timber posts positioned to stop vehicular access and informal parking extending up access track

new underground Klargester Biodisc BN package treatment plant to pick up and deal with all existing foul drainage to the full site

cross hatching indicates new native hedging planted to contain boundaries

sample chamber and discharge from PTP direct to water course

access gate to playing fields

new foul water package treatment plant with direct drainage to water course

all drainage routes to cross UU pipeline at no less than a 45 degree angle

position of original fence to playing firlds

cross hatching indicates new native hedging species in accordance with United Utilities Standard Condition document, issue 3.4 dated July 2015,

minimum 2.5m from the center of the existing tree to the new fence line, exact position of hedge and fence to be confirmed to maximise the existing garden length

new timber faced and natural slate to roof plant room to house GSHP equipment to heat full site see KL2887/109 for full elevational detail

new opening protected by double gates and / or timber rail fence (exact detail to be confirmed)

hatched line indicates existing hedge to be removed

existing United Utilities infrastructure

bike storage and e bike charging points

proposed 1.8m high timber panel fence

covered bike shelter with e bike charging points

roof overhang to provide covered outside eating area

existing garden areas reduced

new build community shop and small scale units

new link roof to provide shelter and identify entrance

2 no residential dwellings

delivery pull in point

residential dwelling

kitchen extraction

PV panels fixed to shallow pitched roof

existing garden area reduced

3no disabled parking spaces

position of bore holes to support GSHP heating solution to full site

original fence line retained

drop off lay by to side of turning head

20no new parking spaces with electric car charging points

electric car charging point

point of safe access to proposed site from adjacent car park

grassed area for play

cross hatching indicates new native hedging planted to contain boundaries

existing access widened to 6m to allow full access to rear of the site and to provide 20 more car parking spaces

cross hatching indicates new native hedging planted to contain boundaries

minimum 5m clearance required to either side of UU 110mm pipe line

22470

17900

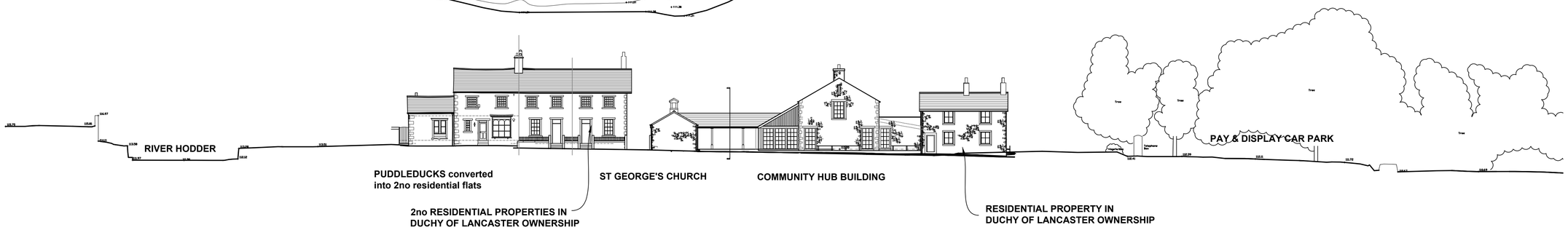
31300

3000

2250

3" PV

INDICATIVE SITE PLAN



SOUTH ELEVATION (A - A)

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REVISONS

REV A: 18.03.22: Planning Amendments.
REV B: 19.04.22: Planning Amendments.
REV C: 03.05.22: UU Details and amendments.
REV D: 09.05.22: ~~Borehole positions~~ altered.
REV E: 10.05.22: Final UU detail amendments.
REV F: 04.10.23: amended detail for VoC

N

0m 5m 10m 15m 20m 25m 30m 35m 40m

1 : 250

Original Drawn By	Date
EW	October 2023

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Client: The Duchy of Lancaster

Contract: OLD GARAGE SITE Dunsop Bridge

Drawing title: PROPOSED SITE PLAN & BLOCK PLAN

Scale	Job No.	Drg No.	
1:250	KL2887	105	F