



05-XX_Site Finishes Key Copy 1

- Proposed Planning boundary
- Reinforced concrete service yard inc. dock ramp. Refer to Civil Engineers details for construction / sub-base build ups
- Tarmacadam surface to vehicular access road. Refer to Civil Engineers details for construction / sub-base build ups
- Traffic Island. Refer to Civil Engineers details for further information
- Proposed areas of soft landscaping (trees / planting / hedgerows) in accordance with Landscape Architect details
- Extent of existing trees and root protection zones (dashed orange) in accordance with Arboricultural Survey to BS5837:2012. Reference number as outlined in tree survey
- Extent of existing groups of trees/planting with root protection zones (dashed orange) in accordance with Arboricultural Survey to BS5837:2012. Reference number as outlined in tree survey
- Extent of existing hedgerows with root protection zones (dashed orange) in accordance with Arboricultural Survey to BS5837:2012. Reference number as outlined in tree survey
- New trees in accordance with Landscape Architects details
- Extent of first floor accommodation space to each unit (office & core)
- Proposed Native Scrub Planting Mix
To be planted as bare root stock, 60-80cm, planted at 1 shrub per 2-3m² including dog rose, bramble, elder, guelder rose.
- Bollards



1 05-ZZ_Site Plan as Proposed Copy 1
1 : 500

92-XX_Gross Internal Area (GIA)

Name	Area	
	Metric	Imperial
Unit 1		
Warehouse	2,790 m ²	30,032 ft ²
First Floor	279 m ²	3,003 ft ²
	3,069 m ²	33,035 ft ²
Unit 2		
Warehouse	698 m ²	7,513 ft ²
First Floor	125 m ²	1,345 ft ²
	823 m ²	8,859 ft ²
Unit 3		
Warehouse	558 m ²	6,006 ft ²
First Floor	139.5 m ²	1,502 ft ²
	697.5 m ²	7,508 ft ²
Unit 4		
Warehouse	465 m ²	5,005 ft ²
First Floor	116.3 m ²	1,251 ft ²
	581.3 m ²	6,257 ft ²
Unit 5		
Warehouse	871 m ²	9,375 ft ²
First Floor	142 m ²	1,528 ft ²
	1,013 m ²	10,904 ft ²
Unit 6		
Warehouse	585.5 m ²	6,302 ft ²
First Floor	104.3 m ²	1,122 ft ²
	689.8 m ²	7,425 ft ²
Unit 7		
Warehouse	343.5 m ²	3,698 ft ²
First Floor	119.5 m ²	1,286 ft ²
	463 m ²	4,964 ft ²
Unit 8		
Warehouse	513 m ²	5,521 ft ²
First Floor	96.9 m ²	1,043 ft ²
	609.9 m ²	6,564 ft ²
Unit 9		
Warehouse	435.2 m ²	4,684 ft ²
First Floor	146.7 m ²	1,579 ft ²
	581.9 m ²	6,263 ft ²
Total:	8,528.3 m ²	91,798 ft ²

92-XX_Gross External Area (GEA)

Name	Area	
	Metric	Imperial
Unit 1		
Ground Floor	2,899 m ²	31,205 ft ²
First Floor	314 m ²	3,379 ft ²
	3,213 m ²	34,584 ft ²
Unit 2		
Ground Floor	741 m ²	7,977 ft ²
First Floor	145 m ²	1,558 ft ²
	886 m ²	9,535 ft ²
Unit 3		
Ground Floor	585 m ²	6,300 ft ²
First Floor	157 m ²	1,687 ft ²
	742 m ²	7,987 ft ²
Unit 4		
Ground Floor	489 m ²	5,265 ft ²
First Floor	131 m ²	1,410 ft ²
	620 m ²	6,675 ft ²
Unit 5		
Ground Floor	920 m ²	9,901 ft ²
First Floor	164 m ²	1,763 ft ²
	1,084 m ²	11,664 ft ²
Unit 6		
Ground Floor	625 m ²	6,727 ft ²
First Floor	116 m ²	1,244 ft ²
	741 m ²	7,971 ft ²
Unit 7		
Ground Floor	364 m ²	3,918 ft ²
First Floor	132 m ²	1,420 ft ²
	496 m ²	5,338 ft ²
Unit 8		
Ground Floor	541 m ²	5,820 ft ²
First Floor	108 m ²	1,158 ft ²
	648 m ²	6,978 ft ²
Unit 9		
Ground Floor	444 m ²	4,778 ft ²
First Floor	161 m ²	1,736 ft ²
	605 m ²	6,514 ft ²
Total:	9,034 m ²	97,246 ft ²

Parking Schedule

Description	Count
Unit 1	
Standard car parking bay	25
Standard car sharing parking bay	2
Standard electric vehicle charging parking bay	4
Accessible car parking bay	2
Motorcycle bay	4
	37
Unit 2	
Standard car parking bay	4
Standard car sharing parking bay	1
Standard electric vehicle charging parking bay	1
Accessible car parking bay	1
Accessible electric vehicle parking bay	1
	8
Unit 3	
Standard car parking bay	2
Standard car sharing parking bay	1
Standard electric vehicle charging parking bay	1
Accessible electric vehicle parking bay	1
	5
Unit 4	
Standard car parking bay	2
Standard car sharing parking bay	1
Standard electric vehicle charging parking bay	1
Accessible electric vehicle parking bay	1
	5
Unit 5	
Standard car parking bay	5
Standard car sharing parking bay	1
Standard electric vehicle charging parking bay	1
Accessible car parking bay	1
Accessible electric vehicle parking bay	1
	9
Unit 6	
Standard car parking bay	6
Standard car sharing parking bay	1
Standard electric vehicle charging parking bay	1
Accessible car parking bay	1
Accessible electric vehicle parking bay	1
	9
Unit 7	
Standard car parking bay	1
Standard car sharing parking bay	1
Standard electric vehicle charging parking bay	1
Accessible car parking bay	1
Accessible electric vehicle parking bay	1
	4
Unit 8	
Standard car parking bay	4
Standard car sharing parking bay	1
Standard electric vehicle charging parking bay	1
Accessible car parking bay	1
Accessible electric vehicle parking bay	1
	8
Unit 9	
Standard car parking bay	2
Standard car sharing parking bay	1
Standard electric vehicle charging parking bay	1
Accessible car parking bay	1
Accessible electric vehicle parking bay	1
	5
Total: 90	90

Bicycle Provision

Count
Unit 1
18
Unit 2-5
20
Unit 6
4
Unit 7
4
Unit 8
6
Unit 9
4
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P09	Issued in support of full Planning Application	AD	19.11.25	BB
P08	Issued in support of full Planning Application	AD	11.11.25	BB
P07	Issued in support of full Planning - Existing Trees T02.03.04.12 proposed to be retained, Block 3 location amended, drawing number amended.	AD	20.10.25	BB
P06	Issued in support of full Planning Application	PM	30.07.25	BB
P05	Final draft issue for approval prior to formal Planning issue	PM	25.07.25	BB
P04	Parking provision and designation of spaces updated. Existing trees to be removed omitted for this issue.	PM	13.05.25	ME
P03	Dock ramp retaining wall reduced. Unit 2 moved to increase Unit 3 yard depth and incorporate safe pedestrian route. Trees to be removed indicated	PM	06.05.25	ME
P02	Updated to incorporate comments received. Unit 2 location moved to increase Unit 3 yard depth. General updates to finishes	PM	25.04.25	ME
P01	Issued for information purposes	PM	16.04.25	ME
Rev	Revision Details	Drawn	Date	Chkd

Project No: **25006**
Suitability: **A APPROVED FOR STAGE 3**
Status: **Planning**

Client:

Kier Sharston Ltd

Project:

**Sharston Industrial Estate
Sharston Road,
Wythenshawe,
Manchester**

Sheet Name:

Site Plan as Proposed

Drawing No: **25006-HFR-AV-XX-DR-A-0502** Rev: **P09**
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