



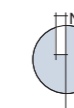
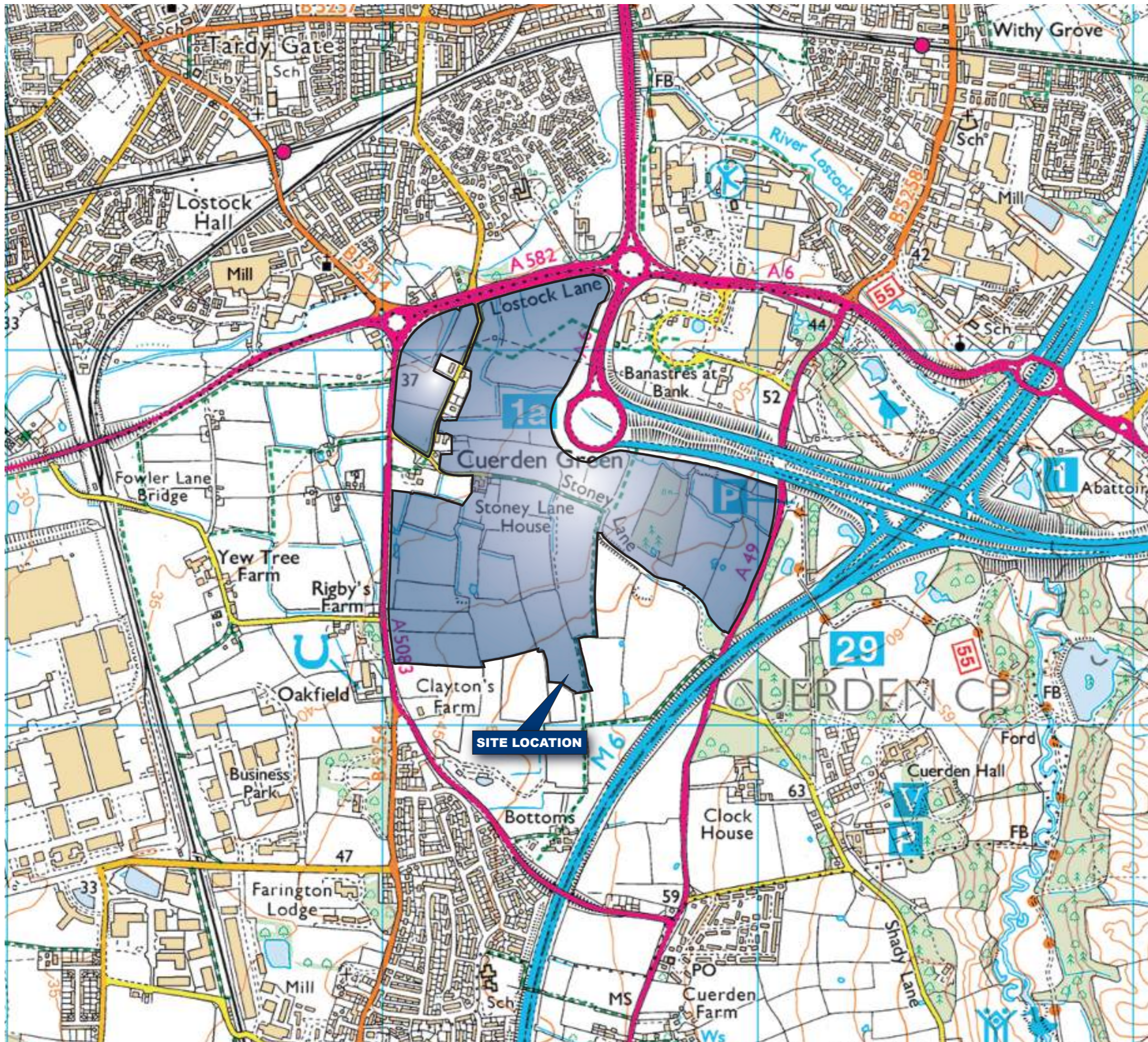
A. Site Plans

Appendices

Ground Conditions - Preliminary Risk Assessment

Project Number: WIE11556

Document Reference: WIE11556-110-R-1.3.1-PRA



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-incls\wiel\projects\wie11556\107\graphics\pera\issued figures



General Notes

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All site dimensions shall be verified by the Contractor on site prior to commencing any works.

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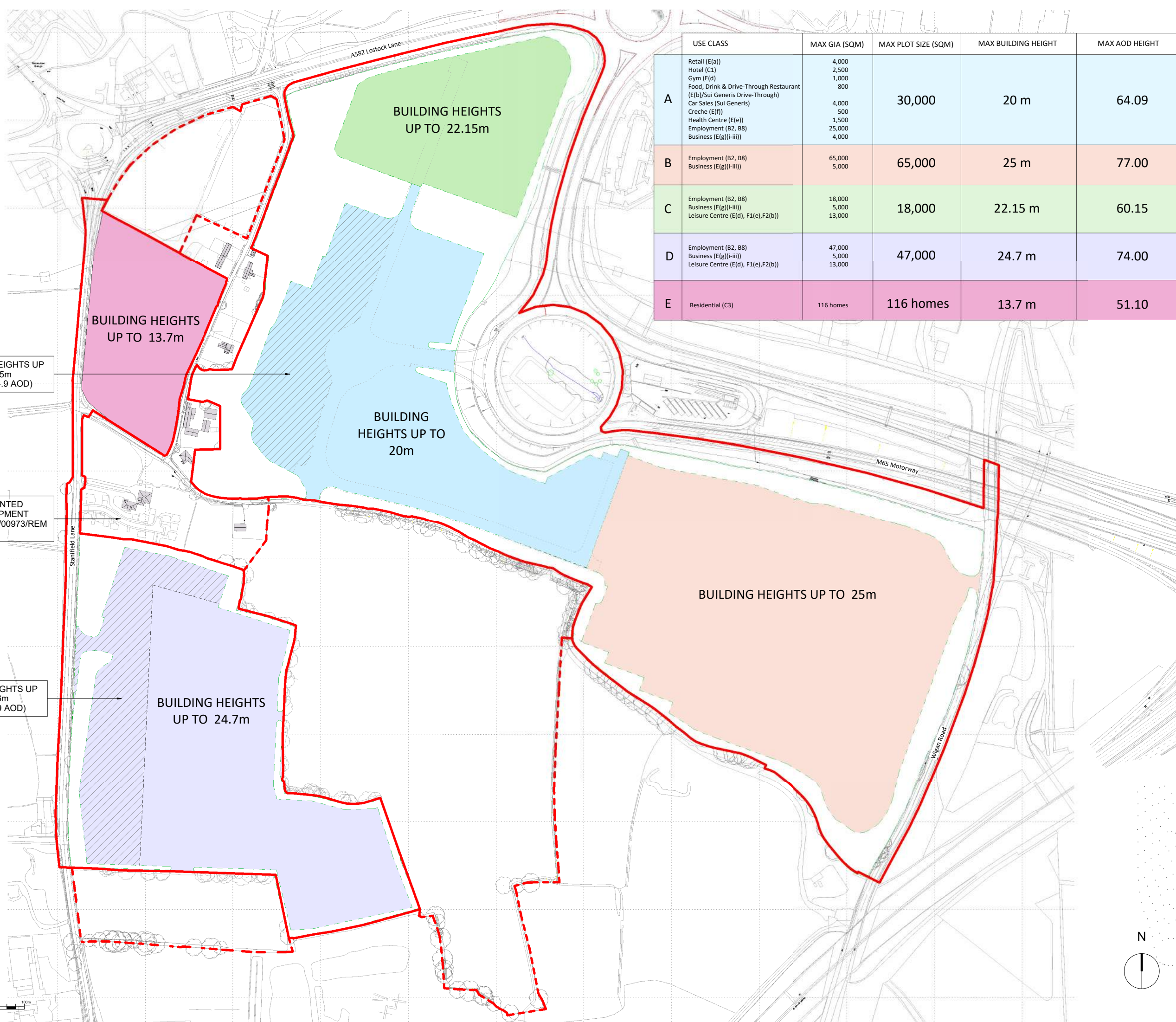
Rev.	Description	Date	ISS	APP
Scale	1 : 2500 @ A1			
Status	S2 Information			
Drawn By	SH			
Checked By	RT			
Date	24.01.2022			

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								

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

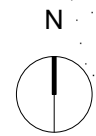
Sheet Name: Parameters Plan 1 - Dev. Zones, Land Use, Quantum & Building Heights

Project No. 21017-FRA-XX-ZZ-DR-A-9111 P8



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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).

Rev.	Description	Date	ISS	APP
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				



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

Client: Lancashire County Council and Maple Grove Developments

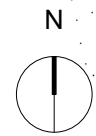
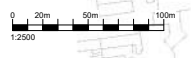
Project: Lancashire Central, Cuerden

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

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DRAWING NOT FOR APPROVAL

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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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