



**Land Opposite 83-87 Vine Street,
Gorton,
Manchester.
M18 8SR.**

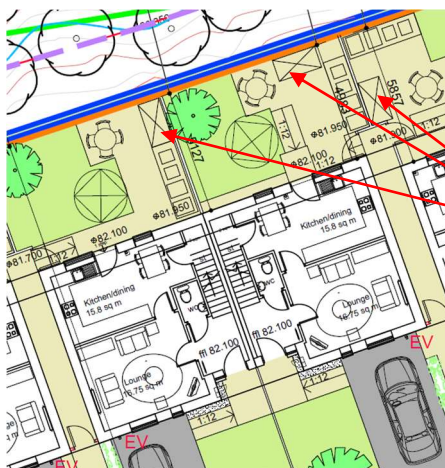
Planning Application No – 128864/OO/2020.

Response to Planning Condition 9.

11/05/23

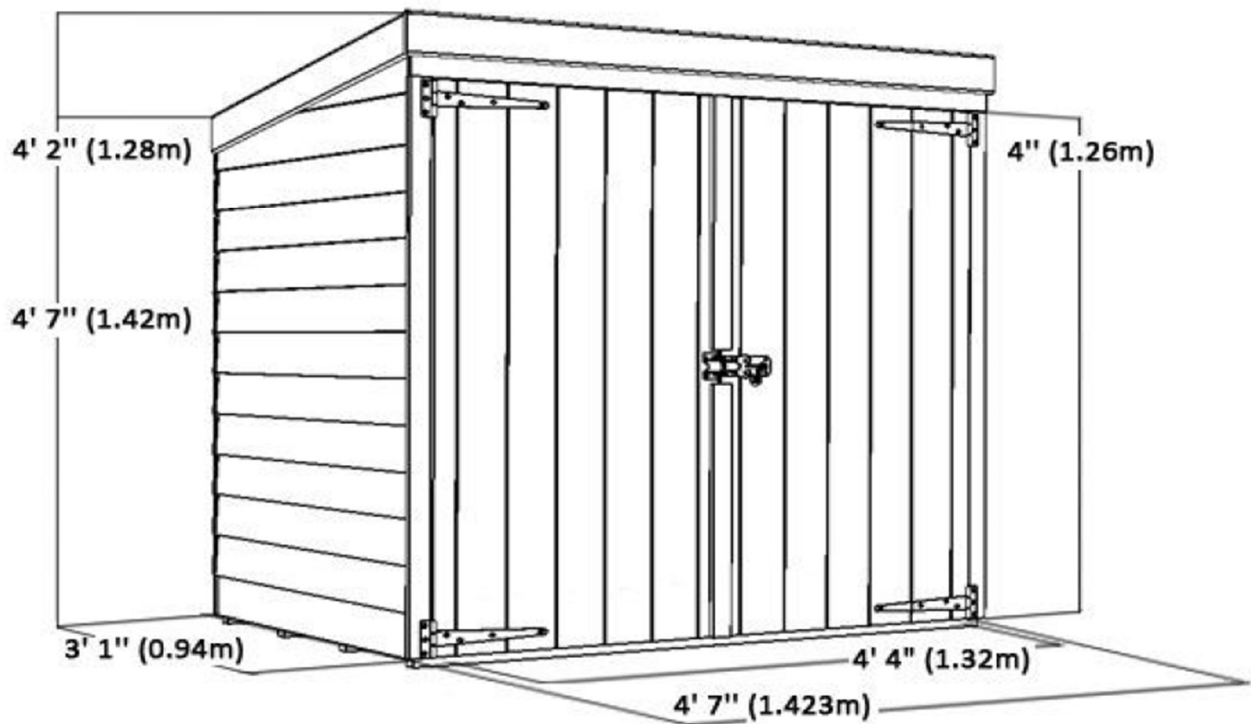
Prior to above ground works commencing, finalised detailed designs for the provision of space for cycle storage shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed dwellings being occupied.

Each property on the above development will have cycle storage, the location of which is shown on drawing no. 23.01 PL03B and indicated as such:



Cycle stores.

The cycle stores will be a purpose made timber store fixed down to a concrete flagged base:



Within the store a "Sold Secure" rated eye bolt will be fitted to enable the resident to lock the cycles in place using a suitable chain/padlock etc.

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.



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

- 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
- Sheet piling retaining structure 1.5m above ground level as vehicle safety barrier
- Masonry or concrete retaining structure
- Flag on edge or masonry retaining wall
- Acoustic fence 3m high
- Acoustic fence 2.5m high
- 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

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
developable area		0.6h
density		42 / h

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

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

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

KIRKLAND DEVELOPMENTS LTD

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

PRELIMINARY
A0 original sheet size

23.01
PL03B
10.04.23

dwn MS

passed

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