



- LEGEND**
- SITE BOUNDARY
 - DEVELOPMENT PARCELS
 - LANDSCAPE ZONE (MINIMUM 15m DEPTH OF WOODLAND PLANTING ON NORTHERN, EASTERN AND WESTERN BOUNDARIES USING > 95% NATIVE SPECIES) AND INUNDATION GRASSLAND, MEADOW, SCRUB AND REED BEDS
 - VERTICAL NO BUILD ZONE (THIS ONLY APPLIES TO LOGISTICS/INDUSTRIAL BUILDINGS AND NOT ANCILLARY STRUCTURES i.e. CYCLE SHELTERS, SPRINKLERS, GATEHOUSES, SIGNAGE, WASTE STORAGE, RECYCLING CENTRES, LIGHTING COLUMNS, STREET FURNITURE, ACOUSTIC FENCE)
 - ECOLOGY CORRIDOR (8M MIN OFFSET FROM TOP OF DITCH TO DEVELOPMENT; 2 CROSSING POINTS TO A MAX WIDTH OF 20m (INCLUDING HEADWALL AND ABUTMENTS))
 - GENERAL ALIGNMENT OF MAIN ESTATE ROAD
 - MAIN SITE ACCESS
 - INDICATIVE VEHICLE ACCESS
 - 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 DEVELOPEMENT 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

PARAMETERS
 MAXIMUM FLOORSPACE: 156,502 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.

NOTES:
 SUBJECT TO STATUTORY CONSENTS
 SUBJECT TO SURVEY
 BASED ON OS MAP REPRODUCED BY PERMISSION OF CONTROLLER OF HM STATIONARY OFFICE (c) CROWN COPYRIGHT LICENCE NO. 10000194 AND SITE LAYOUT DRG NO. 39526-FE-028 OVERLAYED ONTO PARAMETERS PLAN
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REV	DATE	NOTE	DRAW	CHK



CHARTERED ARCHITECTS
 11 PLATO PLACE
 STATIONS ROAD
 LONDON SW6 4TU
 TELEPHONE: 020 7735 6162
 www.msp-architects.co.uk



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

DRAWING NUMBER
30926-FE-008Z

