



4.5m x 70m visibility splays in accordance with T042/95 for 30mph road
PROPOSED ACCESS
 Localised widening of Huddersfield Road to accommodate right turn lane

existing culverts to be indicated in culverts as strategy report.
 public green spaces including green corridor to be provided in accordance with proposed habitat creation details and Habitat Management Plan

DEVELOPMENT AREA - 6.09Ha
 Density - 28.7 units / Hectare (11.6 / Acre) net developable - see Indicative Layout, ref 2600/17G

RESIDUAL APPLICATION AREA SUBJECT TO ECOLOGICAL IMPROVEMENTS, RISING MAIN FOUW SEWER CONNECTIONS AND FOOTPATH DIVERSION

land drainage carrier pipe to provide even land drainage discharge to SBI to maintain marshy areas in existing condition

- KEY**
- Application Site - Area - 12.96 Ha (32.02 Acres)
 - Residential development area
 - Green spaces with species rich vegetation planted and maintained in accordance with ERAP Habitat Management Plan report
 - Site of Biological Importance (SBI)

- KEY to land drainage - see Faithurst Drainage Plan**
- Culvert
 - Open ditch
 - Land drain
 - Carrier pipe

Revision
 Client
 TRUSTEES OF MRS E. BISSILL

Project
PROPOSED RESIDENTIAL DEVELOPMENT
 Land off Huddersfield Road,
 Mossley
PARAMETERS PLAN

Chartered Surveyors & Estate Agents
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Scale
1:1.250 @ A1
 Drawn by ARN Date
 Checked by ARN Date
 Dwg. No. **2600/22A**
 July 2018