

### LEGEND

- SITE BOUNDARY
- DEVELOPMENT PARCELS
- UNDEVELOPED AREA SUBJECT TO LANDSCAPE AND PLANTING PROPOSALS 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 ie 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
- GENERAL ALIGNMENT OF MAIN ESTATE ROAD
- MAIN SITE ACCESS
- INDICATIVE VEHICLE ACCESS TO PLOT
- INDICATIVE LINE OF POTENTIAL ACOUSTIC FENCE TO SOUTHERN SERVICE YARD OF UNIT 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
- 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

**PARAMETERS**

MAXIMUM FLOORSPACE: 167,225 sqm / 1,800,000 sqft

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

MAXIMUM BUILDING HEIGHT: 60.15 m AOD

MAXIMUM BUILDING HEIGHT - 21.5m TO RIDGE

- REROUTED A49 THROUGH DEVELOPMENT SITE - KEY DESIGN PARAMETERS**
- MINIMUM 7.3M WIDE SINGLE CARRIAGEWAY (3.65M LANES)
  - GHOST ISLAND RIGHT TURN FACILITIES TO BE PROVIDED FOR PRIORITY ACCESS JUNCTIONS. CARRIAGEWAY TO BE WIDENED TO 10M WHERE NEEDED TO ACCOMMODATE.
  - 4M PEDESTRIAN/ CYCLEWAY TO BE PROVIDED ON BOTH SIDES OF CARRIAGEWAY
  - 0.5M BUFFER TO BE PROVIDED BETWEEN PEDESTRIAN/CYCLEWAY AND CARRIAGEWAY
  - ROUNDABOUT JUNCTIONS TO BE DESIGNED IN ACCORDANCE CD116
  - 10M SAFEGUARDED AREA TO BE PROVIDED ALONG BOUNDARIES WITH A580 AND A49 AND 50M BACK FROM ACCESS JUNCTIONS.
  - LANDSCAPE ELEMENTS ( SUCH AS GRASSLAND, HEDGEROWS AND TREES) TO BE INCORPORATED WHERE POSSIBLE TO PROVIDE A GREEN CORRIDOR

**NOTES:**

SUBJECT TO STATUTORY CONSENTS

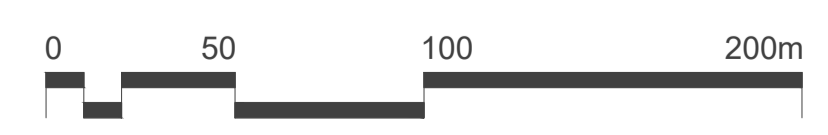
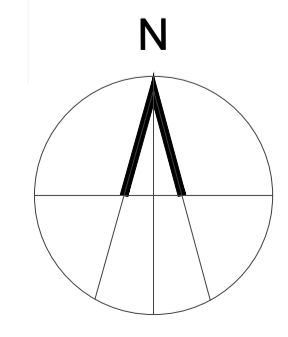
SUBJECT TO SURVEY

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REV	DATE	NOTE	DRAW	CHK

CHARTERED ARCHITECTS

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TITLE  
**HAYDOCK POINT, HAYDOCK**

DRAWING  
**PARAMETERS PLAN**

CLIENT  
**PEEL INVESTMENTS (NORTH) LTD**

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

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