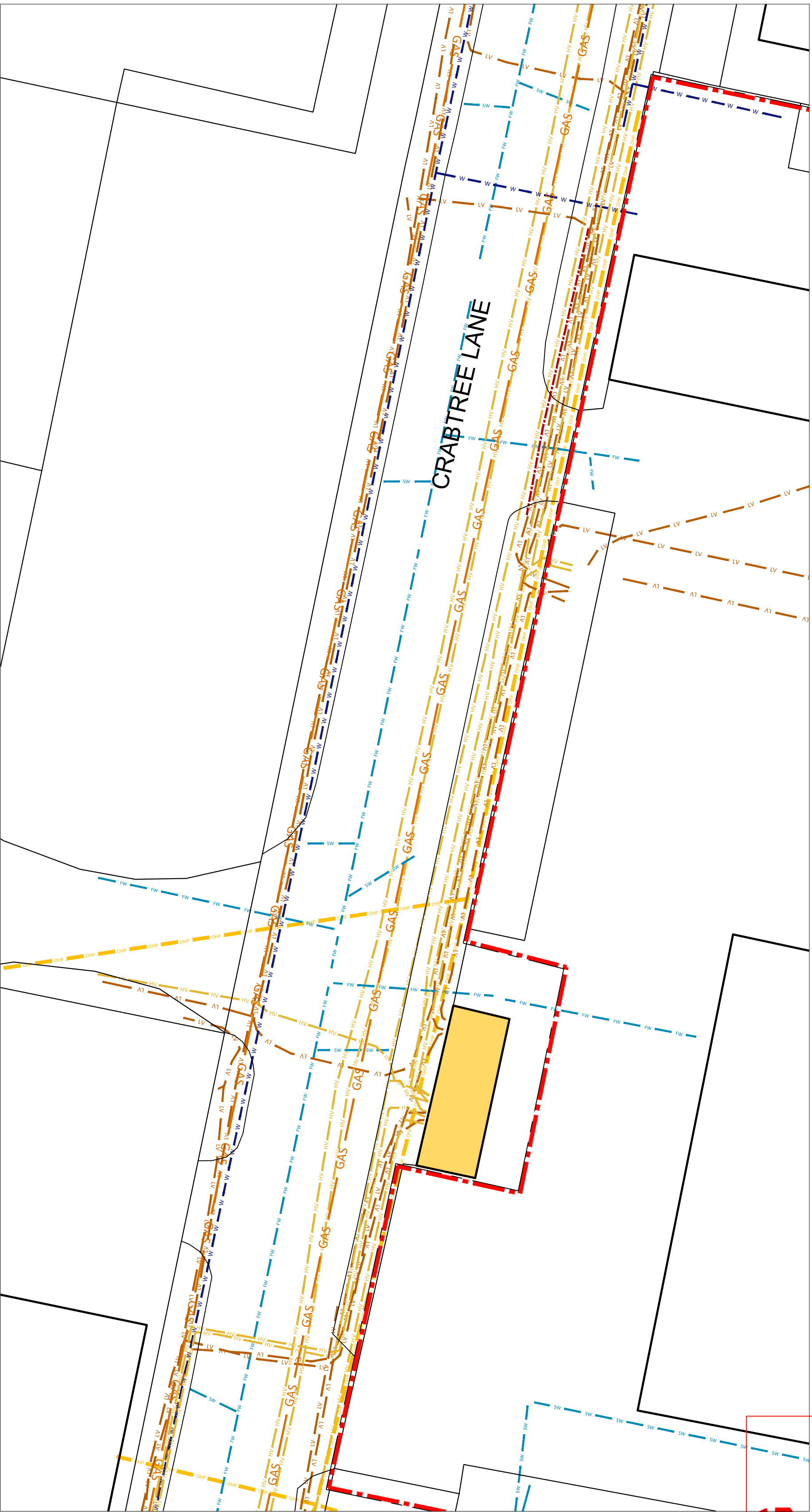
	Site Boundary 2.29 acres (0.9103 ha)
	Local Planning Authority Manchester City Council
Parking Standards	
B2: District Centres: 1:60m² Areas not within the City Centre or District Centres: 1:45m²	
B8: 1:100m²	

Title Plans LA306841	Available
Topographical Survey 47333_T_3D_REV0	Available
Ordnance Survey OS 100060020	Available
Document References: reference	

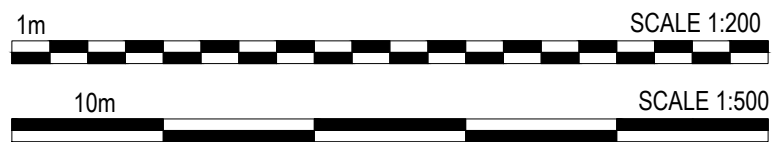
Design Review:
Site Constraints

PLANNING

THIS DRAWING IS TO BE USED FOR THE STATED PURPOSE ONLY AND SHOULD NOT BE USED FOR ANY OTHER



Main Services Constraints Extract Plan
Scale 1:200



P.04	Minor amendments to the rear boundary.	JC	JC	15.12.23
P.03	Status revised to PLANNING	JC	JC	12.12.23
P.02	Updated to suit survey information.	JW	JC	09.11.23
P.01	Initial Issue	JW	JC	13.04.23
rev	amendments	by	ckd	date

Former Walkers Site, Crab Tree Lane,
Manchester
Site Constraints

Information Container LOD:	LOD 100
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