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ea

Community Centre

CROFTWOOD GROVE

CROFTWOOD DRIVE

LICKERS LANE

50.9m

Shelter

LB

Potential S278 works required to Lickers Lane in the form of pedestrian barriers, signage, pedestrian island and footpath to the Southern side of Lickers Lane.

Proposed footpath link to existing public footpath

Proposed route to adjacent site

Proposed sub station

Future Residential Development, Subject to Reserved Matters Application - Outline application reference 20/0039/001.

Proposed future access to adjacent development

Overhead electric cables to be removed.

Sub Sta.

Pond

Existing invasive Rhododendron shrubs to be cut back and cleared.

Dot hatch denotes area of open space subject to detailed landscape design.

Path

FB

ACCESS STREET

LANE

LANE

RESIDENTIAL AVENUE

Focal Node to detail.

Focal Node to detail.

BINS

CYCLES

Note: Layout to be read in conjunction with the boundary treatment layout, landscape layout, and engineers drawings for **retaining wall** positions / heights and level access compliance.

GENERAL

- Denotes refuse bin storage position.
- Denotes cycle storage position.

SOFT LANDSCAPING

- Denotes existing trees to be retained, root protection area shown dashed - Refer to Tree Survey for further details.
- Denotes proposed trees - Refer to the landscape layout for further details.
- Denotes proposed hedge planting - Refer to landscape layout for further details.

SURFACE TREATMENTS

- Denotes 6m wide residential avenue with 2.0m wide footway & 2.0m grass verge to both sides. Road Material - Dark grey hot rolled asphalt (HRA).
- Denotes 5.5m wide access street. Material - Dark grey HRA with 2.0m wide footways in black tarmac.
- Denotes 4.5m wide lane. Material - Marshalls tegula paving "traditional" or similar.
- Denotes parking bays and driveways. Material - Ulticolour coloured asphalt in a natural gravel colour.
- Denotes speed table. Material - Marshalls tegula paving "traditional" or similar.
- Denotes parking court. Material - Marshalls tegula paving "burnt ochre" or similar.
- Denotes rumble strip or ramp. Material - granite block paving in silver grey.

BOUNDARY TREATMENTS

- Denotes 1.1m high railing.
- Denotes 1.8m high brick wall & piers.
- Denotes 1.8m high close-boarded timber screen fence.
- Denotes 1.8m high plot-divisional fence.
- Denotes lockable gate.

Rev	Date	Revision	Initial
H	05.07.23	Drawing updated to reflect latest layout (rev. L).	OJM
G	13.06.23	Drawing updated to reflect latest layout (rev. K).	OJM
F	12.06.23	Drawing updated to reflect latest layout (rev. J).	OJM
E	17.04.23	Drawing updated to reflect latest layout (rev. G).	OJM
D	01.09.22	Layout finialised for submission.	cw
C	26.08.22	Mix amended.	cw
B	24.08.22	Plots 119 & 120 rotated	ac
A	04.08.22	Focal node points revised and lane width increased to 4.8m	ac

+ Client

Vistry Partnerships

+ Drawing Title

ILLUSTRATIVE SITE LAYOUT

+ Project

Proposed Residential Development
Lickers Lane, Whiston,
Parcel 2C, Halsnead

Job No	Drg No	Drawn	Rev
21062	02	ac	H
Scale	Date	Stage	
1:500 @ A1	AUGUST 2022	FOR PLANNING	

mpsl planning & design ltd
4 Ball Green
Cobra Court, Trafford Park,
Manchester. M32 0QT

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

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1:500

10m 0 10m 20m 30m 40m 50m