









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			
	Employment (B2, B8)	25,000			
	Business (E(g)(i-iii))	4,000			
	B	Employment (B2, B8)			
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

**General Notes**  
 Do not scale from this drawing. Only work to written dimensions.  
 All site dimensions shall be verified by the Contractor on site prior to commencing any works.  
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**Site Boundary Key:**  
 Application Site Boundary

**Zoning Key:**

-  Zone A
-  Zone B
-  Zone C
-  Zone D
-  Zone E
-  Initial Site Infrastructure
-  Strategic Landscaping

P13	Strategic landscaping and carparking layouts adjusted to allow for retention of existing tree & root protection zone	04.04.23	RT	RCT
P12	Minor amends to PPs following team comment	04.04.23	RT	RCT
P11	Updated to reflect updated highways arrangements	18.11.22	SS	RT
P10	Further adjustments to substation, highways and PRoW	03.11.22	SS	RT
P9	Primary substation size and orientation amended. Access road adjust accordingly.	12.10.22	SS	RT
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:

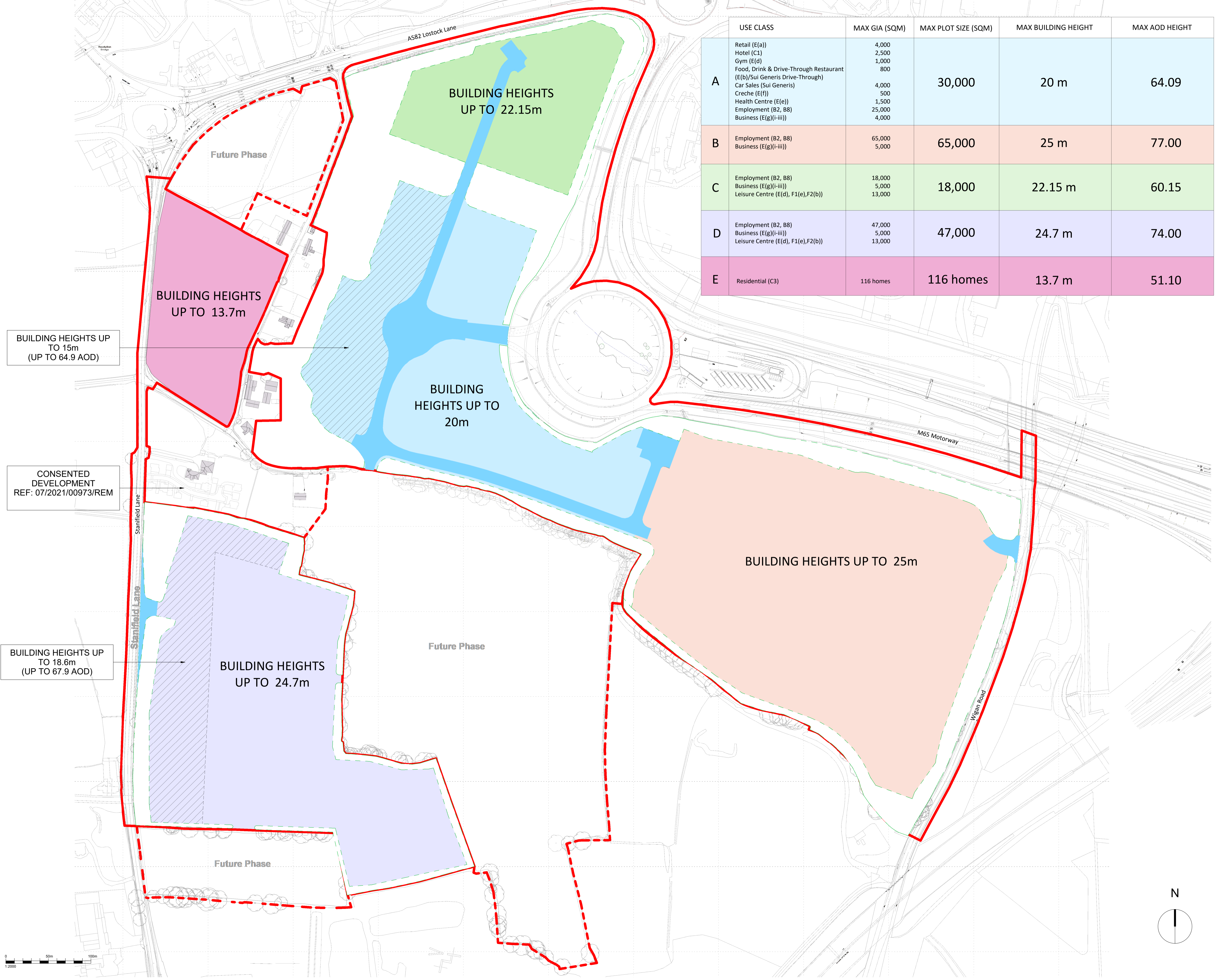
**Lancashire County Council and Maple Grove Developments**

Project: **Lancashire Central, Cuerden**

Sheet Name: **Parameters Plan 1 - Dev. Zones, Land Use, Quantum & Building Heights**  
 Project No. Orig. Zone Level Type Role Dwg No. Rev  
**21017-FRA-XX-ZZ-DR-A-9111** P13



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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)

