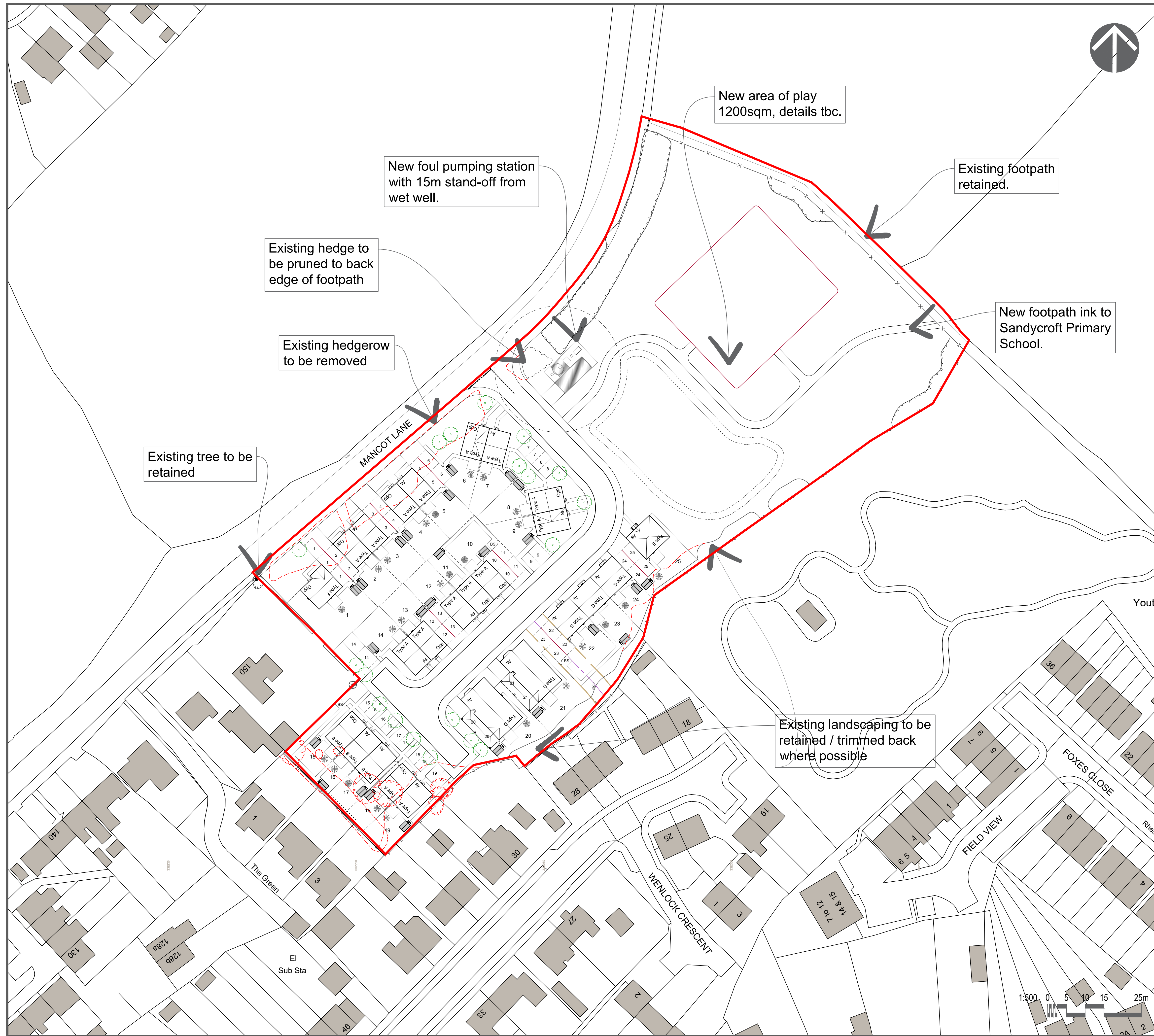


**Disclaimer:**  
Do not scale from this drawing.  
All contractors must visit the site and be responsible for taking and checking dimensions.  
All construction information should be taken from signed dimensions only.  
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.  
This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, Astle Planning and Design Ltd accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.

| House Type   | Blade  | sqm | Storey         | Type        | Unit Nos        |
|--------------|--------|-----|----------------|-------------|-----------------|
| Type A       | 2B4P   | 86  | 2 storey house | Semi Det    | 16              |
| Type B       | 3B5P   | 95  | 2 storey house | Semi / terr | 3               |
| Type D       | 3B DDA | 115 | Bungalow       | Detached    | 2               |
| Type E       | 2B4P   | 58  | Bungalow       | Detached    | 1               |
| Type F       | 4B6P   | 111 | 2 Storey house | Detached    | 1               |
| Type G       | 1B2P   | 51  | Bungalow       | Terraced    | 3               |
| <b>Total</b> |        |     |                |             | <b>25 Units</b> |

**References:**  
Highways - Transport Statement Ref no. J000147-01-TS01 Rev b Dated March 2020  
OS Plan - Licence no. 100022432  
Topographical Survey - TMB Surveying Ltd drawing No. MBS735 dated 09.05.16  
Red Edge Boundary - Provided by client dated 18.09.19  
Tree Survey - Tree Solutions dwg no. 20/AIA/FLINTS/25 - dated April 2020

# MANCOT LANE - MANCOT PLANNING LAYOUT



**Layout Key**

- Development Boundary Based on xxx Drawing xx.xx.xxxx
- Plot Number
- Existing Building
- Traditional Street  
5.5m Carriage Way  
2m Footways either side
- Private Drive & Parking Allocation Number
- Private Paths & Patios
- Proposed sewer easement - 6m wide
- Proposed location of sheds
- Approximate position of rotary dryer. Details tbc.
- Indicative landscaping. See Landscaping details for further information

| Rev. | Date       | Description   | By | Chk |
|------|------------|---|----|-----|
| P7   | 12.06.2020 | Balancing pond added to layout and play area re-positioned accordingly  | AE | LMC |
| P6   | 08.04.2020 | Red edged boundary updated and house type sizing added to schedule of accommodation   | AE | LMC |
| P5   | 30.03.2020 | Motorcycle parking removed from layout, play area within POS revised to accord with LA sizing guidance  | AE | LMC |
| P4   | 01.03.2020 | Layout updated to show revised templates for the Type D & E house types. Also adaptable highway opposite plot 25 revised to address comments received from client.                | AE | LMC |
| P3   | 20.02.2020 | Bin storage area added to terraced plots, 10% parking spaces widened for disabled access, additional parking space added to plot 1, motorcycle parking added to layout within POS | AE | LMC |
| P2   | 14.02.2020 | Remove type C, add a type D   | AE | LMC |
| P1   | 07.02.2020 | First issue   | AE | LMC |

Client:

Project: **Land off Mancot Lane  
MANCOT**

Drawing title: **Planning Layout**

Drawn by: AE Checked by: Date: Jan '2020

Status: **Planning** Scale @ A1 1:500

Job no. **WW001** Dwg no. **PL01** Rev. **P7**

Astle Planning & Design Limited  
The Steam Mill, Steam Mill Street, Chester, CH3 5AN  
01244 886644  
info@astlepd.co.uk  
www.astlepd.co.uk

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