Drawing based on survey prepared by others.
Drawing is for planning purposes only.

New development housing site.

Sewage Plant

Existing boundary treatment 1.8m heras fencing to be retained.

Existing retaining wall retained

Existing retaining wall retained

Existing boundary treatment 1.8m heras fencing to be retained.

Existing drainage gully

Existing drainage

Existing back down

Existing boundary treatment 1.8m heras fencing to be retained.

Existing drainage

Existing drainage

Existing drainage

Existing drainage gully

Existing MH

Factories

Existing outbuildings & WC

Existing pedestrian access

Existing drainage

EV charging space

EV charging point.

Entrance, unloading and turning area. Surface to be retained as existing.

49000

23500

6000

Refer to BNG plans and details for all perimeter landscape and green.

Existing boundary treatment 1.8m heras fencing to be retained.

New 2No cycle store.

New 2.1m Palisade fencing and gate set back from existing road access.

7.5m entrance area to be solid material.

New ACO drain to entrance.

Proposed new 4.8 x 2.4m staff and visitor parking area

Central Avenue

New drainage connection from ACO.

Existing site main entrance retained with solid material retained.

Existing back down

Existing boundary treatment 1.8m heras fencing to be retained.

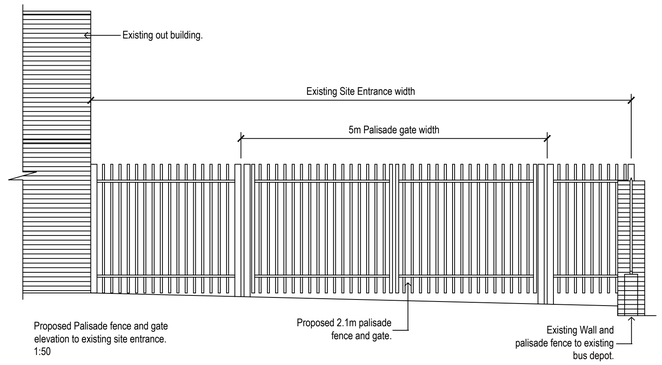
Existing Bus Depot

99

105

Existing Bus Depot Car Park

Proposed site plan - Option One
1:200 @ A1



Key

- Existing shell of former factory units to be retained and used for dry storage / maintenance / prepping area.
- Proposed new 20ft x 8ft modular office (temporary structure).
- Existing out buildings used for storage and existing WC.
- Proposed area to be used for 75-100 vehicle storage. Surface to remain as existing.
- 7.5 tonne delivery vehicle.
- New 2.1m Palisade fence and entrance gate.
- Site boundary.

North

0 10
Scale

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Job :
Change of use of land for vehicle storage, sales and online sales plus erection of ancillary office and new entrance gates for the land on Central Ave, Nuneaton, Cv11 5BB.

Client :
Fitzrovia Real est ltd

Drawing title :
Proposed plan

Scale :
1:200 @ A1

Date :
4th May 2025

Dwg No :
1712-CSP-01_L