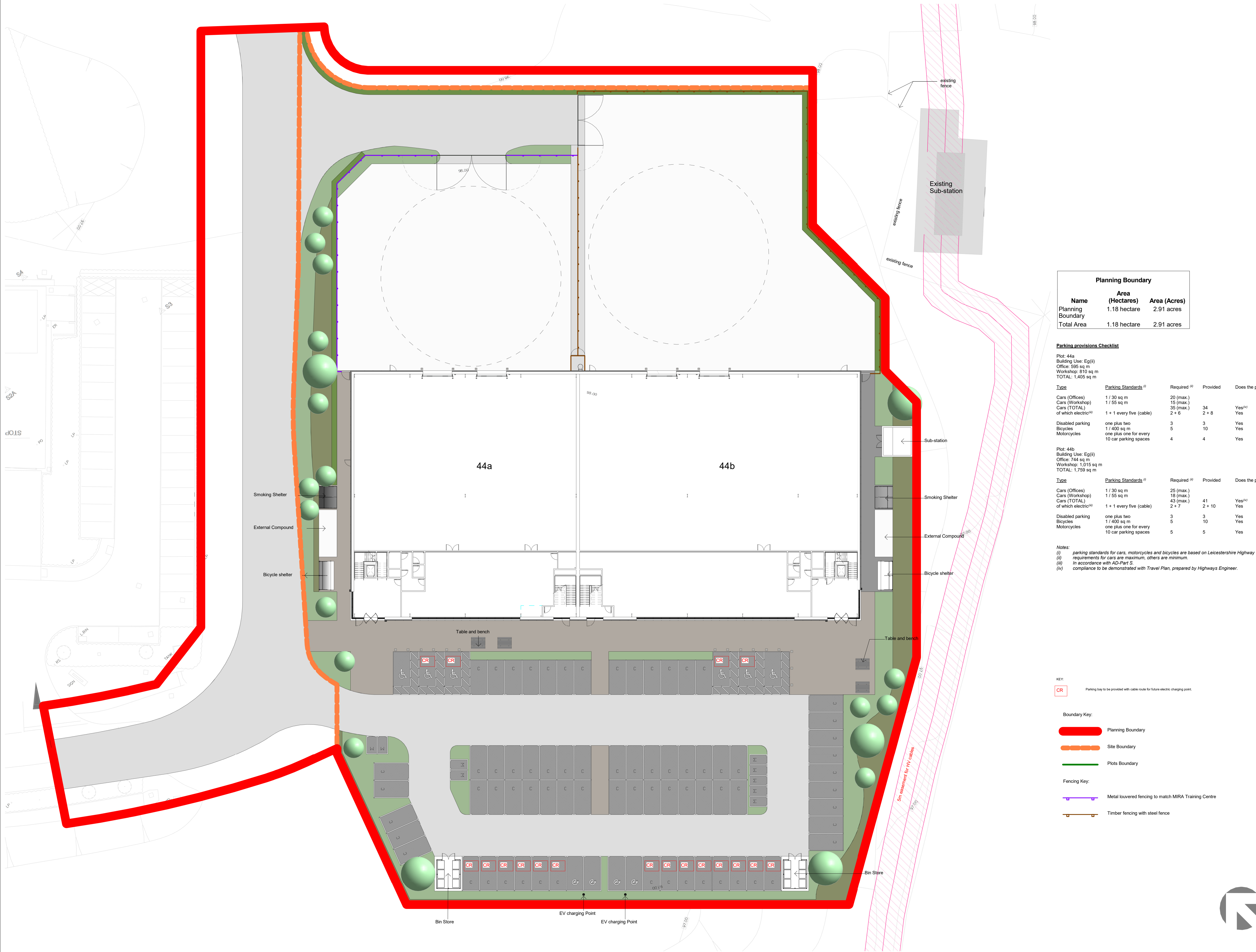




Proposed Site Plan Base Build
1 : 250

Planning Boundary		
Name	Area (Hectares)	Area (Acres)
Planning Boundary	1.18 hectare	2.91 acres
Total Area	1.18 hectare	2.91 acres

Parking provisions Checklist				
Plot: 44a Building Use: Eg(ii) Office: 595 sq m Workshop: 310 sq m TOTAL: 1,405 sq m				
Type	Parking Standards ⁽ⁱ⁾	Required ⁽ⁱⁱ⁾	Provided	Does the provision meet the Parking Standards?
Cars (Offices)	1 / 30 sq m	20 (max.)		
Cars (Workshop)	1 / 55 sq m	15 (max.)		
Cars (TOTAL)		35 (max.)	34	Yes ^(iv)
of which electric ⁽ⁱⁱ⁾	1 + 1 every five (cable)	2 + 6	2 + 8	Yes
Disabled parking	one plus two	3	3	Yes
Bicycles	1 / 400 sq m	5	10	Yes
Motorcycles	one plus one for every 10 car parking spaces	4	4	Yes
Plot: 44b Building Use: Eg(ii) Office: 744 sq m Workshop: 1,015 sq m TOTAL: 1,759 sq m				
Type	Parking Standards ⁽ⁱ⁾	Required ⁽ⁱⁱ⁾	Provided	Does the provision meet the Parking Standards?
Cars (Offices)	1 / 30 sq m	25 (max.)		
Cars (Workshop)	1 / 55 sq m	18 (max.)		
Cars (TOTAL)		43 (max.)	41	Yes ^(iv)
of which electric ⁽ⁱⁱ⁾	1 + 1 every five (cable)	2 + 7	2 + 10	Yes
Disabled parking	one plus two	3	3	Yes
Bicycles	1 / 400 sq m	5	10	Yes
Motorcycles	one plus one for every 10 car parking spaces	5	5	Yes

Notes:
(i) parking standards for cars, motorcycles and bicycles are based on Leicestershire Highway Design Guide Part 3.
(ii) requirements for cars are maximum, others are minimum.
(iii) In accordance with AD-Part 5.
(iv) compliance to be demonstrated with Travel Plan, prepared by Highways Engineer.

- KEY:
- CR Parking bay to be provided with cable route for future electric charging point.
- Boundary Key:
- Planning Boundary
 - Site Boundary
 - Plots Boundary
- Fencing Key:
- Metal louvered fencing to match MIRA Training Centre
 - Timber fencing with steel fence

Rev	Date	Iss. By	App. By	Description
P1	17/05/24	HO	HO	Layout update after meeting the Tenant.
P2	30/05/24	HO	HO	Yard squared-off as requested.
P3	13/06/24	HO	HO	Future EV points increased. Bin Store relocated. Secondary escape from the roof added. Access road updated to highway design.
P4	18/06/24	HO	HO	Site layout amended to avoid the HV easement. Site boundaries updated around the existing sub-station and to Masterplan. External compound added. Gates changed to swing gates. Surveyed HV cable and easement added. Yard for Plot 44b amended.
P5	25/06/24	HO	HO	Surveyed HV cable and easement added. Sub-station added. Fencing key added. Landscaping drawn to match Landscape's Architect's design.
P6	02/07/24	HO	HO	Planning boundary added. Yard amended. Sub-station added. Fencing key added. Landscaping drawn to match Landscape's Architect's design.
P7	05/07/24	HO	HO	Issue for Planning

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MIRA North
Plot 44

Drawing Name:
Site Plan - Base Build

Drawing Stage: PRELIMINARY

Status: S3

SGP File Ref: 21-092-001-SGP-44-ZZ-M3-Plot 44 Site Int

21-092-001	10/05/24	KL	LA	As Indicated @ A1	P7
SGP Project No.	Date	Drawn	Team	Scale	Rev

Drawing Number: 21-092-03-SGP- ZZ- ZZ-DR-A- 131010

Project Code	Originator	Issued	Level	Type	Notes
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