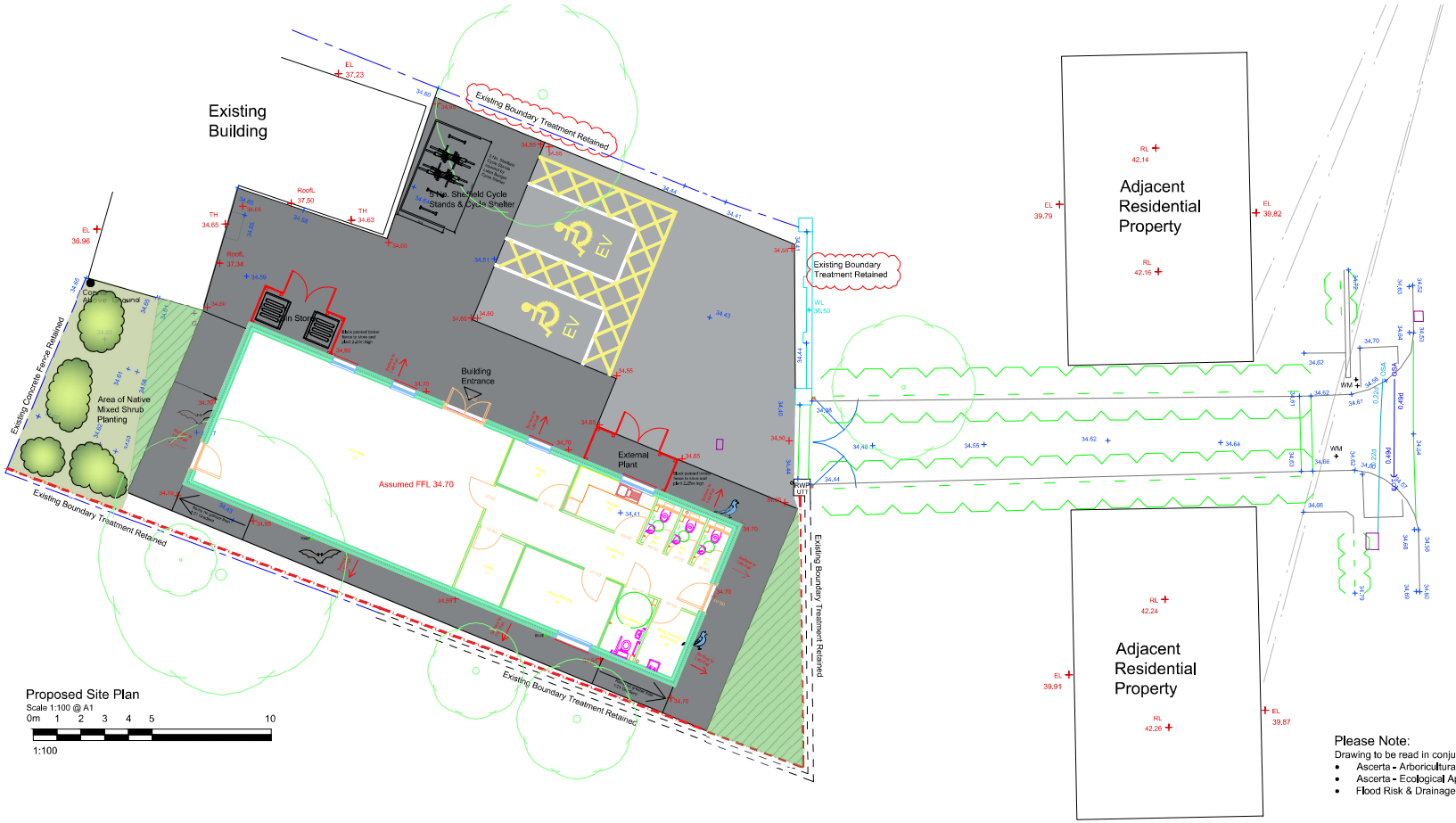
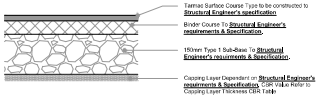


Proposed Site Plan
Scale 1:100 @ A1
0m 1 2 3 4 5 10
1:100

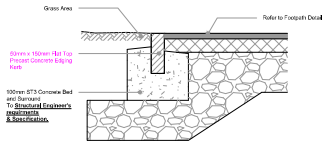
Landscaping Key

- Tarmac Footpath
- Tarmac Road
- Brick Paving
- Concrete Paving Slabs
- Gravel
- Grass Area
- Modified Grass Area as per BNG
- Embankment
- Proposed Tree
- Existing Tree
- Existing Tree Removed
- Proposed Planting
- Line of 2m High Closeboard Acoustic Fence
- 2 No. Bird Box
  25mm of 38mm entrance hole box, house sparrow terrace, swift box attached or integrated within retained or new buildings on site
- 2 No. Bat Box
  Schwegler 1FR Bat Tube or Habibat 3S bat boxes or similar attached to a at eaves level on south elevations in locations away from direct and indirect lighting, as far as possible.

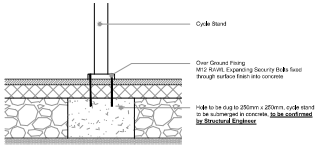
Please Note:
Drawing to be read in conjunction with
- Ascerta - Arboricultural Impact Assessment (Ref: P.2065.24)
- Ascerta - Ecological Appraisal (Ref: P.2065.24)
- Flood Risk & Drainage Solutions - Flood Risk and Drainage Impact Assessment (Ref: 2024-047-05)



Tarmac Areas
Scale 1:10 @ A1
0mm 100 200 300 400 500 1000
1:10



Tarmac Edge Detail
Scale 1:10 @ A1



Over Ground Cycle Stand Fixing
Scale 1:10 @ A1

UNLESS STATED OTHERWISE, THE DESIGNS SHOWN ARE SUBJECT TO DETAIL SITE SURVEY AND INVESTIGATIONS AND/OR APPROVAL OF THE RELEVANT VARIOUS LOCAL AUTHORITY OFFICERS, STATUTORY UNDERTAKERS, FIRE OFFICERS AND ENGINEERS. THEY ARE PROJECT AND SITE SPECIFIC.

THIS DRAWING SHOULD NOT BE SCALED FROM.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

ANY DRAWING ERRORS OR DISCREPANCIES SHOULD BE REPORTED TO VAUGHAN ARCHITECTURE LTD

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DRAWING STATUS
DRAWN BY: JW
SCALE: 1:100 @ A1
DATE: October 2025

A1

P01	First Issue for Client Comments	01/10/25	JW SC
P02	Bat & Bird Box provision added	15/10/25	JW SC
P03	rwp's amended following calculation	15/12/25	JW JS
	Amended as per BNG Management Plan		
P04	External Wall build up amended	06/01/26	JW SC
C01	First Construction Issue	29/01/26	JW SC
C02	Boundary Treatment Note Added	06/05/26	TB JW

N

Shows Latest Revision as Scheduled

PREMIER MODULAR

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Latest Projects

CLIENT: Youth Investment Fund
PROJECT TITLE: OMYOP Depot - 392a Yew Tree Road, Manchester, M20 3GF
DRAWING TITLE: Proposed Site Plan
PROJECT NO.: VAD.25.21
DRAWING NO.: 40892-PML-XX-DR-A-000021
REVISION: C02 STATUS: S5

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