



NOTES:

SUBJECT TO STATUTORY CONSENTS
SUBJECT TO SURVEY

BASED ON OS MAP REPRODUCED BY PERMISSION OF
CONTROLLER OF HM STATIONARY OFFICE (c) CROWN
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NO. 30926-FE-42B OVERLAYED ONTO PARAMETERS PLAN
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DO NOT USE ELECTRONIC VERSIONS OF THIS DRAWING TO
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IF USING AN ELECTRONIC VERSION OF THIS DRAWING
FIGURED DIMENSIONS TAKE PRECEDENCE AND NOTIFY
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LEGEND

SITE BOUNDARY

DEVELOPMENT PARCELS

STRUCTURAL WOODLAND PERIMETER TO
EXTEND THE HAYDOCK PARK WOODLANDS
AND INCLUDING APPROPRIATE BUNDING.
THE PROVISION OF POINTS OF ACCESS INTO
INDIVIDUAL PLOTS IS PERMITTED WITHIN
THIS AREA IF APPROPRIATE IN HIGHWAY
SAFETY AND OPERATIONAL TERMS.

SWALES AND INUNDATION GRASSLAND,
MEADOW, SCRUB AND REED BEDS.
THE PROVISION OF POINTS OF ACCESS INTO
INDIVIDUAL PLOTS IS PERMITTED WITHIN
THIS AREA IF APPROPRIATE IN HIGHWAY
SAFETY AND OPERATIONAL TERMS.

VERTICAL NO BUILD ZONE
(THIS ONLY APPLIES TO LOGISTICS/
INDUSTRIAL BUILDINGS AND NOT ANCILLARY
STRUCTURES IN CYCLE SHELTERS, SPRINKLERS,
GATEHOUSES, SIGNAGE, WASTE STORAGE, RECYCLING
CENTRES, LIGHTING COLUMNS, STREET FURNITURE,
ACOUSTIC FENCE)

ECOLOGY CORRIDOR (8M MIN OFFSET FROM
TOP OF DITCHBANK TO DEVELOPMENT;
1 CROSSING POINTS TO A MAX WIDTH OF 20m
(INCLUDING HEADWALL AND ABUTMENTS).
MINOR DITCH ALIGNMENT MAY BE NEEDED).
THE PROVISION OF POINTS OF ACCESS INTO
INDIVIDUAL PLOTS IS PERMITTED WITHIN THIS
AREA IF APPROPRIATE IN HIGHWAY SAFETY
AND OPERATIONAL TERMS.

INDICATIVE MAIN ESTATE ROAD

MAIN SITE ACCESS

ACCESS FOR EMERGENCY VEHICLES,
PEDESTRIANS AND CYCLEWAY

INDICATIVE VEHICLE ACCESS TO PLOT

INDICATIVE LINE OF POTENTIAL ACOUSTIC FENCE TO
SOUTHERN SERVICE YARD OF UNITS 2 & 3 AND
NORTHERN SERVICE YARD OF UNIT 1 - LINE SHOWN IS
MOST SOUTHERN POSITION OF FENCE. FENCE MAX
HEIGHT OF 5M. FULL DETAILS OF ACOUSTIC FENCE TO
BE AGREED IN RESERVED MATTERS APPLICATION

FOOTWAY/CYCLEWAY TO A580
FRONTAGE

DARK CORRIDOR ALONG LANDSCAPE
BOUNDARY AND NO GROUND LEVEL CHANGES
IN ROOT PROTECTION ZONES
OF ADJOINING WOODLAND. MAX LUX LEVEL 3
LUX. MINIMUM WIDTH 10m.

INDICATIVE LOCATION AND FORM OF
SWALES/DRY BASIN

MINIMUM OF 370m² OF NEW PERMANENTLY WET
VEGETATED DITCH
TO BE PROVIDED WITHIN THIS AREA WITH
NATIVE GRASSLAND AND REED BED MIXES.
DITCH TO BE PROVIDED AS 1 TO 3 SEPARATE
LENGTHS PROVIDED THERE IS VEGETATIVE
CONTINUITY BETWEEN THEM AND ECOLOGY
CORRIDOR TO THE SOUTH.
WATER VOLE MINI-DAMS TO BE INSTALLED
ALONG WET DITCH AT APPROXIMATELY 50m
INTERVALS TO CREATE AREAS OF DEEPER
WATER FOR WATER VOLES.

REED BED HABITAT

WATER MAIN EASEMENT -
SUBJECT TO UNITED UTILITIES
GUIDELINES (2015 OR CURRENT)

BUFFER TO ACCOMMODATE POTENTIAL
IMPROVEMENTS TO M6 J23. NO BUILT
DEVELOPMENT TO TAKE PLACE
INSIDE/OUTSIDE OF THIS LINE.

SAFEGUARDED LAND TO DELIVER
POTENTIAL FUTURE A49 LINK. NO
DEVELOPMENT TO BE CARRIED OUT
OTHER THAN LANDSCAPING AND / OR
HIGHWAY WORKS

A49 DIVERSION ZONE AND NEW ESTATE
ROAD INDICATING SINGLE 7.3m WIDE
CARRIAGEWAY WITH 2M WIDE FOOTPATH
AND 2M WIDE CYCLEWAY EITHER SIDE
AND VERGES.

SITE ACCESSES AND WORKS ALONG
THE A580

NOTES

ECOLOGY CORRIDOR -
MAXIMUM WIDTH ROAD CROSSING POINT
TO BE 20m, INCLUDING
HEADWALL AND ABUTMENTS.

8m ZONE TO EACH SIDE OF THE DITCH
(MEASURED FROM BANKTOP) TO BE RETAINED AS
PERMANENT VEGETATED LANDSCAPE (APART
FROM CROSSING POINTS).

5m ZONE TO EACH SIDE OF THE DITCH
(MEASURED FROM BANKTOP) NOT TO UNDERGO
LEVEL CHANGES, UNLESS IT CAN BE
DEMONSTRATED THAT NO WATER VOLES
WOULD BE DISTURBED, OR UNLESS A LICENCE
IS GRANTED BY NATURAL ENGLAND

NO TREE PLANTING OF SPECIES CAPABLE OF
REACHING >5m HEIGHT WITHIN 5m OF THE TOP
OF DITCH BANKS TO THE SOUTH AND NORTH OF
THE DITCH.

5m ZONE TO EACH SIDE OF THE DITCH
(MEASURED FROM BANKTOP) TO BE DARK
CORRIDOR

WATER VOLE MINI-DAMS TO BE INSTALLED
ALONG WET DITCH AT APPROXIMATELY 50m
INTERVALS TO CREATE AREAS OF DEEPER
WATER FOR WATER VOLES

LIGHTING -
EXTERNAL LIGHTING TO BE KEPT TO A MINIMUM
TO SERVE OPERATION ON SITE.
UPWARD LIGHTING AND LIGHT TRESPASS
SHOULD BE MINIMISED, WITH LIGHTING KEPT
NEAR TO OR BELOW THE HORIZONTAL. NARROW
SPECTRUM BULBS SHOULD BE USED, WITH THE
EMISSION OF UV LIGHT KEPT TO A MINIMUM.
LIGHTING COLUMNS SHOULD BE AS LOW HEIGHT
AS POSSIBLE AND LIGHTING DIRECTIONAL.
LIGHTING SHOULD BE DESIGNED SO THAT THE
'DARK CORRIDORS' IDENTIFIED ARE AT
3 LUX OR BELOW.

PARAMETERS

MAXIMUM FLOORSPACE: 167,225 sq m
/ 1,800,000 sqft

USE CLASSES: B2 & B8 (MAXIMUM 20% B2).

MAXIMUM BUILDING HEIGHT: 60.65 m AOD



REV	DATE	NOTE	DRAW	CHK
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PEEL

INVESTMENTS

TITLE
HAYDOCK POINT, HAYDOCK

DRAWING
GREEN INFRASTRUCTURE
MITIGATION PLAN

CLIENT
PEEL INVESTMENTS (NORTH) LTD

DATE JAN 2017	SCALE 1:2000	DRAWN PF
STATUS FEASIBILITY		CHECKED NC/MS

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