



IRVIN STREET

EAGAR STREET

McDONALD'S RESTAURANT
#0434 FAILSWORTH

0 1 2 3 4 5m
Scale 1:100

EXISTING SITE PLAN 1:100

EXISTING LAMP POST
AND SERVICE BOX
SHOWN AS PER
SURVEY INFORMATION

EXISTING BIN TO BE
RELOCATED

EXISTING DIRECTIONAL
ROAD MARKINGS TO BE
REMOVED

EXISTING DECISION
POINT DOT SIGN TO BE
REMOVED

EXISTING KERBS
AND SOFT
LANDSCAPING
TO BE REMOVED.
LAMPPOST TO
BE RELOCATED

EXISTING
DIRECTIONAL
ROAD MARKINGS
TO BE REMOVED

EXISTING YELLOW
LINING TO BE RETAINED

EXISTING KERBS
AND SOFT
LANDSCAPING
TO BE REMOVED

EXISTING WHITE
LINING TO BE
REMOVED

EXISTING DRAINAGE
CHANNEL SHOWN AS
SURVEY
INFORMATION

EXISTING BOLLARDS
TO BE REMOVED
BOULDERS TO BE
RELOCATED/
RETAINED AS SHOWN

NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain any dimensions. Work to figured data only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: At Design Workshops
Principal Designer: CSS

Unless noted below, all known hazards have been highlighted on the drawing:

- Drawing Based on AEW Architectural Drawing No. 6483_AEW_0434_2004 rev'd dated 08/11/17, OS Pro map and Gazette Survey 420584 & 101 Colman-mead Street.
- Scale for planning purposes only.
- Extent of McDonald's Demise Indicated:

Schedule of Areas	
Existing Site Area (Hectares)	0.58 ha
Existing Building (GFA) +/- (Including Carpark & Street Closures)	480 m ²

Schedule of Parking	
Existing Accessible Bays	02
Existing Car Bays	02
Existing General Bays (Inc. 90% STAFF BAYS)	03
Existing Total Bays	05

A	21/09/22	AB	MW
UPDATED FOLLOWING SURVEY INFORMATION			
UPDATES INDICATED IN RED TEXT			
-	22/07/22	AB	MW

INITIAL ISSUE

REV Date Drawn by Checked by

Status Purpose of Issue

drawing stage PLANNING

client

McDonald's Restaurants Ltd

project

1189 OLDHAM ROAD
FAILSWORTH, M40 2FU 0434

drawing title

EXISTING SITE PLAN
SEPERATE APPLICATION

date 22/07/22 drawn AB

checked MW

scale 1:200

checked

checked

checked

12824_AEW_0434_1003

1189 OLDHAM ROAD
FAILSWORTH, M40 2FU 0434

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