Drwg. No. 2600/21B

N

HUDDERSFIELD ROAD (B6175)

MOSSLEY

GREENFIELD

70m X 4.5m visibility splay in accordance with TD42/95 for 30mph road

proposed development access

lay-by

lay-by

ELEC SUB STATION

vehicle containment barrier

vehicle containment barrier

visitor parking

COTE LANE

DALE AVENUE

MEADOW CLOSE

LOWER HEY LANE

4

5

6

7

8

9

10

11

12

13

3

ESS

MOSSLEY HOLLINS HIGH SCHOOL

Games Court

below ground surface water attenuation tank

SBI boundary amended in accordance with Ecology report prepared by ERAP

access for pond maintenance

FRL - 133.5

balancing pond

Pumping station

A

existing culvert headwall

existing culvert headwall

mature tree cover

land owned by Tameside MBC

mature tree cover

land owned by Tameside MBC

mature tree cover

application boundary extends to adopted foul drainage system further along Tame Valley Way - see drawing no'd 2600/XX

TAME VALLEY WAY

proposed foul water drainage easement

rising main foul sewer

rising main foul sewer to connect to adopted drainage located within Tame Valley Way to north

existing pond

FP MOS/50/10

existing culvert headwall

Sluice

HUDDERSFIELD NARROW CANAL

RIVER TAME

139.3m

139.3m

142.3m

E211

E212

E206

SBI REDUCTION AREAS (Ha)

1 - 0.027
2 - 1.139
3 - 0.012

Total - 1.178

COMPENSATORY AREAS (Ha)

4 - 0.290
5 - 0.280
6 - 0.166
7 - 0.112
8 - 0.129
9 - 0.029
10 - 0.018
11 - 0.105
12 - 0.077
13 - 0.048

Total - 1.254

NET INCREASE OF 0.076 Ha (0.188 acres)
(Equivalent to a square with sides measuring 27.57 metres as shown below)

B. Plots 15 & 16 removed and amendments to mitigation areas following alterations to land drainage ARN Sept 2021
A. Amendment to SBI boundary ARN Dec 2017

Client
TRUSTEES OF MRS E. BISSILL

Project
PROPOSED RESIDENTIAL DEVELOPMENT
Land off Huddersfield Road,
Mossley, Lancashire.
ECOLOGY MITIGATION AREAS

Cordingleys
Chartered Surveyors & Estate Agents
Established 1788
48 Wellington Road
Ashton-under-Lyne OL6 6DQ
Professional Services T: 0161 330 0432 F: 0161 339 1509 surveyors@cordingleys.co.uk
Estate Agents T: 0161 330 4800 F: 0161 339 2760 estateagent@cordingleys.co.uk

Scale 1:1000 @ A1

Drawn by ARN
Checked by

Date June 2012

Drwg. No. 2600/21B