

Proposed Site Plan



Approved planning application no. 2100130/FUL, granted via appeal ref. APPK2420/W/21/3288892, granted 15th September 2022. Additionally granted variation of condition approval, ref. 24/01010/CONDIT

Housing Schedule - Morro						
Tenure	Morro	Quantity	Height	Beds	NDSS	M4(2)
Affordable, 1 Bedroom						
		4		1BSP	No	-
Affordable, 2 Bedroom						
		7		2BAP	No	-
Affordable, 3 Bedroom						
		14		3BSP	No	-
		25				

Due Diligence Checklist:		
has any of the following information been made available to brp architects to inform the feasibility design proposal?		
Surveys / Reports:		
Topographical Survey	Yes	No
Underground Utilities Survey	Yes	No
Desktop Assessment of Existing Utilities (inc. underground & overground services)	Yes	No
Ground Investigation / Geotechnical Report	Yes	No
Contaminated Land Assessment	Yes	No
Unexploded Ordnance (UXO) Report	Yes	No
Flood Risk Assessment	Yes	No
Arboreal Assessment	Yes	No
Ecological Survey	Yes	No
Archaeological Investigation	Yes	No
Transport Statement / Assessment	Yes	No
Car Parking Survey / Analysis	Yes	No
Photographic Record of Site / Building(s)	Yes	No
Noise Impact / Acoustic Assessment	Yes	No
Drainage Condition Survey (CCTV)	Yes	No
Structural Survey of Existing Building(s)	Yes	No
Asbestos Survey	Yes	No
Lead Paint Survey	Yes	No
Local Authority Consultation:		
Planning	Yes	No
Conservation / Listed Buildings	Yes	No
Highways	Yes	No
Building Control	Yes	No
Access:		
Public Rights of Way	Yes	No
Right of access to / over site	Yes	No
Wayleaves / Easements (for services)	Yes	No
Public Transport Accessibility Level (PTAL)	Yes	No
Rating - note: Greater London projects only	Yes	No
Site Boundaries / Land Ownership:		
Land Registry Title Plan / Register	Yes	No
Restrictive Covenants	Yes	No
Information Provided by Client:		
Documentation re: Site History	Yes	No
Health & Safety File	Yes	No
Existing Record Drawings	Yes	No
Fire Zone Plans / Fire Strategy Plans	Yes	No
Potential Constraints:		
Former Land Uses	Yes	No
Neighbouring Land Uses	Yes	No
Party Wall Issues	Yes	No
Rights to Light Issues	Yes	No
Conservation Area / Listed Building(s)	Yes	No
Schedule of Ancient Monument(s)	Yes	No
Area of Outstanding Natural Beauty	Yes	No
Site of Special Scientific Interest	Yes	No

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Rev	Date	Drawn	Note

Work in Progress

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Client
Morro Partnerships Ltd

Project Title
**Proposed Development
Land North of Normandy Way,
Hinckley**

Drawing Title
Proposed Site Plan

Drawing Status
Preliminary

Scales: 1:500	Original Paper Size: A1
Drawn By RM	Date 27.02.25

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