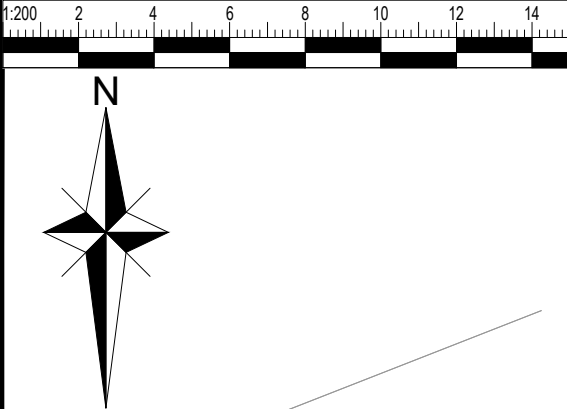




KEY:	
	SITE BOUNDARY - 3345m ² (0.335ha)
	ROOF AREAS (APARTMENT BLOCK) - 709m ² (0.071ha)
	ROOF AREA (HOUSES) - 223m ² (0.0223ha)
	ROOF AREA (HOUSES) WITH 10% URBAN CREEP- 245.3m ² (0.0245ha)
	BIN STORE AREA ROOF - 33m ² (0.0033ha)
	HARDSTANDINGS - 1180m ² (0.118ha)
TOTAL IMPERMEABLE AREAS - 2145m ² (0.215)	
PROPOSED PERCENTAGE OF IMPERMEABLE AREA (PIMP) 64%	
TOTAL PROPOSED CONTRIBUTING AREAS TO BE POSITIVELY DRAINED INCLUDING 10% URBAN CREEP (HOUSES) - 2167.3m ² (0.217ha)	
	GREENFIELD/LANDSCAPED AREA - 1200m ² (0.120ha)

- PLANNING DRAWING - NOT FOR CONSTRUCTION
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HBL DRAWINGS ISSUED FOR THIS PROJECT
- GENERAL NOTES:
1.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERING AND ARCHITECT'S DETAILS.
2.

THE DESIGN DETAILS PRESENTED MUST BE REVIEWED IN CONJUNCTION WITH THE WIDER SITE INFORMATION AND SITE CONSTRAINTS WHICH MAY NOT BE EVIDENT ON DRAWING AND MUST BE REQUESTED IF NOT ALREADY PROVIDED. THIS INCLUDES, BUT NOT LIMITED TO, GROUND CONDITIONS (GEOTECHNICAL AND GEO-ENVIRONMENTAL), GROUNDWATER LEVELS, BURIED SERVICES, REMNANT OBSTRUCTIONS, ECOLOGY, TREE PROTECTION AND TOPOGRAPHY.
3.

THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, SHOULD ANY ERRORS OR DISCREPANCIES BE FOUND PRIOR TO THE COMMENCEMENT OR CONTINUATION OF ANY WORKS.
4.

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BRITISH STANDARDS, BUILDING REGULATIONS AND NHBC STANDARDS.
5.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXECUTE THE WORKS AT ALL TIMES IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE HEALTH AND SAFETY AT WORK ACT 1974, AND THE C.D.M. REGULATIONS 2015. THE CONTRACTOR WILL BE DEEMED TO HAVE ALLOWED FOR FULL COMPLIANCE, INCLUDING FULL LIAISON WITH THE CDM CO-ORDINATOR, WITHIN HIS RATES.
6.

ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.
7.

BEFORE WORK COMMENCES CONTRACTOR SHOULD CONSULT THE ENGINEER AND THE SI REPORT REGARDING ANY CONTAMINATION ISSUES. ALL NECESSARY HEALTH AND SAFETY MEASURES TO BE TAKEN
8.

SOURCE INFORMATION USED:
- 8.1.

TOPOGRAPHICAL SURVEY
- 8.1.1.

Malcolm Hughes 62032/1 August 2024.
- 8.2.

SEWER RECORDS
- 8.2.1.

UUPS-ORD-708519 (16-02-26)
- 8.2.2.

Partial CCTV survey provided by client WRC WINCAN 23.042026
- 8.3.

LAYOUT INFORMATION
- 8.3.1.

19146-PJA-00-ZZ-DR-A-1200-K - Proposed Site Plan

PLEASE NOTE HBL ASSOCIATES ARE USING NEW AND UPDATED TITLE BOX TEMPLATES. THEREFORE, PRESENTATION MAY DIFFER BETWEEN TECHNICAL DRAWINGS.

REV.	DATE	DRAWN	DESCRIPTION	CHKD	APPRD
P05	02.06.26	ES	PLANNING ISSUE (REVISED TO SITE PLAN 1200_K)	ES	MS
P04	29.05.2026	ES	PLANNING ISSUE	ES	MS
P03	21.05.2026	ES	PLANNING ISSUE (SITE PLAN 1200_I)	ES	RJ
P02	14.05.2026	ES	REVISED TO UPDATED SITE PLAN (1200_G)	ES	RJ
P01	20.02.2026	SP	FIRST ISSUE - FOR COMMENTS	ES	RJ

STATUS	DESCRIPTION	STATUS
	FOR INFORMATION	S2

HBL

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PROJECT

LAND ON DRAKE STREET
ROCHDALE

DRAWING TITLE

PROPOSED CONTRIBUTING AREAS PLAN

CLIENT

GREAT PLACES HOUSING GROUP

HBL REF.	11524	DATE	16.02.26	SCALE(S)	1:200	A1
DRAWN	ES	CHECKED	MS	APPROVED	MS	

DRAWING No.	11524-HBL-XX-XX-DR-C-5102	REV.	P05
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PRELIMINARY SCHEME
FOR COMMENT AND REVIEW ONLY.
DESIGN IS BASED UPON INFORMATION
AVAILABLE AT THE TIME.
DESIGN IS SUBJECT TO FULL REVIEW AS
ADDITIONAL INFORMATION BECOMES
AVAILABLE.
DESIGN IS SUBJECT TO FULL REVIEW
UPON RECEIPT OF COMMENTS FROM

- DEVELOPMENT CONTROL
- LA PLANNING AUTHORITY
- ENVIRONMENT AGENCY
- LA HIGHWAYS DEPARTMENT
- SEWERAGE UNDERTAKER