Scale 1:200

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-	FIRST ISSUE	13.03.26	HK
A	BIN STORAGE INFORMATION ADDED AS PER PLANNING REQUEST	23.03.26	HK
B	PLANNING UPDATES	30.04.26	HK
C	PLANNING UPDATES	06.05.26	HK
D	PLANNING UPDATES	12.06.26	HK

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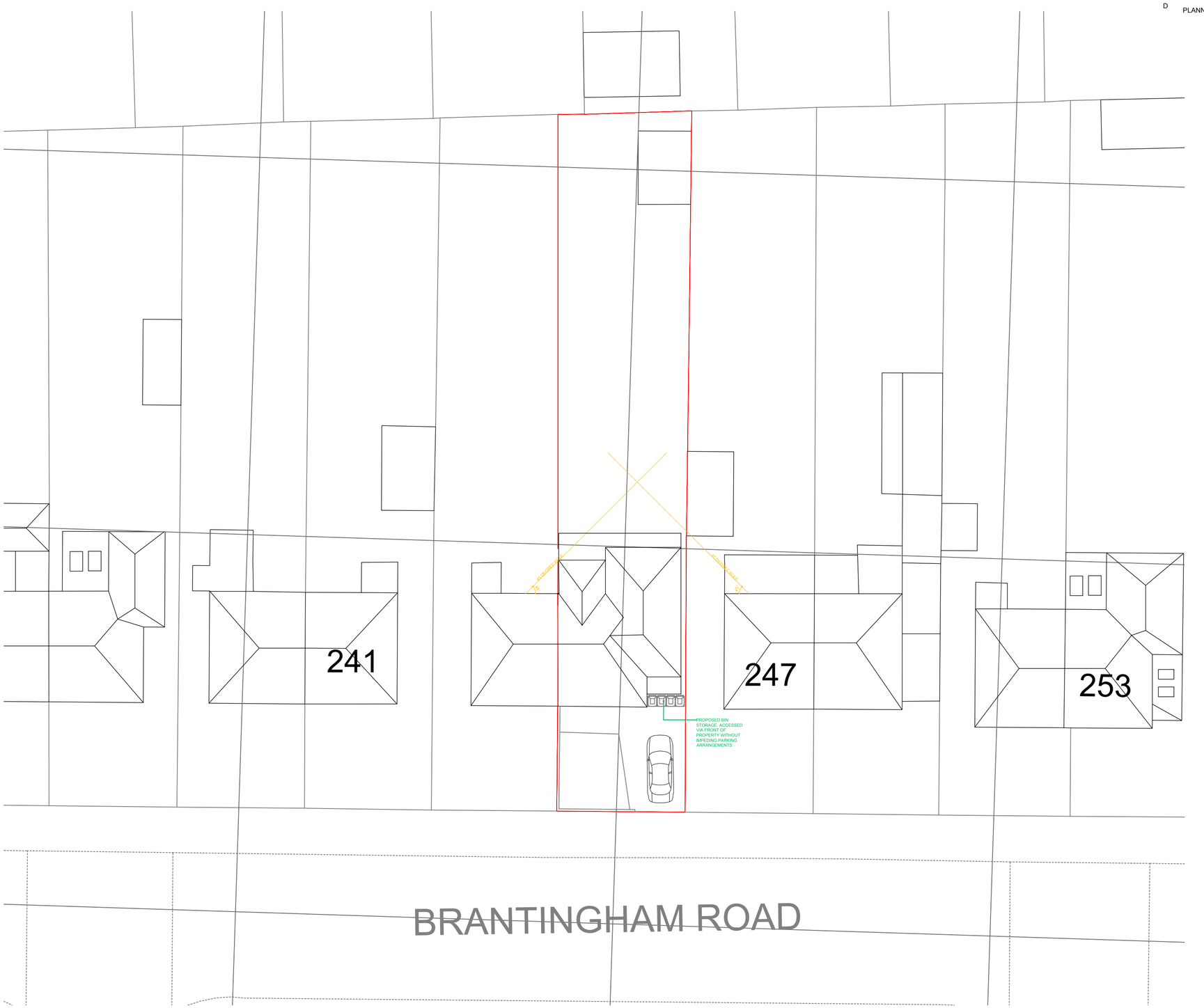

PLANNING DRAWING NOTES

- These drawings have been prepared for the purpose of a planning application only and must not be used for construction, tender, or building work. Detailed construction information will be provided separately where Building Regulations approval is required.
- The drawings illustrate the design intent and scale of the proposed development for planning purposes. Any structural, construction, or service information shown is indicative only and subject to detailed design.
- All dimensions are to be verified on site prior to commencement of works. Any discrepancies between drawings and site conditions must be reported to the designer before work proceeds.
- Do not scale from this drawing. Only figured dimensions are to be used.
- The contractor and client are responsible for ensuring that all necessary statutory approvals are obtained prior to commencement of works. These may include, but are not limited to:

1. Planning Permission
2. Building Regulations Approval
3. Party Wall etc. Act 1996 (where applicable)

- The contractor shall ensure that all works are carried out in accordance with the current UK Building Regulations, relevant British Standards, and all applicable statutory requirements.
- Existing site information shown on the drawings, including boundaries, structures, levels, drainage, and services, has been prepared based on available information and should be verified on site prior to construction.
- The exact location of existing services, drainage runs, and underground utilities must be confirmed on site prior to any excavation or construction works.
- Any proposed drainage, structural elements, or construction details indicated on these drawings are diagrammatic only and will require further technical design and approval at Building Regulations stage.
- The drawings should be read in conjunction with all submitted planning documents, including application forms, location plans, site plans, and any supporting reports forming part of the planning submission.
- Materials, finishes, and external appearance indicated on the drawings are illustrative of the proposed design intent and may be subject to agreement with the Local Planning Authority where required.
- Any trees, landscaping, or external features shown are indicative unless otherwise stated and may be subject to separate landscaping or arboricultural information where required by the Local Planning Authority.
- The client and contractor are responsible for ensuring compliance with any conditions attached to a planning approval prior to and during construction.
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- All works shall be carried out by competent contractors and consultants, and any specialist design required shall be undertaken by appropriately qualified professionals

PLANNING ISSUE

LBV

CLIENT:	PROJECT:	TITLE:	DRAWING:	JOB:	SCALE:	DRAWN:	REVISION:
MR HAMZA AKRAM	245 BRANTINGHAM ROAD MANCHESTER, M21 0TP	PROPOSED SITE PLAN	SP1.01	RP.74	1:200 @A2	HK	D

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