

20/5466C

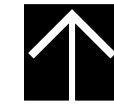
Texaco

Saxon Cross Service Station

Congleton Road

Sandbach

CW11 4SP



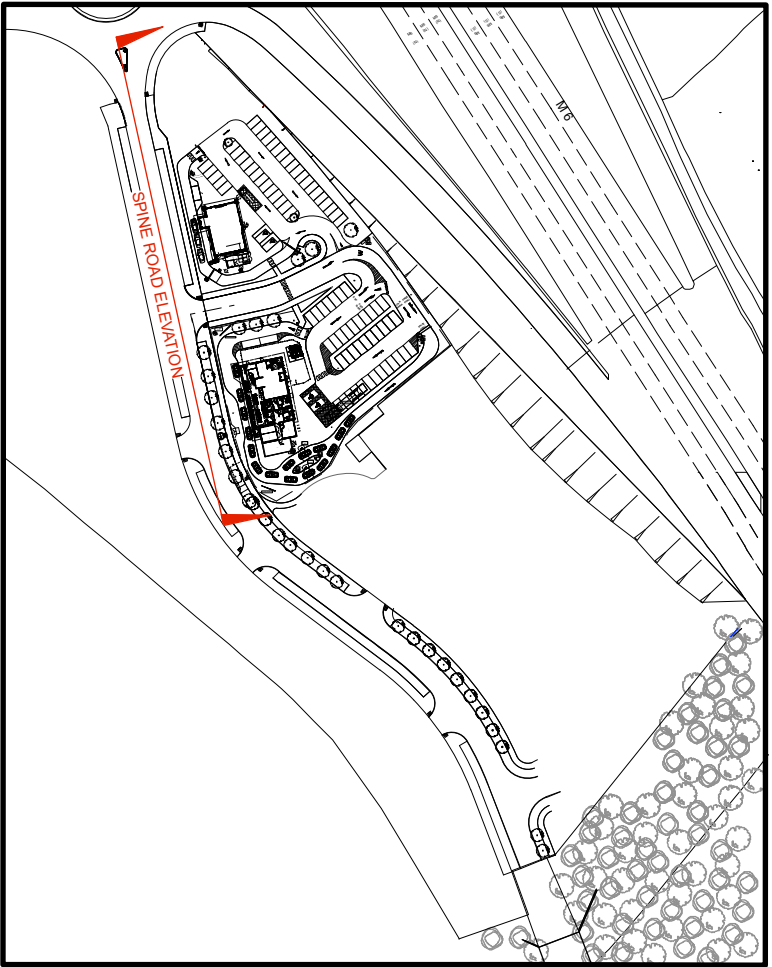
— LAND OWNERSHIP
BOUNDARY

— SITE BOUNDARY
AREA: 38840m²

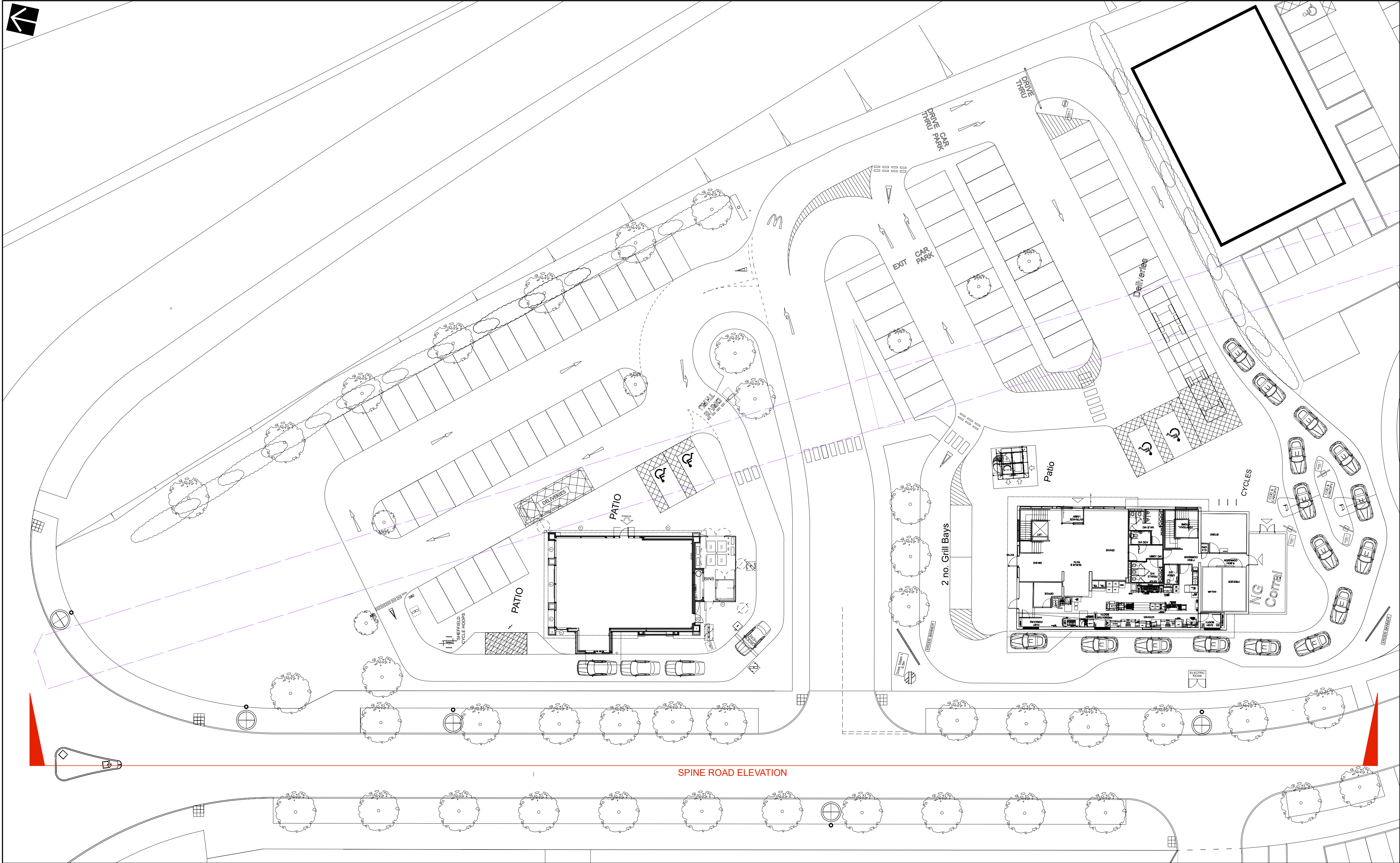
**CRAIG
FOSTER
ARCHITECTS**

dwg no.	rev
132(5)001	(A)

All Signage to Form part of Separate Planning Application by McDonalds



LOCATION PLAN 1:2500



SITE PLAN - COSTA & MCDONALDS
1:250

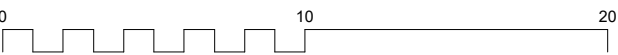
D	Hedges added, trees updated	CB		16.09.25
C	Costa Plans & Elevation updated	CB		15.09.25
REV	AMENDMENT	BY	CH	DATE.

PLANNING ISSUE

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scale bar 1:250 @ A1



job title :

SANDBACH M6 JUNCTION 17

dwg. title :

SPINE ROAD PROPOSED ELEVATIONS

**CRAIG
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ARCHITECTS**

date
04.12.2020

scale
1:100@A1

dwg no. rev
19132(5)029 (D)



CAR PARKING	
COSTA	
STANDARD SPACES	35
ACCESSIBLE SPACES	02
MOTORCYCLE SPACES	-
BICYCLE SPACES	06
MCDONALDS	
STANDARD SPACES	39
ACCESSIBLE SPACES	02
MOTORCYCLE SPACES	-
BICYCLE SPACES	06
PUBLIC HOUSE	
STANDARD SPACES	60
ACCESSIBLE SPACES	03
MOTORCYCLE SPACES	-
BICYCLE SPACES	24
HOTEL	
STANDARD SPACES	60
ACCESSIBLE SPACES	03
MOTORCYCLE SPACES	04
BICYCLE SPACES	24
OFFICE DEVELOPMENT	
STANDARD SPACES	237
ACCESSIBLE SPACES	11
MOTORCYCLE SPACES	10
BICYCLE SPACES	94
TOTAL	
STANDARD SPACES	431
ACCESSIBLE SPACES	21
MOTORCYCLE SPACES	14
BICYCLE SPACES	154

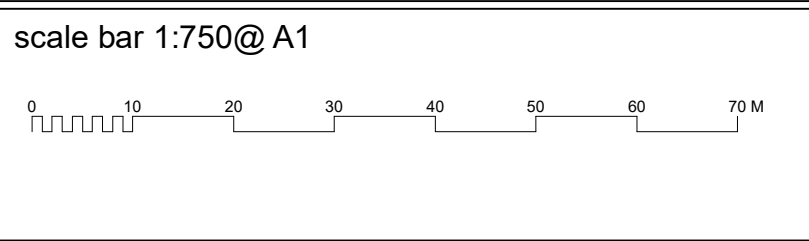
- KEY
- SITE BOUNDARY
- OWNERSHIP BOUNDARY
- FULL APPLICATION BOUNDARY
Areas outside are indicative only
- HIGHWAY EMBANKMENT LAND
- FUTURE POSSIBLE OFFICES
- FUTURE POSSIBLE 63 BED HOTEL
- FUTURE POSSIBLE PUBLIC HOUSE
- SITES ALLOCATED TO SUBSTATIONS
- ACCESS ROAD
- UNDERGROUND MULTI FUEL
PIPELINE. NO BUILD ZONE
- PAVEMENT
- COMBINED PAVEMENT / CYCLE PATH
- LANDSCAPING
- SHRUBS
- ORNAMENTAL SHRUBS
- EXISTING TREES
REFER TREE SURVEY.
- ROOT PROTECTION AREA (RPA)
(AS DEFINED BY BS 5837:2012)
REFER TREE SURVEY.
- PROPOSED TREES
- HEDGE

Revisions:
(A) - Landscaping and street lighting added
(B) - Public house and hotel added
(C) - Public house and hotel updated
(D) - Electric Vehicle Charging Point Station added
(E) - Landscape Co-ordinated
(F) - Site updated
(G) - EVCP Station removed
(H) - Cycle path amended
(J) - Footpath / cycle path link added
(K) - Geolocation added. Amendments as WSP email 12.11.24
(L) - Amended as meeting 03.12.24
(M) - Amended as meeting 10.04.25
(N) - Amended following meeting 03.09.25
(O) - Amended as landscaping 15.09.25
(P) - Blue line amended 16.09.25
(Q) - Costa amendments 18.09.25
(R) - Costa amendments 19.09.25

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job title :

SANDBACH M6 JUNCTION 17

dwg. title :

BLOCK PLAN



date : 20.11.2024	dwg no. 19132(5)002	rev (R)
scale 1:750@A1		



NOTES:

1. Do not scale from this drawing.

KEY:

- National Highways Land
- National Highways boundary post and 4 rail fence.
- Proposed 1.8m close board fence set along the National Highway boundary.
- Proposed area for landscaping

XREFS LOADED INTO THIS DRAWING

IPD-internal highway layout 1
IPD- Highway Layout 11
OS Tile 2025
IPD-Masterplan 210825

E	26.09.25	1m dimensions added between close boarded fence and post and rail fence.	SEF	SEF
D	22.08.24	cross sections removed from plan, 2 crossings added, 2 spaces in GDS moved, increased area for landscaping	SEF	SEF
C	12.08.24	Amendments to reflect the original masterplan.	NH	SEF
B	28.07.24	Amendments to the close board fence/post & 4 rail arrangement.	NH	SEF
A	09.07.24	Additional vegetation added and screening information.	NH	SEF
Rev	Date	Description	Drawn	Approved

Infrastructure Planning and Design

Orgreave Farm
Orgreave
Airewas
Burton upon Trent.
DE13 7DG

(E) info@ipd-ltd.com
(W) www.ipd-ltd.com

Client

W&S

Project title

CAPRICORN PHASE 1
SPINE ROAD

Drawing title

EASTERN BOUNDARY TREATMENT

Scale	1:500	Original dsg. size	A1	Date	08/07/25
Drawn	NH	Checked	SEF	Approved	SEF

Drawing Number

IPD-16-610-SK001

Rev

E



KEY:

- Existing Tree To Be Retained
- Proposed Tree
- Grass
- Species Rich Grassland
- Ornamental Shrubs
- Native Shrubs
- Mixed Native Hedge
- Tarmac Road
- Block Paving
- Self Binding Gravel
- Site Boundary

LANDSCAPE MANAGEMENT:

Site Owner to implement 5-year management plan to cover the following regular, seasonal and annual maintenance operations:

Trees:
Water monthly April to September in more often in periods of drought to ensure continued survival
Inspect trees annually in winter
Check tree ties on new tree planting and replace/loosen/remove as necessary
Carry out minor tree surgery as necessary to promote healthy growth
Slow release feed once a year

Shrubs:
Remove litter
Water monthly April to September in periods of drought
Maintain plant beds weed free
Remove dead plants
Trim planting to prevent encroachment onto paths
Prune planting clear of all signage and sightlines
Prune beech hedges once annually
Firm up rocked plants
Eradicate any occurrence of invasive species

Plant failures
Replace any dead plants in following planting season (Nov - Mar).

IMPLEMENTATION PROGRAMME:

First planting season following construction

For planting schedule refer to drawing SBJ 02

Revision

- C: LMP and schedule revised following layout change. JM 20/05/24
- D: 0.08ha of enhanced grassland added. JM 30/07/24
- E: Layout revision and addition tree and hedgerow planting added. TB 28/04/2025
- F: Revised to client comments. GW 30/04/2025
- G: Planting bed at entrance added. TB 15/05/2025
- H: Layout and planting amended to revised layout and planning comments. TB 04/09/2025
- J: Cycle stand shown near pond. TB 11/09/2025
- K: Trees reposition adjacent to McDonalds sign and pond. TB 15/09/2025

INSET SCALE @ 1:500

OUTLINE SPECIFICATION:

GENERAL
All works to be in accordance all relevant British Standards and the Landscape Consultant's planting plans and specification (to be issued) and in compliance with the National Landscape Specification (NBS) 1998, latest revision.

SETTING OUT
All dimensions and levels should be checked and adjusted on site. Contractor responsible for care around all services. Do not scale from this drawing.

SITE PREPARATION
Building rubble in excess of 50mm dimension to be removed, compaction ripped 150mm deep or broken out by JCB back-actor leaving surface rough. Ensure free drainage.

TOPSOIL
Multipurpose topsoil BS:3882 medium loam, not more than slightly stoney, pH 5.7-7.5.
Depth 450mm all planting areas. 150mm to all other areas.
Provide Declaration of Analysis of topsoil to Employer's Agent.

TREE PIT
Select Standard 1200mmØ x 750mm depth
Extra Heavy Standard 1200mmØ x 750mm depth

PREPARATORY HERBICIDE
Weed allowed to grow and treated with up to three applications glyphosate prior to cultivation or planting during the fallow period.

GRASSING
Grassing between April-October.
Cultivate to prepare seed bed. Finished seed bed levels 25mm above pavings and kerb edges. Stones pick to 25mm.
Pre-seeding fertiliser 50g/m². Grass mix chosen for low maintenance requirements:-
GRASS SEED MIX from DLF Trifolium Tel: 01386 791102: LAWN 'Pro 50 Quality lawn (with Ryegrass)
SPECIES RICH GRASSLAND MIX from Emorsgate Tel: 01553 829028: EM1 Basic General Purposed Meadow

PLANTS
General
Plant material in accordance with the HTA's National Plant Specification 1997. All plants container grown, well formed and free from disease. Plant handling to CPSE Plant Handling Code.

Quality as supplied by:
Johnsons of Whitley Ltd, York YO26 8AQ. Tel: 01423 330234.
Or other nursery listed in the Horticultural Trades Association Nursery Certification Scheme.

Planting
Plant November to March.
Planting areas cultivated 150 mm deep and stone picked of material greater than 50mm. Plant material pit planted 300 x 300 x 200 minimum. Approved planting compost incorporated into the soil during planting.

Backfill mix	Enmag	P4	Compost
Shrubs	35g	5g	10 litres
Select Standard	75g	50g	75 litres
Extra Heavy Standard	75g	50g	75 litres

Backfill mix (30%) incorporated into topsoil (70%) during planting.

TREE STAKING
Select Standard/Extra Heavy Standard -Short Double Staking
Preserved softwood 100mm min diameter. Driven vertically 450mm into base of pit on either side. Cross bar - timber, as stake. Secured with rubber J Tom's 37.5mm wide standard nylon reinforced rubberbelt ref L2 ties including rubber spacer pads ref L1.

Extra Heavy Standard - Short triple staking (when planted in grass)
Preserved softwood 75mm min diameter.
Driven vertically 450mm on three sides.
Tie within 25mm of top of stakes with flexible J Tom's 37.5mm wide standard nylon reinforced rubberbelt ref L2.

MULCH
Total cover coarse bark mulch to shrub areas, Melcourt Bark Nuggets 75mm deep.

AFTERCARE
24 months aftercare by planting contractor. Including grass cutting, weed, pest and disease control, pruning and watering.

Weed control by residual herbicide to a weed free condition around plants. Spot treat with glyphosate and hand weed as necessary.

Watering in periods of drought to ensure establishment and continued thriving of planting.

DEFECTS LIABILITY
Twenty-four months on plant material and grass. Replacements in November in year of loss.

ONGOING MAINTENANCE
Continue to maintain for five years from completion of planting by hand weeding and spot treatment of glyphosate herbicide to any weed in planted areas until plants close canopies. Replace failures for 5 years.

Based on Block Plan drawing no. 19132(5)002 rev M dated 20.11.14 received from Craig Foster Architects on 24.04.25

FOR PLANNING

WEDDLES

MAIL@WEDDLES.CO.UK LANDSCAPE
WEDDLES.CO.UK ARBORICULTURE
0114 250 1181 GARDEN DESIGN
UNIT 4 WESTBROOK COURT ECOLOGY
SHEFFIELD, S11 8YZ

Job SANDBACH, M6 JUNCTION

LANDSCAPE MASTERPLAN

scale@A3	drawn	date	drawing number	revision
1:500	PM	OCT 19	997-SBJ 01	K



	Tarmacadam - Car Park
	Imprinted Concrete - Drive Thru Colour Grey London Cobble Pattern
	Marshall's 200mm x 100mm Charcoal Keyblock Paving - Patio
	Tarmacadam - Footpaths - Charcoal
	Turf & Low Level Shrubs - Soft Landscaping
	Brushed Concrete - Drive Thru Lanes where Road Markings and Delivery Route
	Play Frame Safety Flooring - Colour Red - Outdoor Play Area
	6m Inductive Lighting Column - Positions subject to confirmation by M&E consultant
	1100mm High Timber Close Boarded Fence
	Target Bin

Floor Areas	m ²	sqft
Ground Floor Area	351	3,780
First Floor Area	167	1,798
Total Floor Area	518	5,578

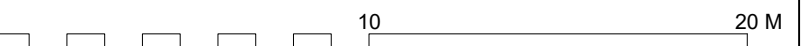
Parking	Total
Standard Bays	37
Grill Bays	2
Disabled Grade Bays	2
Cycle Bays	8

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b title :

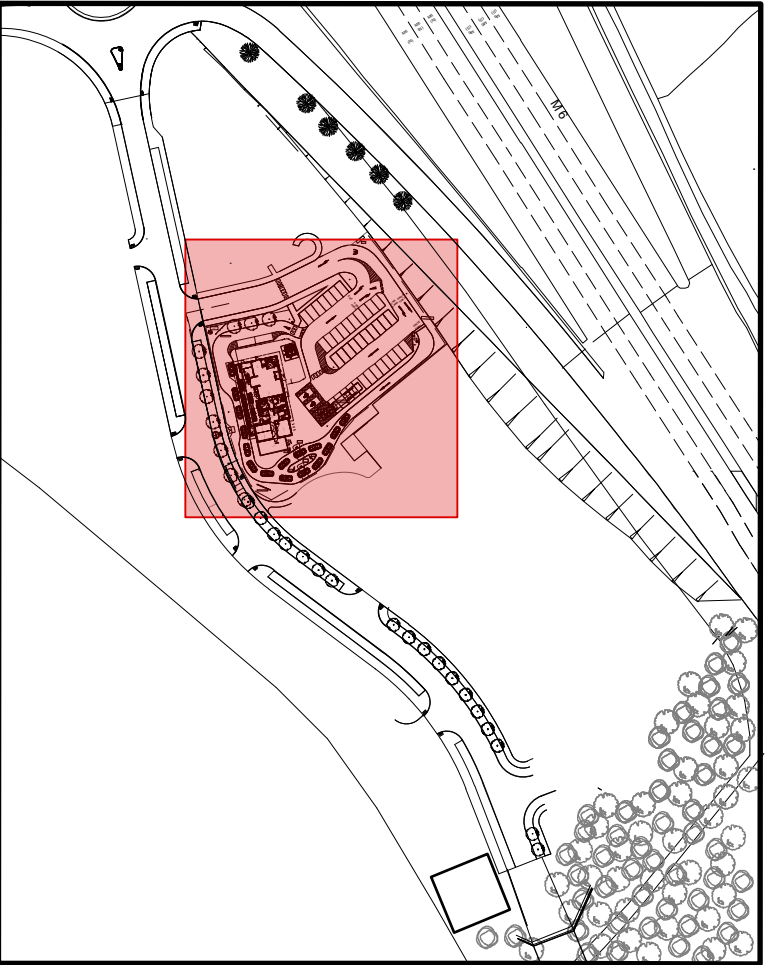
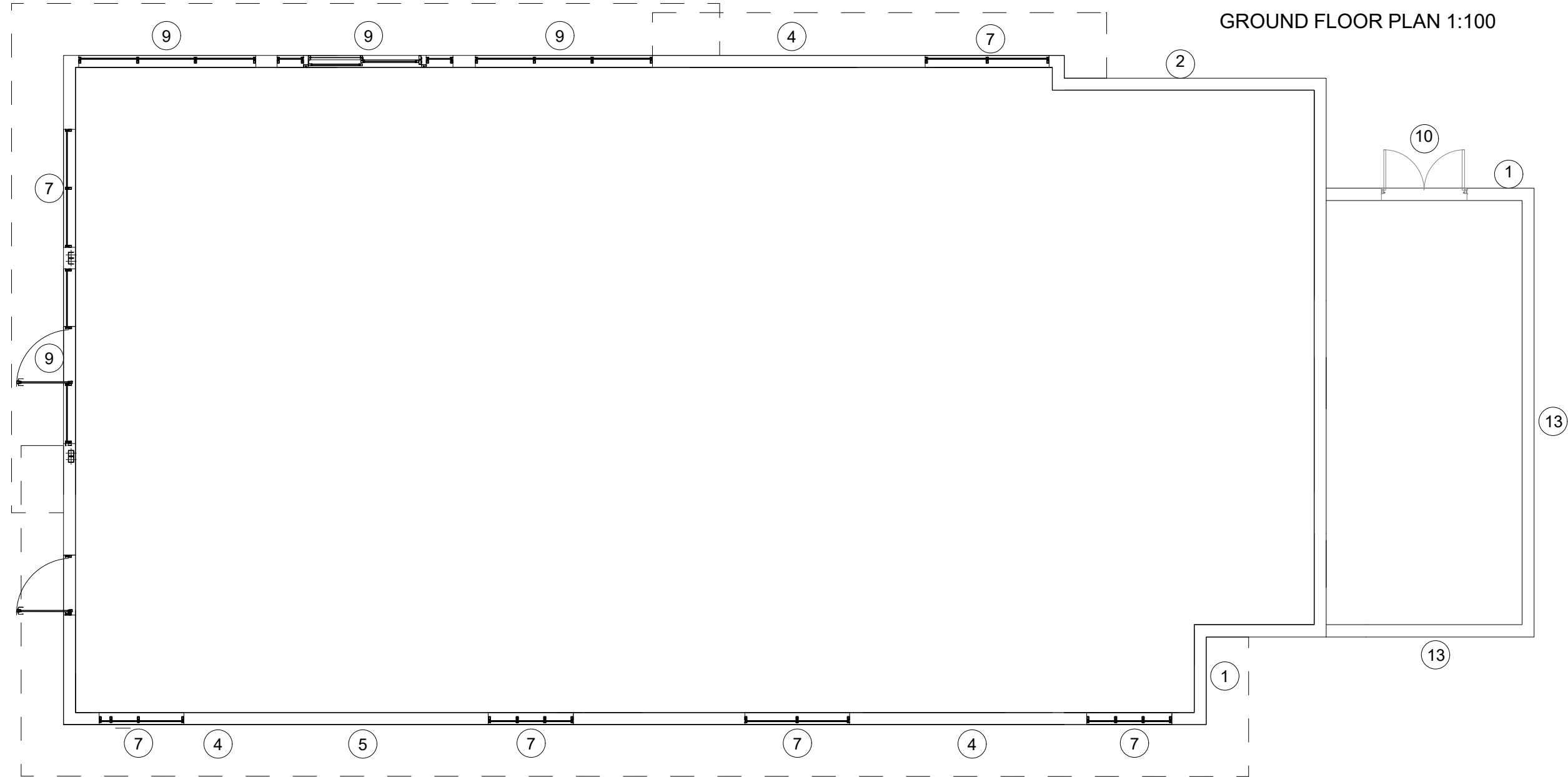
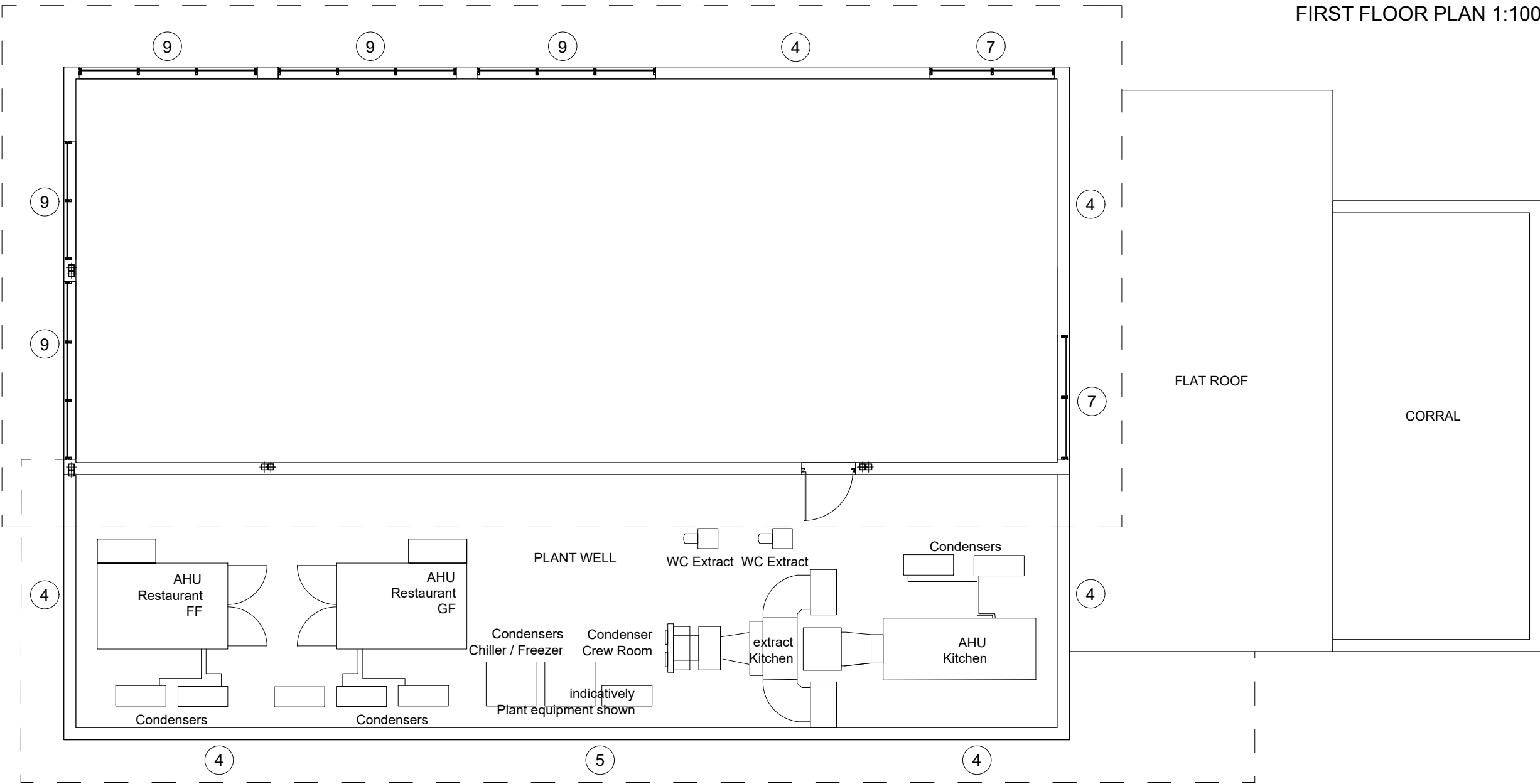
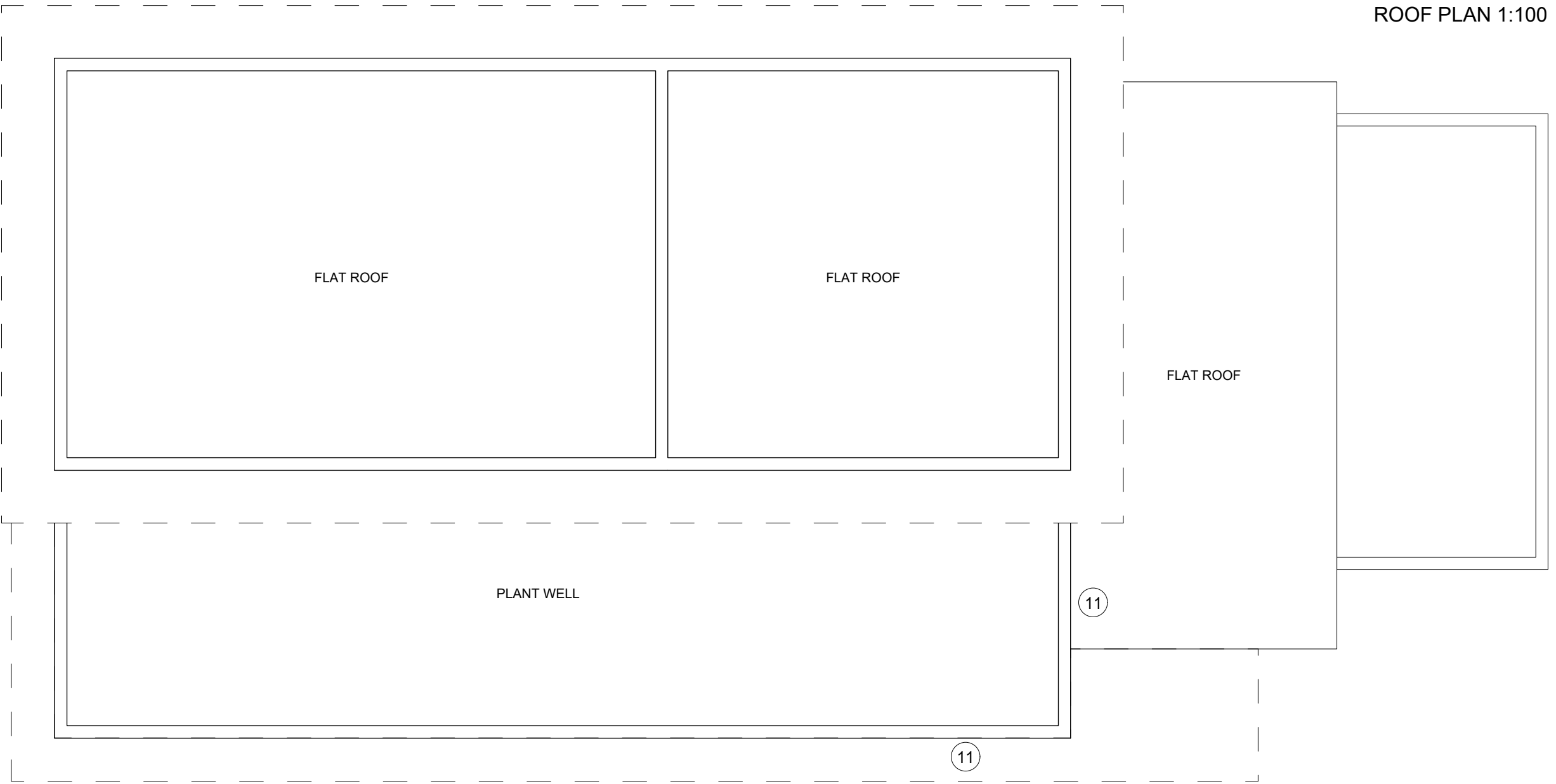
SANDBACH M6 JUNCTION 17

svg. title :

MCDONALD'S SITE LAYOUT

**CRAIG
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ARCHITECTS**

date 18.10.2019	dwg no. 19132(5)006	rev (E)
scale 1:200@A1		



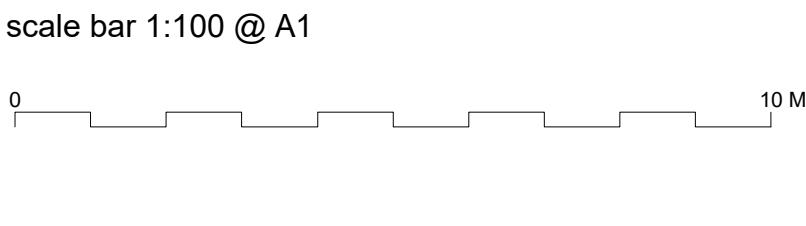
LOCATION PLAN 1:2500

- 1 CORRAL - CLADDING PANEL
900mm WIDE 8mm TRESPA METEON PANELS WITH 10mm JOINTS. A25.8.1 ANTHRACITE GREY
- 2 RESTAURANT & STORES - STONE EFFECT CLADDING PANEL
1530mm WIDE 8mm TRESPA METEON PANELS WITH 10mm JOINTS NA14 WEATHERED BASALT
- 3 CLADDING PANEL
900mm WIDE 8mm TRESPA METEON PANELS WITH 10mm JOINTS A25.8.1 ANTHRACITE GREY
- 4 RESTAURANT - CLADDING STRIPS
115mm WIDE 8mm TRESPA METEON STRIPS WITH 10mm JOINTS. RANDOM MIX OF NW03 HARMONY OAK / NW05 LOFT BROWN / NW14 FRENCH WALNUT / NW16 MILANO TERRA
- 5 RESTAURANT - BRICK
CHESHIRE RED BRICK
- 6 CANOPIES - COMPOSITE PANEL
REYNOBOND ON STEEL SUPPORT STRUCTURE RAL 9016 TRAFFIC WHITE
- 7 WINDOW AND DOORS
PPC FRAMES. RAL 9005 JET BLACK.
- 8 OPAQUE GLAZING.
PPC RAL 9005 JET BLACK FRAMES
- 9 RESTAURANT GLAZING - SHOPFRONT GLAZING .
PPC FRAMES RAL 9005 JET BLACK.
- 10 SECURITY DOORS - PAINT
PPC FRAME AND DOOR LEAF. RAL 7022 UMBRA GREY
- 11 PLANT AREA
VERTICAL PROFILE METAL SHEETS RAL 9005 BLACK
- 12 WINDOW HEAD
PPC RAL 9005 JET BLACK PANELS
- 13 LIVING WALL

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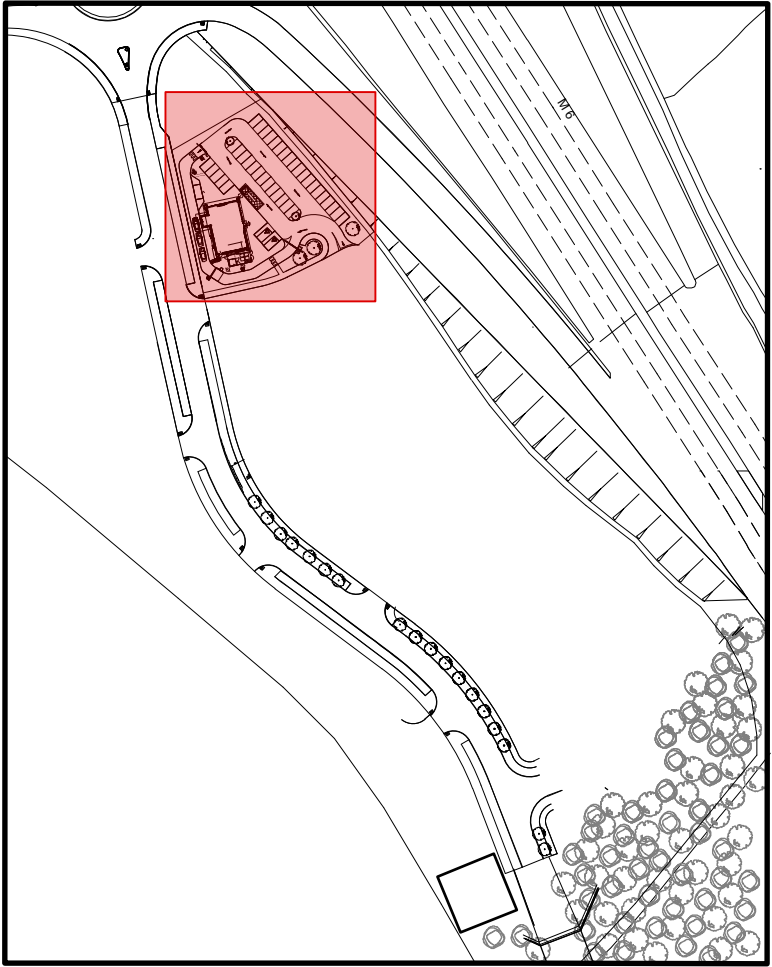
SANDBACH M6 JUNCTION 17

dwg. title :

**MCDONALDS
PROPOSED FLOOR PLANS**



date 01.05.2019	dwg no.	rev
scale 1:100@A1	19132(5)007	(B)



LOCATION PLAN 1:2500

KEY	
	Tarmacadam - Car Park
	Painted Concrete - Drive Thru
	Marshall's 200mm x 100mm Charcoal Keyblock Paving - Patio
	Tarmacadam - Footpaths
	Turf & Low Level Shrubs - Soft Landscaping
	Brushed Concrete - Drive Thru Lanes w/ Road Markings and Delivery Route

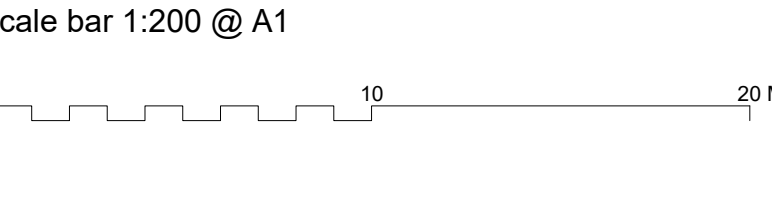
Floor Areas GIA	m ²	sqft
Ground Floor Area	167.2	1800
Total Floor Area	167.2	1800

Parking	Total
Standard Bays	37
Disabled Grade Bays	2
Cycle Parking	6

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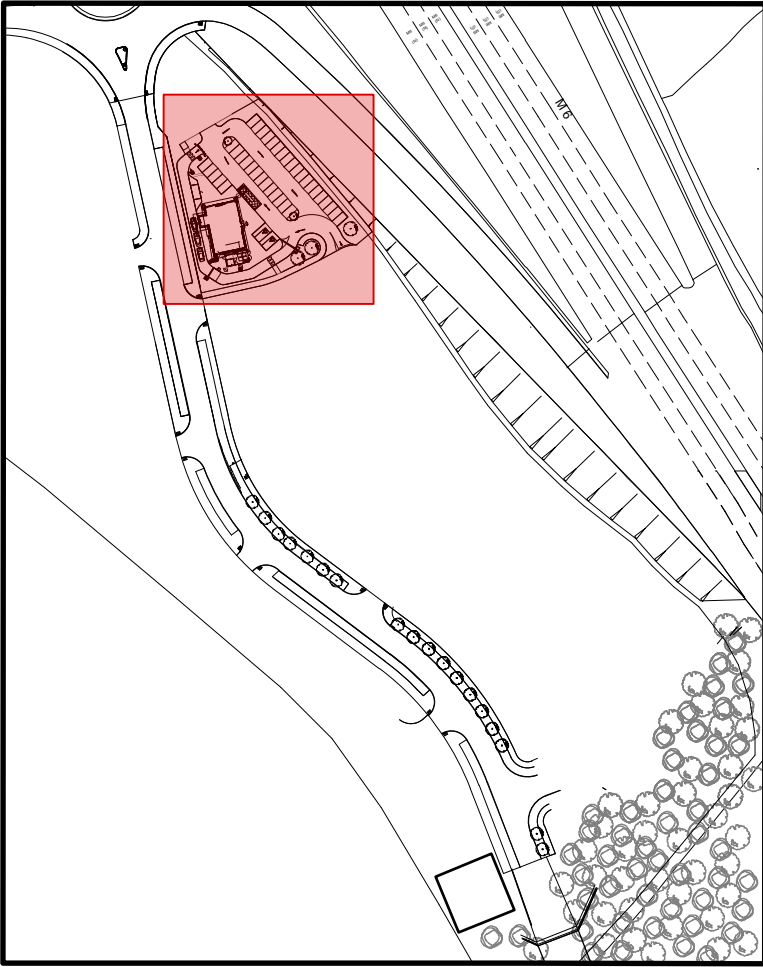
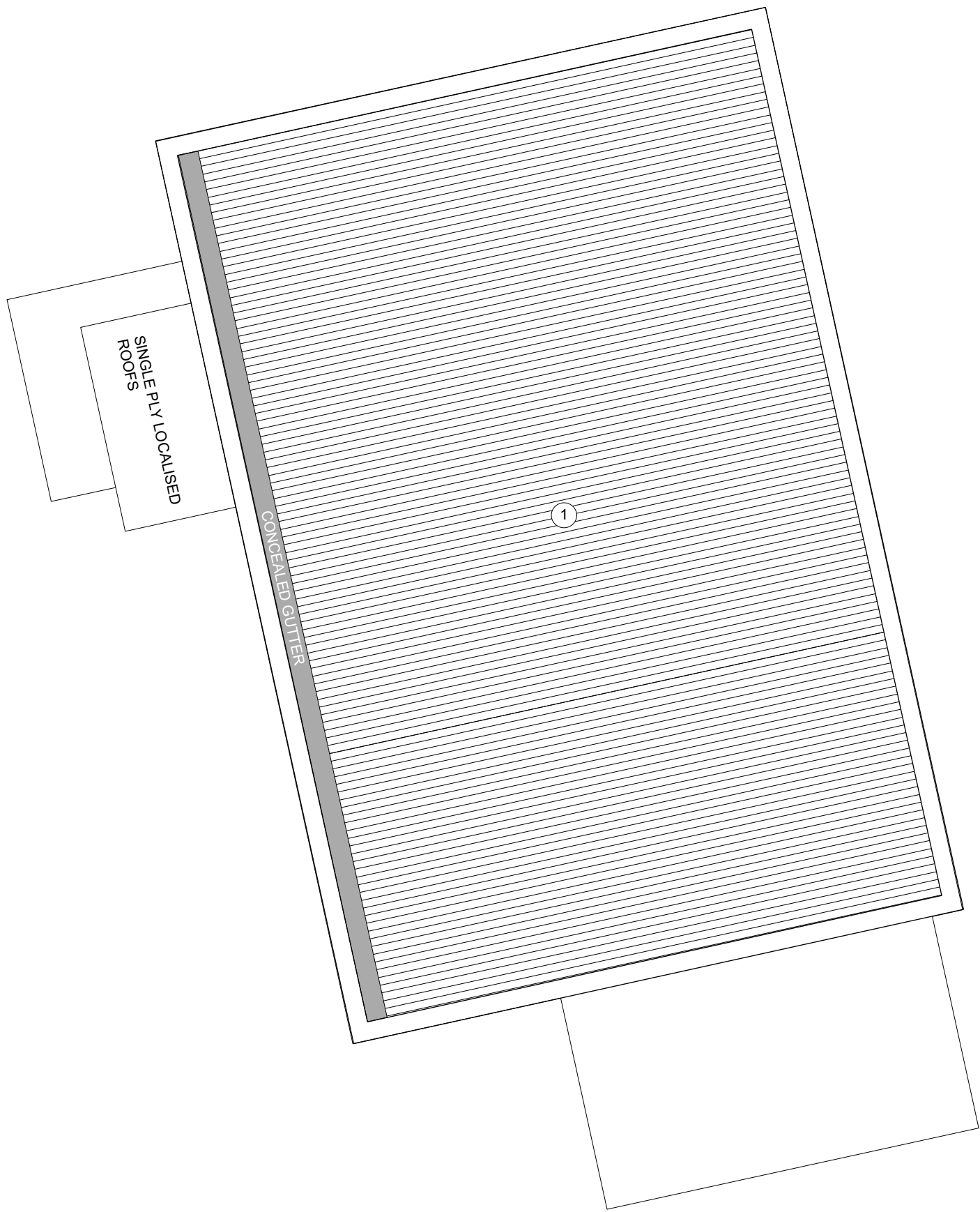
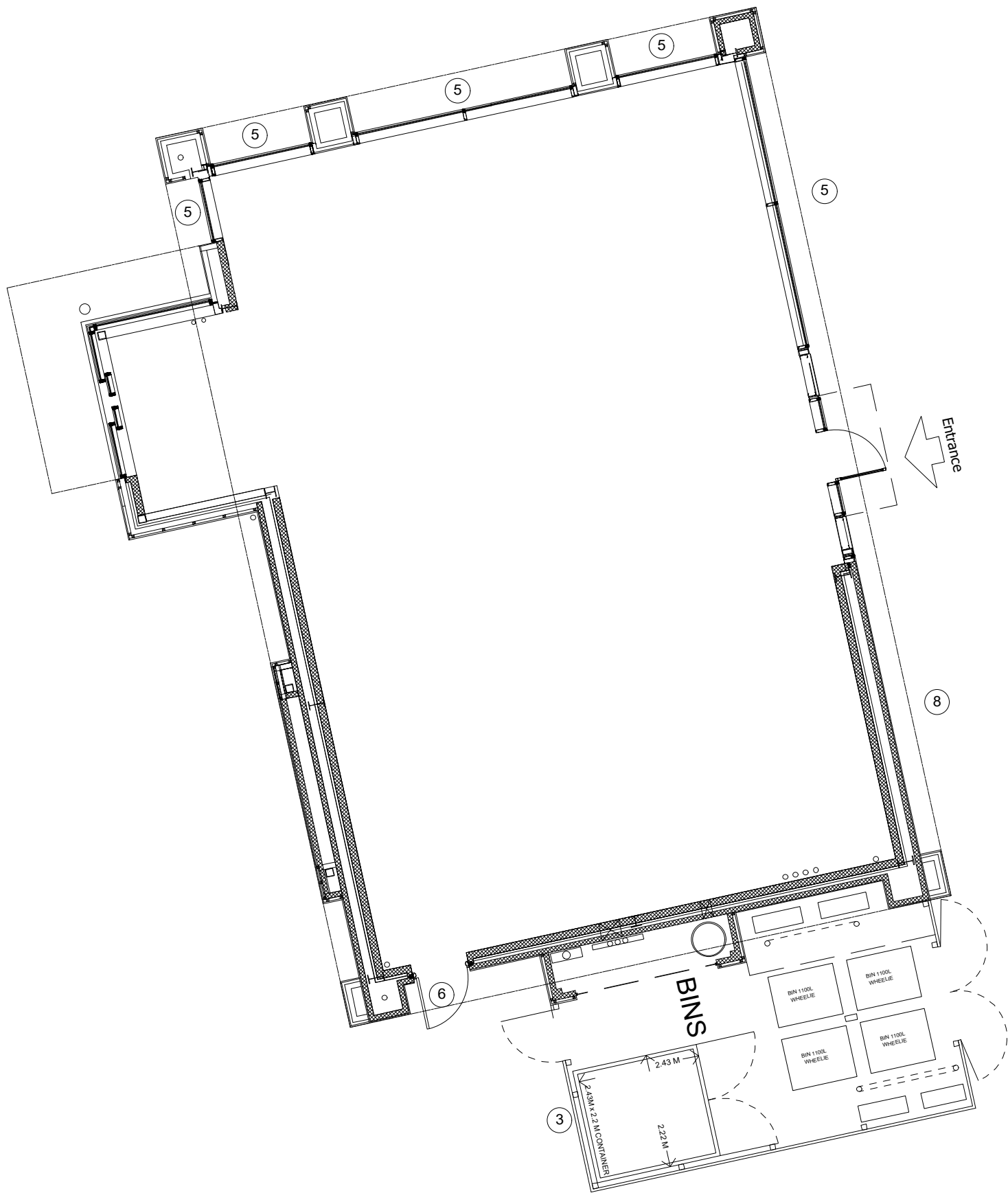
SANDBACH M6 JUNCTION 17

dwg. title :

**COSTA
PROPOSED FLOOR PLANS**



date 26.09.2019	dwg no. 19132(5)003	rev (D)
scale 1:200@A1		



LOCATION PLAN 1:2500

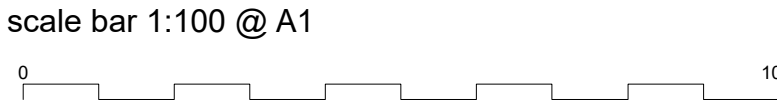
KEY

- ① ROOF: COMPOSITE PROFILED METAL PANEL
- ② POWDER COATED ALUMINIUM FLASHING FORMING FASCIA
- ③ TIMBER FRAME WITH BRICK INFILL
- ④ POWDER COATED ALUMINIUM BACKED PANELS
- ⑤ POWDER COATED ALUMINIUM SHOPFRONT SYSTEM
- ⑥ STEEL SERVICE DOOR
- ⑦ LOUVRES WITH INTERNAL INSECT MESH

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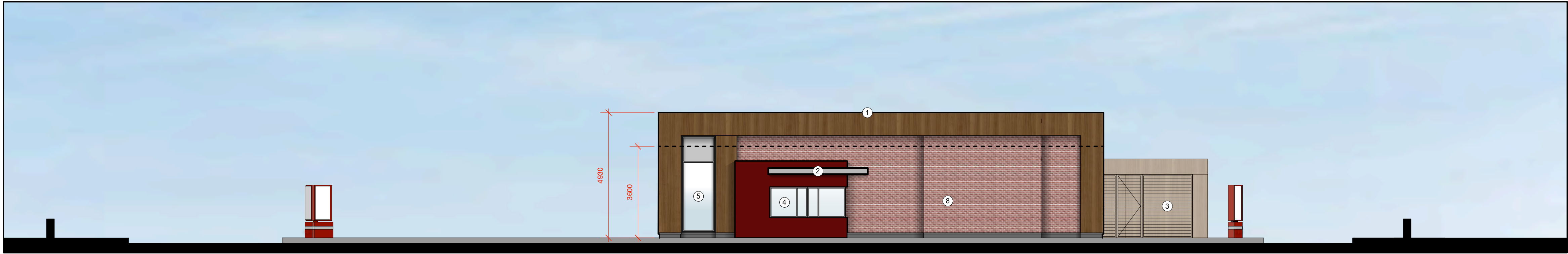


job title :
SANDBACH M6 JUNCTION 17

dwg. title :
**COSTA
PROPOSED FLOOR PLANS**



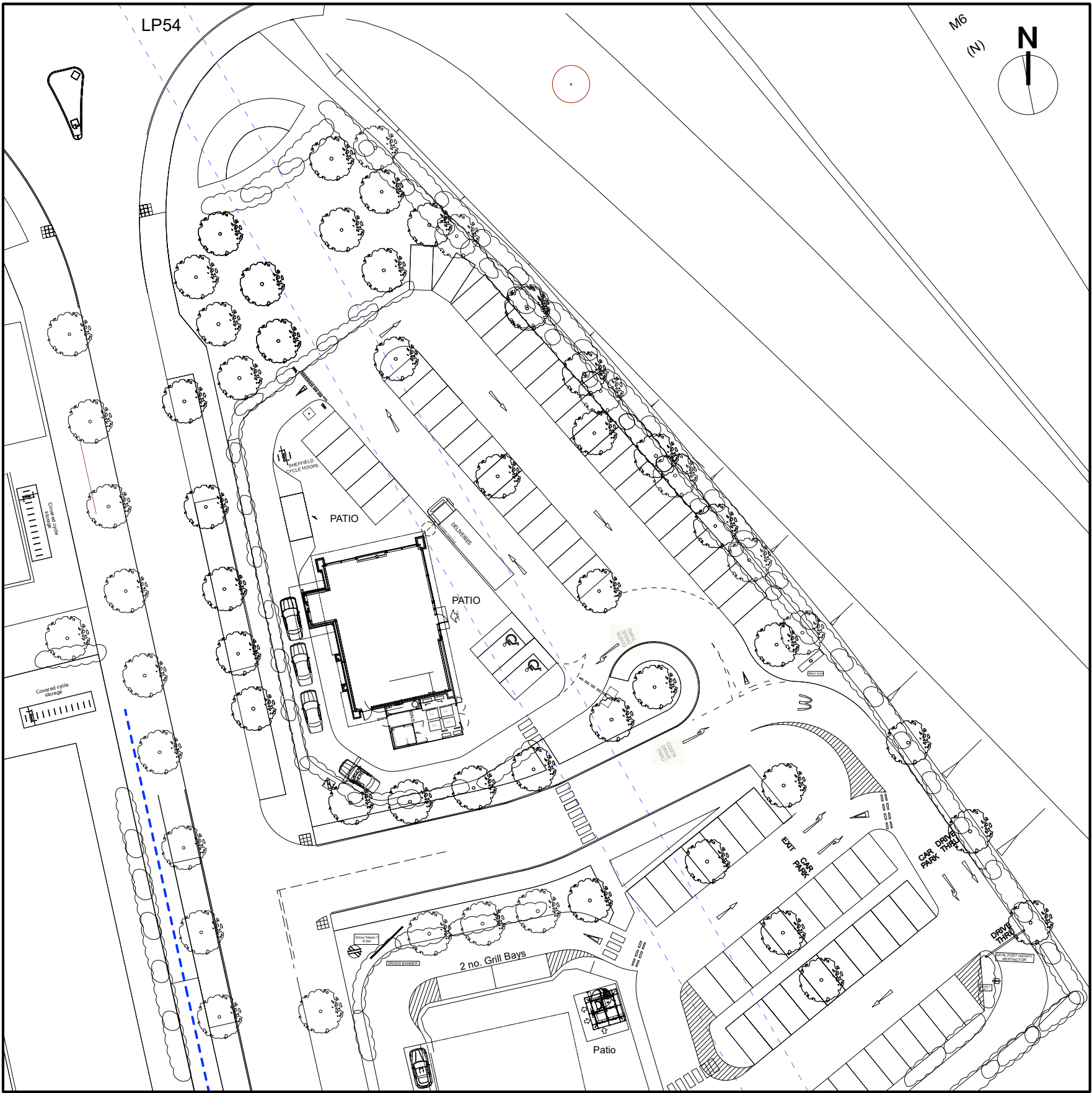
date 26.09.2019	dwg no.	rev
scale 1:100@A1	19132(5)004	(C)



WEST ELEVATION
1:100



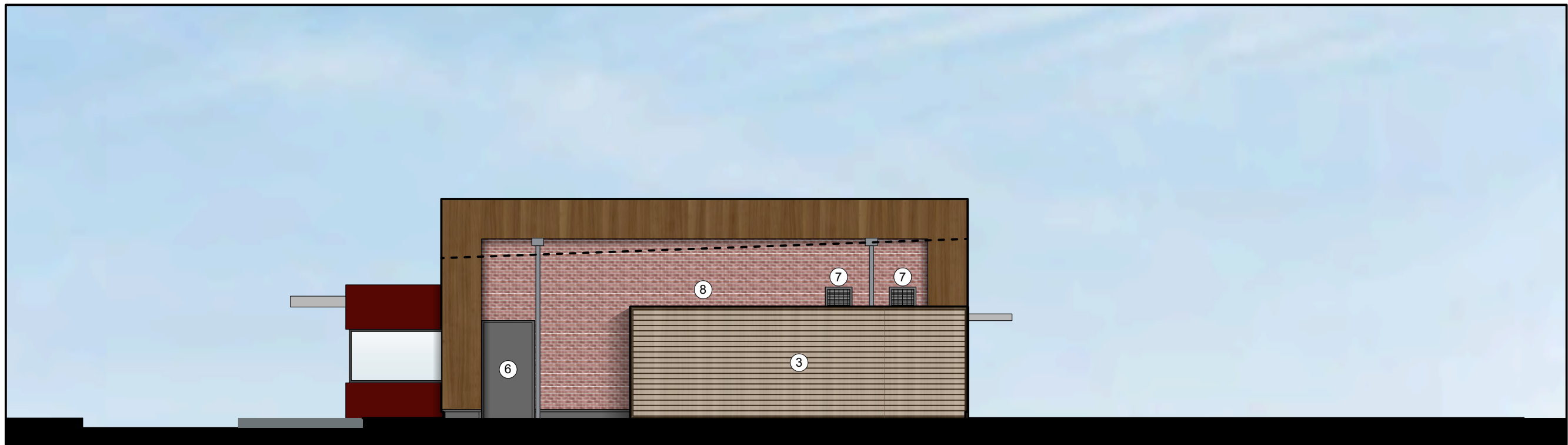
EAST ELEVATION
1:100



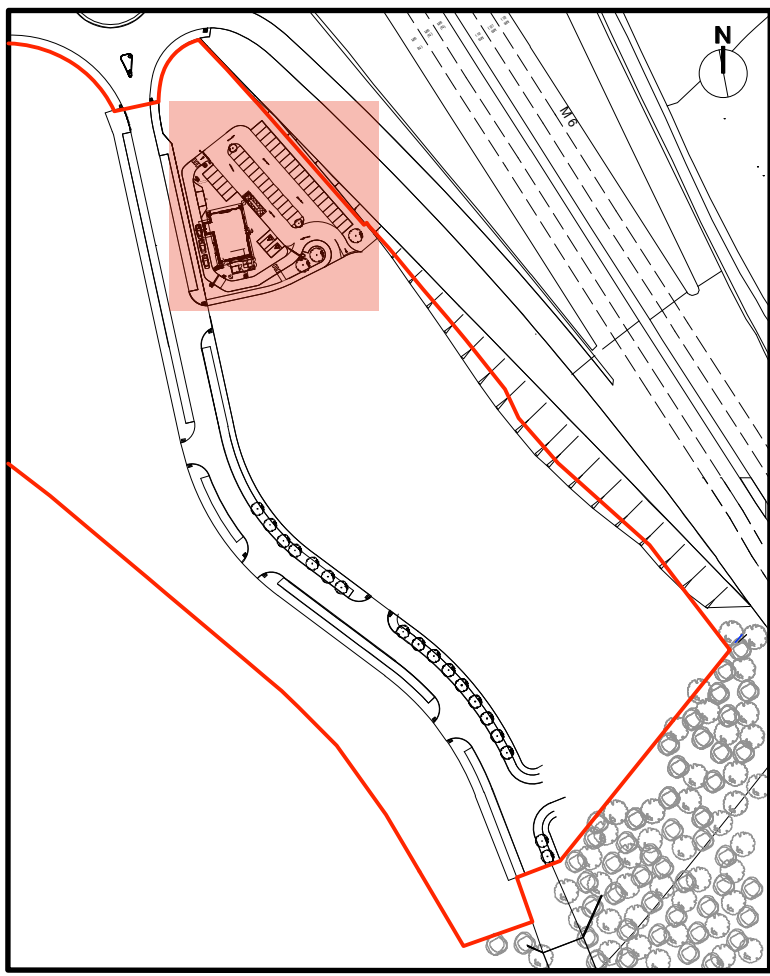
SITE PLAN
1:500



NORTH ELEVATION
1:100



SOUTH ELEVATION
1:100



LOCATION PLAN 1:2500

KEY

- 1 ROOF: COMPOSITE PROFILED METAL PANEL
- 2 POWDER COATED ALUMINIUM FLASHING FORMING FASCIA
- 3 CEDAR TIMBER CLADDING
- 4 POWDER COATED ALUMINIUM BACKED PANELS
- 5 POWDER COATED ALUMINIUM SHOPFRONT SYSTEM
- 6 STEEL SERVICE DOOR
- 7 LOUVRES WITH INTERNAL INSECT MESH
- 8 TIMBER FRAMEWORK WITH BRICK INFILL

REV	AMENDMENT	BY	CH	DATE
G	AMENDED FOLLOWING COSTA COMMENTS	CB		19.09.25
F	AMENDED FOLLOWING COSTA COMMENTS	CB		18.09.25
E	AMENDED FOLLOWING COUNCIL COMMENTS	EJH	CB	05.09.25
D	PLANNING APPLICATION ISSUE			25.11.21
C	ALTERATIONS TO TIMBER			
B	BRICK INFILL ADDED			
A	ISSUE			

P = PRELIMINARY
B = BUILDING REG SUBMISSION
A = CONSTRUCTION STATUS
H = RECORD / H&S FILE ISSUE

DO NOT USE ANY DRAWING ON SITE UNLESS THE REVISION STARTS WITH THE LETTER "A"

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Scale Bar 1:100



CAPRICORN PARK
SANDBACH
M6 JUNCTION 17

COSTA
PROPOSED ELEVATIONS

CRAIG
FOSTER
ARCHITECTS

date : 26.09.2019	dwg no. 19132-5-005	rev G
scale 1:100 @ A1		