

New Street, Littleborough



The Copyright of this drawing belongs to MP&S Planning & Design Ltd. and shall not be used or reproduced in any form without its express permission.

Only scale for Town and Country Planning Act 1990 services. For construction purposes, work to fixed dimensions only. All dimensions to be checked with MP&S, and 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 either on drawings and/or documents it should be reported to the architect immediately.

MP&S 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 MP&S Planning & Design Ltd.

NOTE: Drawing should be read in conjunction with the boundary treatment details and landscape layout. Refer to engineers drawings for levels and proposed retaining wall positions and heights.

MATERIALS

Denotes properties to be built in red brick.

Denotes properties to be built in reconstituted stone.

Refer to the materials layout for further details.

BOUNDARY TREATMENTS

Denotes 0.6m high timber post & rail fence - Hedge planting behind where indicated.

Denotes 0.6m high reconstituted stone wall, to match development facings, with hedge planting behind.

Denotes 1.2m high black railings.

Denotes 1.2m high timber post and rail fence - Around southern POS.

Denotes 1.5m high split divisional timber fence. Colour: Natural.

Denotes 1.8m high close boarded fence with gables where shown. Colour: Natural.

Denotes 1.8m high reconstituted stone wall, to match development facings.

Denotes vehicle restraint barrier. Details to be agreed with the L.A.

SURFACE FINISH

Denotes raised speed tables to be finished with red chippings.

Denotes speed ramps.

Denotes shared access drives.

Denotes tree lined grass verge.

Denotes herringbone style footpath adjacent to public open space.

Denotes grasscrete link to allow emergency vehicle access.

Denotes demountable bollards to emergency access.

Denotes hard standing for bin storage.

TREES / HEDGES

Denotes existing trees to be retained - Refer to Tree Survey.

Denotes trees / hedges to be removed - Refer to Tree Survey.

Denotes proposed hedge planting - Refer to landscape layout for details.

PR	12.12.22	Plot 55 & 60 moved forward. Landscape buffer added to the west of plots 22 & 23. Driveway access indicated to Lightburn Ave. Drainage indicated to the east.	PR
PR	25.12.22	Best edge amended to exclude land leased to ad	PR
PR	06.07.23	Revised access arrangement incorporated and as per plots 1 - 5 & 55 - 60 adjusted accordingly.	PR
Rev	Date	Revision	PR

Client:

Russell Homes

Drawing Title:

ILLUSTRATIVE SITE LAYOUT

Project:

Proposed Residential Development, New Street, Littleborough

Job No:	19060	Drawn:	ac / dr	Rev:	P3
Scale:	1:500 @ A0	Date:	JUNE 2022	Stage:	FOR PLANNING

mp&s planning & design ltd
4 South Street, Littleborough, Greater Manchester, M6 1QJ

0161 772 9999
info@mpandsdesign.co.uk
www.mpsdesign.co.uk

mp&s planning & design