



- Legend (Feasibility Layout)**
- Site boundary
 - 1800 concrete post & close boarded panel fence
 - 600 wall / 1200 close boarded fence (feature wall detail)
 - Indicative retaining wall (Subject to external works design)
 - Easement
 - Pump Station (15m Standoff)
 - Bin storage area
 - Bin collection point
 - Front door (1200 level threshold)
 - Rear door (level threshold where stated on external works)
 - Tarmac highway (carriageway)
 - Tarmac highway (footpath)
 - Alternative Surface Treatment
 - Shared drives to be constructed to withstand a **12.5 kN load** to allow fire appliance access
 - Existing trees to be retained
 - Indicative landscaping (refer to landscaping layout)
 - Indicative landscaping (refer to landscaping layout)
 - Managed landscaping area
 - Proposed Attenuation Basin
 - EA Easement (10m)
 - Acoustic Boundary Treatment (1.8m) - Refer to Noise Assessment Report

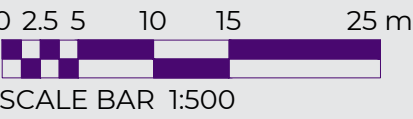
ACCOMMODATION SCHEDULE

Housetype	Number	Mid	End	Det	SqFt	Bed Nos.	Occupation	Total SqFt
Bittern	8	4	4	0	761	2	3p	6088
Tern	9	8	1	0	850	2	4p	7650
Curlew	3	0	3	0	960	3	4p	2880
Gadwall	6	0	5	1	1012	3	4p	6072
Eider	3	0	2	1	1012	3	4p	3036
Jay	11	0	11	0	1050	3	5p	11550
Redwing	6	2	4	0	1218	4	6p	7308
SITE TOTAL	46							44584
Gross OM Area	4.39				Acres			
Nett OM Area	2.42				Acres			
Coverage	18,423				SqFt/Acre			
Density	19.0				UPA			

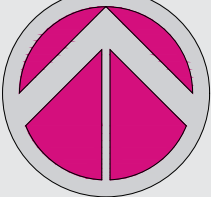
Road Measures

5.5m Adopted Highway
Private Shared Drive

230m
505m²



NORTH



Stonebond.

Project Title:
Bury Rd (Oakenrod), Rochdale
Project Number:
MAN038
Drawing Title:
Planning Layout

Scale:
1:500 @ A1
Date:
July 2026

Revision Notes:
Acoustic boundary treatment amended.

Drawing Number:
SBP-ZZ-ZZ-DR-A-91-100

Rev:
P03