

Planning, Environment & Economy,  
Flintshire County Council, County Hall,  
Mold, Flintshire, CH7 6NF.  
Chief Officer: Mr Andrew Farrow

**Legend**

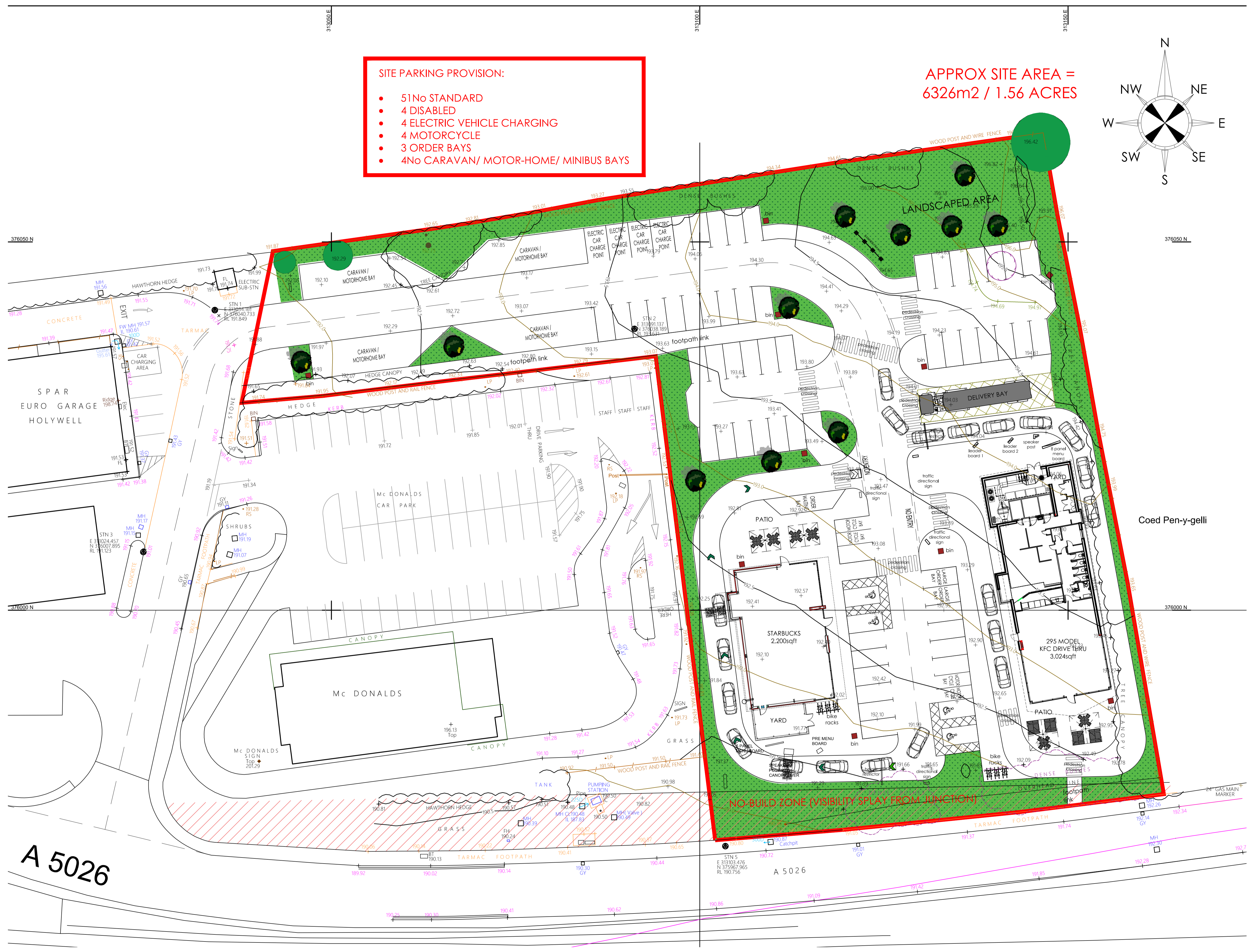
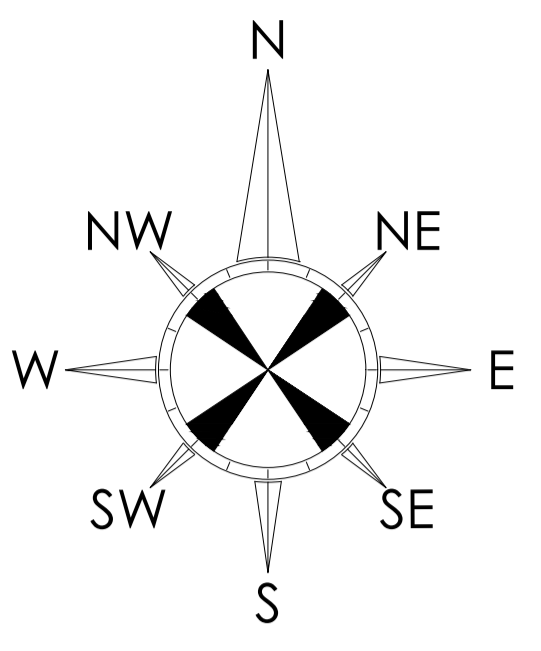
-  Planning Application Site
-  Adopted Flintshire Unitary Development Plan Settlement Boundary

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Map Scale	1:1250
OS Map ref	SJ 1376
Planning Application	<b>60475</b>

- SITE PARKING PROVISION:**
- 51 No STANDARD
  - 4 DISABLED
  - 4 ELECTRIC VEHICLE CHARGING
  - 4 MOTORCYCLE
  - 3 ORDER BAYS
  - 4No CARAVAN/ MOTOR-HOME/ MINIBUS BAYS

APPROX SITE AREA =  
6326m<sup>2</sup> / 1.56 ACRES



SIGNAGE DESIGN SIGNOFF	
Name	
Title	
Description	
Date	

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A	25-09-19	Red demise line and main access altered
rev	date	description

**Frank Belshaw**  
Building Surveyors Limited

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tel no. (01282) 699668, fax no. (01282) 602447.



**NEW DRIVE THRU SITE**

store address  
**HOLYWELL**  
FLINTSHIRE RETAIL PARK  
A55 CHESTER, HOLYWELL, CH8 8RF

client  
**LARS GFUK Holdings Ltd**

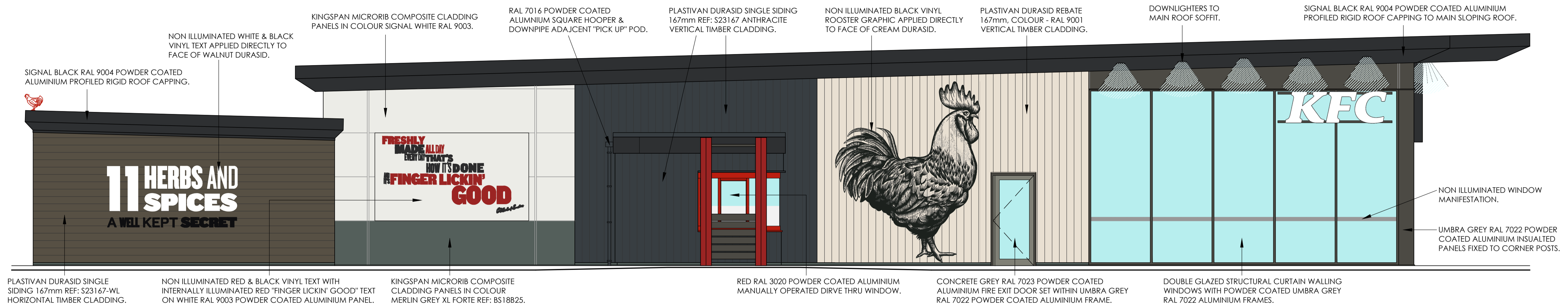
drawing title  
**PROPOSED SITE PLAN**

drawn by	checked	date
PAY	----	12/06/19
store no.	scale	
0000	1:250 @ A1	

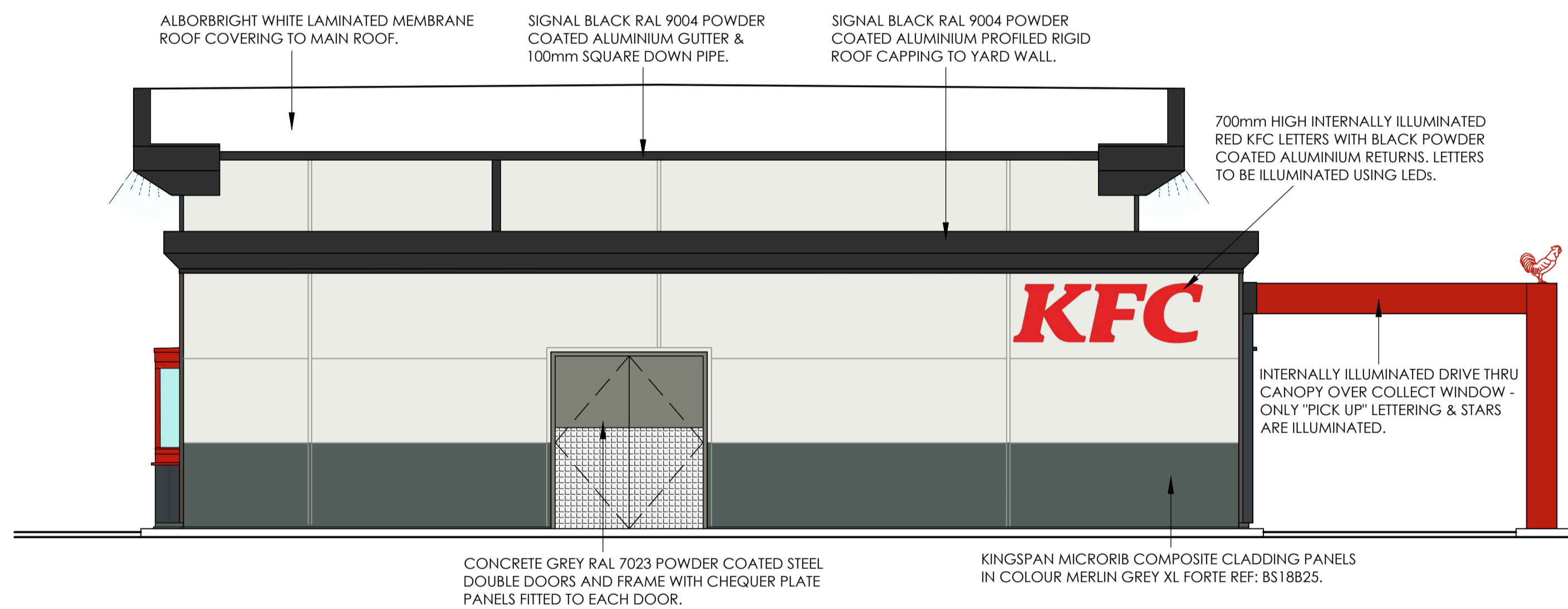
KFC drawing no.	FB ref.	revision
0000/2018/G121	2019/53	A

**proposed site plan**  
scale - 1:250 @ A1

**FOR PLANNING APPROVAL**



**proposed side "pick up window" elevation**  
 scale - 1:50 @ A1 / 1:100 @ A3



**proposed rear elevation**  
 scale - 1:50 @ A1 / 1:100 @ A3

FOR PLANNING APPROVAL

KFC DESIGN SIGNOFF	
Name / Title	
Signature	Date

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**NEW 295 MODEL DT**

store address  
**HOLYWELL**  
 FLINTSHIRE RETAIL PARK  
 A55 CHESTER, HOLYWELL, CH8 8RF

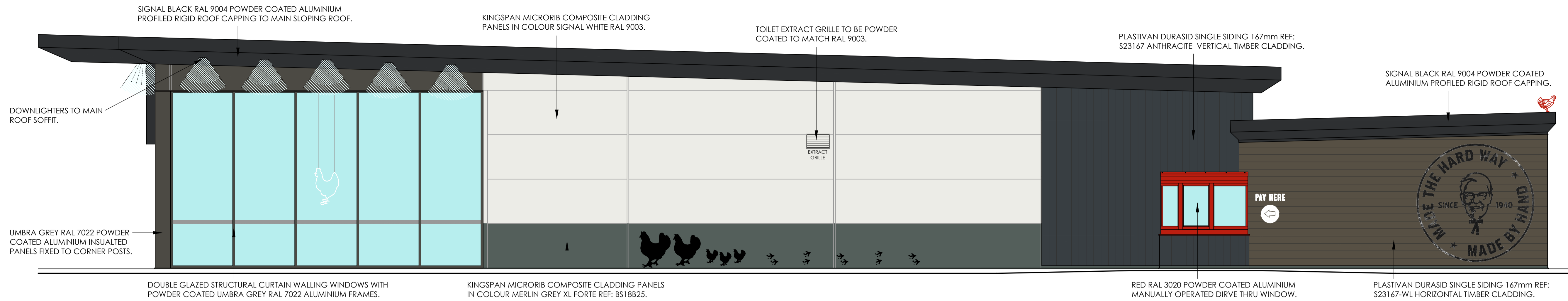
client  
**LARS GFUK Holdings Ltd**

drawing title  
**PROPOSED**  
 EXTERNAL ELEVATIONS - SHEET 1

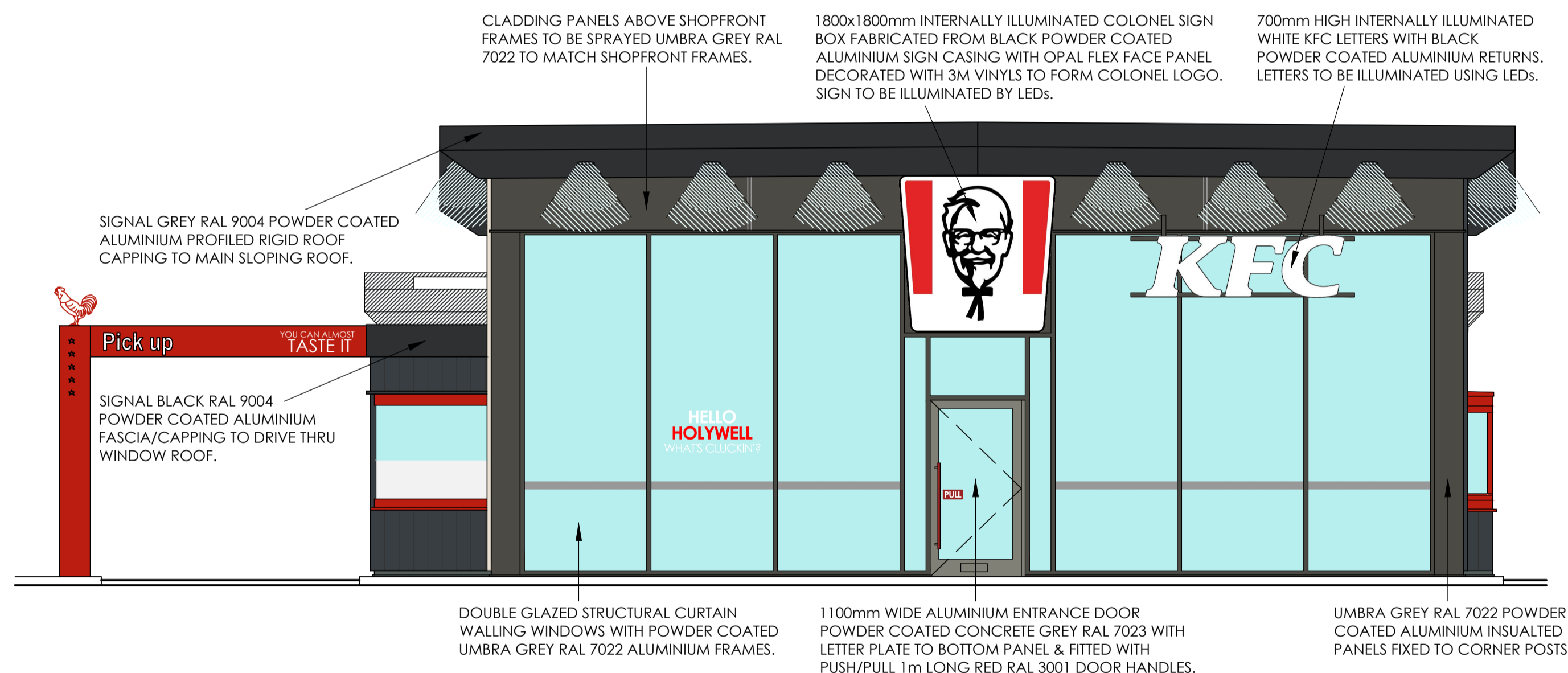
drawn by	checked	date
CAM	----	24/06/2019
store no.	scale	
0000	1:50 @ A1	

KFC drawing no.	revision
0000/2020/G211	A

rev	date	description
A	20-12-19	Rear double doors repositioned to reflect latest floor plan; Durasid cladding shown below DTWs.



**proposed side "pay window" elevation**  
 scale - 1:50 @ A1 / 1:100 @ A3



**proposed front elevation**  
 scale - 1:50 @ A1 / 1:100 @ A3

**KFC DESIGN SIGNOFF**

Name / Title	
Signature	Date

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**NEW 295 MODEL DT**

store address  
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client  
**LARS GFUK Holdings Ltd**

drawing title  
**PROPOSED**  
 EXTERNAL ELEVATIONS - SHEET 2

drawn by	checked	date
CAM	----	24/06/2019
store no.	scale	
0000	1:50 @ A1	

rev	date	description
A	20-12-19	Durasid cladding shown below DTWs.

KFC drawing no.	revision
0000/2020/G212	A

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rev	date	description
A	20-12-19	Floor plan updated to show "rear annexe".

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**NEW 295 MODEL DT**

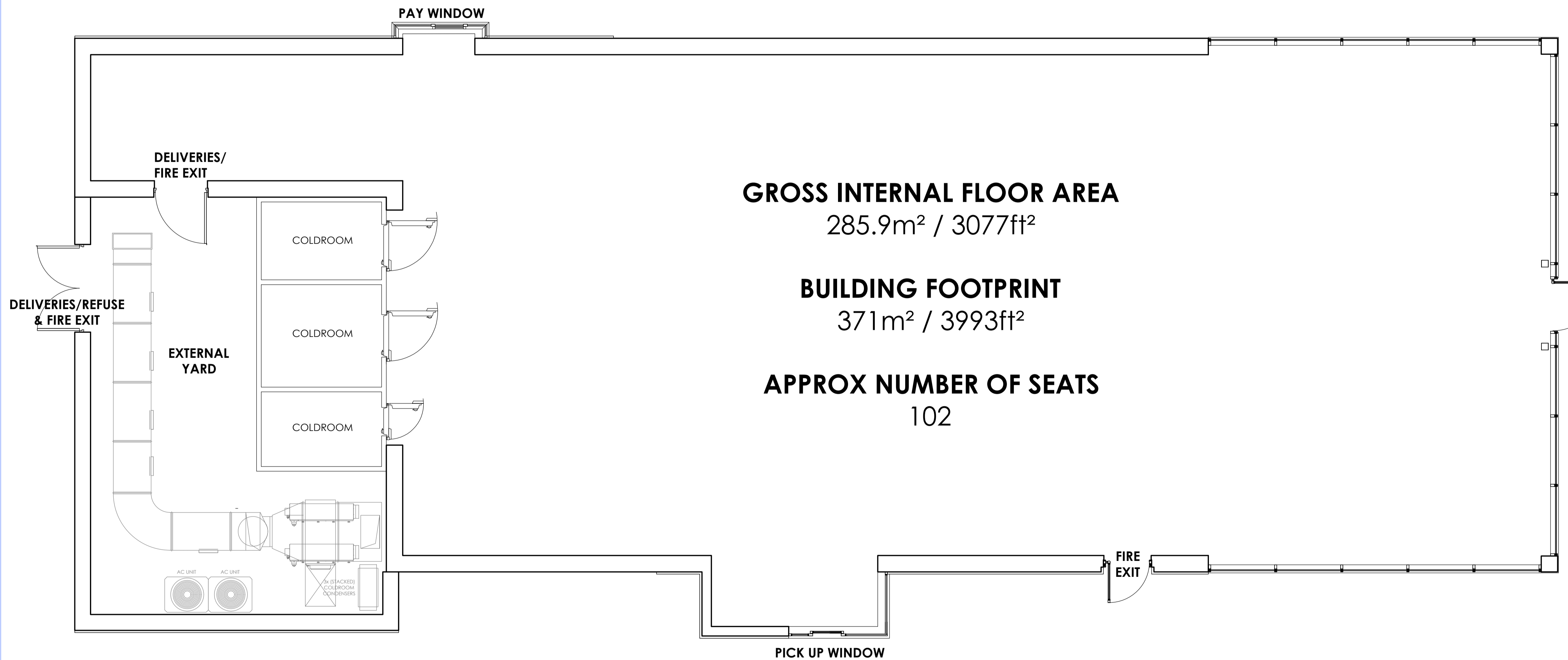
store address  
**HOLYWELL**  
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client  
**LARS GFUK Holdings Ltd**

drawing title  
**PROPOSED**  
 GROUND FLOOR PLAN

drawn by	checked	date
CAM	----	20/06/2019
store no.	scale	
0000	1:50 @ A1	

KFC drawing no.	revision
0000/2020/P100	A



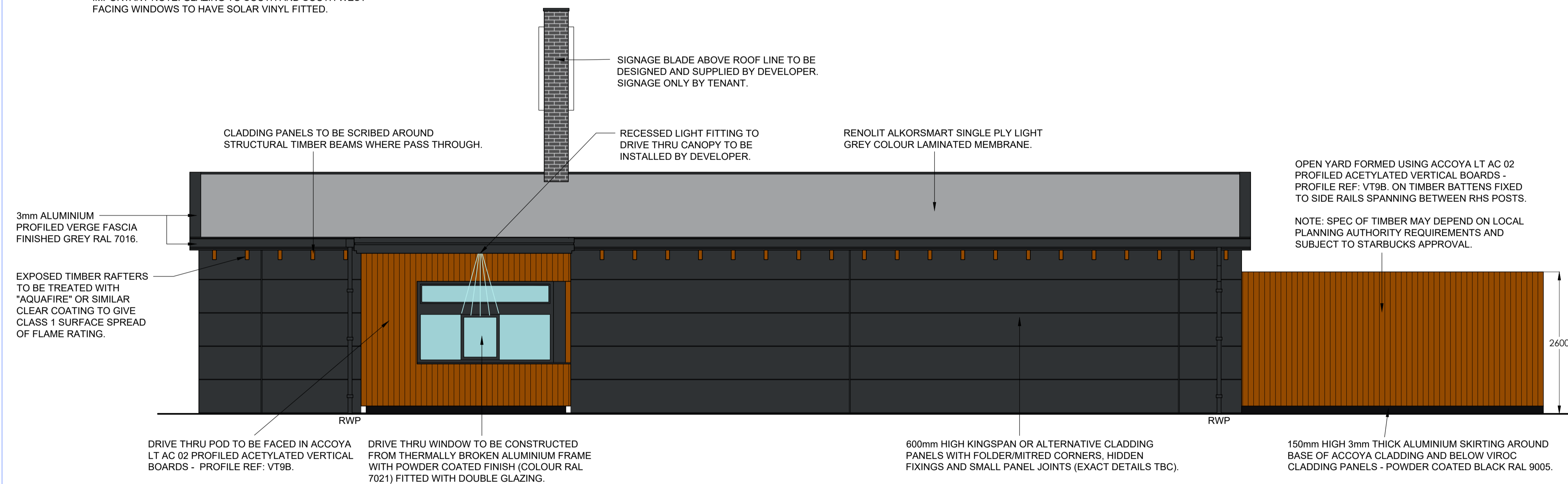
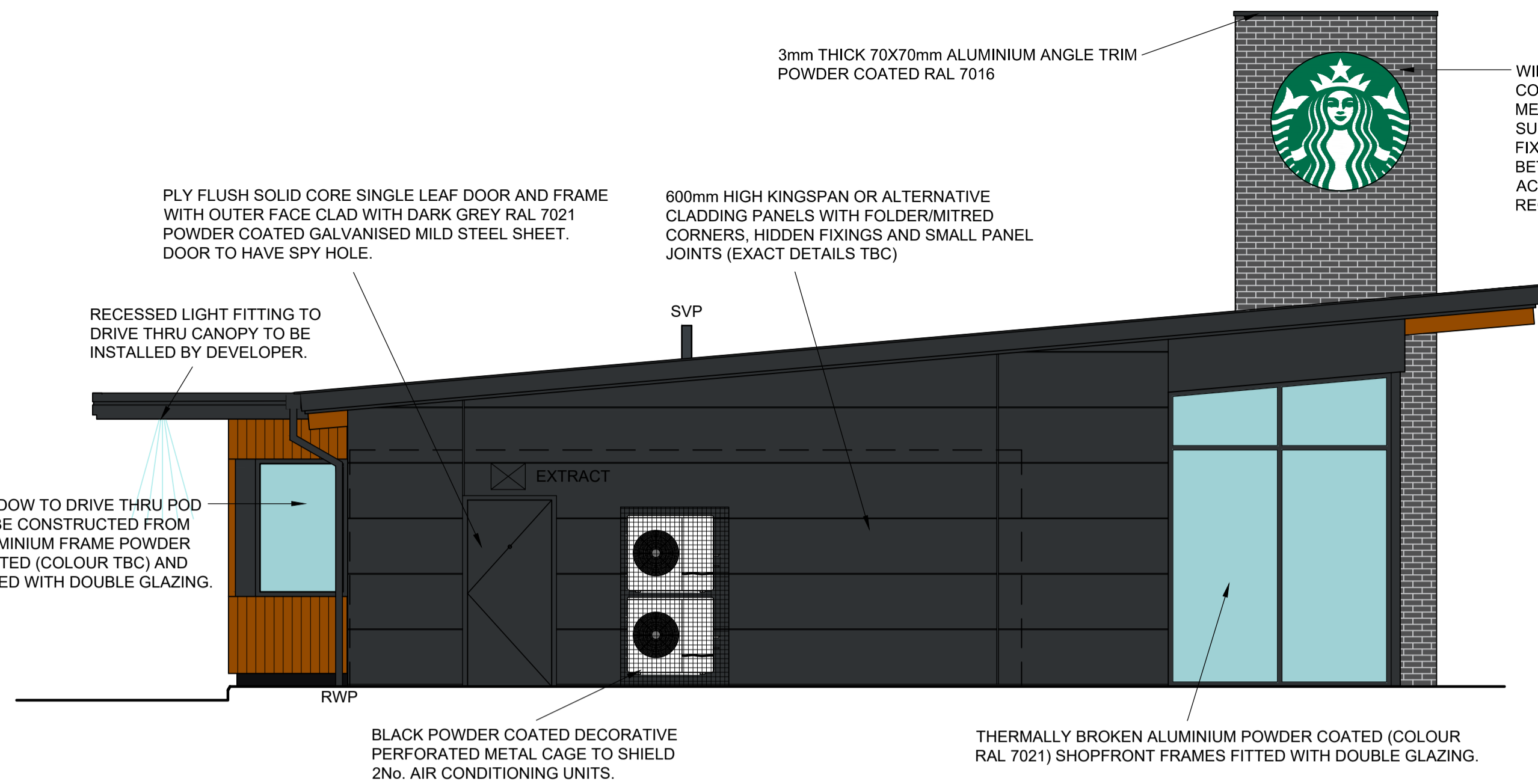
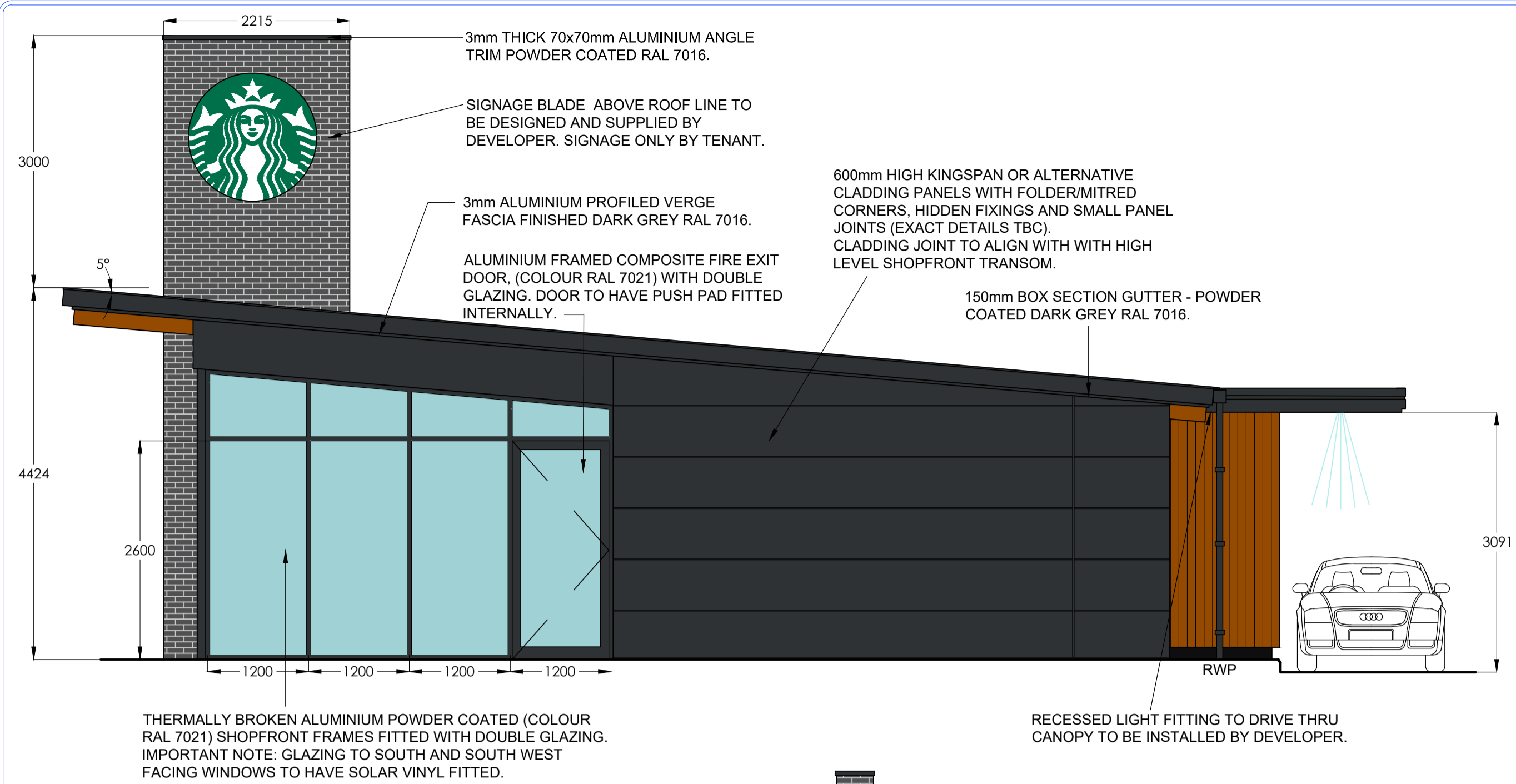
**GROSS INTERNAL FLOOR AREA**  
 285.9m<sup>2</sup> / 3077ft<sup>2</sup>

**BUILDING FOOTPRINT**  
 371m<sup>2</sup> / 3993ft<sup>2</sup>

**APPROX NUMBER OF SEATS**  
 102

**proposed ground floor** general arrangement  
 scale - 1:50 @ A1 / 1:100 @ A3

FOR PLANNING APPROVAL

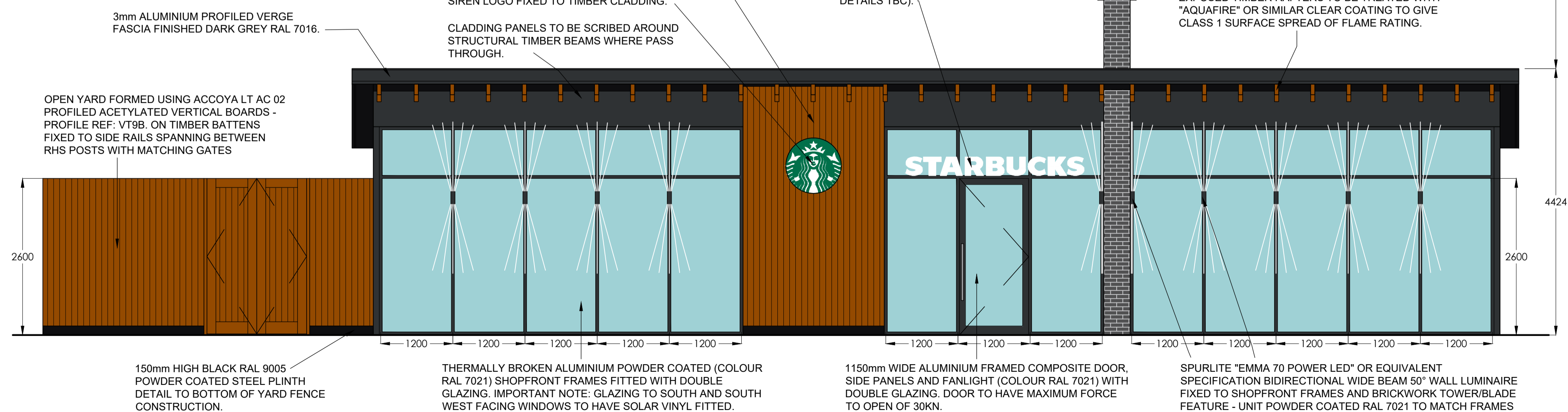


**proposed rear elevation**  
scale - 1:50 @ A1 / 1:100 @ A3

FEATURE PANEL TO BE FACED IN ACCOYA LT AC 02 PROFILED ACETYLATED VERTICAL BOARDS - PROFILE REF: VT9B.  
NOTE: SPEC OF TIMBER MAY DEPEND ON LOCAL PLANNING AUTHORITY REQUIREMENTS AND SUBJECT TO STARBUCKS APPROVAL.  
SIREN LOGO FIXED TO TIMBER CLADDING.  
CLADDING PANELS TO BE SCRIBED AROUND STRUCTURAL TIMBER BEAMS WHERE PASS THROUGH.

SIGNAGE BLADE ABOVE ROOF LINE TO BE DESIGNED AND SUPPLIED BY DEVELOPER. SIGNAGE ONLY BY TENANT.  
300mm HIGH INTERNALLY ILLUMINATED "STARBUCKS" LETTERING MADE FROM OPAL ACRYLIC (MOUNTED EXTERNALLY - DETAILS TBC).

WIENERBERGER CORIUM SYSTEM COMPATIBLE CLAY FACING BRICK SLIPS MECHANICALLY FIXED TO CORIUM SUPPORT RAIL SYSTEM, MECHANICALLY FIXED TO COLD ROLLED RAILS FIXED BETWEEN RHS STANCHIONS ALL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.  
EXPOSED TIMBER RAFTERS TO BE TREATED WITH "AQUAFIRE" OR SIMILAR CLEAR COATING TO GIVE CLASS 1 SURFACE SPREAD OF FLAME RATING.



**proposed front elevation**  
scale - 1:50 @ A1 / 1:100 @ A3

THERMALLY BROKEN ALUMINIUM POWDER COATED (COLOUR RAL 7021) SHOPFRONT FRAMES FITTED WITH DOUBLE GLAZING. IMPORTANT NOTE: GLAZING TO SOUTH AND SOUTH WEST FACING WINDOWS TO HAVE SOLAR VINYL FITTED.

1150mm WIDE ALUMINIUM FRAMED COMPOSITE DOOR, SIDE PANELS AND FANLIGHT (COLOUR RAL 7021) WITH DOUBLE GLAZING. DOOR TO HAVE MAXIMUM FORCE TO OPEN OF 30KN.

SPURLITE "EMMA 70 POWER LED" OR EQUIVALENT SPECIFICATION BIDIRECTIONAL WIDE BEAM 50" WALL LUMINAIRE FIXED TO SHOPFRONT FRAMES AND BRICKWORK TOWER/BLADE FEATURE - UNIT POWDER COATED RAL 7021 TO MATCH FRAMES

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**NEW 204 MODEL DT**

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**LARS GFUK Holdings Ltd**

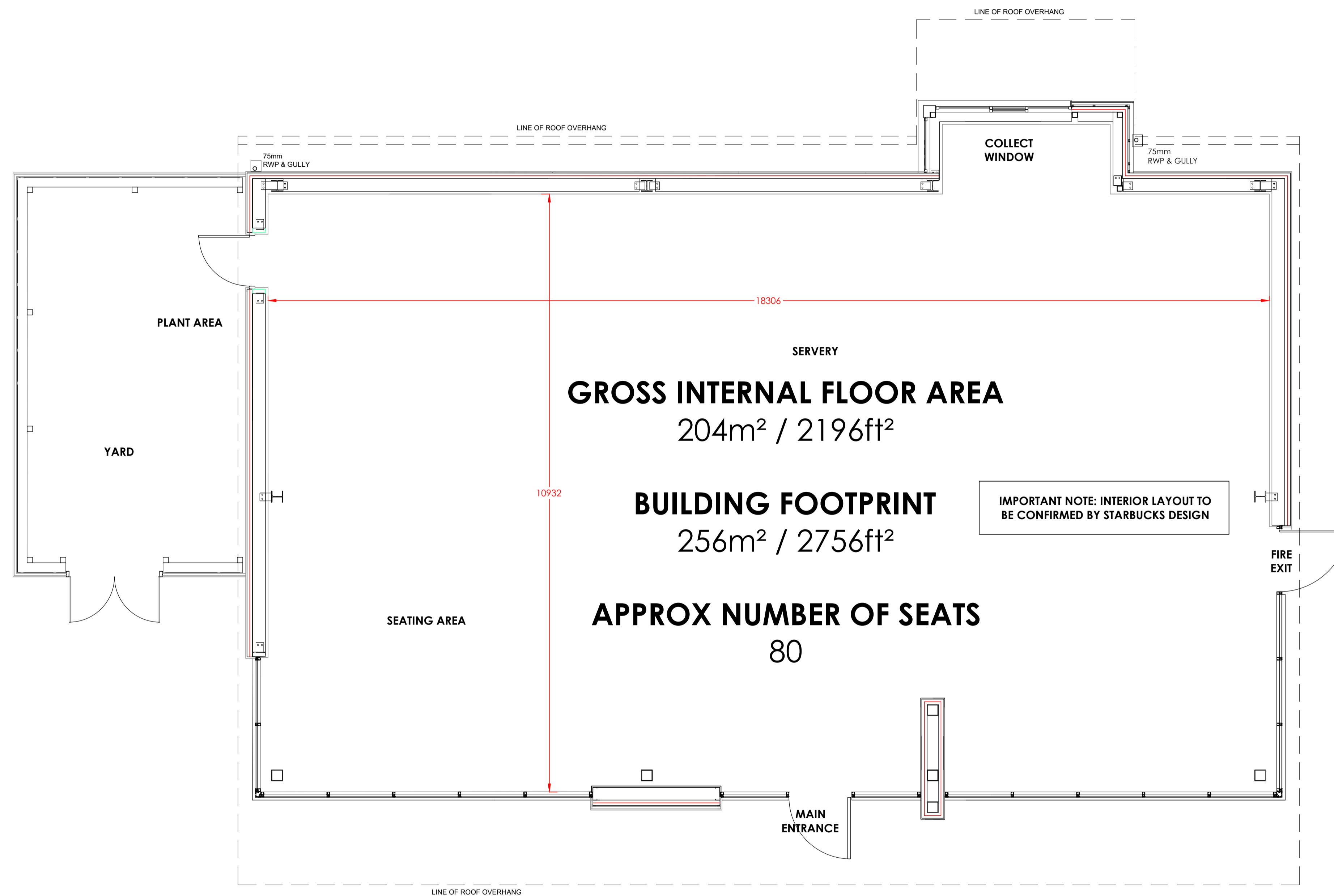
drawing title  
**PROPOSED**  
EXTERNAL ELEVATIONS

drawn by	checked	date
PAY	----	24/06/2019
store no.	scale	
0000	1:50 @ A1	

KFC drawing no.	revision
0000/2020/S211	----

rev	date	description

FOR PLANNING APPROVAL



**proposed ground floor general arrangement**  
 scale - 1:50 @ A1 / 1:100 @ A3

FOR PLANNING APPROVAL

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client  
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drawing title  
**PROPOSED**  
 GROUND FLOOR PLAN

drawn by	checked	date
PAY	----	20/06/2019
store no.	scale	
0000	1:50 @ A1	

KFC drawing no.	revision
0000/2020/S100	----