Note: This drawing is based on topographical survey carried out by iG Surveys Limited (drawing no J521-01 dated 19th July 2024)

Note: Ordnance Survey data indicated for context purposes only

Note: This drawing is to be used for 'Proposed Site Plan' purposes only

This drawing to be read in conjunction with Portakabin Limited drawing numbers:

PTK-A1-00-D-A-1001 - Ground Floor Plan & Elevations
PTK-A1-00-D-A-1802 - Existing Site Plan

This drawing is to be read in conjunction with all relevant M&E Consultant detail design drawings and specifications

This drawing is to be read in conjunction with Arbtech - CEMP-Habitat Management and Monitoring Plan Issue 01 dated 12th January 2026

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Do not scale off this drawing. All discrepancies to be reported to Portakabin Limited.

Rev:	Date:	Description:	By:	Chk:
P01	21/01/26	First Issue	MC	SPM
P02	30/01/26	Footpath link added at North East corner of building, updated to accord with latest G.A Plan (PTK-A1-00-D-A-1001 revision P04)	MC	SPM
P03	19/02/26	Caged Gas Bottle Store removed to suit T&T email instruction 19-02-26	MC	SPM
P04	20/03/26	Asphalt concrete indicated in lieu of paving to external hardstandings, bin store note amended, existing tree location updated to accord with Build Warranty dwg no 2901-110B and annotation updated to suit	MC	SPM

Ash Tree Road

Existing boundary fence and gate to be retained

Fence

Gate

Grass

Area of modified grassland

2no 'Mario Dual Chamber Sparrow Terrace' bird boxes or similar equal and approved to be located on building fascia

New tree

Stmp

Retaining Wall

Pavement

TWL

IG1 75.105

IG2 75.183

Existing boundary wall / fence to be retained

Sp

Lp

New 2.25m high 'hit & miss' timber fenced Plant / Bin Store enclosure (Colour: Black)
Note: To be fully independant of building structure/cladding

Line of concrete pin kerb to hardstanding

New 'asphalt concrete' hardstanding

Bin Store

Plant

Crumpsall Park building

Entrance

Cycle hoops

New 'asphalt concrete' hardstanding

2no 'Vivara Pro Build-in Woodstone Bat Tube' bat boxes or similar equal and approved to be located on building fascia

New 'asphalt concrete' hardstanding link footpath

Note: Existing tree not picked up on topographical survey, position indicated in line with Build Warranty dwg no 2901-110B External Works Layout received in email 5th March 2026

Existing trees retained zone

3000

Retaining Wall

Line of existing 450mm foul/combined drain

New 'asphalt concrete' hardstanding to link into existing retained pedestrian access

Tp

Vegetation

Area of 'mixed scrub' (retained)

Area of 'mixed scrub'

Bush

Make good/replace where necessary verge/kerb edging following removal of existing path

Existing pedestrian site access retained

83

1:100 0 2 4 6 8 10 m

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Status:	Purpose Of Issue:
S0	Preliminary

Client: **Turner & Townsend**

Project: YIF 20 Crumpsall Park

Title: Proposed Site Plan

Scale @ A1:	Date:	Drawn By:	Checked By:
1 : 100	21/01/26	MC	SPM

Opportunity Number:	Project Number:
OPP1374276	16973

Document Number: **PTK - A1 - 00 - D - A - 1803** Rev: **P04**