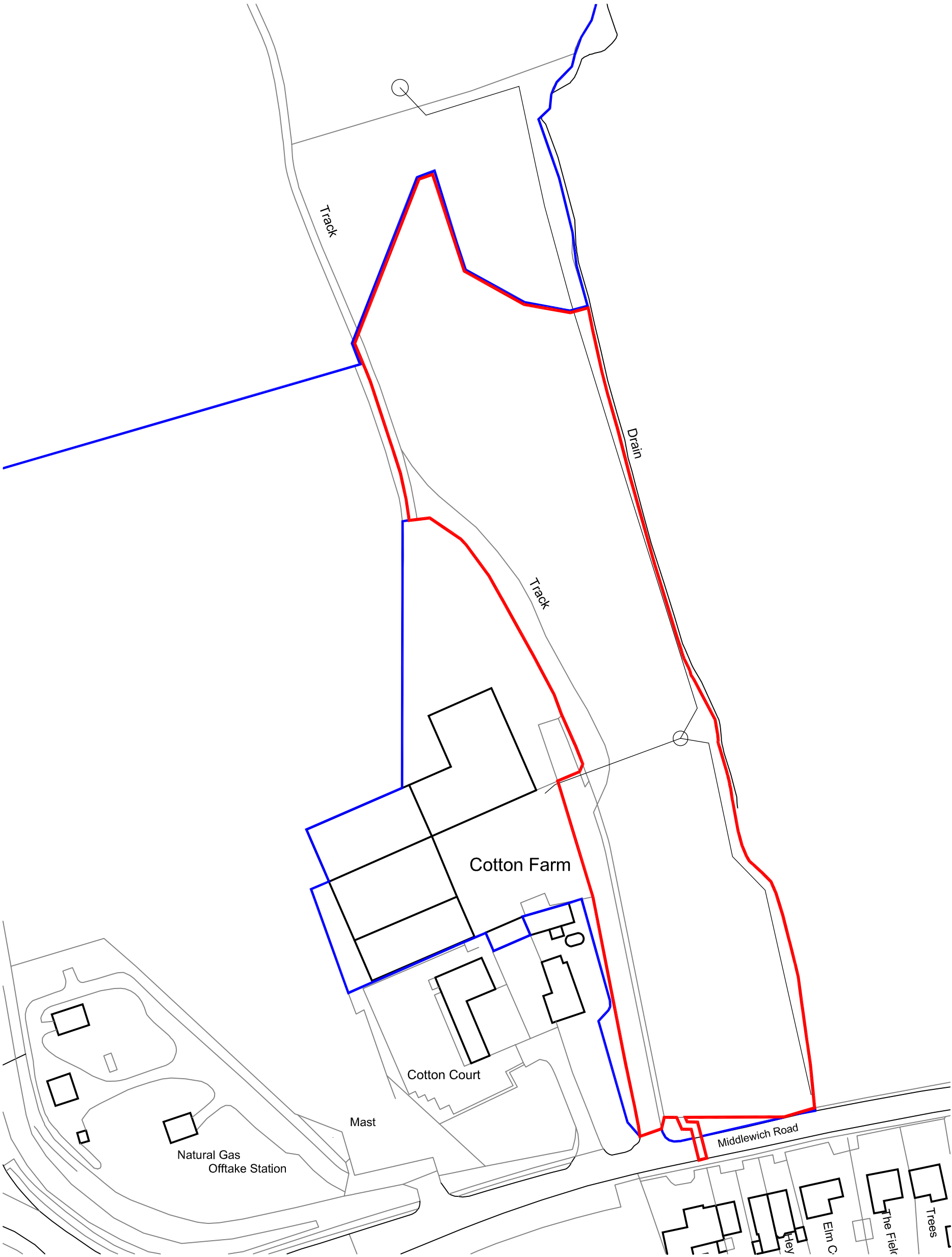


22/4662C

COTTON FARM,
MIDDLEWICH ROAD,
HOLMES CHAPEL,
CW4 7ET



D	Red & blue lines revised to include footpath	27/02/2023	BD	BD
C	PLANNING ISSUE	23/09/2022	BD	RG
B	Red line position altered	26/08/2022	BD	RG
A	PLANNING ISSUE	07/07/2022	TR	RG
-	FIRST ISSUE	02/11/2021	TR	RG
Rev	Revision	Date	Drwn	Chkd

NOTES:
© TNW LTD.
■ THIS DRAWING IS THE SUBJECT OF COPYRIGHT WHICH VESTS IN TNW LTD. IT IS AN INFRINGEMENT OF COPYRIGHT TO REPRODUCE THIS DRAWING, BY WHATEVER MEANS, INCLUDING ELECTRONIC, WITHOUT THE EXPRESS WRITTEN CONSENT OF TNW LTD. WHICH RESERVES ALL ITS RIGHTS. TNW LTD. ASSERTS ITS RIGHTS TO BE IDENTIFIED AS THE AUTHOR OF THIS DESIGN. ALL DRAWINGS, IMAGES AND MODELS ARE SUBJECT TO THE COPYRIGHT, DESIGNS & PATENTS ACT 1988

■ DRAWING NOT TO BE SCALED.
■ REPORT ERRORS & OMISSIONS TO ARCHITECT.
■ CHECK ALL DIMENSIONS ON SITE.
■ DRAWING TO BE READ IN CONJUNCTION WITH HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS.

Residual Risks
In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

Safety Health and Environmental Information Box

Project

Client

Layout Title

PROPOSED BUSINESS DEVELOPMENT
COTTON FARM, HOLMES CHAPEL

R. EVANS & S. CROKER

LOCATION PLAN

N

0102030405060

Scale in m.

Drawing Number

project	originator	zone	level	type	role	number	rev
CFH-	TNW	- 00	- GF	- DR	- A	AL(0) 001	D

TNW Project No.

2210062

Scales @ A3

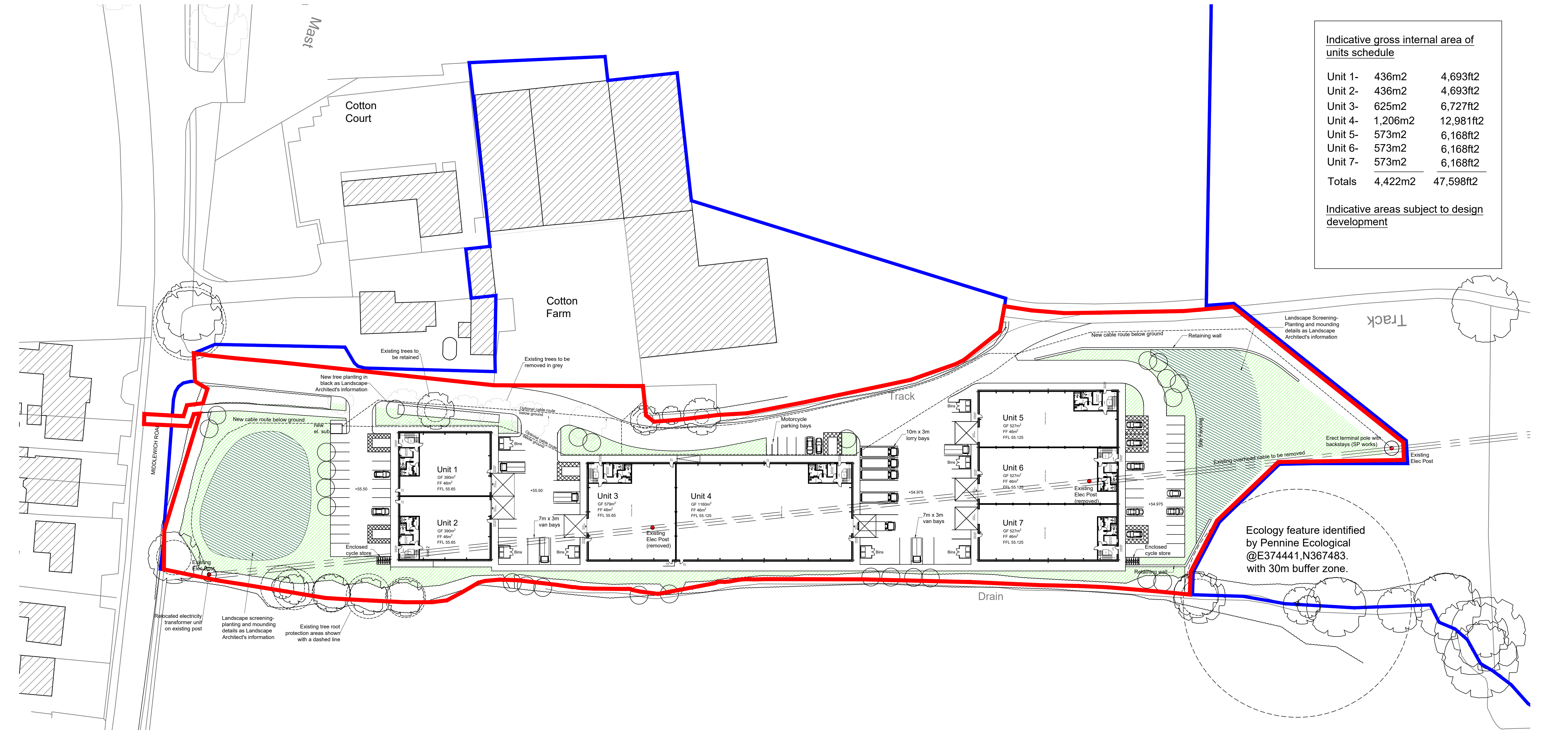
1:1250

Status

PLANNING

t: Chester: 01244 310388 / Newcastle (Head Office): 0191 265 7080 / 0191 213 0133
e: enquiries@tnw-architecture.co.uk
w: www.tnw-architecture.co.uk / www.architects-group.com
Copyright: TNW Ltd.

o:\Office Data\IT System\CAD SBA\TNW Sadler Brown CAD.png
o:\Office Data\IT System\CAD SBA\Part of the Sadler Brown CAD.png



Indicative gross internal area of units schedule		
Unit 1-	436m2	4,693ft2
Unit 2-	436m2	4,693ft2
Unit 3-	625m2	6,727ft2
Unit 4-	1,206m2	12,981ft2
Unit 5-	573m2	6,168ft2
Unit 6-	573m2	6,168ft2
Unit 7-	573m2	6,168ft2
Totals	4,422m2	47,598ft2

Indicative areas subject to design development		

Site layout as shown is for Planning Application purposes only and subject to design development and vehicular tracking. Parking is based on C.E parking recommendation for B8 (Warehouse Distribution), 1No space per 60m2 and 1No disabled parking space minimum. Cable diversion route TBC by Scottish Power. For details of proposed landscaping refer to landscaping plans prepared by Environmental Associates.

NOTES:
© TNW LTD.
THIS DRAWING IS THE SUBJECT OF COPYRIGHT WHICH VESTS IN TNW LTD. IT IS AN INFRINGEMENT OF COPYRIGHT TO REPRODUCE THIS DRAWING BY WHATEVER MEANS, INCLUDING ELECTRONIC, WITHOUT THE EXPRESS WRITTEN CONSENT OF TNW LTD, WHICH RESERVES ALL ITS RIGHTS. TNW LTD. ASSERTS ITS RIGHTS TO BE IDENTIFIED AS THE AUTHOR OF THIS DESIGN. ALL DRAWINGS, IMAGES AND MODELS ARE SUBJECT TO THE COPYRIGHT, DESIGNS & PATENTS ACT 1988.

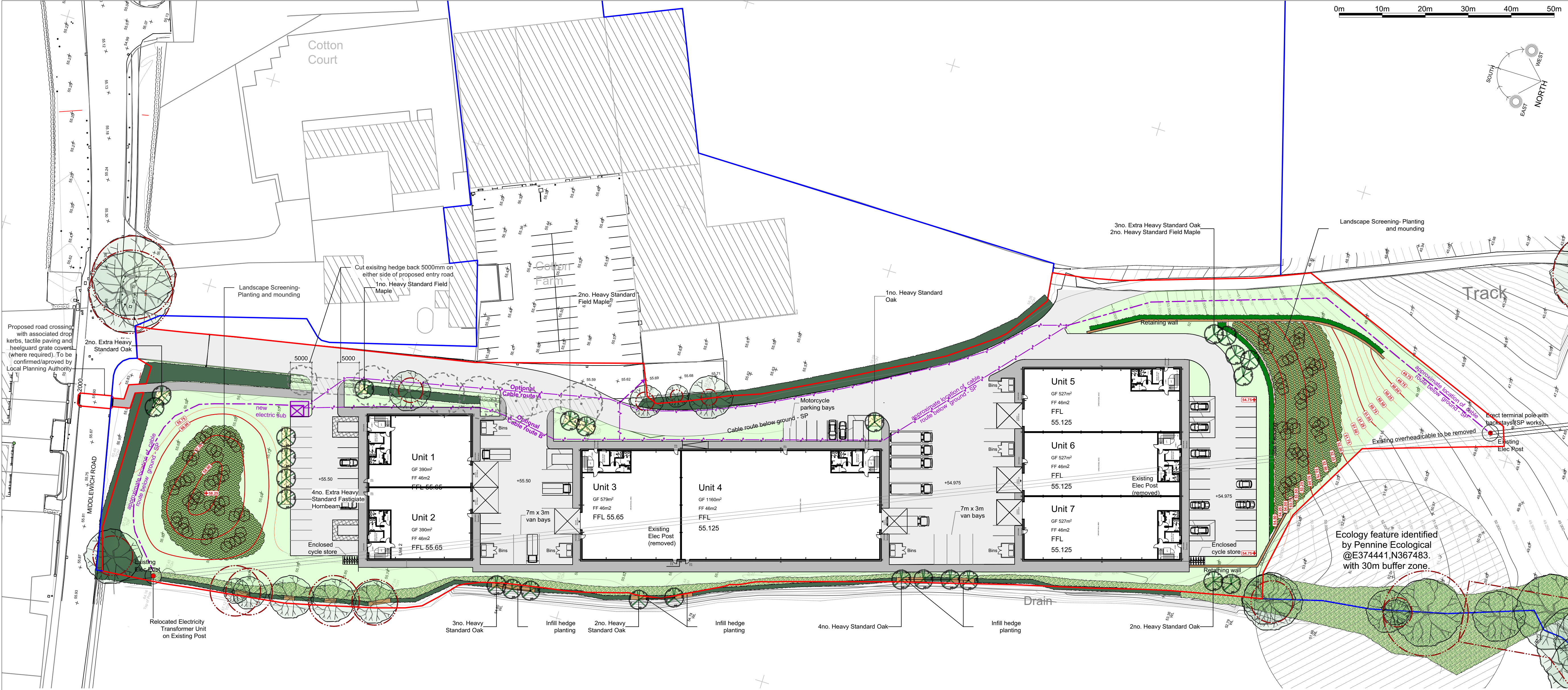
- DRAWING NOT TO BE SCALED.
- REPORT ERRORS & OMISSIONS TO ARCHITECT.
- CHECK ALL DIMENSIONS ON SITE.
- DRAWING TO BE READ IN CONJUNCTION WITH HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS.

Residual Risks
In addition to the hazards/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.
Safety Health and Environmental Information Box

Rev	Revision	Date	Drawn	Chkd

Rev	Revision	Date	Drawn	Chkd
A	FIRST ISSUE	30/06/2022	MM	RG
A	PLANNING ISSUE	05/07/2022	TR	RG
B	MINOR AMENDMENTS	07/07/2022	TR	RG
C	Red line position revised to the north, car and lorry parking provisions revised, cycle store provisions included, bin provisions included & re-directed electricity cable route revised	24/08/2022	BD	RG
D	Arboricultural information added, retaining structures updated, re-directed electricity cable route revised, red line adjusted, area schedule updated & internal unit floor levels added	25/08/2022	BD	RG
E	Bins and parking bays reconfigured	31/08/2022	BD	RG
F	PLANNING ISSUE, Proposed landscaping features added, re-directed cable route updated	22/09/2022	BD	RG
G	Red and blue lines revised to include new footpath and pedestrian crossing	27/02/2023	BD	BD

Project		Drawing Number	
PROPOSED BUSINESS DEVELOPMENT COTTON FARM, HOLMES CHAPEL		CFH - TNW - XX - XX - DR - A	
Client		number	
R. EVANS & S. CROKER		AL(0)102	
Layout Title		Status	
PROPOSED SITE PLAN		PLANNING	
TNW Project No.		Scales @ A1	
2210062		1:500	
1: Chester: 01244 310388		2: Newcastle (Head Office): 0191 265 7080 / 0191 213 0133	
e: enquiries@rse-architects.co.uk		w: www.rse-architects.co.uk / www.architects-group.com	
Copyright: TNW Ltd.		© 2023 RSE ARCHITECTS GROUP	



Rev	Details	Date	Drawn
A	Optional SP Cable route added. Entry footpaths adjusted	21/09/22	LC
B	Pedestrian crossing over Middlewich Road added in response to highways planning comment.	20/02/23	LC
C	Planting proposals updated in line with Ecologist's requirements	23/02/23	LC

Infill Hedgerow Planting*

* Plant to fill gaps in existing hedge. Locations as shown. 5 plants/ms nominal spacing				
Cm	Crataegus monogyna	Hawthorn	Whip	2+1
				200

Tree Plant Schedule

Ac	Acer campestre	Field Maple	Heavy Standard	BR; 3.5-4.0m height, 12-14cm girth	4
CbF	Carpinus betulus 'Fastigiata'	Fastigate Hornbeam	Extra Heavy Standard	BR; 4.5-5.0m height, 14-20cm girth	4
Qr	Quercus robur	Oak	Extra Heavy Standard	BR; 4.5-5.0m height, 14-20cm girth	9
Qr	Quercus robur	Oak	Heavy Standard	BR; 3.6-4.2m height, 12-14cm girth	9

Low Level Native Planting

Hh	Hedera helix	Common Ivy	1 litre	30-50cm long, min 3 brks	972
----	--------------	------------	---------	--------------------------	-----

Native Hedgerow With Trees Plant Schedule - Refer notes

Bp	Betula pendula	Silver Birch	Light Feathered	BR; 180-240cm	4
Ca	Corylus avellana	Hazel	Whip	2+1	310
Cm	Crataegus monogyna	Hawthorn	Whip	2+1	717
Cs	Cornus sanguinea	Common Dogwood	Whip	2+1	194
Ms	Malus sylvestris	Crab Apple	Light Feathered	BR; 180-240cm	4
Pa-1	Prunus avium	Bird Cherry	Light Feathered	BR; 180-240cm	4
Qr-1	Quercus robur	Oak	Light Feathered	BR; 180-240cm	8
Vo	Viburnum opulus	Guelder Rose	40-60cm	BR; min 3 brks	194

Screening Woodland Planting - Planted At 1m Spacing

Ac	Acer campestre	Field Maple	Whip	2+1	317
Ca	Corylus avellana	Hazel	Whip	2+1	317
Cm	Crataegus monogyna	Hawthorn	Whip	2+1	317
Il	Ilex aquifolium	Common Holly	3ltr	40-60cm, min 3 brks	317
Pa	Prunus avium	Bird Cherry	Whip	2+1	317
Qp	Quercus petraea	Sessile Oak	Whip	2+1	317
Qr	Quercus robur	Oak	Whip	2+1	317

Screening Woodland Planting - Trees Planted In Groups Of 3-5 @ 2m Spacings

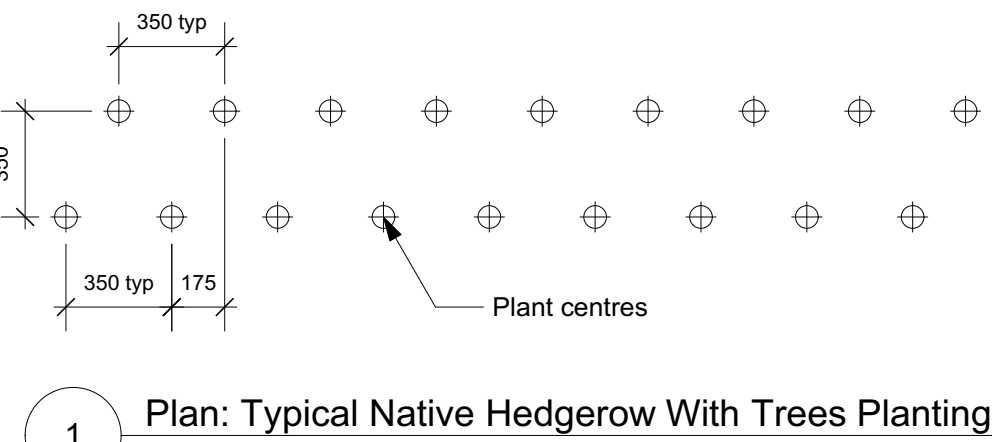
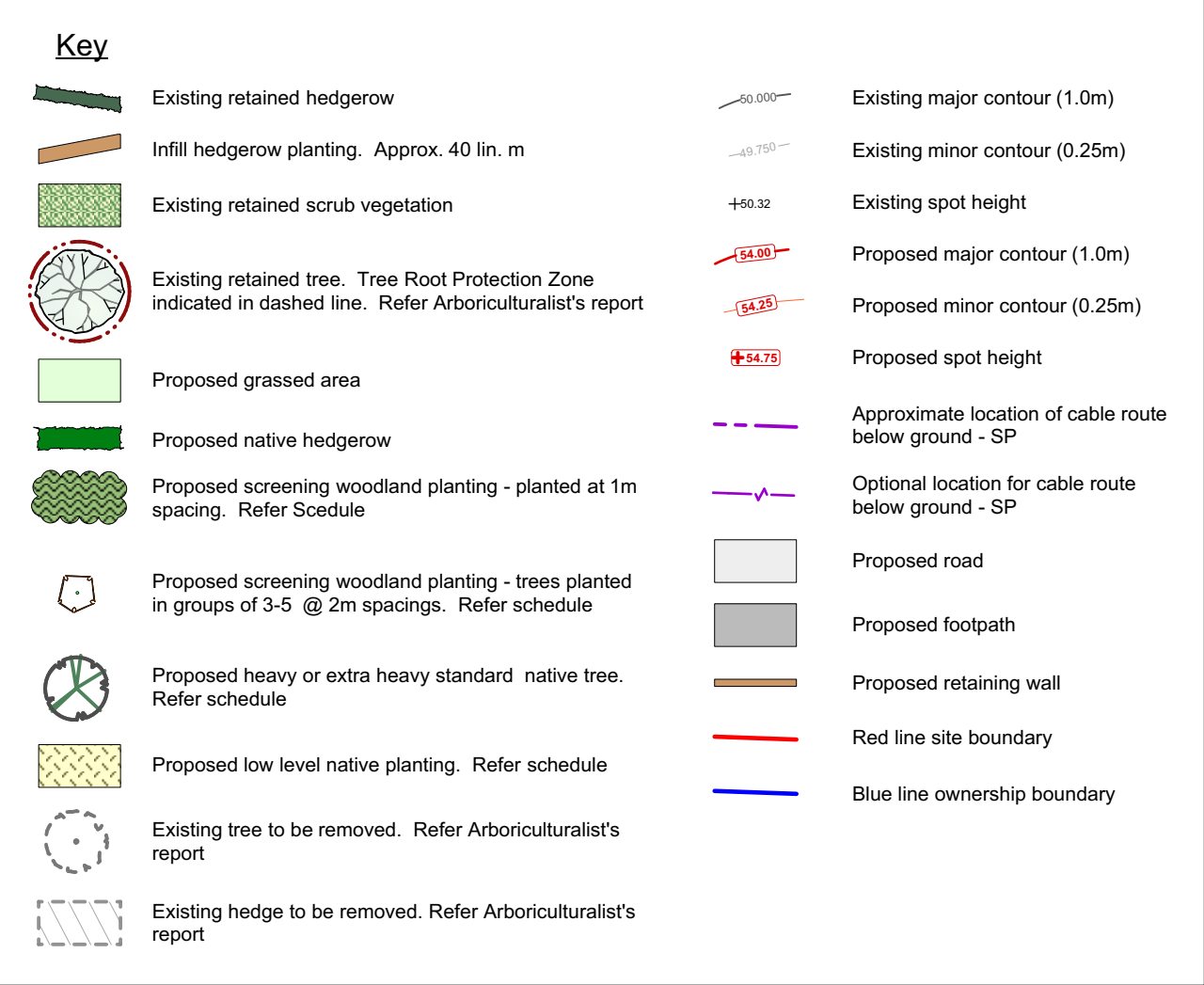
Ac	Acer campestre	Field Maple	Light Feathered	BR; 180-240cm	25
Pa	Prunus avium	Wild Cherry	Light Feathered	BR; 180-240cm	25
Qr	Quercus robur	Oak	Light Feathered	BR; 180-240cm	50

NOTES:

Refer Arboriculturalist's plans/report for detailed tree root protection zones and tree protection requirements.

Final route of SP electrical cable to be determined.

These plans are issued for planning purposes only.



NOTE RE: SCREENING WOODLAND PLANTING WHIPS AND NATIVE HEDGEROW WITH TREES

Native Hedgerow species are Hazel, Hawthorn, Dogwood and Guelder Rose. Hedgerow transplants height as per drawing. Planted at 350mm centres or otherwise as specified in drawing and in double staggered rows, mixing plant species so that there are no more than 5 plants of the same species abutting each other. Hedge plants are to be consistent in species, cultivar and clone to ensure a uniform hedge. Plant in trenches large enough to take full spread of roots. Set out plants evenly. Tree species are Birch, Crab Apple, Bird Cherry and Oak. These are to be planted interchangeably with the hedge species, but with minimum spacings of 6m between each tree instance.

- General notes:
- All dimensions are in metres unless noted otherwise.
 - All dimensions shall be verified on site before proceeding with the work.
 - Environmental Associates shall be notified in writing of any discrepancies.
 - All dimensions are nominal dimensions.
 - Environmental Associates accept no liability for any expense loss or damage of whatever nature and however arising from any variation made to this drawing or in the execution of the work to which has not been referred to them and prior approval obtained.
 - This drawing is for planning purposes only.

landscape architects • urban designers • environmental planners

Client: R. Evans & S. Croker

Project Address: Cotton Farm, Middlewich Rd, Crewe CW4 7ET

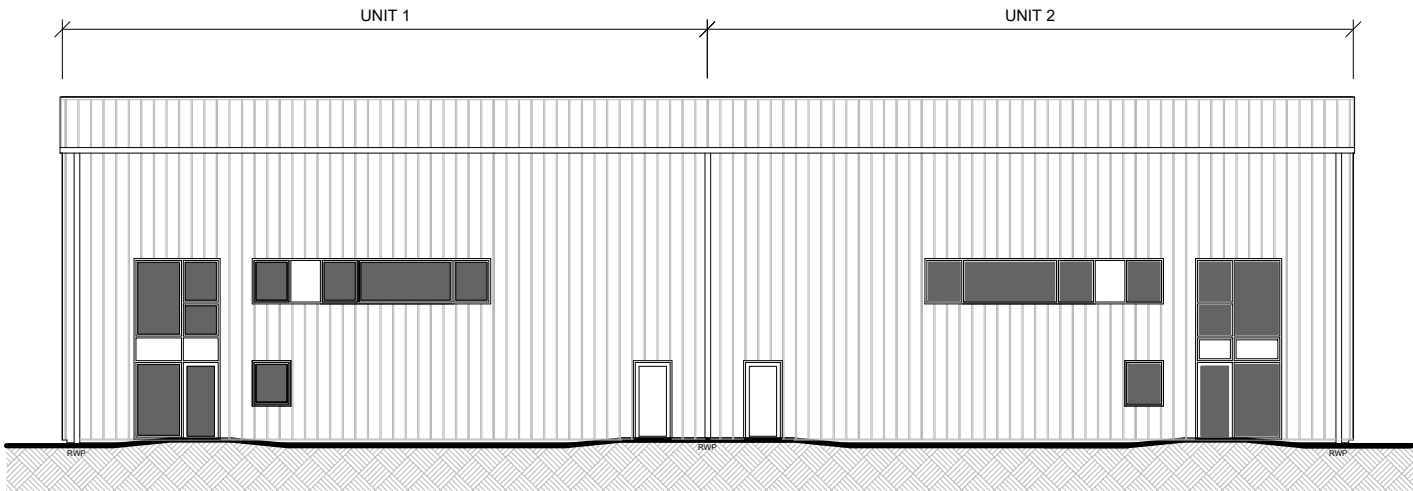
Project: Proposed Business Development, Cotton Farm

Title: Proposed Landscape Planting Plan

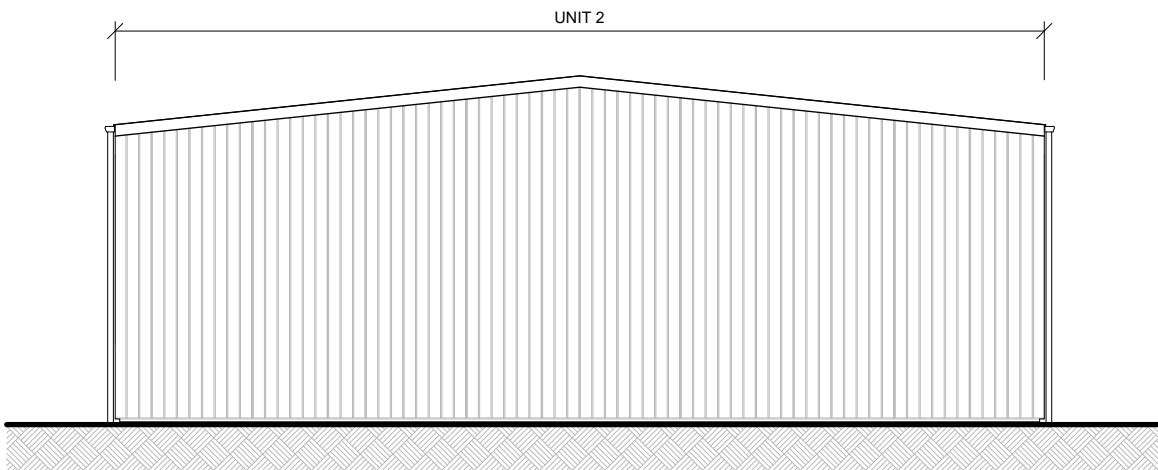
Project No: EA-5839	Drawing No: 001	Revision: C
Scale: 1:500	A1	Date: 16/09/22

Chapel House, City Road, Chester, CH1 3AE, UK
Tel: 01244 311666
email: ea@environmentalassociates.net
web: www.environmentalassociates.net

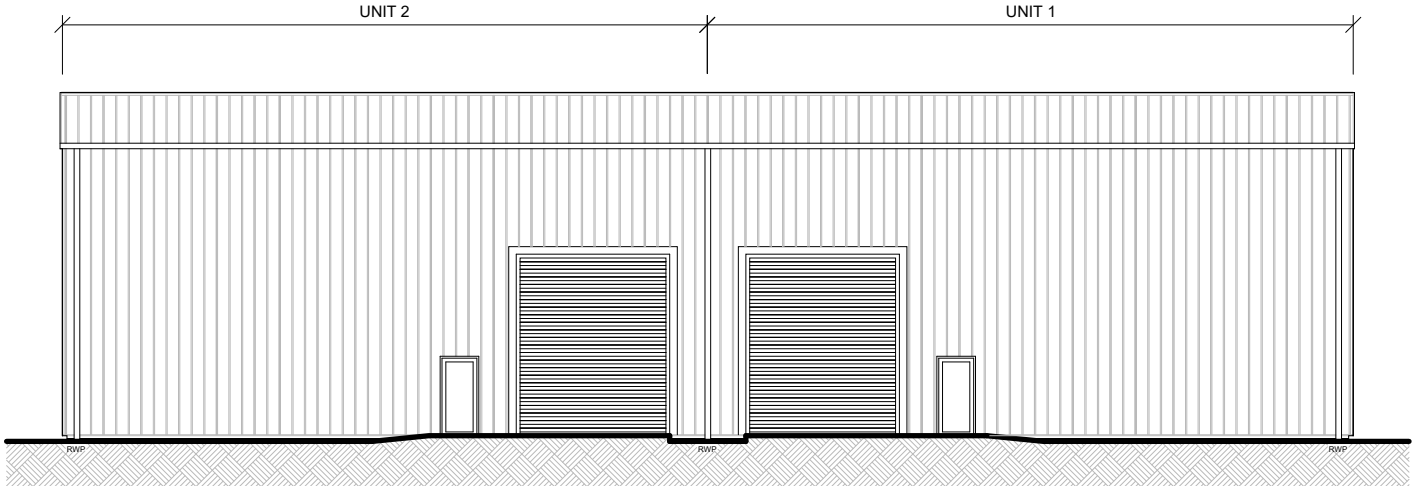
© This drawing is subject to copyright



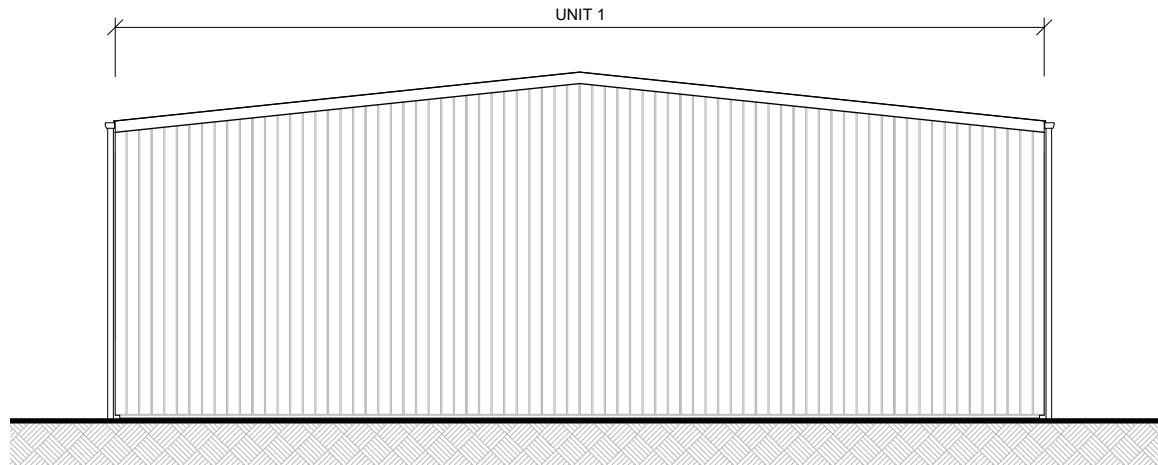
South Elevation



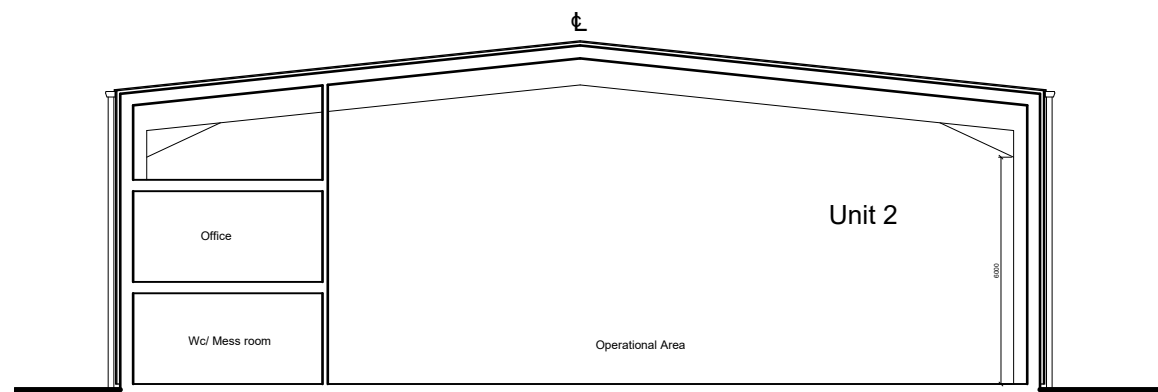
East Elevation



North Elevation



West Elevation



North-South Section

Plans as shown are for Planning Application purposes only and are subject to design development.

Structure shown is indicative only and subject to Structural Engineer design.

NOTES: ■ THIS DRAWING IS THE SUBJECT OF COPYRIGHT WHICH VESTS IN TNW LTD. IT IS AN INFRINGEMENT OF COPYRIGHT TO REPRODUCE THIS DRAWING BY WHATEVER MEANS, INCLUDING ELECTRONIC, WITHOUT THE EXPRESS WRITTEN CONSENT OF TNW LTD, WHICH RESERVES ALL ITS RIGHTS. TNW LTD. ASSERTS ITS RIGHTS TO BE IDENTIFIED AS THE AUTHOR OF THIS DESIGN. ALL DRAWINGS, IMAGES AND MODELS ARE SUBJECT TO THE COPYRIGHT, DESIGNS & PATENTS ACT 1988	
■ DRAWING NOT TO BE SCALED. ■ REPORT ERRORS & OMISSIONS TO ARCHITECT. ■ CHECK ALL DIMENSIONS ON SITE. ■ DRAWING TO BE READ IN CONJUNCTION WITH HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS.	Residual Risks In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement. Safety Health and Environmental Information Box

Rev	Revision	Date	Drawn	Chkd

Rev	Revision	Date	Drawn	Chkd
-	FIRST ISSUE	07/07/2022	BD	RG
A	PLANNING ISSUE	26/08/2022	BD	RG
B	PLANNING ISSUE	23/09/2022	BD	RG

Project	PROPOSED BUSINESS DEVELOPMENT COTTON FARM, HOLMES CHAPEL						Drawing Number
Client	R. EVANS & S. CROKER	CFH - TNW	XX - ZZ - DR - A	AL(0)111	B		
Layout Title	PROPOSED ELEVATIONS AND SECTION UNITS 1 & 2						TNW Project No. 2210062
0 2 4 6 8 10 Scale in m.						Scales @ A1 1:200	Status PLANNING
1: Chester 01244 310388 Newcastle Head Office 0191 265 7080 / 0191 213 0133 e: enquiries@tne-architecture.co.uk w: www.tne-architecture.co.uk / www.architects-group.com						©/Office Use Only / Not for Reproduction / Not for Sale / Not for Distribution PART OF THE SVOILER BROWN GROUP 2022/07/2022/08/2022	



Structure shown is indicative only and subject to Structural Engineer design.

- DRAWING NOT TO BE SCALED.
- REPORT ERRORS & OMISSIONS TO ARCHITECT.
- CHECK ALL DIMENSIONS ON SITE.
- DRAWING TO BE READ IN CONJUNCTION WITH HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS.

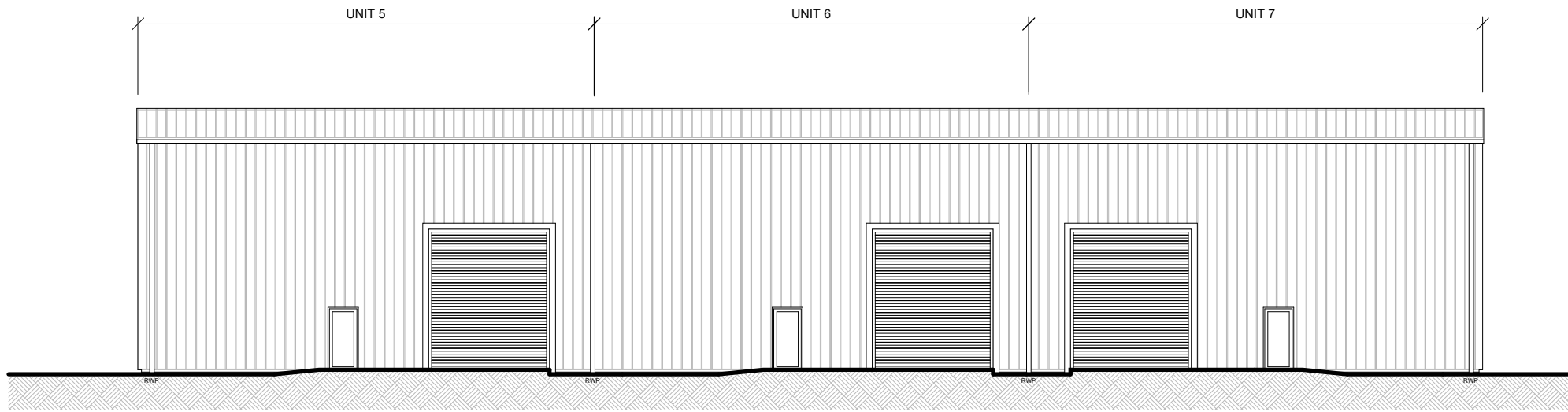
Residual Risks

In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

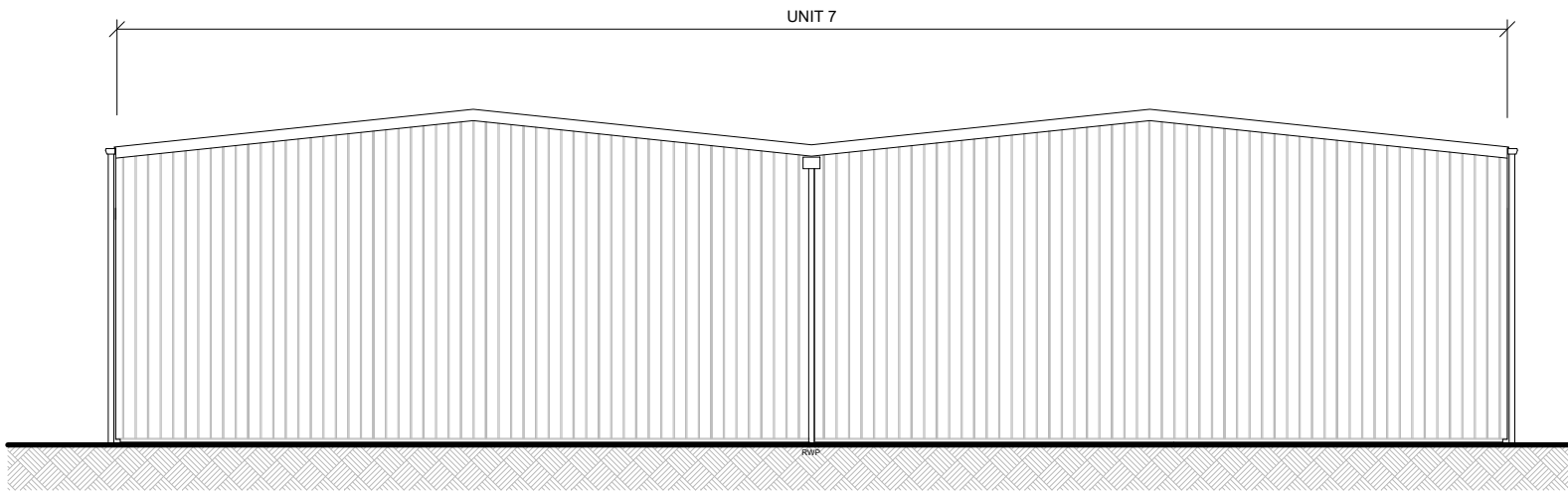
Safety Health and Environmental Information Box

[illegible][illegible]

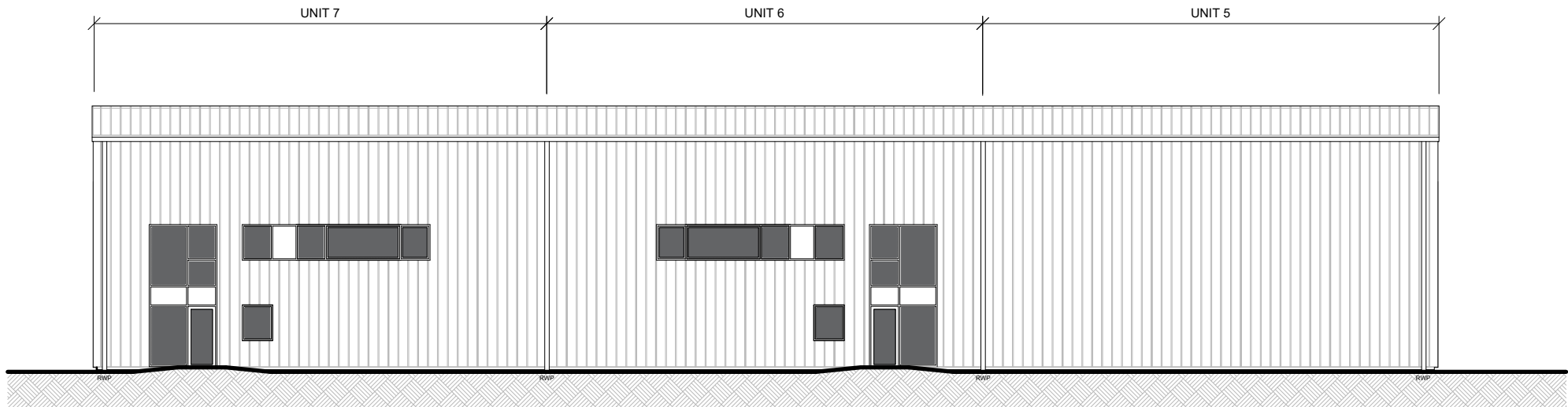
Project	PROPOSED BUSINESS DEVELOPMENT COTTON FARM, HOLMES CHAPEL										Drawing Number																	
Client	R. EVANS & S. CROKER										project	originator	zone	level	type	jole	number	rev										
											CFH:	TNW	- XX	- ZZ	- DR	- A	AL(0)113	B										
	Landscape Type										TNW Project Number				Scales @ A1		Status		PLANNING									
	ROSE CROKER AND SECTION UNITS 3 & 4										2210062				1:200													
	<div><div></div><div>0246810</div><div>Scale in m.</div></div> <div>1:200</div>										<div>1: Client: 01244 310388 2: Designer: 01244 310388 3: Engineer: 01244 310388 4: www.sadler-brown-architecture.co.uk 5: www.sadler-brown-architecture.co.uk 6: Copyright: TNW Ltd.</div> <div>7: Architect: 01244 310388 8: www.sadler-brown-architecture.co.uk 9: www.sadler-brown-architecture.co.uk 10: Copyright: TNW Ltd.</div>										Architect: 01244 310388 www.sadler-brown-architecture.co.uk				www.sadler-brown-architecture.co.uk			



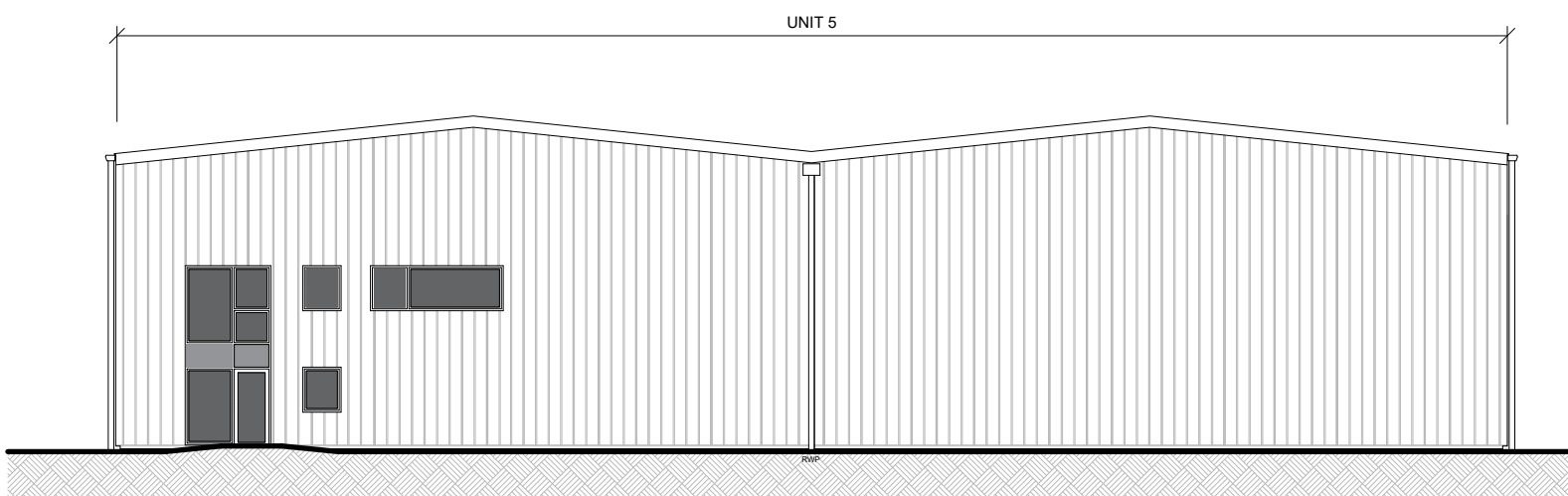
South Elevation



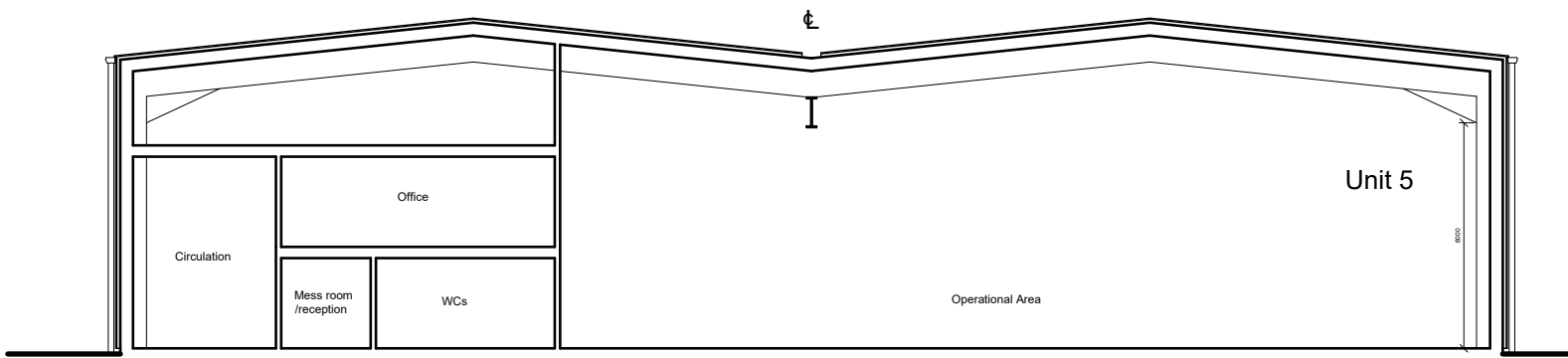
East Elevation



North Elevation



West Elevation



North-South Section

Plans as shown are for Planning Application purposes only and are subject to design development.

Structure shown is indicative only and subject to Structural Engineer design.

NOTES:
■ THIS DRAWING IS THE SUBJECT OF COPYRIGHT WHICH VESTS IN TNW LTD. IT IS AN INFRINGEMENT OF COPYRIGHT TO REPRODUCE THIS DRAWING BY WHATEVER MEANS, INCLUDING ELECTRONIC, WITHOUT THE EXPRESS WRITTEN CONSENT OF TNW LTD, WHICH RESERVES ALL ITS RIGHTS. TNW LTD. ASSERTS ITS RIGHTS TO BE IDENTIFIED AS THE AUTHOR OF THIS DESIGN. ALL DRAWINGS, IMAGES AND MODELS ARE SUBJECT TO THE COPYRIGHT, DESIGNS & PATENTS ACT 1988

- DRAWING NOT TO BE SCALED.
- REPORT ERRORS & OMISSIONS TO ARCHITECT.
- CHECK ALL DIMENSIONS ON SITE.
- DRAWING TO BE READ IN CONJUNCTION WITH HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS.

Residual Risks
In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.
Safety Health and Environmental Information Box

Rev	Revision	Date	Drwn	Chkd

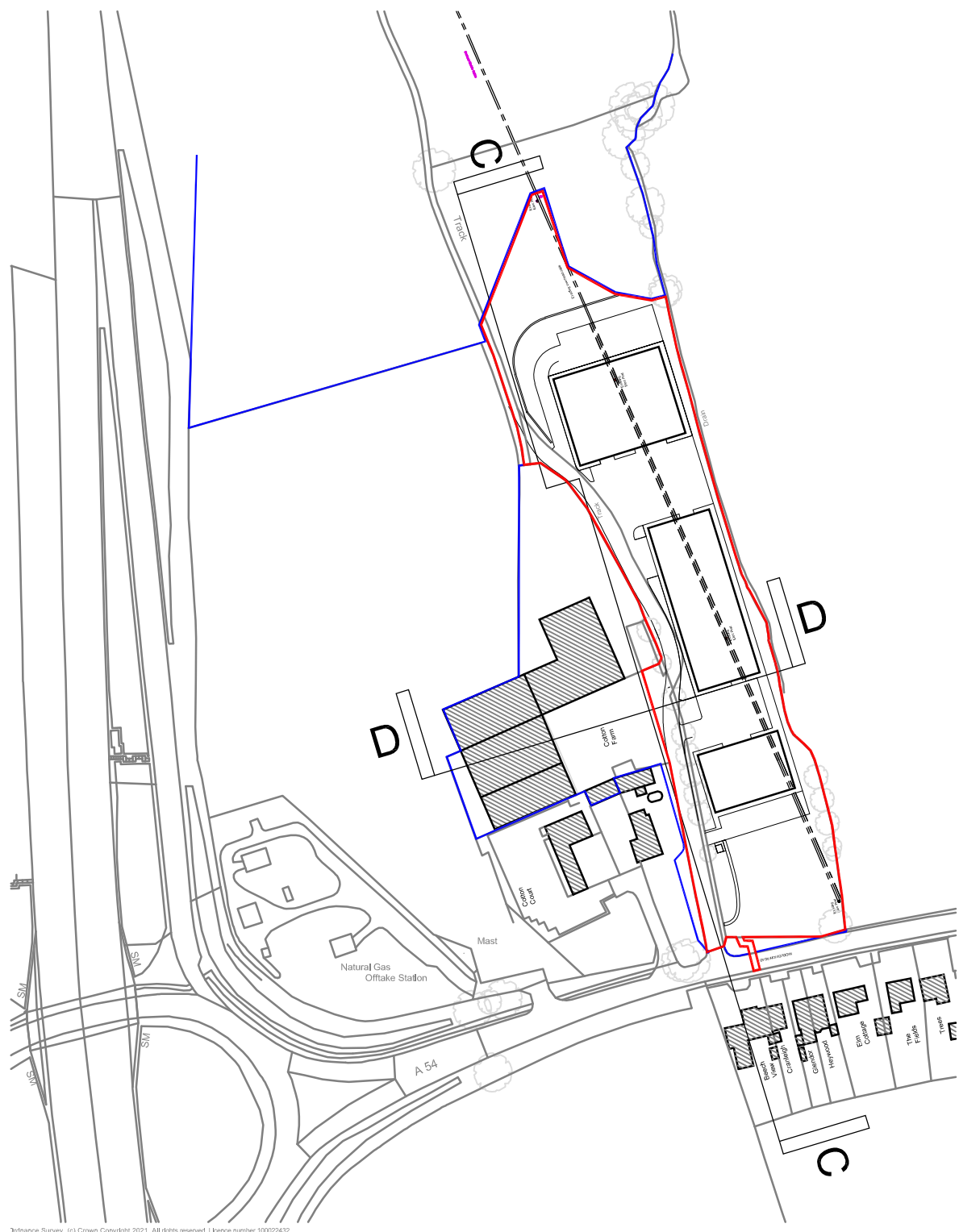
Rev	Revision	Date	Drwn	Chkd
-	FIRST ISSUE	07/07/2022	BD	RG
A	PLANNING ISSUE	26/08/2022	BD	RG
B	PLANNING ISSUE	23/09/2022	BD	RG

Project	PROPOSED BUSINESS DEVELOPMENT COTTON FARM, HOLMES CHAPEL						Drawing Number										
Client	R. EVANS & S. CROKER						project	originator	zone	level	type	role	number	rev			
							CFH	TNW	XX	ZZ	DR	A	AL(0)115	B			
	Layout Title						PROPOSED ELEVATIONS AND SECTION UNITS 5, 6 & 7			Scales @ A1		Status					
							2210062			1:200		PLANNING					
	<div><div>0246810</div><div>Scale in m.1:200</div></div>						1: Chester: 01244 310388 Newcastle (Head Office): 0191 265 7080 / 0191 213 0133 e: enquiries@time-architecture.co.uk w: www.time-architecture.co.uk / www.architects-group.com Copyright: TNW Ltd							10/Office: 01244 310388 10/Head Office: 0191 265 7080 / 0191 213 0133 10/e: enquiries@time-architecture.co.uk 10/w: www.time-architecture.co.uk Copyright: TNW Ltd		10/10/2023 10/10	

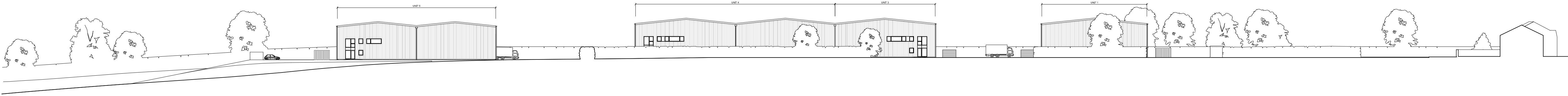
10/Office: 01244 310388
10/Head Office: 0191 265 7080 / 0191 213 0133
10/e: enquiries@time-architecture.co.uk
10/w: www.time-architecture.co.uk
Copyright: TNW Ltd

[illegible]

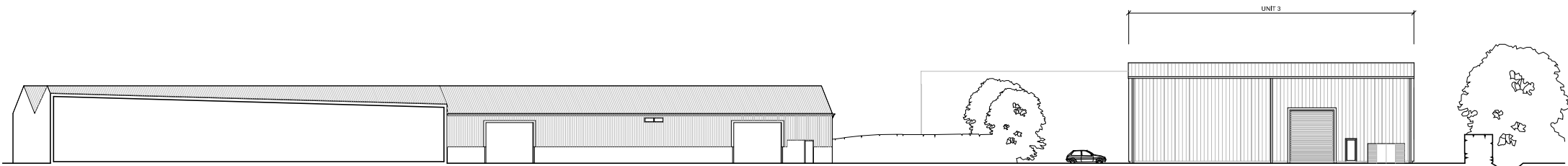
Project	PROPOSED BUSINESS DEVELOPMENT COTTON FARM, HOLMES CHAPEL						Drawing Number							
Client	R. EVANS & S. CROKER						project	originator	zone	level	type	role	number	rev
							CFH -	TNW	- XX -	XX -	DR -	A	AL(0)103	D
	LAYOUT TITLE PROPOSED SITE SECTIONS A-A & B-B						TNW Project No.		Scales @: A1		Status		PLANNING	
							2210062		1:500					
	<div><div><div>0</div><div>5</div><div>10</div><div>15</div><div>20</div><div>25</div></div><div>Scale in m.</div></div> <div>1:500</div>						<div>E-Checker: 01244 310308 / Newlyn: Helen Offord: 0191 205 7080 / 0191 213 013 E-Checker: 01244 310308 / Newlyn: 01244 310308 / Copyright: TNW Ltd.</div> <div>© 2016/17 TNW Ltd. All Rights Reserved. TNW Ltd. is a registered company in England and Wales. No part of this publication may be reproduced without prior written permission of TNW Ltd.</div> <div>SAFER SOLUTIONS GROUP</div>							



Proposed Site Plan 1:2500



Proposed Site Section C-C 1:500



Proposed Site Section D-D 1:500

Note: Existing trees to be retained are shown only, for details of proposed landscaping tree planting refer to landscaping plans prepared by Environmental Associates.

NOTES: © TNW LTD. ■ THIS DRAWING IS THE SUBJECT OF COPYRIGHT WHICH VESTS IN TNW LTD. IT IS AN INFRASTRUCTURE OF COPYRIGHT TO REPRODUCE THIS DRAWING BY WHATEVER MEANS, INCLUDING ELECTRONIC, WITHOUT THE EXPRESS WRITTEN CONSENT OF TNW LTD, WHICH RESERVES ALL ITS RIGHTS. TNW LTD. ASSERTS ITS RIGHTS TO BE IDENTIFIED AS THE AUTHOR OF THIS DESIGN. ALL DRAWINGS, IMAGES AND MODELS ARE SUBJECT TO THE COPYRIGHT, DESIGNS & PATENTS ACT 1988	
■ DRAWINGS NOT TO BE SCALED. ■ REPORT ERRORS & OMISSIONS TO ARCHITECT. ■ CHECK ALL DIMENSIONS ON SITE. ■ DRAWINGS TO BE READ IN CONJUNCTION WITH HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS.	Structural Risks (In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement. Safety Health and Environmental Information Box

Rev	Revision	Date	Drawn	Chkd

Rev	Revision	Date	Drawn	Chkd
-	FIRST ISSUE	19/07/2022	BD	RG
A	Plot line position altered, trees updated in line with arboricultural information, bin & cycle stores shown, site levels revised	25/08/2022	BD	RG
B	Drawing includes proposed section D-D information found previously on redundant drawing AL(0)105	26/09/2022	BD	RG
C	PLANNING ISSUE.	23/09/2022	BD	RG
D	Red and blue lines revised to include new footpath and pedestrian crossing	27/02/2023	BD	BD

Project		PROPOSED BUSINESS DEVELOPMENT COTTON FARM, HOLMES CHAPEL						Drawing Number	
Client	R. EVANS & S. CROKER	project	originator	zone	level	type	role	number	rev
		CFH - TNW	- XX - XX - DR - A	AL(0)105					D
		Layout Title		PROPOSED SITE SECTIONS C-C & D-D		TNW Project No.		Scales @ A1	
						2210062		1:500	
						1: Chester 01244 310388 Newcastle Head Office 0191 265 7080 / 0191 213 0133 e: enquiries@tnewarchitects.co.uk w: www.tnewarchitects.co.uk / www.architectgroup.com Copyright: TNW Ltd.		1: Chester 01244 310388 Newcastle Head Office 0191 265 7080 / 0191 213 0133 e: enquiries@tnewarchitects.co.uk w: www.tnewarchitects.co.uk / www.architectgroup.com Copyright: TNW Ltd.	
								1: Chester 01244 310388 Newcastle Head Office 0191 265 7080 / 0191 213 0133 e: enquiries@tnewarchitects.co.uk w: www.tnewarchitects.co.uk / www.architectgroup.com Copyright: TNW Ltd.	