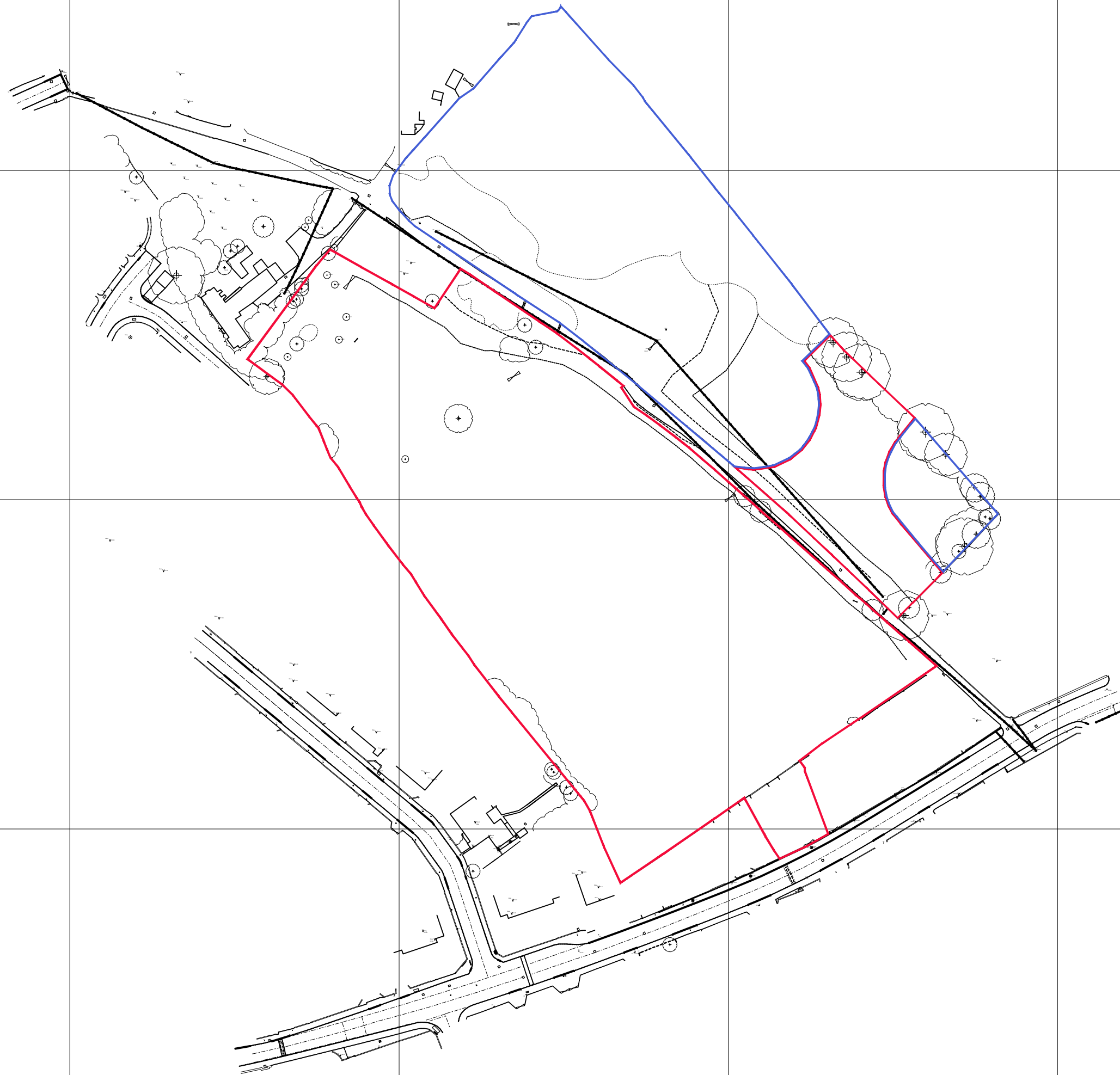


Revisions			
No.	Revision	Date	By.



PLANNING

Project
LAND AT DRURY LANE
DRURY, FLINTSHIRE , CH7 3DX

Title
LOCATION PLAN

Bower Mattin + Young

Suite 23/24, Beechfield House,
 Winterton Way, Macclesfield SK11 0LP
 tel:01625 509187
 email:architects@bower-mattin.co.uk

Scale 1:1250@A3	Date JUL 2019	Job No 23213	Original
Drawn By DS	Checked		
Category L	CISfb Element ..	Sequential No 001	Revision ..

PUBLIC OPEN SPACE

3,588 sqm + 400sqm Play Area

This provides public open space of 64sqm per unit plus play area of 400sqm

No.	Revision	Date	By
A	NO OF UNITS INCREASED TO 56. SUDS BASIN AND PLAY AREA RELOCATED TO IMPROVE CAPACITY.	12.08.19	DS
B	TYPE K FLATS OMITTED FOR HOUSES ATTENUATION BASIN REVISED PLOT 18 REVISED. ADDITIONAL TERRACED UNITS SHOWN.	16.08.19	DS
C	ATTENUATION BASIN FURTHER REVISED.	29.08.19	DS
D	ROAD 2 WIDTH INCREASED TO 5.5M	23.10.19	MY
E	BLOCK OF A TYPE HOUSES UPDATED	05.11.19	FH
F	ROAD LAYOUT REINSTATED FROM REV C	05.11.19	FH
G	ROAD LAYOUT UPDATED AS SCP AMENDMENTS. GARDENS TO PLOTS 7-9 & 14-17 INCREASED. NOTE TO WINDOWS PLOT 5 ADDED	16.03.20	MY
H	HIGHWAYS UPDATES. GARDEN LAYOUTS UPDATED AND SCHEDULED.	18.03.20	MY
J	CLIENT COMMENTS	19.03.20	MY

Garden Size Schedule

Plot Number	House Type	Bedrooms	Rear Garden Size (m ²)
Plot 01	F	4	90.6
Plot 02	B	3	77.3
Plot 03	B	3	75.9
Plot 04	B	3	70.0
Plot 05	B1 Variant	3	177.8
Plot 06	B	3	74.6
Plot 07	B	3	91.3
Plot 08	B	3	74.2
Plot 09	B	3	73.4
Plot 10	J	2	50.7
Plot 11	J	2	51.0
Plot 12	J	2	54.1
Plot 13	J	2	51.3
Plot 14	B	3	106.7
Plot 15	B	3	120.5
Plot 16	B	3	88.2
Plot 17	B	3	74.8
Plot 18	F	4	111.5
Plot 19	F	4	88.6
Plot 20	C	3	87.7
Plot 21	C	3	90.6
Plot 22	C	3	72.1
Plot 23	C	3	71.8
Plot 24	J	2	53.7
Plot 25	J	2	54.7
Plot 26	J	2	112.4
Plot 27	B	3	79.5
Plot 28	B	3	80.6
Plot 29	J	2	50.3
Plot 30	J	2	50.4
Plot 31	J	2	49.7
Plot 32	C	3	73.3
Plot 33	C	3	70.8
Plot 34	D	4	78.1
Plot 35	D	4	81.2
Plot 36	A2	3	70.8
Plot 37	A1	3	71.8
Plot 38	A2	3	71.1
Plot 39	B	3	71.0
Plot 40	B	3	78.3
Plot 41	B	3	82.5
Plot 42	B	3	70.0
Plot 43	D	4	83.3
Plot 44	D	4	100.7
Plot 45	F	4	111.5
Plot 46	B	3	70.2
Plot 47	B	3	72.5
Plot 48	D	4	77.4
Plot 49	D	4	93.6
Plot 50	F	4	74.5
Plot 51	F	4	120.4
Plot 52	F	4	107.0
Plot 53	D	4	112.6
Plot 54	F	4	78.0
Plot 55	B	3	71.6
Plot 56	B	3	72.4



ACCOMMODATION SCHEDULE

House Type	Bedrooms	Arrangement	GIFA (ft ²)	Number	Total GIFA (ft ²)
56 Units Total					
A1	3	Terrace	811	1	811
A2	3	Terrace	809	2	1,618
B	3	Semi	913	22	20,086
C	3	Semi	752	6	4,512
D	4	Detached	1175	7	8,225
F	4	Detached	1311	8	10,488
J	2		724	10	7,240
TOTALS				56	52,980 ft²

MÜLLER

LAND AT DRURY LANE
FLINTSHIRE

PROPOSED SITE PLAN (1:500)

Bower Mattin + Young

Suite 23/24, Beechfield House,
Winterton Way, Macclesfield SK11 0LP
tel:01625 509187
email:architects@bower-mattin.co.uk

Scale	Date	Job No	Original
1:500@A1	JUL 2019	23183	
Drawn By	Checked	Sequential No	Revision
DS		003	J
Category	Ci/Si Element		
L	..		

No.	Revision	Date	By
A	NO. OF UNITS INCREASED TO 56. SUDS BASIN AND PLAY AREA RELOCATED TO IMPROVE CAPACITY.	12.08.19	DS
B	TYPE K FLATS OMITTED FOR HOUSES. ATTENUATION BASIN REVISED. PLOT 18 REVISED. ADDITIONAL TERRACED UNITS SHOWN.	16.08.19	DS
C	ATTENUATION BASIN FURTHER REVISED.	29.08.19	DS
D	ROAD 2 WIDTH INCREASED TO 5.5M	23.10.19	MY
E	BLOCK OF A TYPE HOUSES UPDATED	05.11.19	FH
F	ROAD LAYOUT REINSTATED FROM REV C	05.11.19	FH



ACCOMMODATION SCHEDULE				
56 Units Total	House Type	GIFA (ft²)	Number	Total GIFA (ft²)
---	A1 3B	811	1	811
---	A2 3B	809	2	1,618
---	B 3B	915	22	20,086
---	C 3B	752	6	4,512
---	D 4B outd	1175	7	8,225
---	F 4B outd	1311	8	10,488
---	J 2B	724	10	7,240
TOTALS			56	82,980 ft²

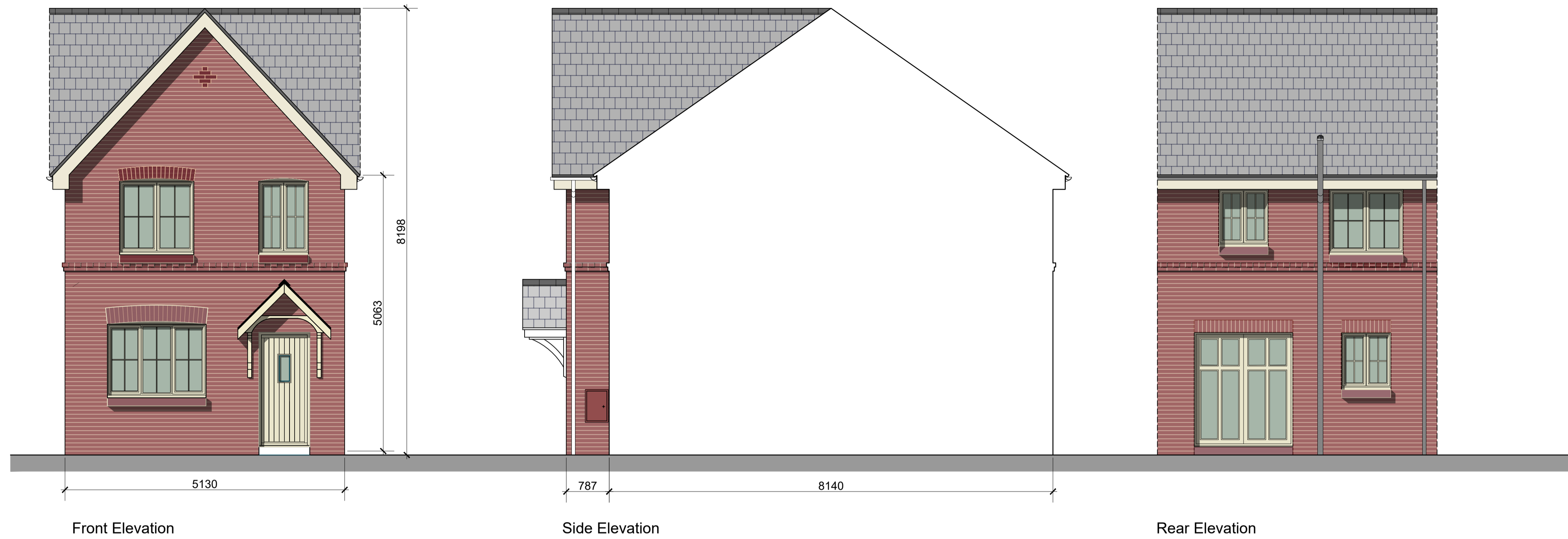
MÜLLER

PLANNING
 Project
 LAND AT DRURY LANE
 FLINTSHIRE
 Title
 PROPOSED SITE PLAN (1:500)

Bower Mattin + Young

Suite 23/24, Beechfield House,
 Winterton Way, Macclesfield SK11 0LP
 tel: 01625 509187
 email: architects@bower-mattin.co.uk

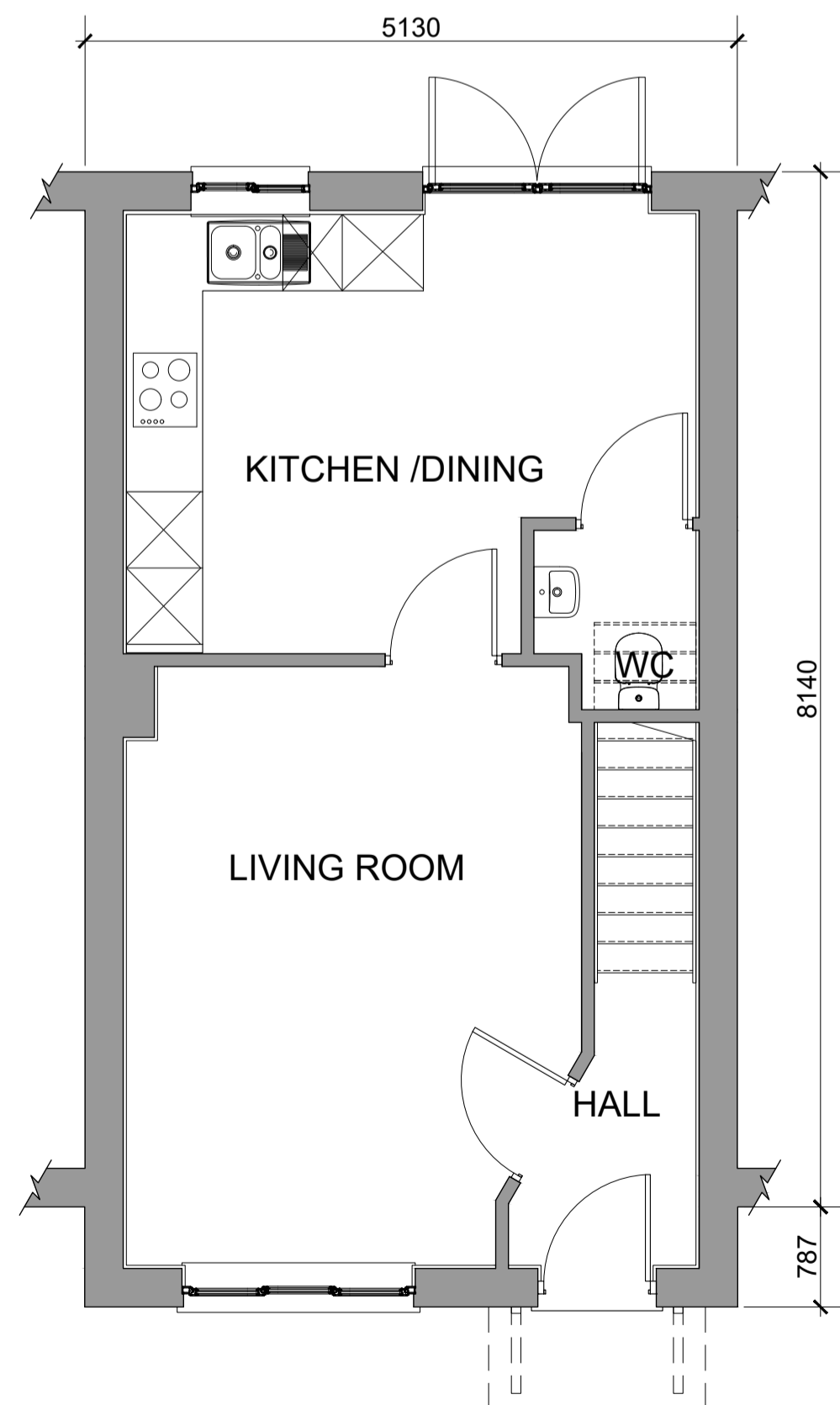
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Drawn By DS	Checked	Sequential No 003	Revision F
Category L	CS/ft Element ..		



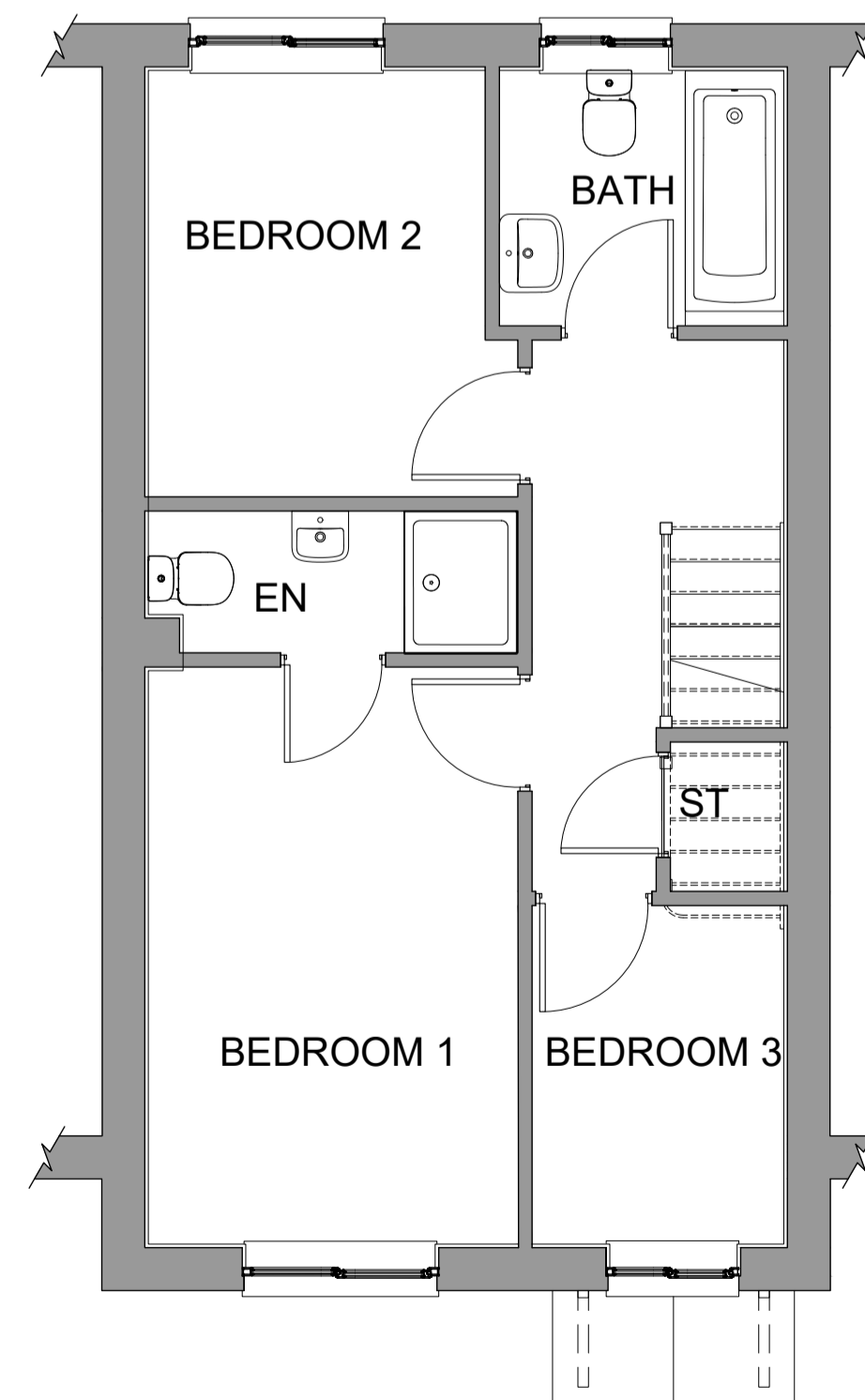
Front Elevation

Side Elevation

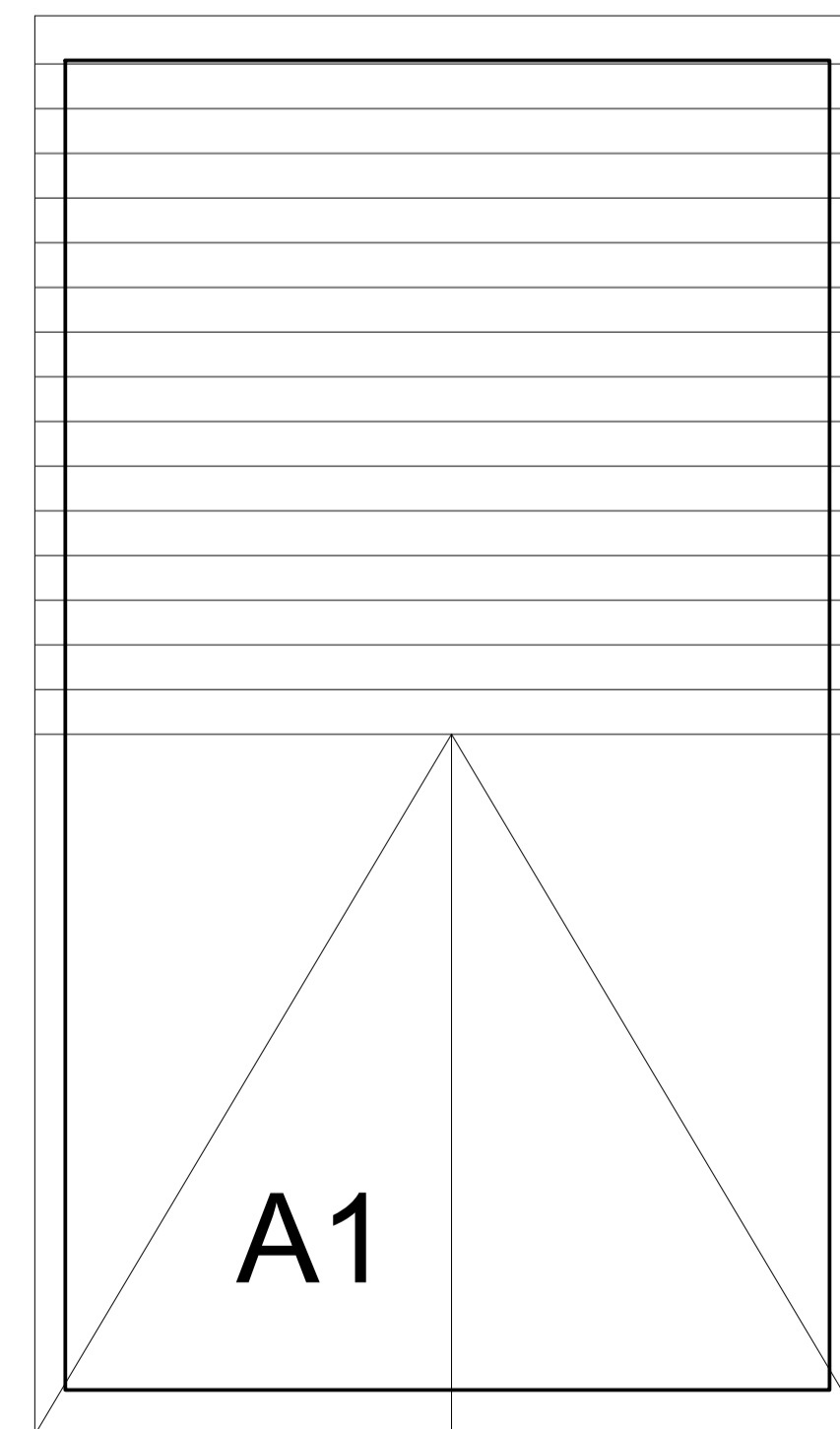
Rear Elevation



Ground Floor Plan



First Floor Plan



Roof Plan

MÜLLER

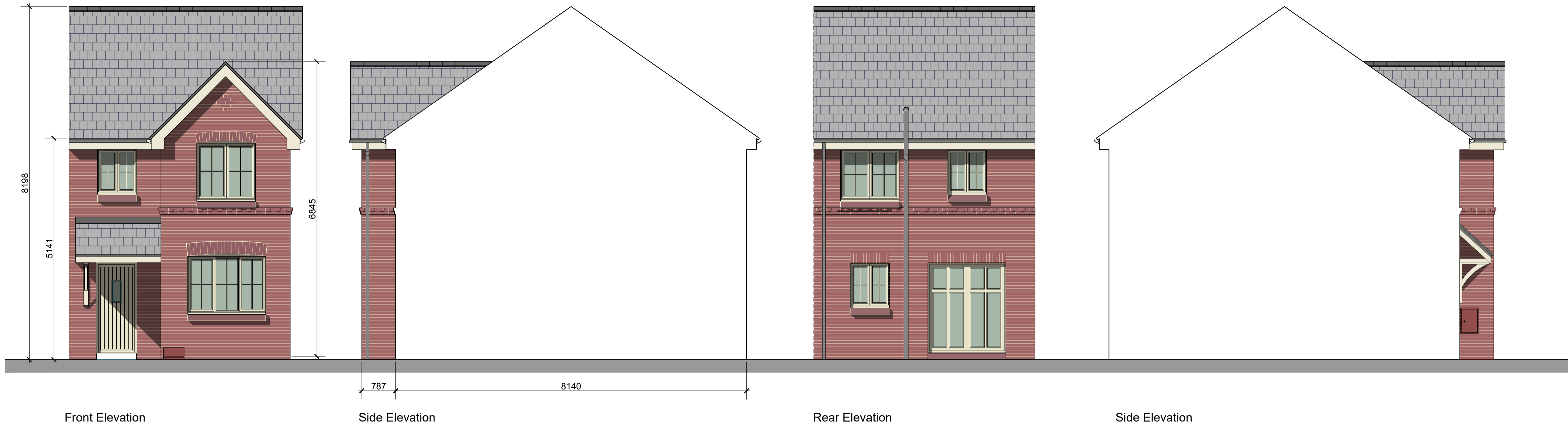


Project
LAND AT DRURY LANE
FLINTSHIRE
Title
HOUSE TYPE A1

Bower Mattin + Young

Suite 23/24, Beechfield House,
Winterton Way, Macclesfield SK11 0LP
tel: 01625 509187
email: architects@bower-mattin.co.uk

Scale	Date	Job No	Original
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Drawn By MY	Checked		
Category L	CISb Element ..	Sequential No 004	Revision ..

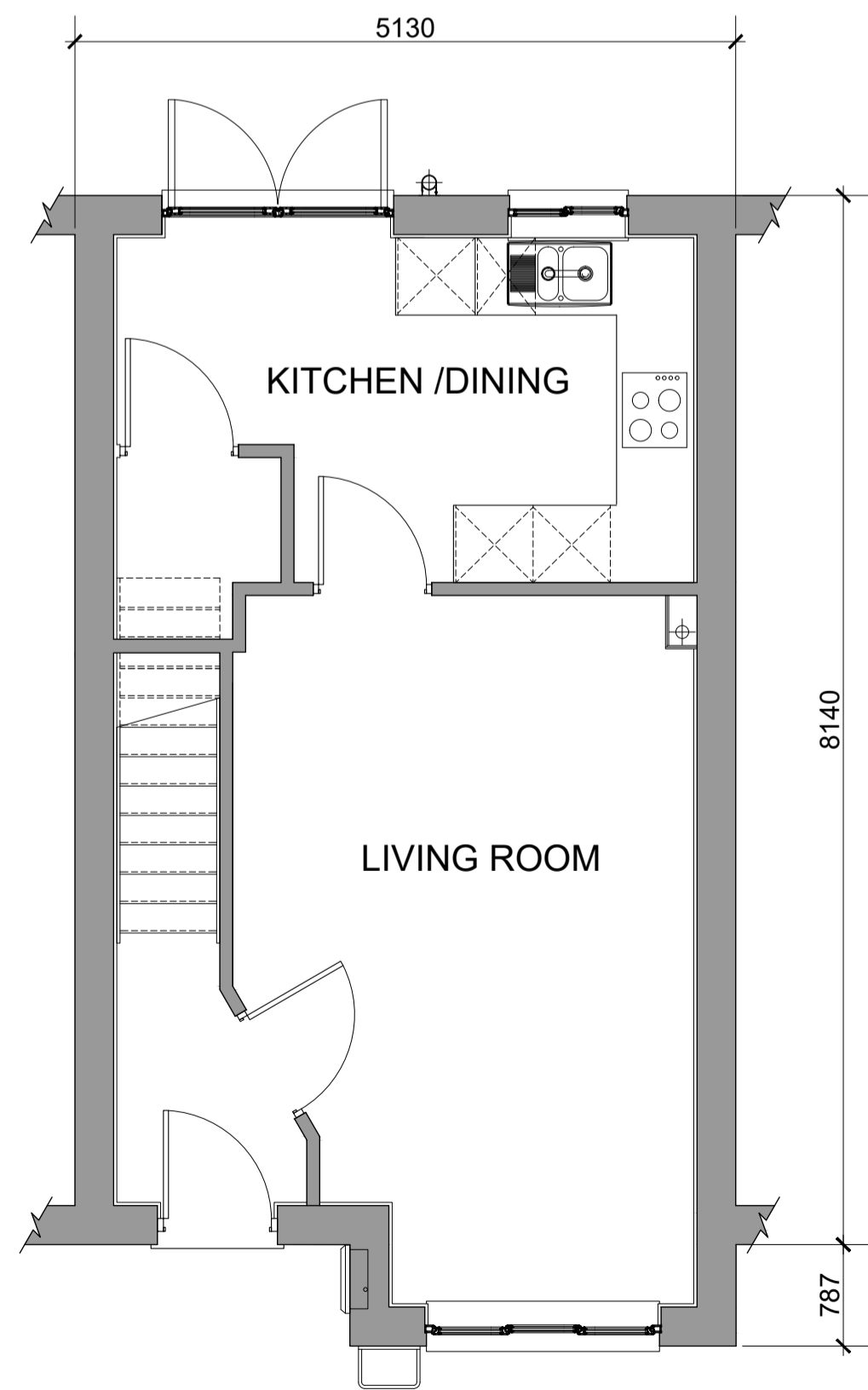


Front Elevation

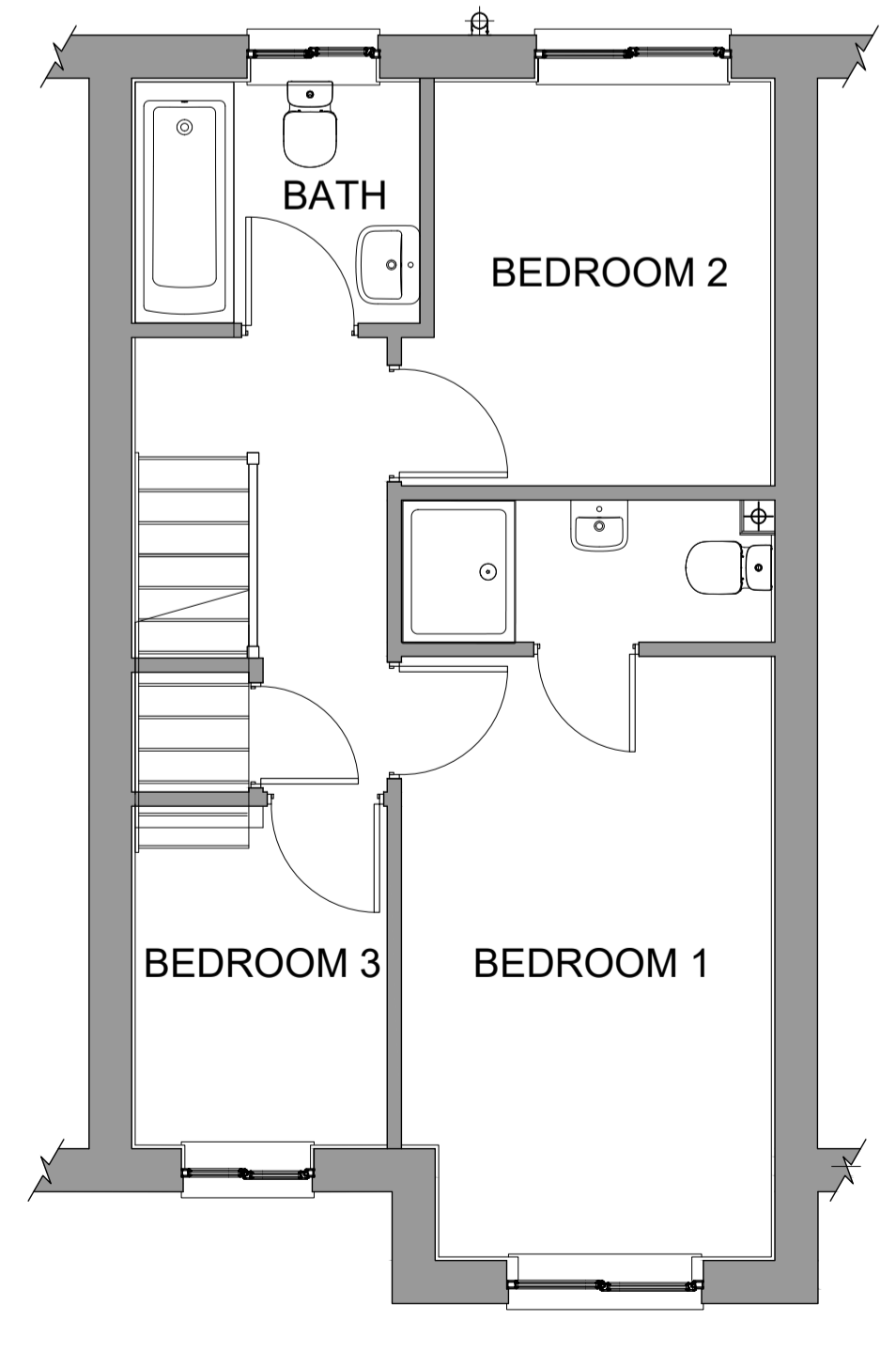
Side Elevation

Rear Elevation

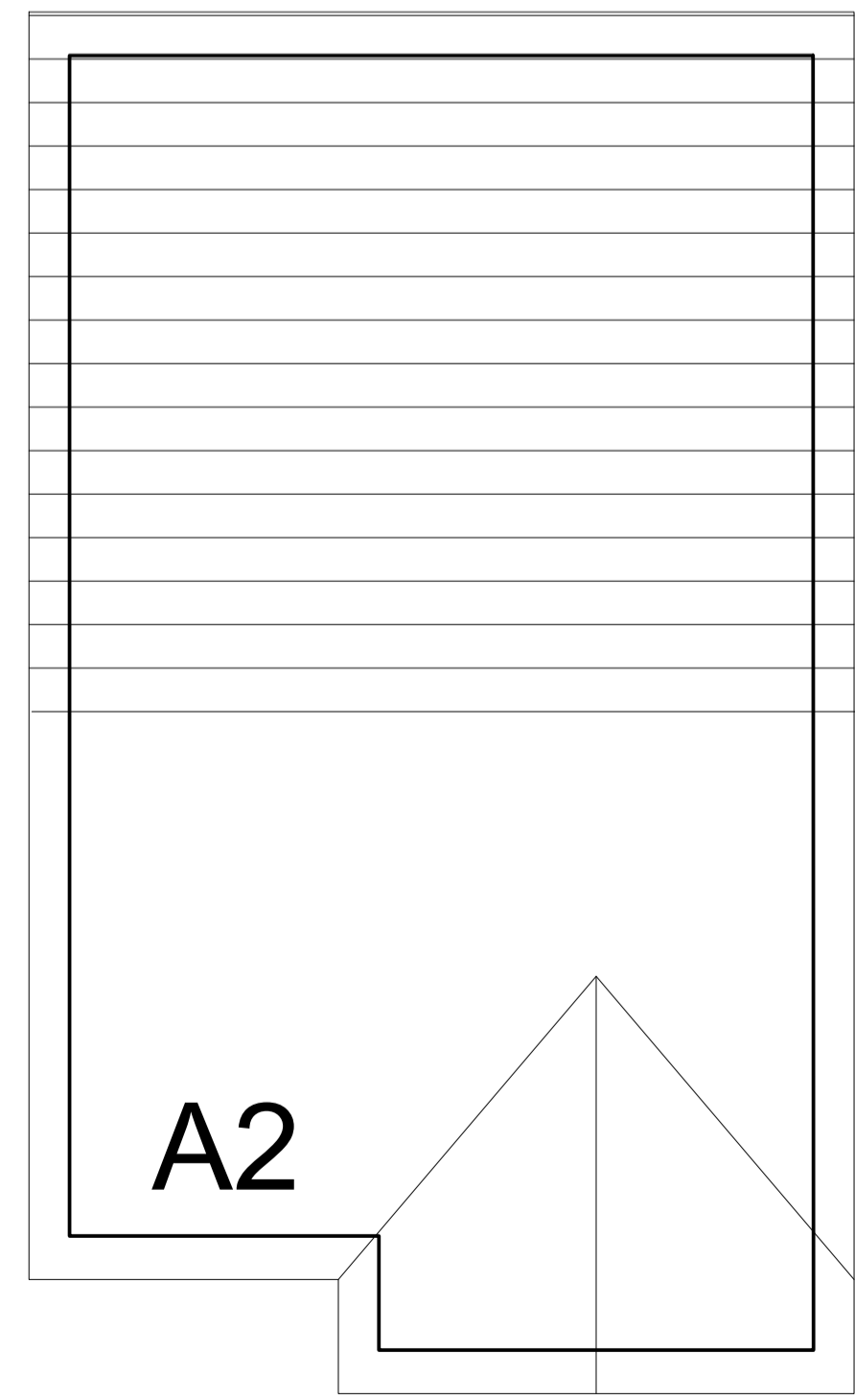
Side Elevation



Ground Floor Plan



First Floor Plan



Roof Plan

MÜLLER



Project
LAND AT DRURY LANE
FLINTSHIRE
Title
HOUSE TYPE A2

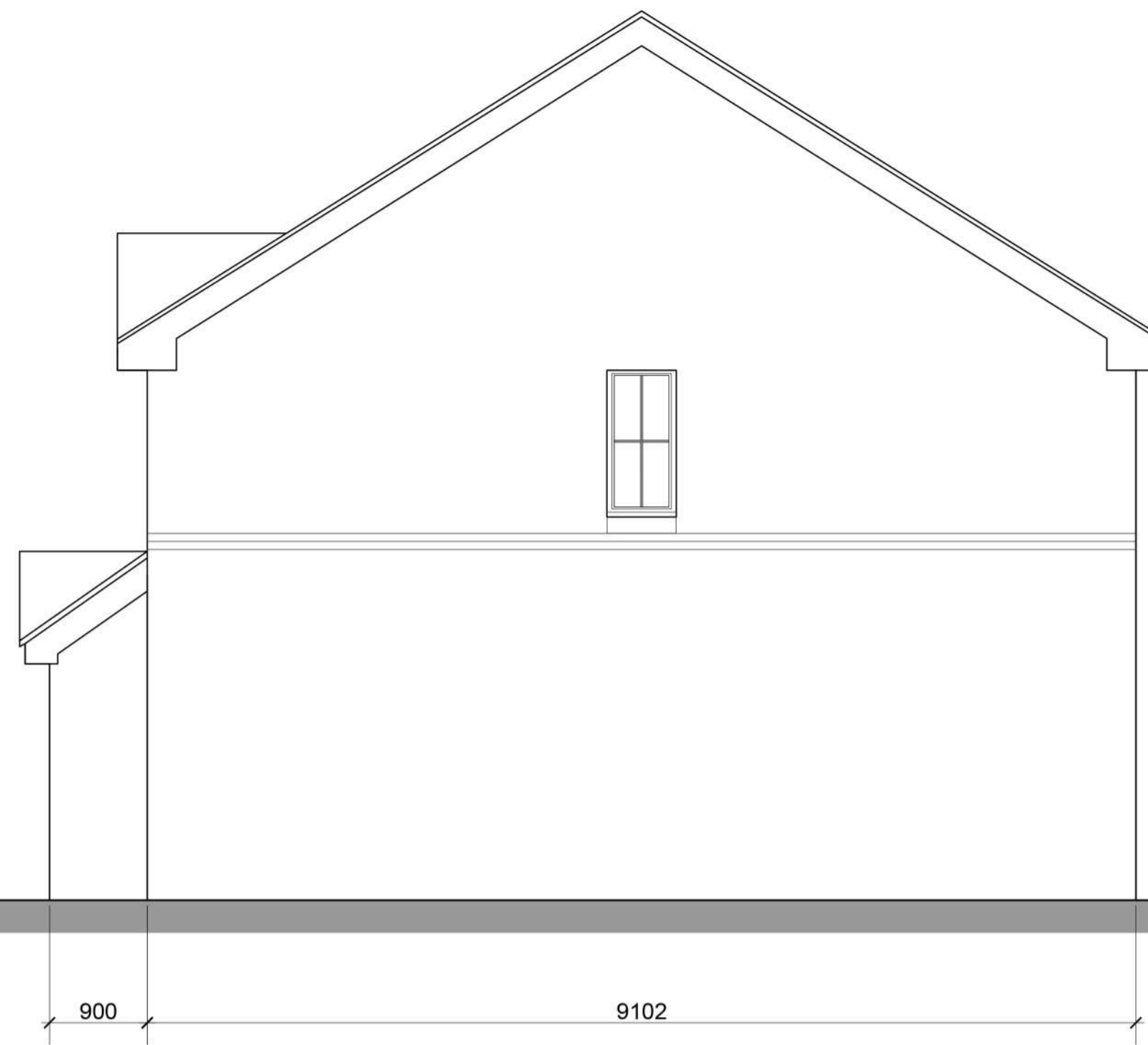
Bower Mattin + Young

Suite 23/24, Beechfield House,
Winterton Way, Macclesfield SK11 0LP
tel: 01625 509187
email: architects@bower-mattin.co.uk

Scale	Date	Job No	Original
1:50@A1	JUL 2019	23183	
Drawn By MY	Checked		
Category L	CISb Element ..	Sequential No 005	Revision ..



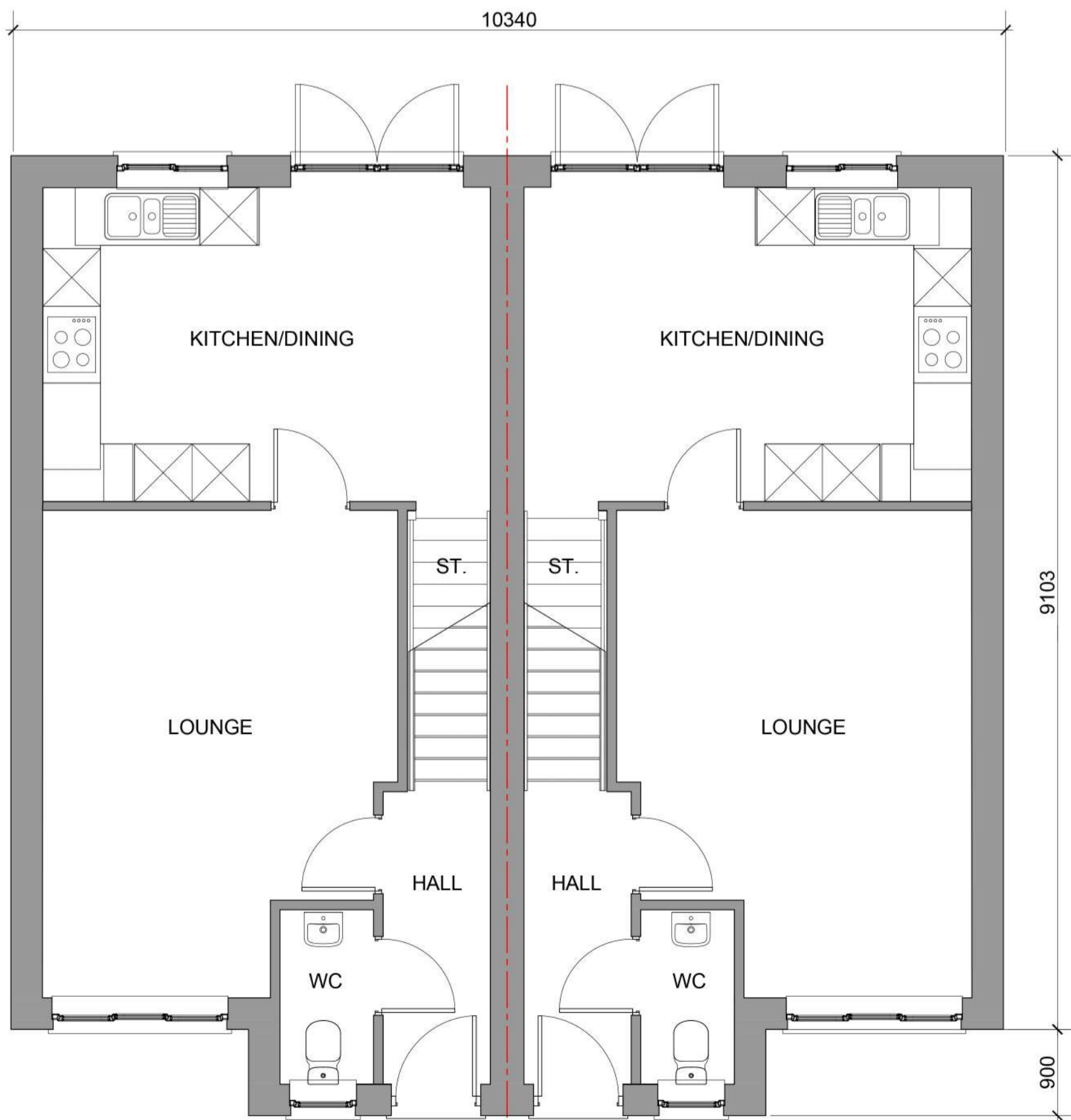
Front Elevation
10340
8180
5092



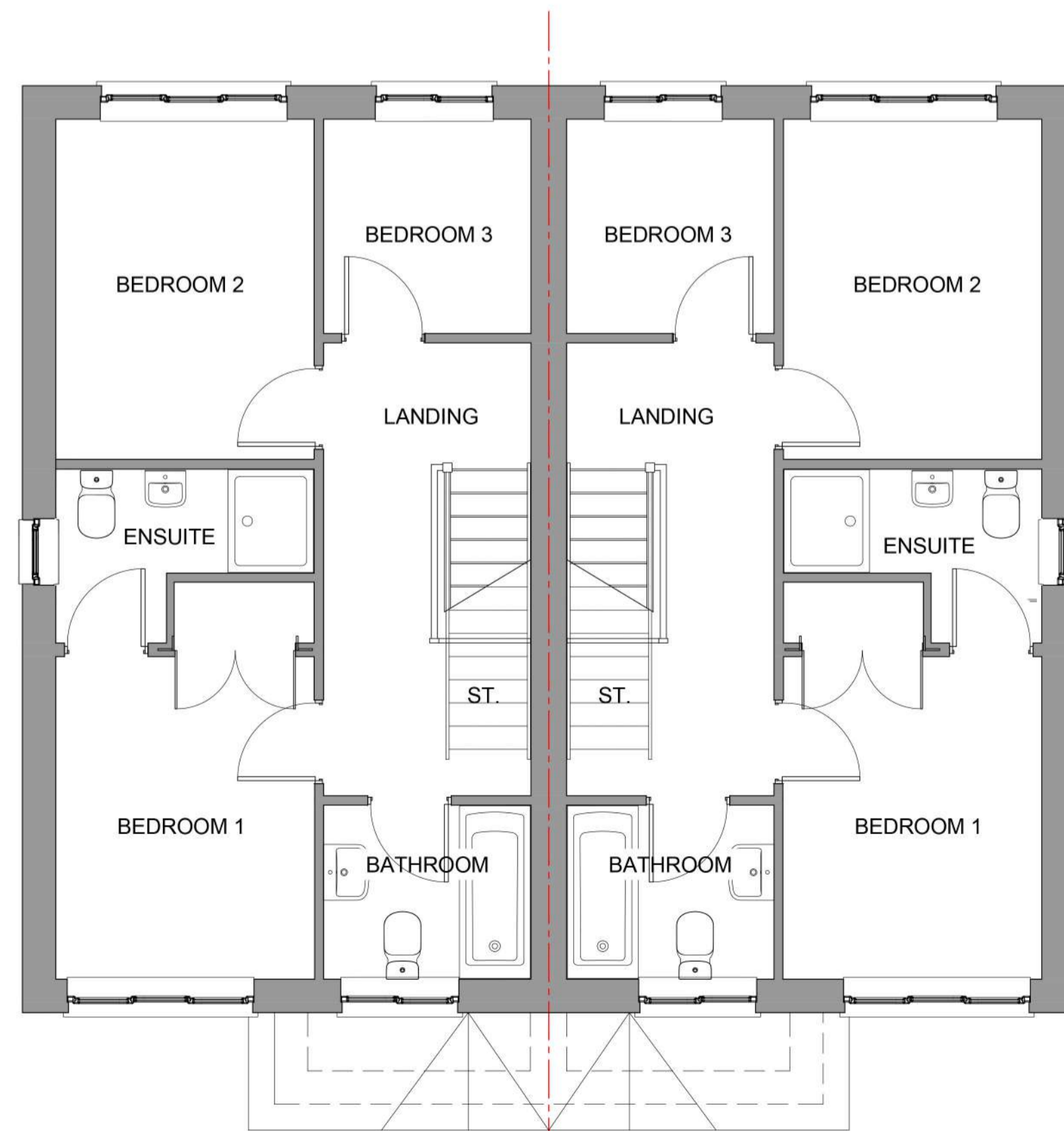
Side Elevation
900
9102



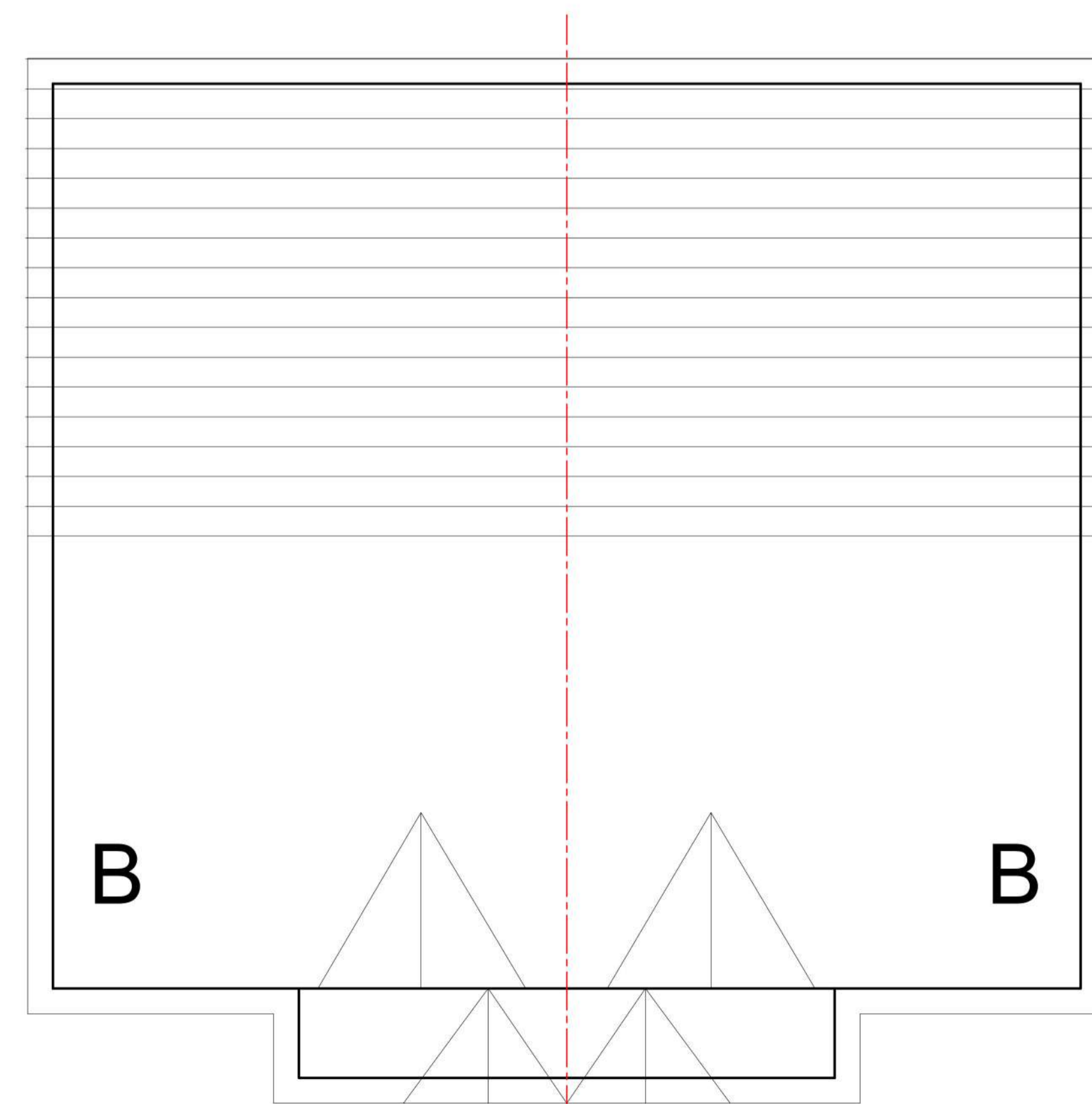
Rear Elevation



Ground Floor Plan
10340
9103
900



First Floor Plan
900



Roof Plan

MÜLLER

Project
LAND AT DRURY LANE
FLINTSHIRE
Title
HOUSE TYPE B

Bower Mattin + Young

Suite 23/24, Beechfield House,
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tel: 01625 509187
email: architects@bower-mattin.co.uk

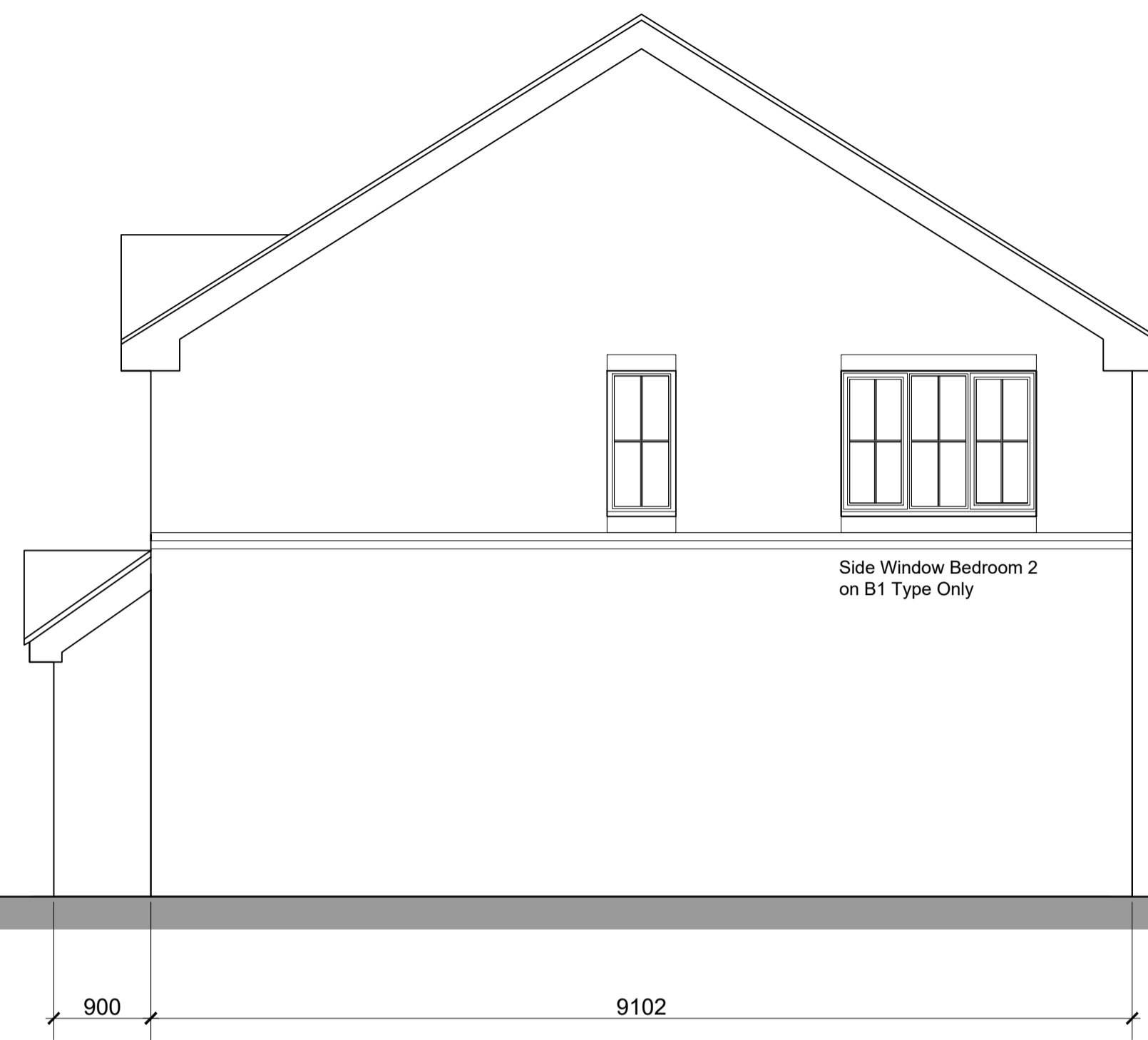
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Drawn By MY	Checked	Sequential No	Revision
L	..	006	A



Front Elevation

10340

8180
5092

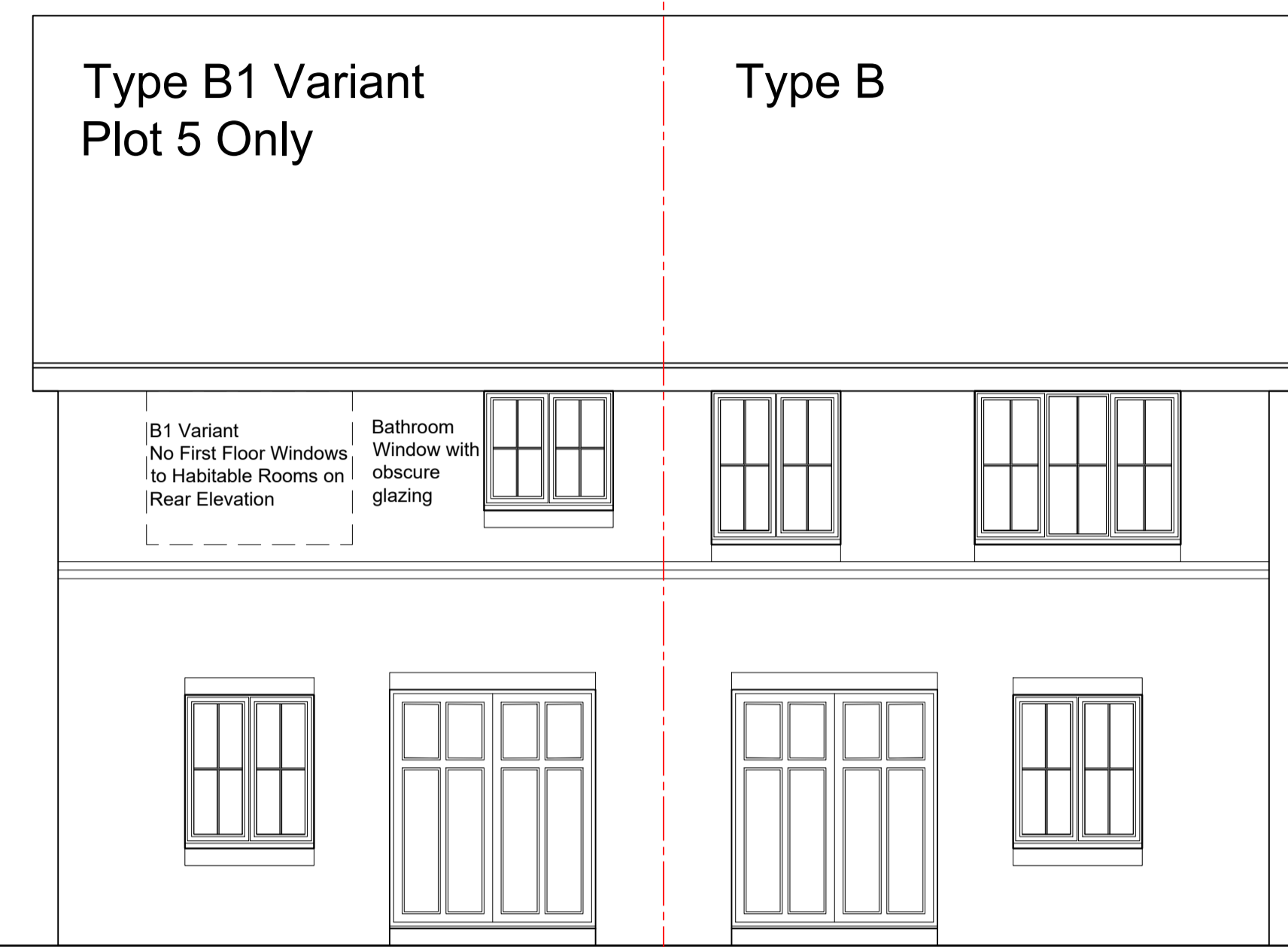


Side Elevation B1 Type Variant (Plot 5 Only)

900

9102

Side Window Bedroom 2
on B1 Type Only



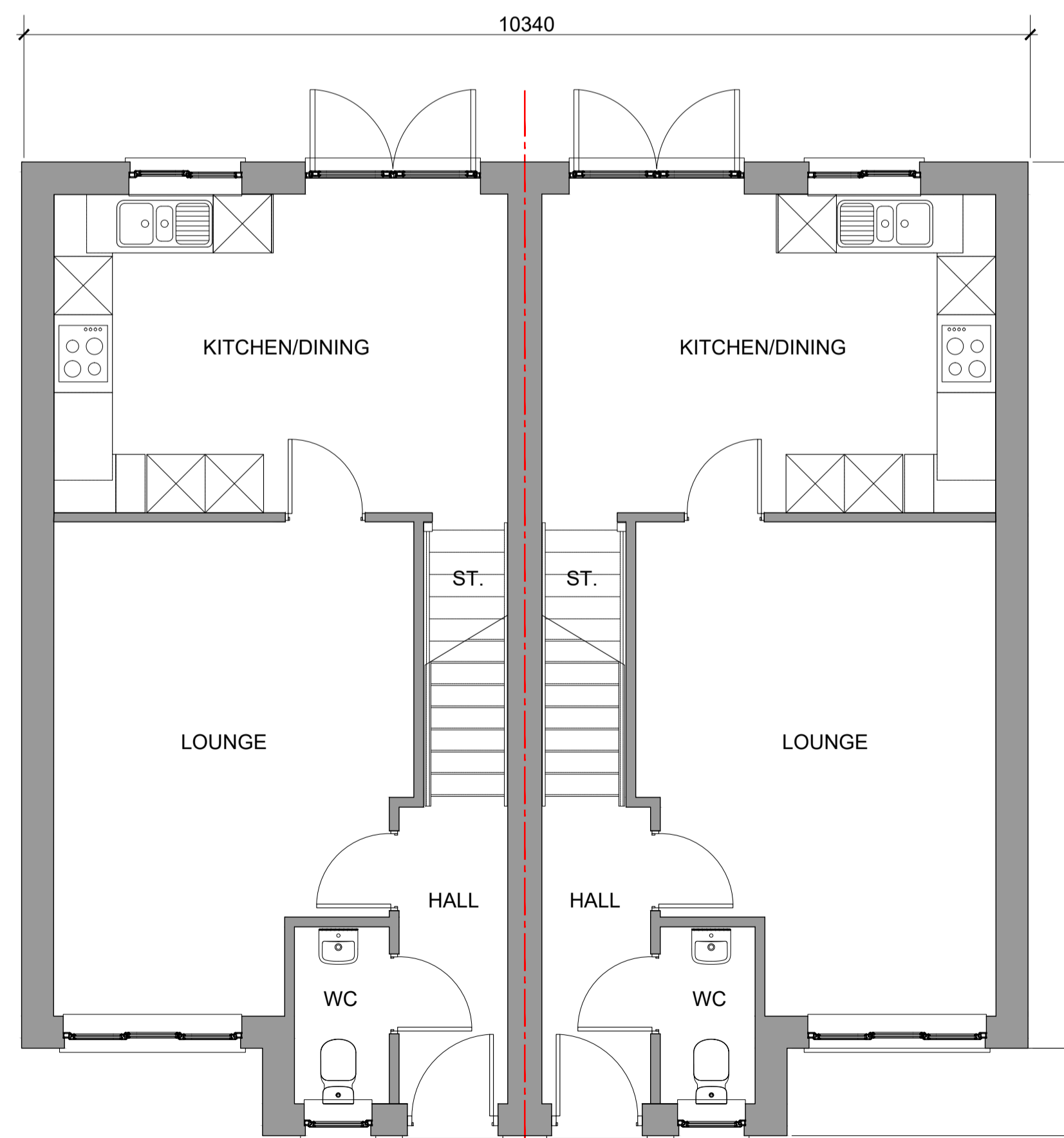
Rear Elevation

Type B1 Variant
Plot 5 Only

Type B

B1 Variant
No First Floor Windows
to Habitable Rooms on
Rear Elevation

Bathroom
Window with
obscure
glazing



Ground Floor Plan

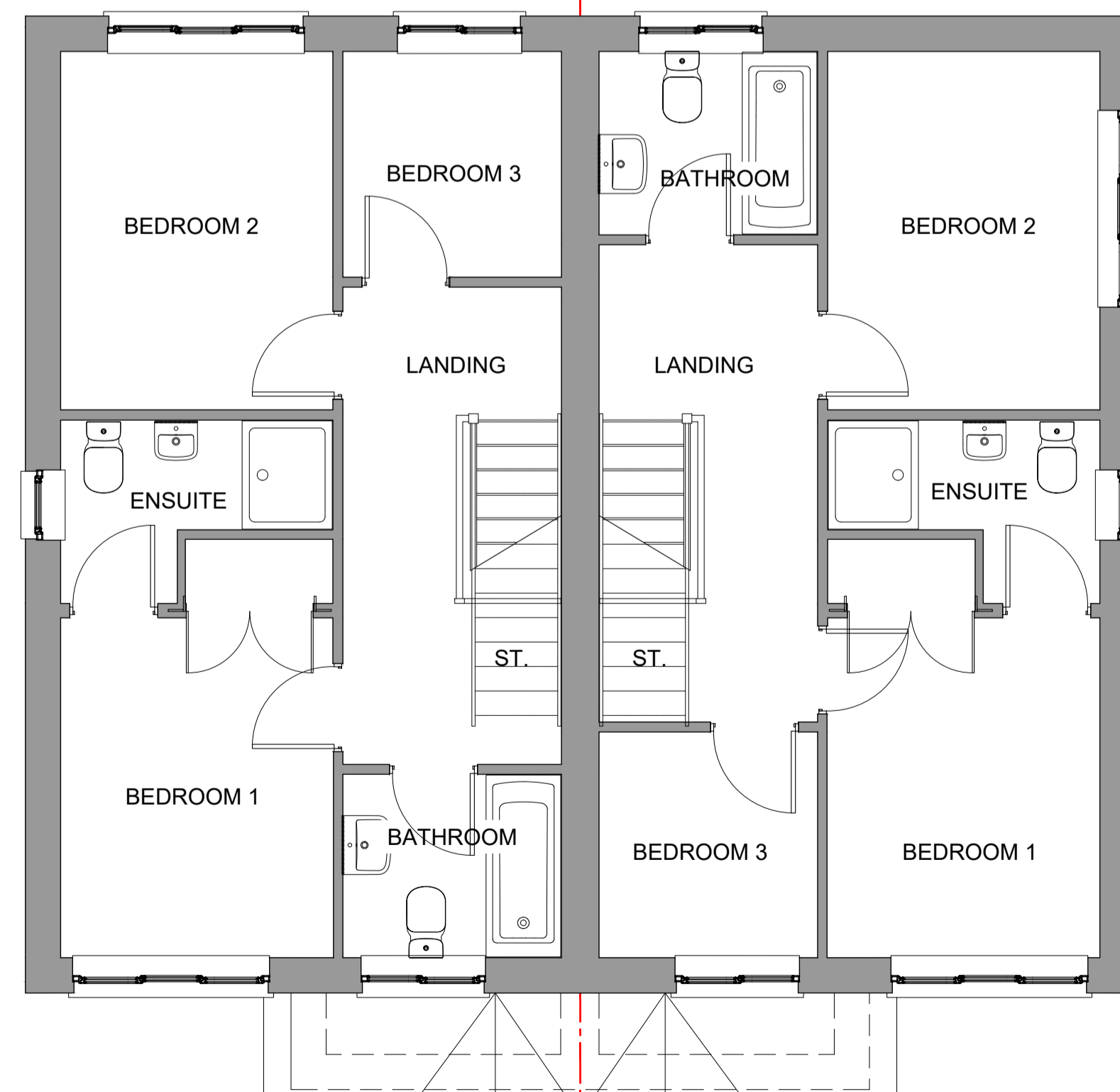
10340

9103

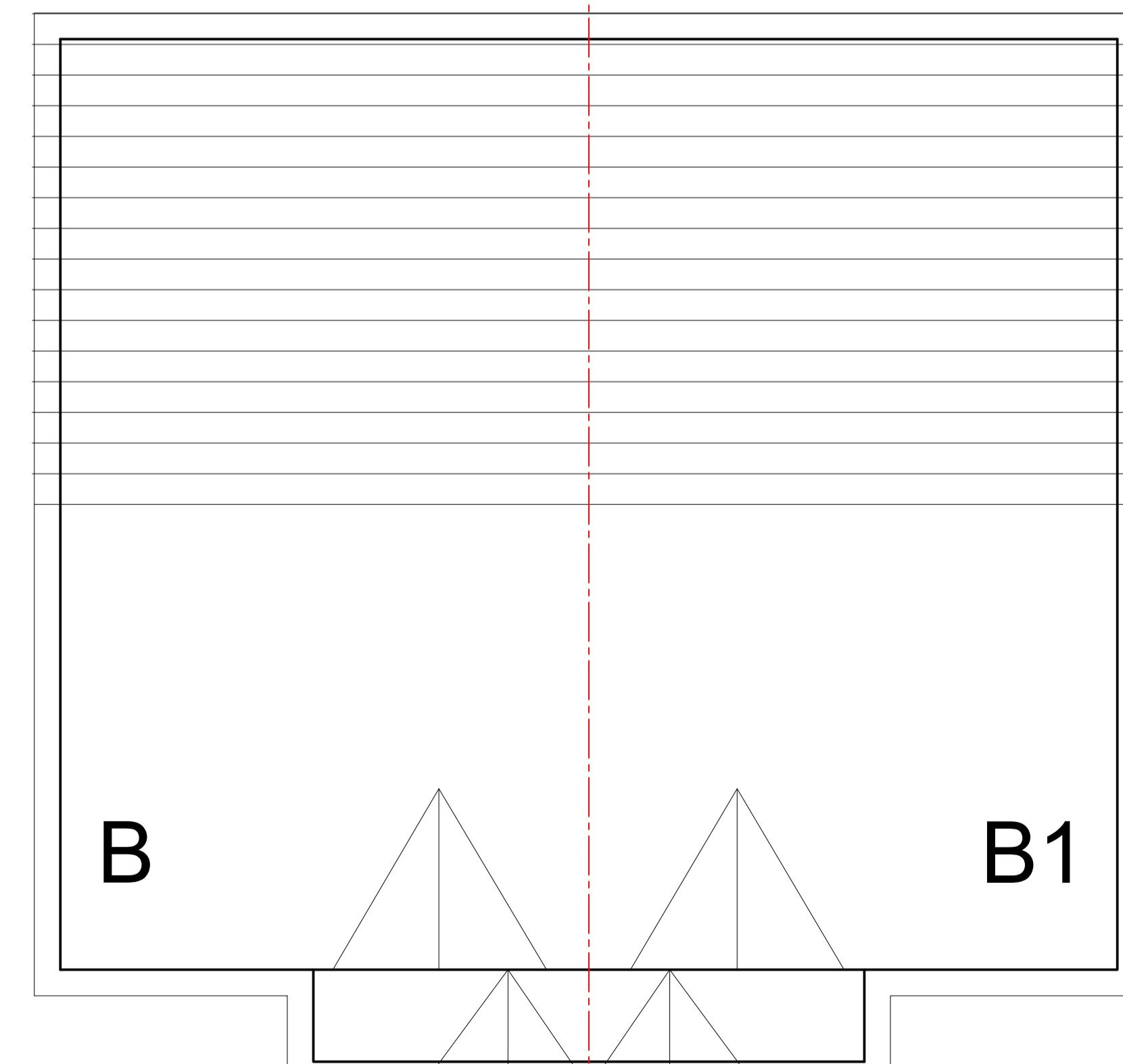
900

Type B Plan

Type B1 Variant
(Plot 5 Only)



First Floor Plan



Roof Plan

B

B1

MÜLLER



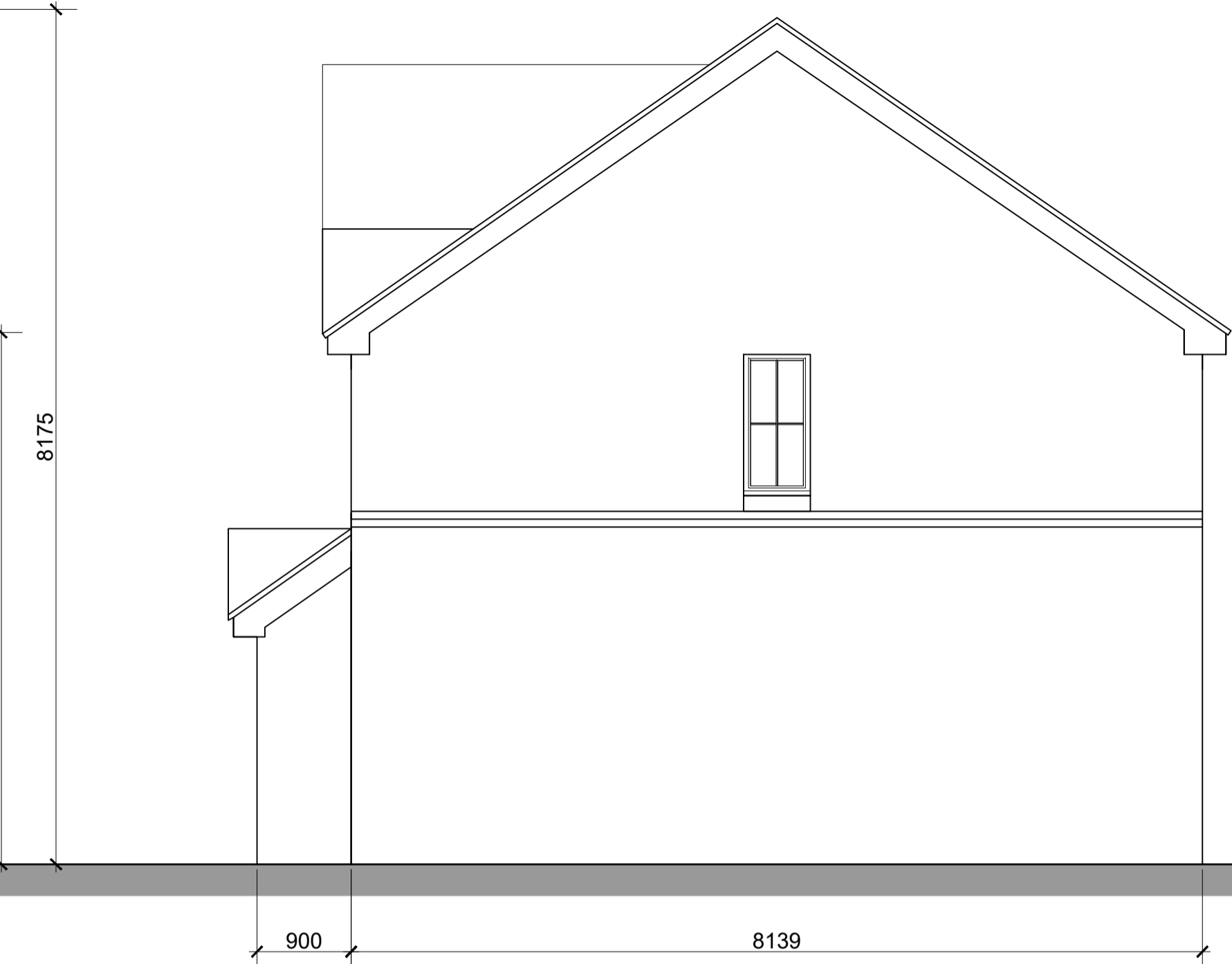
Project
LAND AT DRURY LANE
FLINTSHIRE
Title
HOUSE TYPE B1 VARIANT

Bower Mattin + Young

Suite 23/24, Beechfield House,
Winterton Way, Macclesfield SK11 0LP
tel: 01625 509187
email: architects@bower-mattin.co.uk

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Drawn By MY	Checked		
Category L	CISb Element	Sequential No	Revision
	..	011	..

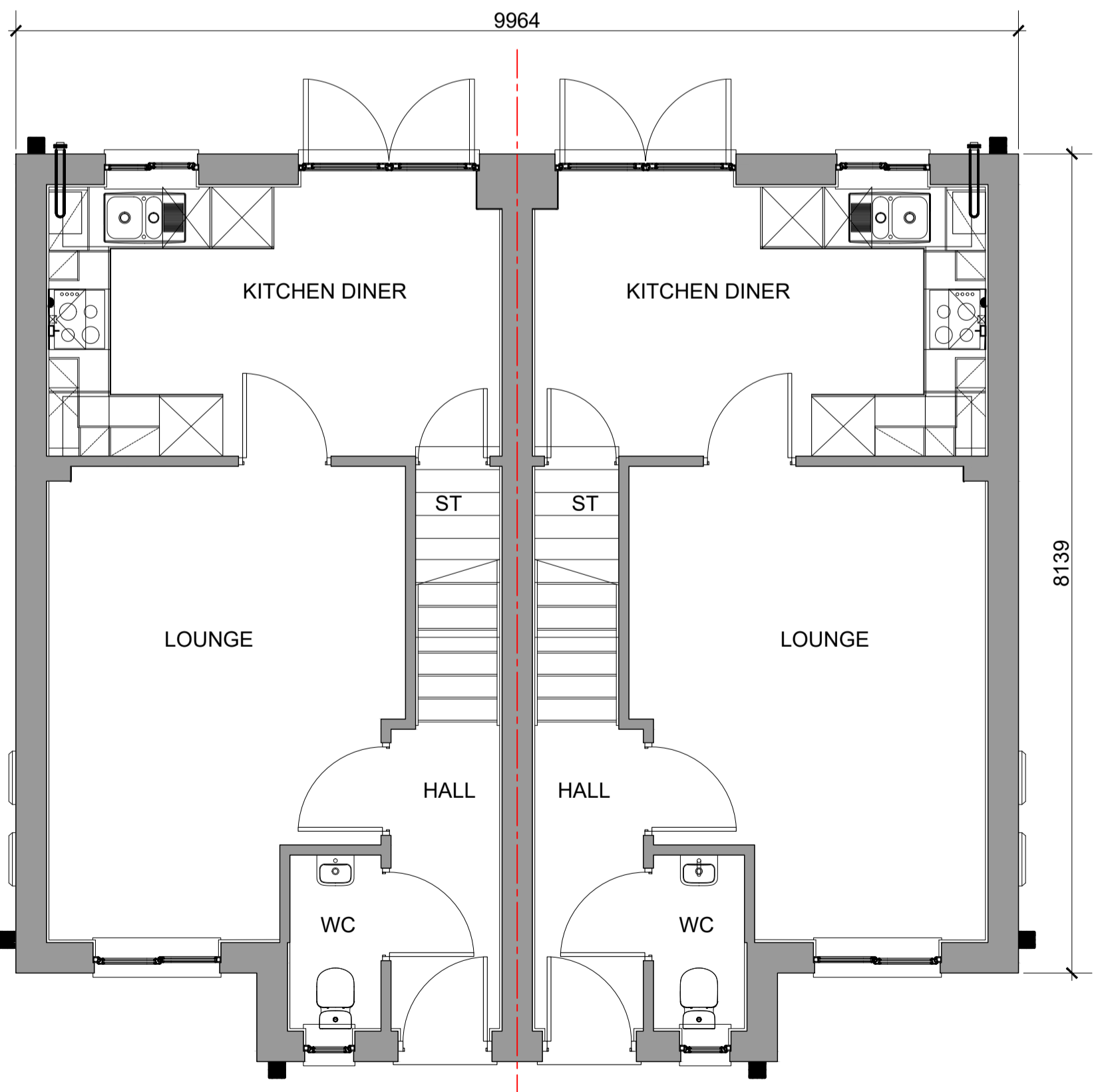
© COPYRIGHT BOWER MATTIN + YOUNG LTD.



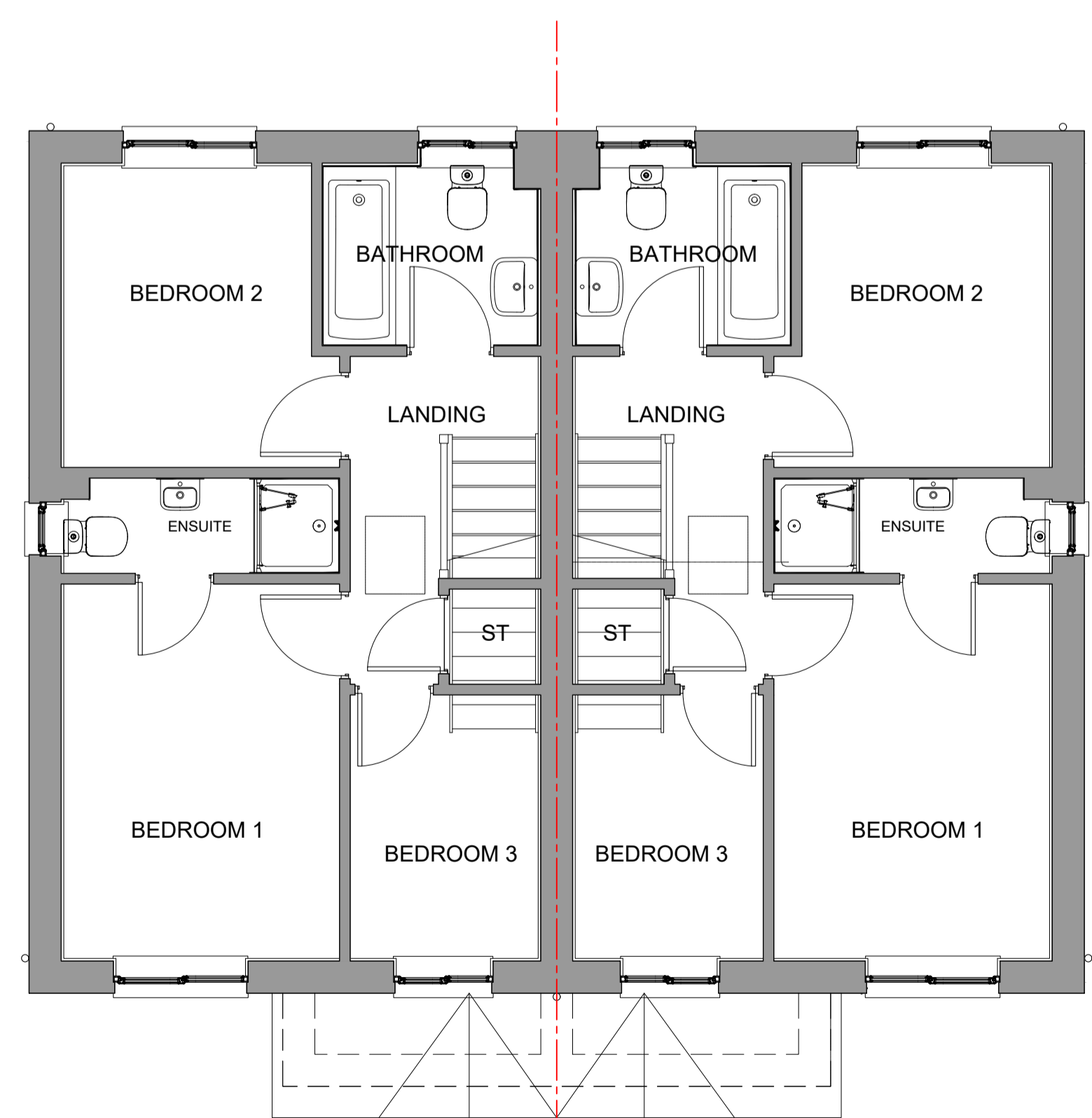
Front Elevation

Side Elevation Side Elevation

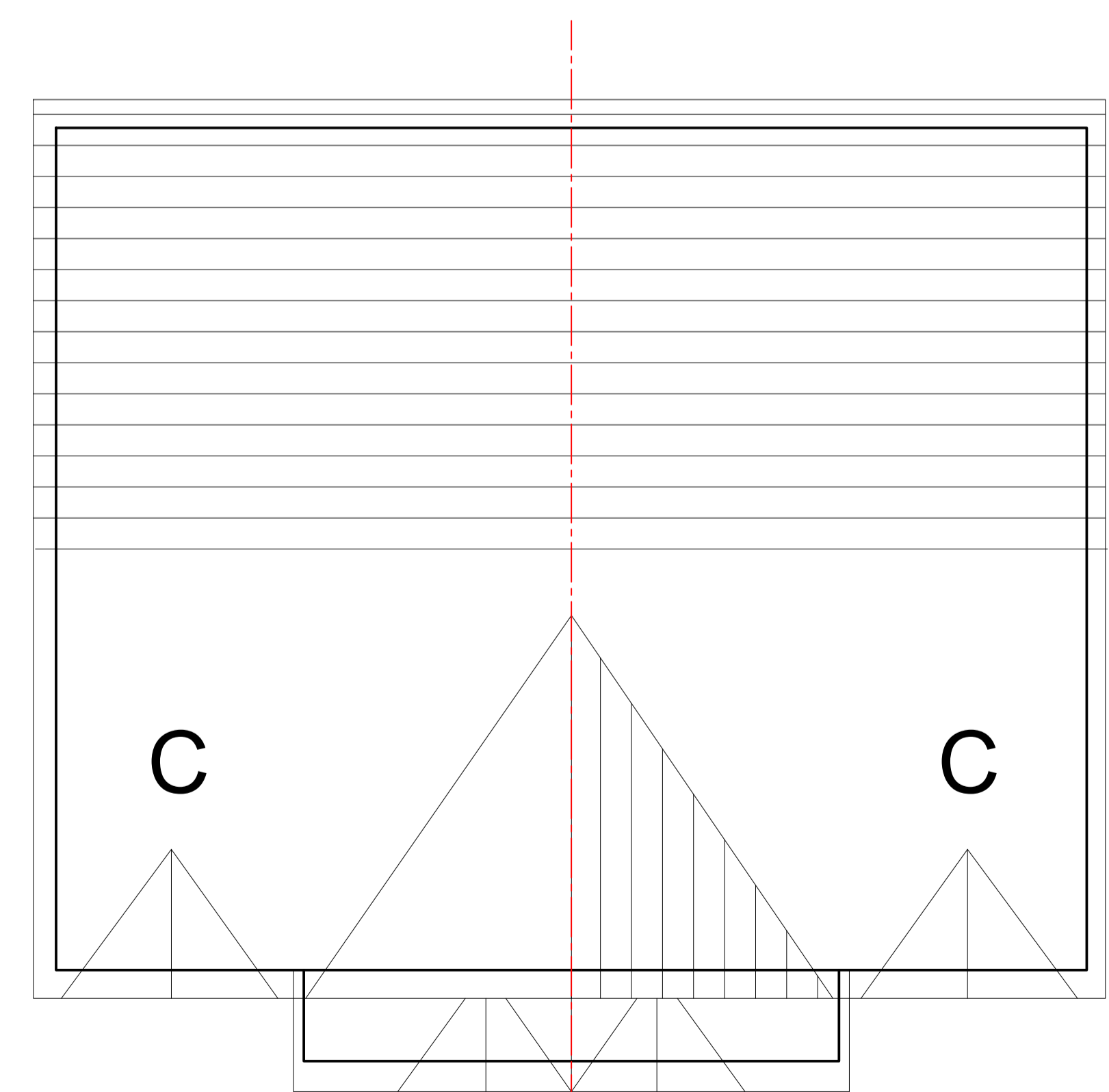
Rear Elevation Rear Elevation



Ground Floor Plan



First Floor Plan



MÜLLER

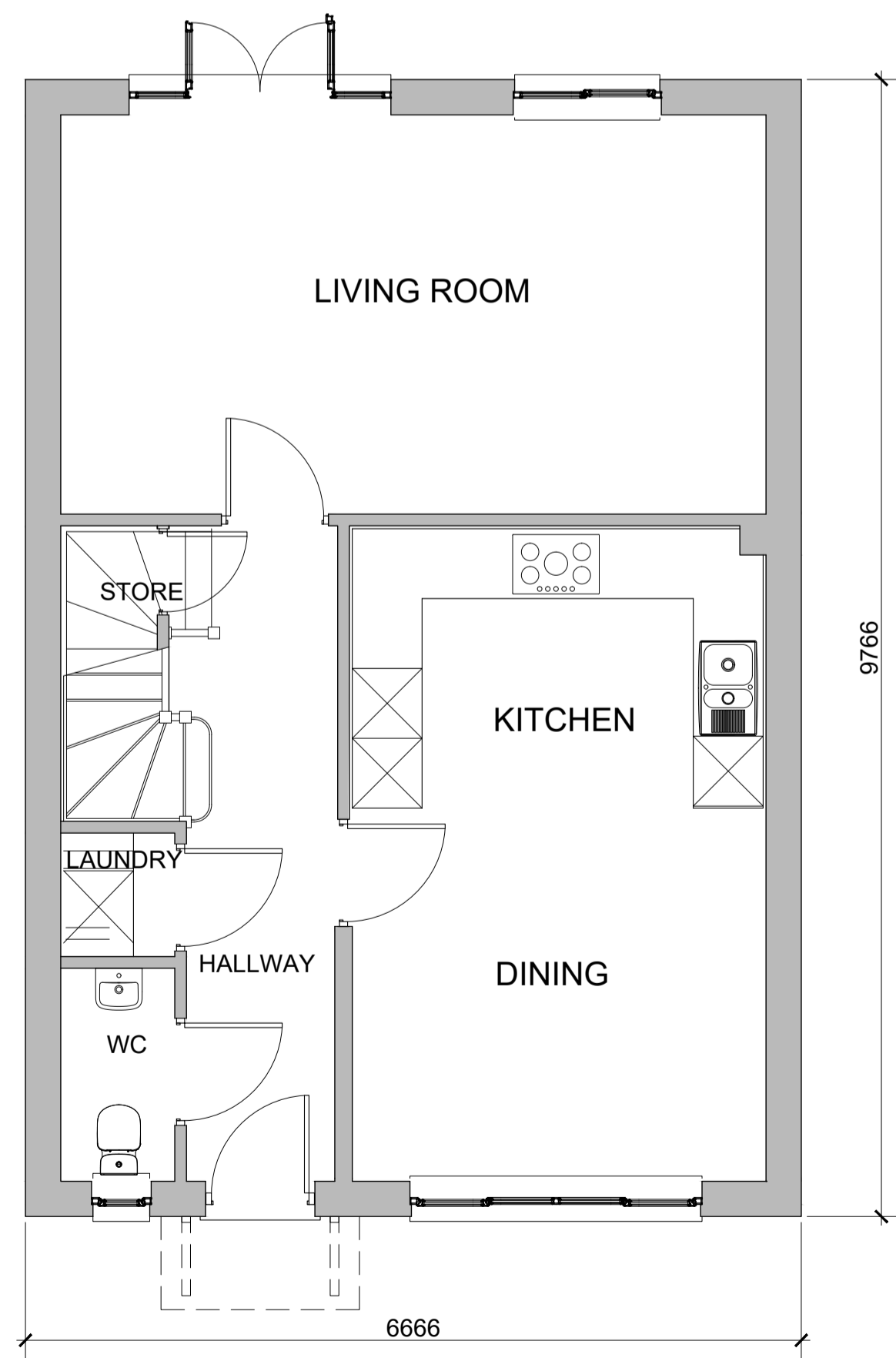
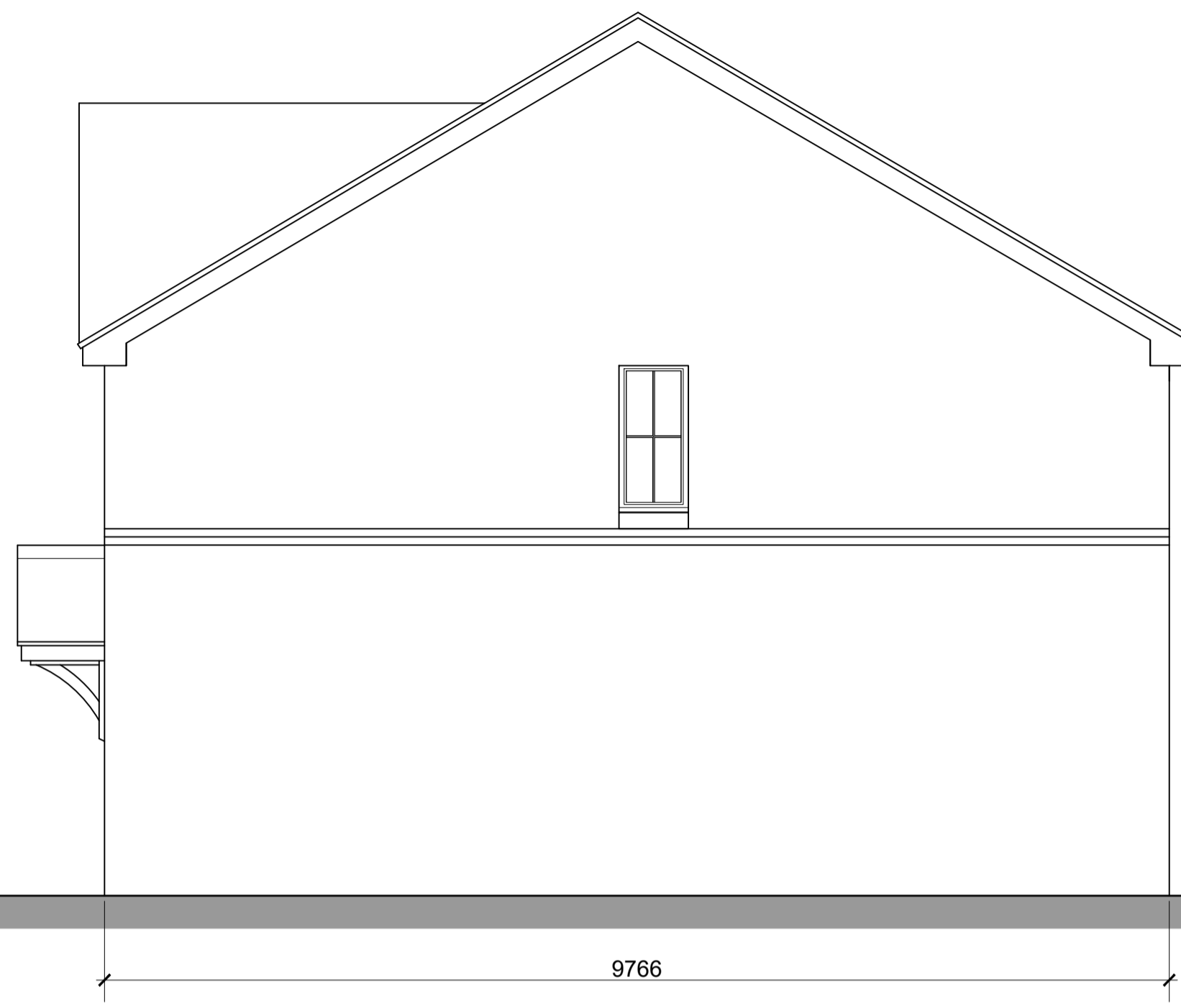
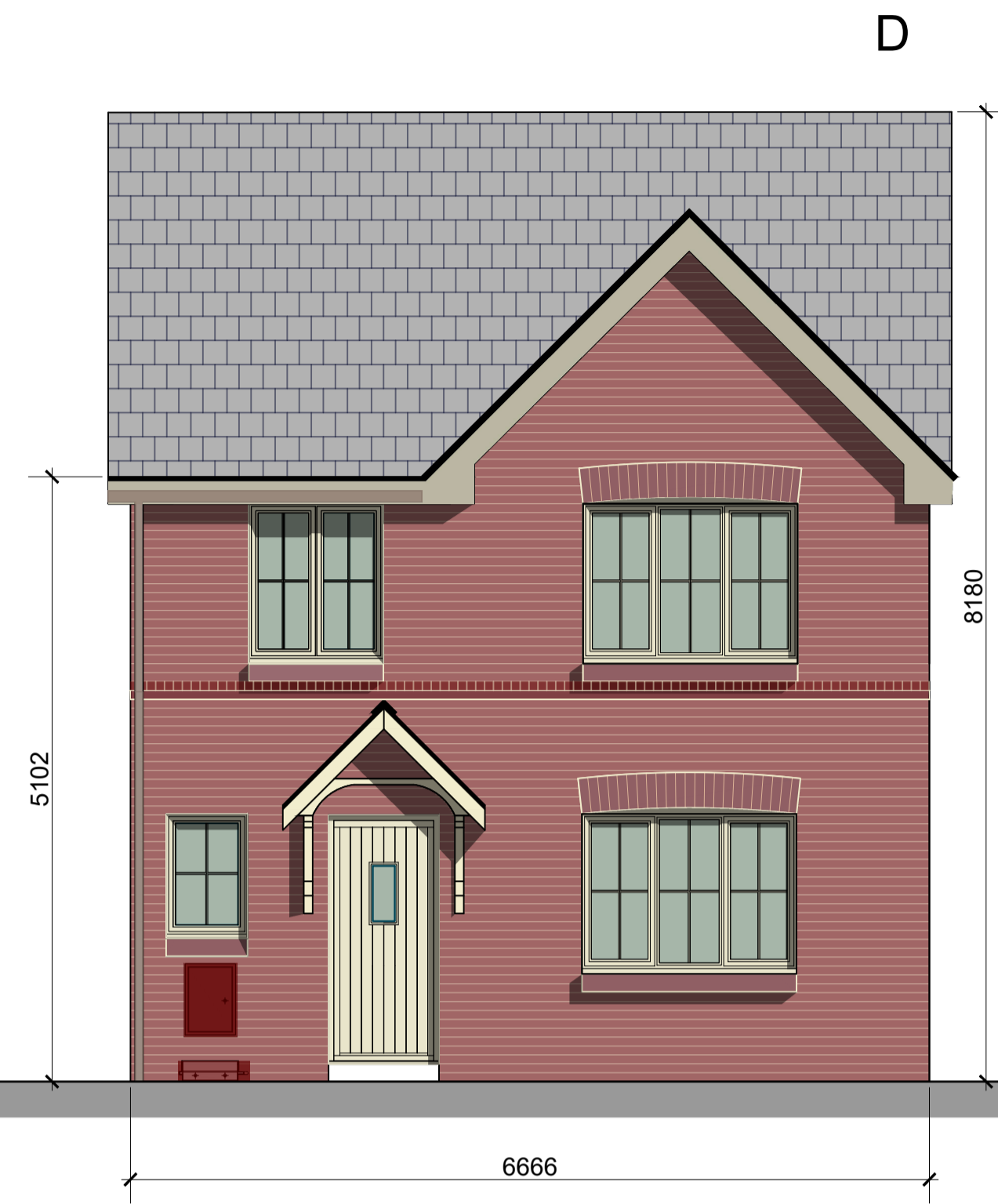


Project
LAND AT DRURY LANE
FLINTSHIRE
Title
HOUSE TYPE C

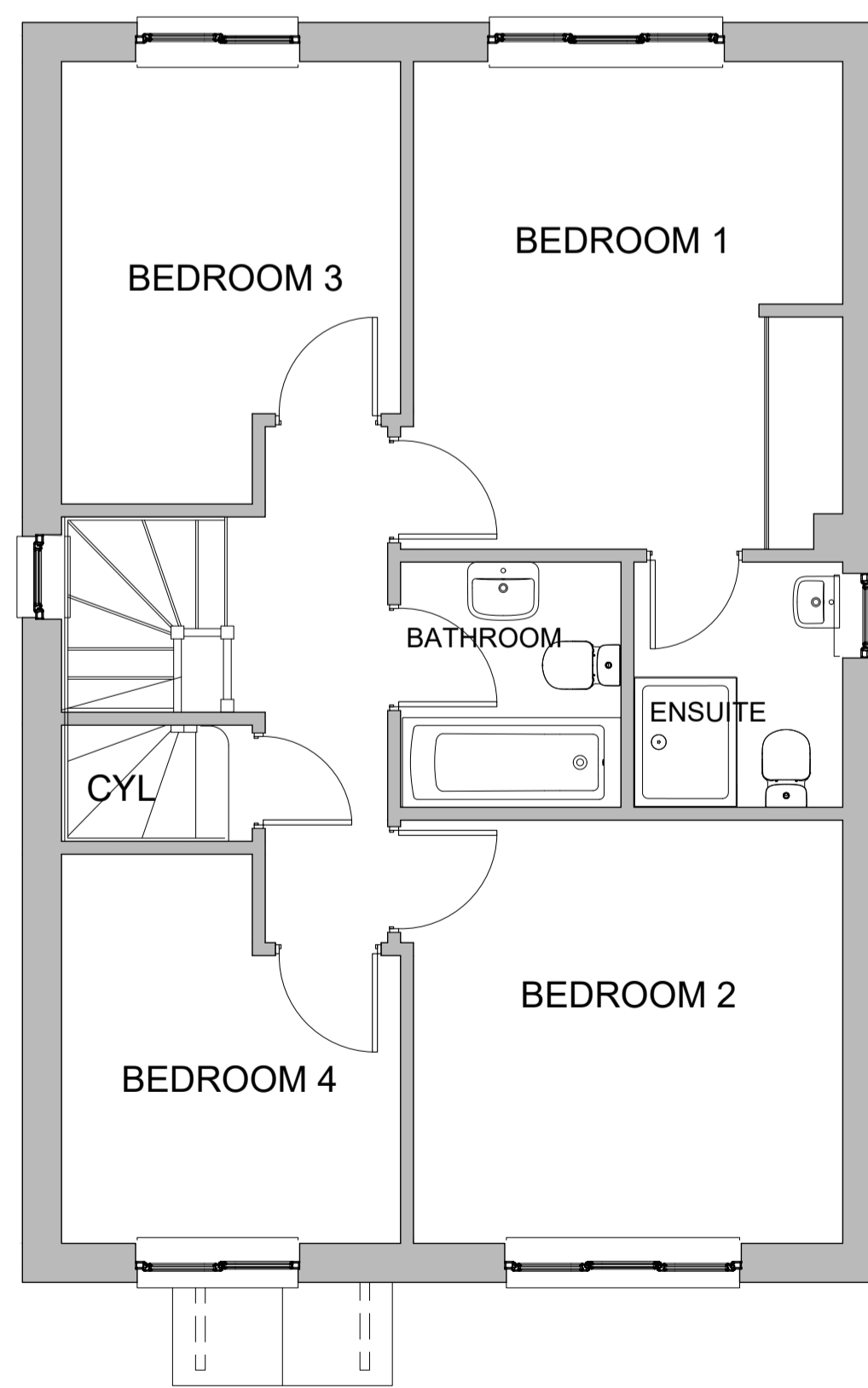
Bower Mattin + Young

Suite 23/24, Beechfield House,
Winterton Way, Macclesfield SK11 0LP
tel: 01625 509187
email: architects@bower-mattin.co.uk

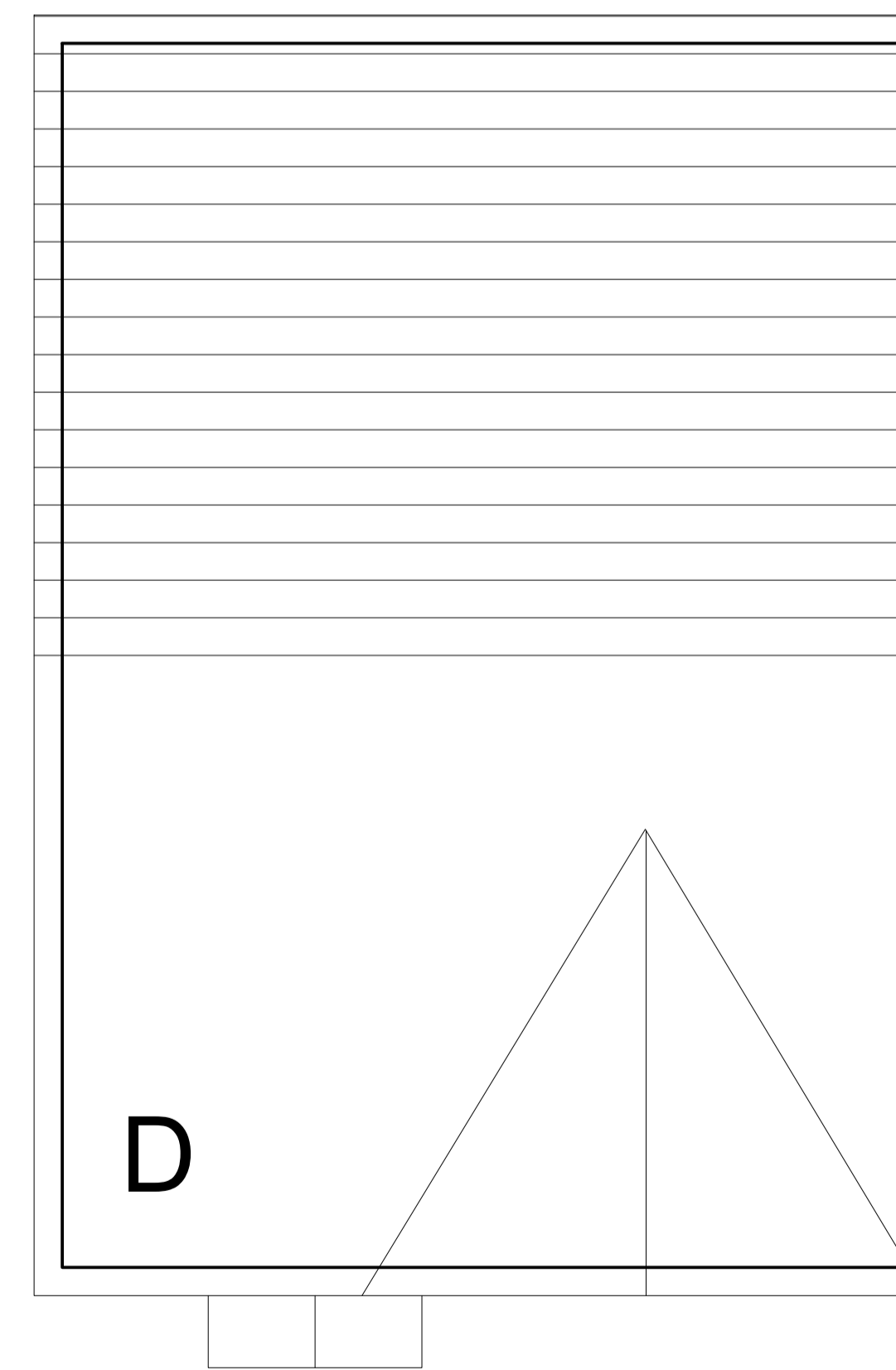
Scale	Date	Job No	Original
1:50@A1	JUL 2019	23183	
Drawn By MY	Checked		
Category L	CISb Element ..	Sequential No 007	Revision ..



Ground Floor Plan



First Floor Plan



Roof Plan

MÜLLER



Project
LAND AT DRURY LANE
FLINTSHIRE
Title
HOUSE TYPE D

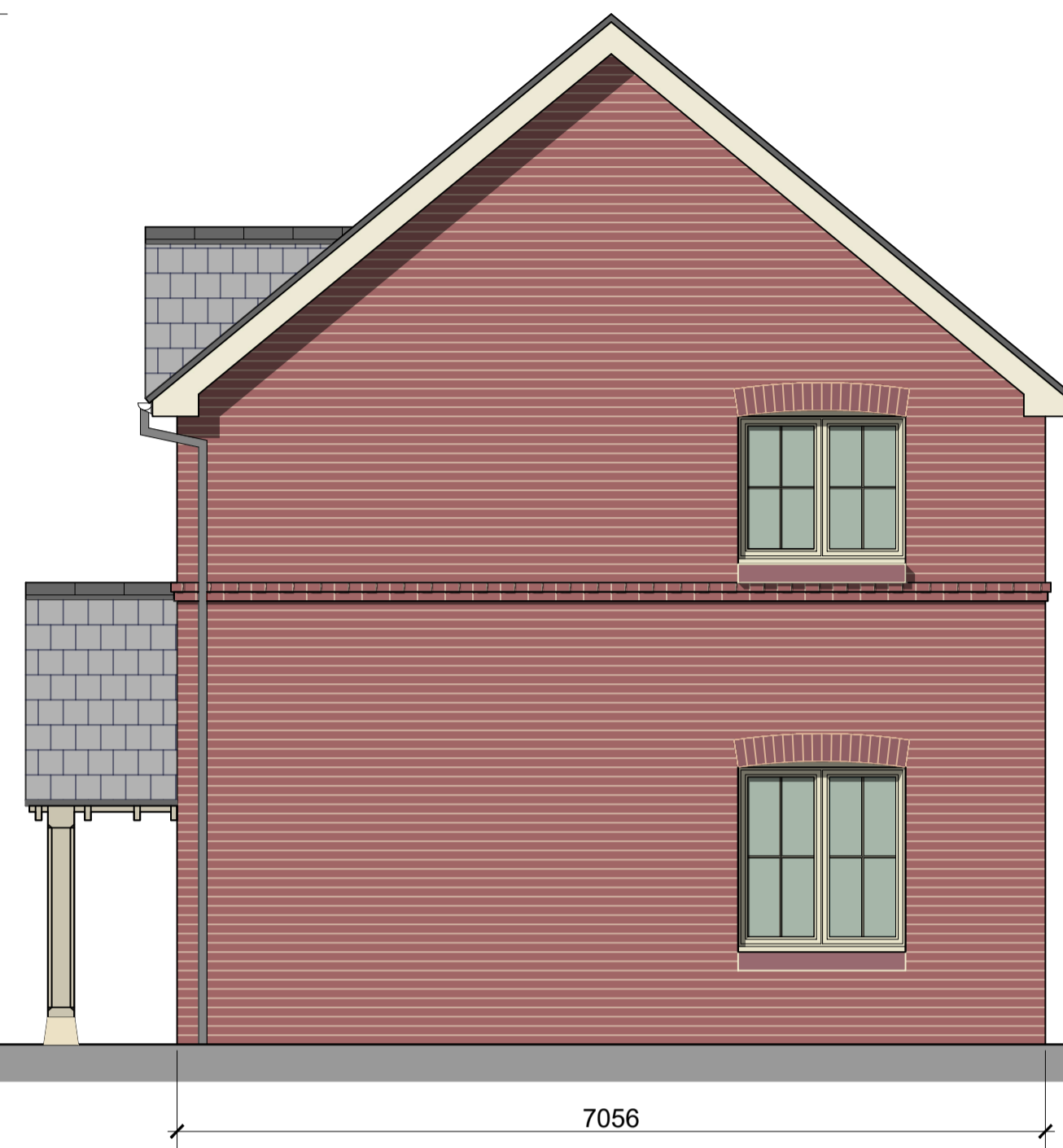
Bower Mattin + Young

Suite 23/24, Beechfield House,
Winterton Way, Macclesfield SK11 0LP
tel: 01625 509187
email: architects@bower-mattin.co.uk

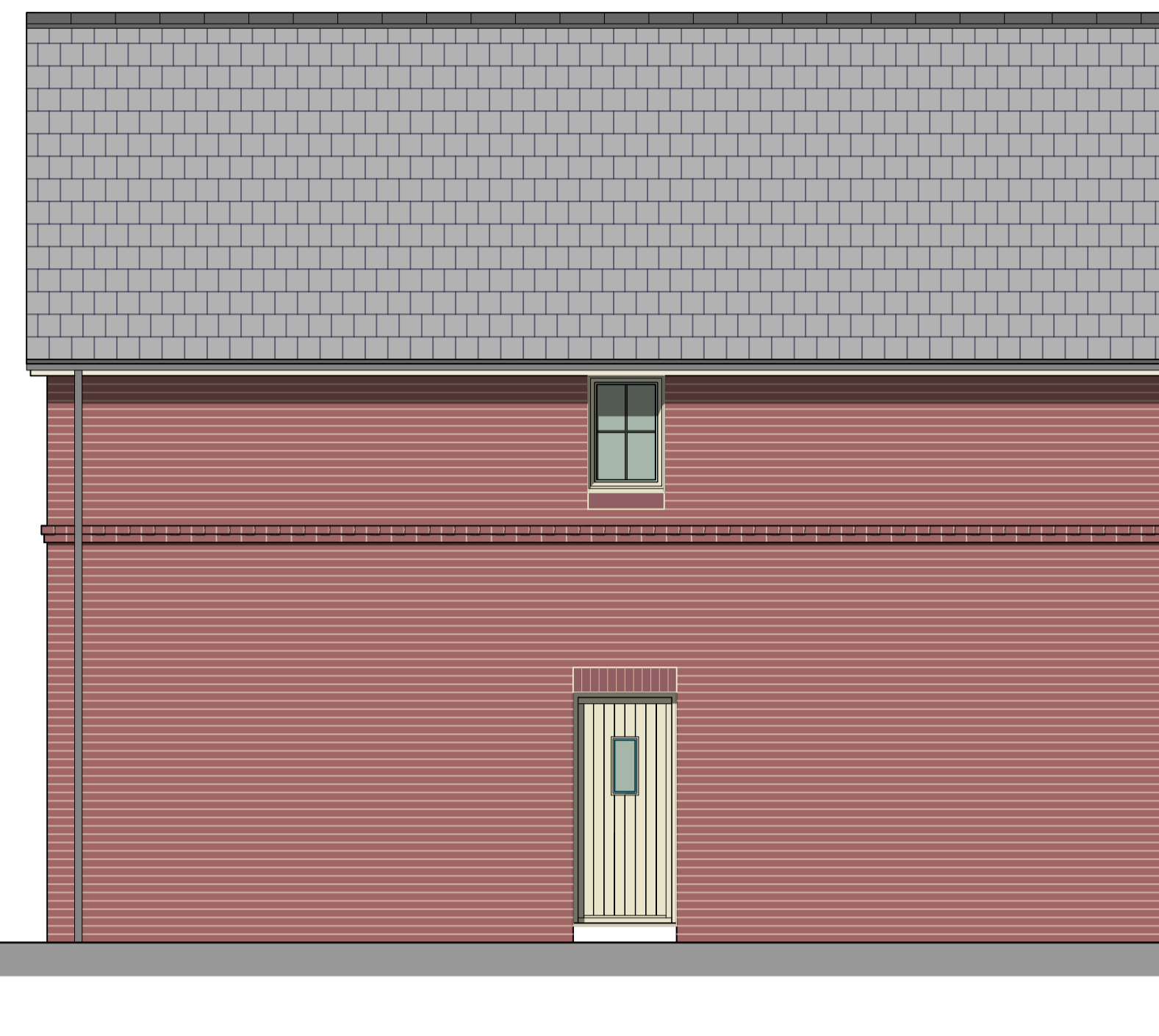
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Category L	CISb Element ..	Sequential No 008	Revision ..



Front Elevation



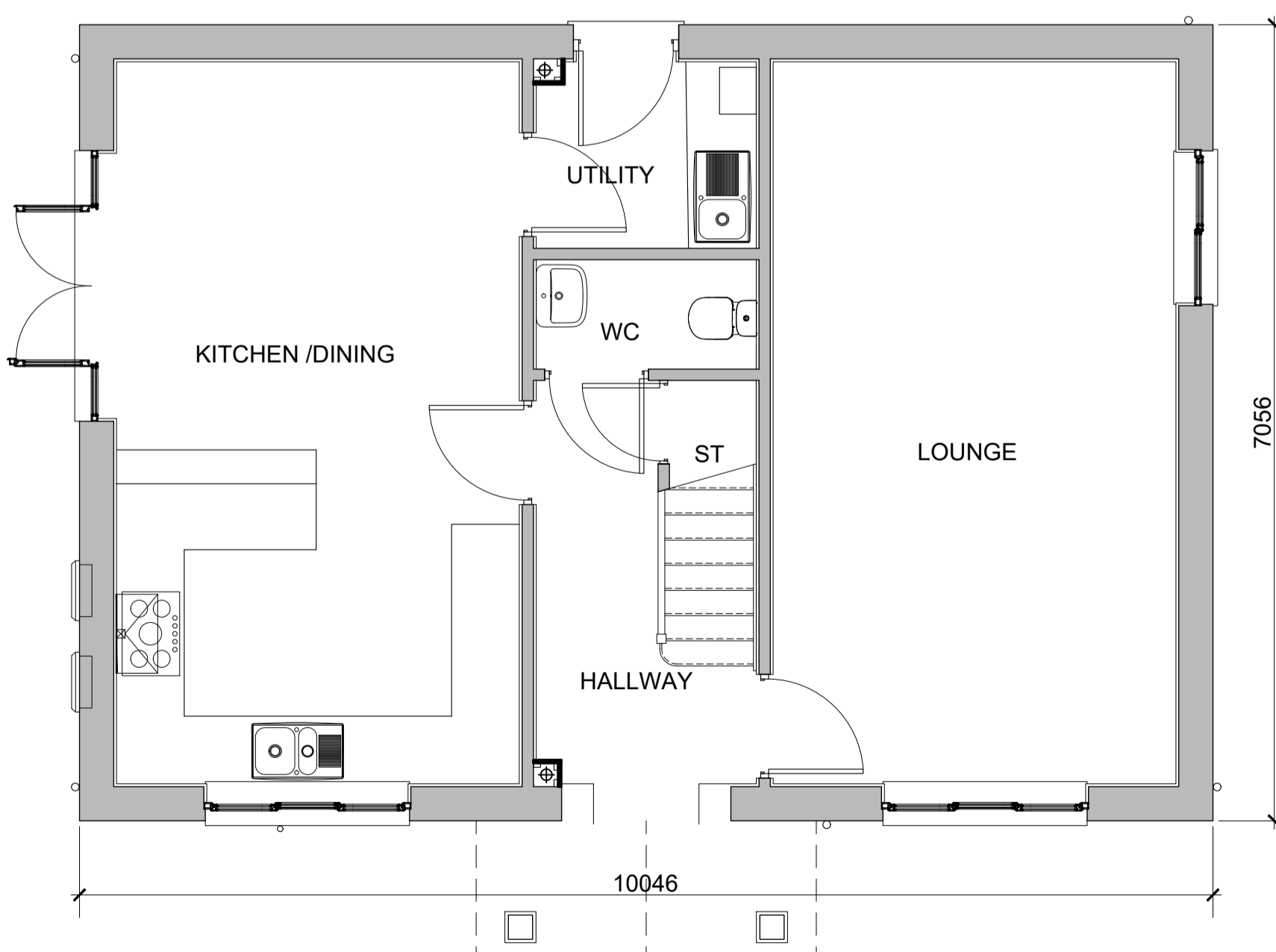
Side Elevation



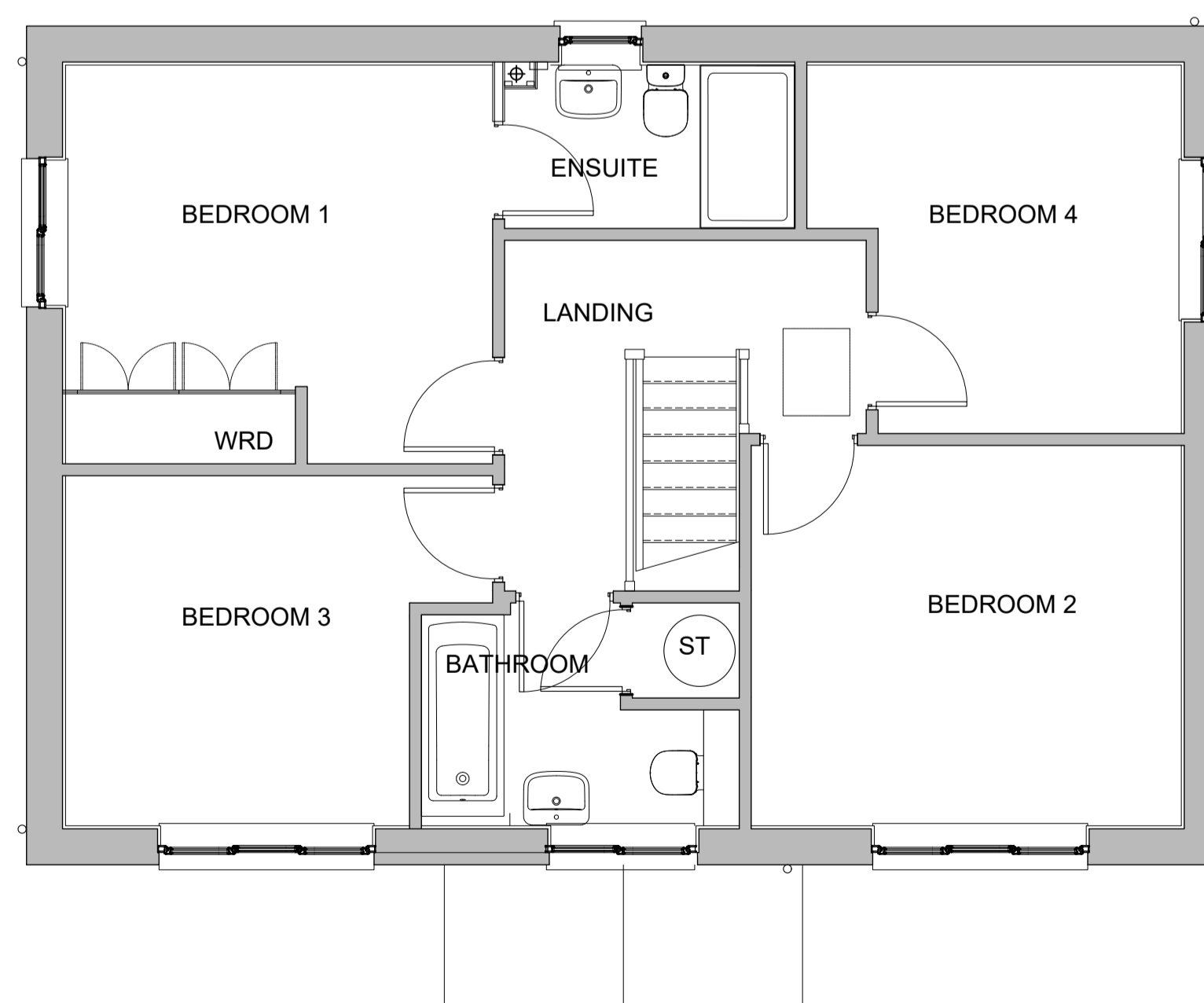
Rear Elevation



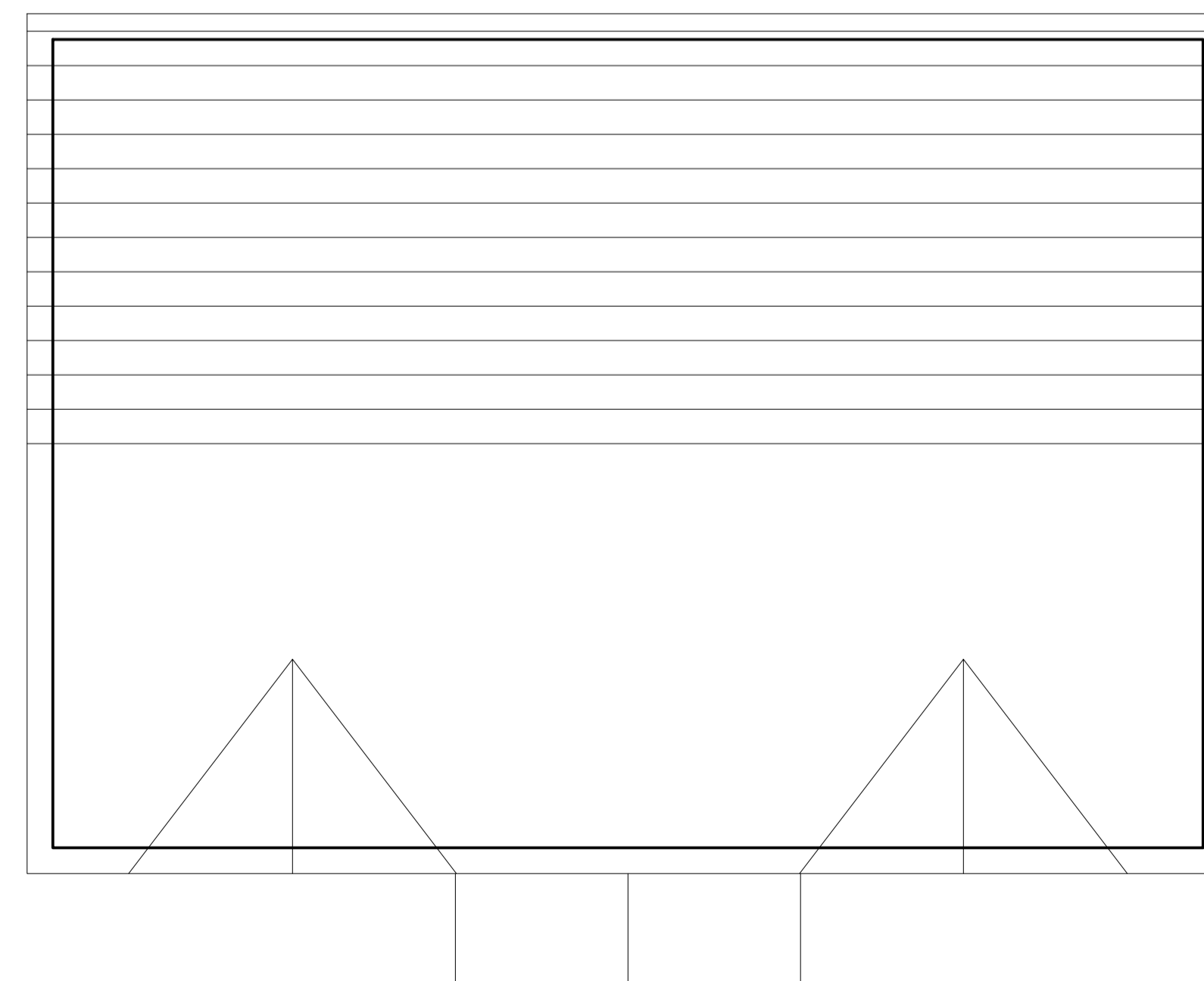
Side Elevation



Ground Floor Plan



First Floor Plan



Roof Plan

MÜLLER

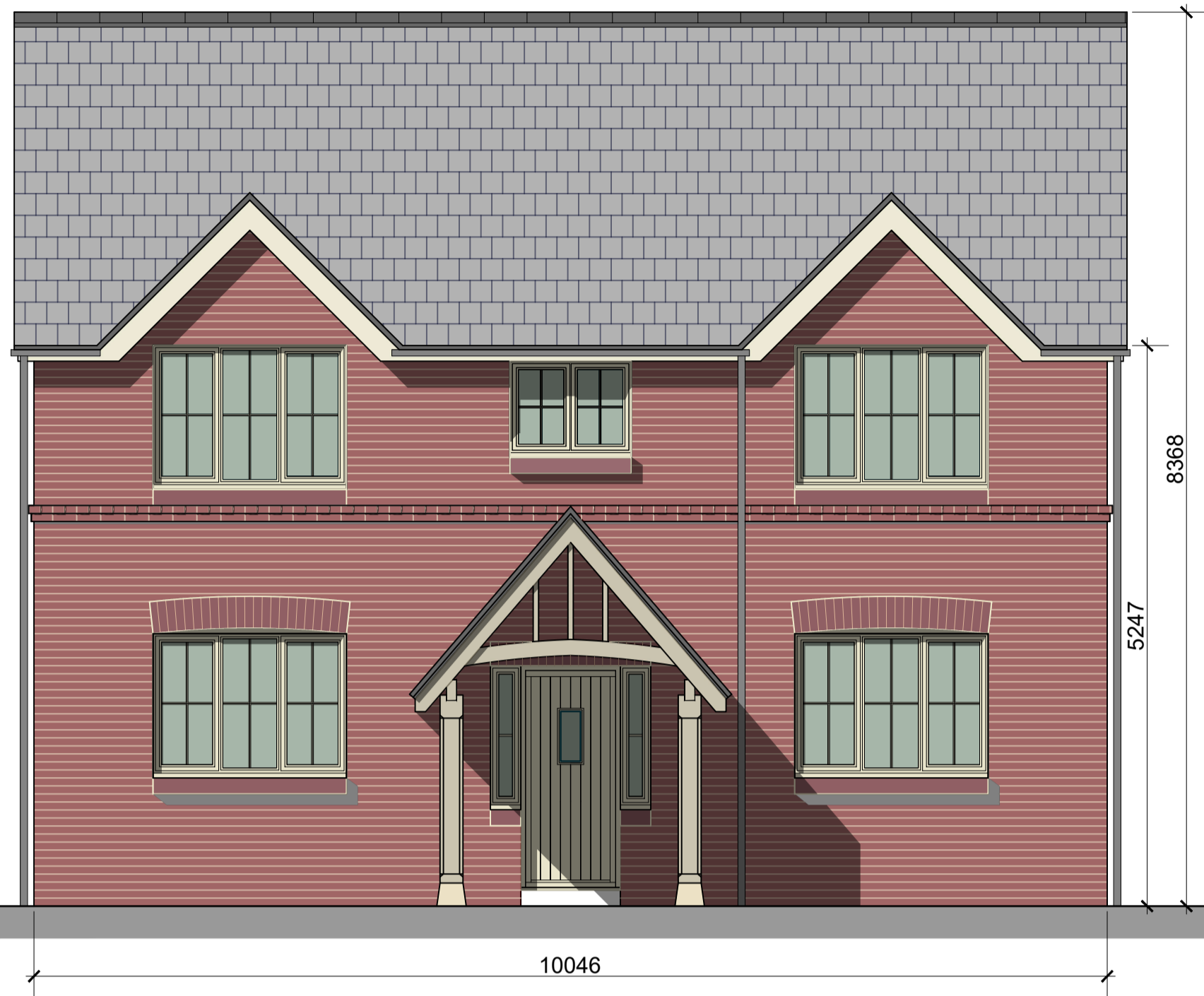


Project
LAND AT DRURY LANE
 FLINTSHIRE
 Title
HOUSE TYPE F

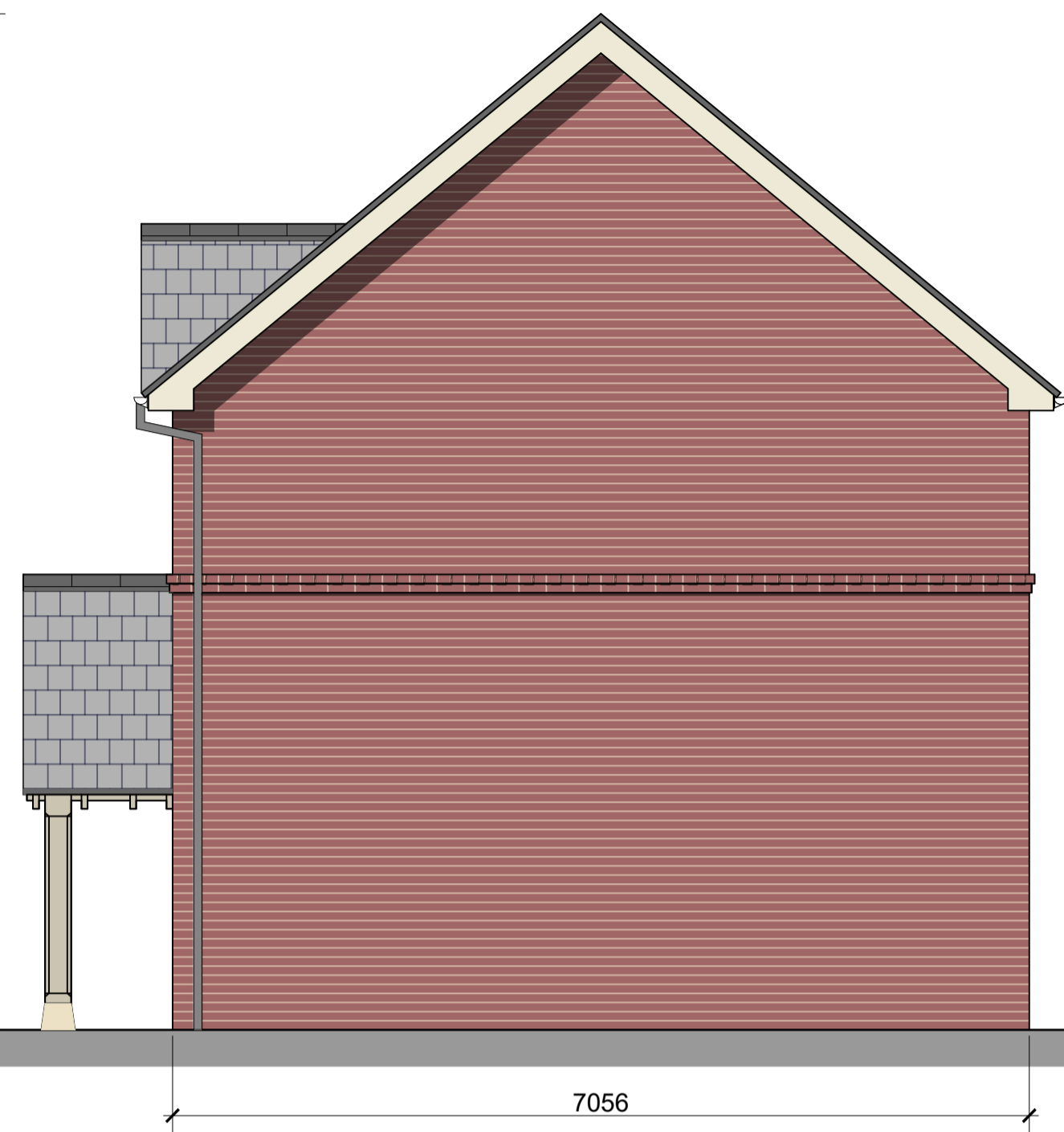
Bower Mattin + Young

Suite 23/24, Beechfield House,
 Winterton Way, Macclesfield SK11 0LP
 tel: 01625 509187
 email: architects@bower-mattin.co.uk

Scale	Date	Job No	Original
1:50@A1	JUL 2019	23183	
Drawn By MY	Checked		
Category L	C/Sft Element ..	Sequential No 009	Revision ..



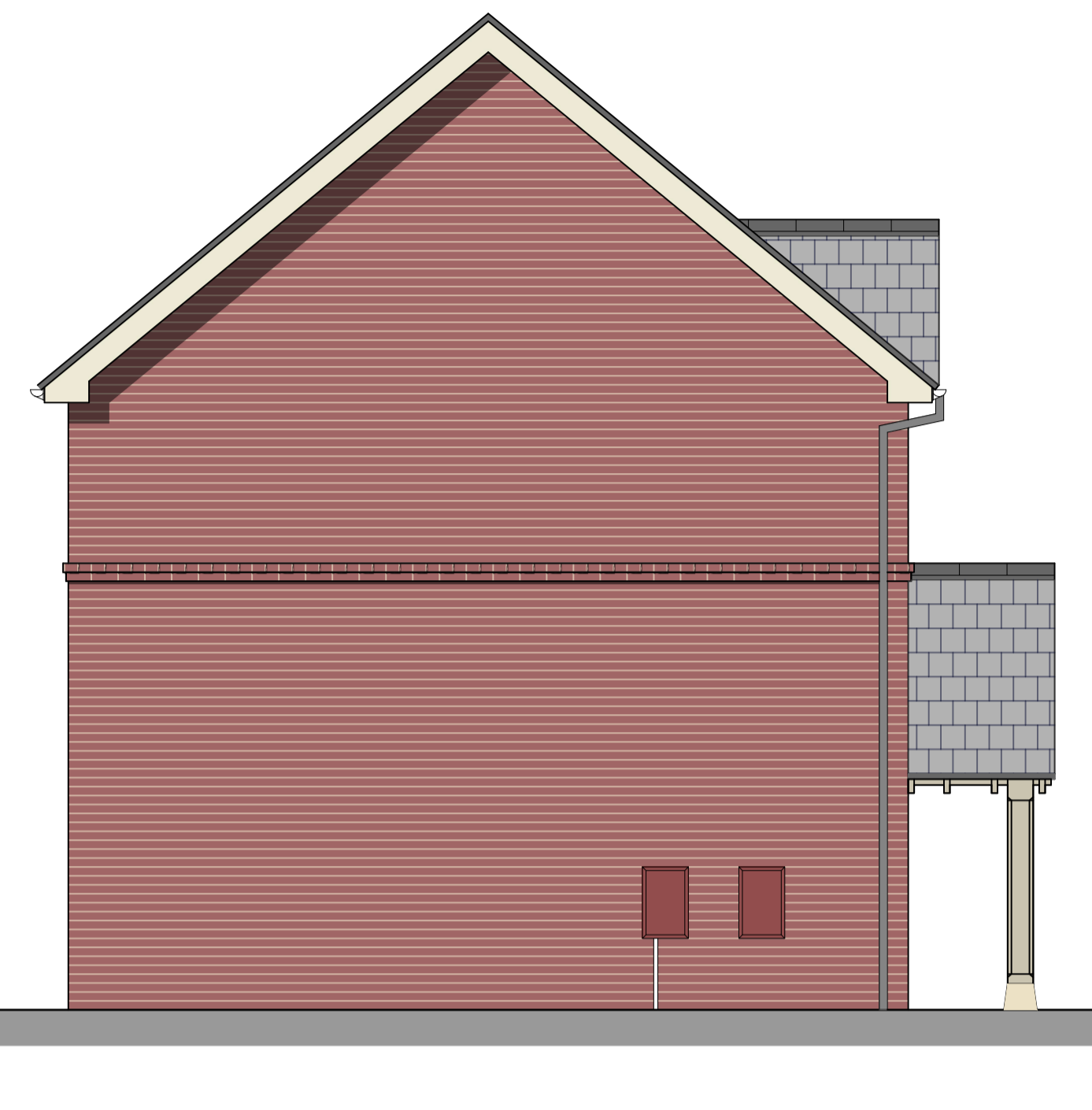
Front Elevation



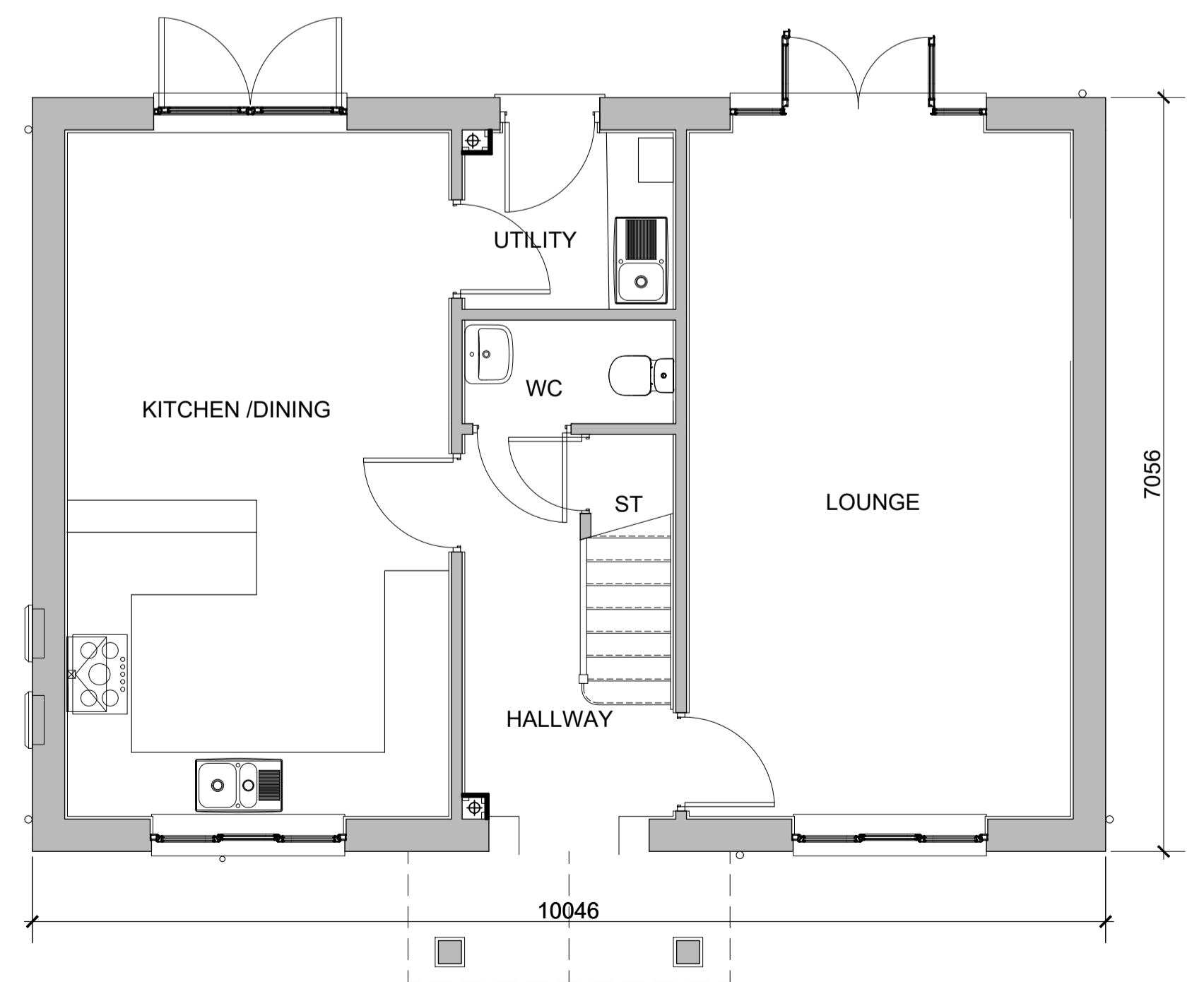
Side Elevation



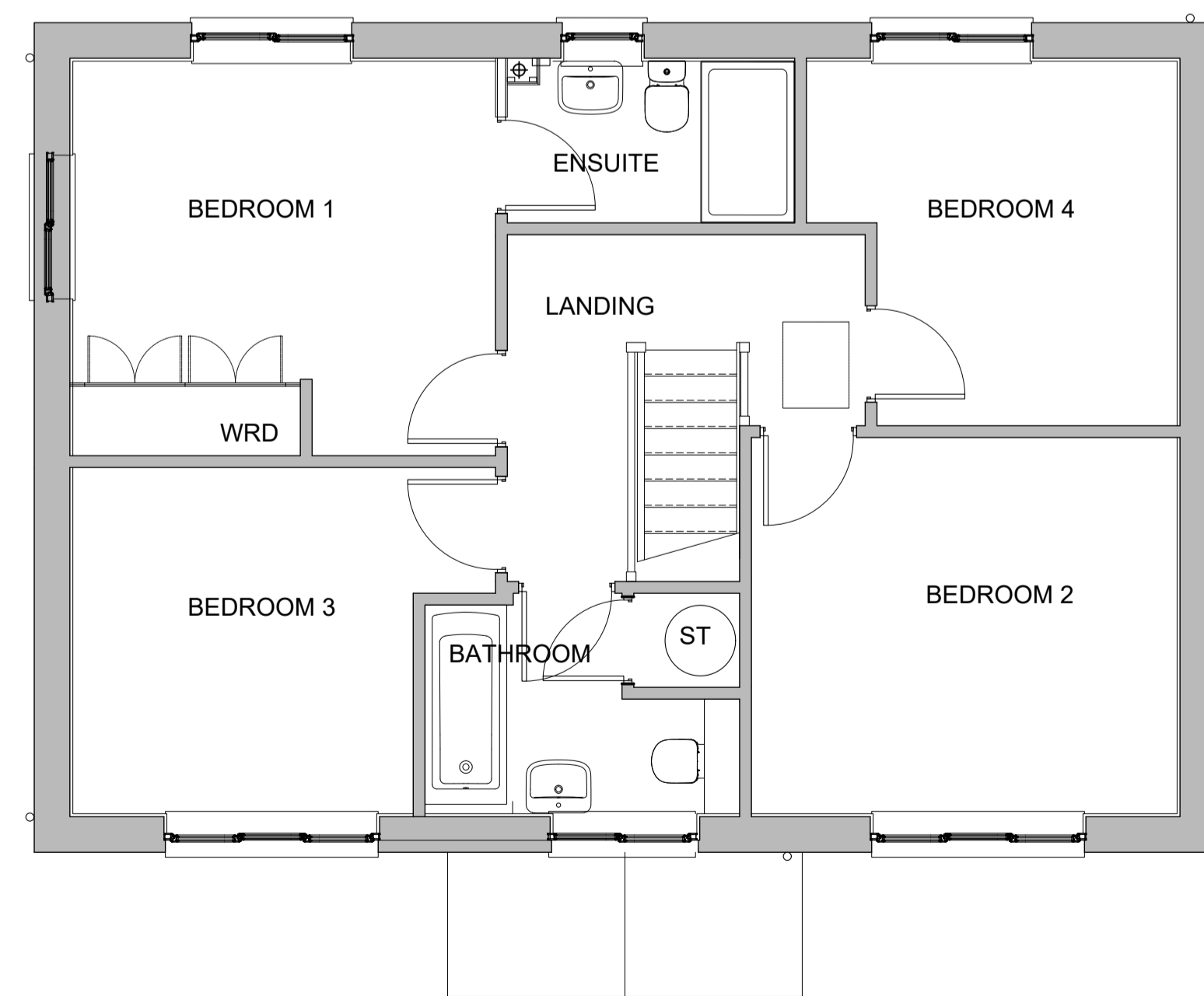
Rear Elevation



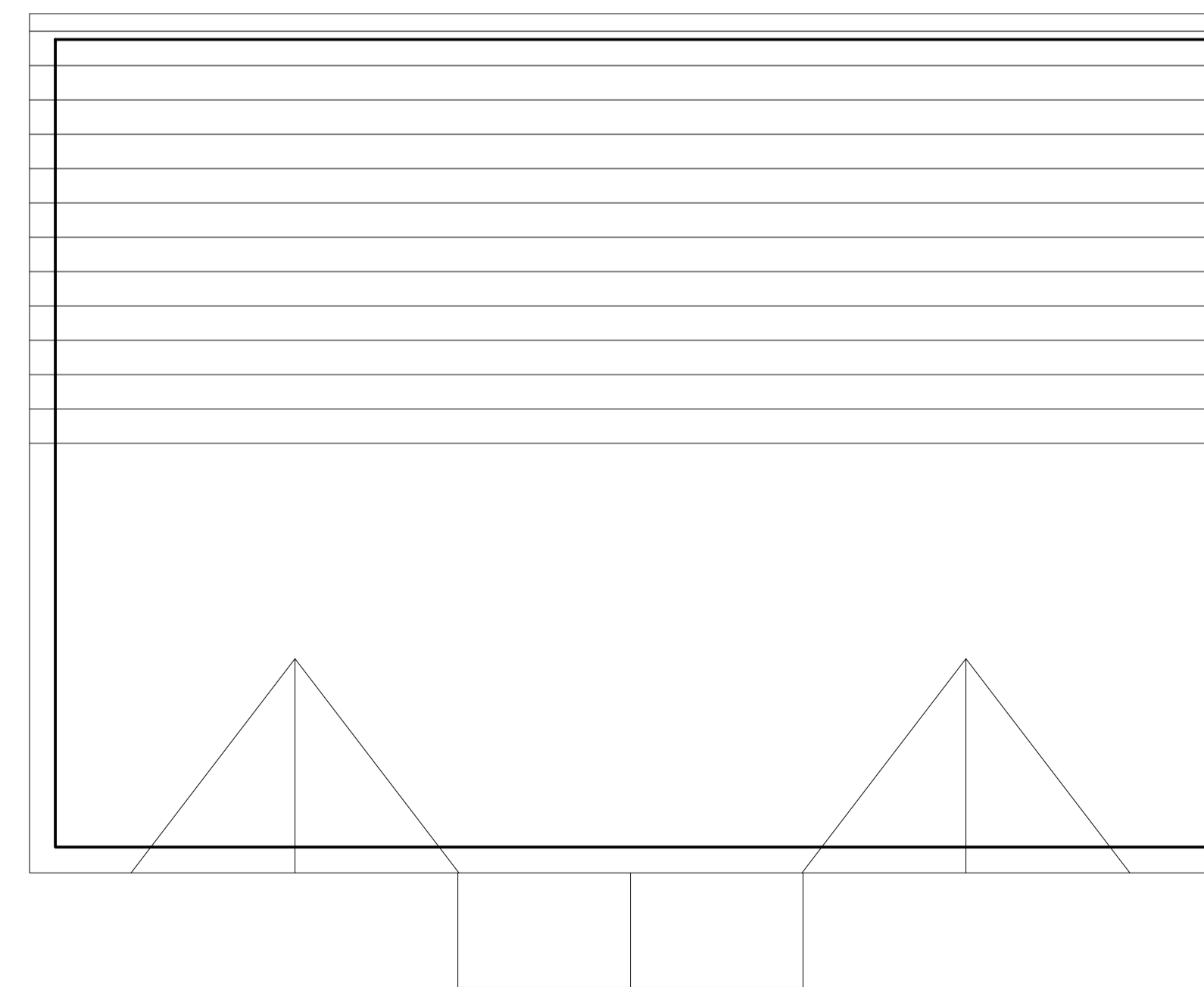
Side Elevation



Ground Floor Plan



First Floor Plan



Roof Plan

MÜLLER



Project
LAND AT DRURY LANE
FLINTSHIRE
Title
HOUSE TYPE F2

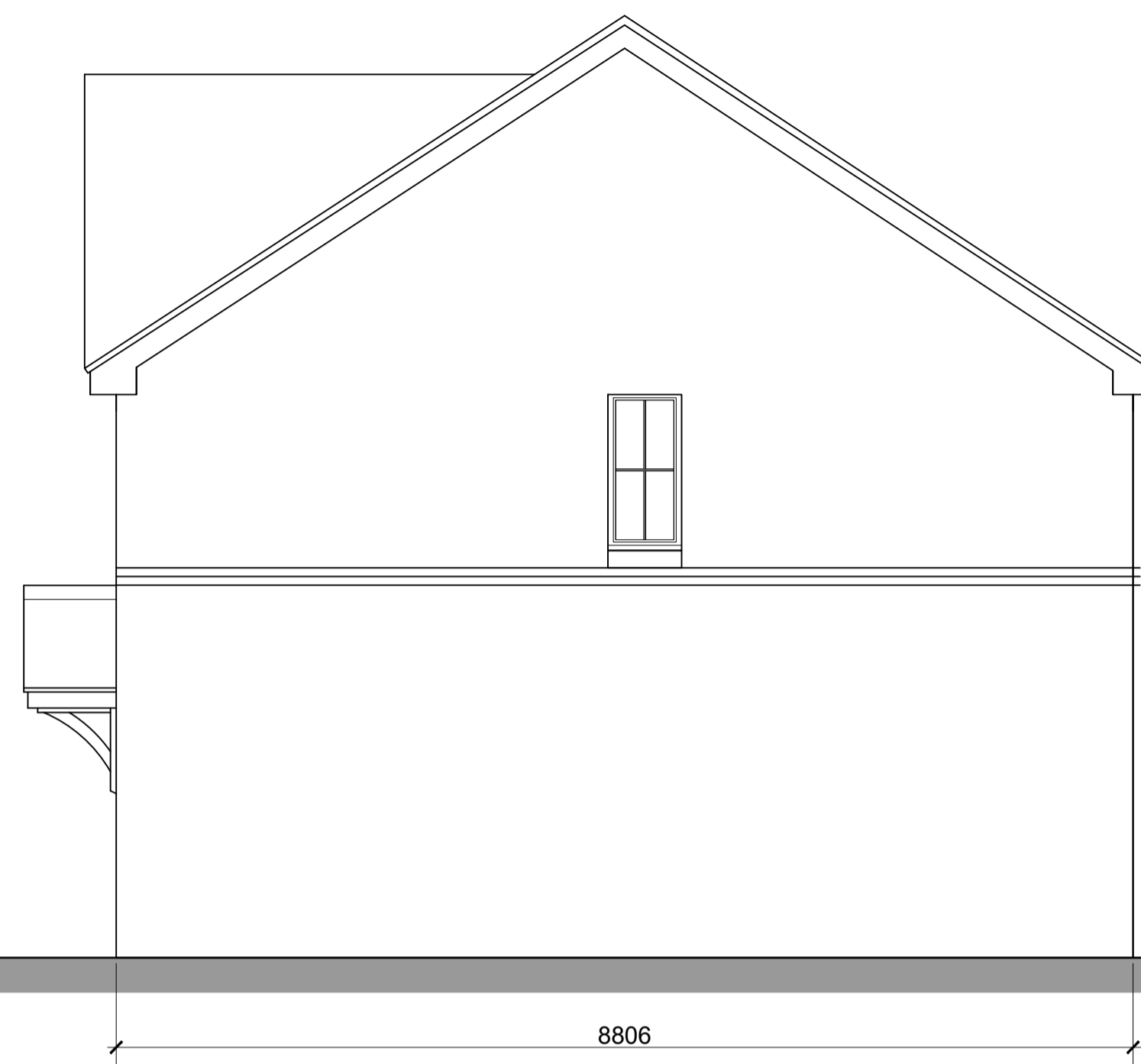
Bower Mattin + Young

Suite 23/24, Beechfield House,
Winterton Way, Macclesfield SK11 0LP
tel: 01625 509187
email: architects@bower-mattin.co.uk

Scale	Date	Job No	Original
1:50@A1	JUL 2019	23183	
Drawn By	Checked	Sequential No	Revision
MY		011	..
Category	Ci/Si/E Element		
L	..		



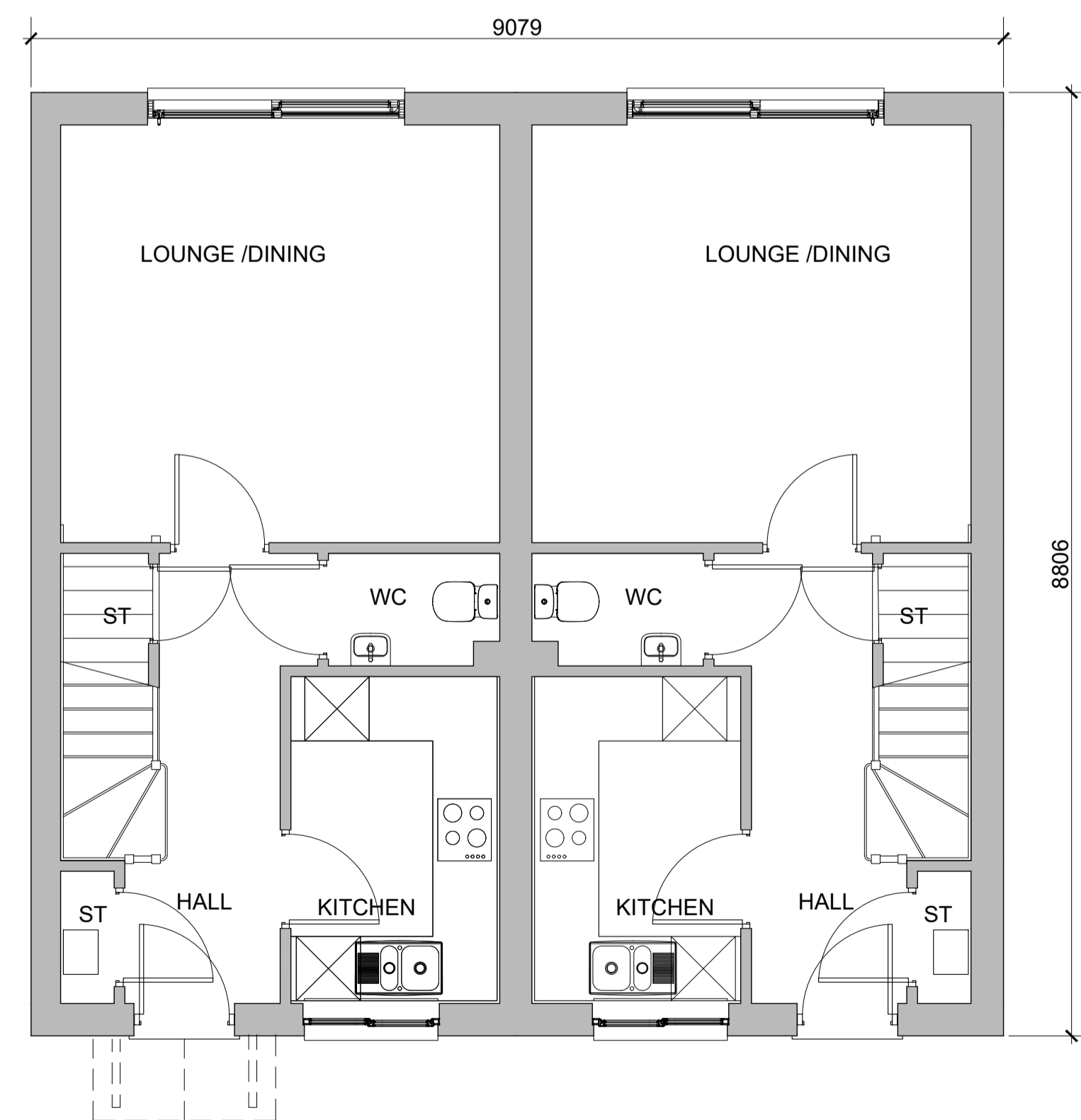
Front Elevation



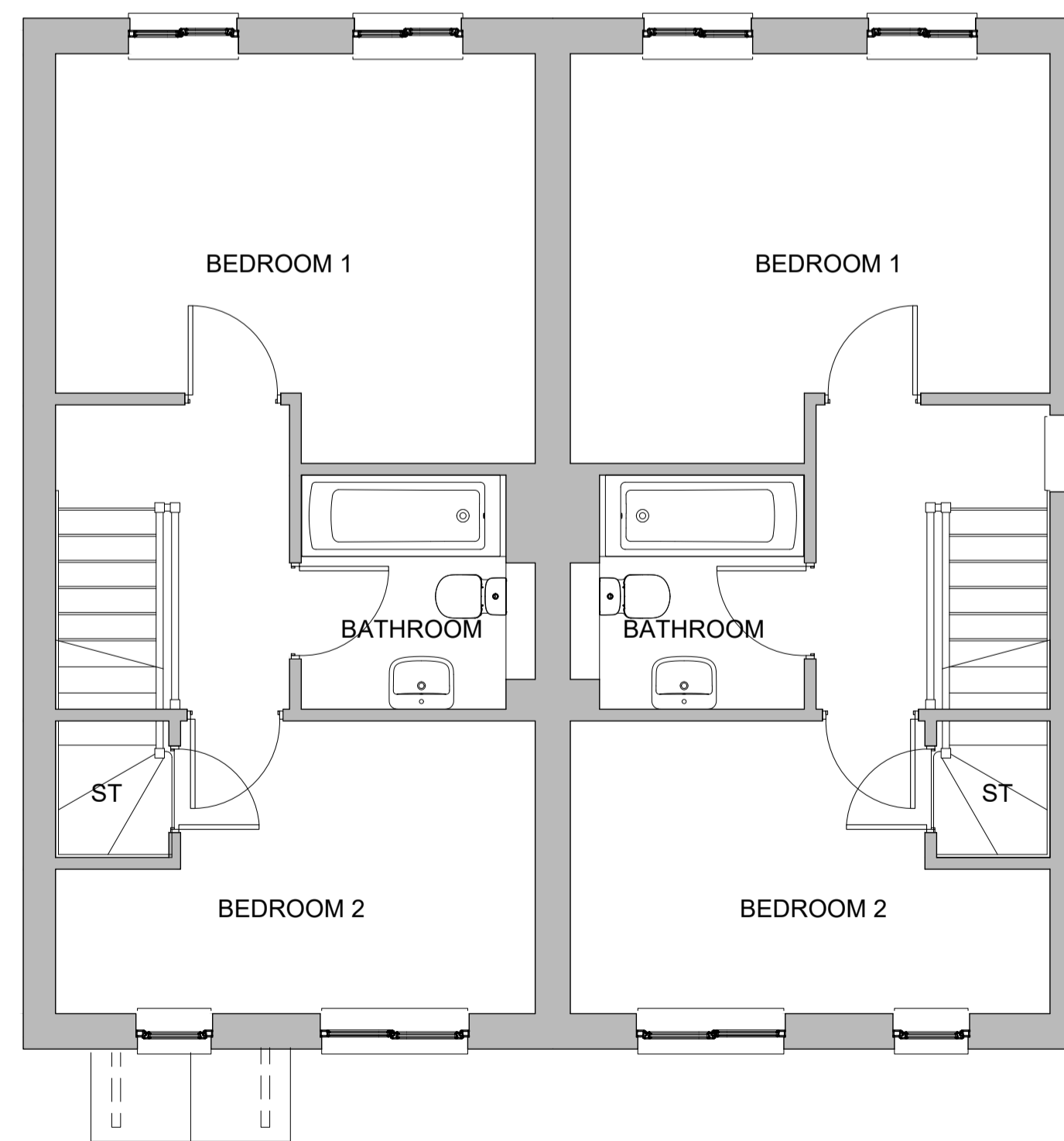
Side Elevation



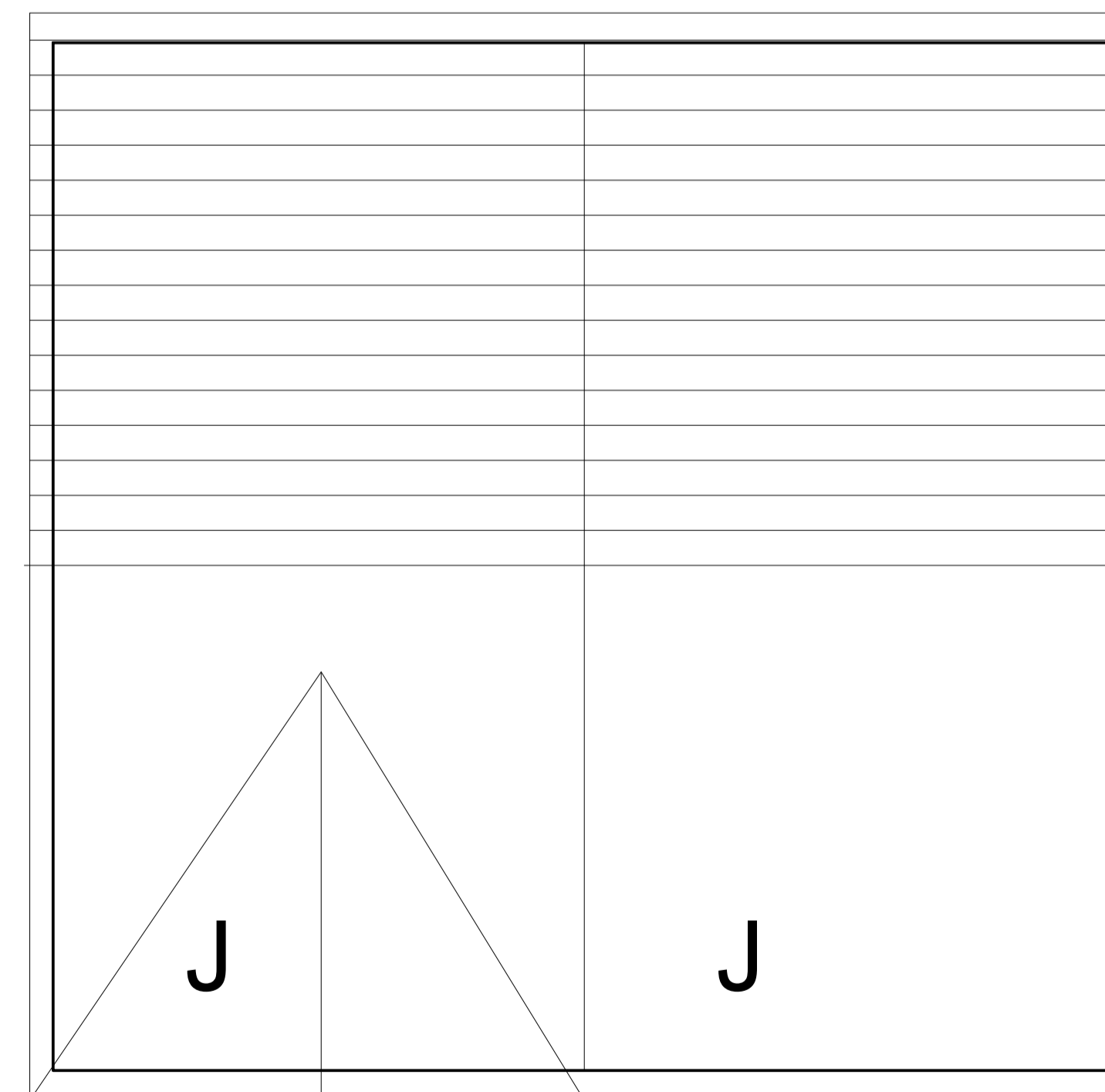
Rear Elevation



Ground Floor Plan



First Floor Plan



Roof Plan Semi Detached

MÜLLER



Project
LAND AT DRURY LANE
FLINTSHIRE
Title
HOUSE TYPE J

Bower Mattin + Young

Suite 23/24, Beechfield House,
Winterton Way, Macclesfield SK11 0LP
tel: 01625 509187
email: architects@bower-mattin.co.uk

Scale	Date	Job No	Original
1:50@A1	JUL 2019	23183	
Drawn By MY	Checked		
Category L	CISb Element ..	Sequential No 010	Revision ..



Street Scene CC



Street Scene Location Plan

MÜLLER



Project
 LAND AT DRURY LANE
 FLINTSHIRE
 Title
 INDICATIVE STREET SCENE CC

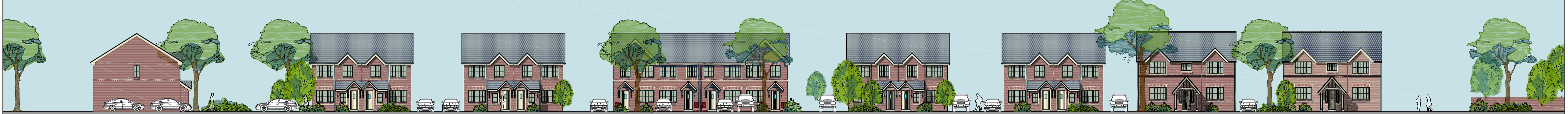
Bower Mattin + Young

Suite 23/24, Beechfield House,
 Winterton Way, Macclesfield SK11 0LP
 tel: 01625 509187
 email: architects@bower-mattin.co.uk

Scale 1:200@A1	Date JUL 2019	Job No 23183	Original
Drawn By MY	Checked	Sequential No 013	Revision B
Category L	CISb Element ..		



Street Scene AA



Street Scene BB



Street Scene Location Plan

MÜLLER



Project
 LAND AT DRURY LANE
 FLINTSHIRE
 Title
 INDICATIVE STREET
 SCENES AA & BB

Bower Mattin + Young

Suite 23/24, Beechfield House,
 Winterton Way, Macclesfield SK11 0LP
 tel:01625 509187
 email:architects@bower-mattin.co.uk

Scale 1:200@A1	Date JUL 2019	Job No 23183	Original
Drawn By MY	Checked	Sequential No 012	Revision C
Category L	CISb Element ..		



















Statement from Local Resident

Objection to planning application 061392 Proposed demolition of 81 Drury Lane, to provide access for 56 dwellings

We started discussing this proposal in January 2017, and again in March of 2019, and again in October 2019 and again in February 2020 on those 4 occasions this proposal was dismissed by both the planning and the councillors unanimously 100% and they were all very scathing in your remarks about this proposal.

Nothing has changed the traffic is still out of control, the schools is still oversubscribed, you still struggle to get a doctors or dentist appointment, we still do not have a shop or post office or ATM, we do not have proper public transport links and that is why we the residence of Drury have every confidence in your judgement that you will reach the same conclusion as you have on the past 4 occasions, 100% refusal.

The residents of Drury are outraged that this is even being considered, this property has been part of Drury for well over 150 years and is a perfectly habitable property.

It is also on an ordinance survey map from 1871 and is one of only six properties from the original village in the Victorian era.

We believe it is a property worthy of retention and to replace it with an access road and junction, to concrete over a nature reserve to build what appears to be a giant car park and trap people in car dependency because of the lack of facility's, goes against everything we are being encouraged to do to reduce our carbon footprint for the future of

Statement of Support from Local Resident

Application No RMH/061392

Demolition of 81 Drury Lane and erection of 56 dwellings, access, parking, open space and associated works

Land to rear of 81 Drury Lane Buckley CH7 3DX

I wish to offer my support to the proposal, for the reason outlined below:

I am aware of the concerns of some in the community that this proposal for infill development will damage the character of the village. However, I believe that Drury is suited to sympathetic and well-planned expansion.

This redundant land within the Settlement Boundary Plan (which in essence insures plan led controlled housing growth and prevents ribbon development) has stood unused for 15 years and previously (50years) only seen low level grazing and annual cropping. Surprisingly the land has been graded sub grade 3A yet statements from developments sites in immediate locality used for the above purpose are graded at 3B and in fact this site is also highlighted as such on the Predictive ALC Map on Welsh Government website

At no point has the land been highlighted as a nature reserve or AONB

There are no issues raised by Highways, NWR, Dwr Cymru or the Coal Authority.

Existing facilities in Drury and its neighbouring towns are all within cycling, walking distance with frequent bus services and the well-placed location of Buckley Railway Station (part of the proposed Deeside Metro Link) to the development.

The developer has indicated that 17 homes on the site will be affordable making a sizeable contribution to Drury's affordable housing needs.

Supporter

219 Words