

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	1:2500
OS Map ref	SJ 3364
Planning Application	62483



0m 15m 30m 45m 60m
 VISUAL SCALE 1:750 @ A1

Drawing Status
PLANNING

This drawing shows design intent only, all site levels and gradients are to be confirmed / determined by the Civil Engineer.

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Area Schedule (GIA) Phase 1		
Level	Area	
	Metric	Imperial
Unit 01		
GIA GF	1,800.49 m ²	19,380 ft ²
Unit 02		
GIA GF	956.67 m ²	10,298 ft ²
Unit 03		
GIA GF	1,393.57 m ²	15,000 ft ²
Unit 04		
GIA GF	1,293.57 m ²	15,000 ft ²
TOTAL	5,444.32 m ²	59,679 ft ²

Hazard Identification		
ref	hazard	date

Parking Schedule - Phase 1	
Description	Count
Unit 01	
Electric charging bay	2
Standard car parking bay	26
Disabled parking bay	3
	31
Unit 02	
Electric charging bay	2
Standard car parking bay	14
Disabled parking bay	2
	18
Unit 03	
Electric charging bay	2
Standard car parking bay	21
Disabled parking bay	2
	25
Unit 04	
Electric charging bay	2
Standard car parking bay	17
Disabled parking bay	2
	21
TOTAL: 95	95

- Legend:**
- Bin Store
 - Bicycle shelter. Provision for 8 long stay bicycles
 - Double entrance gates to yard
 - Electric vehicle charging
 - Secure 2.4 high Paladin fence
 - No building or services yards within this zone
 - Proposed detention basin providing approx. 26300m³ OF storage approx. 1500mm MAX
 - Future first floor office content circa 10% GIA



P20	Updated Following Comments	AW	03.02.21	JP
P19	Access Gates to the Phase 2 Area Added, Bund Removed	AW	29.01.21	JP
P18	Updated Following Comments	AW	28.01.21	JP
P17	Swale Boundary Amended, Service Road Added and Plateau Area Amended	AW	26.01.21	JP
P16	Phase 1 spine road reduced back toward Pump House	AW	21.01.21	JP
P15	Updated Following Comments	AW	14.01.21	DC
P14	Phase 2 Plateaus Shown Only	AW	14.01.21	DC
P13	The Units A06 and A05 Numbers Changed, Pedestrian Path Area near the Pump House Amended	AW	15.12.20	DC
P12	The Unit Numbers Changed	AW	08.12.20	DC
P11	The Unit Numbers Changed to Previous Numbers	AW	13.11.20	DC
P10	Retaining Walls added	BC	04.11.20	DC
P9	Units Numbers Changed	AW	28.10.20	AW
P8	Pedestrian Path Area near the Pump House Amended Following Comments	AW	09.10.20	AW
P7	Entrance to the Site Amended, Unit A06 Service Yard Boundary Amended, Pedestrian Access to the Pump Station, Unit A03a, Unit A03b and Unit A06 Amended Following Comments	AW	07.10.20	AW
P6	Detention Basin Area Added	AW	30.09.20	AW
P5	Legend Added	AW	23.09.20	AW
P4	Red Line Boundary Amended	AW	25.08.20	AW
P3	Potential office area added and project title amended	AW	19.08.20	AW
P2	Parking numbers increased and road layout amended accordingly	AW	14.08.20	AW
P1	First Issue of Drawing	AW	30.07.20	AW

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Client
 Redsun Projects

Project
 Vista Business Park
 Manor Lane, Hawarden

Drawing Title
 Site Plan as Proposed

Status Purpose of Issue
S2 SUITABLE FOR INFORMATION

Drawn by JC Created 13.07.2020
 C4 Job no. 19-143 Scale As indicated @ A1

Dwg no.	Rev
19143-C4P-AV-00-DR-A-0501	P20





Chester Automatic
Transmission Cent

Tarmac Hawa
Concrete P

Arriva UK Bus

Carey Glass

ALS Life S

Gardner Aerospace

Robocloud

Manor Ln

Manor Ln

Manor Ln

chester Rd

Chester Rd

Broughton Brook

B5125

0m 2.5m 5m 7.5m 10m
 VISUAL SCALE 1:125 @ A1

Drawing Status
PLANNING

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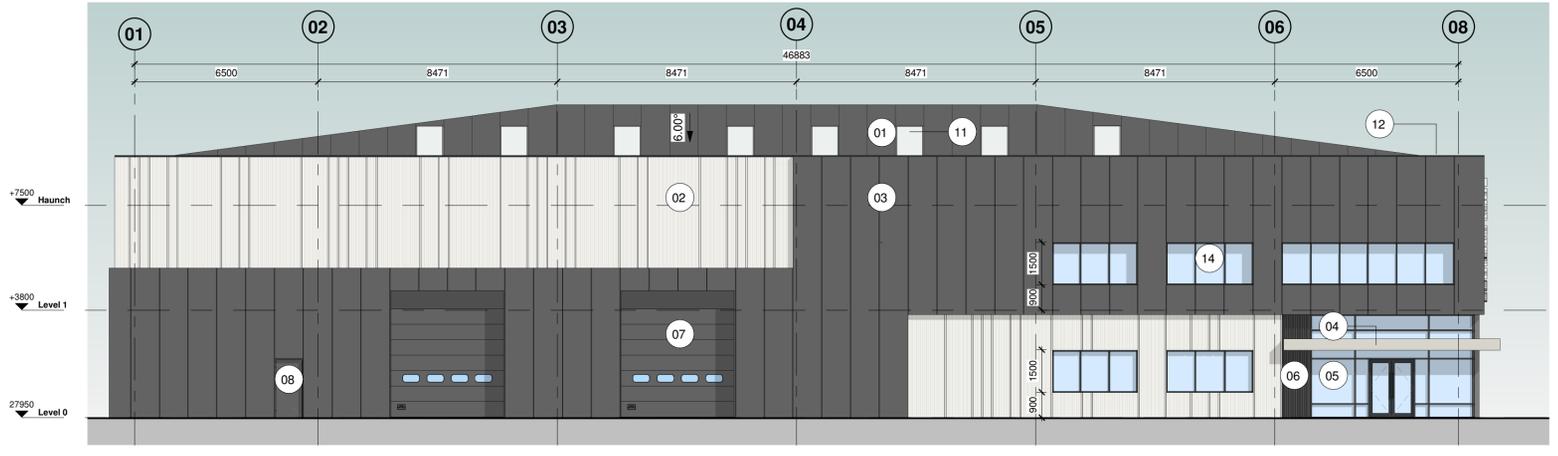
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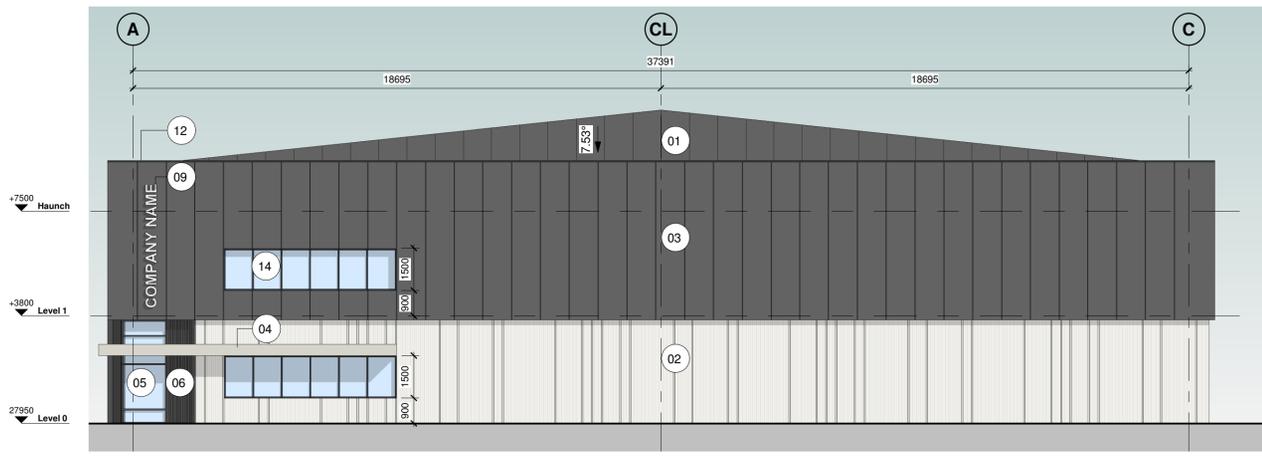
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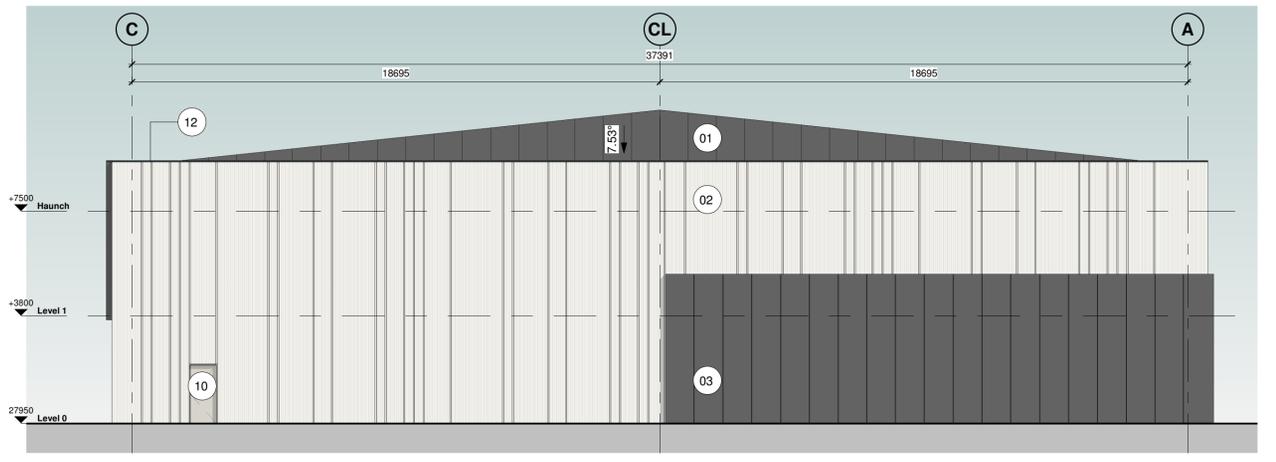
Hazard Identification		
ref	hazard	date



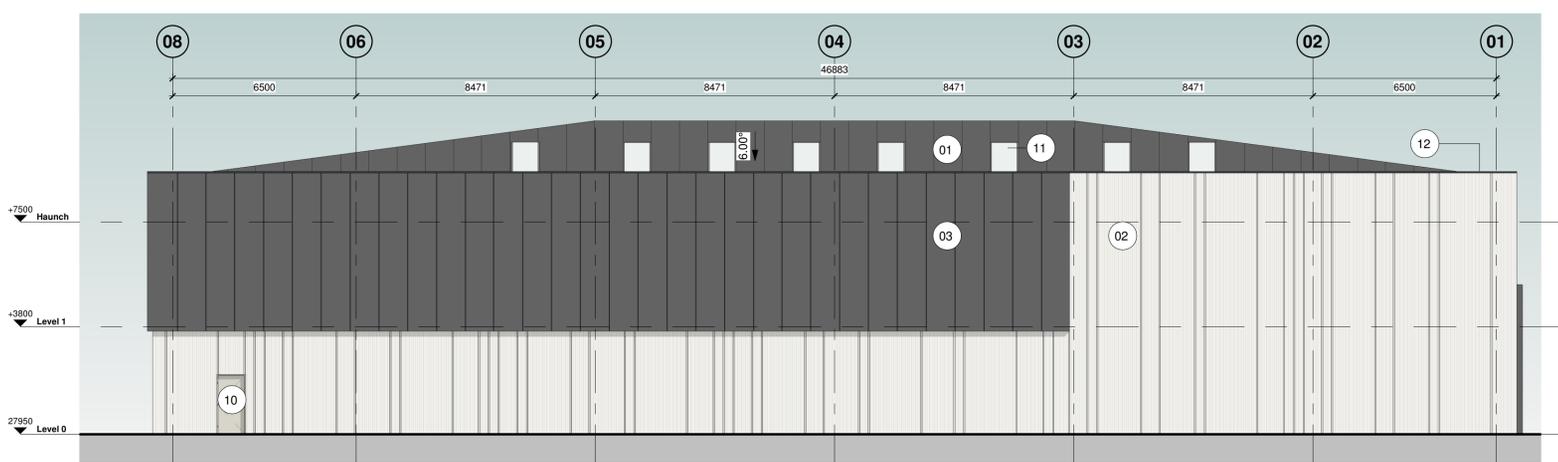
A 21-ZZ_UNIT 01_Elevation A
 1:125



B 21-ZZ_UNIT 01_Elevation B
 1:125



D 21-ZZ_UNIT 01_Elevation D
 1:125



C 21-ZZ_UNIT 01_Elevation C
 1:125

Material Key	
Number	Material
01	Kingspan KS1000RW Insulated composite profiled cladding panel in Anthracite Grey (RAL 7016).
02	Vertical Microb profile built up wall cladding system external capping sheet with top hat joints at panel junctions in Hamlet (RAL 9002).
03	Vertical laid flat panel built up system with exaggerated top hat joints in Anthracite Grey (RAL 7016).
04	Canopy, spec TBC in Hamlet (RAL 9002).
05	PPC Curtain wall framing with integrated entrance door system in Anthracite Grey (RAL 7016).
06	Louvre Vent in Anthracite Grey (RAL 7016).
07	Stertil insulated sectional overhead doors in Anthracite Grey (RAL 7016).
08	External steel fire escape doors in Anthracite Grey RAL 7016 (external) Pure White RAL 9010 (internal).
09	Company Signage, Aluminium
10	External steel fire escape doors in Hamlet RAL 9002 (external) Pure white RAL 9010 (internal).
11	Kingspan KS1000 DLTR Day-Lite Trapezoidal rooflight with 75mm endlap.
12	Aluminium parapet capping to all walls in Anthracite Grey (RAL 7016).
13	Siphonic drainage system to be designed by specialist contractor in Anthracite Grey (RAL 7016).
14	Windows set within cladding system; window frames to be in Anthracite Grey (RAL 7016) to match curtain walling system.

P9	Project Title Amended	AW	16.12.20	DC
P8	Unit Number Changed from Unit 02 to Unit 01	AW	16.12.20	DC
P7	Unit Number Changed from Unit 01 to Unit 02	AW	13.11.20	DC
P6	AOD Level Added	BC	04.11.20	DC
P5	Unit Number Changed from Unit 02 to Unit 01	AW	28.10.20	AW
P4	Grids Positions Amended	AW	29.09.20	AW
P3	Potential Office Area Windows Added	AW	21.09.20	AW
P2	Project Title Amended	AW	24.08.20	AW
P1	First Issue of Drawing	AW	31.07.20	DC

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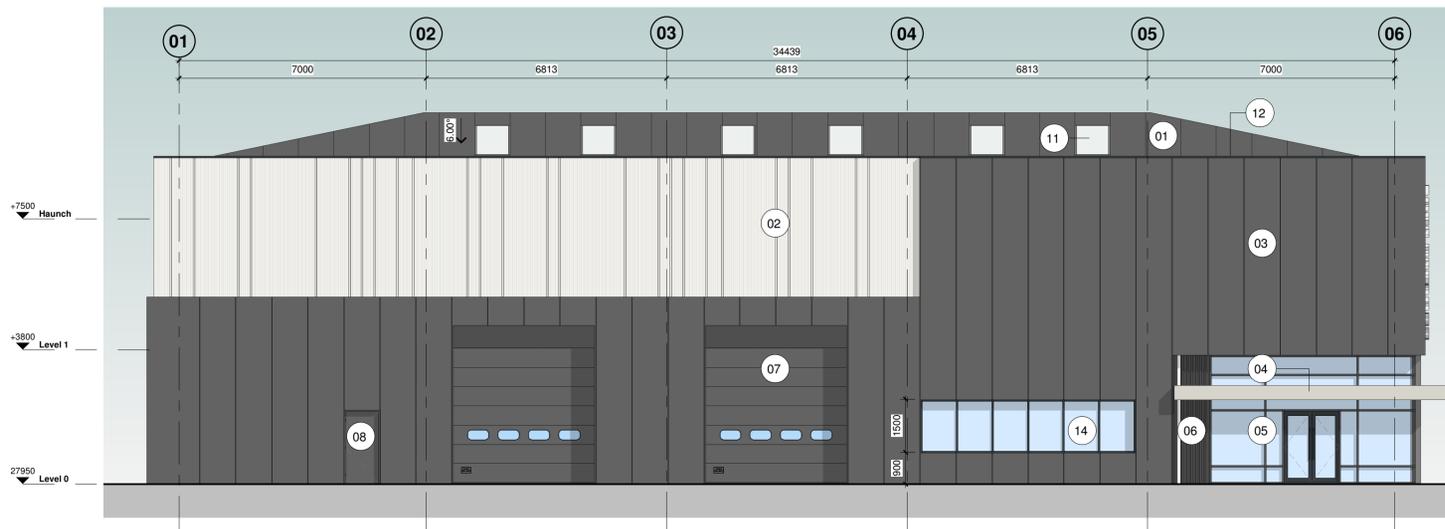
Project
 Vista Business Park
 Manor Lane, Hawarden

Drawing Title
 UNIT 01 Elevations

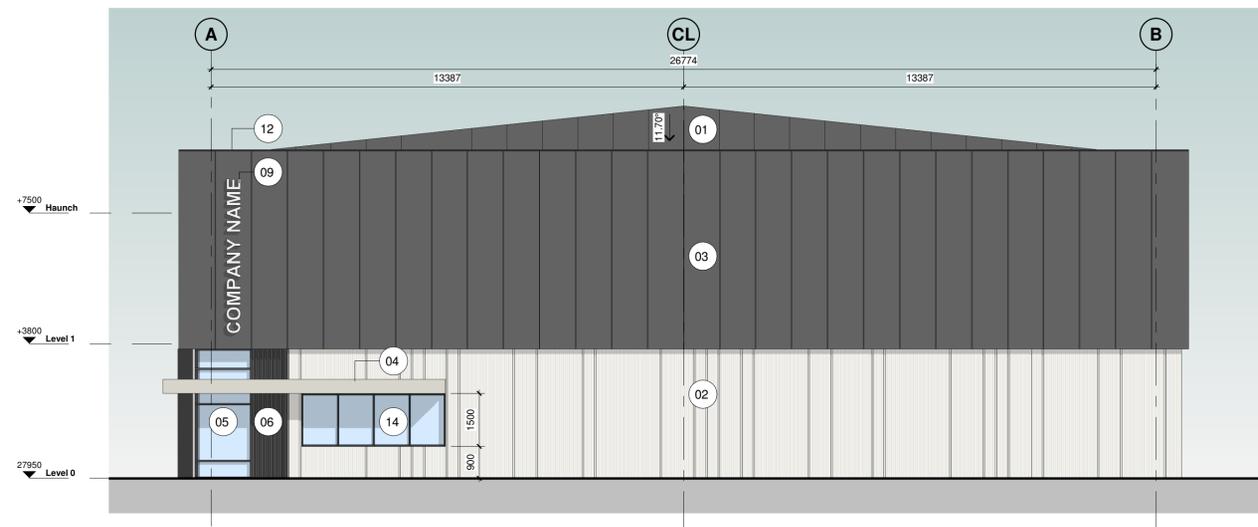
Status	Purpose of Issue
S2	SUITABLE FOR INFORMATION

Drawn by	JC	Created	13.07.2020
C4 Job no.	19-143	Scale	1:125 @ A1
Dwg no.	19143-C4P-B2-ZZ-DR-A-2100	Rev	P9

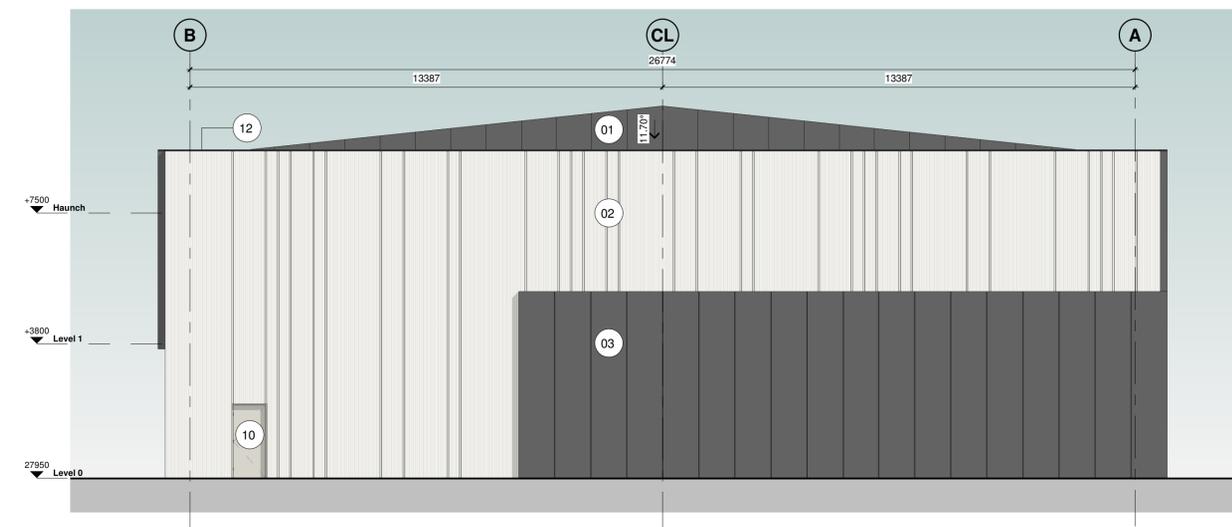
Hazard Identification		
ref	hazard	date



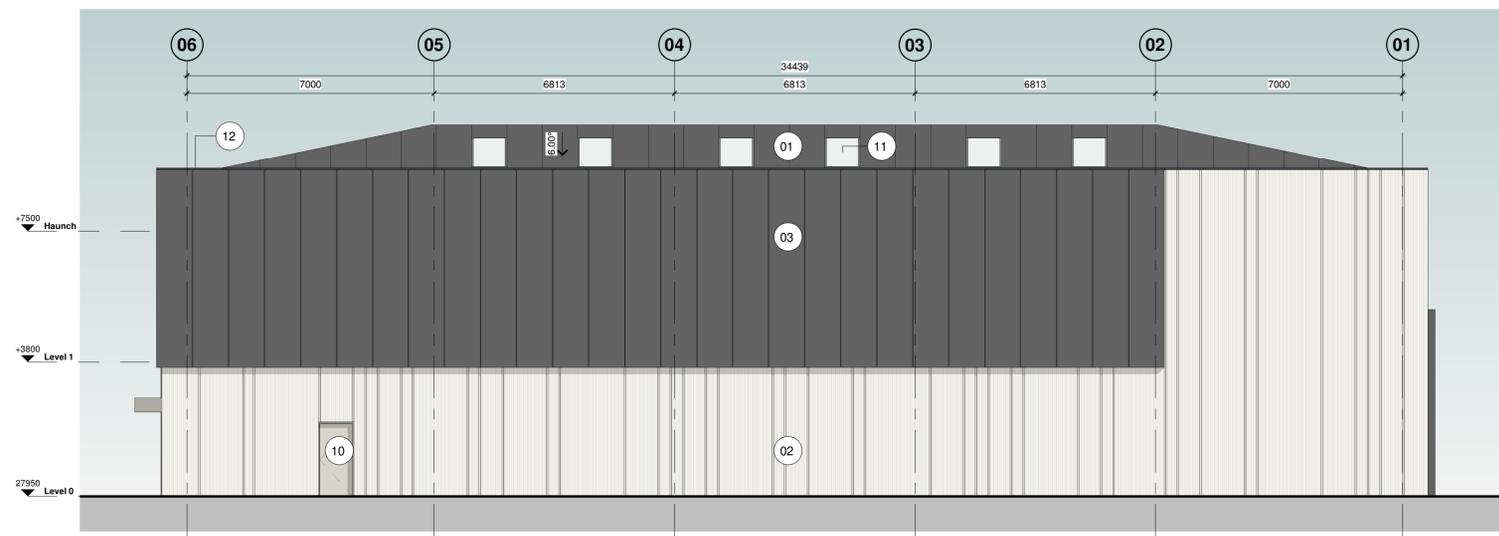
A 21-ZZ_UNIT 02_Elevation A
 1:100



B 21-ZZ_UNIT 02_Elevation B
 1:100



D 21-ZZ_UNIT 02_Elevation D
 1:100



C 21-ZZ_UNIT 02_Elevation C
 1:100

Material Key	
Number	Material
01	Kingspan KS1000FW Insulated composite profiled cladding panel in Anthracite Grey (RAL 7016).
02	Vertical Microrib profile built up wall cladding system external capping sheet with tophat joints at panel junctions in Hamlet (RAL 9002).
03	Vertical laid flat panel built up system with exaggerated top hat joints in Anthracite Grey (RAL 7016).
04	Canopy, spec TBC in Hamlet (RAL 9002).
05	PPC Curtain wall framing with integrated entrance door system in Anthracite Grey (RAL 7016).
06	Louvre Vent in Anthracite Grey (RAL 7016).
07	Stentil insulated sectional overhead doors in Anthracite Grey (RAL 7016).
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14	Windows set within cladding system; window frames to be in Anthracite Grey (RAL 7016) to match curtain walling system.

P9	Project Title Amended	AW	16.12.20	DC
P8	Unit Number Changed from Unit 01 to Unit 02	AW	16.12.20	DC
P7	Unit Number Changed from Unit 02 to Unit 01	AW	13.11.20	DC
P6	AOD Level Added	BC	Date 9	DC
P5	Unit Number Changed from Unit 01 to Unit 02	AW	28.10.20	AW
P4	Grids Positions Amended	AW	29.09.20	AW
P3	Potential Office Area Windows Added	AW	21.09.20	AW
P2	Project Title Amended	AW	24.08.20	AW
P1	First Issue of Drawing	AW	31.07.20	DC



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Project
 Vista Business Park
 Manor Lane, Hawarden

Drawing Title
 UNIT 02 Elevations

Status Purpose of Issue
S2 SUITABLE FOR INFORMATION

Drawn by JC Created 13.07.2020
 C4 Job no. 19-143 Scale 1:100 @ A1

Dwg no. 19143-C4P-B1-ZZ-DR-A-2100 Rev P9

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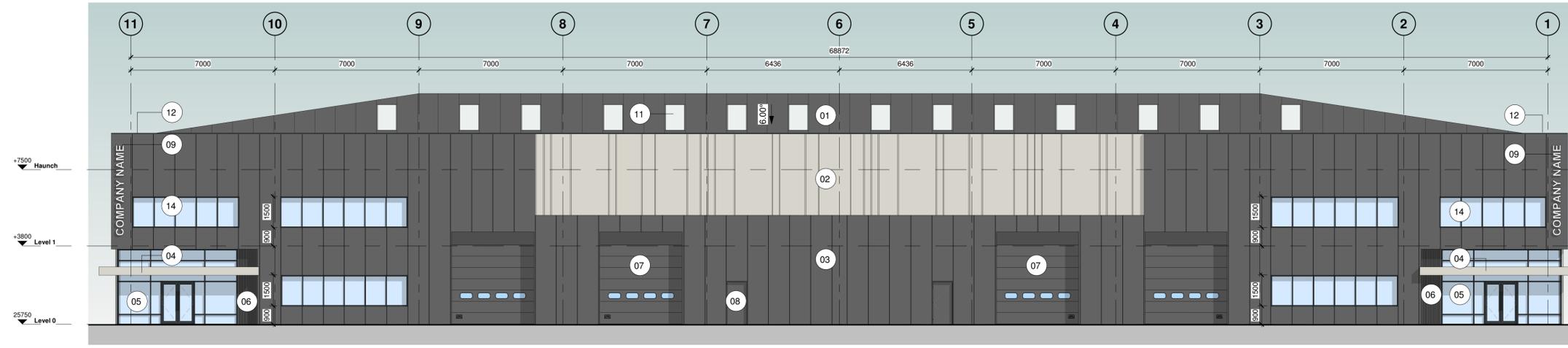
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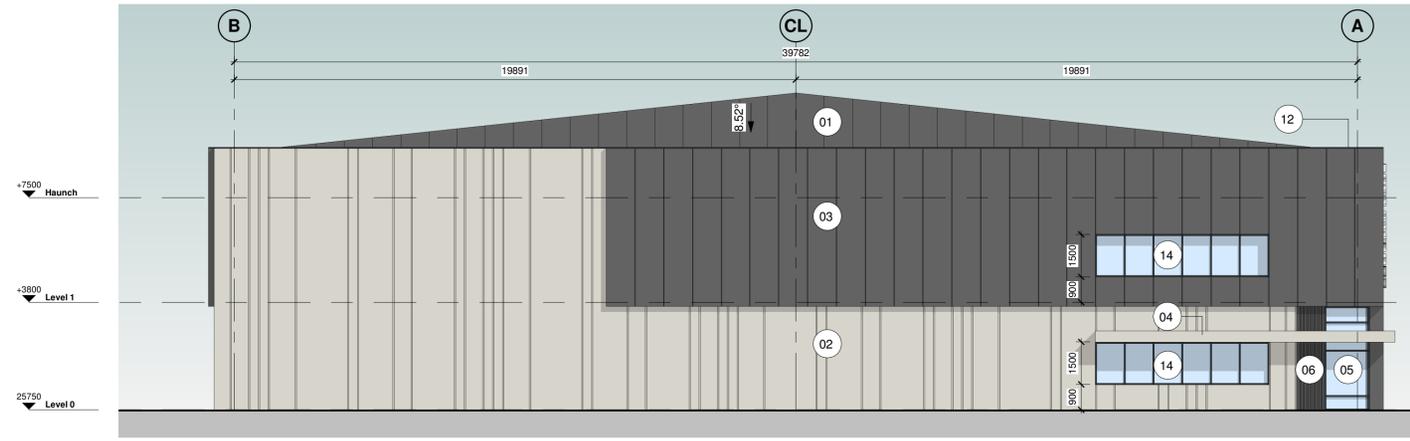
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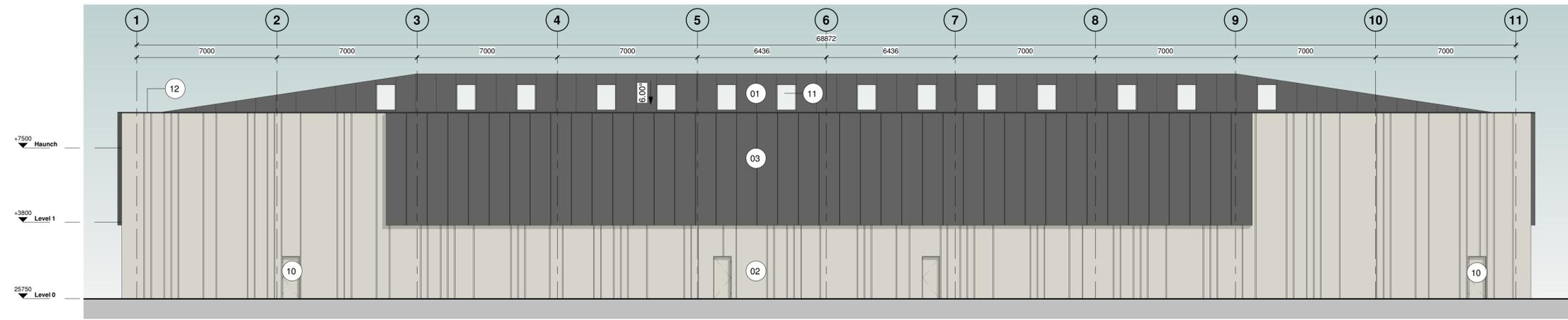
ref	hazard	date



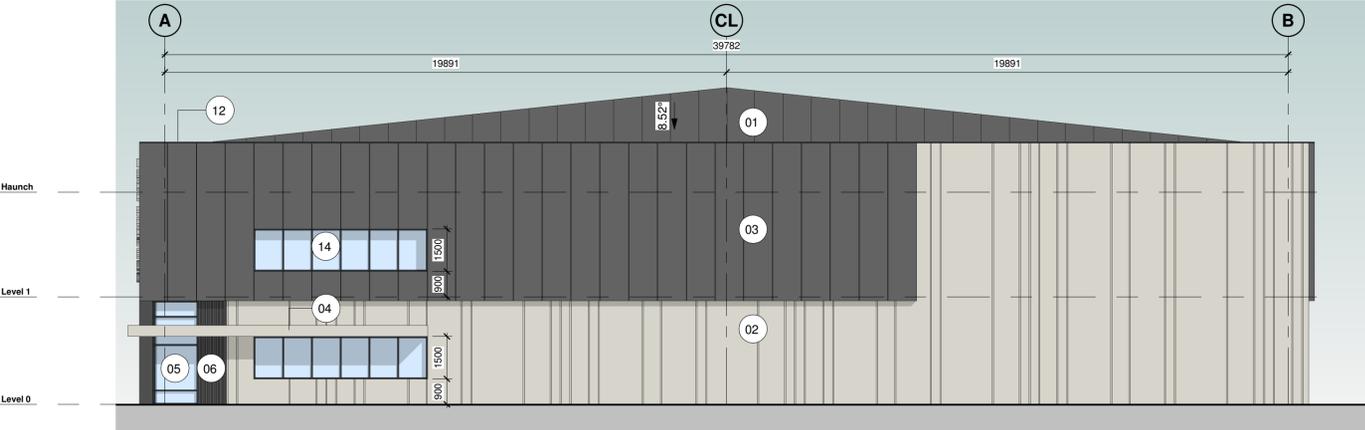
A 21-ZZ UNIT 03 & UNIT 04_Elevation A
 1:125



B 21-ZZ UNIT 03 & UNIT 04_Elevation B
 1:125



C 21-ZZ UNIT 03 & UNIT 04_Elevation C
 1:125



D 21-ZZ UNIT 03 & UNIT 04_Elevation D
 1:125

P9	Project Title Amended	AW	16.12.20	DC
P8	Units Number Changed from UNIT 03a & UNIT 03b to UNIT 03 and UNIT 04	AW	16.12.20	DC
P7	The Unit Numbers Unit 03 & Unit 04 Changed to Unit 03a & Unit 03b	AW	13.11.20	DC
P6	AOD Level Added	BC	04.11.20	DC
P5	Units Number Changed from UNIT 03a & UNIT 03b to UNIT 03 and UNIT 04	AW	28.10.20	AW
P4	Drawing Title Amended	AW	02.01.20	AW
P3	Potential Office Area Windows Added	AW	21.09.20	AW
P2	Project Title Amended	AW	28.08.20	AW
P1	First Issue of Drawing	BE	28.07.20	DC

Rev	Revision Details	Drawn	Date	Checked

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Project
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 Manor Lane, Hawarden

Drawing Title
 UNIT 03 & UNIT 04 Elevations

Status Purpose of Issue
S2 SUITABLE FOR INFORMATION

Drawn by JC **Created** 13.07.2020

C4 Job no. 19-143 **Scale** 1:125 @ A1

Dwg no. 19143-C4P-B3-ZZ-DR-A-2100 **Rev** P9

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