

24/2080C

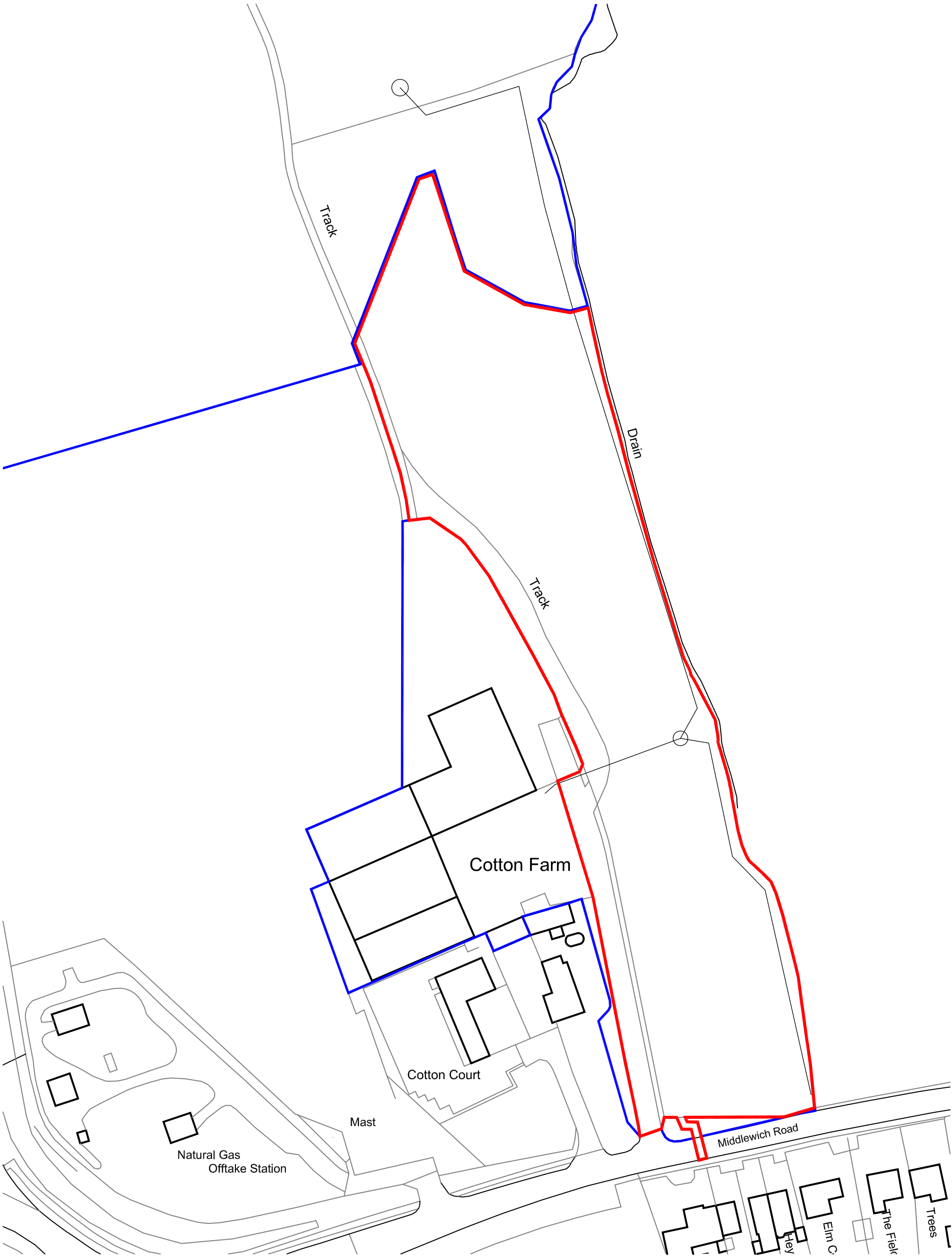
Cotton Farm

Middlewich Road

Holmes Chapel

Crewe

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

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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.

1:1250

Drawing Number

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

TNW Project No.

Scales @ A3

Status

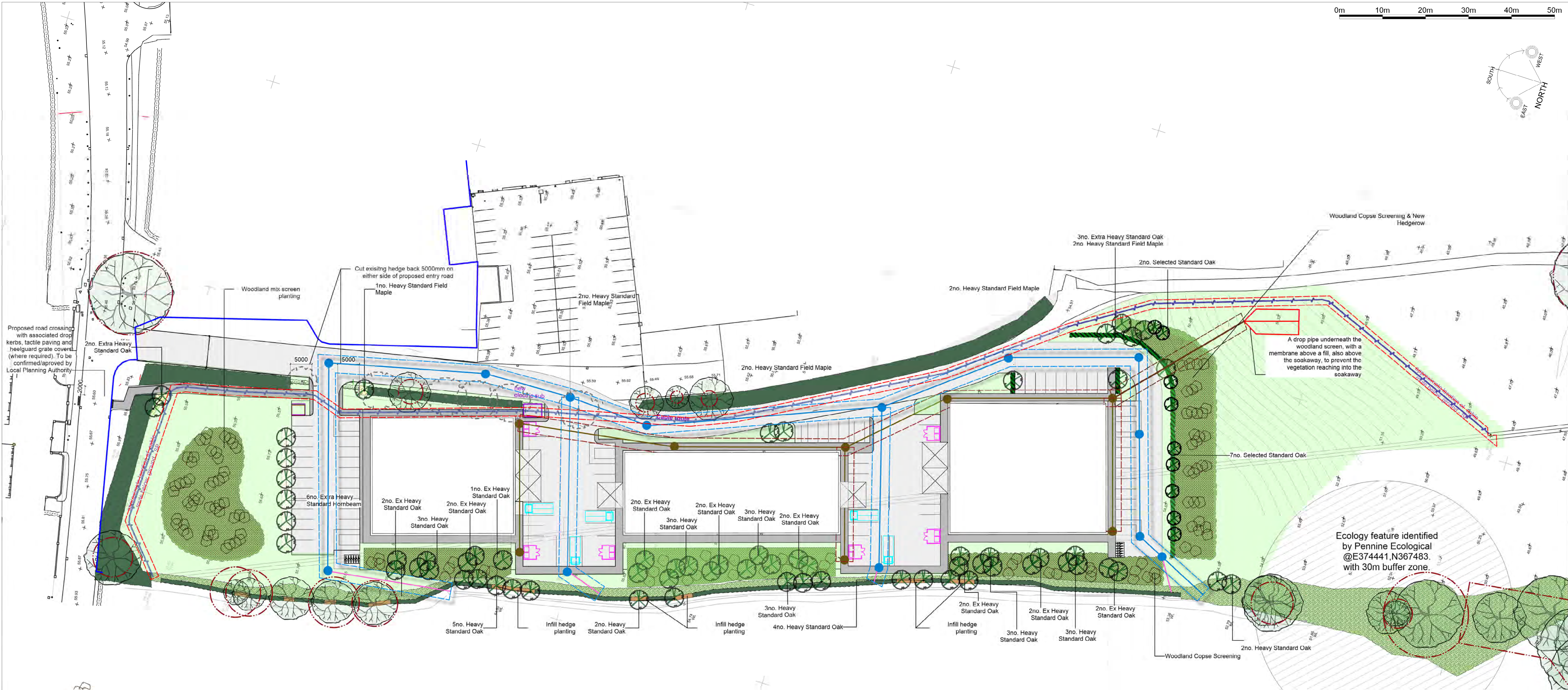
2210062

1:1250

PLANNING

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Rev	Details	Date	Drawn
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
D	Units reduced in size, additional planting added	16/04/24	JML
E	Landscape planting proposals amended in line with LPA recommended amendments	04/10/24	JML
F	Routes of sewer and drainage added	11/10/24	JML
G	Slight change to annotation	15/10/24	JML
H	Woodland Belt extended around car parking area. Soakaway moved and services easements added	03/04/2025	MB
I	Trees moved out of services reserves	30/04/25	JML
J	Foul and Surface Water Pipe Amendment	12/05/2025	MB
K	Buildings reduced in size and additional woodland added to the eastern edge of development	16/10/2025	MB

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
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Tree Plant Schedule

Ac	Acer campestre	Field Maple	Heavy Standard	BR; 3.5-4.0m height, 12-14cm girth	7
CbF	Carpinus betulus	Hornbeam	Extra Heavy Standard	BR; 4.5-5.0m height, 14-20cm girth	6
Qr	Quercus robur	Oak	Extra Heavy Standard	BR; 4.5-5.0m height, 14-20cm girth	37
Qr	Quercus robur	Oak	Heavy Standard	BR; 3.6-4.2m height, 12-14cm girth	30
Qr	Quercus robur	Oak	Selected Standard	BR; 3-3.75m height, 10-12cm girth	9

Low Level Native Planting

Hh	Hedera helix	Common Ivy	1 litre	30-50cm long, min 3 brks	444
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Native Hedgerow With Trees Plant Schedule - Refer notes

Bp	Betula pendula	Silver Birch	Light Feathered	BR; 180-240cm	2
Ca	Corylus avellana	Hazel	Whip	2+1	246
Cm	Crataegus monogyna	Hawthorn	Whip	2+1	571
Cs	Cornus sanguinea	Common Dogwood	Whip	2+1	155
Ms	Malus sylvestris	Crab Apple	Light Feathered	BR; 180-240cm	2
Pa-1	Prunus avium	Bird Cherry	Light Feathered	BR; 180-240cm	2
Qr-1	Quercus robur	Oak	Light Feathered	BR; 180-240cm	3
Vo	Viburnum opulus	Gelder Rose	40-60cm	BR; min 3 brks	155

Screening Woodland Planting

Light Feathered at 4m Spacing, Other Plants At 1m Spacing

Ac	Acer campestre	Field Maple	Whip	2+1	207
Bp	Betula pendula	Silver Birch	Light Feathered	BR; 180-240cm	19
Ca	Corylus avellana	Hazel	Whip	2+1	207
Cm	Crataegus monogyna	Hawthorn	Whip	2+1	207
Cs	Cornus sanguinea	Common Dogwood	Whip	2+1	207
Il	Ilex aquifolium	Common Holly	3ltr	40-60cm, min 3 brks	207
Pp	Prunus padus	Bird Cherry	Light Feathered	BR; 180-240cm	19
Sa	Sorbus aucuparia	Rowan	Light Feathered	BR; 180-240cm	19
Vo	Viburnum opulus	Gelder Rose	40-60cm	BR; min 3 brks	207

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

Ac	Acer campestre	Field Maple	Light Feathered	BR; 180-240cm	31
Pa	Prunus avium	Wild Cherry	Light Feathered	BR; 180-240cm	31
Qr	Quercus robur	Oak	Light Feathered	BR; 180-240cm	60

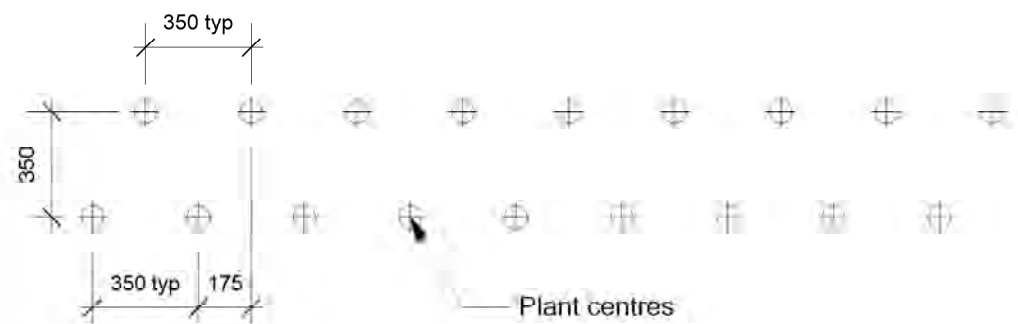
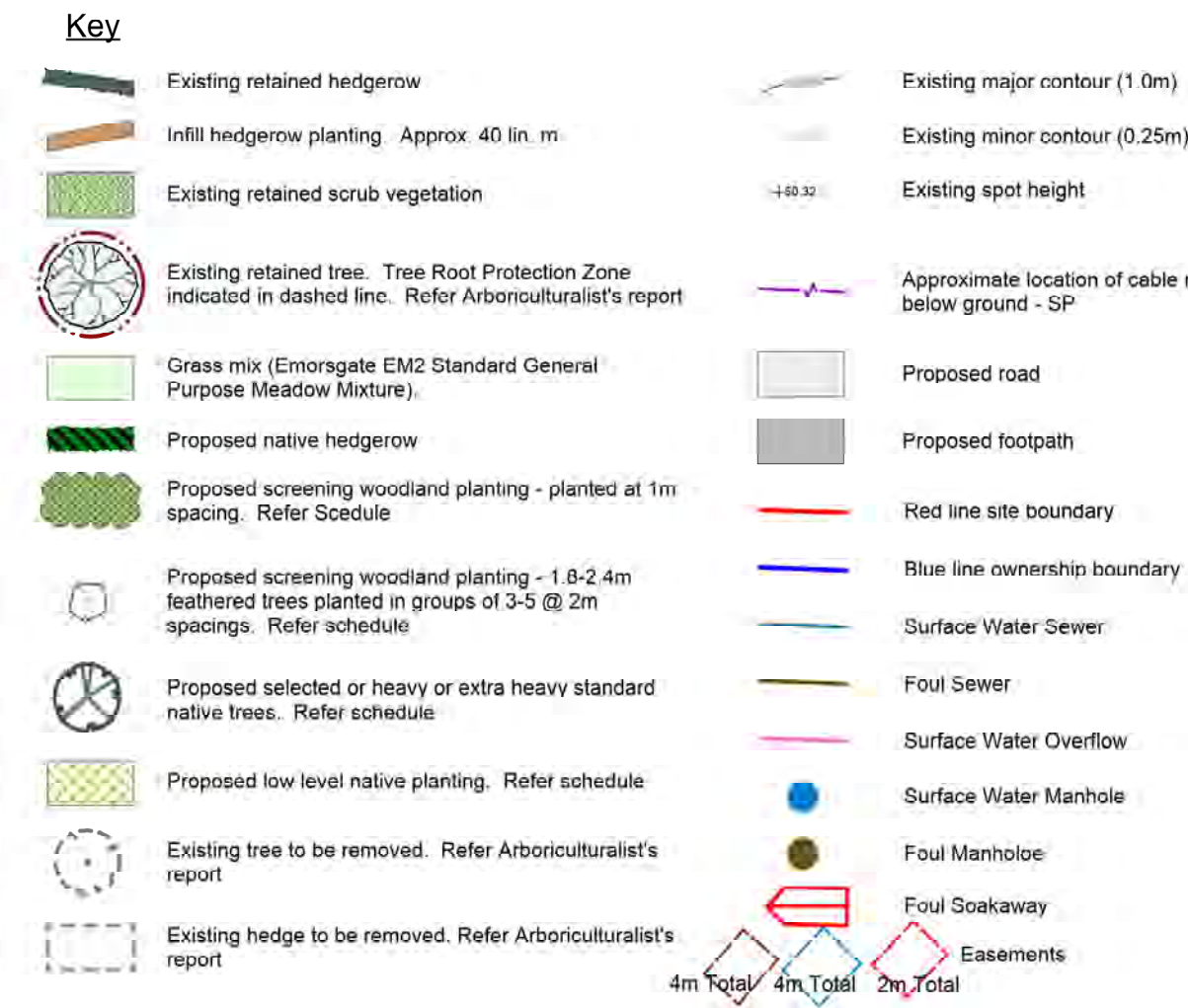
NOTES:

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.

Refer to Peak Associates plan 955 003 for full details of drainage and sewer proposals.



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

Native Hedgerow species are Hazel, Hawthorn, Dogwood and Gelder 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.

environmental associates
landscape architects • urban designers • environmental planners

Client: **R. Evans & S. Croker**

Project: **Cotton Farm, Middlewich Rd, Crewe**

Address: **CW4 7ET**

Project: **Proposed Business Development, Cotton Farm**

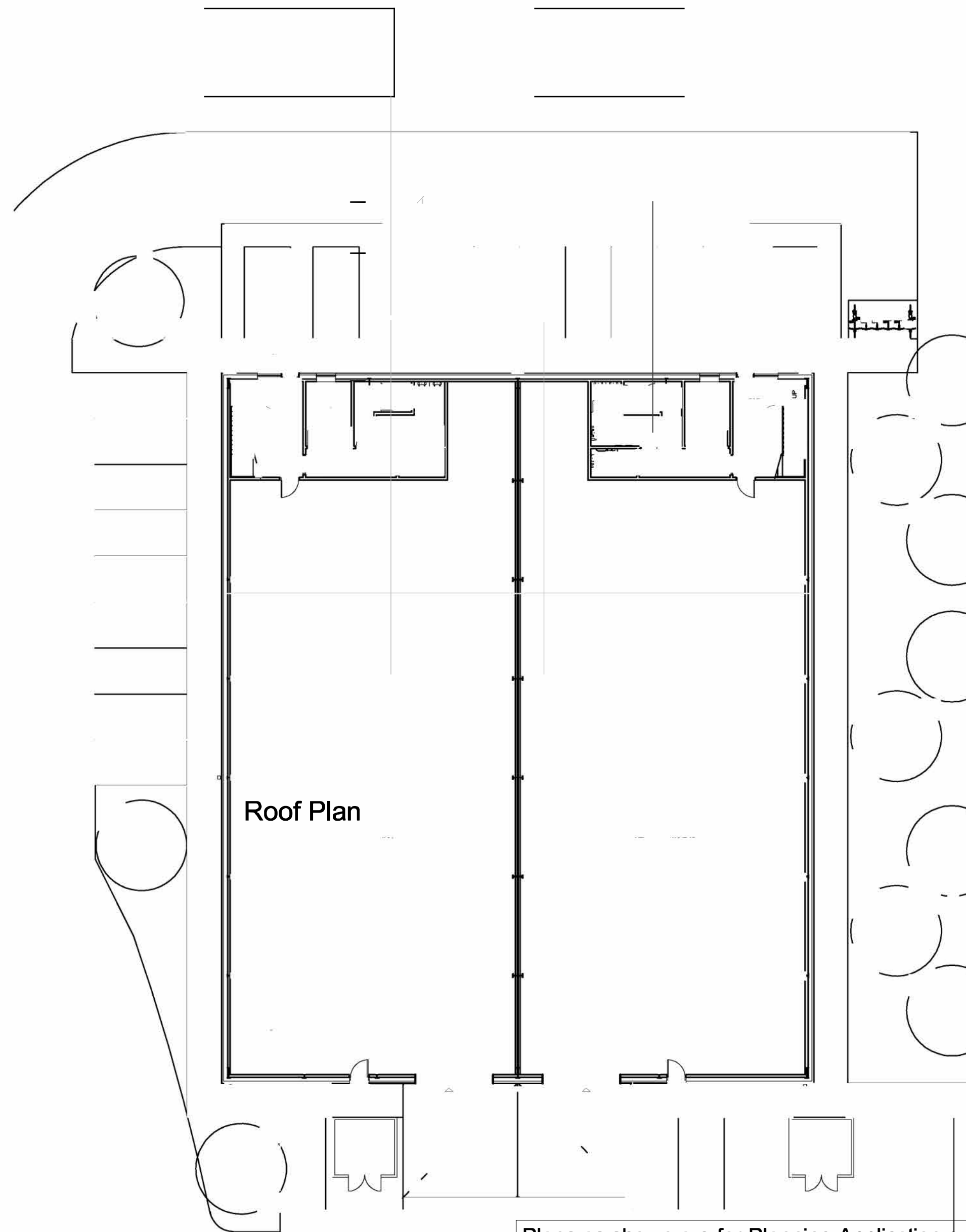
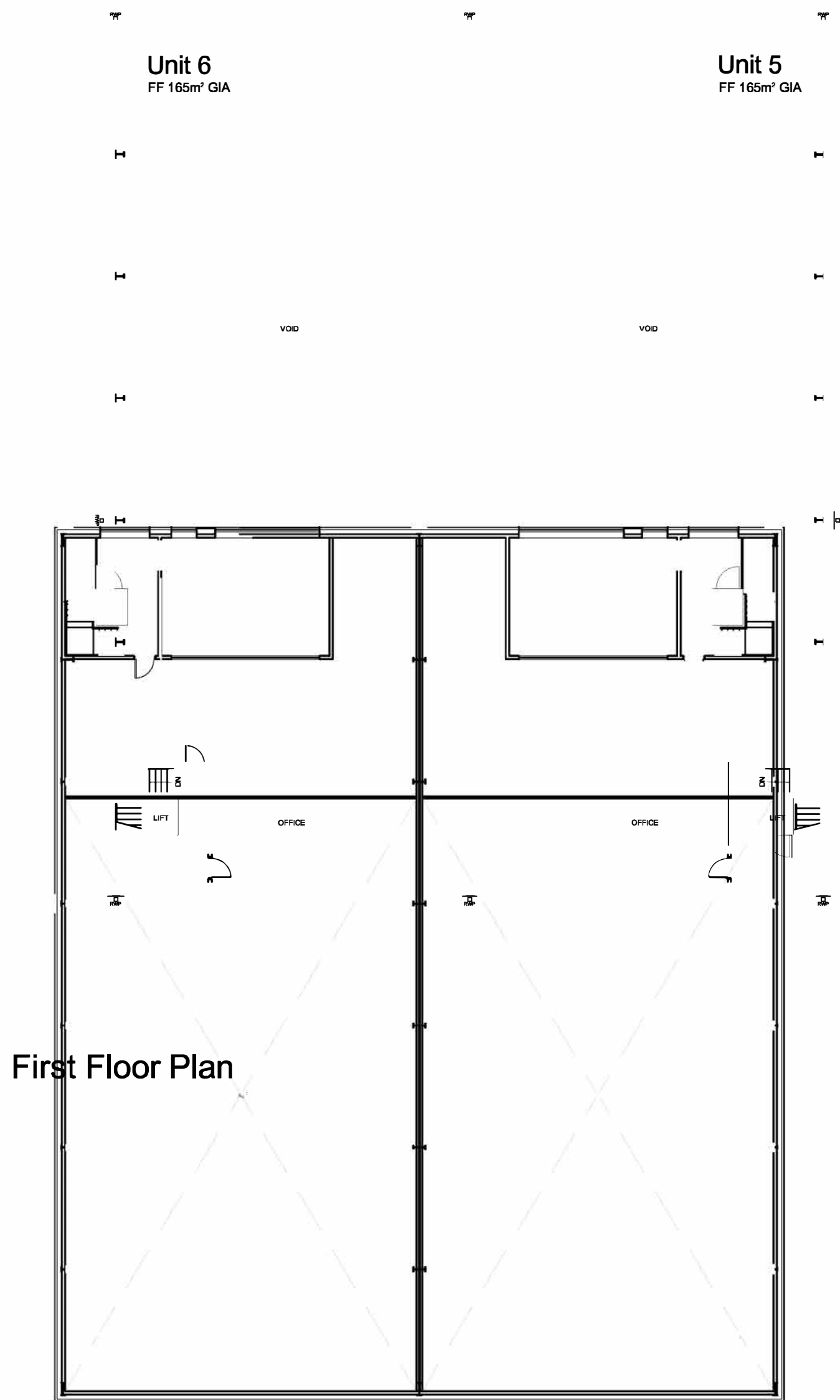
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Project No: **EA-5839** Drawing No: **001** Revision: **K**

Scale: **1:500** A1 Date: **16/09/22**

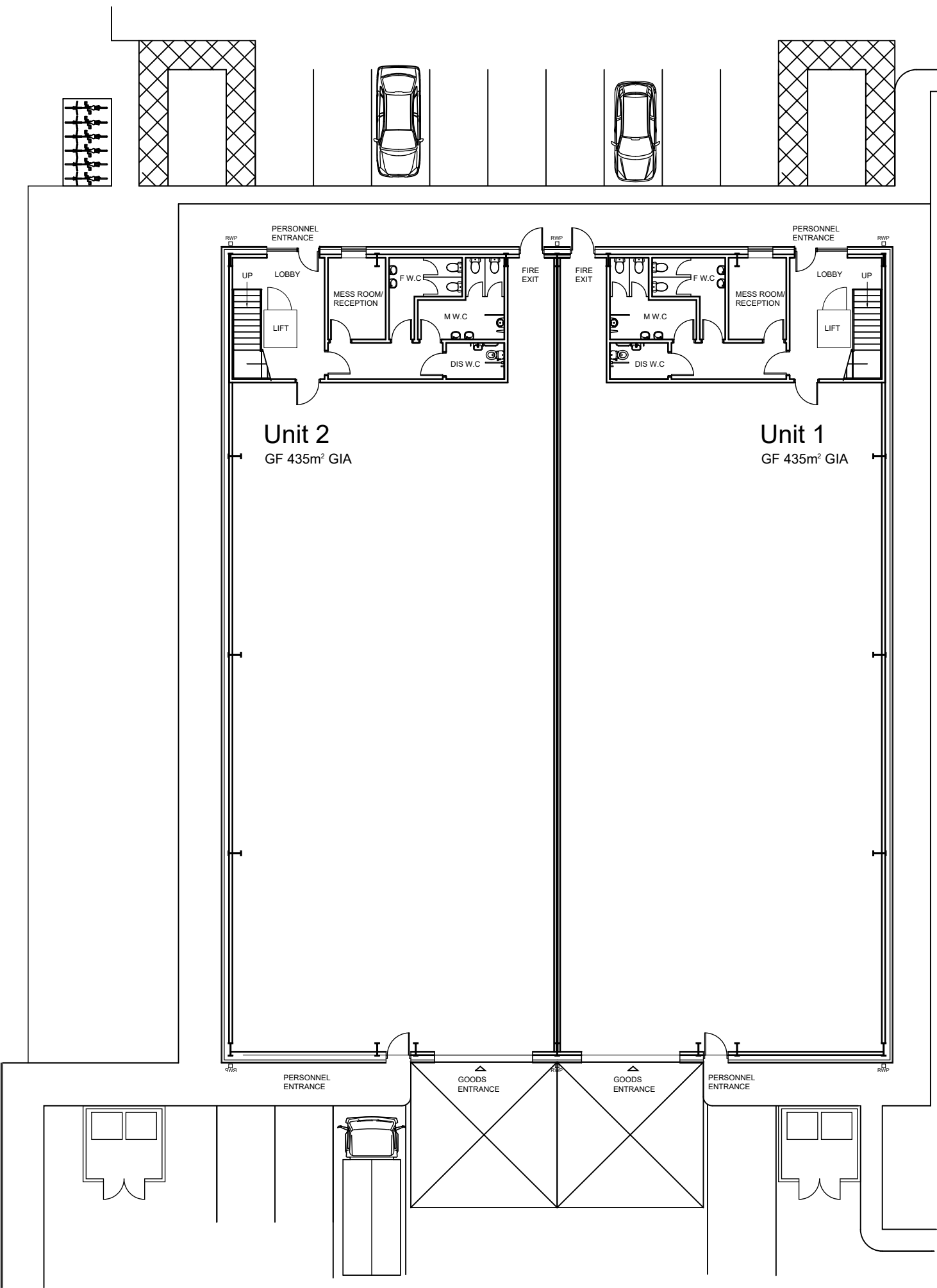
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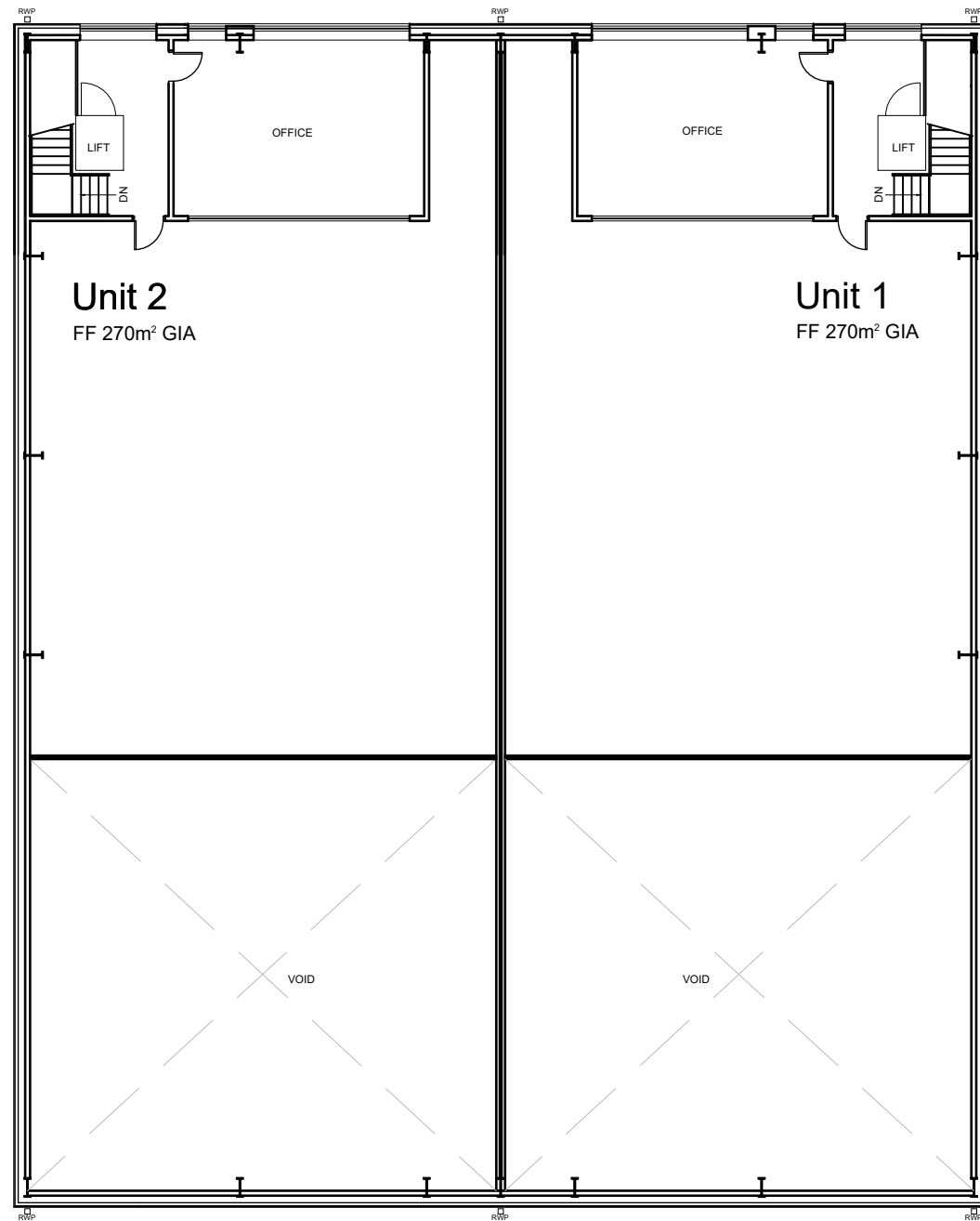


Solar PV array amount and sizes are indicative only and subject to specialist design input.

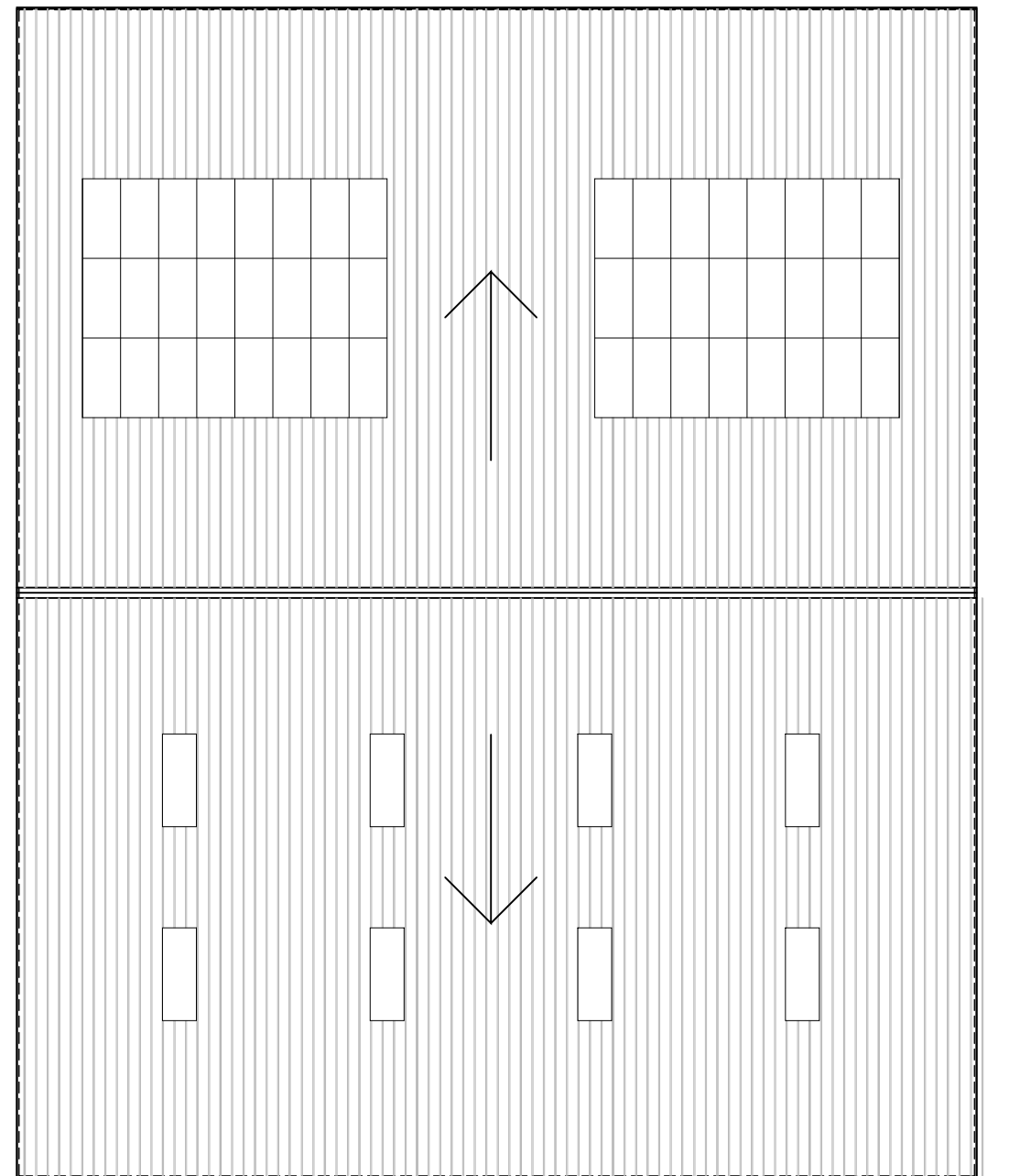
Project	PROPOSED BUSINESS DEVELOPMENT COTTON FARM, HOLMES CHAPEL					Drawing Number		
Client	R. EVANS & S. CROKER					project	original	zone
						level	type	rev
						number	AL(0)114 D	
						CFW - T N W	- X X - Z Z - D R - A	
						T N W Project No.	Scales @ 1"	Status
						2210062	1:200	
						PLANNING  AKA SBA THE SOULER BROWN GROUP		
						i t charter: 01244 301038/ t charter@akagroup.co.uk 0181 390 7000 / 0191 310333 e enquiries@the-architectural.co.uk w www.the-architectural.co.uk / www.architectgroup.com Copyright © TNW Ltd		



Ground Floor Plan



First Floor Plan



Roof Plan

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.

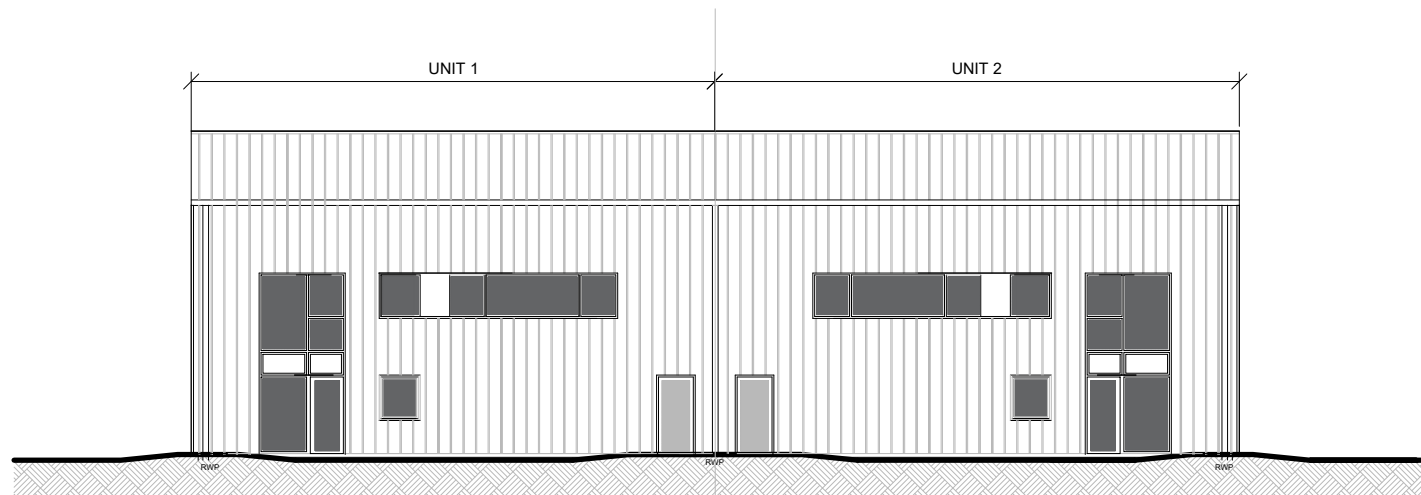
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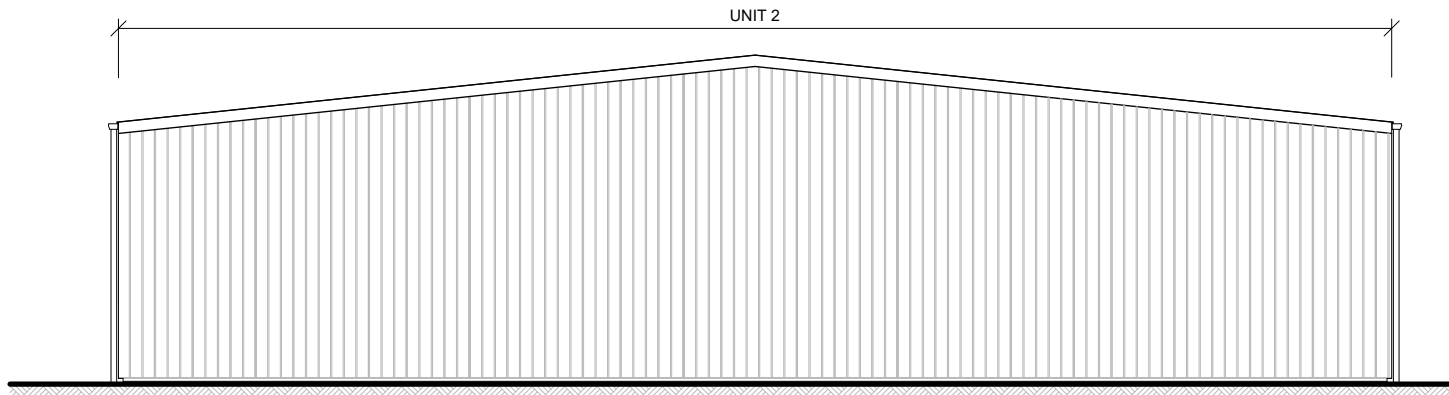
Rev	Revision	Date	Drwn	Chkd

Rev	Revision	Date	Drwn	Chkd
-	FIRST ISSUE	07/07/2022	MAM	RG
A	PLANNING ISSUE	26/08/2022	BD	RG
B	PLANNING ISSUE	23/09/2022	BD	RG
C	REVISED PLANNING ISSUE	01/03/2024	CNP	BD
D	REVISED PLANNING ISSUE	15/04/2024	CNP	TH
E	REVISED TO ALIGN WITH AMENDMENTS TO UNIT SIZES	26.09.25	JE	MS

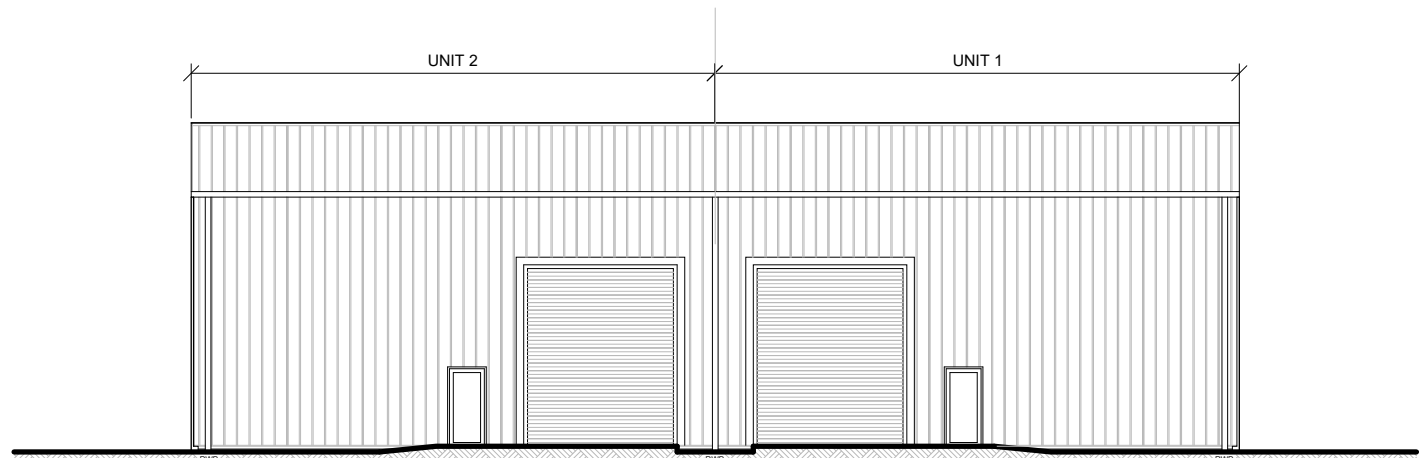
Project PROPOSED BUSINESS DEVELOPMENT COTTON FARM, HOLMES CHAPEL		Drawing Number	
Client R. EVANS & S. CROKER	project	originator	zone
	level	type	role
Layout Title PROPOSED PLANS UNITS 1 & 2	CFH- TNW - XX - ZZ - DR - A		number
	AL(0)110		rev
TNW Project No. 2210062		Scales @ A1 1:200	
Status PLANNING		1:200	
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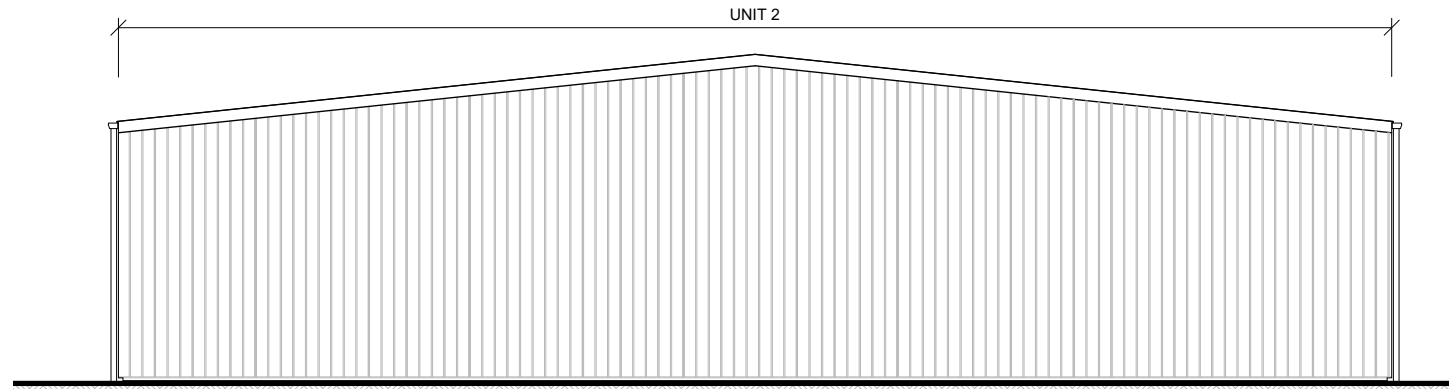
South Elevation



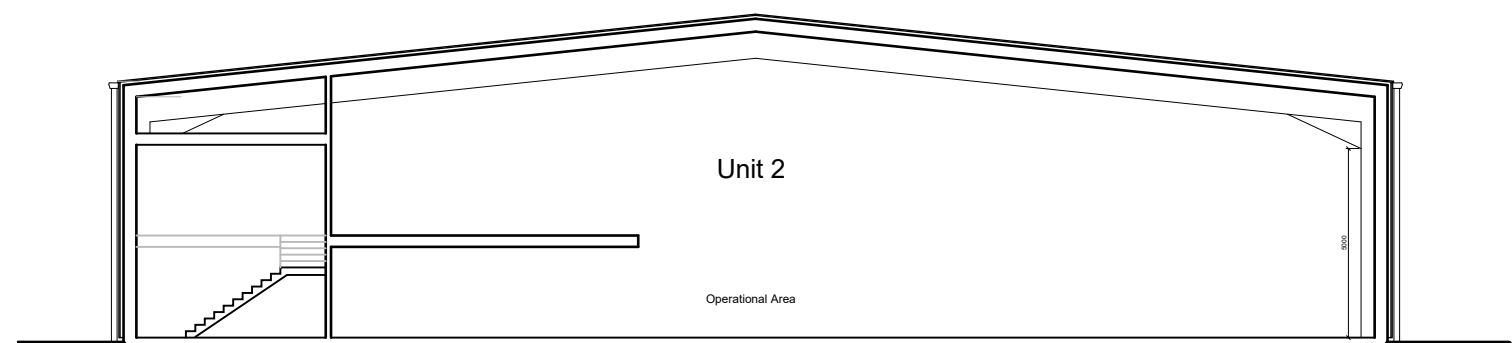
East Elevation



North Elevation



West Elevation

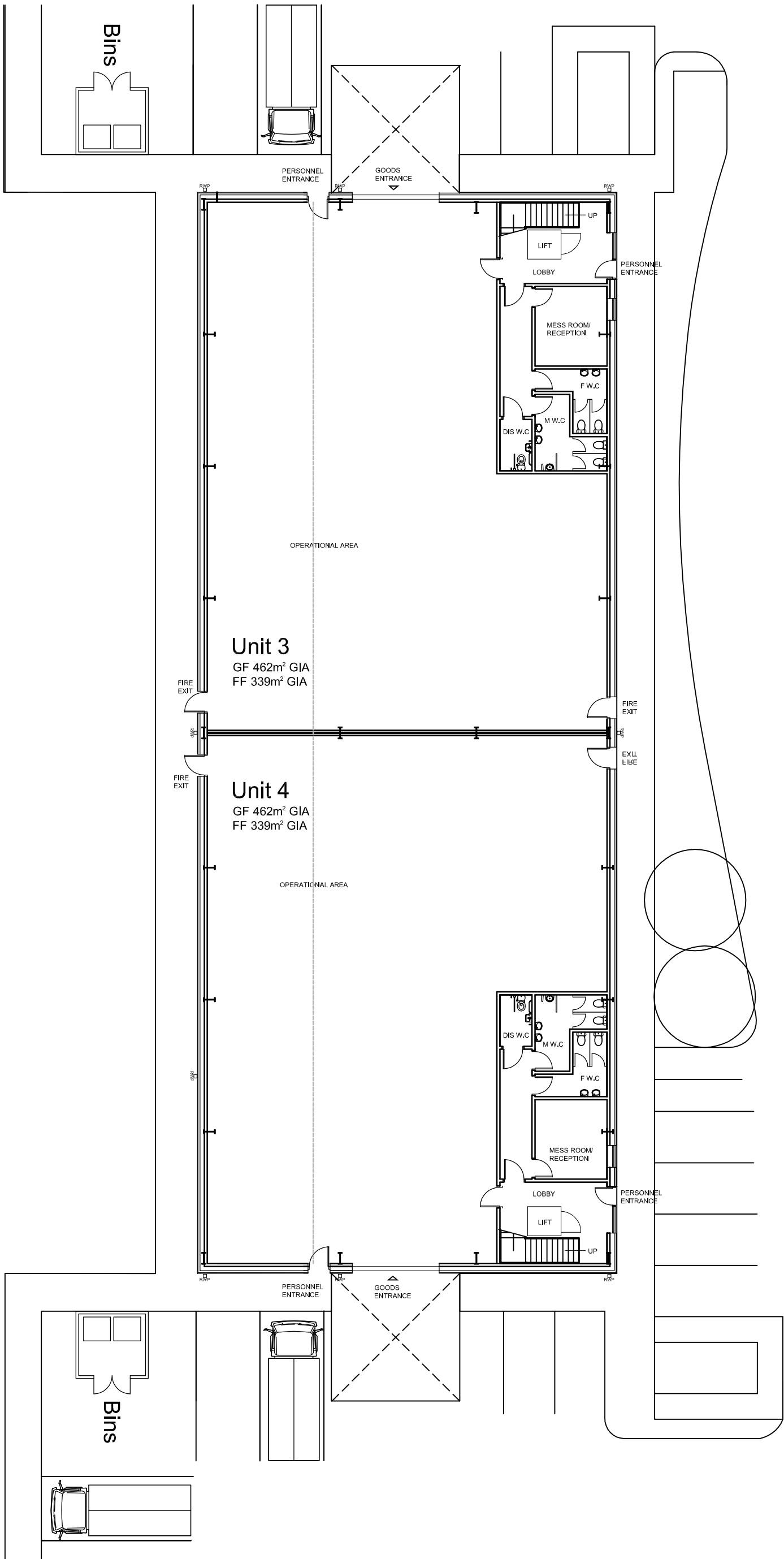


North-South Section

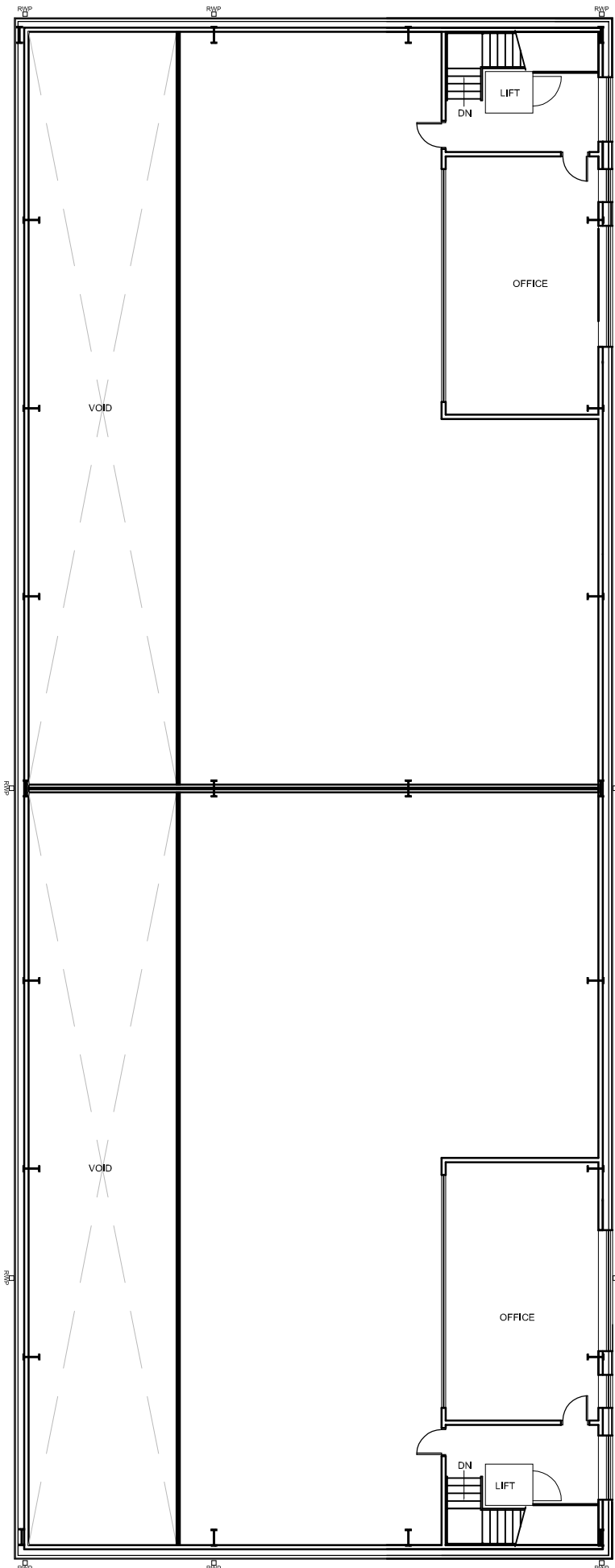
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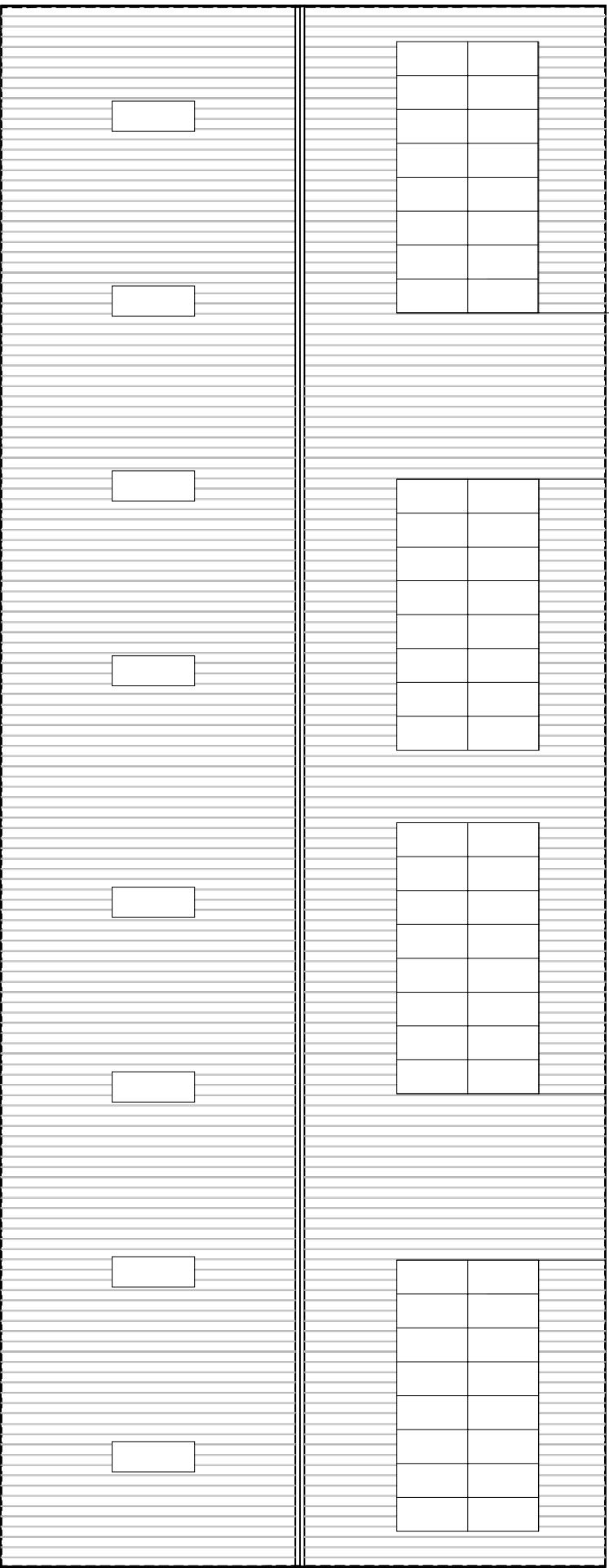
Ground Floor Plan



First Floor Plan



Roof Plan



Ground Floor Plan

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Architect's Note

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Safety Health and Environmental Information Box

Rev	Revision	Date	Drawn	Chkd

Rev	Revision	Date	Drawn	Chkd
-	FIRST ISSUE	07/07/2022	MAM	RG
A	PLANNING ISSUE	26/09/2022	BD	RG
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D	REVISED PLANNING ISSUE	16/04/2024	CHP	TH
E	REVISED FOLLOWING AMENDMENTS TO UNIT DIMENSIONS	26.09.25	JE	MS

Project

Client

Layout Title

Scale in m.

PROPOSED BUSINESS DEVELOPMENT
COTTON FARM, HOLMES CHAPEL

R. EVANS & S. CROKER

PROPOSED PLANS
UNITS 3 & 4

0 2 4 6 8 10
1:200

Drawing Number

TNW Project No.

Scales @ A1

Status

PLANNING

project initiator zone level type pole number rev

CFH- TNW - XX - ZZ - DR - A AL(0)112 E

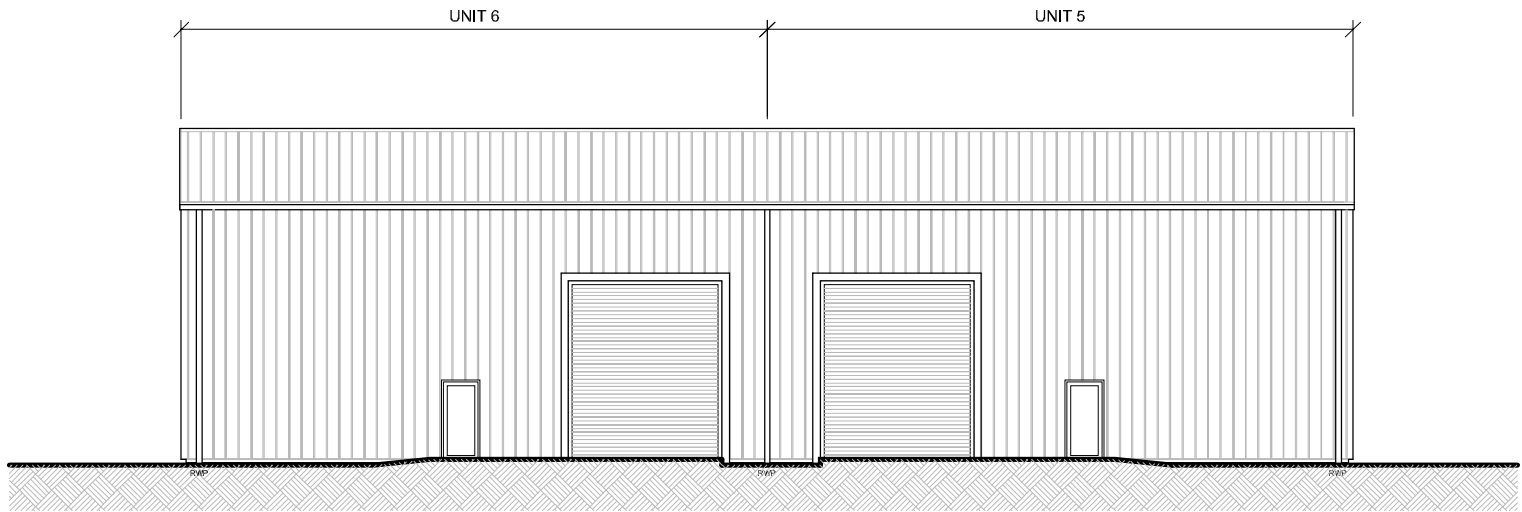
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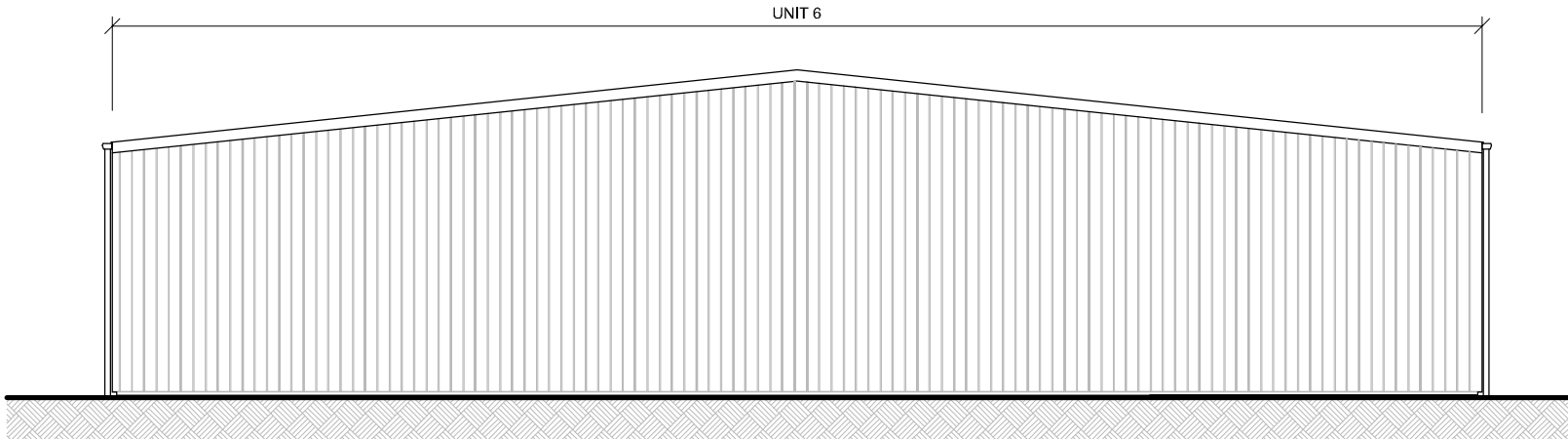
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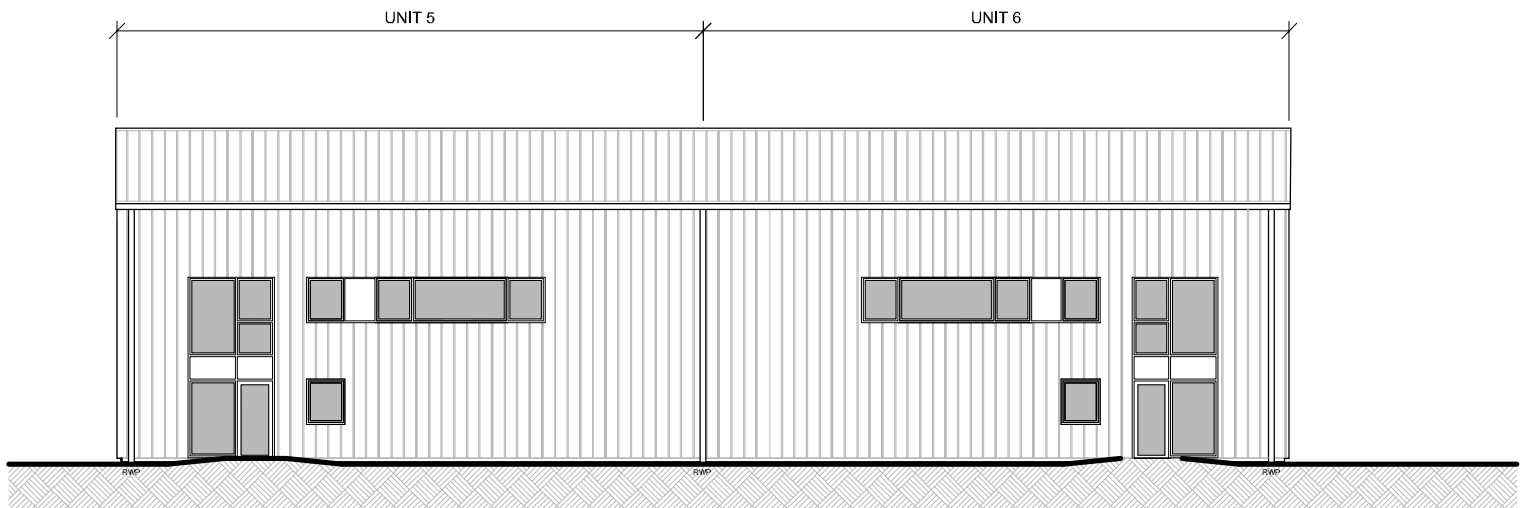
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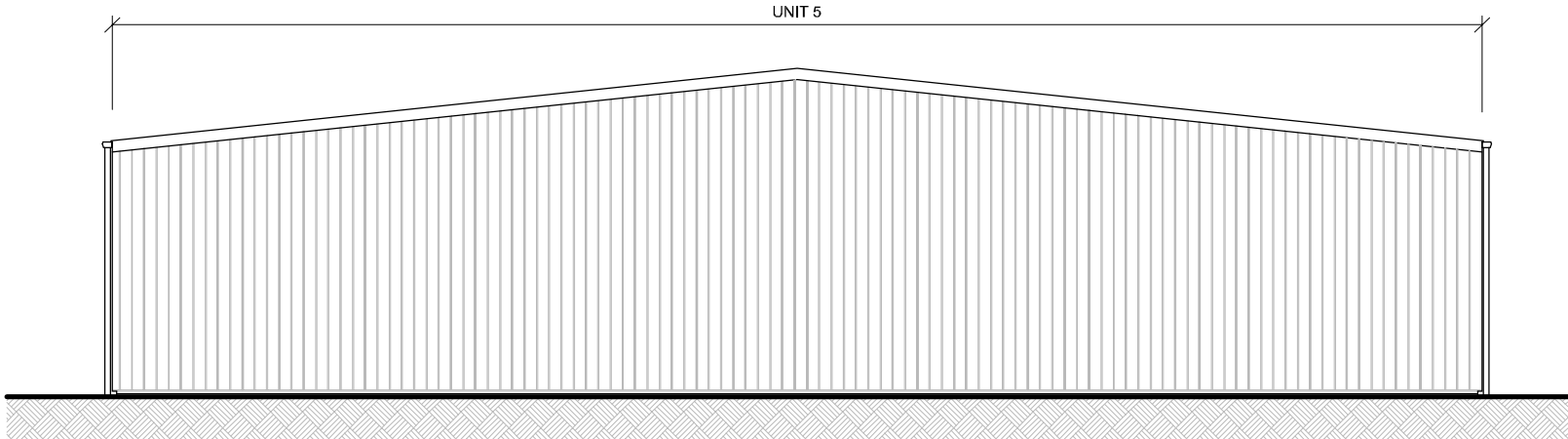
South Elevation



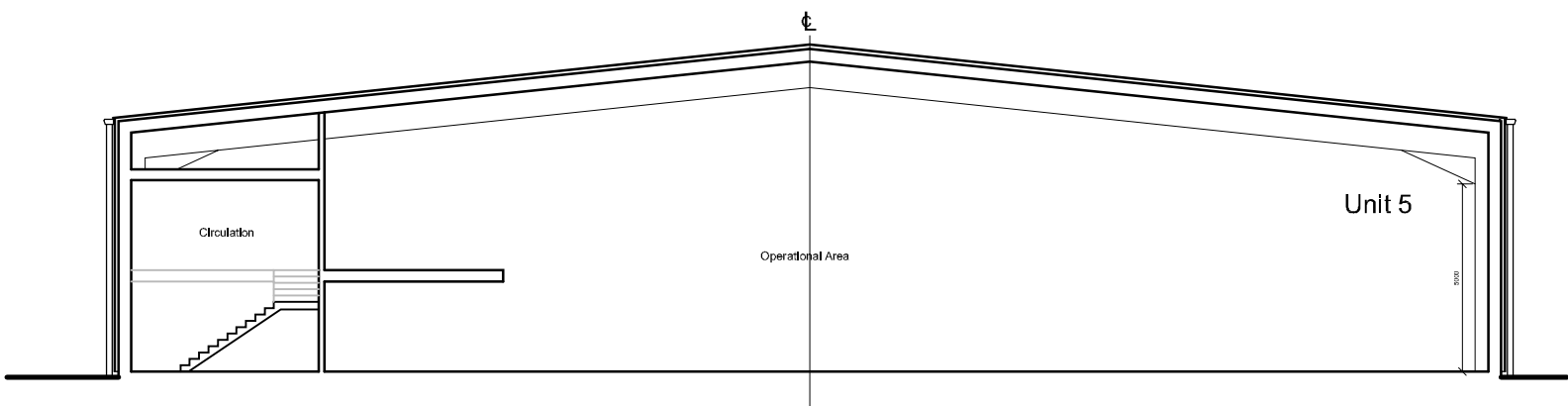
East Elevation



North Elevation



West Elevation



West Section

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B	PLANNING ISSUE	23/09/2022	BD	RG
C	REVISED PLANNING ISSUE	01/03/2024	CNP	BD
D	REVISED PLANNING ISSUE	16/04/2024	CNP	TH

Project PROPOSED BUSINESS DEVELOPMENT COTTON FARM, HOLMES CHAPEL		Drawing Number	
Client R. EVANS & S. CROKER		CFH • TNW • XX • ZZ • DR • A	
Layout Title PROPOSED ELEVATIONS AND SECTION UNITS 5 & 6		TNW Project No. 2210062	
0 2 4 6 8 10 Scale in m.		Scales @ A1 1:200	
1: Chester 01244 310386 1: Newcastle (Head Office) 0191 265 7080 / 0191 213 0133 e: enquiries@tnw-architects.co.uk w: www.tnw-architects.co.uk / www.architectsgroup.com Copyright: TNW Ltd.		Status PLANNING	

