

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 3267      |
| Planning Application | <b>61790</b> |

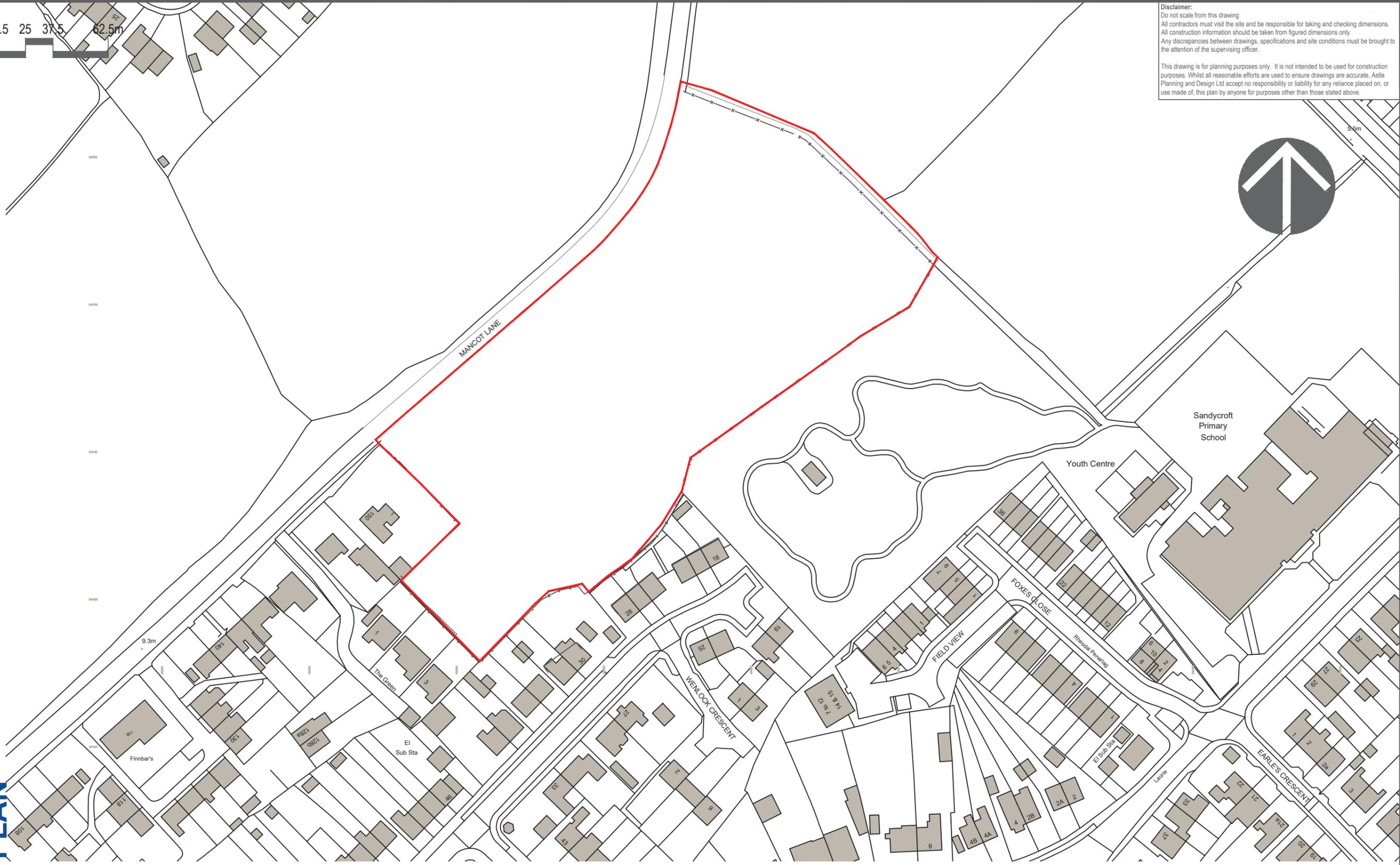
1:1250 0 12.5 25 37.5 62.5m

**Disclaimer:**  
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# MANCOT LANE - MANCOT

## LOCATION PLAN

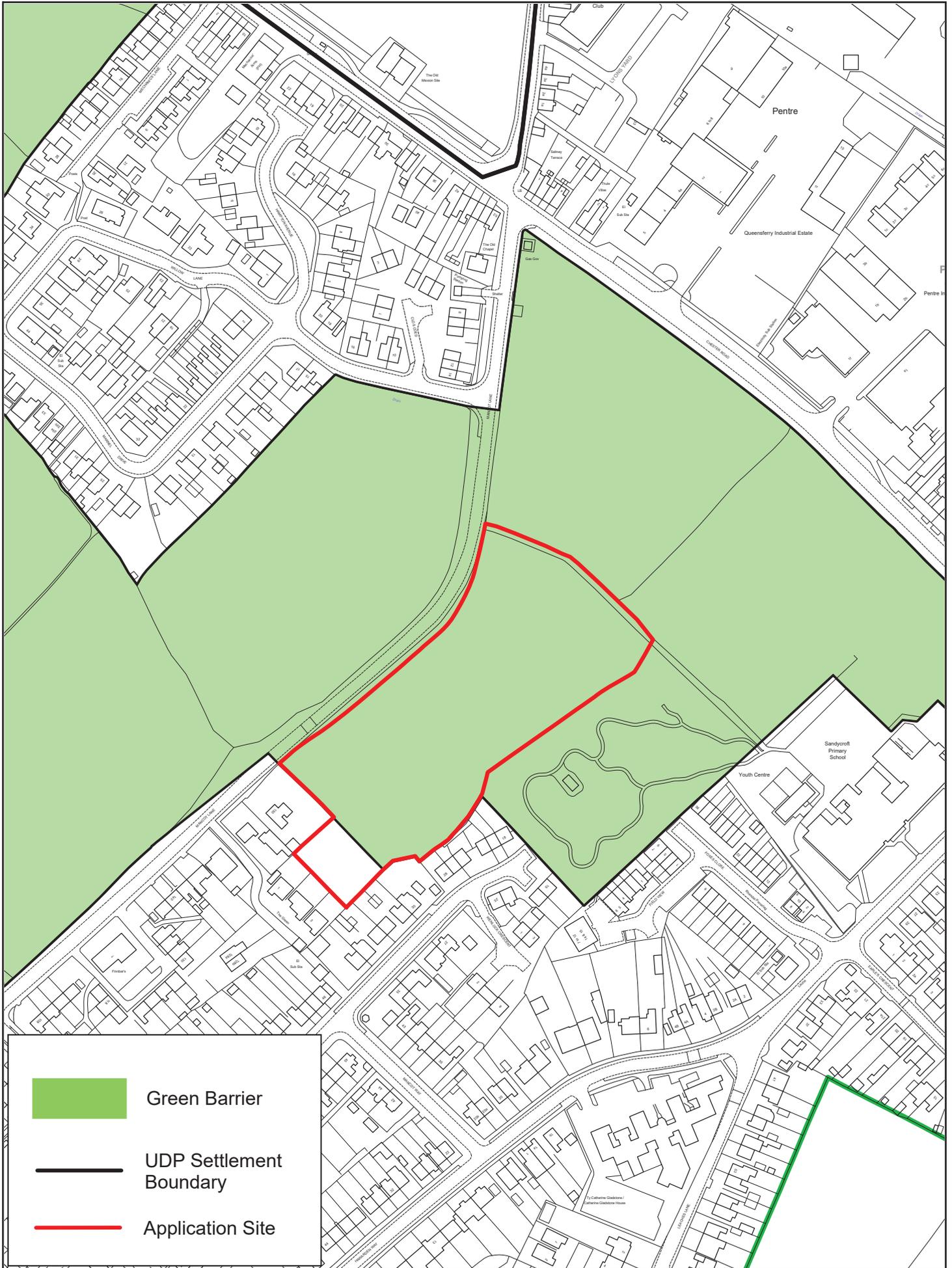


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|      |            |                            |    |     |
|------|------------|----------------------------|----|-----|
| P1   | 08.04.2020 | Red edged boundary revised | AE | LMC |
| Rev. | Date       | Description                | By | Chd |

|   |   |  |  |
|---|---|--|--|
|  <p>Astle Planning &amp; Design Limited<br/>         The Steam Mill,<br/>         Steam Mill Street,<br/>         Chester,<br/>         CH3 5AN<br/>         01244 886644<br/>         info@astlepd.co.uk<br/>         www.astlepd.co.uk</p> |  | Drawing Title<br><b>Location Plan</b>  |  |
|   | Project<br><b>Land off Mancot Lane<br/>         MANCOT</b>                            | Drawn by <b>AE</b> Checked by _____    Date <b>Jan '2020</b><br>Status <b>Planning</b> Scale @ <b>A3</b> 1:1250<br>Job no. <b>WW001</b> Dwg.no. <b>LP01</b> Rev. <b>P1</b> |  |

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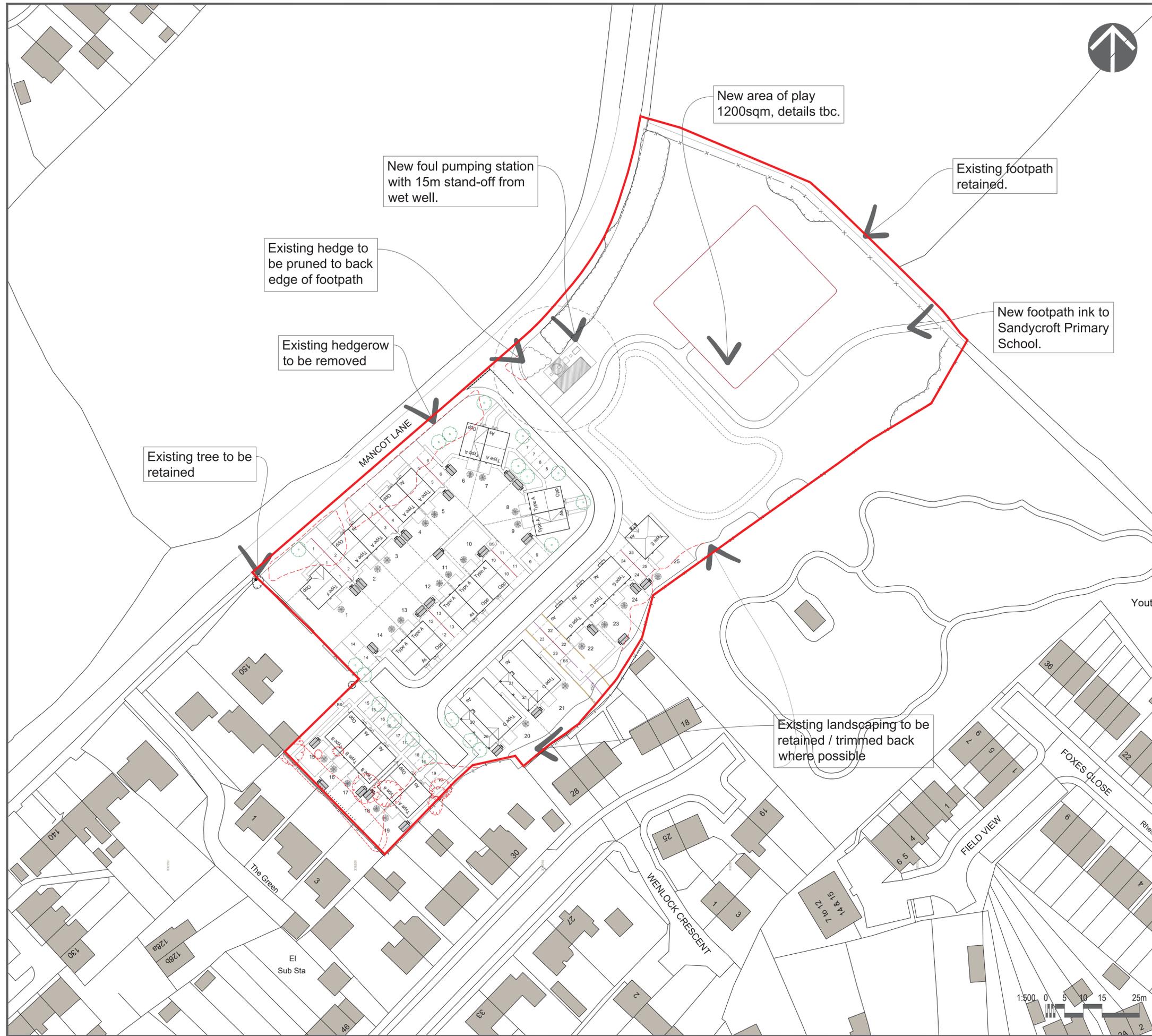
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| House Type   | Blade  | sqm | Storey         | Type        | Unit Nos        |
|--------------|--------|-----|----------------|-------------|-----------------|
| Type A       | 2B4P   | 86  | 2 storey house | Semi Det    | 16              |
| Type B       | 3B5P   | 95  | 2 storey house | Semi / terr | 3               |
| Type D       | 3B DDA | 115 | Bungalow       | Detached    | 2               |
| Type E       | 2B4P   | 58  | Bungalow       | Detached    | 1               |
| Type F       | 4B6P   | 111 | 2 Storey house | Detached    | 1               |
| Type G       | 1B2P   | 51  | Bungalow       | Terraced    | 3               |
| <b>Total</b> |        |     |                |             | <b>25 Units</b> |

**References:**  
Highways - Transport Statement Ref no. J000147-01-TS01 Rev b Dated March 2020  
OS Plan - Licence no. 100022432  
Topographical Survey - TMB Surveying Ltd drawing No. MBS735 dated 09.05.16  
Red Edge Boundary - Provided by client dated 18.09.19  
Tree Survey - Tree Solutions dwg no. 20/AIA/FLINTS/25 - dated April 2020

# MANCOT LANE - MANCOT

## PLANNING LAYOUT



**Layout Key**

- Development Boundary Based on xxx Drawing xx.xx.xxxx
- Plot Number
- Existing Building
- Traditional Street  
5.5m Carriage Way  
2m Footways either side
- Private Drive & Parking Allocation Number
- Private Paths & Patios
- Proposed sewer easement - 6m wide
- Proposed location of sheds
- Approximate position of rotary dryer. Details tbc.
- Indicative landscaping. See Landscaping details for further information

| Rev. | Date       | Description   | By | Chk |
|------|------------|---|----|-----|
| P7   | 12.06.2020 | Balancing pond added to layout and play area re-positioned accordingly  | AE | LMC |
| P6   | 08.04.2020 | Red edged boundary updated and house type sizing added to schedule of accommodation   | AE | LMC |
| P5   | 30.03.2020 | Motorcycle parking removed from layout, play area within POS revised to accord with LA sizing guidance  | AE | LMC |
| P4   | 01.03.2020 | Layout updated to show revised templates for the Type D & E house types. Also adaptable highway opposite plot 25 revised to address comments received from client.                | AE | LMC |
| P3   | 20.02.2020 | Bin storage area added to terraced plots, 10% parking spaces widened for disabled access, additional parking space added to plot 1, motorcycle parking added to layout within POS | AE | LMC |
| P2   | 14.02.2020 | Remove type C, add a type D   | AE | LMC |
| P1   | 07.02.2020 | First issue   | AE | LMC |

Client: **Wales & West**

Project: **Land off Mancot Lane MANCOT**

Drawing title: **Planning Layout**

Drawn by: AE Checked by: Date: Jan '2020

Status: **Planning** Scale @ A1 1:500

Job no: **WW001** Dwg no: **PL01** Rev: **P7**

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# LAND OFF MANCOT LANE

## MANCOT

**HOUSETYPE RANGE**  
**DETAILED PLANNING APPLICATION**  
June 2020 - ALL DRAWINGS 1:100

Project code: WW001HT01/ Revision: B/ Scale: 1:100@A3

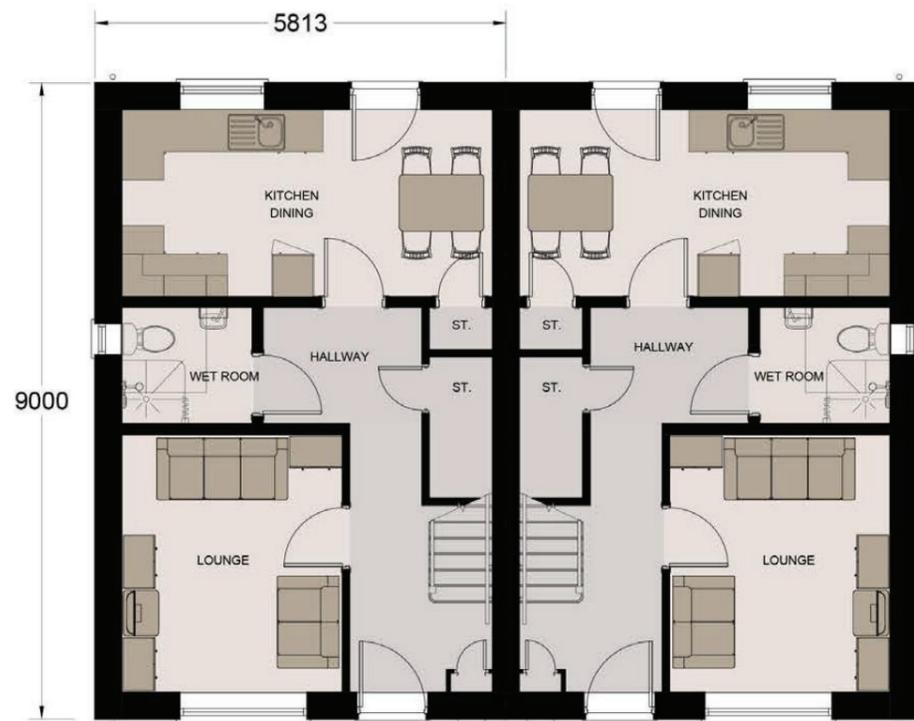




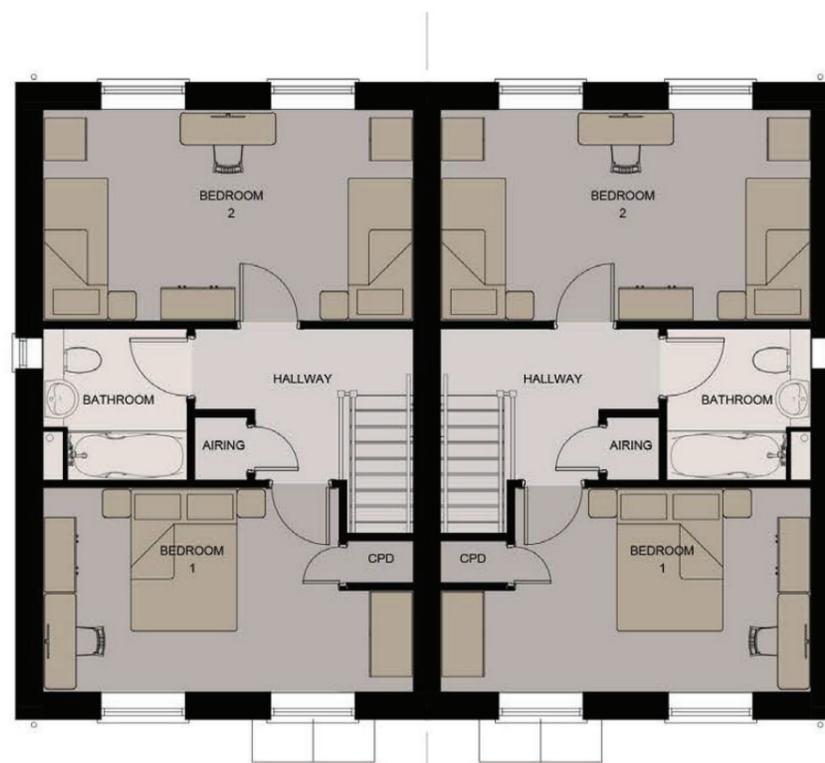
**FRONT ELEVATION**

**REAR ELEVATION**

**SIDE ELEVATION**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

# TYPE A - 2B4P

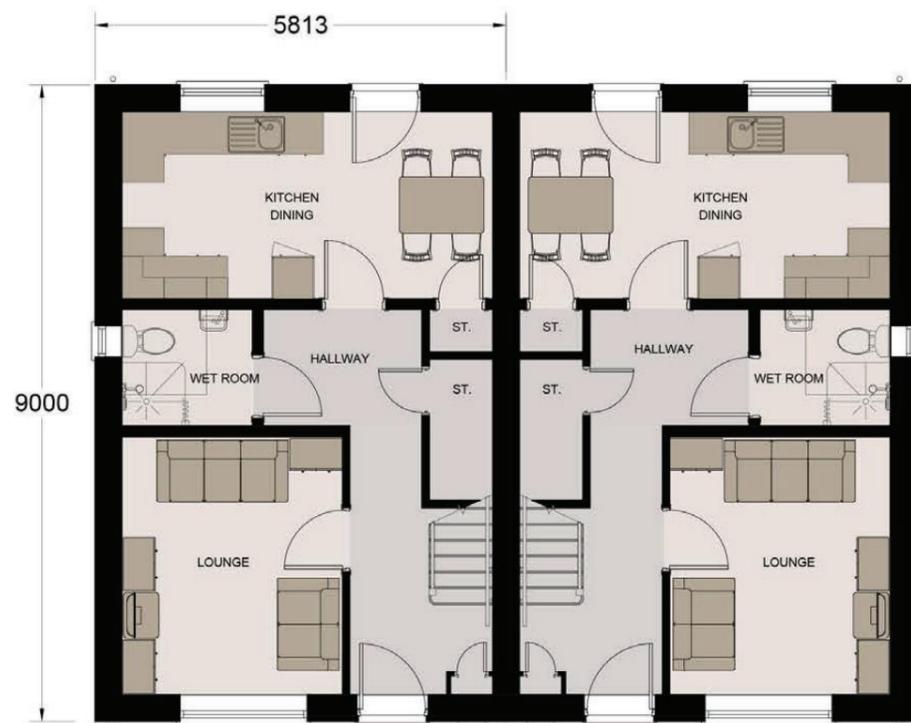
PLOTS 6-9 ONLY



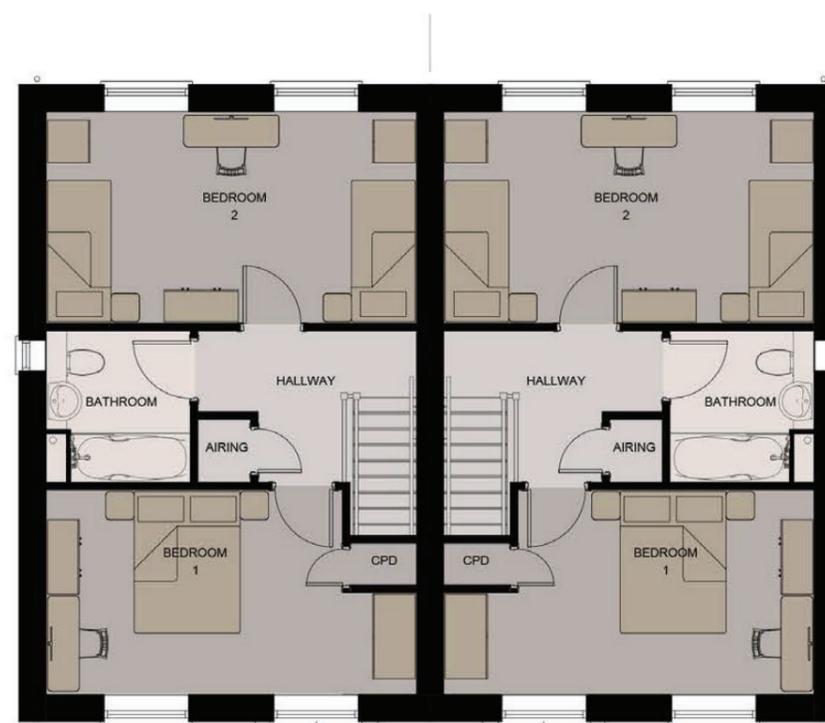
FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

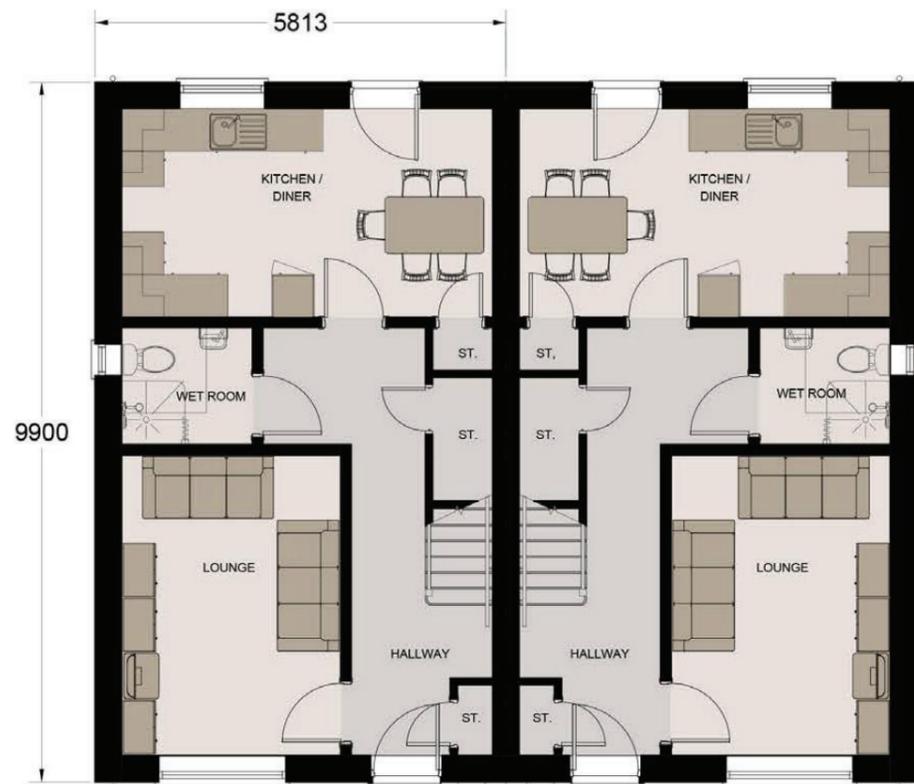




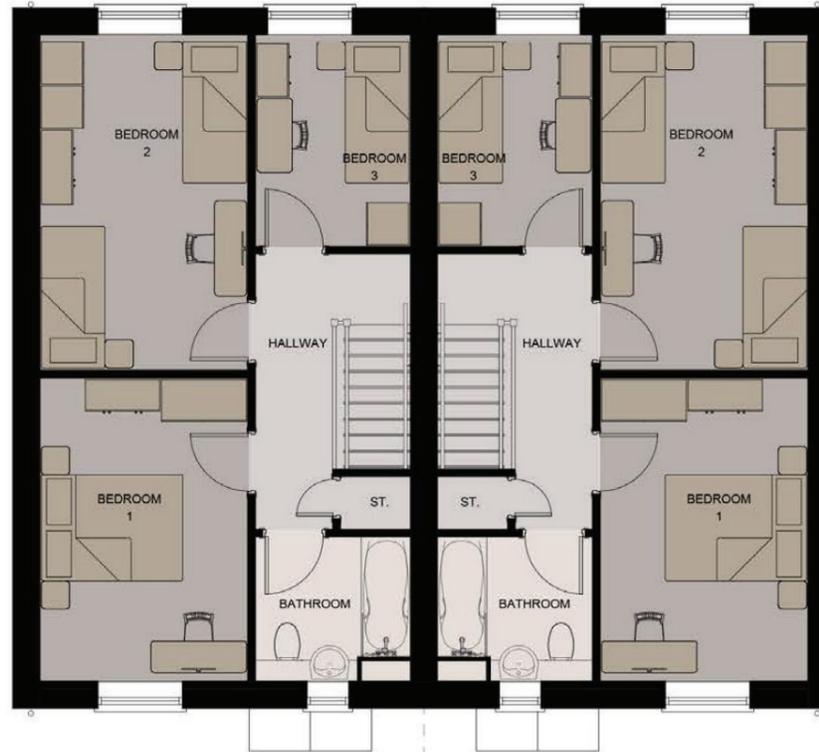
**FRONT ELEVATION**

**REAR ELEVATION**

**SIDE ELEVATION**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**FRONT ELEVATION**

**REAR ELEVATION**



**SIDE ELEVATION**



**SIDE ELEVATION**



**FRONT ELEVATION**



**REAR ELEVATION**



**GROUND FLOOR PLAN**



**SIDE ELEVATION**



**SIDE ELEVATION**

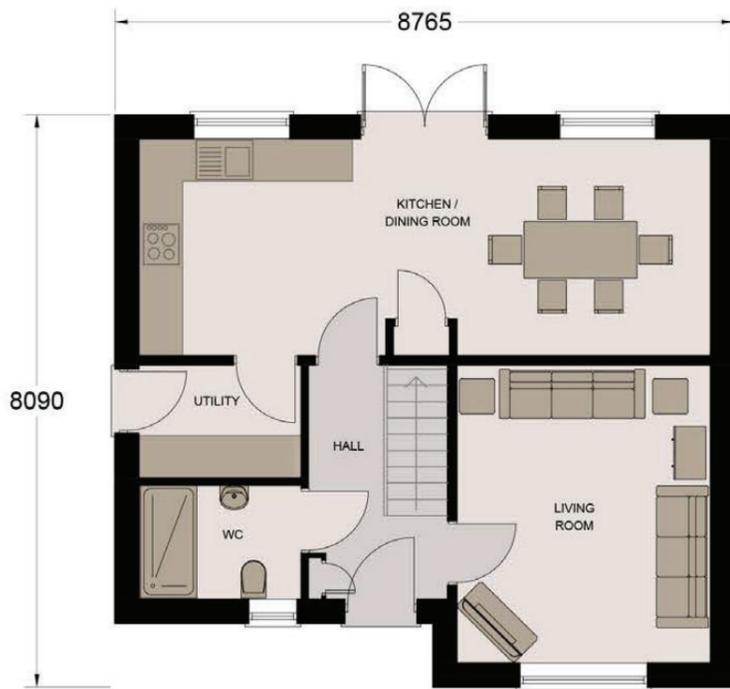


FIRST FLOOR PLAN



FRONT ELEVATION

SIDE ELEVATION

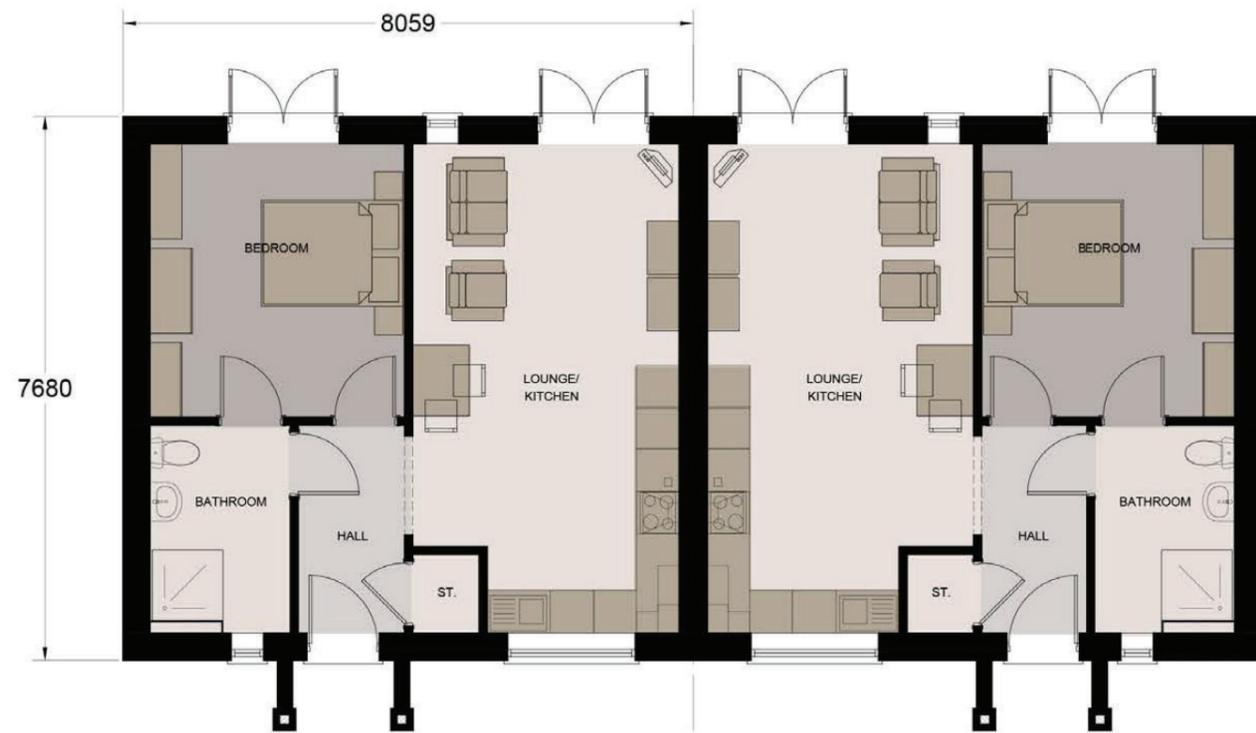


GROUND FLOOR PLAN



REAR ELEVATION

SIDE ELEVATION



**GROUND FLOOR PLAN**



# LAND OFF MANCOT LANE, MANCOT

## INDICATIVE STREET SCENE SECTIONS

**STREET SCENE SECTION A-A**



**STREET SCENE SECTION B-B**

