

Schedule of plot types

- 3 b 4p Type A1 plot 1
A2 plot 2
A3 plot 3
- 2 b 3p Type B1 plots 4, 8
B1(H) plots 5
B2 plots 6, 20, 22, 24
B2(H) plots 7, 21, 23
B3 plot 10
B4 plot 11
B5 plot 12
B5(H) plot 13
B6 plot 25
- 3 b 4p Type C plots 9,14
4 b 5p Type D plot 15
- 3 b 4p Type E1 plot 16
E2 plot 17, 19
E2 (H) plot 18

RETAINING STRUCTURE'S EXACT POSITION DETERMINED BY DIMENSIONS AND SETTING OUT OF THE ACOUSTIC FENCE AND ITS FOUNDATIONS.

Ongoing enquiry with ENWL for assessment of network electricity supply and if sufficient to support the development of whether a sub station on the site is required.
Typical size shown indicatively 4m x 4m with 1m easement all sides.

FINISHES	
grass lawn	
pcc paving 450 x 450mm	
bit mac	
adopted highway and footway	
small pea gravel	

- External waste and recycling storage
- Cycle store
- Drying
- New trees
- Existing trees
- Low maintenance planting.
- Individual dwelling waste collection point
- New lighting column
- Electric vehicle charging points
- Aco drain
- Air source heat pump (provisional location)

- 1 no 240L wheeled bin for residual waste (refuse).
1 no 240L wheeled bin for food and garden waste.
1 no 140L wheeled bin for paper and cardboard.
1 no 140L wheeled bin for glass, cans and plastics.

- One EV charging point per dwelling located on box section post.
Electricity supply 32 amp 7 kW given a 6-12 hours charging time.
All subject to existing electricity infrastructure.
Lockable chargers will be considered.

- Jigsaw access for maintenance
- 10m safety zone from boundary
- 80m contour
- Site boundary
- Sheet piling retaining structure
- Safety bollards by structural engineer.

- Masonry or concrete retaining structure
- Flag on edge or masonry retaining wall
- Acoustic fence min 2.5m high form dwelling ground floor ffl
- Visibility Sightline 2.4m x 25m

Note: in accordance with Manual for Streets (MfS) 'vehicles will normally be travelling at a distance from the kerbline', therefore visibility has been drawn 0.5m away from the nearside kerbline

schedule of accommodation (2 storey unless noted otherwise)		
type	gross internal floor area	total
2 b 3p houses	71 sq m	15
3 b 4p houses	88 sq m	6
3 b 4p houses	88.87 sq m	3
4 b 5p houses	100 sq m	1

total no dwellings 25

total site area 0.8h

car parking	
2 bedroom house	100%
3 bedroom house	100%
4 bedroom house	200%

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rev: A 23.04.23 North boundary retaining structure and acoustic fence moved closer to dwellings. Details for external works, landscaping and garden layout added. Retaining structures and key added.

rev: B 28.04.23 All level access updated, ramps added. Rear and front gardens updated to suit.

rev: C 01.05.23 Area channels added. Rear garden wall plot 25 revised.

rev: D 11.05.23 Air source heat pumps added. Vine St boundary revised. Tree updated. Potential sub station added.

KIRKLAND DEVELOPMENTS LTD

KIRKLAND DEVELOPMENTS (GORTON) LTD
VINE STREET, ABBEY HEY, GORTON, MANCHESTER
SITE PLAN GROUND
1: 200 @ A0 FULL BLEED

RESERVED MATTERS PLANNING
A0 original sheet size

23.01
PL03D
10.04.23

dwn MS

passed

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