



49.48

High Street

PEDESTRIAN
CROSSING

HATCHED AREA INDICATES EXTENT
OF INCREASED CROSSOVER.
DROP KERB REPOSITIONED.

EXISTING
CROSSOVER
(MINOR WIDENING)

SITE EXIT

PEDESTRIAN
CROSSING

SITE ENTRANCE

TOTEM SIGN
(indicative - subject to future
planning application)

PROPOSED CO-OPERATIVE RETAIL
UNIT
4907SQFT (456SQM) GROSS INT. AREA

red line denotes position of
existing dwelling to be
demolished

RETAIL
ENTRANCE

ATM

6 NO. PARKING SPACES

2 no. Sheffield
cycle stands

DELIVERIES

CANOPY OVER 5.2m TO
UNDERSIDE OF STRUCTURE

DISPENSING
FORECOURT

TANK FARM
(2 no. 55,000 l tanks
both split 40/15)

Red line denotes position of existing canopy
and retail building to be demolished

Below ground
fill points

7 NO. PARKING SPACES

AIR & WATER BAY

A/W machine

Vents cranked at
high level,
2m off boundary.

MATERIALS SCHEDULE

CAR PARKING -	BLACK TARMACADAM
FORECOURT -	TOBERMORE 'FUSION' PAVING, SILVER
BOUNDARY -	BRUSHED CONCRETE
FENCE	2200MM HIGH CLOSE BOARDED TIMBER
SERVICE AREAS -	750MM TIMBER KNEE RAIL FENCE
	2500MM HIGH HIT & MISS TIMBER FENCE & GATES
BOLLARDS -	BRUSHED CONCRETE
SINGLE	PAINTED BLACK RAM RAID BOLLARD WITH WHITE BAND

NOTES

ALL SIGNAGE IS SHOWN INDICATIVE AND IS SUBJECT TO SEPARATE ADVERTS APPLICATION

ACCOMMODATION SCHEDULE

NET SALES AREA	- 2991 sqft (278sqm)
NET 'BACK OF HOUSE' AREA	- 1119 sqft (104sqm)
GROSS INTERNAL AREA	- 4907 sqft (456sqm)

PROPOSED SITE PLAN @SCALE 1:100



Revision:

By App. Revision continued:

By App. NOTES:



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Client

THE CO-OPERATIVE ESTATES

Project

**THE CO-OPERATIVE, HIGH STREET
COEDPOETH, LL11 3UF**

Drawing title

**PLANNING APPLICATION -
PROPOSED SITE PLAN**

Scale

1:100@A1

Drawn

BP

Checked

PJH

Date

25/08/2017

Issuing Discipline

architecture

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Revision

C

B - 17.05.18 - LAYOUTS UPDATED FOLLOWING DRAWING COMMENTS
B - 26.04.18 - LAYOUTS UPDATED FOLLOWING DRAWING GOVERNANCE
A - 26.03.18 - LAYOUTS UPDATED FOLLOWING MAC / WILLIAMS SOUTHERN
MEETINGS

IK

PJH

PJH

FOR PLANNING