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PLANNING DRAWING
This drawing has been prepared for submission to the relevant Local Authority as part of a Planning Application. It is not intended to assist with the pricing of any elements.

For Structural details refer to the Structural & Civil Engineers detailed design drawings & specifications.

For M&E information, refer to the M&E Engineers and sub contractor's design drawings & specifications.

For Health & Safety information, refer to the Designers Risk Assessments. This drawing is copyright and may not be reproduced in whole or part without written authority.

Drawing Revisions

Rev	Date	Description	Drawn	Chk'd By
P01	15.12.25	Planning Submission	AV	AV
P02	29.04.26	Design Development	AV	JW

Area kept clear for potential fire tender access

Area identified for provision of sprinkler tanks, subject to tenant requirements and to be confirmed under separate application

Future provision of EVC, 6 passive spaces

35 parking spaces incl 2 disabled, 4 Active EVC and 2 car share priority

Secure bike store 28x long stay cycle spaces (double stacked)

Car Share Priority

Shared surface area incl. dropped kerb - access for fire tender in emergency only, removable bollards included

Canopy Above

Entrance

Lift

Bin Store

Additional 4 parking spaces for Unit 3

Proposed sliding doors in perimeter fence accessible for fire fighting purposes

Outdoor Condensers

Warehouse Unit 3

67000

67100

Access to roof

Proposed Totem

Area kept clear for potential fire tender access

Proposed sliding doors in perimeter fence accessible for fire fighting purposes

Proposed Low Retaining Wall

+66.20
+66.21
+66.50
+66.17
+66.60
+66.69

Gross External Area Schedule

Name	Area	Area Sq Ft
Unit 1 Ground Floor	2,975 m²	32,023 ft²
Unit 1 First Floor	381 m²	4,098 ft²
	3,356 m²	36,122 ft²
Unit 2 Ground Floor	3,714 m²	39,981 ft²
Unit 2 First Floor	474 m²	5,102 ft²
	4,188 m²	45,083 ft²
Unit 3 Ground Floor	4,438 m²	47,772 ft²
Unit 3 First Floor	555 m²	5,973 ft²
	4,993 m²	53,745 ft²
	12,537 m²	134,949 ft²

Gross Internal Area Schedule

Name	Area	Area Sq Ft
Unit 1 Ground Floor	2,834 m²	30,505 ft²
Unit 1 First Floor	340 m²	3,660 ft²
	3,174 m²	34,165 ft²
Unit 2 Ground Floor	3,557 m²	38,283 ft²
Unit 2 First Floor	428 m²	4,602 ft²
	3,984 m²	42,885 ft²
Unit 3 Ground Floor	4,275 m²	46,019 ft²
Unit 3 First Floor	513 m²	5,526 ft²
	4,789 m²	51,545 ft²
	11,947 m²	128,596 ft²

Key:
- Ground Floor
- First Floor
- Future EVC Provision
- Application Boundary
- Car Share Priority
- 2.5m Tall Acoustic Fence

Parking:

Car Parking - 105
Incl. Accessible Spaces - 6 spaces
Incl. Car Share Spaces - 6 spaces
Incl. EVC Spaces (Active) - 11 spaces
Incl. Future EVC Provision - 21 spaces

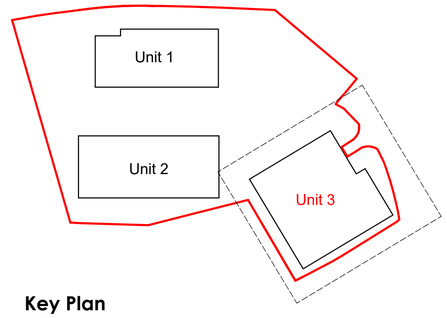
Cycle Parking - 102
Long Stay - 72 spaces
Short Stay - 30 spaces

N

0 2 4 10m

SCALE 1 : 200

Proposed Unit 3 Ground Floor Plan
1 : 200



Key Plan
1 : 2000

THE HARRIS PARTNERSHIP
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Karlin VMH Ltd c/o Global Mutual

Project Title
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Drawing Title
Proposed Unit 3 Ground Floor Plan

Drawn	Checked	Scale @A1	BIM Status	Date
AV	AV	As indicated		5.11.2025

Drawing Status	Rev.	THP Project No
PLANNING	P02	21701

Project No. Originator Volume Level Type Role Number
21701 -THPL - XX - XX- DR- A-(PL)1117