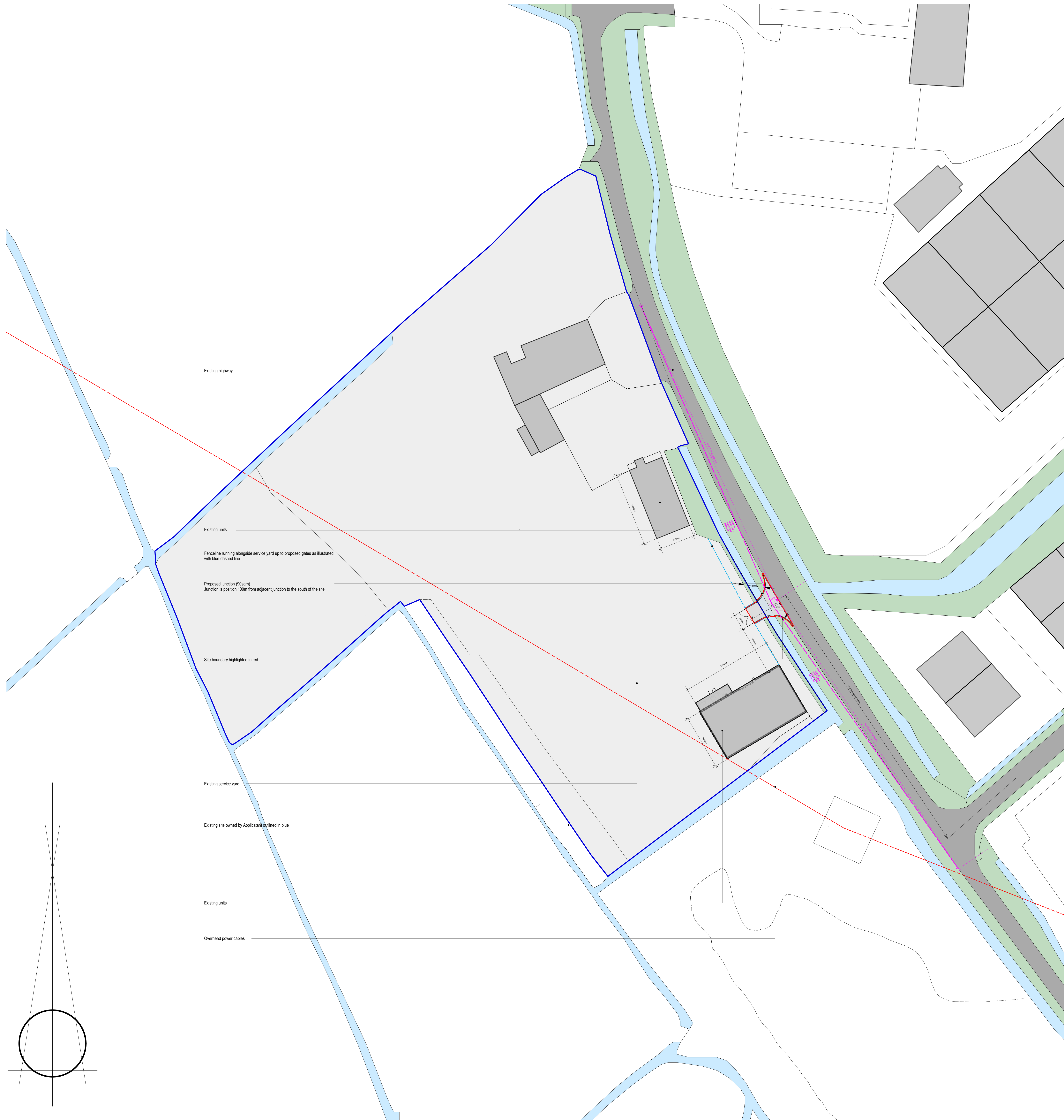
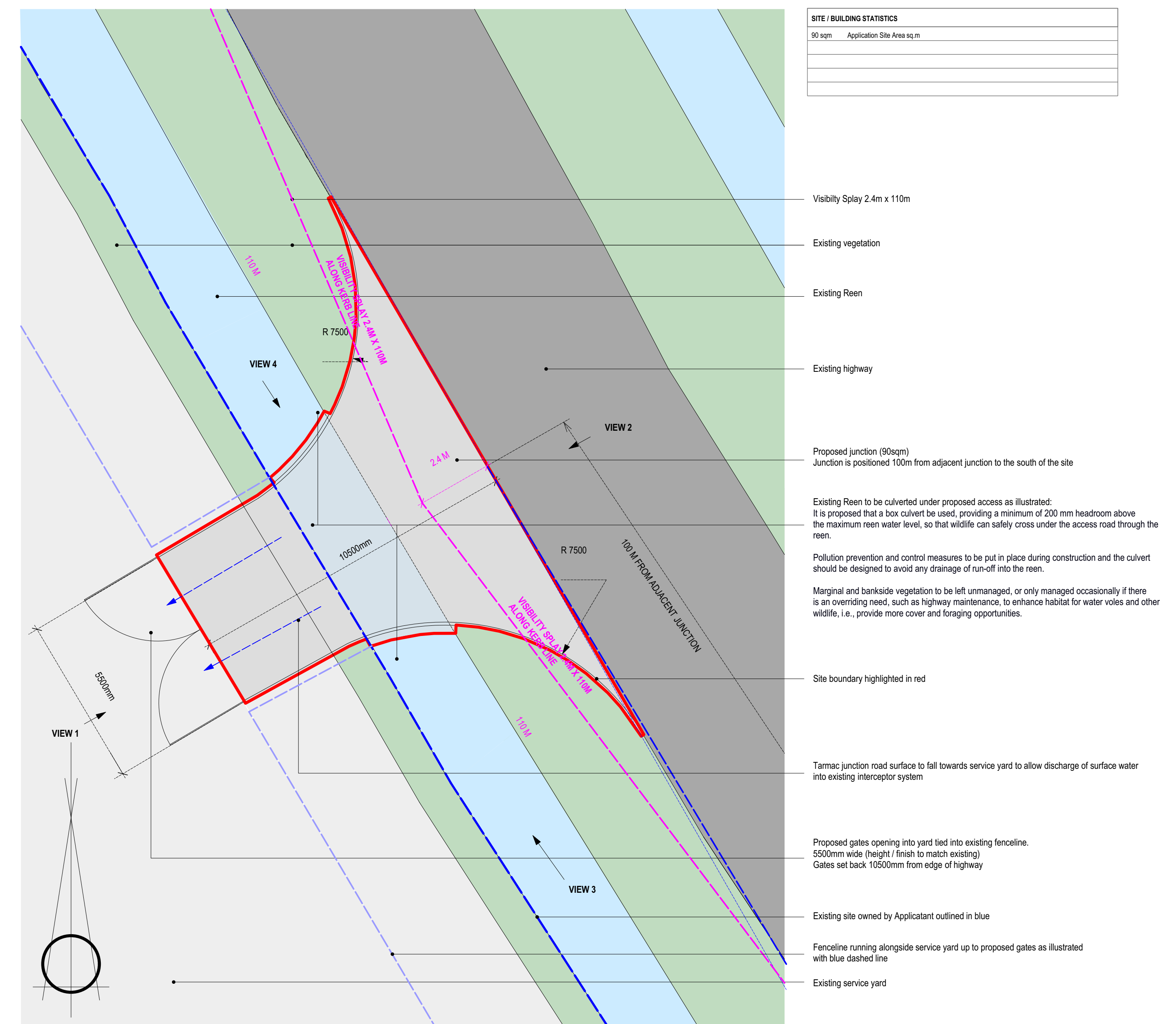
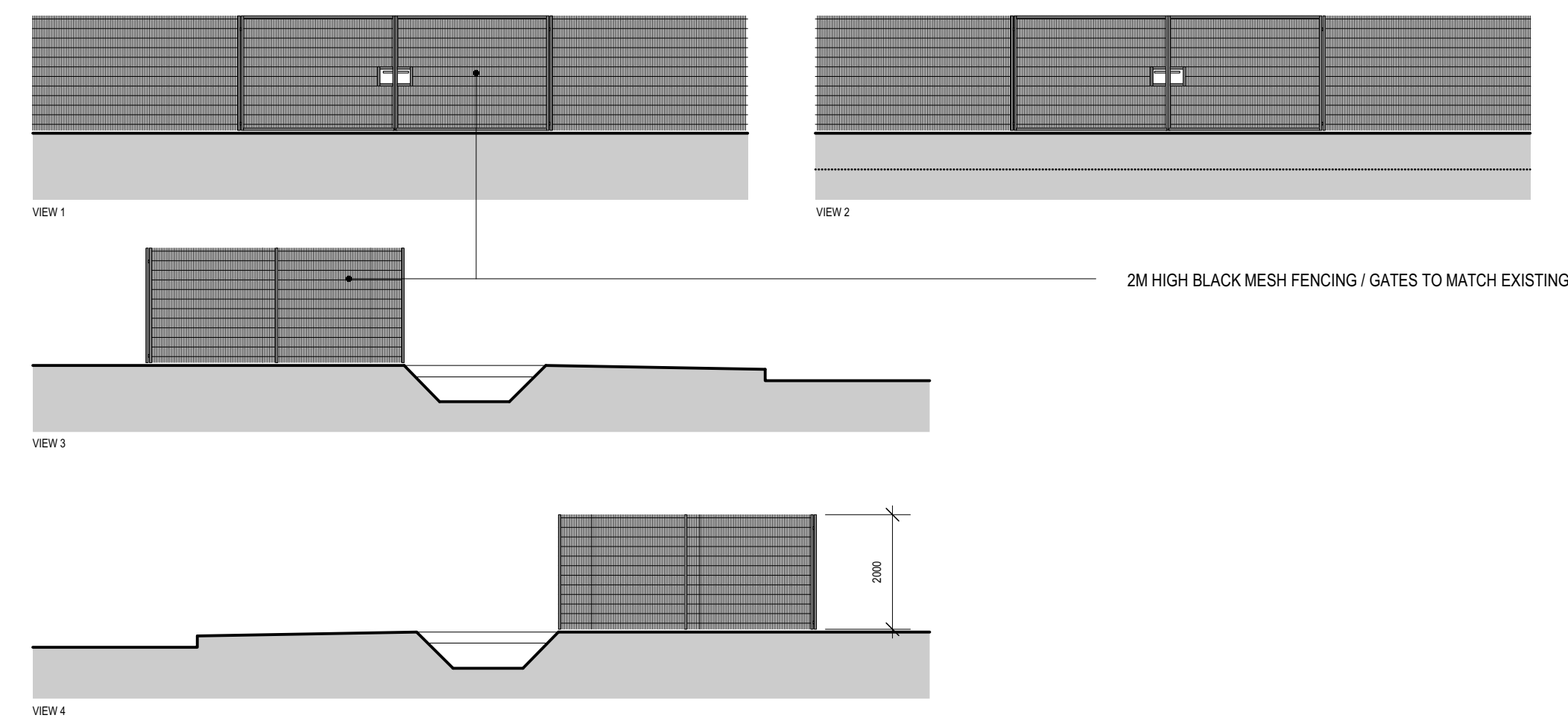




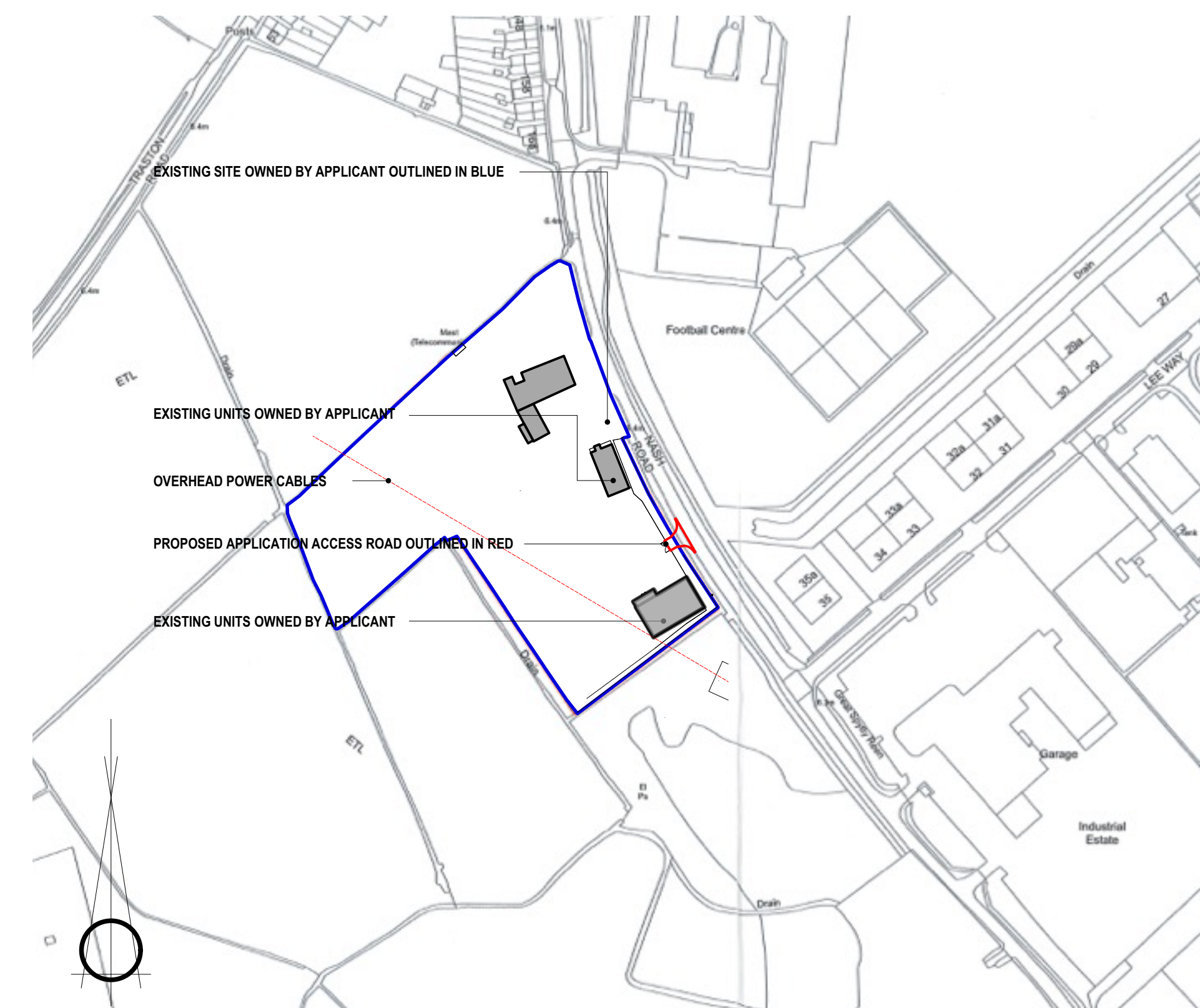
proposed site plan .
scale 1:500



proposed plan .
scale 1:100



proposed elevations .
scale 1:100



location plan .
scale 1:2500

SITE BUILDING STATISTICS	
35 sqm	Application Site Area sq.m

- Visibility Splay 2.4m x 110m
- Existing vegetation
- Existing Reen
- Existing highway
- Proposed junction (90sqm)
- Junction is positioned 100m from adjacent junction to the south of the site
- Existing Reen to be culverted under proposed access as illustrated. It is proposed that a box culvert be used, providing a minimum of 200 mm headroom above the maximum reen water level, so that wildlife can safely cross under the access road through the reen.
- Pollution prevention and control measures to be put in place during construction and the culvert should be designed to avoid any damage of run-off into the reen.
- Marginal and bankside vegetation to be left unmanaged, or only managed occasionally if there is an overriding need, such as highway maintenance, to enhance habitat for water voles and other wildlife, i.e., provide more cover and foraging opportunities.
- Site boundary highlighted in red
- Tarmac junction road surface to fall towards service yard to allow discharge of surface water into existing interceptor system
- Proposed gates opening into yard that into existing fence line. 5500mm wide (height 1.8m to match existing). Gates set back 10500mm from edge of highway
- Existing site owned by Applicant outlined in blue
- Fence line running alongside service yard up to proposed gates as illustrated with blue dashed line
- Existing service yard

SDV & FENCING ADDED AS PLANNING REQUIREMENT
21.5.2025
REV 1 ELEVATIONS OF FENCING ADDED AS PLANNING REQUIREMENT
2.5.2025
Project
PROPOSED ACCESS ROAD AT
MAGNETIC DEPOT
MAGNETIC
Drawing Title
EXISTING SURVEY / PROPOSED SCHEME
Scale(s)
1:100 1:500 1:2500
(Please note all scales are relative scales)
Date
JAN 2024
Rev
0
Drawing No.
AR01 - 01

