

# Dinting Road, Glossop



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**Note:** Red edge in accordance with 'Outline Application' refer to title plan layout for ownership boundary. Layout to be read in conjunction with the engineers drawings, landscape layout, boundary treatment layout & details, and the waste management strategy. Refer to the engineers drawings for Part M compliance and stepped approach - Levels which exceed 0.6m in height to be protected at least a 1.1m high balustrade.

**AFFORDABLE ALLOCATION**

- Denotes Affordable Rent properties.
- Denotes Shared Ownership properties.

**SURFACE TREATMENTS**

- Denotes 5.6m wide spine street with 2.0m wide footways & tree lined avenue - Black tarmac.
- Denotes 5.0m wide access streets with 2.0m footpath.
- Denotes 5.0m/5.5m wide shared access streets with 2.0m service verge.
- Denotes parking bays and driveways - Black tarmac.
- Denotes raised speed table to be constructed in a contrasting colour tarmac.

**BOUNDARY TREATMENTS**

- Denotes 1.8m high reon stone wall & piers.
- Denotes 1.8m high close-boarded timber screen fence.
- Denotes 1.8m high post-divisive fence.
- Denotes 0.6m high timber knee rail.
- Denotes lockable gate.

**HARD & SOFT LANDSCAPING**

- Denotes existing trees to be retained - Refer to Tree Survey for details.
- Denotes proposed trees - Refer to the landscape layout for further details.
- Denotes existing trees to be removed - Refer to TPP for further details.
- Denotes proposed hedge planting to separate driveways.

**GENERAL**

- Denotes refuse bin storage position within the rear gardens.
- Denotes bin collection points within communal parking areas.
- Denotes property entrance points.

Rev	Date	Revision	Initial
P12	10.07.24	House type version updated	KRW
P11	03.07.24	Tactile Paving removed from Pedestrian Junctions	KRW
P10	19.06.24	Gates relocated to allow meter access. Stairs updated. Pedestrian Priority Junction Details clarified.	KRW
P9	05.04.24	Substation access drive repositioned.	SLR
P8	29.02.24	T10n driveway position corrected, plots 1-4 changed to Adlington types and adjacent to plots 516. SubStair re-positioned. Highway verge introduced adjacent to plots 59 / 87 & 76.	SLR
P7	09.01.24	Internal visibility analysis shown, bend radius increased adjacent to plot 111 to facilitate the forward view play. Internal junctions revised to have pedestrian priority. Direct access to plots 47 - 58 from Dinting Road removed.	SLR
P6	07.08.23	Schemes re-designated to address comments received from the LPA.	SLR
P5	06.06.23	Plot no. added and mix amended.	SLM
P4	20.04.23	Detached house type roof configurations changed to 1/2 variations. Footpath link moved to the western side of the turning head, adjacent to plot 18.	SLR

Client: **PROPOSED SITE LAYOUT PARCELS A&B**

Project: **Proposed Residential Development, Dinting Road, Glossop**

Job No	Org No	Drawn	Rev
21115	01	SLR	P12

Scale	Date	Stage
1:500@A1	OCT 2022	FOR PLANNING

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DINTING ROAD, GLOSSOP - ACCOMMODATION SCHEDULE						
	CODE	HOUSE TYPE	DESCRIPTION	SQFT (FINISH)	TOTAL NO.	TOTAL SQFT
OPEN SALES	DARE SPE	DARESBURY V4	5B8P SPLIT LEVEL	2113	4	8452
	MAR SPE	MARSDEN V4	4B8P DETACHED	1496	2	2992
	HAR SPE	HARTFORD V4	4B8P DETACHED	1492	3	4476
	DNS SPE	DENSHAW V4	3B4P BED SPLIT LEVEL	1483	5	7415
	TAT SPE	TATTON V4	4B5P DETACHED	1422	5	7110
	FERN SPE	FERNCLIFFE V4	3B4P SPLIT LEVEL	1435	16	22960
	DEL SPE	DELPH V4	3B4P SPLIT LEVEL	1297	6	7782
	MEA SPE	MEARLEY V4	3B4P DETACHED	1182	6	7092
	DEN	DENHOLME V4.2	3B5P DETACHED	1037	4	4148
	CUL	CULCHETH V4	3B5P DETACHED	1107	3	3321
	CUL	CULCHETH V4	3B5P SEMI DET	1107	14	15498
	PLU	PLUMLEY V4	3B5P SEMI DET	1001	2	2002
	TAR	TARVIN V4	3B4P DET	989	1	989
	TAR	TARVIN V4	3B4P SEMI DET	989	4	3956
	ADL	ADLINGTON V4	3B4P SEMI DET	955	5	4775
AFFORDABLE - 50%	TAR	TARVIN V4	3B4P SEMI DET	989	1	989
	PLU	PLUMLEY V4	3B5P SEMI DET	1001	7	7007
	ADL	ADLINGTON V4	3B4P SEMI DET	955	15	14325
	MAL	MALPAS V4	2B3P SEMI DET	758	8	6064
	ASH	ASHLEY V4	1B2P APARTMENT	583	2	1166
ASH	ASHLEY V4	1B2P APARTMENT	549	2	1098	
<b>TOTAL</b>				<b>115</b>	<b>115</b>	<b>133617</b>
				<b>PLOTS</b>		<b>SQFT</b>
Gross Site Area (Acres)						10.37
Public Open Space (Including buffers)						2.21
One sided road & sterilised Land						0.11
Nett Site Area (Acres)						8.05
SQFT PER NET DEVELOPABLE ACRE						16594

