



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 INDICATIVELY

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 WHITE
LINING TO BE
REMOVED -
SUBJECT TO
CONFIRMATION BY
ADL

EXISTING KERBS
AND SOFT
LANDSCAPING
TO BE REMOVED

EXISTING WHITE
LINING TO BE
REMOVED

EXISTING DRAINAGE
CHANNEL SHOWN
INDICATIVELY

EXISTING BOLLARDS
TO BE REMOVED
BOLLARDS 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 Architecture Drawing No. 6483_AEW_0434_004 revE dated 08/11/17 and OS Pro Map.
- Scale for planning purposes only.
- Extent of McDonald's Demise Indicated:

Schedule of Areas	
Existing Site Area (Hectares)	0.38 ha
Existing Building (GFA / m ²)	480 m ²
Existing Car & Pedestrian	

Schedule of Parking	
Existing Available Bays	52
Existing Off Bay	52
Existing General Box (INC BAY STAFF BAYS)	52
Existing Total Bays	52

22/07/22 AB MW

INITIAL ISSUE

REV Date Drawn by - Checked by -

Status Purpose of Issue

S2 For Approval

drawing stage PLANNING

client McDonald's Restaurants Ltd

project 1169 OLDHAM ROAD
FAILSWORTH, M40 2FU 0434

drawing title
EXISTING SITE PLAN
SEPARATE APPLICATION

date 22/07/22 drawn AB
checked MW
scale:AD 1:100
scale:AS 1:200

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AEW architects
0161 214 4370
www.aewarchitects.com

