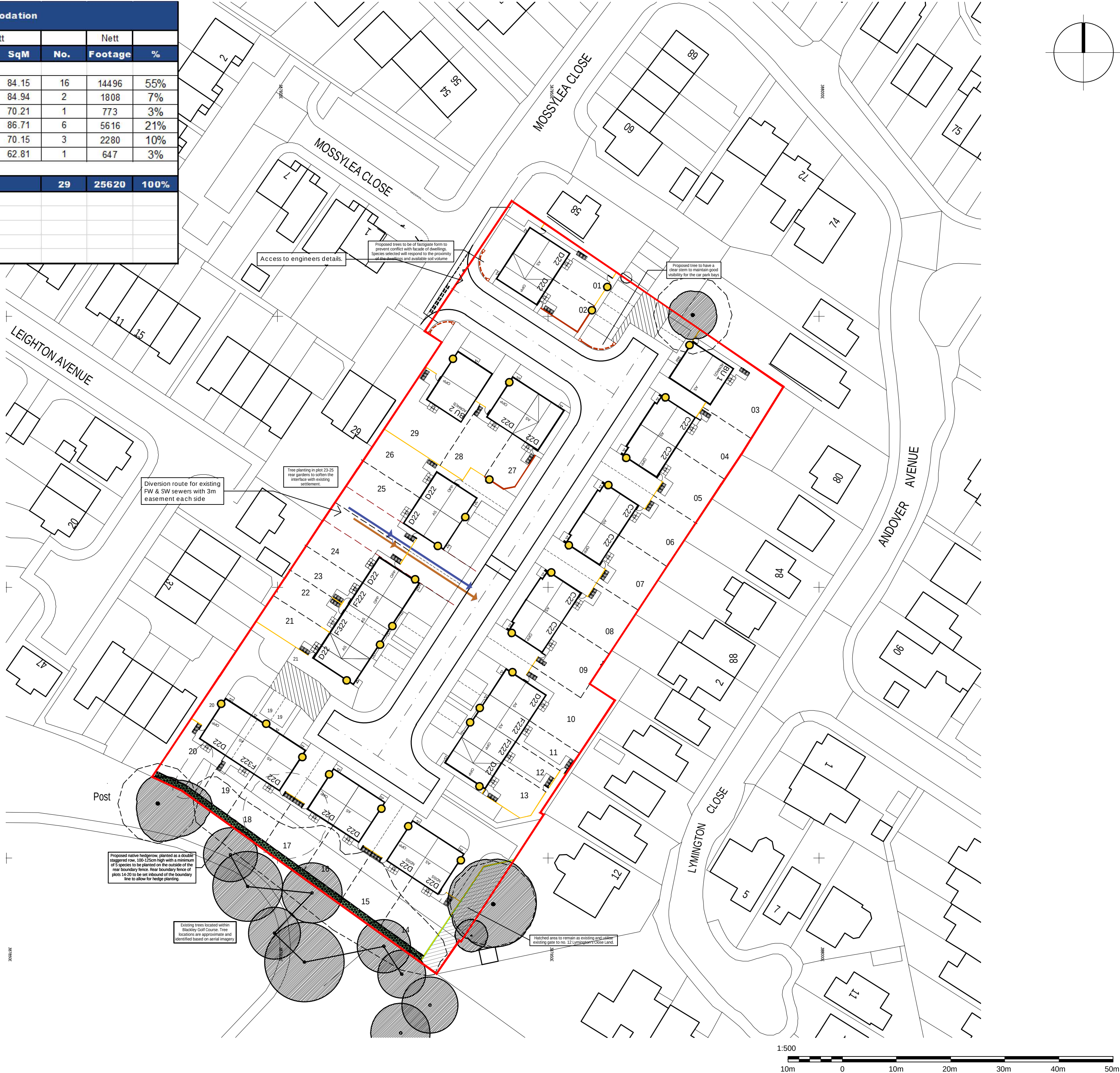


Mossylea Close, Rochdale.

Schedule Of Accommodation							
Ref	Description	Height	Nett		No.	Nett	
			SqFt	SqM		Footage	%
Type D22	3B4P Semi/Mews	2	906	84.15	16	14496	55%
Type F322	3B5P Mews	2	914	84.94	2	1808	7%
Type BU 2	2B Bungalow Det.	1	756	70.21	1	773	3%
Type C22	3B Semi Det.	2	933	86.71	6	5616	21%
Type F222	2B3P Mews	2	755	70.15	3	2280	10%
Type BU 1	2B Bungalow Det.	1	676	62.81	1	647	3%
Total					29	25620	100%
Site Area (Gross)		1.89	Acres				
Site Area (Nett)		1.7	Acres				
Site Area (Nett)		0.7	Ha				
Footage		15070.59					
Density		17.1	U/Acre				



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Do not scale from this drawing - Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.

For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.

MPSL Planning & Design Ltd. shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of MPSL Planning & Design Ltd.

ELECTRIC VEHICLE CHARGING

Denotes indicative position of min. Mode 3 min. 7kW nominal output EV charging point, positioning & spec. all in accordance with Approved Document SI Building Regulations 2010.

KEY

- Proposed new tree planting to Landscape Architect's spec.
- Denotes shared driveways.
- Denotes gifted land.
- Denotes low wall to entrance
- Denotes 1.8m high plot divisional fence.
- Denotes 1.8m high close boarded fence.
- Denotes 1.8m high screen wall.
- Denotes trees to be retained.
- Denotes tree to be removed.
- Denotes proposed native hedgerow with green screen fence set in bound of boundary.
- Denotes shrub planting, refer to landscaping layout for further details.
- Denotes proposed hedgerow, refer to landscaping layout for further details.

M	01.12.2023	EV charging points added to satisfy Condition No. 19 of 2021/17/PA.	ABE
L	23.03.2023	Boundary amended to plot 14 to reflect adjacent excluded land	DM
K	12.03.2023	Landscaping strip added in front of plots 11 and 22.	DM
J	02.03.2023	Parking to plot 10 amended to remove off-street parking.	CH
H	07.02.2023	Parking amended in front of plots 10 - 13	CH
G	09.01.2023	Layout amended to suit changes to house types BU1, BU2 and C22. House type square footage revised.	CW
F	09.12.2022	C13 introduced to plots 04 - 09. Bespoke L12 added to plot 03.	CH
E	29.06.2022	Plot 29 L12 amended to be WC3 compliant.	ABE
D	23.05.2022	Plots 21-26 amended to accommodate sewers diversion (B22 type omitted). Road re-aligned.	ABE
C	26.04.2022	Landscaping shown plot 17 shown as D type.	ABE
B	01.03.2022	New blocks (wider external & party walls).	ABE
A	18.02.2022	All 2 storey.	ABE

Rev	Date	Revision	Initials

* Client

LANCET HOMES

* Drawing Title

PLANNING LAYOUT

* Project

Mossylea Close, Rochdale.

Job No	20042	Drwg No	01	Drawn	AC	Rev	M
Scale	1:500 @ A2	Date	MARCH 2023	Stage	FOR PLANNING		

mpsi planning & design ltd
14 west point enterprise park,
claremont avenue, traillpark,
manchester.
M17 2QS

t: 0161 772 1999
e: info@mpsidesign.co.uk
www.mpsidesign.co.uk