

-  Site Boundary
-  Proposed Building
- ① Hotel (120 Bedrooms)
- ② Pub/Restaurant
- ③ Office/Shrooom (multi functional)
- ④ Office/Shrooom (multi functional)
- ⑤ Creche
- ⑥ Drive Thru
- ⑦ Petrol Filling Station /local convenience store

-  Car Parking
-  Proposed Footpaths
-  Proposed Grass
-  Existing Trees Retained
-  Proposed Woodland Planting
-  Proposed Shrub Planting
-  Proposed Standard Tree Planting
-  Existing Ditch
-  Existing Road



**Peel Investments (North) Ltd**  
 Six Acre Site  
 Rossfield Park Strategic Area  
 Rossmore Road East / Jacks  
 Wood Avenue  
 Ellesmere Port

**Illustrative Layout**

SCALE: 1:1000 @A3



Proposed Development

M53  
Jct 8

ROSSMORE ROAD EAST

JACKS WOOD AVENUE

The Technology Centre

El Sub Sta

Rossmore Business Village

Manchester