RED LINE BOUNDARY BASED ON TITLE REF: MAN385329.
ADAPTED TO FOLLOW TOPO SURVEY FEATURES
AREA = 7870 SQM / 1.945 AC

SCHEDULE OF AREAS (TYPE 1300)	
SALES =	1334 m²
WAREHOUSE=	410 m²
ANCILLARY=	221 m²
GIA =	1965 m²
GEA (EX. CANOPY) =	2045 m²
GEA (INC. CANOPY) =	2215 m²
FIRST FLOOR PLANT DECK =	139m²

HT9 HT8 HT10 HT7 HT6 HT4 HT5 HT1 HT2 HT3
CT9 CT8 CT6 CT5 CT4 CT2 CT1 CT3
M1 M2 M3 M4 M5 M6 M7

SALES AREA
1334 m²
AREA DUE TO SPATIAL CONSTRAINTS

106 TOTAL CAR PARKING SPACES
INCL. 2 EVC, 6 ACCESSIBLE, 9 P&C

FIRST FLOOR PLANT DECK

BRIGHTER BEGINNINGS NURSERY

EXISTING ACCESS ADAPTED

evidence of montbretia in neighbouring garden

BASED ON CORA HIGHWAYS CONSULTANT DESIGN REF: '16-3060-002 Access'

HOLLINWOOD AVENUE

ST MARGARETS ROAD

ON FDA LANDSCAPE CONSULTANT DRAWING REF: 'R-2825-1A'

ON TECHNICS SURVEY REF: SP241170-0924-01A

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DO NOT SCALE!

Rev	Description	Date	By	Chk
J	Updated soft landscaping and proposed trees to reflect latest existing trees retained and proposed new trees including additional trees within car park in line with FDA drawing 'R-2825-1A'	10/07/2025	JBH	
I	2 additional pedestrian hoops added under canopy	17/06/2025	JBH	
H	Additional hatched area provided to bollard edge of disabled bays, adjusted turning area at end of aisle and fire	16/06/2025	JBH	

client: Lidl GB Ltd

project: Hollinwood Ave, Manchester

drawing title

date: September 2024
status: Planning
scale: 1:500 @ A3
drawn: JBH checked: MH

htarchitects
York P
8 Brit

DISCLAIMER :
SURVEY BASED ON VISUAL INSPECTION OF SURFACE GROWTH. JKSL HOLD NO LIABILITY FOR AREAS NOT IDENTIFIED IN INITIAL INVESTIGATION WORKS. CONTINUED MONITORING OF SITE IS RECOMMENDED

- Development boundary
- Approx extents of recorded Cotoneaster sp surface growth
- Possible extents of Cotoneaster sp propagules
- Approx extents of recorded Montbretia surface growth
- Possible extents of Montbretia propagules
- Approx extents of recorded Horsetail surface growth
- Likely/possible extents of propagule spread
- Approx extents of root protection areas
- Anticipated extents of excavation

N

SURVEY ORIENTATED TO MAGNETIC NORTH

Client
Lidl Great Britain Limited

Contract
440 Hollinwood Avenue, Moston, Manchester, M40 0JH

Drawing
Impacts on development - anticipated extents of excavation

Japanese Knotweed Solutions
W: T: Low Wood Commercial Warehouse, Suite 3 - 5, 574 Manchester Road, Bury, BL9 9SW
E: P:

Drawing No: JK26-1014-02 Revision: /
Scales: NTS Date: 15-06-2026
Drawn: JH Checked: AD