N

Existing public footpath between 'Ten Acres Lane' & 'Canal Tow Path' shown as ■■ on plan (situated within ownership but beyond fence line).
Leading to byway (No. 66) on "Canal Tow Path". shown as ■■ on plan

Mature Willow, RPZ over site boundary

Existing Sub Station to be removed

Unit A 5,400ft²
Unit B 5,050ft²
Unit C 5,050ft²
Unit D 5,800ft²
Unit E 7,300ft²
Unit F 11,500ft²
Unit 1 39,500ft²
Unit 2 25,800ft²
Unit 3 30,000ft²
Unit 4 153,700ft²
Unit 5 123,600ft²
Unit 6 47,800ft²

ROCHDALE CANAL
TEN ACRES LANE
GRIMSHAW LANE
BRISCOE LANE
STAPLEHURST ROAD
MAYKAH CLOSE
Depot
Ardwick Junction
Bakery
Travelling Crane
Track
Site Access
Overflow Car Park
El Sub Sta
Tks
FB
SL
GG
MP 2.0

12.5m
13m
19.38m
50m
17.63m
17.54m
37.5m
40m
32m
16.95m
7.3m

KEY

1. Recycling & Refuse
2. Cycle Storage (Sheffield Stands)
3. Motorbike Parking Bay
4. EV Electric Car Charging Points
5. Area for External Plant

S/S Existing Electrical Sub Station
S/S Proposed Electrical Sub Station
Unit Entrance
Existing Fence Line
Proposed Fence Line

Trees & Vegetation Existing & Proposed

- Existing Trees
- Existing Vegetation
- Ground Cover: evergreen and decidous shrub ground cover planting with specimen shrubs.
- Deciduous Hedge: shrub hedge planted in double staggered rows as detailed.
- Specimen Shrub: specimen native shrub planting as detailed.
- Wild flower meadow areas: to be seeded with wildflower seed mix as detailed; refer to notes.
- Native Shrub Planting: native shrub planting mix under planted with wildflower seed mix as detailed.
- Bulb Planting: native bulbs to be scattered within soil as detailed.
- Tree Planting: tree planting with tree canopy spread illustrated at 25 years growth.

Disclaimer:
Subject to survey.
The topographical information shown is based on the topographical survey by Greenhatch Group
Survey project no. *37505_T Rev1 January 2021*

Notes:
Site Boundary
(103,050m²/ 25.46 acres /10.31ha)

AREA SCHEDULE(GIA)

UNIT A (GIA)	**5,400ft²**
Warehouse (Incl. office Undercroft)	4,450ft²
Office (FF Only)	950ft²
Car parking spaces	*5*
UNIT B (GIA)	**5,050ft²**
Warehouse (Incl. office Undercroft)	4,175ft²
Office (FF Only)	875ft²
Car parking spaces	*4*
UNIT C (GIA)	**5,050ft²**
Warehouse (Incl. office Undercroft)	4,175ft²
Office (FF Only)	875ft²
Car parking spaces	*4*
UNIT D (GIA)	**5,800ft²**
Warehouse (Incl. office Undercroft)	4,750ft²
Office (FF Only)	1,050ft²
Car parking spaces	*5*
UNIT E (GIA)	**7,300ft²**
Warehouse (Incl. office Undercroft)	5,950ft²
Office (FF Only)	1,350ft²
Car parking spaces	*7*
UNIT F (GIA)	**11,500ft²**
Warehouse (Incl. office Undercroft)	9,900ft²
Office (FF Only)	1,600ft²
Car parking spaces	*11*
UNIT 1 (GIA)	**39,500ft²**
Warehouse (Incl. office Undercroft)	36,900ft²
Office (FF Only)	2,600ft²
Car parking spaces	*53*
UNIT 2 (GIA)	**25,800ft²**
Warehouse (Incl. office Undercroft)	23,750ft²
Office (FF Only)	2,050ft²
Car parking spaces	*35*
UNIT 3 (GIA)	**30,000ft²**
Warehouse (Incl. office Undercroft)	28,000ft²
Office (FF Only)	2,000ft²
Car parking spaces	*32*
UNIT 4 (GIA)	**153,700ft²**
Warehouse (Incl. office Undercroft)	144,100ft²
Office (FF Only)	4,800ft²
Office (SF Only)	4,800ft²
Car parking spaces	*120*
UNIT 5 (GIA)	**123,600ft²**
Warehouse (Incl. office Undercroft)	116,300ft²
Office (FF Only)	3,650ft²
Office (SF Only)	3,650ft²
Car parking spaces	*102*
UNIT 6 (GIA)	**47,800ft²**
Warehouse (Incl. office Undercroft)	44,200ft²
Office (FF Only)	3,600ft²
Car parking spaces	*75*
TOTAL AREA (GIA)	**460,500ft²**
Car parking spaces	*453*

Rev:	Notes:	Date:	Dwn:	Iss:
R	Retaining wall extended, staircase added.	07.07.26	MP	HA
Q	Amendments to include revision clouds to indicate changes.	22.11.23	BG	HA
P	Amended to suit levels and substation relocation.	16.11.23	BG	HA

0 10 20 30 40 50

Client: CANMOOR

hale
ARCHITECTURE
22c Leathermarket Street, London, SE1 3HP

Project: Grimshaw Lane, Manchester

Drawing Title: Proposed Site Plan

Project No:	Scale @ A1 @ A3	Revision:
20066	1:1000 / 1:2000	R

Drawing No: PL-1003