TREE PROTECTION BARRIER

10L x 2L x 1H M GCN HIBERNACULUM

GCN SANCTUARY
SOWN GRASSLAND
LOW DIVERSITY
TUSSOCK GRASS MIX

TREE PROTECTION BARRIER

GCN SANCTUARY
PLANTING:
80% HAWTHORN
10% HAZEL
10% GUELDER ROSE

HATCHED AREA
GCN SANCTUARY WITH
ACCESS TO POND TWO

10L x 2L x 1H M
GCN HIBERNACULUM

GCN pond 2
140 sq m approx

OPEN SPACE

PASSING BAY

2 bed semi-det
72.60
16

15

2 bed semi-det
72.25
14

13

2 bed semi-det
71.30
11 12

10

9

3 bed terrace
70.10
8

17 2 bed semi-det
71.75
18

19 2 bed semi-det
71.75
20

3 bed terrace
70.65
7

6

5

2 bed semi-det
71.10
24

25

2 bed semi-det
70.85
26

27

3 bed terrace
70.35
28

29

30

pond one

refuse vehicle turning head

attenuation pond maintenance access

4 bed detached bungalow
70.90
21

TREE PROTECTION BARRIER

339

SITE BOUNDARY

4 bed detached bungalow
70.60
22

ATTENUATION POND

SEE FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY (PSA DESIGN)

4 bed detached bungalow
70.45
23

4

bungalow
70.10

3

bungalow
70.10

PEDESTRIAN CROSSING

2

bungalow
69.90

1

bungalow
69.90

SITE BOUNDARY

existing garage

stone wall existing

existing vehicular access

329
existing cottage

PEDESTRIAN CROSSING

new roadway

OPEN SPACE

TREE PROTECTION BARRIER

stone wall existing

PEDESTRIAN CROSSING / SPEEDHUMP

SITE BOUNDARY

existing vehicular access

SEE TRANSPORT ASSESSMENT DOCUMENT (VTC CONSULTANCY) FOR VISIBILITY SPLAYS FOR PROPOSED DEVELOPMENT

PRESTON ROAD

N

general key

- SUGGESTED BIN COLLECTION POINTS (3 bins per dwelling)
- SUGGESTED BICYCLE SHED LOCATIONS
- SUGGESTED ROTARY WASHING LINE LOCATIONS(min 6 metres)
- 1200 Ht RANCH STYLE FENCING
- VEHICULAR ACCESS ROAD & TURNING AREAS
- PARKING BAY 2.5 x 5m
- PEDESTRIAN CROSSING / SPEED HUMPS
- GRASSED AREAS / SOFT LANDSCAPING
- SANCTUARY AREA WITH ACCESS TO PONDS FOR GREATER CRESTED NEWTS
- PROPOSED NEW TREES / PLANTING
- EXISTING TREES & HEDGES RETAINED
- TREE PROTECTION BARRIER

key to house types

2 BEDROOM SEMI-DETACHED TOWN HOUSE

4 BEDROOM DETACHED BUNGALOW

2 BEDROOM SEMI-DETACHED BUNGALOW

3 BEDROOM TERRACED TOWN HOUSE

0 5 10 15 20 25 30 35 40 45 50
scale - metres

Schedule of HOUSE TYPES

4 no 2 bed semi-detached bungalows
9 no 3 bed terraced houses
14 no 2 bed semi-detached houses
3 no 4 bed detached bungalows

TOTAL DWELLINGS = 30

THIS DRAWING IS A CAD VERSION of the original planning drawing ref 1926 / 7 C dated August 2018. It has been created to facilitate electronic distribution.
ISSUED 19 March 2020

Job Title
BCA Management Ltd

Job Title
4 no 2 bed semi-detached bungalows
9 no 3 bed terraced houses
14 no 2 bed semi-detached houses
3 no 4 bed detached bungalows
Land at 329 Preston Road,Grimsargh. Preston

Drawing Title
site plan
AS PROPOSED

Michael Jackson CHARTERED ARCHITECTS
Holly Cottage,
223 Preston Road
Grimsargh
Preston
Lancs
PR2 5JR
Tel: 01772 701777

Scale	Date	Drawn
1:200 at A0	AUGUST '18 / MARCH 20	MMJ / RGM (cad)

Drg. No. 1926/ 7 Rev. C