



Proposed Site Plan
Scale 1:500
0m 10m 20m 30m 40m

NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

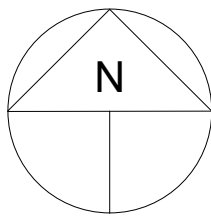
Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site. The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

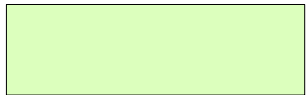


Legend:



The area delineated by the dashed red line represents the proposed riparian zone, a transitional area between the planned residential development and the River Roch. The dimensions provided indicate the approximate minimum and maximum distances from the proposed fences to the river.

Plot 31 illustrates the minimum distance, including the distance to the proposed house. The overall width of the frontage impacting the River Roch is also indicated. Please note that all fences may be removed if necessary for maintenance activities along the riverbank



Proposed Riparian Area = approx 3206 m2

Average depth of the wildlife habitat along the river:

$$\frac{\text{Riparian Area}}{\text{Frontage width}} = \frac{3206 \text{ m}^2}{132.5 \text{ m}} = 24 \text{ m Average}$$

Drawing Status: PLANNING

REV DESCRIPTION CHECK DATE

CLIENT

Hallmark Developments

PROJECT

Proposed Residential Development at
Oakenrod, Rochdale, OL11 4EQ

DRAWING

Proposed Riparian Area

SCALE	DATE	DRAWN	CHECKED
1:500 @ A1	06.2024	PB	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0885-105			

