



Maro Developments

Mercury 62

Proposed Employment Development

Environmental Statement Volume 2a: Main Text Figures

September 2022

Prepared for
Maro Developments

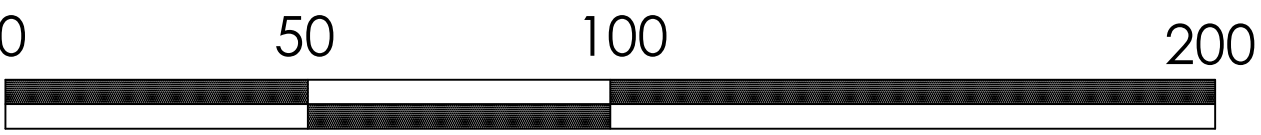
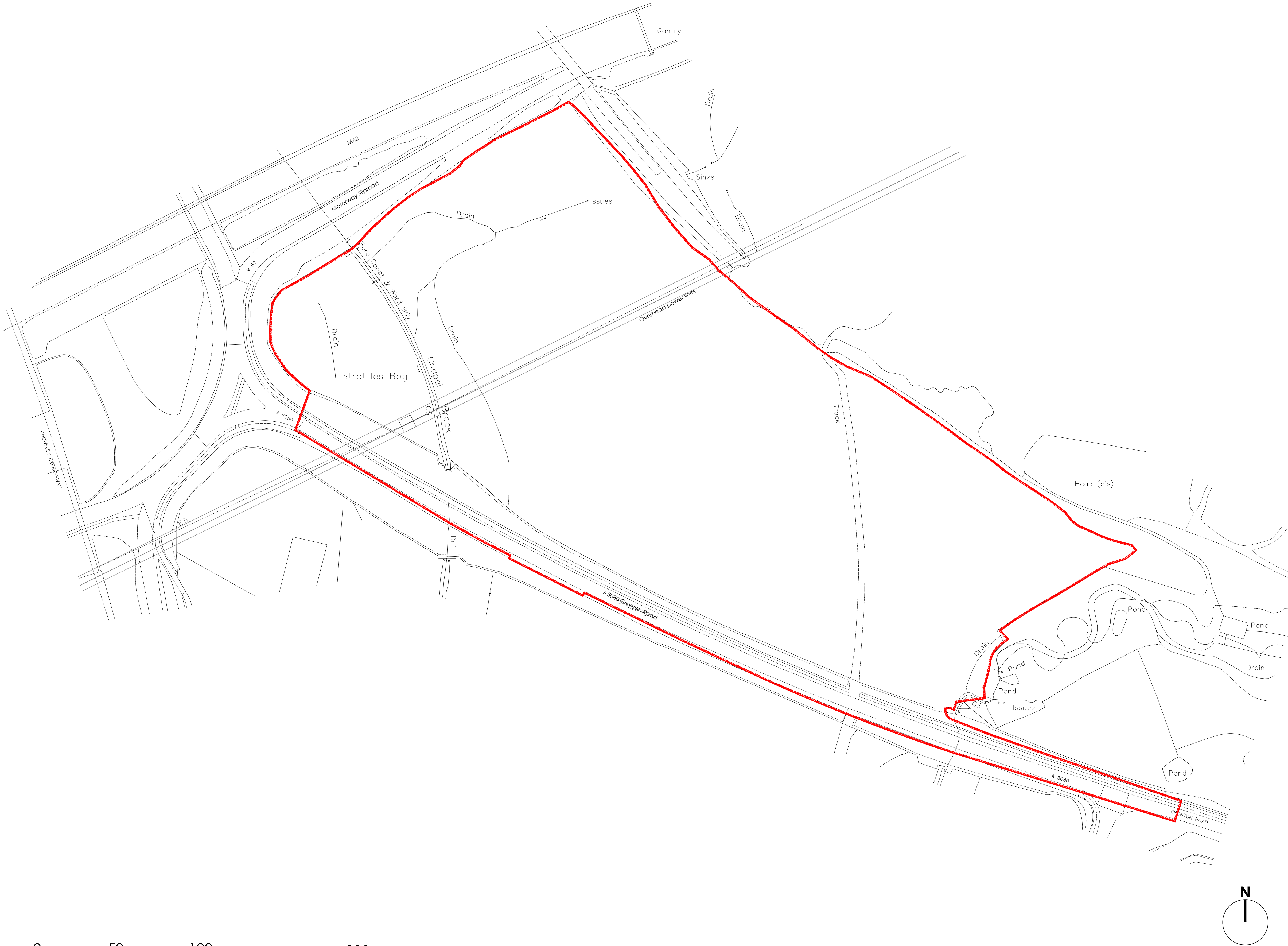
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Bangor
LL57 4DF

Document Review

Rev	Date	Prepared By	Reviewed By	Approved By
2	27 July 2022	Richard Kevan		Richard Kevan

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Figure 1.1 Site Location Plan



SCALE (METRES)

General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

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NOTE:

PLANNING BOUNDARY

P1	PLANNING ISSUE	21.07.2022	AL	MW
Rev.	Description	Date	ISS	APP
Scale	1:1250@A1			
Status	S2 Information			
Drawn by	AL			
Checked by	MW			
Date	31.05.22			
Client:				

MARO DEVELOPMENTS

Project:
MERCURY 62, CRONTON

Sheet Name:
SITE LOCATION PLAN

Project No.	Orig.	Zone	Level	Type	Role Dwg No.	Rev
17021-FRA-AV-XX-DR-A-0101						P1

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Figure 3.1 Existing Site Plan



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P1	PLANNING ISSUE	21.07.2022	AL	MW
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Scale: 1:1000@A1
Status: S2 Information
Drawn by: AL
Checked by: MW
Date: 31.05.22
Client:

MARO DEVELOPMENTS

Project:
MERCURY 62, CRONTON

Sheet Name:
EXISTING SITE PLAN /
TOPOGRAPHICAL SURVEY

Project No.	Orig.	Zone	Level	Type	Role	Dwg No.	Rev
17021-FRA-AV-XX-DR-A-0102							P1

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Figure 5.1 Proposed Site Plan



SCHEDULE OF AREAS

UNIT 1		
GF WAREHOUSE	25,920 sqm	279,003 sqft
GF UNDERCROFT	841 sqm	9,053 sqft
GF OFFICE CORE	135 sqm	1,453 sqft
GF OPS OFFICE	303 sqm	3,261 sqft
FF OFFICE	932 sqm	10,032 sqft
SF OFFICE	932 sqm	10,032 sqft
Gatehouse	18 sqm	194 sqft
TOTAL	29,081 sqm	313,028 sqft

OVERALL TOTAL 29,081 sqm 313,028 sqft

Parking Provision
42 Trailer Parking Spaces
295 Car Parking Spaces
16 Motorcycle Spaces
36 Cycle Spaces

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Legend

- Planning Boundary
- Proposed secure fence line (2.4m high paladin - colour Green)
- Knee rail Fence
- Timber Post & Rail Fence (1.2m high)
- Retaining Wall - refer to engineer's details
- Existing Trees to be retained
- Proposed Trees
- Proposed hedgerow
- All landscaping shown indicatively only. Please refer to Landscape Architect drawings for full details.
- Proposed Surface pedestrian footpath

P1	PLANNING ISSUE	21.07.2022	AL	MW
Rev.	Description	Date	ISS	APP
Scale	1:1000@A1			
Status	S2 Information			
Drawn by	AL			
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Date	31.05.22			
Client:				

MARO DEVELOPMENTS

Project:
MERCURY 62, CRONTON

Sheet Name:
PROPOSED SITE PLAN

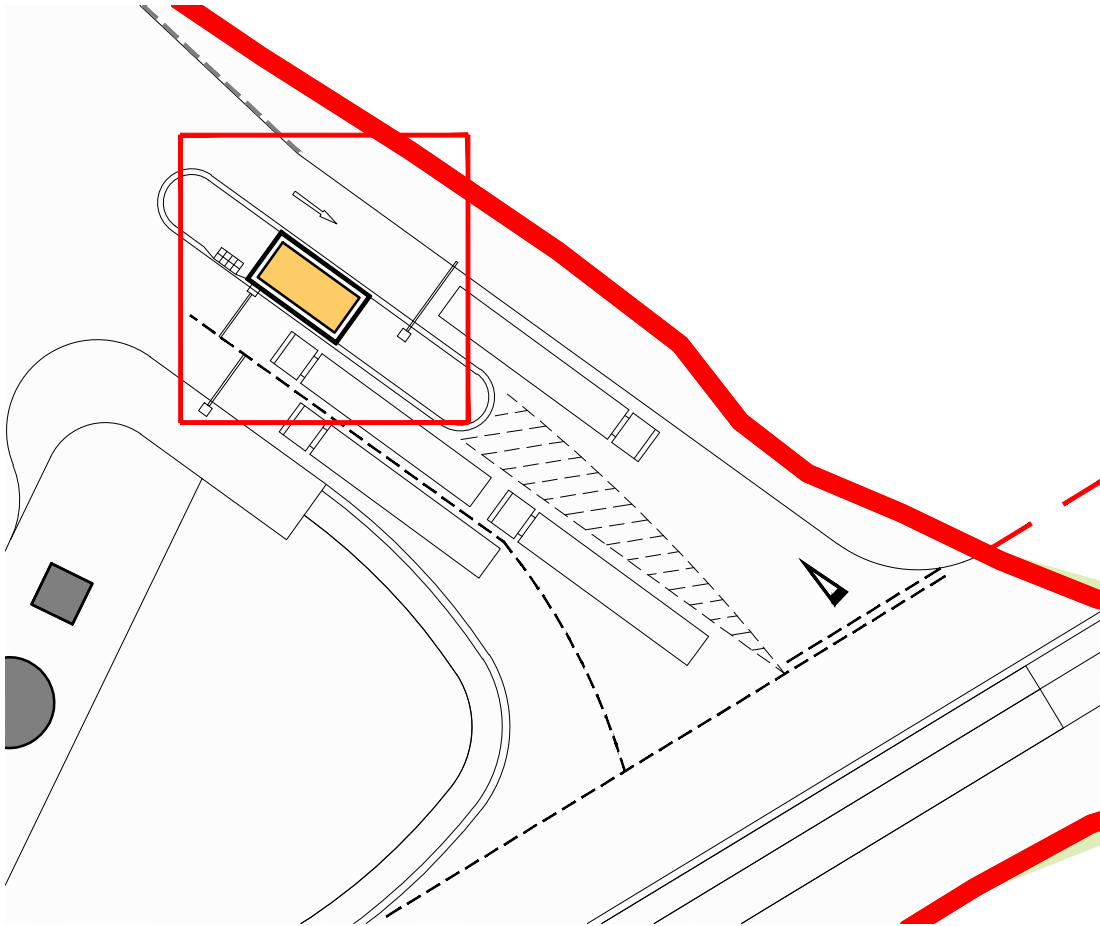
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17021-FRA-AV-XX-DR-A-0501							P1

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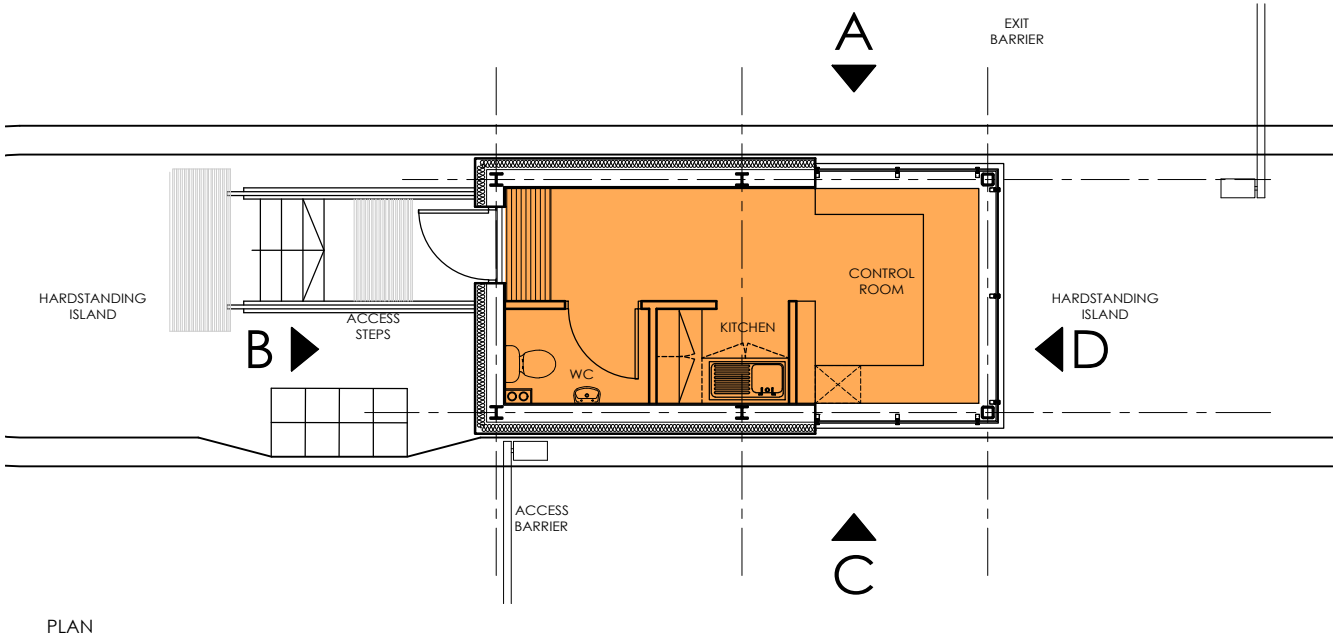
Level 12, Tower 12, 18 - 22 Bridge Street, Manchester, M3 3BZ

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Figure 5.2 Proposed Gatehouse



GATEHOUSE LOCATION PLAN 1:500



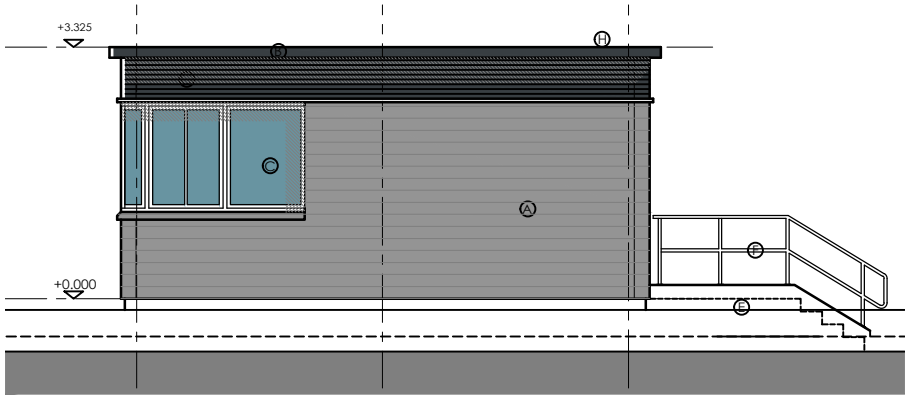
PLAN



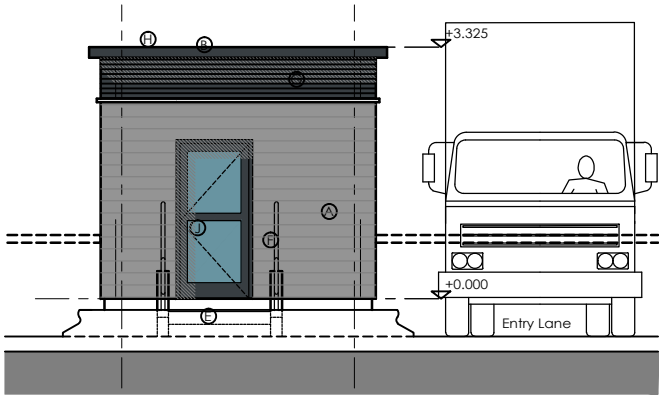
ROOF PLAN

MATERIALS

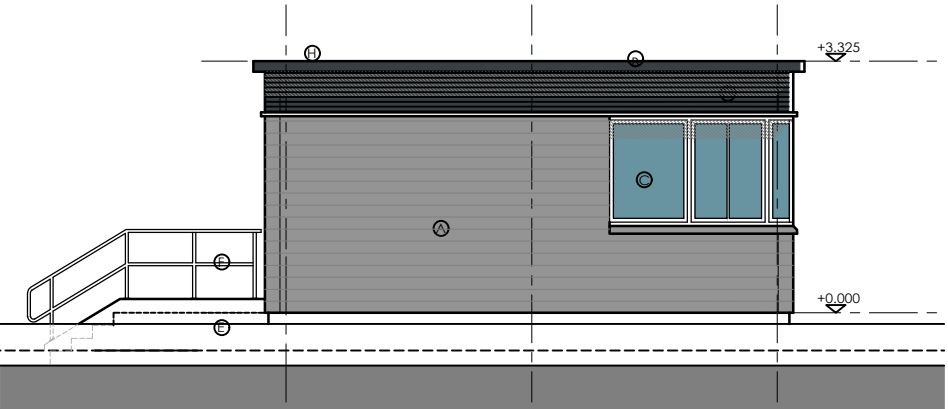
- (A) Horizontally laid profiled built up cladding
Colour: RAL 7000 (Alaska)
- (B) PPC Aluminium fascia capping piece
Colour: RAL 7016 (Anthracite)
- (C) PPC Aluminium framed double glazed window units
with colour tint
Frame colour: RAL 7016 (Anthracite)
- (D) Insitu concrete plinth, smooth finish.
- (E) Reinforced concrete external stair unit.
- (F) Galvanised tubular steel handrail.
- (G) Feature Profile Sheet Cladding Band
Colour: RAL 7016 (Anthracite)
- (H) Roof panel lined with single ply
membrane laid to falls on purlins.
- (I) PPC Aluminium framed double glazed door unit
with colour tint
Frame colour: RAL 7016 (Anthracite)



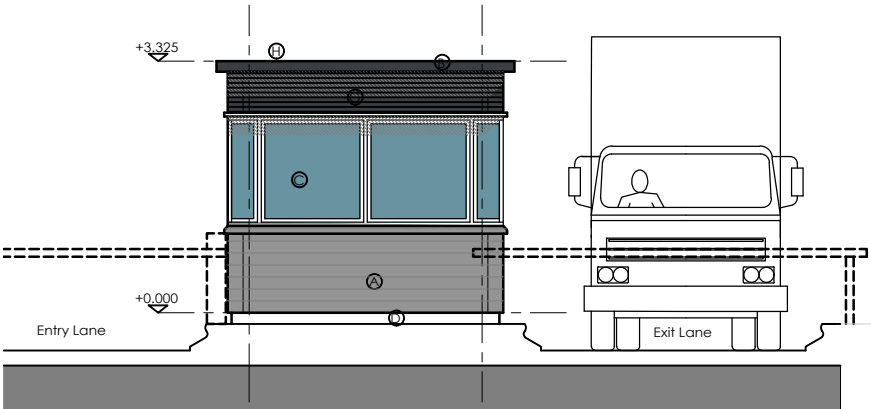
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

General Notes

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P1 PLANNING ISSUE
Rev. Description 21.07.22 AL MW
Date ISS APP

Scale 1:100@A3
Status S2 Information
Drawn by AL
Checked by MW
Date 26.05.22
Client:

MARO DEVELOPMENTS

Project:
MERCURY 62, CRONTON

Sheet Name:
Proposed Gatehouse

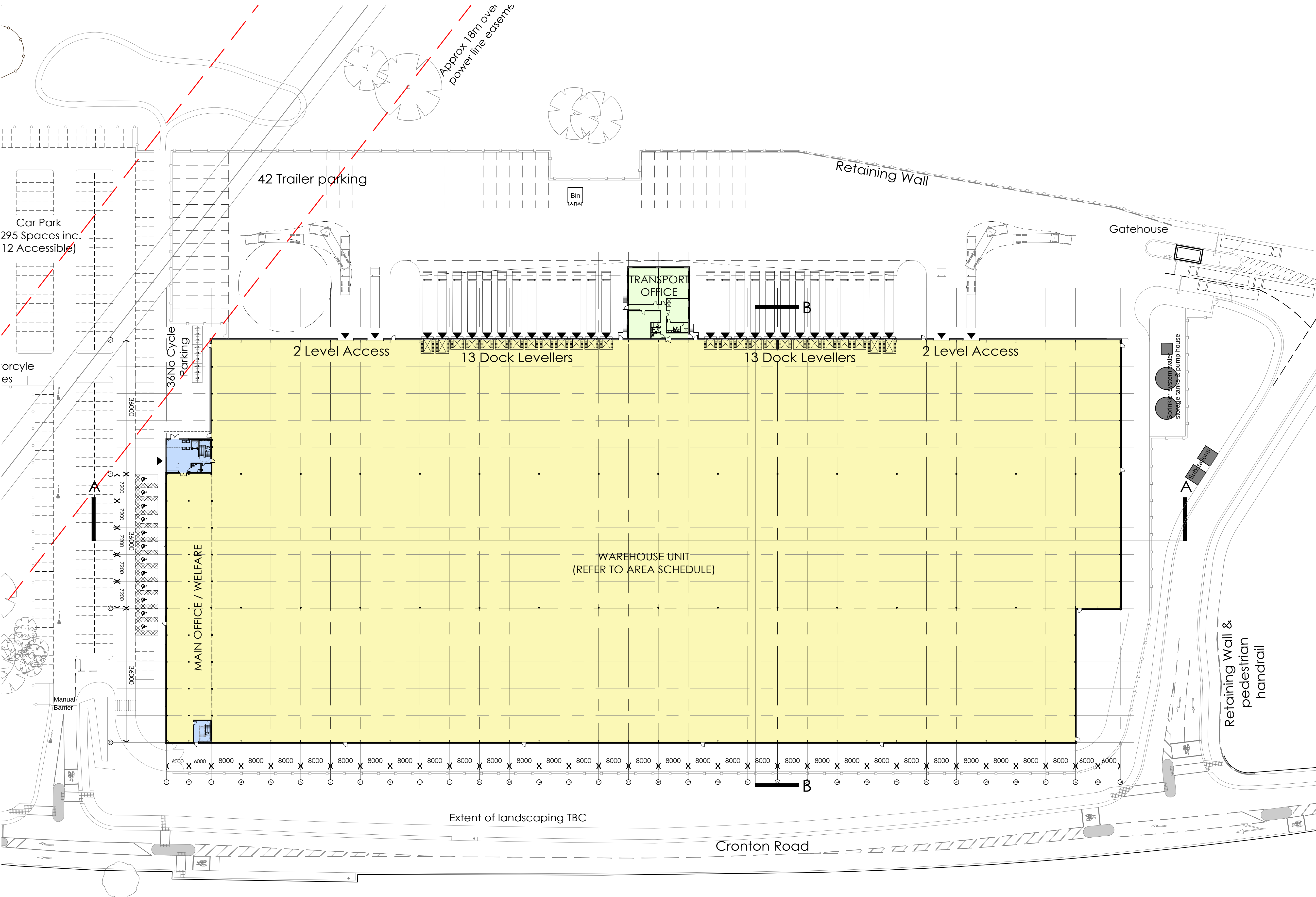
Project No. Orig. Zone Level Type Role Dwg No. Rev
17021-FRA-AV-XX-DR-A-0903 P1

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Figure 5.3 Proposed Ground Floor General Arrangement (“GA”) Plan



General Notes

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Status: S2 Information

Drawn by: AL

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Date: 31.05.22

Client:

MARO DEVELOPMENTS

Project:

MERCURY 62, CRANTON

Sheet Name:

PROPOSED GROUND FLOOR GA PLAN

Project No.	Orig.	Zone	Level	Type	Role	Dwg No.	Rev
17021-FRA-V1-00-DR-A-2001							P1

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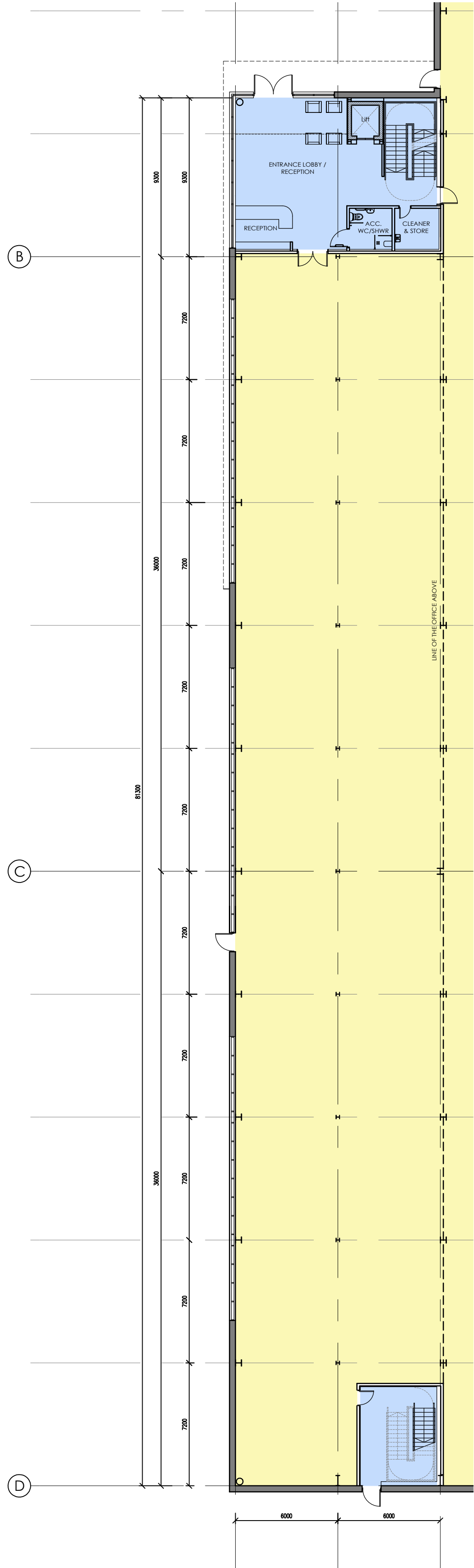
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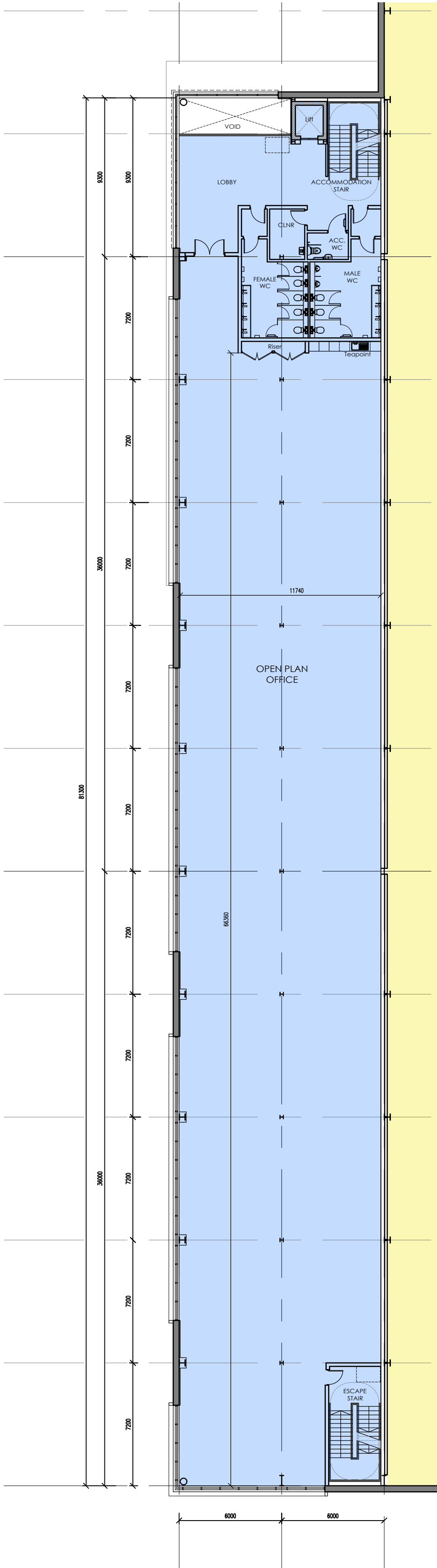
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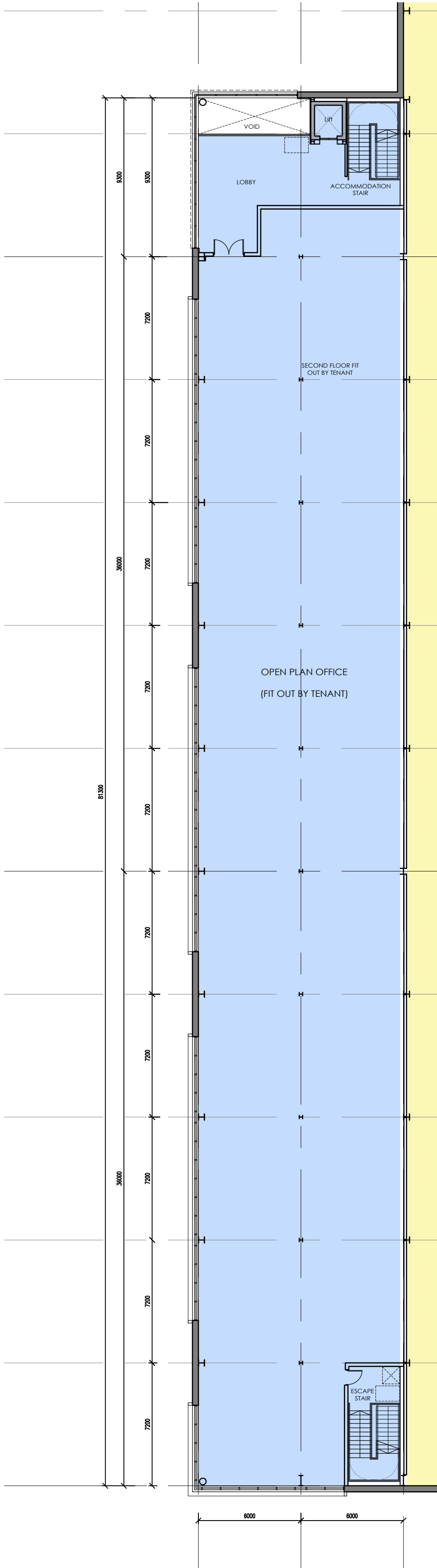
Figure 5.4 Proposed Office GA Plan



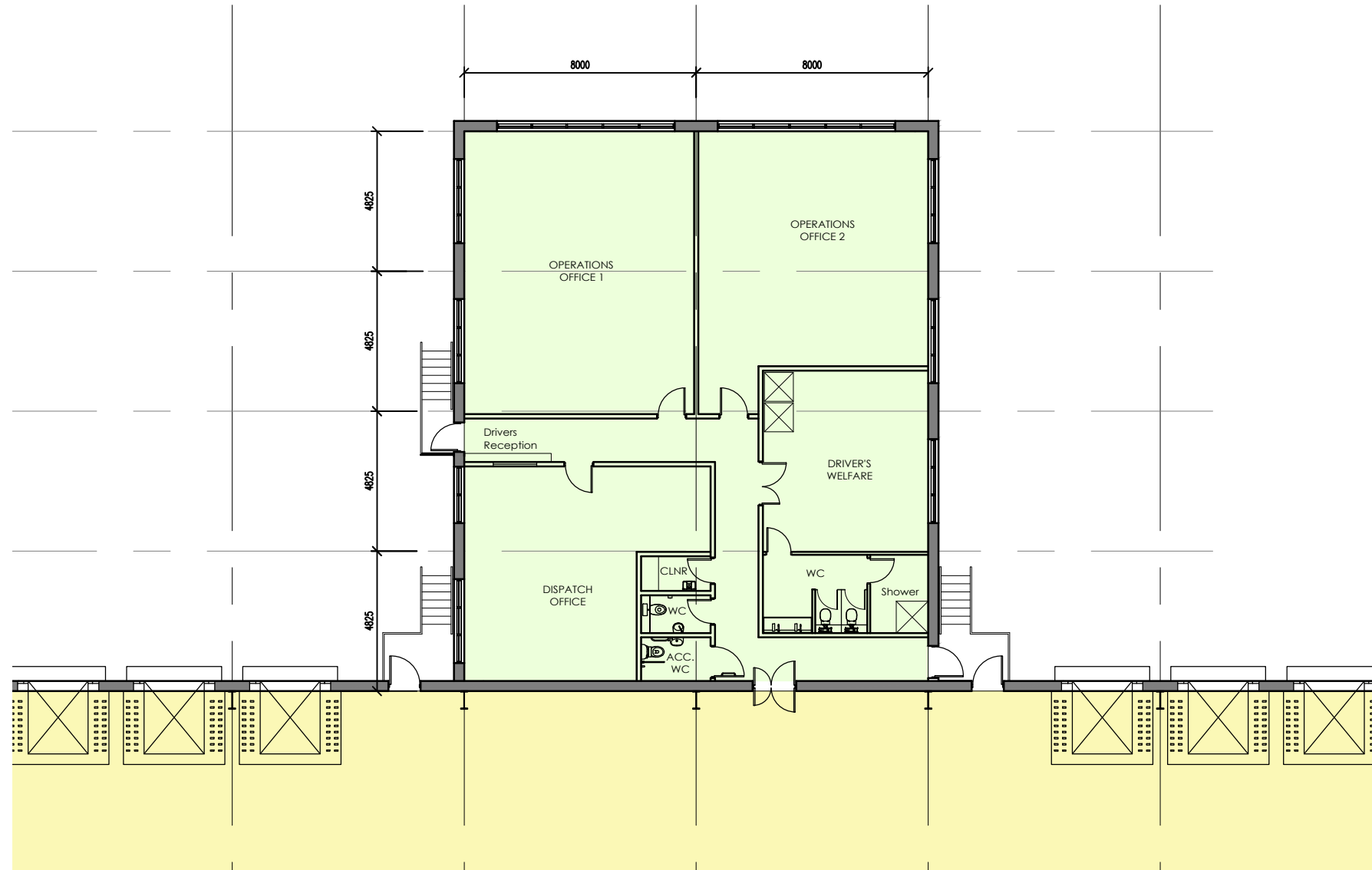
MAIN OFFICE
GROUND FLOOR PLAN



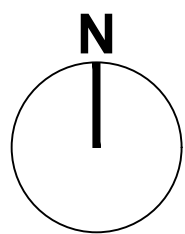
MAIN OFFICE
FIRST FLOOR PLAN



MAIN OFFICE
SECOND FLOOR PLAN



TRANSPORT OFFICE
GROUND FLOOR PLAN



General Notes

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Rev.	Description	Date	ISS	APP

Scale: 1:500@A1
Status: S2 Information
Drawn by: AL
Checked by: MW
Date: 01.06.22
Client:

MARO DEVELOPMENTS

Project:
MERCURY 62, CRONTON

Sheet Name:
PROPOSED OFFICE GA PLANS

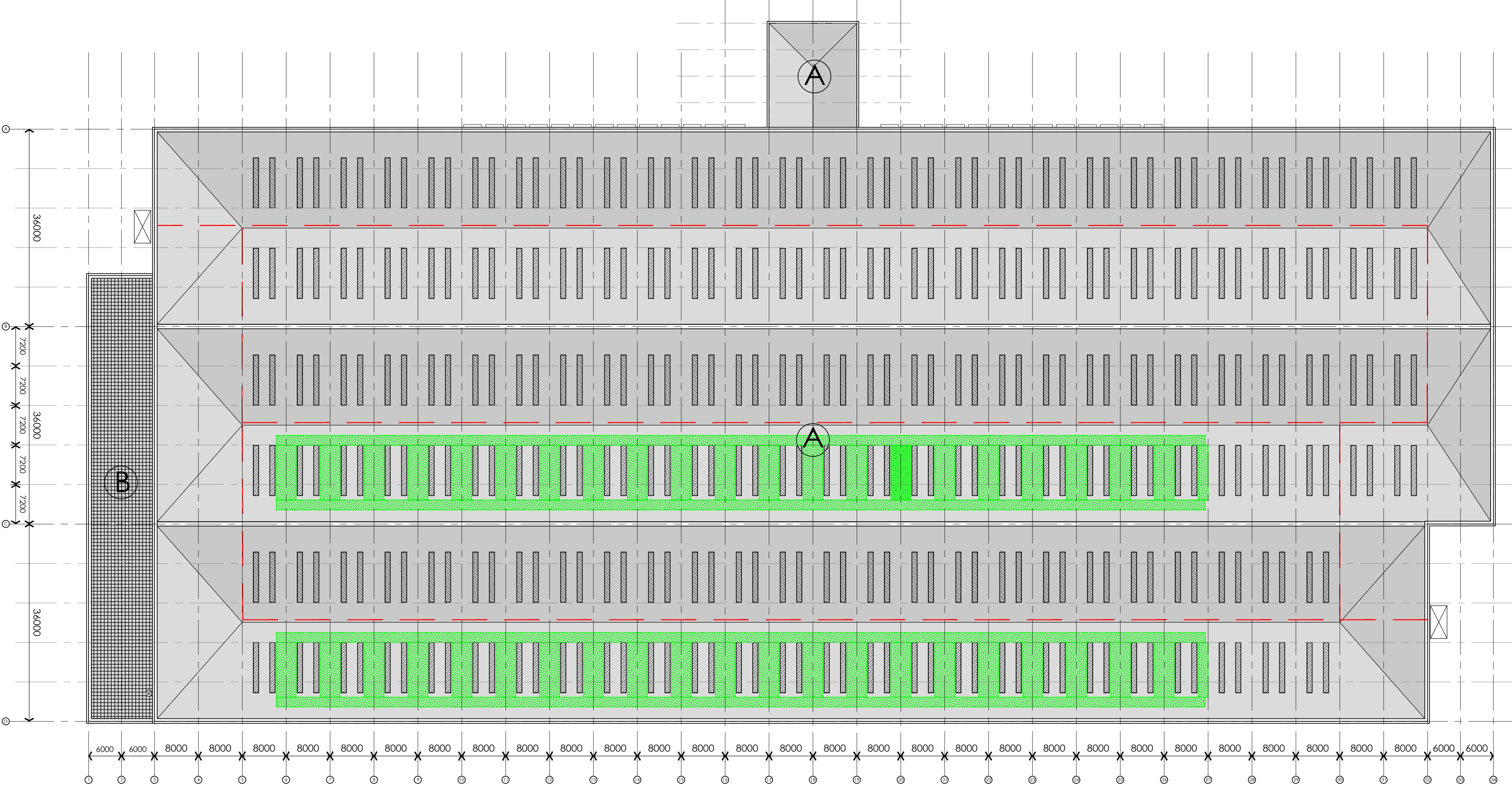
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17021-FRA-V1-00-DR-A-2002							P1

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Figure 5.5 Proposed Roof Plan



- Materials:
- A Profiled metal roof cladding.
 Colour: Mid Grey
 - B Flat roof to main office. Finish to be concrete
 paving with gravel margins.

General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

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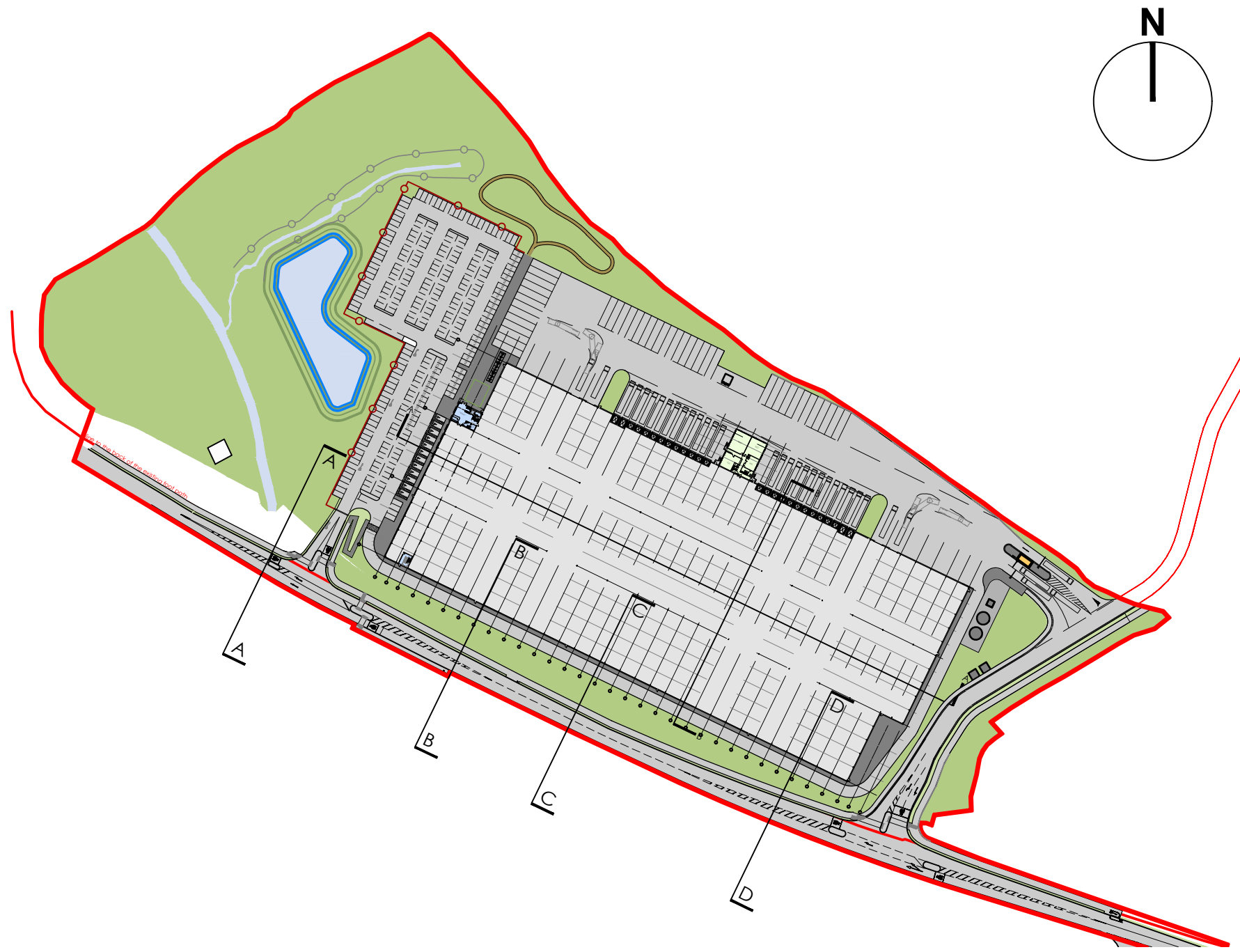
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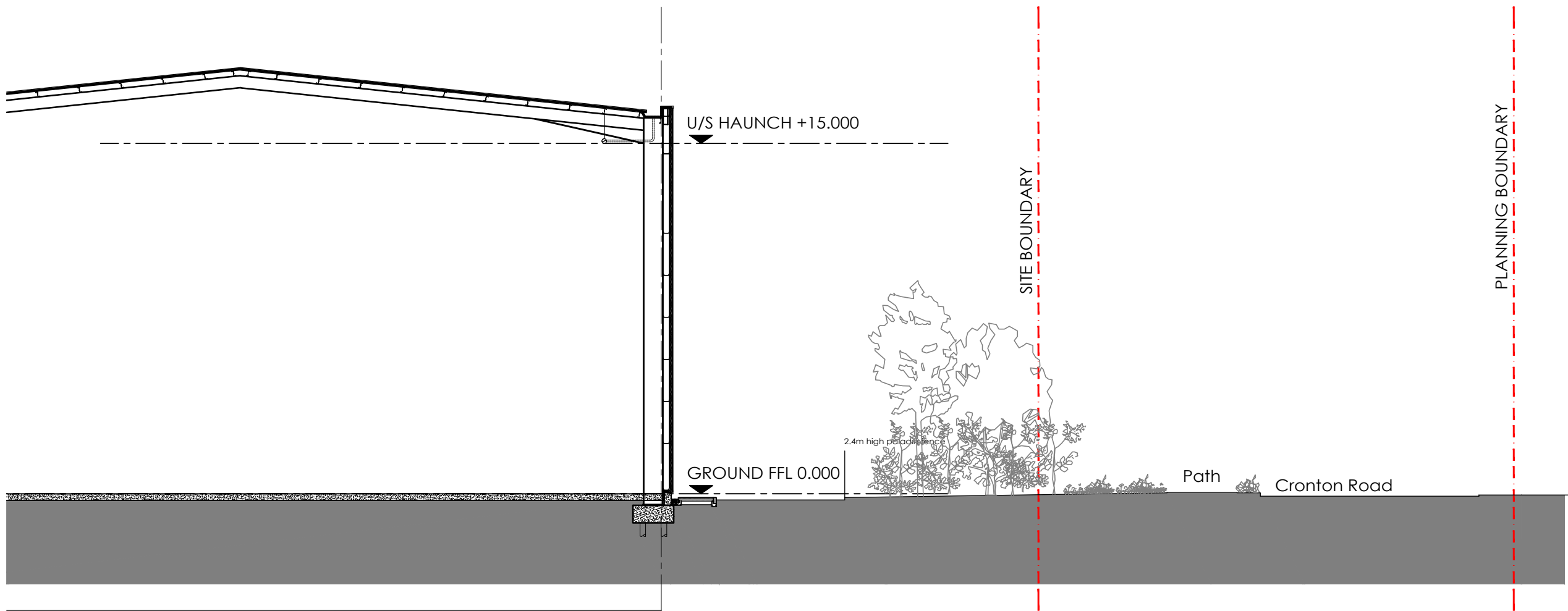
- Legend**
-  Rooflight: Total Area
Equates to 10% Warehouse
Floor Area
 -  Approx Location of Fall
Restraint System
 -  Proposed Location for
Temporary Access Stair
 -  Roof Access Hatch
 -  Potential location for future
provision of PV
(Equivalent to 10% of
Footprint)

P1	PLANNING ISSUE	21.07.2022	AL	MW
Rev.	Description	Date	ISS	APP
Scale	1:500@A1			
Status	S2 Information			
Drawn by	AL			
Checked by	MW			
Date	31.05.22			
Client:	MARO DEVELOPMENTS			
Project:	MERCURY 62, CRANTON			
Sheet Name:	PROPOSED ROOF PLAN			
Project No.	Orig.	Zone	Level	Type
17021-FRA-V1-R1-DR-A-2003				
Role	Dwg No.	Rev		
		P1		
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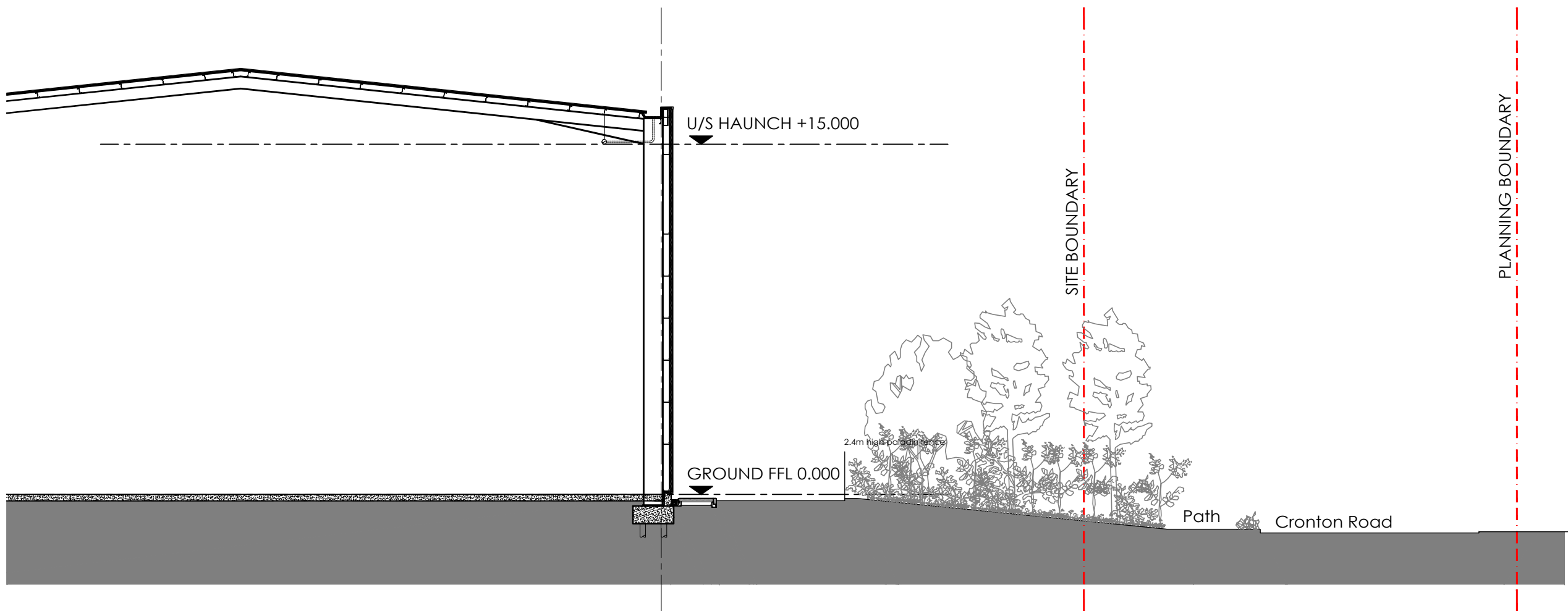
Figure 5.6 Proposed Site Section #1



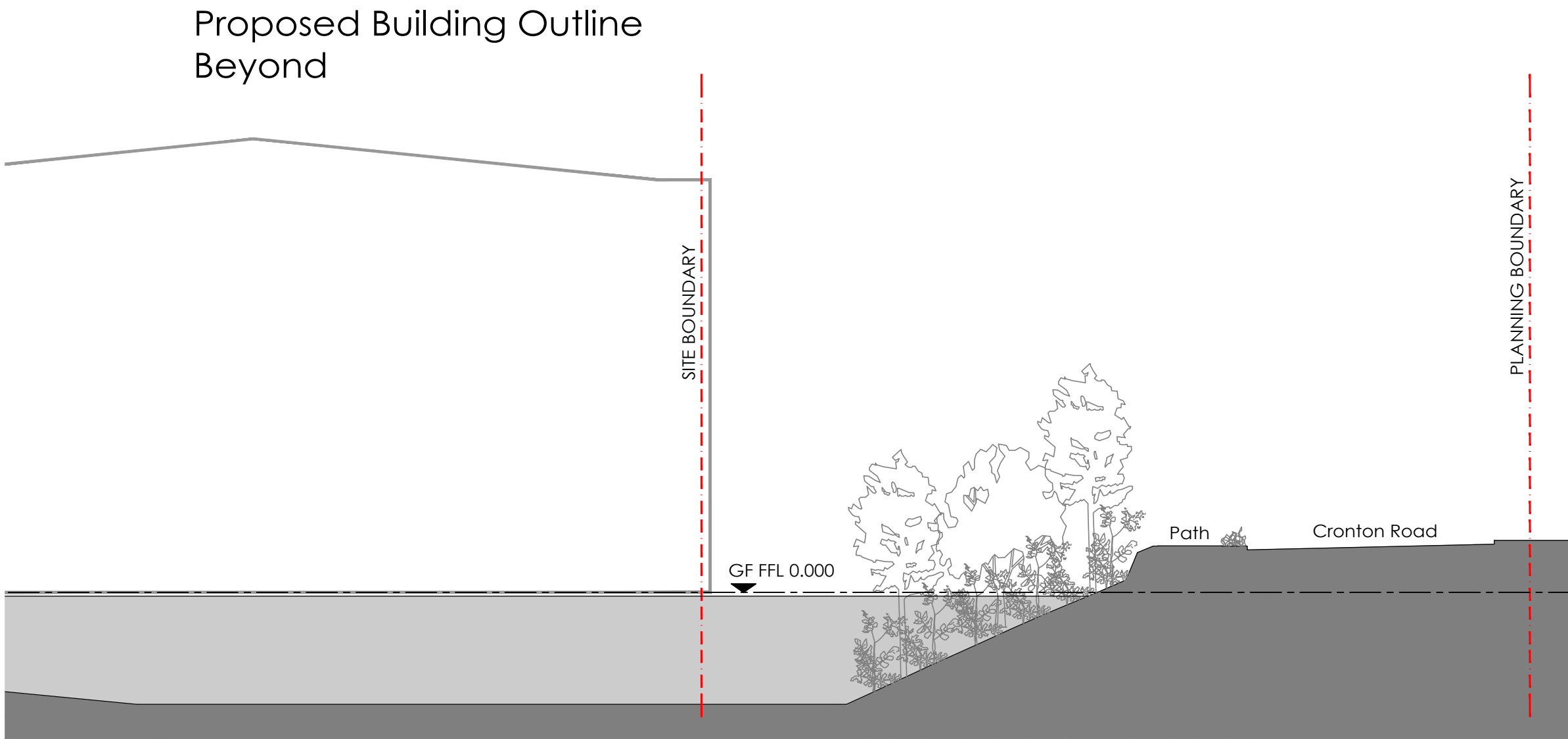
Key Plan (NTS)



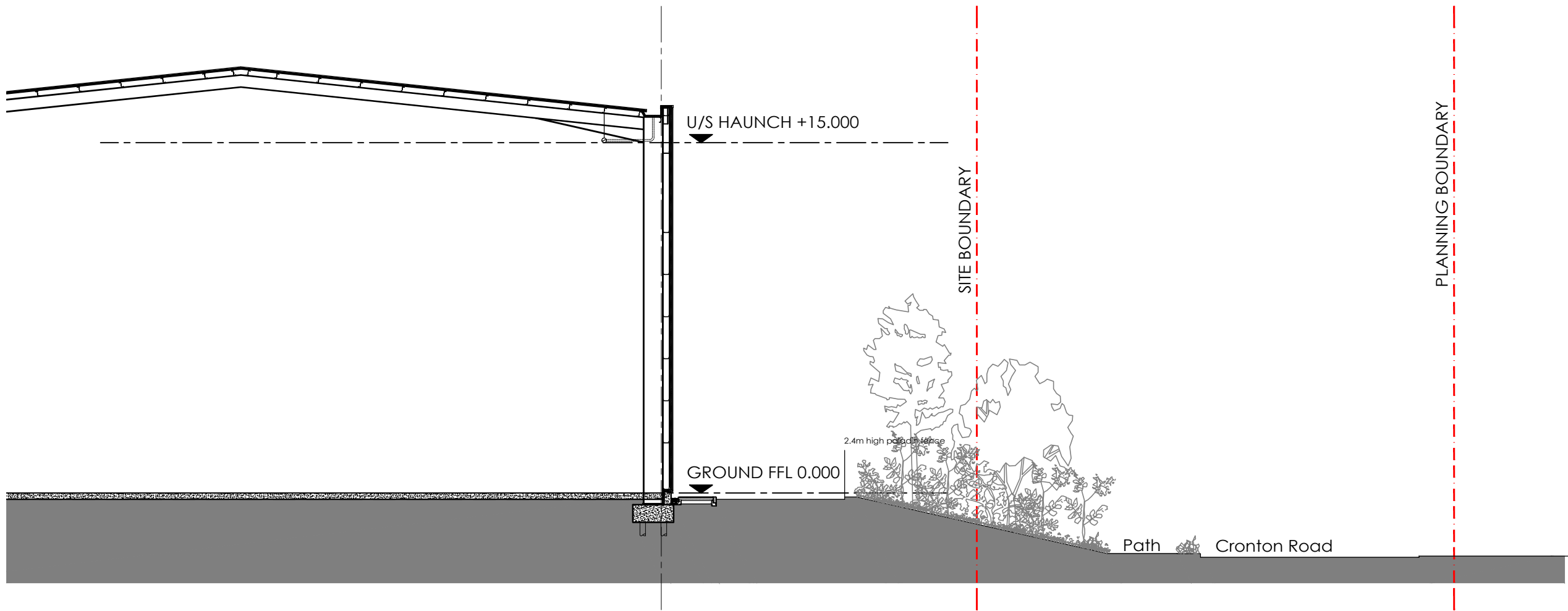
Site Section B



Site Section C



Site Section A



Site Section D

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Rev.	Description	Date	ISS	APP
Scale	1:200@A1			
Status	S2 Information			
Drawn by	AL			
Checked by	MW			
Date	28.06.22			
Client:	MARO DEVELOPMENTS			

Project:
MERCURY 62, CRANTON

Sheet Name:
PROPOSED SITE SECTIONS

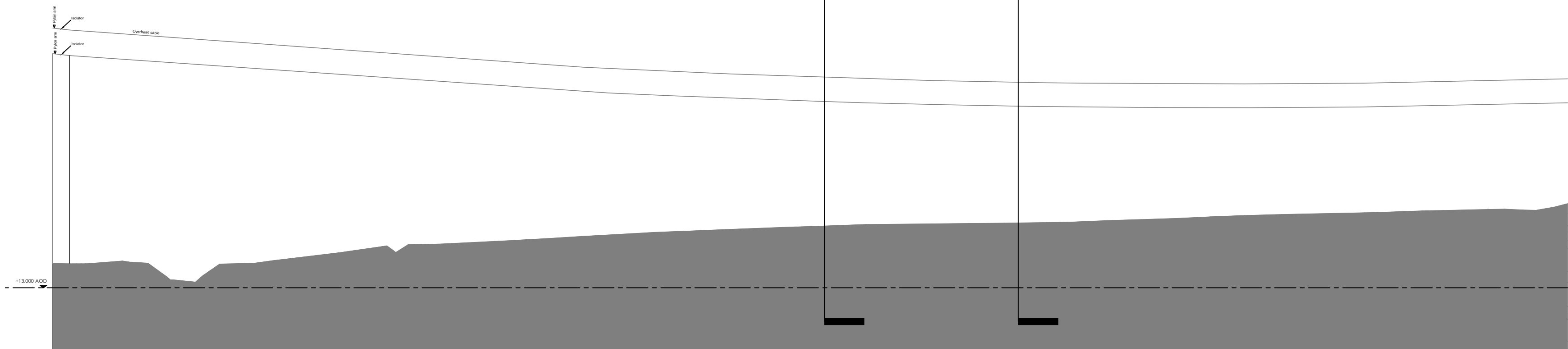
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17021-FRA-AV-XX-DR-A-0701							P1

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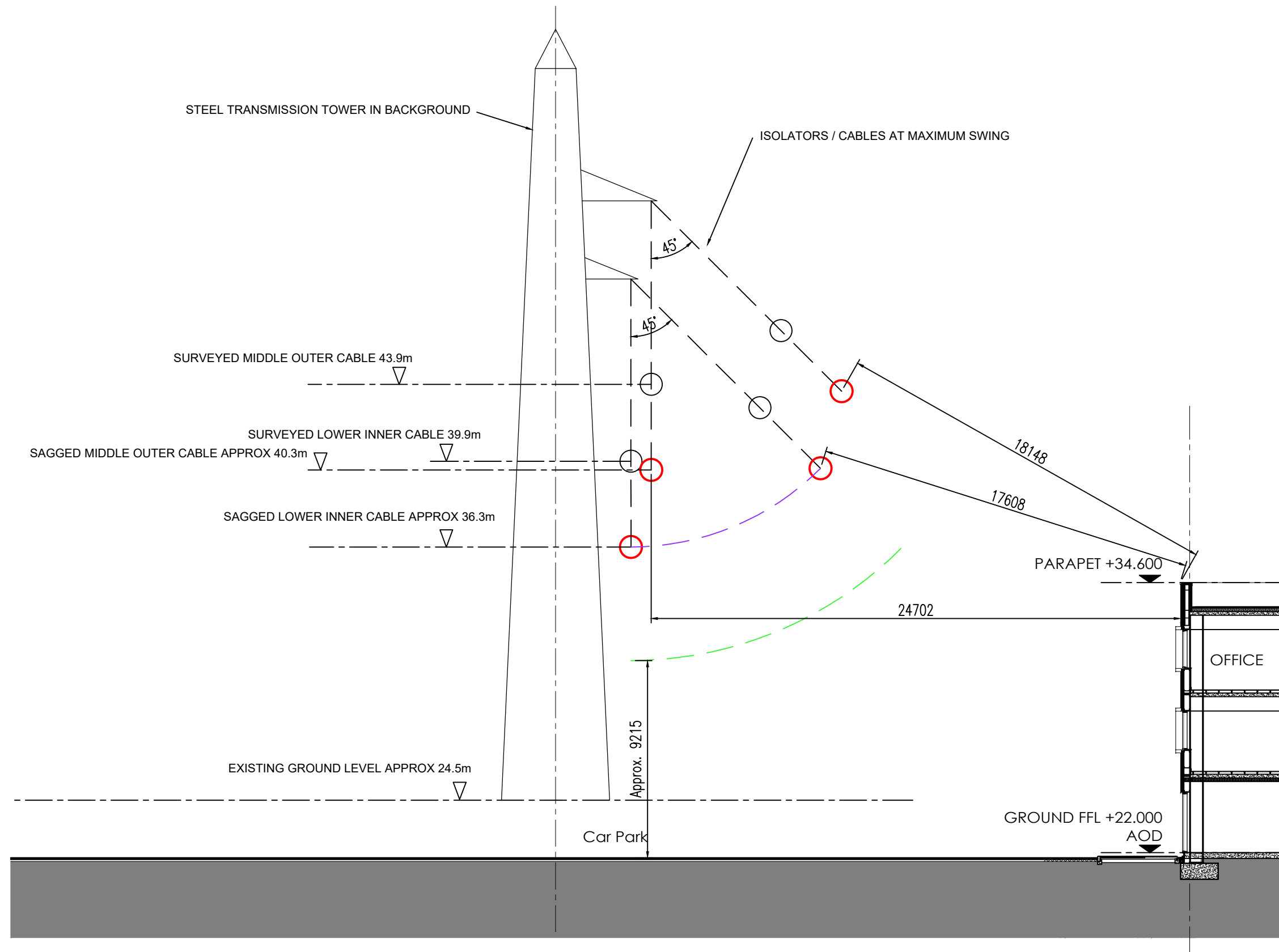
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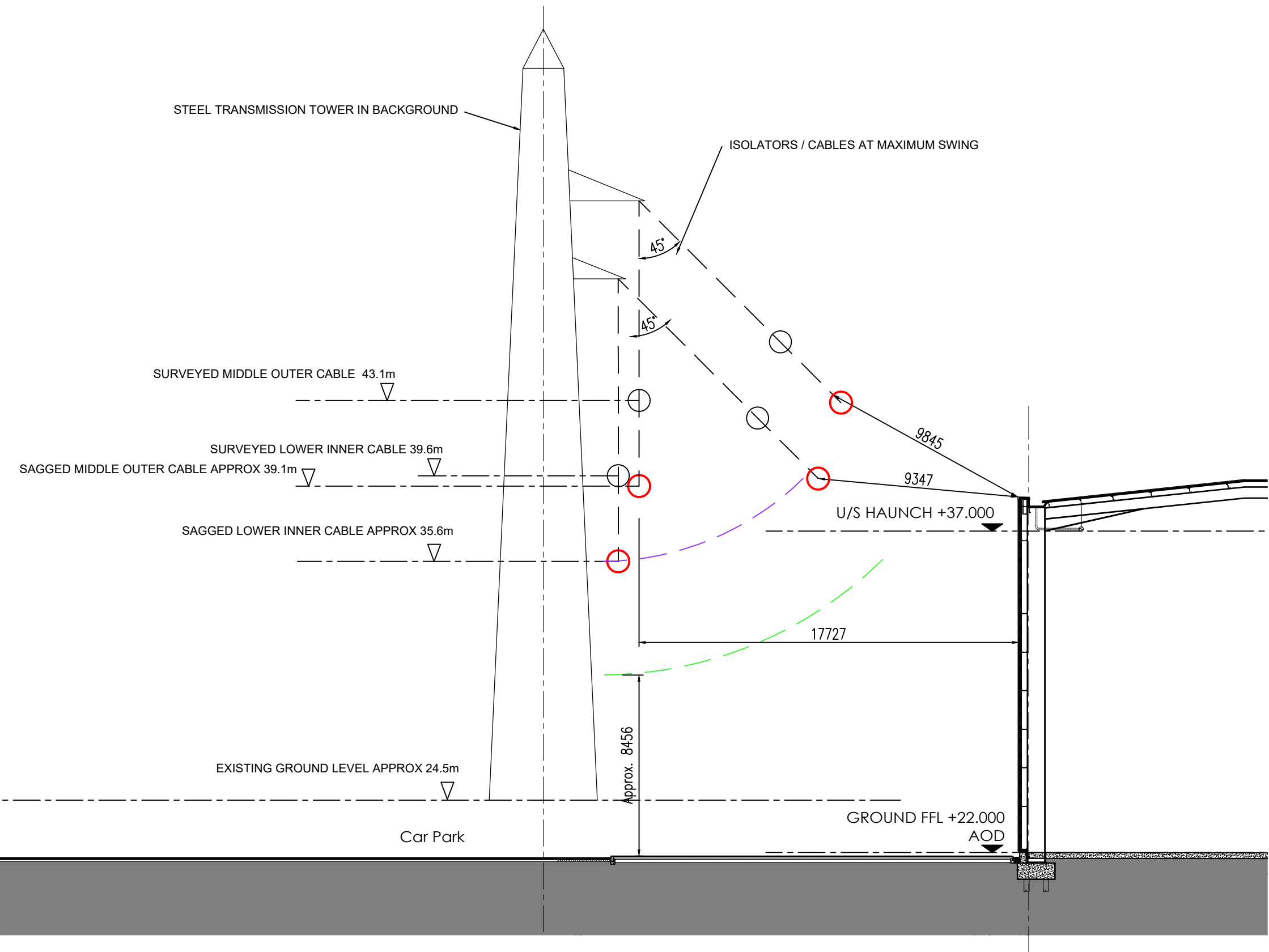
Figure 5.7 Proposed Site Section #2



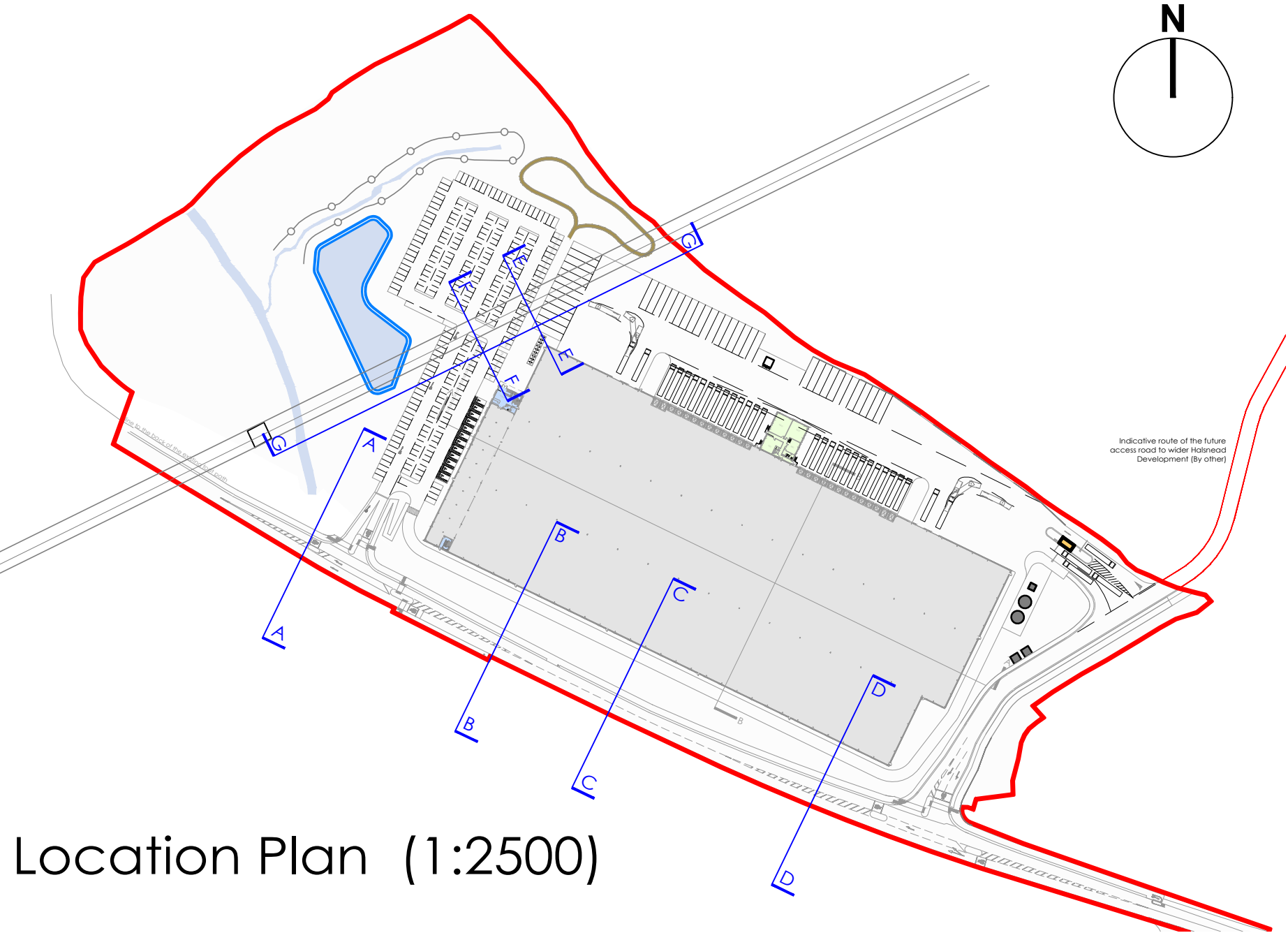
Site Section G (1:500)



Site Section F (1:200)



Site Section E (1:200)



Location Plan (1:2500)

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- Legend
- SURVEYED CABLE POSITION
 - ESTIMATED POSITION OF CABLE AT MAX SAG & SWAY
 - LINE OF BOTTOM LIVE ISOLATOR
 - 5.3M CLEARANCE ZONE

P1	PLANNING ISSUE	21.07.22	AL	MW
Rev.	Description	Date	ISS	APP
Scale	1:200@A1			
Status	PLANNING			
Drawn by	AL			
Checked by	MW			
Date	06.07.22			
Client:	MARO DEVELOPMENTS			

Project:
MERCURY 62, CRONTON

Sheet Name:
PROPOSED SITE SECTIONS - 2

Project No.	Orig.	Zone	Level	Type	Role	Dwg No.	Rev
17021-FRA-AV-XX-DR-A-0702							P1

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Figure 5.8 Proposed GA Elevations

General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

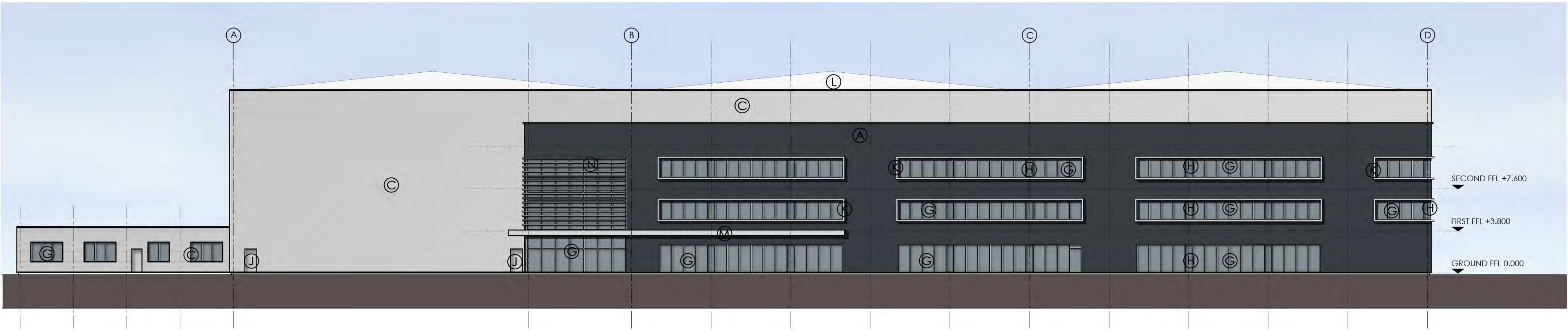
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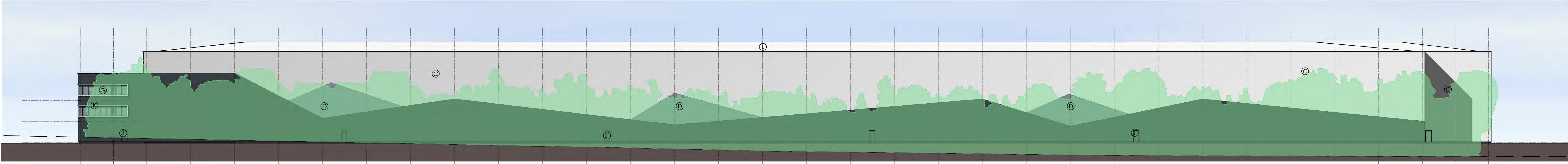
North East Elevation



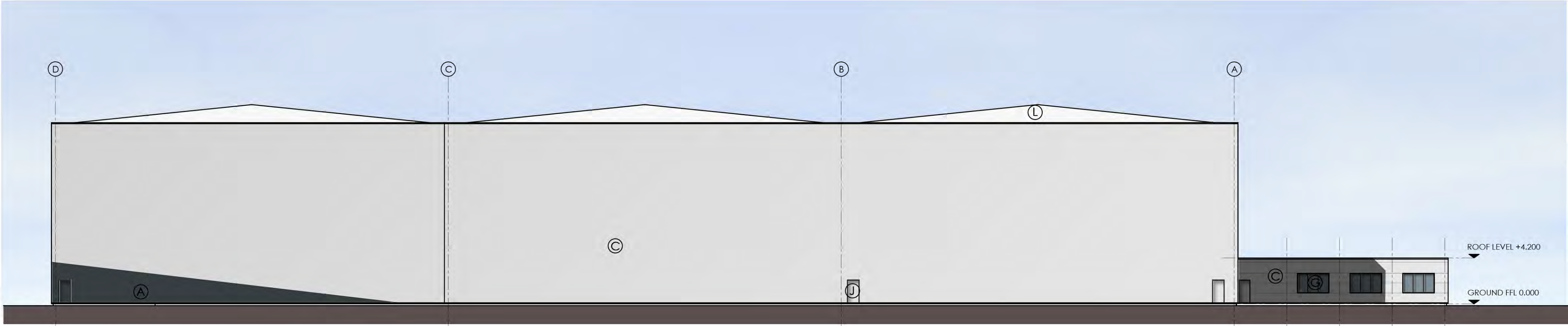
North West Elevation

Materials:

- A Vertically laid profiled built up cladding. Colour: Anthracite (RAL7016)
- B Concrete Dock Wall.
- C Horizontally laid profiled built up cladding. Colour: Silver/Light Grey
- D Horizontally laid profiled built up cladding. Colour: Alaska Grey (RAL 7000)
- E Dock Leveller loading door (RAL 7000) with dark grey dock shelter (RAL 7016).
- F Level Access Doors. Colour: Alaska Grey (RAL 7000)
- G PPC Aluminium curtain walling. Frame Colour: Anthracite (RAL7016)
- H Glazed spandrel panels as part of curtain walling system
- J Fire escape doors. Colour: To match adjacent cladding
- K Feature PPC Aluminium Window Surrounds. Colour: Silver/Light Grey
- L Profiled roof cladding. Colour: Goosewing Grey (RAL 7038)
- M Canopy over entrance. Colour: Silver/Light Grey
- N Brise Soleil. Colour: Silver/Light Grey



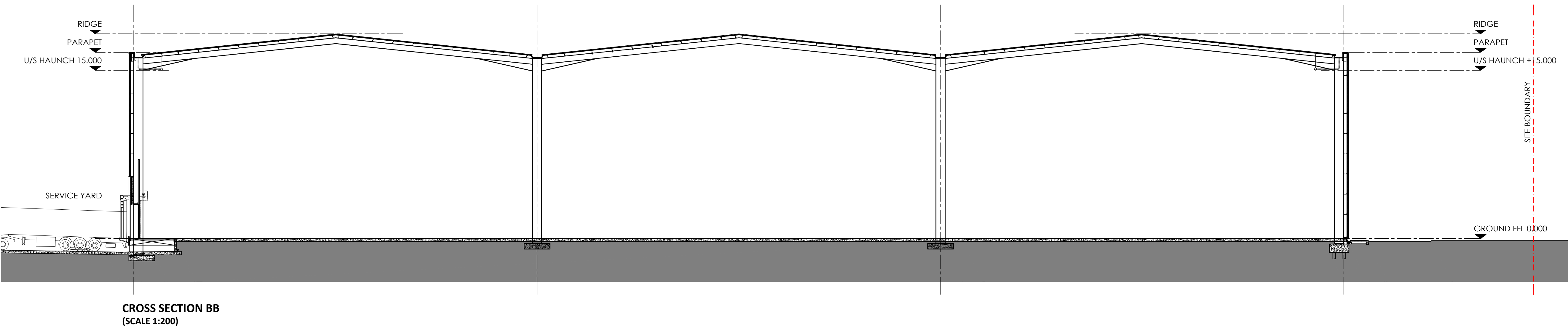
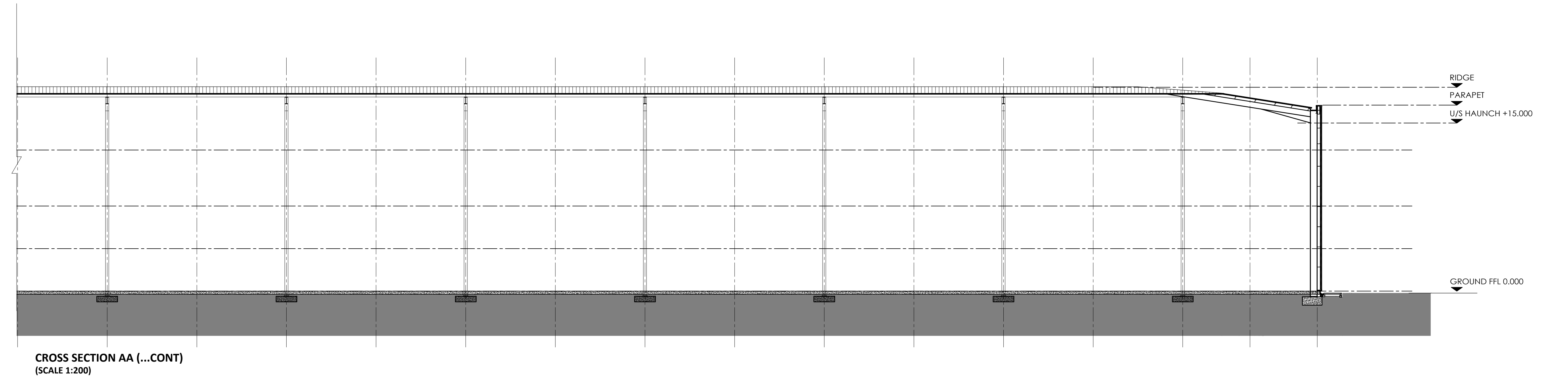
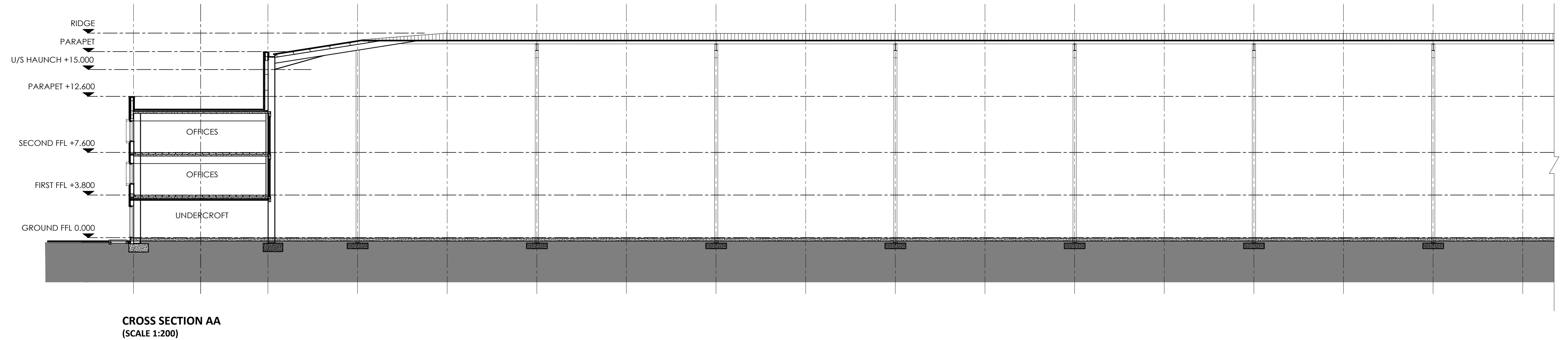
South West Elevation



South East Elevation

P2	DOCK DOORS UPDATED	09.08.22	AL	MW
P1	PLANNING ISSUE	21.07.22	AL	MW
Rev.	Description	Date	ISS	APP
Scale	1:200@A0			
Status	Planning			
Drawn by	AL			
Checked by	MT			
Date	27.06.22			
Client:	MARO DEVELOPMENTS			
Project:	MERCURY 62, CRANTON			
Sheet Name:	Proposed GA Elevations			
Project No.	Orig.	Zone	Level	Type
17021-FRA-V1-XX-DR-A-2101				
Rev				
P2				
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Figure 5.9 Proposed GA Sections



General Notes

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Status	S2 Information
Drawn by	AL
Checked by	MW
Date	31.05.22
Client:	

MARO DEVELOPMENTS

Project:
MERCURY 62, CRONTON

Sheet Name:
Proposed GA Sections

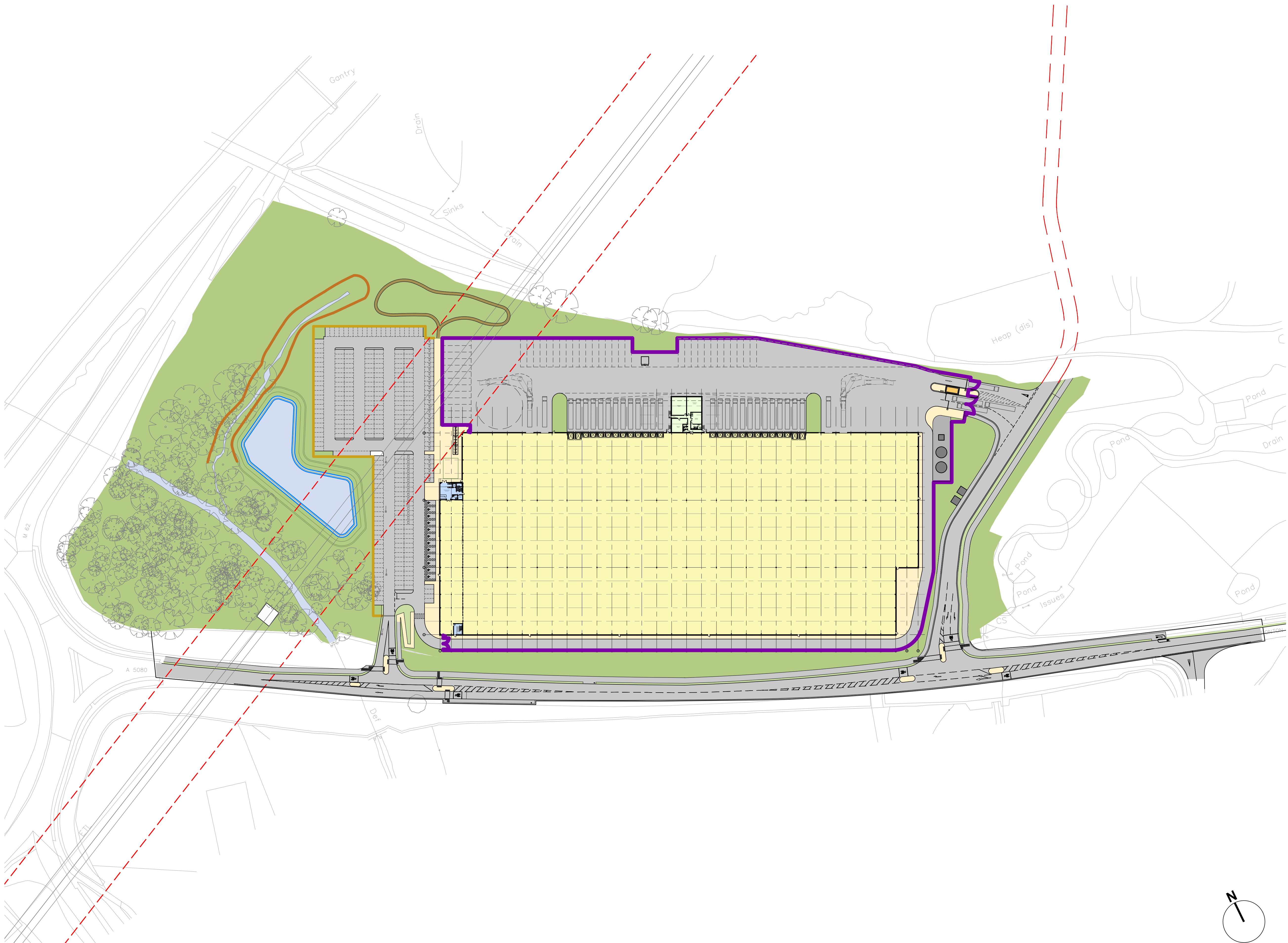
Project No.	Orig.	Zone	Level	Type	Role	Dwg No.	Rev
17021-FRA-V1-XX-DR-A-2201							P1

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Figure 5.10 Proposed Boundary Treatments



General Notes

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Legend

- Proposed secure fence line (2.4m high paladin) Colour: Green
- Proposed timber knee rail
- Timber Post and Rail Fence (1.2m height)

P1	PLANNING ISSUE	21.07.2022	AL	MW
Rev.	Description	Date	ISS	APP

Scale: 1:1000@A1
Status: S2 Information
Drawn by: AL
Checked by: MW
Date: 31.05.22
Client:

MARO DEVELOPMENTS

Project:
MERCURY 62, CRANTON

Sheet Name:
PROPOSED BOUNDARY TREATMENTS

Project No.	Orig.	Zone	Level	Type	Role	Dwg No.	Rev
17021-FRA-AV-XX-DR-A-0905							P1

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e info@fletcher-rae.com

Figure 5.11 Landscaping Plan



Figure 5.12 Means of Access Plan



Key to symbols

Reference drawings

M
MOTT
MACDONALD

M

Royal Liver Building
Pier Head
Liverpool, L3 1JH
United Kingdom

+44 (0)151 482 9910
+44 (0)20 8681 5706
mottmac.com

Client

MARO DEVELOPMENTS

Title

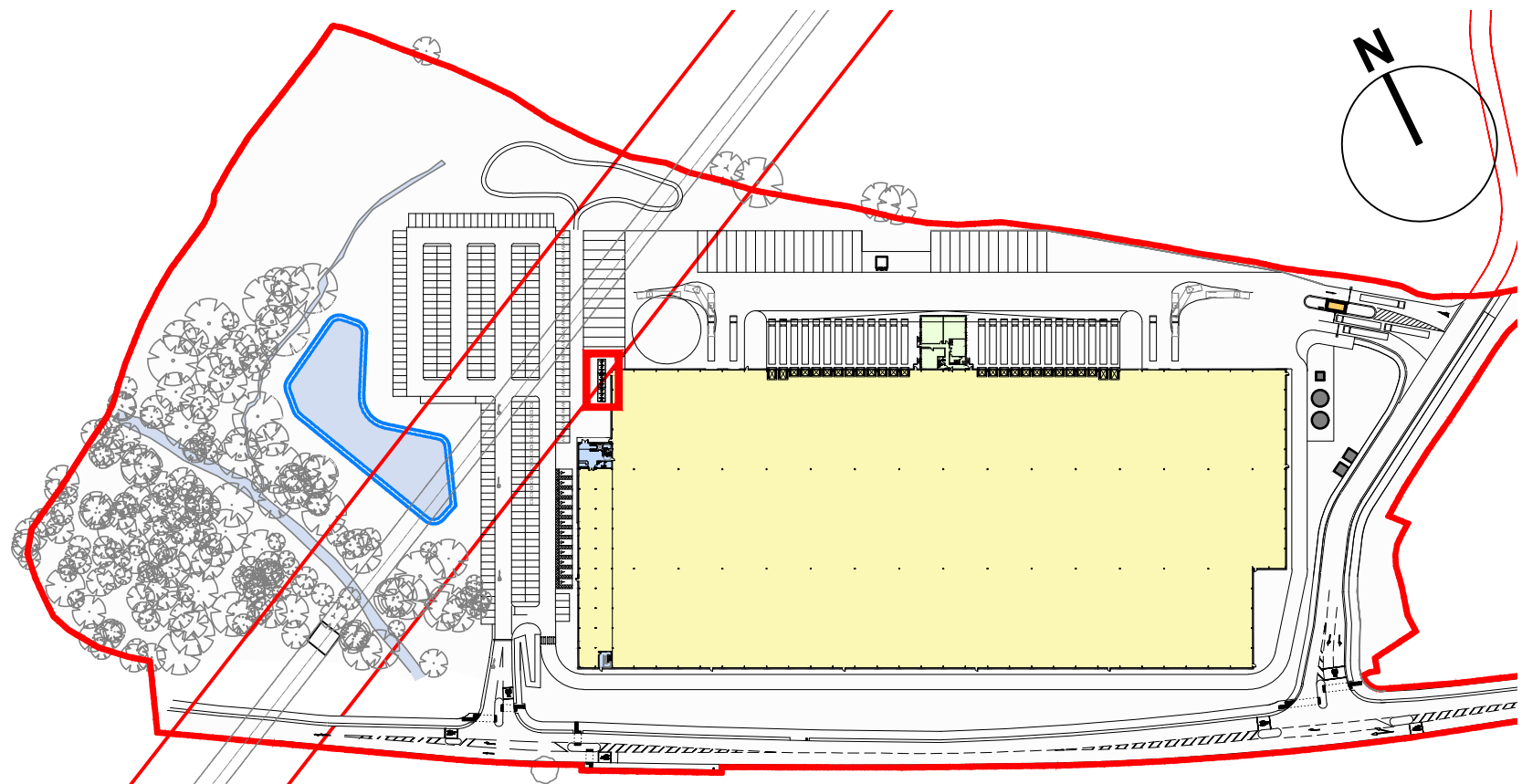
MERCURY 62 CRONTON
ACCESS JUNCTIONS TO SITE
A5080 CRONTON ROAD
GENERAL ARRANGEMENT
OPTION 1

Designed	M.S.Davies		Eng check		
Drawn	M.S.Davies		Coordination		
Dwg check	K.Blakey		Approved	K.Riley	
Scale at A1	Status		Rev	Security	
1:1000	PRE		P3	STD	

Drawing Number

392094-MMD-00-XX-DR-C-0101

Figure 5.13 Cycle Shelter Details



KEY PLAN
NOT TO SCALE

Cycle Shelter Specification

Type:
Broxap (BXMW/AP), Apollo Cycle Shelter, 5m Module size for 12 cycles. To include provision of matching cycle hoops.
Framing & cycle stands to be in dark grey (RAL 7016).
Clear polycarbonate to roof covering.

Floor:
Feature flag paving installed around and within cycle shelter footprint. Paving also dressed around bicycle stand hoops and shelter support posts.
Shelter and stand supports fixed down to concealed concrete pads in accordance with manufacturers requirements and recommendations.

Structure & Roof and Side cladding:
Robust modular construction featuring load bearing purlins. Tubular section anti-climb end frames.
Curved roof glazing bar framing members with ClearView PETg UV cladding.
All assembled using anti-tamper high strength bolts.

Bicycle Stands:
Matching powder coated, tubular hopped style, fixed to bases below external paving surface finish.
Layout to achieve minimum number of bicycle space provision indicated on the drawing to comply with planning guidelines.

General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

Do not scale from this drawing.

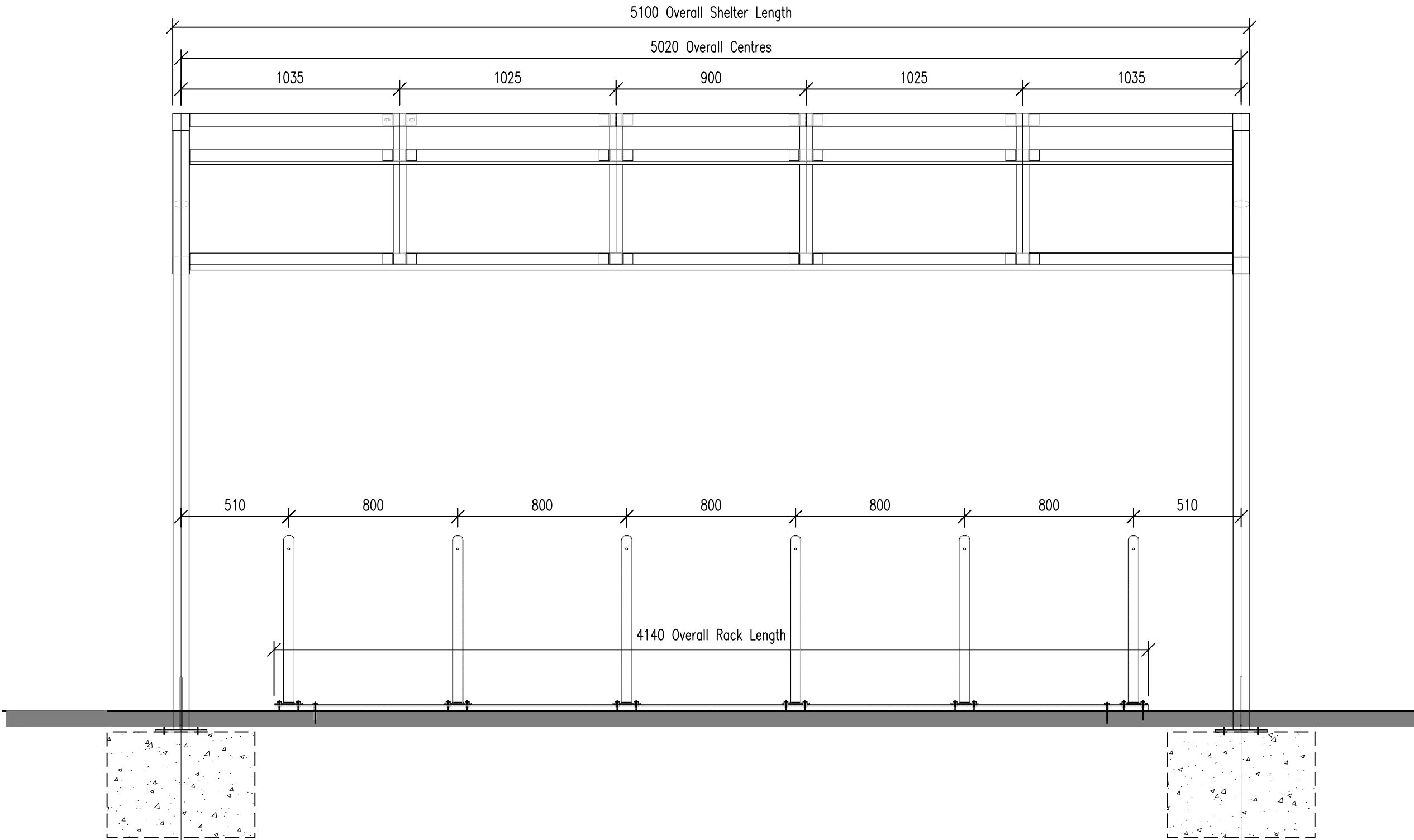
Only work to written dimensions.

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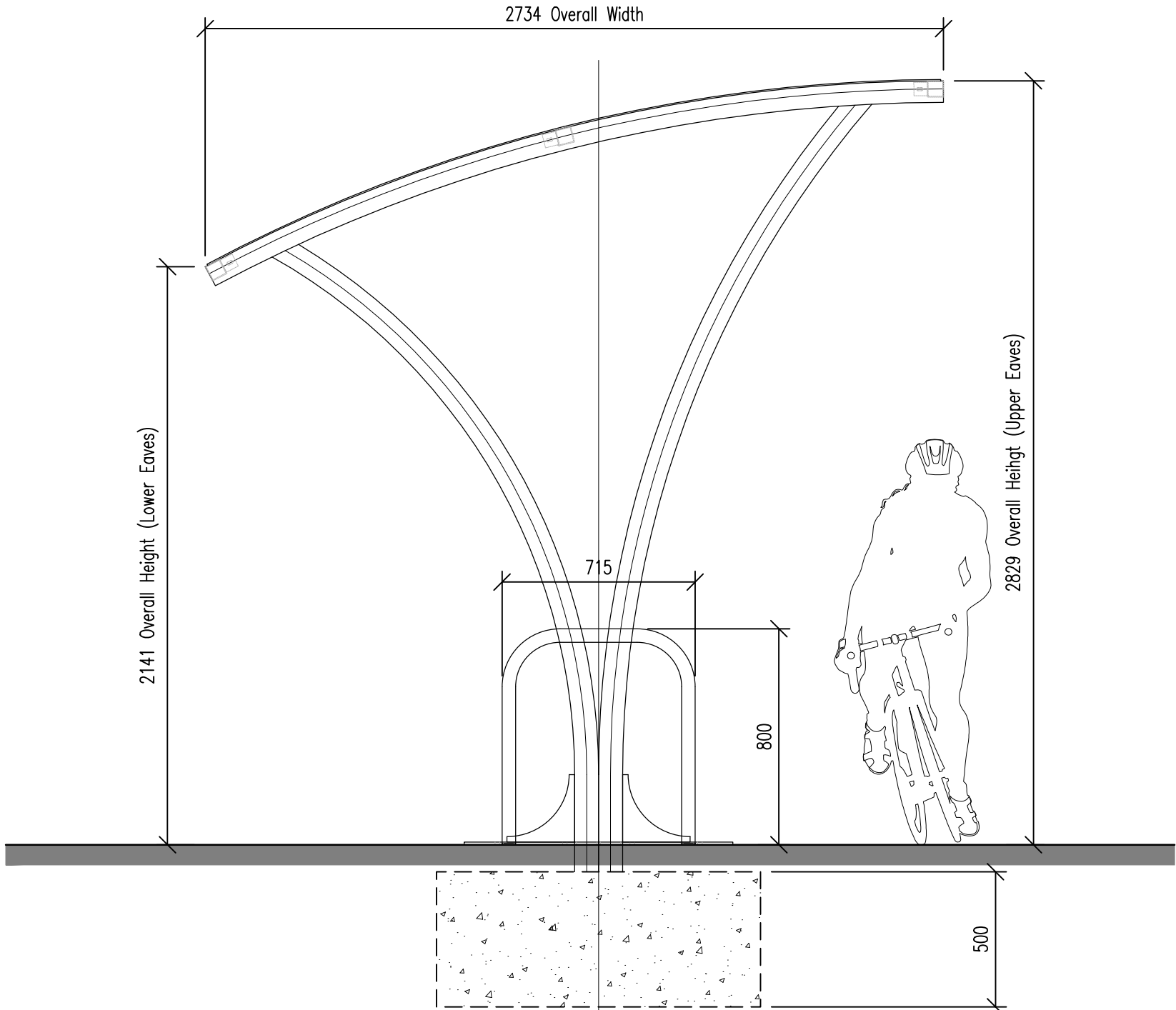
NOTES:

3 no SHELTERS IN TOTAL
EACH SHELTER ACCOMMODATES
12 Cycles

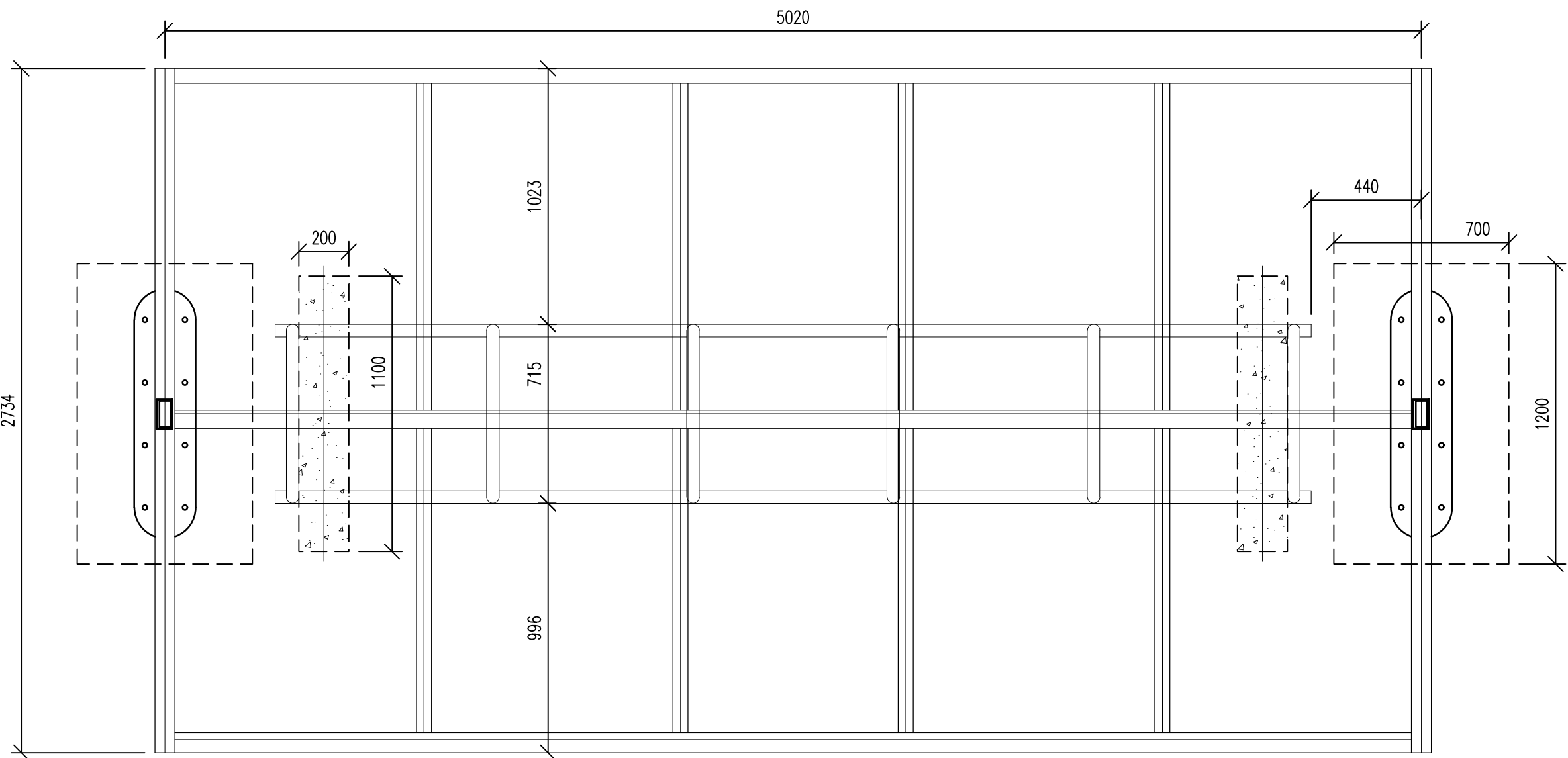
TOTAL SPACE FOR 36 CYCLES



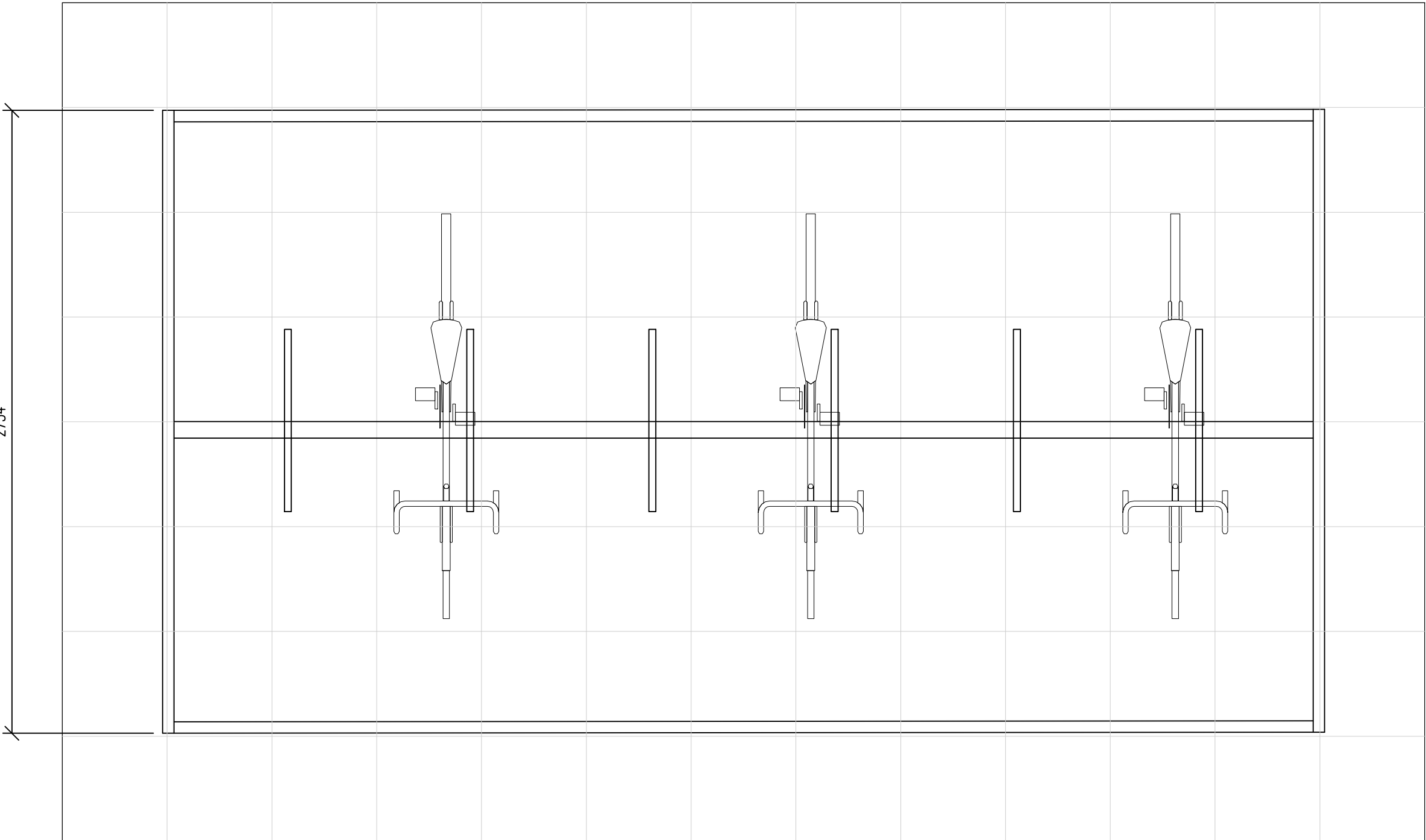
ELEVATION
SCALE 1:20



SECTION
SCALE 1:20



PLAN
SCALE 1:20



P1	PLANNING ISSUE	21.07.2022	AL	MW
Rev.	Description	Date	ISS	APP

Scale: 1:20@A1
Status: S2 Information
Drawn by: AL
Checked by: MW
Date: 23.05.22
Client:

MERCURY 62, CRONTON

Project:
MARO DEVELOPMENTS

Sheet Name:
Proposed Cycle Shelter

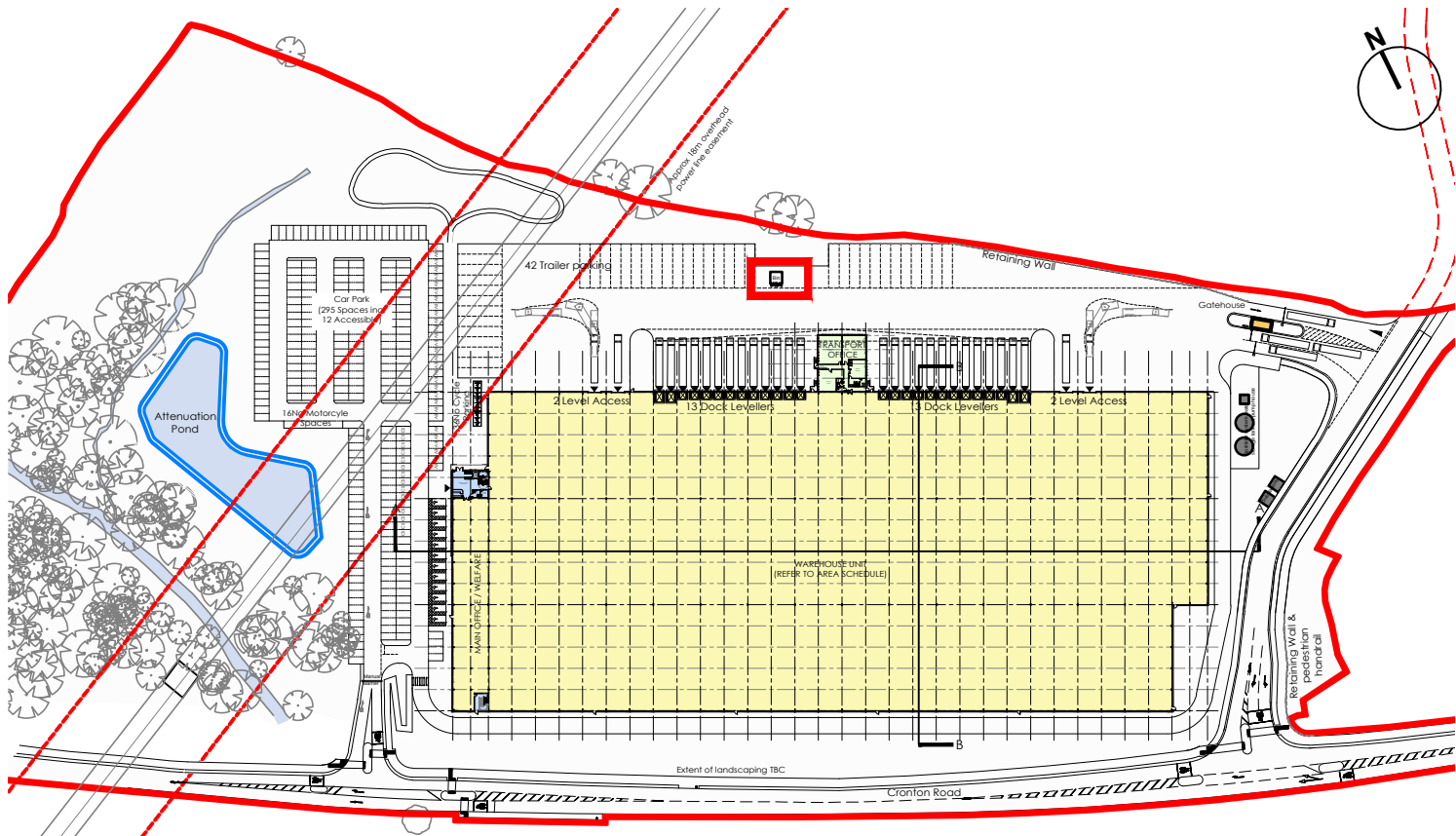
Project No.	Orig.	Zone	Level	Type	Role	Dwg No.	Rev
17021-FRA-AV-XX-DR-A-0901							P1

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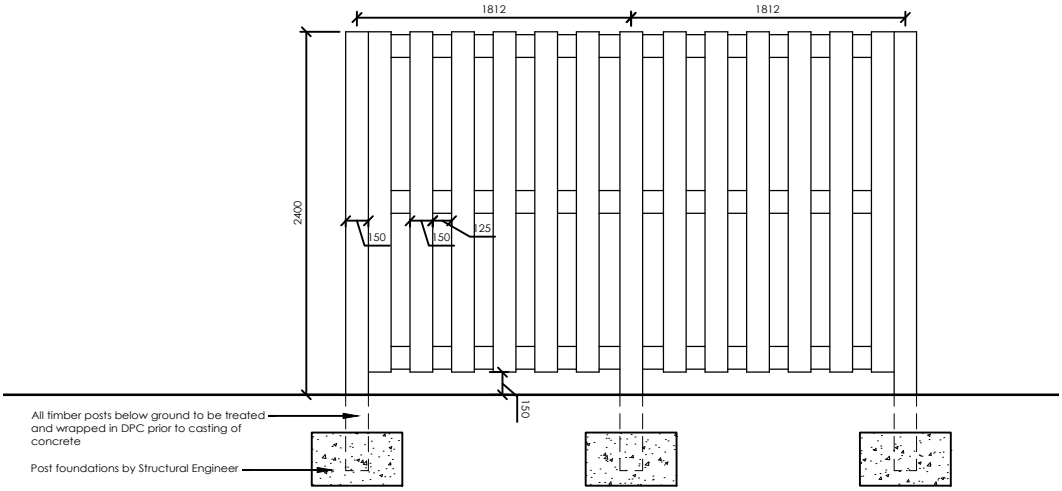
Level 12, Tower 12, 18 - 22 Bridge Street, Manchester, M3 3BZ

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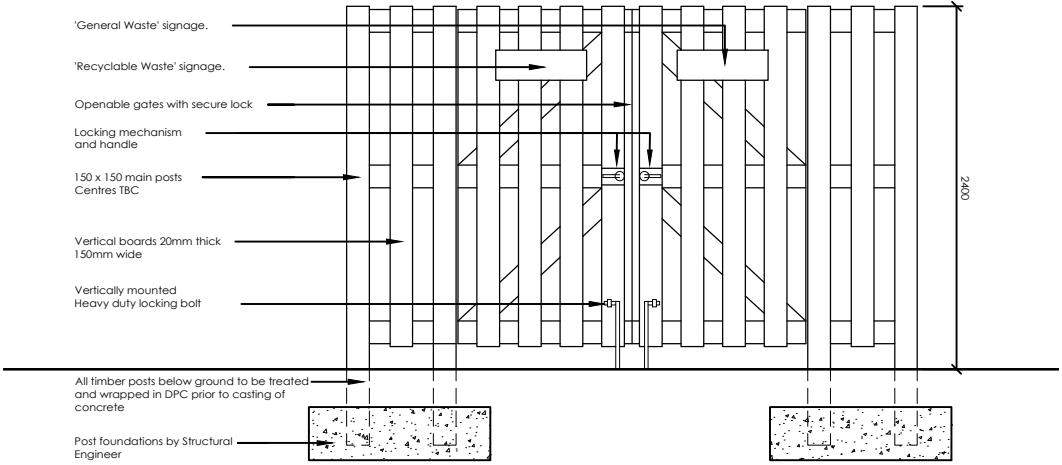
Figure 5.14 Proposed Waste Compound Details



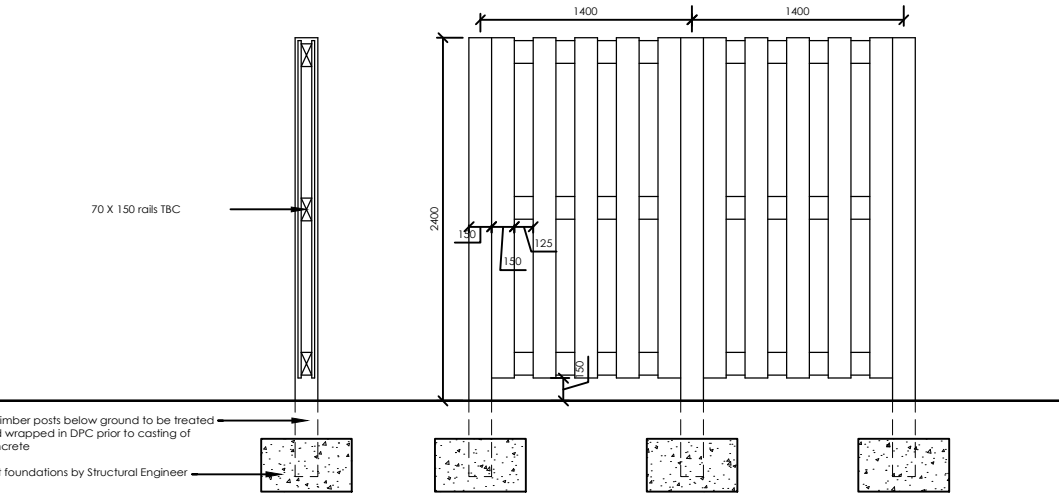
Key Plan
Not to scale



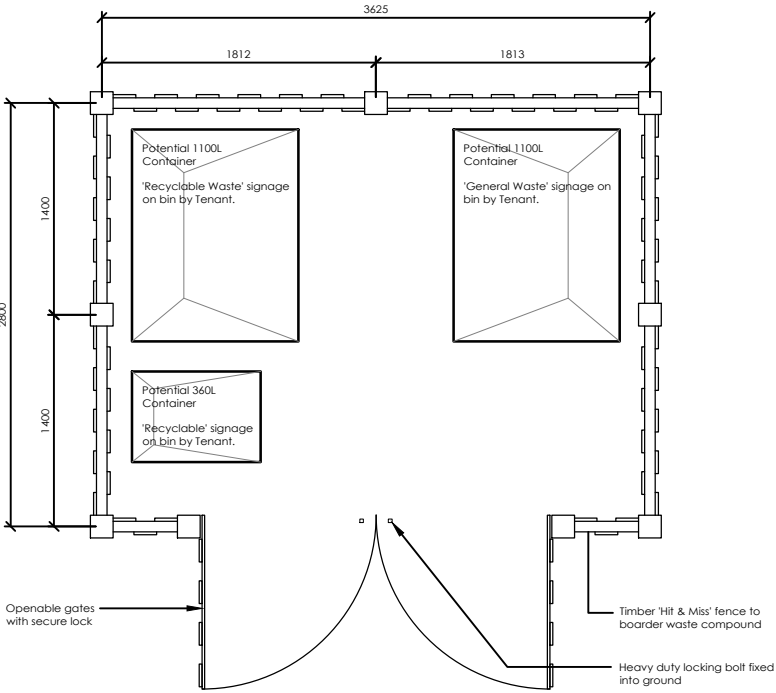
Rear Elevation 1:50



Front Elevation 1:50



Proposed Section Detail and Side Elevation 1:50



Layout Plan 1:50

General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

Do not scale from this drawing.

Only work to written dimensions.

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Rev.	Description	Date	ISS	APP
Scale	1:50@A3			
Status	S2 Information			
Drawn by	AL			
Checked by	MW			
Date	26.05.22			
Client:	MARO DEVELOPMENTS			
Project:	MERCURY 62, CRONTON			
Sheet Name:	Proposed Waste Compound Details			
Project No.	Orig.	Zone	Level	Type
17021-FRA-AV-XX-DR-A-0902				
Role	Dwg No.	Rev		
		P1		
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Chapter 10: Air Quality Figures - Refer to Appendix 9.2