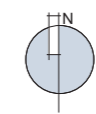
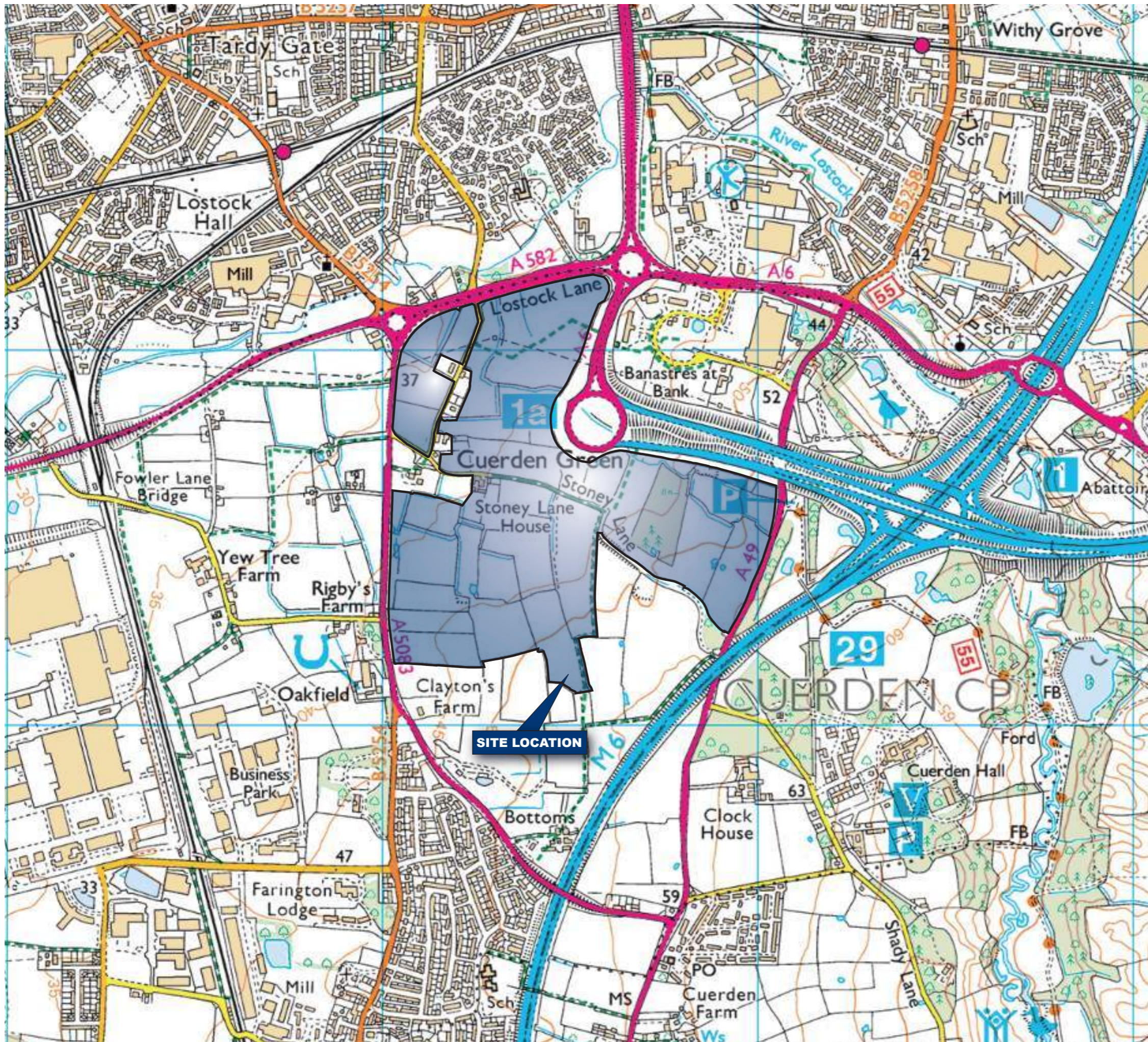




## **Appendix A Site Plans**





|                 |  |
|-----------------|--|
| Project Details | WIE11556-107: Cuerden Strategic Site                             |
| Figure Title    | Figure A1: Site Location Plan                                    |
| Figure Ref      | WIE11556-107_GR_PERA_A1A   |
| Date            | January 2022   |
| File Location   | \\s-incl\wiel\projects\wie11556\107\graphics\pera\issued figures |





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DRAFT

| Rev.       | Description    | Date | ISS | APP |
|------------|----------------|------|-----|-----|
| Scale      | 1 : 2500 @ A1  |      |     |     |
| Status     | S2 Information |      |     |     |
| Drawn By   | SH             |      |     |     |
| Checked By | RT             |      |     |     |
| Date       | 24.01.2022     |      |     |     |

Client: Lancashire County Council

Project: Lancashire Central, Cuerden TRW Site

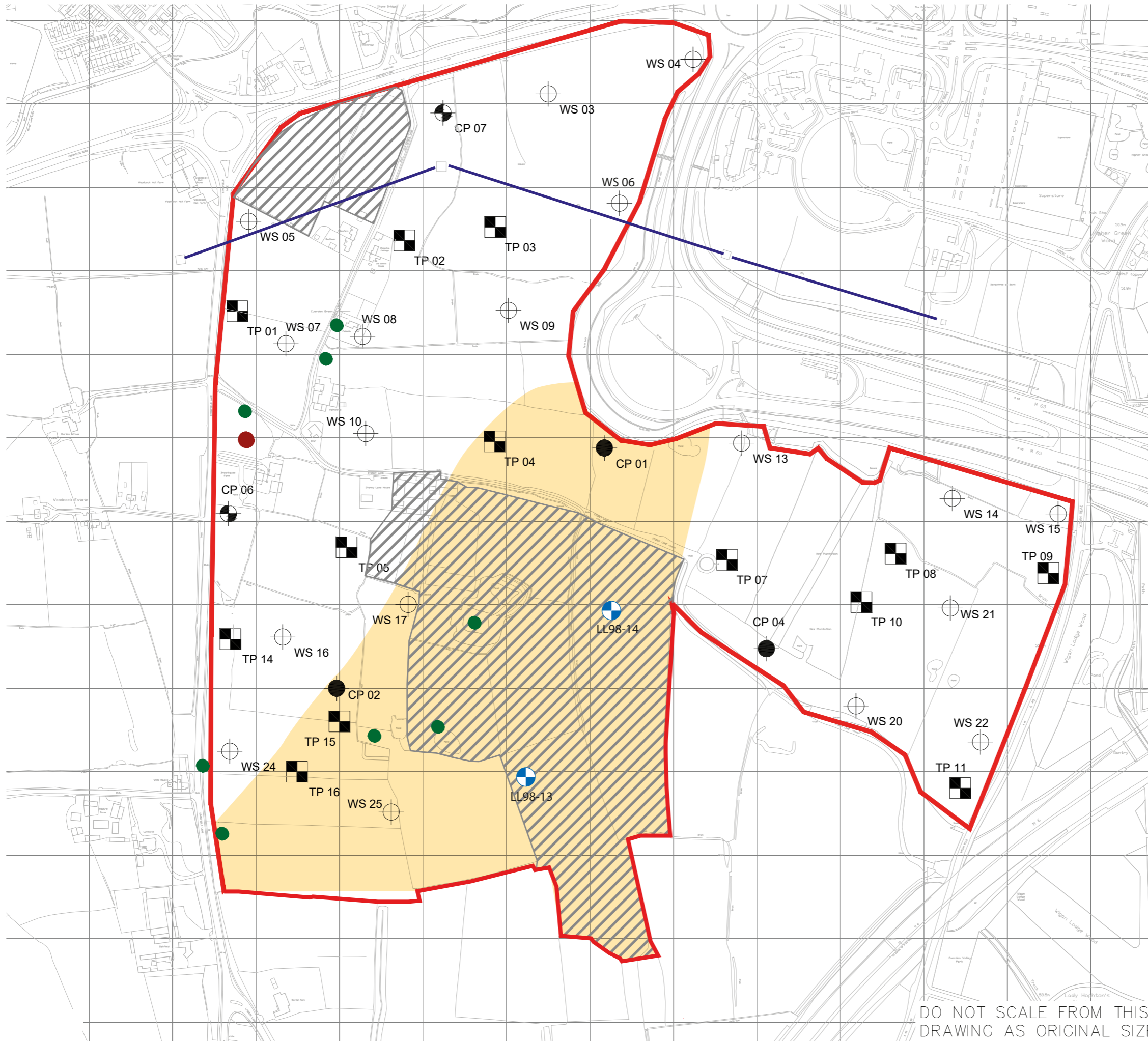
Sheet Name: Existing Topographical Plan












| Project No.                  | Orig. | Zone | Level | Type | Role | Cls | Dwg No. | Rev |
|------------------------------|-------|------|-------|------|------|-----|---------|-----|
| 21017-FRA-XX-ZZ-DR-A-91-0001 |       |      |       |      |      |     |         |     |

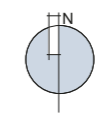
**fletcher|rae**  
Architects | Master Planners | Designers  
Hill Quays, 5 Jordan Street, Manchester, M15 4PY

t +44 (0) 161 242 1140  
f +44 (0) 161 242 1141  
w www.fletcher-rae.com  
e info@fletcher-rae.com





-  Site Boundary
-  Area Where Sand and Gravel are Present at Shallow Depths
-  Future Phase Areas
-  Overhead Powerline
-  Geotechnics Trial Pit Location - 2014
-  Geotechnics Cable Percussive Borehole - 2014
-  Geotechnics Cable Percussive Borehole with Groundwater Monitoring Installation - 2014
-  Geotechnics Window Sample - 2014
-  Stephenson Halliday Borehole - 1998
-  Potentially Infilled Ground
-  Local Authority Recorded Landfill



**Project Details**

WIE11556-102: Cuerden Minerals Feasibility Assessment

**Figure Title**

Figure 1: Area Where Sand and Gravel are Present at Shallow Depths

**Figure Ref**

WIE11556-102\_GR\_GI\_1B

**Date**

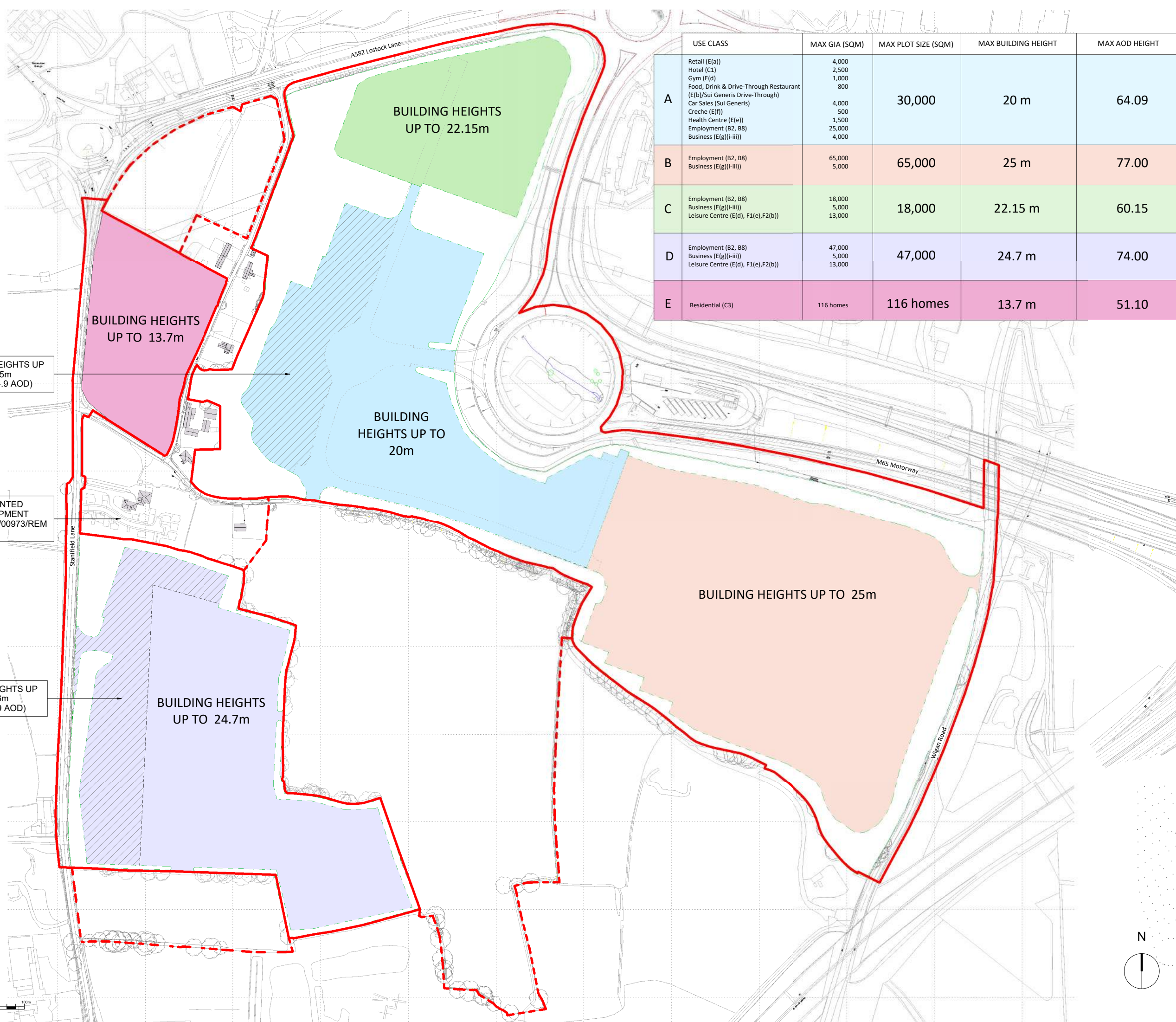
March 2022

**File Location**

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DO NOT SCALE FROM THIS DRAWING AS ORIGINAL SIZE





| USE CLASS  | MAX GIA (SQM) | MAX PLOT SIZE (SQM) | MAX BUILDING HEIGHT | MAX AOD HEIGHT |
|--|---------------|---------------------|---------------------|----------------|
| A<br>Retail (E(a))<br>Hotel (C1)<br>Gym (E(d))<br>Food, Drink & Drive-Through Restaurant (E(b)/Sui Generis Drive-Through)<br>Car Sales (Sui Generis)<br>Creche (E(f))<br>Health Centre (E(e))<br>Employment (B2, B8)<br>Business (E(g)(i-iii)) | 4,000         | 30,000              | 20 m                | 64.09          |
|  | 2,500         |                     |                     |                |
|  | 1,000         |                     |                     |                |
|  | 800           |                     |                     |                |
|  | 4,000         |                     |                     |                |
|  | 500           |                     |                     |                |
|  | 1,500         |                     |                     |                |
| B<br>Employment (B2, B8)<br>Business (E(g)(i-iii))   | 65,000        | 65,000              | 25 m                | 77.00          |
|  | 5,000         |                     |                     |                |
| C<br>Employment (B2, B8)<br>Business (E(g)(i-iii))<br>Leisure Centre (E(d), F1(e), F2(b))  | 18,000        | 18,000              | 22.15 m             | 60.15          |
|  | 5,000         |                     |                     |                |
|  | 13,000        |                     |                     |                |
| D<br>Employment (B2, B8)<br>Business (E(g)(i-iii))<br>Leisure Centre (E(d), F1(e), F2(b))  | 47,000        | 47,000              | 24.7 m              | 74.00          |
|  | 5,000         |                     |                     |                |
|  | 13,000        |                     |                     |                |
| E<br>Residential (C3)  | 116 homes     | 116 homes           | 13.7 m              | 51.10          |

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**Site Boundary Key:**  
 — Application Site Boundary  
 - - - Future Development Plot Boundary

**Zoning Key:**  
 Zone A  
 Zone B  
 Zone C  
 Zone D  
 Zone E  
 Strategic Landscaping

BUILDING HEIGHTS UP TO 15m (UP TO 64.9 AOD)

CONSENTED DEVELOPMENT REF: 07/2021/00973/REM

BUILDING HEIGHTS UP TO 18.6m (UP TO 67.9 AOD)

|      |   |          |     |     |
|------|---|----------|-----|-----|
| P8   | Access road dotted in full                | 15.07.22 | SS  | RT  |
| P7   | Updated to reflect LCC pre app feedback   | 01.07.22 | SS  | RT  |
| P6   | Updated Parameter Plans                   | 24.06.22 | RT  | SS  |
| P5   | Drawing contents combined with PP 2 & 3   | 15.06.22 | RT  | AR  |
| P4   | Strategic Landscaping added               | 06.06.22 | RT  | AR  |
| P3   | Client description in title sheet amended | 26.05.22 | RT  | AR  |
| P2   | Description in legend updated             | 25.05.22 | RT  | AR  |
| P1   | GIA figures updated                       | 18.05.22 | RT  | AR  |
| P0   | First issue                               | 11.05.22 | RT  | AR  |
| Rev. | Description                               | Date     | ISS | APP |



Scale: As indicated @ A1  
 Status: S2 Information  
 Drawn By: AE  
 Checked By: RT  
 Date:

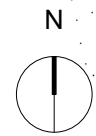
Client: Lancashire County Council and Maple Grove Developments

Project: Lancashire Central, Cuerden

Sheet Name: Parameters Plan 1 - Dev. Zones, Land Use, Quantum & Building Heights  
 Project No. 21017-FRA-XX-ZZ-DR-A-9111 P8



Level 12, Tower 12, 18-22 Bridge Street, Manchester, M3 3BZ  
 t +44 (0) 161 242 1140  
 f +44 (0) 161 242 1141  
 w www.fletcher-rae.com  
 e info@fletcher-rae.com







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**Site Boundary Key:**

- Application Site Boundary
- Future Development Plot Boundary

This plan outlines the extent of the Strategic Landscaping proposed as part of this application. Full details of the Strategic landscaping proposals are shown on the separate plans produced by Smeeden Foreman.

The additional landscaping which is to be provided within Development Zones A, B, C, D and E is to be determined by plot layout and is therefore a reserved matter. Details of this additional landscaping is to be provided by way of separate reserved matters application(s).

|      |  |          |     |     |
|------|--|----------|-----|-----|
| P9   | Notes added in legend and to zones. Access road dotted in full.                        | 15.07.22 | SS  | RT  |
| P8   | Updated to reflect LCC pre app feedback  | 01.07.22 | SS  | RT  |
| P7   | Updated Parameter Plans  | 24.06.22 | RT  | SS  |
| P6   | Drawing re number and up rev'd. Landscaping along northern & western boundary adjusted | 15.06.22 | RT  | AR  |
| P5   | Drawing re numbered and up rev'd   | 15.06.22 | RT  | AR  |
| P4   | Drawing re numbered and up rev'd   | 15.06.22 | RT  | AR  |
| P3   | Client description in title sheet amended  | 26.05.22 | RT  | AR  |
| P2   | Updated to reflect client feedback   | 11.05.22 | RT  | AR  |
| P1   | Updated following team feedback  | 08.04.22 | SS  | RT  |
| P0   |  |          |     |     |
| Rev. | Description  | Date     | ISS | APP |



Scale: As indicated @ A1  
 Status: S2 Information  
 Drawn By: SH  
 Checked By: RT  
 Date: March 2022

Client: Lancashire County Council and Maple Grove Developments

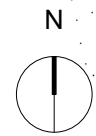
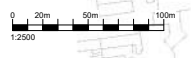
Project: Lancashire Central, Cuerden

Sheet Name: Parameters Plan 3- Strategic Landscape

Project No. Orig. Zone Level Type Role Dwg No. Rev  
 21017-FRA-XX-ZZ-DR-A-9113 P9

**fletcher|rae**  
 Architects | Master Planners | Designers  
 Level 12, Tower 12, 18-22 Bridge Street, Manchester, M3 3BZ

t +44 (0) 161 242 1140  
 f +44 (0) 161 242 1141  
 w www.fletcher-rae.com  
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**Site Boundary Key:**

-  Application Site Boundary
-  Future Development Plot Boundary

\*Refer to Landscape Architects drawings for landscape proposals

|      |   |          |     |     |
|------|---|----------|-----|-----|
| P8   | Updated to reflect LCC pre app feedback   | 01.07.22 | SS  | RT  |
| P7   | Updated Parameter Plans   | 24.06.22 | RT  | SS  |
| P6   | Zone D Layout Modified  | 20.06.22 | RT  | SS  |
| P5   | Client description in title sheet amended   | 26.05.22 | RT  | AR  |
| P4   | SubS & Lscape updated to reflect latest info  | 23.05.22 | RT  | AR  |
| P3   | Updated to reflect client feedback  | 11.05.22 | RT  | AR  |
| P2   | Drawing description changed   | 28.04.22 | RT  | AR  |
| P1   | Updated following team feedback. Substation relocated & zone A plot 3 re orientated to retain existing tree | 08.04.22 | SS  | RT  |
| P0   |   |          |     |     |
| Rev. | Description   | Date     | ISS | APP |



Scale: As indicated @ A1  
 Status: S2 Information  
 Drawn By: SS  
 Checked By: AR  
 Date: 27.05.2021

Client: Lancashire County Council and Maple Grove Developments

Project: Lancashire Central, Cuerden

Sheet Name: Illustrative Development Framework Plan

Project No. Orig. Zone Level Type Role Dwg No. Rev

21017-FRA-XX-ZZ-DR-A-91-1000 P8

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t +44 (0) 161 242 1140  
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 w www.fletcher-rae.com  
 e info@fletcher-rae.com

