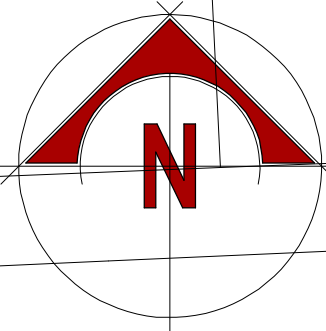




A

A

DEMOLITION PRIOR NOTIFICATION
A separate prior notification application has been submitted and approved for the demolition of the existing workshop and warehouse buildings to the east of the site known as 3 Stakehill Industrial Estate.
A further notification application will be submitted for the demolition of office and store behind shown hatched on plan once further bat emergence surveys are undertaken in the spring.

DEMOLITION WORKS
In addition to the demolition works noted above the southern 3 bays of the existing workshop to 2 Stakehill Industrial Estate are to be removed to create a larger yard to the rear which accommodates a 25.0m radius turning circle suitable for HGV's to turn.

PROPOSAL SCHEME OVERVIEW
The existing B2 use class site is to be utilised as an extension to the West Pennine Trucks Ltd Scannia dealership located on the adjacent site to the south. The Scannia site is accessed from Whitbrook Way and will continue to do so.
New and used truck sales shall be relocated from the Scannia site to the proposal site with pre-delivery inspections being undertaken in the remaining workshop building. New and used vehicles are to be stored/displayed on the yard area created by the demolition of the buildings on the eastern side of the site.
To link the existing and proposed sites a new ramped access is to be formed.
In addition to the PDI workshop it is proposed to form an extension to accommodate a drive through ATF (Authorised Testing Facility) lane which will allow vehicles from the adjacent Scannia site to be tested without leaving site as they currently do. Third party vehicles will also be able to be tested at the facility which will enter and exit the site via Bentley Avenue.

NEW + USED TRUCK COMPOUND
The existing office, workshop and warehouse buildings sited on the eastern half of the site are to be demolished and are subject to a separate prior demolition approval. The existing tarmac yards between the existing buildings are to remain, with the floor slab to the warehouse building also remaining with any deviation in levels fetahered out with new tarmac.
The office/workshop building at the front of the site are to have existing concrete floors removed and yard graded with demolition materials before being concreted.

OFFICE + PDI WORKSHOP + ATF LANE
For details of proposals for the above building refer to drawings:
2025-3012-20 floor plans
2025-3012-21 elevations and section

PROPOSED RAMP
A new concrete ramp is to be formed between the existing and proposed sites with a maximum gradient of 1 in 20. The ramp length is to be split between the two sites, the ramp in the existing site is to be recessed into the existing yard with concrete lego blocks utilised as retaining walls, whilst the ramp in the proposed site is to be built up, again using concrete lego blocks.
The ramp is to accommodate both vehicle and pedestrian traffic with the two separated with an armco barrier for safety.

BOUNDARY TREATMENTS
The existing mesh fence on the same boundary is to be replaced with a new 2.1m high galvanised palisade fence. A new 2.1m galvanised palisade fence is to be erected along the frontage of the truck compound to provide a secure enclosure.
The side boundaries are to remain as existing.

LANDSCAPING
The existing tree planting at the front of the site are to remain and are to be enhanced to bolster the screening capabilities for the houses on the opposite site of Bentley Avenue.

DRAINS
A Flood Risk Assessment and Drainage strategy prepared by NC29 accompanies this planning application and shall be referred to for drainage proposals.

CYCLE SHELTER
A 4 berth covered cycle shelter is to be provided where indicated.

0m 10m 20m
scale bar @ 1:200

Montgomery Developments Ltd

Proposed Extensions + Alterations,
Unit 2, Stakehill Industrial Estate,
Middleton,
Manchester,
M24 2GP.

Planning Proposal
Site Plan

Date	October 2025	Sheet	A1	Scale	1:200
Dwg No	2025-3012-22	Rev.	D	Drawn	RG
A - 10/10/2025 - NOTES UPDATED					
B - 14/10/2025 - PARKING LAYOUTS INDICATED					
C - 06/11/2025 - NOTES UPDATED					
D - 27/11/2025 - NEW FENCING AND BLOCK RETAINING WALL HIGHLIGHTED					

SAMMONS
Architectural Ltd

10 Cawdry Buildings, Fountain Street, Leek, ST13 6JP
Telephone: 01538 386002
E-mail: info@sammonsltd.co.uk
Web: www.sammonsltd.co.uk

This drawing is copyright.
All dimensions must be checked prior to commencement.

Bentley Avenue

Adjacent Building
(SK Sales Ltd)

Adjacent Building (J L G Industries (UK) Ltd)

Adjacent Building

West Pennine Trucks Ltd

