



**SANDBACH
TOWN COUNCIL**

PLANNING AND CONSULTATION COMMITTEE

Agenda for the meeting to be held on **Tuesday, 10th January 2023**
at **Sandbach Town Hall**, and commencing **7pm**.

Committee Members: Cllrs R Hovey (Chair), G Merry (Vice Chair), G Price Jones,
M Muldoon, S Broad, S Crane, P Eaton and D Poole.

1. APOLOGIES FOR ABSENCE

The Meeting will be clerked by the Deputy Chief Officer.

Please ensure that all apologies are made directly to the meeting clerk no later than 5pm on the day of the meeting.

2. DECLARATIONS OF INTEREST

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

The Chairman of the meeting will adjourn the meeting to allow questions from members of the public. After the questions, the Chairman will reconvene the Planning and Consultation Committee Meeting.

Request from a member of public to speak on Item 6.1

3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 12TH DECEMBER 2022.

[Attached: Draft minutes of the meeting]

To approve the minutes of the meeting of 12th December 2022.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 16.12.22 response to Cheshire East by 5.1.23

Note for Committee: Deadline Extension Requested.

22/4911C 10, HENSHALL DRIVE, SANDBACH, CW11 1YN

Second storey side extension over the existing garage with covered open porch / car port area.

Submitted WE 6.1.23 response to Cheshire East by 25.1.23

23/0023C 54, RUSCOE AVENUE, SANDBACH, CW11 3HG

A single storey kitchen extension to the rear of the semi detached property, spanning the full width of the property and extending out by 4.15 meters, double patio doors and large window to the rear and 2 velux windows in the roof.

At time of posting, no further applications were available.

A supplementary list will be issued on the day of the meeting, should further applications be received, and an updated agenda posted on to Sandbach Town Council's website.

5. CONSULTATIONS

5.1 Definitive Map Modification Orders (DMMO) Consultation

[Attached: 5.1a Consultation Letter;
 5.1b Claimed FP Map]

Email received 15 December 2022 relating to an application for a public footpath to be added to the Definitive Map and Statement. Consultations ends on 25th January 2023. (attach letter and map)

5.2 Town Centre Vitality Plan (TCVP) - Final recommended version

[Attached: 5.2 email from Cheshire East Council]

Members to note that the [final version of TCVP](#) received 16 December 2022 will be presented to the CEC Economy and Growth Committee on 17th January 2023.

6. CORRESPONDENCE

6.1 Persimmon Footpaths - Planning & Consultation Meetings

Email received on 13 December regarding to the footpath between the Capricorn Business Park adjacent to the M6 junction. Planning Application 13/5242C.

6.2 Cheshire East Site Allocations and Development Policies Document (SADPD)

[Attached: 6.2 email]

Email received on 16 December as SADPD is adopted by Cheshire East Council on 14th December 2022. The policies will be used to make decisions on planning applications.

6.3 Pre-Planning Application Consultation

Note for Committee: Requested that Members provide comments by mid January.

[Attached: 6.3a email;
6.3b Consultation letter to STC;
6.3c Scaled drawings]

Email received on 19th December inviting comments on proposed installation of telecoms apparatus at Moston Road, Ettiley Heath, Sandbach, CW11 3HL. They also want to seek agreement on the Traffic Light Rating assessment as well as the associated engagement strategy. Expected reply in 14 days from the date letter sent.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 23rd January 2023 at 7pm in Sandbach Town Hall.



**SANDBACH
TOWN COUNCIL**

PLANNING AND CONSULTATION COMMITTEE

Minutes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Monday 12th December 2022 in Sandbach Town Hall.

PRESENT Councillors R Hovey (Chair)
 G Merry
 S Crane
 M Muldoon
 D Poole
 G Price Jones

Also present were CEC Cllr L Crane, Deputy Chief Officer, Corporate and Democratic Services Support Officer and twenty six members of the public.

2. APOLOGIES

Absent with apologies: Cllr S Broad
 Absent without apologies: Cllr P Eaton.

8. DECLARATIONS OF INTEREST

Cllr R Hovey

Declared a personal interest in application 22/4609C. Cllr Hovey advised that he would leave the room during all discussions and voting on this application.

Cllr G Price Jones

Declared interest in application 22/4706C.

9. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 23RD NOVEMBER 2022

Resolved: That the minutes be approved as a true and accurate record of the meeting.

At this stage of the meeting the Chair handed the meeting to the Vice Chair and left the room whilst public referenced application 22/4609C.

PUBLIC QUESTIONS

The meeting was adjourned by the Vice Chair to allow questions relating to items on this Agenda from members of the public.

Chair Initials:

The first four members of the public commented on application 22/4609C.

Speaker 1

Expressed several concerns in relation to above application number. Including note that not all residents received the application notice, inadequate width of the road for additional traffic, site density, local school capacity, number of proposed dwellings and poor design quality.

Speaker 2

The speaker mentioned industrial use of the plot of land as well as the right of accessing private road on Zan Drive.

Speaker 3

Referenced Cheshire East design guide and the number of dwellings, private road access, required planning standards, lack of accessible housing, the unfairness of open space maintenance cost to all current residents which would potentially be space new residents benefit from.

Speaker 4

Highlighted potential impact of this development on stability of their established boundary wall, home safety concern where construction traffic travels along the unadopted road and overlooking/privacy impact on their home.

CEC Cllr L Crane

Spoke about the Hill Crossing Campaign, stating the importance of identifying the right spot to establish the crossing as, after years of work on this, finding a location which does not impact traffic junctions, residences and is a completely safe position for crossing is vital. Also mentioned it is important for Town Council to comment on review of crossing policy and support of installation at this site. Also confirmed she was calling in application 22/4609C.

The Vice Chair reconvened the meeting.

4. OBSERVATIONS ON PLANNING APPLICATIONS

For the benefit of public in attendance application 22/4609C was considered first.

As Cllr Hovey had left the room due to personal interest in this application, the Vice Chair remained in the Chair.

Submitted WE 9.12.22 response to Cheshire East by 26.12.22

22/4609C Land Off, MEADOWBANK AVENUE, WHEELLOCK

Construction of affordable housing.

Resolved: Members **OBJECT** to this application on a number of grounds where Local Plan Strategy policies SD2 (Character, Space, Design, Flood), SE1 (Design, Quality, Traffic), SE3 (Wildlife), SE4 (Landscape), Sandbach NDP H2 (design/Layout) and IFT1 (Safety/Accessibility) and SADPD HOU8 (Space/Accessibility) are contravened:

Chair Initials:

- Narrow and limited access on to Meadowbank Avenue which will be inadequate and restricted by parked cars for emergency vehicles and refuse collection
- Numerous concerns raised by neighbouring properties
- High density development within the proposed area of land and off unadopted road
- Narrow road which will be further congested by on-road parking
- Inadequate space for construction traffic
- No electric charging points within proposals
- No provision of open space/greenery
- Design is not in-keeping with surrounding area/location
- Potential impact on wildlife corridor
- Inadequate accessibility and wheelchair access standards
- Flood risk
- Overlooking and impact on amenity of neighbouring homes
- Structural concern due to impact of removing part of an established boundary wall
- Development will not contribute to character of the area
- Lack of accessible properties within design
- Over intensive design for the area of land
- A Cheshire East Council Ward Councillor Call in has been requested
- Overlooking of neighbouring properties
- Without justification within the application of the need for affordable housing, Members seek the Housing Officer's confirmation that the need has not already been met.

Submitted WE 25.11.22 response to Cheshire East by 16.12.22

Cllr Hovey re-joined the meeting and took the Chair from this point.

22/4321C Land Between Green Bank Farm And Pear Tree House, MILL LANE, SANDBACH

Erection of 2no. Dwellings.

Resolved: Members **OBJECT** to this application as this land is open countryside, outside the settlement boundary and is low density development.

22/4270C 38, MORTIMER DRIVE, SANDBACH, CW11 4HS

Certificate of proposed lawful use for Removal of existing car port and erection of new single storey side extension.

Resolved: No objection.

Chair Initials:

22/4570C FLAT 1, 12, WELLES STREET, SANDBACH, CHESHIRE, CW11 1GT
 Changing existing UPVC and Timber windows to new Anthracite Grey vertical sliding sashes to a property within the conservation area.
Resolved: Members support the replacement design but **OBJECT** to the colour choice which is not in-keeping with the surrounding properties in the conservation area.

Submitted WE 9.12.22 response to Cheshire East by 26.12.22

Cllr Price Jones did not participate in discussion or voting.

22/4706C 17, MILL HILL LANE, SANDBACH, CW11 4PN
 New garden room.

Resolved: Members **OBJECT** to this application due to it's loss of amenity for neighbours.

22/4757C Natwest, 3, HIGHTOWN, SANDBACH, CW11 1JY

The proposals relate to closure of this bank:

1. All fascia signage to be removed (to all elevations, and also Natwest signage within car park) ;
2. ATM to be removed and infill to match existing;
3. All marketing to be removed;
4. Seal existing letter box;
5. Nightsafe to be removed and sealed.

Resolved: No objection but request that the nightsafe brick infill must match existing brickwork.

22/4794C 65, PRINCESS DRIVE, SANDBACH, CW11 1BP

Proposed first floor over existing garage and previous extension.

Resolved: No objection.

SUPPLEMENTARY APPLICATION

Submitted WE 9.12.22 response to Cheshire East by 5.10.22

(Deadline for comment extended.)

22/2944C Smithy Bends, BRADWALL ROAD, BRADWALL

Creation of permissive path to circumnavigate bad bends on on a route regularly used by walkers and families, it is on Bradwall Road adjacent to The Old Smithy (CW11 1RA). d. The proposal involves a new footbridge over a brook and the removal of 1.5m of hedgerow to create the access to the path from the highway. The other end of the path will be served by an existing gateway.

Resolved: Members support this application and conditions to ensure there is no damage to environment during construction process.

Chair Initials:

5. CONSULTATIONS

5.1 Electric vehicle (EV) charging points strategy

Members discussed the draft strategy and timeframe proposals and considered impact on Sandbach residents, including current general lack of affordability of electric vehicles, Sandbach network being at full capacity with significant cost implications for any increase, location of chargers for all housing types, limited car parking spaces in the Town, which would be further reduced where used for duration of electric vehicle charging, necessity for liaison with taxi industry to understand their requirements, timing of battery technology advancements. Reduction in Carbon emission is welcomed.

Resolved: That Members support the strategy, phased over a number of years, and the reduction in carbon emissions but have some concerns regarding practicalities and costs of implementation for Sandbach, including limited parking space availability for charge duration, cost to increase network capacity for the town, location and feasibility of charging for residences without designated parking allocation, current cost of electric vehicles and developing battery technology over coming years which may amend requirements and reduce cost for the scheme, in due course.

5.2 THE HILL CROSSING CAMPAIGN

(Referred from Full Council 30 Nov 22 – Agenda Item 17)

Following referral from Town Council 30th November at which the Crossing installation was supported, Members confirmed the contacts for the correspondence and reviewed potential safety issues which are limiting suitability, safety and practicality of locations for the crossing. If installed at an unsuitable location the crossing would not be used.

Resolved: That the Committee writes to CEC Chief Executive, Highways and Leader to confirm the Council's support of installation of a pedestrian crossing on the Hill but, should technical review of feasibility demonstrate lack of suitable location for this crossing type, that a review of alternative crossing provisions is undertaken to allow pedestrians to cross safely. The letter will also request reallocation of s106 funds currently planned for A533/A534 traffic junction, which is benefit only to vehicles, for use in remedying this pedestrian safety issue on the Hill as priority.

5.3 Cheshire east minerals and waste plan (mwp)

(Referred from Planning and Consultation Committee 23 November 22 – Agenda Item 5.2)

Cllr Muldoon reported that he had reviewed the document in full and Members received draft comments by email for consideration. Salient

points were reviewed and the draft comments were supported for inclusion within response to the consultation:

- Page 10/11 Sustainability Appraisal – What have been the responses from local groups to any environmental and social impacts? The report mentions local groups to be consulted, has there been any responses since the draft has been published?
- Page 11 When are further talks on HS2 taking place? the initial reports is now out of date and requires updating.
- Table 1.2 Is there a reason why the public may not be consulted on the 2nd Draft? Is there going to be a plan to consult further with local groups?
- Page 15 Objectives OB2 – Talks of reducing traffic impacts through alternatives (rail, canal, etc..) when will this be implemented?
Example, The expansion of Arclid excavations to be increased by several million tonnes, would this create there requirement for more traffic too and from the site, if so, would this have any impact on the A534?
- Page 28, 3.35 What is the plan to address the potential 6.94Mt shortfall of aggregate sand (possibly linked to above)?
- Page 43/44 Fracking / Hydrocarbon:- Has it been assessed if there will be any interference to ongoing Salt/Brine workings created by any exploratory works or the possibility of any future fracking?
Example:- Underground around the Middlewich area, are “Salt Pillars” supporting the surrounding areas, would tremors create an unstable “footing“?
- Page 55 It appears the last waste generation figures were from 2019, when is this due to be assessed/reassessed?
- Page 58 The use of greenbelt land is 4th Choice in the report, how likely is this to be permitted?
- Page 61 Should the use of Anaerobic Digesters be encouraged, waste products from commercial / industrial processes could be utilised and product useful by-products, example, cooking oil collection and converted to bio diesel?

Resolved: That the circulated comments above are included within consultation response.

6. CORRESPONDENCE

None received.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 10th January 2023 at 7pm in Sandbach Town Hall.

Meeting closed 8:58pm

Cllr R Hovey, Chair

YL / KP

DRAFT

Chair Signature:

Date:

5.1a

Public Rights of Way Team

2nd Floor, Old Building
Municipal Buildings
Earle Street
Crewe
CW1 2BJ

Phone: 01270 686203

██████████@cheshireeast.gov.uk

DATE: 15th December 2022 OUR REF: CN/7/32

YOUR REF:

Please Contact: ██████████

Dear Sir/Madam

Wildlife and Countryside Act 1981

Definitive Map and Statement

Application for the Addition of a footpath known as Dingle Lane between Dingle Lane (leading from Wells Bank) to the Junction with Footpath No11 Sandbach.

I am writing to inform you that consideration is being given to a application for a Public footpath to be added to the Definitive Map and Statement. The route of the claimed footpath is shown on the enclosed map.

I shall be pleased if you will advise me if;

1. If you have no objection to the proposal, please reply with words to that effect.
2. If you wish to raise an objection, please reply stating your objection and the reason(s) why you object.

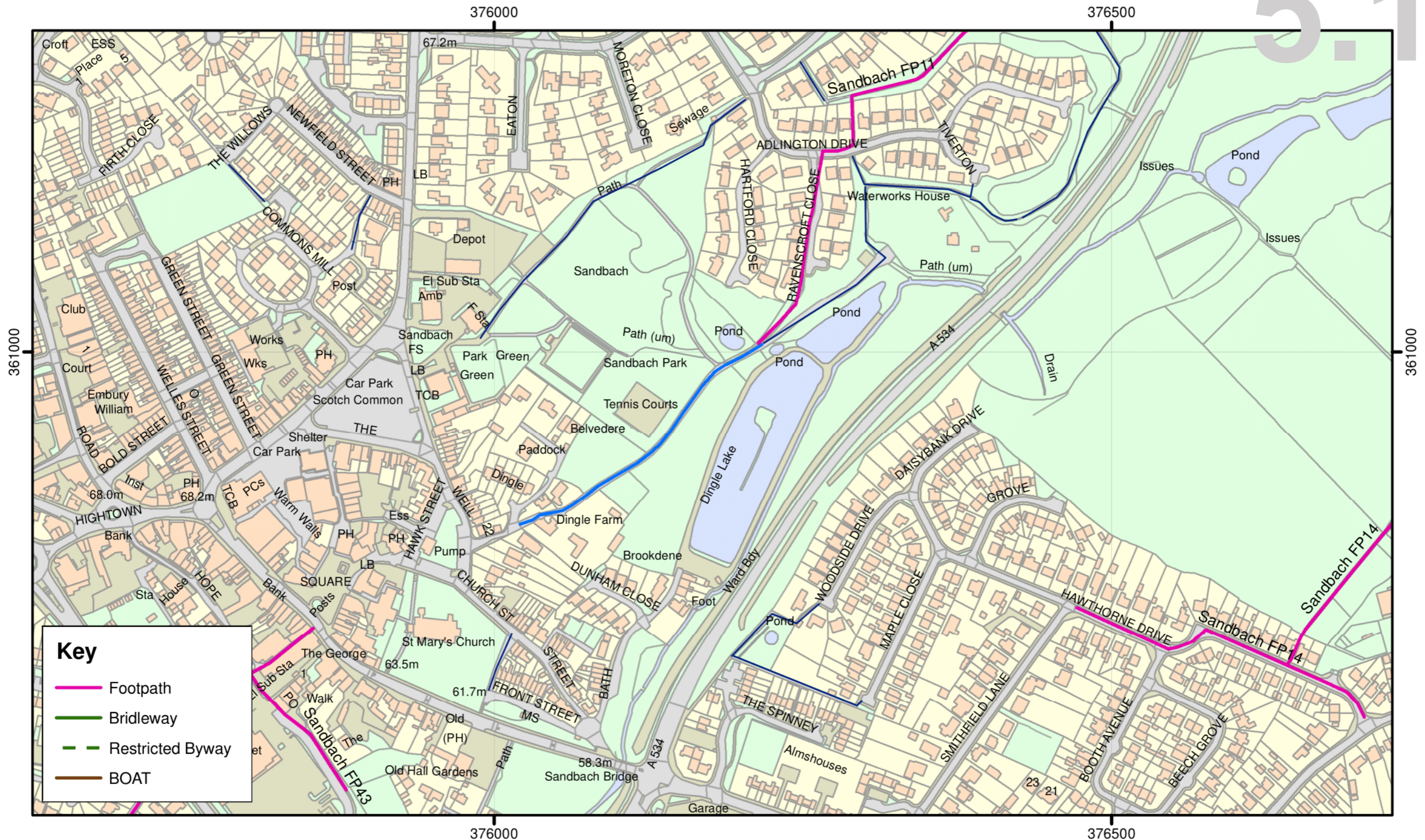
Can you please arrange to respond within 6 weeks from the date of this letter.

Your response can be sent electronically ██████████ or posted to the address above, remembering to include the reference above.

If you have any queries please do contact me.


Yours Faithfully

██████████
Definitive Map Officer
Tel: 01270 686203



Key

- Footpath
- Bridleway
- Restricted Byway
- BOAT




1:4,000

Claimed Footpath Dingle Lane to Sandbach FP 11 - shown blue

Plan No.

This is a working copy of the definitive map and should not be used for legal purposes



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From: [REDACTED]
Sent: 16 December 2022 17:08
To: Ceri Lloyd <chiefofficer@sandbach.gov.uk>
Subject: [OFFICIAL] Town Centre Vitality Plan - Final recommended version
Importance: High

Dear Ceri,

I am happy to be able to send over the final recommended version of the Sandbach Town Centre Vitality Plan. This has been slightly modified from the consultation draft in response to the public consultation.

In particular, you will see on page 69 that there has been a change to the recommended top priority actions to reflect the responses from the public consultation. You may wish to draw this to the attention of Town Councillors.

The intention is to present this final version to CEC Economy and Growth Committee on 17th January with a recommendation that the Committee approve the plan.

I very much hope that the Town Council will also now endorse the plan. I look forward to hearing back from you and would love to be in a position to report to our committee that the plan is endorsed by the Town Council.

Wishing you a very Merry Christmas

[REDACTED]

[REDACTED]

Development and Regeneration Manager

Economic Development Service | Growth & Enterprise | Place Directorate

 07870 391694

[REDACTED]

From: LOCAL PLAN <LocalPlan@cheshireeast.gov.uk>
Sent: 16 December 2022 15:02
To: Yvonne Lam
Subject: Cheshire East Site Allocations and Development Policies Document

6.2

Dear (Sandbach Town Council),

You have received this email as you have previously responded to a planning policy consultation or you have asked to be kept informed on planning policy matters.

The [Cheshire East Site Allocations and Development Policies Document](#) was adopted at a meeting of the Full Council on 14th December 2022. It now forms part of the statutory development plan for Cheshire East and its policies will be used to make decisions on planning applications. In accordance with the planning Regulations, a copy of the [adoption statement](#) is included in this email.

Further information, including the final adopted plan and the Inspector's report can be found on the council's website at <https://www.cheshireeast.gov.uk/sadpd>. In accordance with the Regulations, this includes a copy of the adoption statement.

Yours sincerely,

██████████ - Development Planning Manager
Cheshire East Council | Strategic Planning Team
Westfields, Middlewich Road, Sandbach CW11 1HZ
Tel: 01270 685893
www.cheshireeast.gov.uk

From: [REDACTED]@harlequin-group.com>

Sent: 19 December 2022 11:26

To: Info

Cc: [REDACTED]

Subject: Pre-Planning Application Consultation – Proposed Installation of telecoms apparatus at Moston Road, Ettiley Heath, Sandbach, Cheshire, CW11 3HL. Ref: 32931

Attachments: EE 32931 Sandbach Town Council Pre Application Consultation Letter.pdf;
PL - 1695899_NA_32931_NA_M001_EE_EESP_GA_Rev_A.pdf

6.3a

Our Ref: 32931

Dear Sirs,

Pre-Planning Application Consultation – Proposed Installation of telecoms apparatus at Moston Road, Ettiley Heath, Sandbach, Cheshire, CW11 3HL

I can confirm that the Harlequin Group act on behalf of EE Limited in the identification and acquisition of sites suitable for the installation of mobile phone equipment. Our client currently has a requirement for an installation of a telecommunications site in the Sandbach area.

Please find attached the covering letter and scaled drawings.

Should you need any further information then please do not hesitate to contact me. I look forward to hearing from you.

Kind Regards,

[REDACTED]

Project Support Coordinator
Harlequin Telent Group Company

E: [REDACTED]@harlequin-group.com

M: [REDACTED]

A: Innovation Centre, Maidstone Road, Chatham, Kent, ME5 9FD



Harlequin
Telent Group Company

6.3b

Our Ref: 32931/P/NK

Sandbach Town Council
Sandbach Town Hall
High Street
Sandbach
Cheshire
CW11 1AX

19th December 2022

Via email: info@sandbach.gov.uk

Dear Sirs,

Pre-Planning Application Consultation – Proposed Installation of telecoms apparatus at Moston Road, Ettiley Heath, Sandbach, Cheshire, CW11 3HL. (NGR: E:373296 N:360348), EE Site Ref: 32931.

We write to you as Acquisition Agents working on behalf of EE Limited in respect of identifying a location for a mobile phone base station in the Sandbach area.

The base station is required in order to maintain and enhance mobile network availability in the area as well as to provide on board WI-FI to the trains that pass in this area.

We have identified one potential suitable location in the area for this installation and have enclosed drawings showing the proposed location and design, to which we would welcome your comments thereto.

As you will be aware, the Mobile Network Operators (MNOs) have agreed to carry out engagement with local planning authorities as a matter of industry Best Practice. This has been developed with the support of Government along with other interested stakeholders, including the Local Government Association and Planning Officer's Society.

The process is intended to be commensurate and appropriate to the development of comparatively small-scale public infrastructure development and generally outside any specific pre-application consultation process your local planning authority may have adopted.



Harlequin
Telent Group Company

6.3b

We invite any comments you may have on this proposal so that they can be taken into account, where possible, in finalising the development.

We also seek your agreement on the Traffic Light Rating assessment as well as the associated engagement strategy to be followed in this case.

In accordance with best practice guidelines and the advice contained in national policy, EE is committed to undertaking wider engagement with the local community and other stakeholders who may have an interest in the development.

The proposal has therefore been assessed using the Traffic Light Rating Model in order to establish an appropriate level of engagement. The proposal has been categorised as **Amber**. In accordance with best practice guidelines, additional engagement is being undertaken with yourselves, Cheshire East Planning Department, Cheshire East Highways Department and Sandbach Ettiley Heath Ward Councillors. If, however, you feel the rating to be incorrect or consider that other interested parties should be notified at this stage, then please let us know and pass on relevant contact details as soon as possible.

If I do not hear from you within 14 days, I will assume that the above consultation method is satisfactory and that you have no comments to make regarding the proposed installation.

Yours faithfully

Niall Kelleher
Harlequin Group Ltd
Project Manager/ Senior Surveyor
n.kelleher@harlequin-group.com
07531594770

Working For and behalf of EE Limited



Harlequin
Telent Group Company

6.3b

Your co-operation within this process is therefore encouraged to help facilitate the balanced deployment of vital communications infrastructure that will deliver clear benefits to your local area.

The proposed siting of the development has been very carefully chosen to minimise any perceived visual affect. Any potential effect of the development is principally associated with the radio mast, which is the most visible component of the base station, and which cannot be fully screened for operational reasons.

The sensitive approach to siting and design should minimise the appearance of the development proposed. In addition, as indicated above the local topography and natural features should help minimise views. Insofar as the mast and compound may be visible, they should look straight forward in appearance and reflect their function. To that extent, they should in time become accepted features of the local environment as with other forms of communications networks and essentially public utility infrastructure, such as roads and railways.

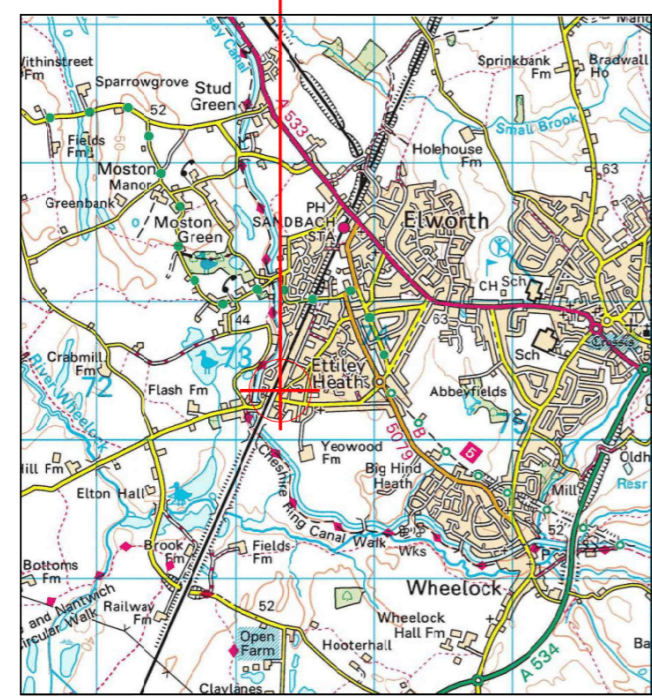
The number of antennas and dishes and their size has been kept to the minimum necessary to provide coverage and to link this site back into the operator's network. The design of these features is very much driven by operational and technical factors.

The number of radio equipment cabinets and their size has been limited to what is required to meet the operator's current and foreseeable network requirements.

The location and design of the equipment cabinets, and the electronic communications equipment housed within them, reflects their functionality and the technical and operational requirement to be in reasonable proximity to the antenna systems and dishes that they support. This avoids exceptionally large runs of feeder cables and associated supporting trays, and the subsequent loss of signals.

In accordance with all relevant health and safety legislation and guidelines, access to the site will be restricted to authorised personnel and the routine maintenance and servicing of the apparatus will only be carried out by properly trained and qualified staff. Electronic communications base stations are specifically designed to prevent unauthorised access by members of the public and, therefore, there is no requirement to incorporate inclusive access arrangements into the proposed layout and design of the development.

SITE LOCATION

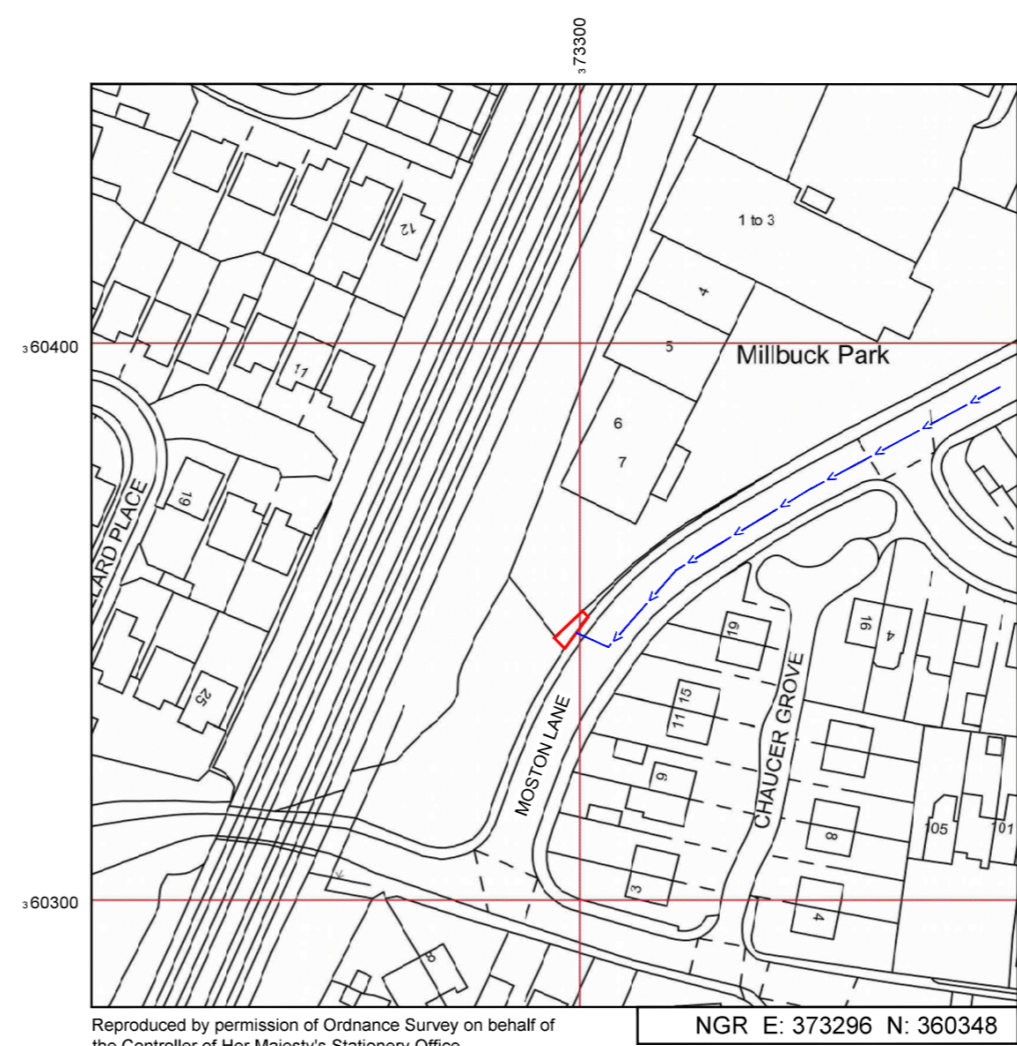


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SITE AREA PLAN



SITE PHOTOGRAPH



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 NGR E: 373296 N: 360348

SITE LOCATION PLAN

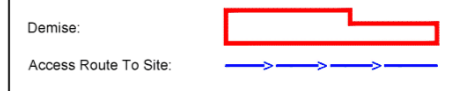


GOOGLE MAPS QR CODE

GOOGLE MAPS - HYPERLINK

GOOGLE STREET VIEW - HYPERLINK

NOTES:
 1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.
 DIRECTIONS: From M6 Southbound, take exit 17 towards Congleton/Sandbach/A534. Take the first right on to Old Mill Rd/A534 and continue through the roundabout. After the roundabout, take the first right onto Congleton Rd and continue until sliding right on to Offley Rd. Continue on Offley Rd until continuing through the roundabout on to Bradwall Rd. Turn right on to Chapel St and at the end, turn right on to Middlewich/A533. Stay on Middlewich/A533 until turning left on to Abbey Rd. Continue on to Elworth Rd and at the roundabout, take the third exit on to Salt Line Way/B5079. Continue on Salt Line Way/B5079 until turning left on to Morston Rd and continue until reaching your destination.



Master: M001	MBNL / EE / H3G: EE	Project: WCML	Purpose of Issue: Planning	Issue: A
Date: 16/12/2022	Drawn: APS	Revision / Upgrade Description: First Issue		
Checked: R Nicoll	Approved: D Palmer			



Hatfield Business Park
 Hatfield
 Hertfordshire
 AL10 9BW

Tel: 01707 315000
 Fax: 01707 319001



Harlequin
 Design & Build

HARLEQUIN GROUP INNOVATION CENTRE MAIDSTONE ROAD CHATHAM KENT, ME5 9FD TEL: +44 (0) 1634 683635	HARLEQUIN GROUP RUTLAND HOUSE 5 ALLEN ROAD LIVINGSTON WEST Lothian, EH54 6TQ TEL: +44 (0) 1506 462174
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Site Name: **MOSTON ROAD SW**

Site ID: **1695899**

Address: **MOSTON ROAD
 ETTILEY HEATH
 SANDBACH
 CHESHIRE
 CW11 3HL**

Title: **002 SITE LOCATION PLAN**

Project: **WCML**

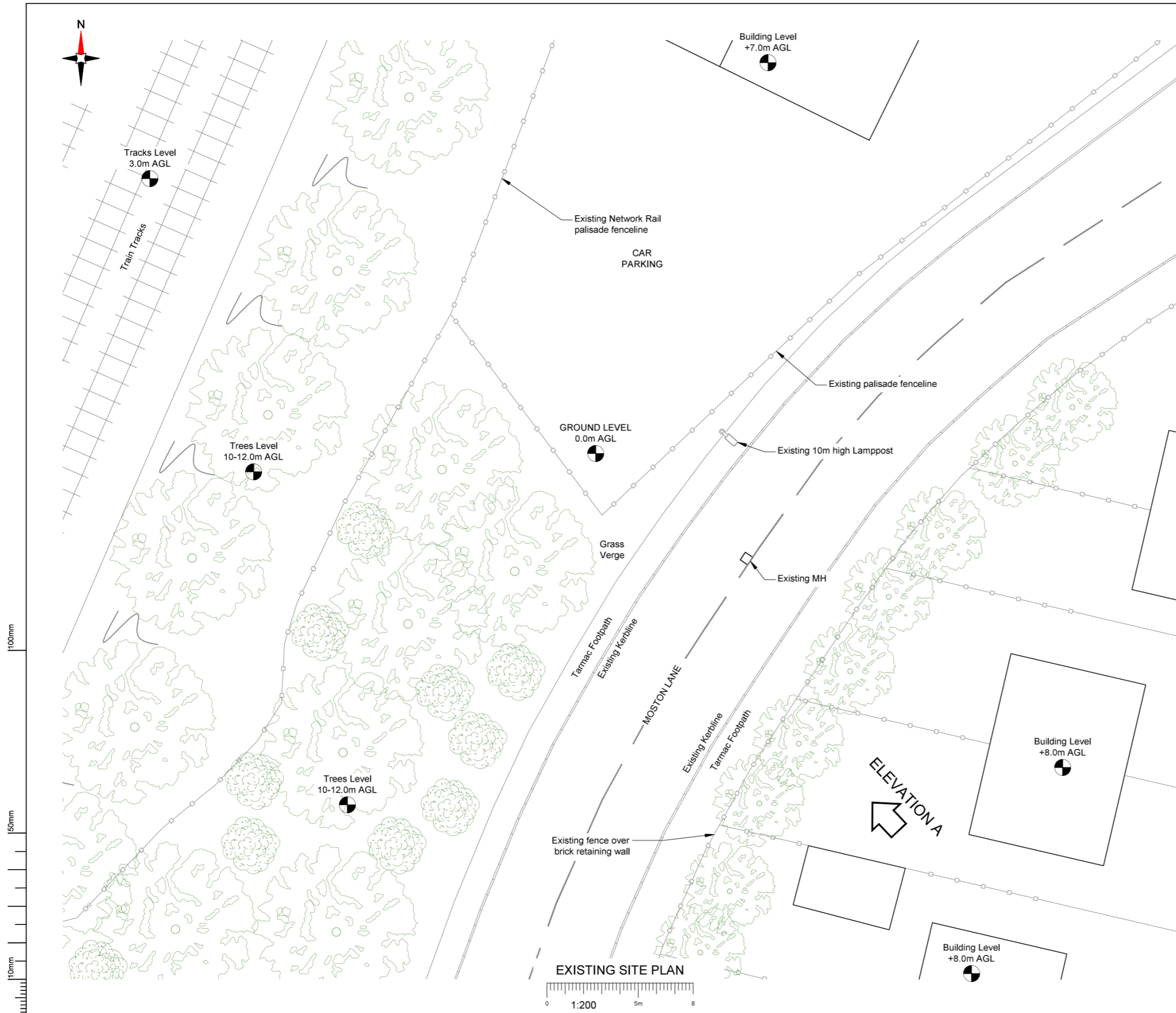
Purpose of Issue: **PLANNING**

EE Cell ID: 32931	MBNL Cell ID: N/A	3UK Cell ID: N/A
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Master Drawing No: **1695899_N/A_32931_N/A_M001** Issue: **A**

100mm
50mm
10mm

V 3.0



NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	EE	WCML	Planning	A
Date:	16/12/2022	Revision / Upgrade Description:		
Drawn:	APS	First Issue		
Checked:	R Nicoll			
Approved:	D Palmer			



Hatfield Business Park
Hatfield
Hertfordshire
AL10 9BW

Tel: 01707 315000
Fax: 01707 319001



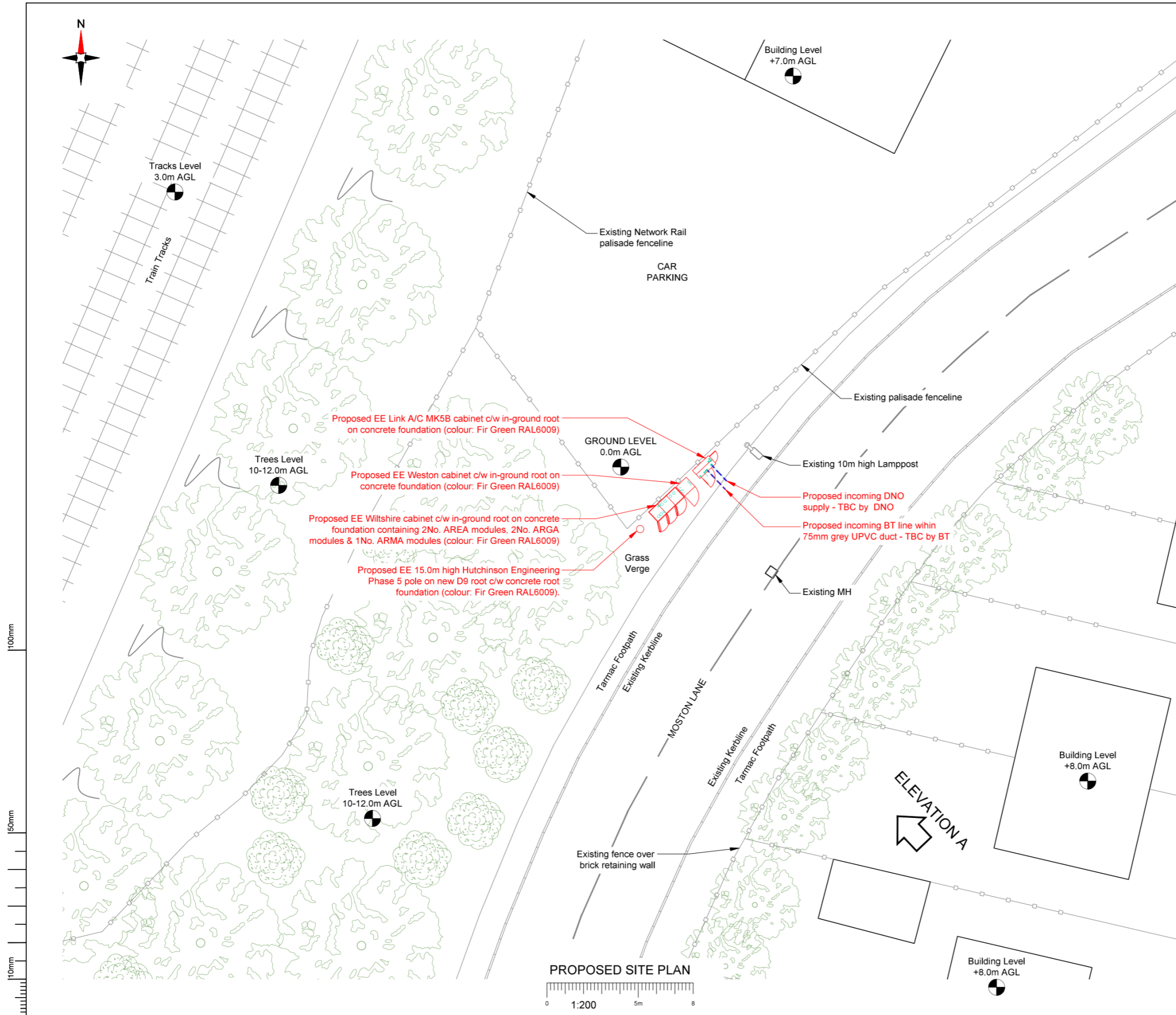
Harlequin
Design & Build

HARLEQUIN GROUP
INNOVATION CENTRE
MAIDSTONE ROAD
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KENT, ME5 9FD
TEL: +44 (0) 1634 683635

HARLEQUIN GROUP
RUTLAND HOUSE
5 ALLEN ROAD
LIVINGSTON
WEST Lothian, EH54 6TQ
TEL: +44 (0) 1506 462174

Site Name:	MOSTON ROAD SW				
Site ID:	1695899				
Address:	MOSTON ROAD ETTILEY HEATH SANDBACH CHESHIRE CW11 3HL				
Title:	100 EXISTING SITE PLAN				
Project:	WCML				
Purpose of Issue:	PLANNING				
EE Cell ID:	32931	MBNL Cell ID:	N/A	3UK Cell ID:	N/A
Master Drawing No:					Issue:
1695899_N/A_32931_N/A_M001					A

V 3.0



NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master: M001	MBNL / EE / H3G: EE	Project: WCML	Purpose of Issue: Planning	Issue: A
Date: 16/12/2022	Drawn: APS	Revision / Upgrade Description: First Issue		
Checked: R Nicoll	Approved: D Palmer			



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Site Name: **MOSTON ROAD SW**

Site ID: **1695899**

Address: **MOSTON ROAD
ETTILEY HEATH
SANDBACH
CHESHIRE
CW11 3HL**

Title: **150 PROPOSED SITE PLAN**

Project: **WCML**

Purpose of Issue: **PLANNING**

EE Cell ID: 32931	MBNL Cell ID: N/A	3UK Cell ID: N/A
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Master Drawing No: **1695899_N/A_32931_N/A_M001** Issue: **A**

V 3.0

NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master:	MBNL / EE / H/G:	Project:	Purpose of Issue:	Issue:
M001	EE	WCML	Planning	A
Date:	16/12/2022	Revision / Upgrade Description:		
Drawn:	APS	First Issue		
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--	--

Site Name: **MOSTON ROAD SW**

Site ID: **1695899**

Address:
**MOSTON ROAD
ETTILEY HEATH
SANDBACH
CHESHIRE
CW11 3HL**

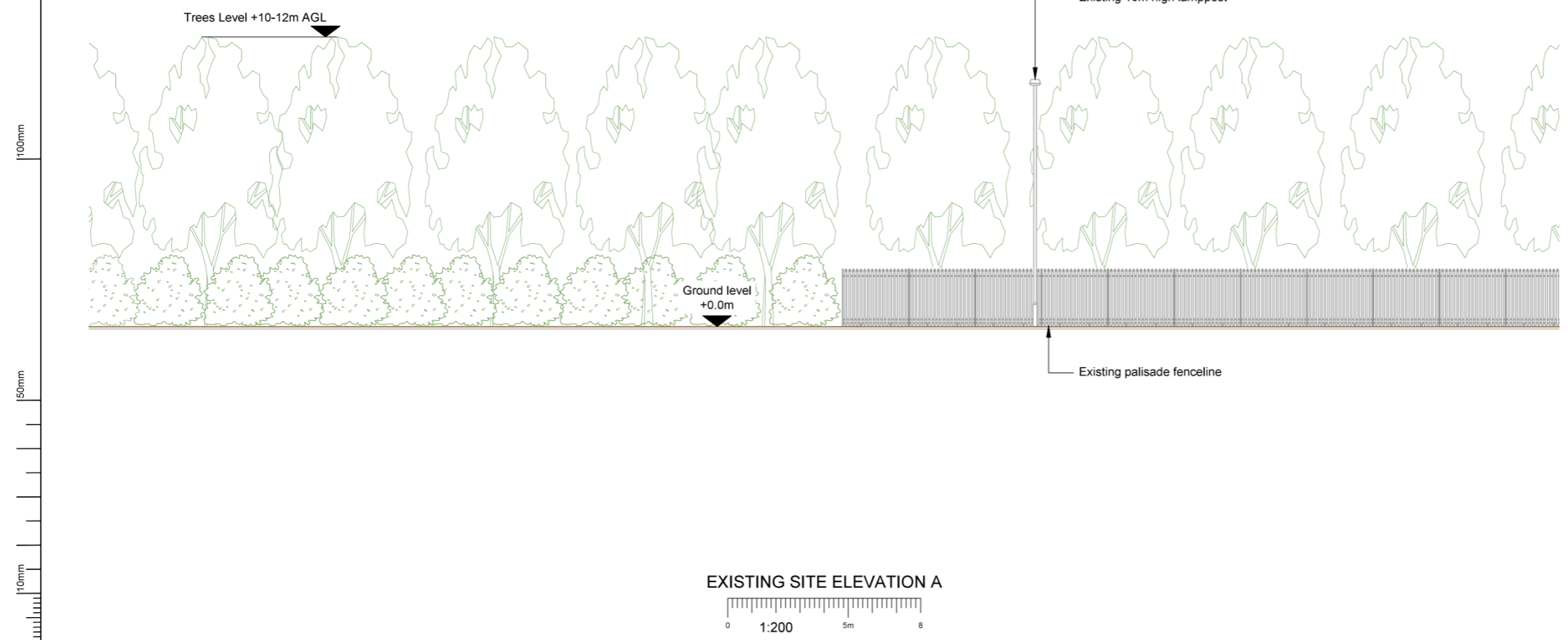
Title: **200 EXISTING SITE ELEVATION A**

Project: **WCML**

Purpose of Issue: **PLANNING**

EE Cell ID: 32931	MBNL Cell ID: N/A	3UK Cell ID: N/A
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Master Drawing No: **1695899_N/A_32931_N/A_M001** Issue: **A**



V 3.0

NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	EE	WCML	Planning	A
Date:	16/12/2022	Revision / Upgrade Description:		
Drawn:	APS	First Issue		
Checked:	R Nicoll			
Approved:	D Palmer			



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Site Name: **MOSTON ROAD SW**

Site ID: **1695899**

Address: **MOSTON ROAD
ETTILEY HEATH
SANDBACH
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CW11 3HL**

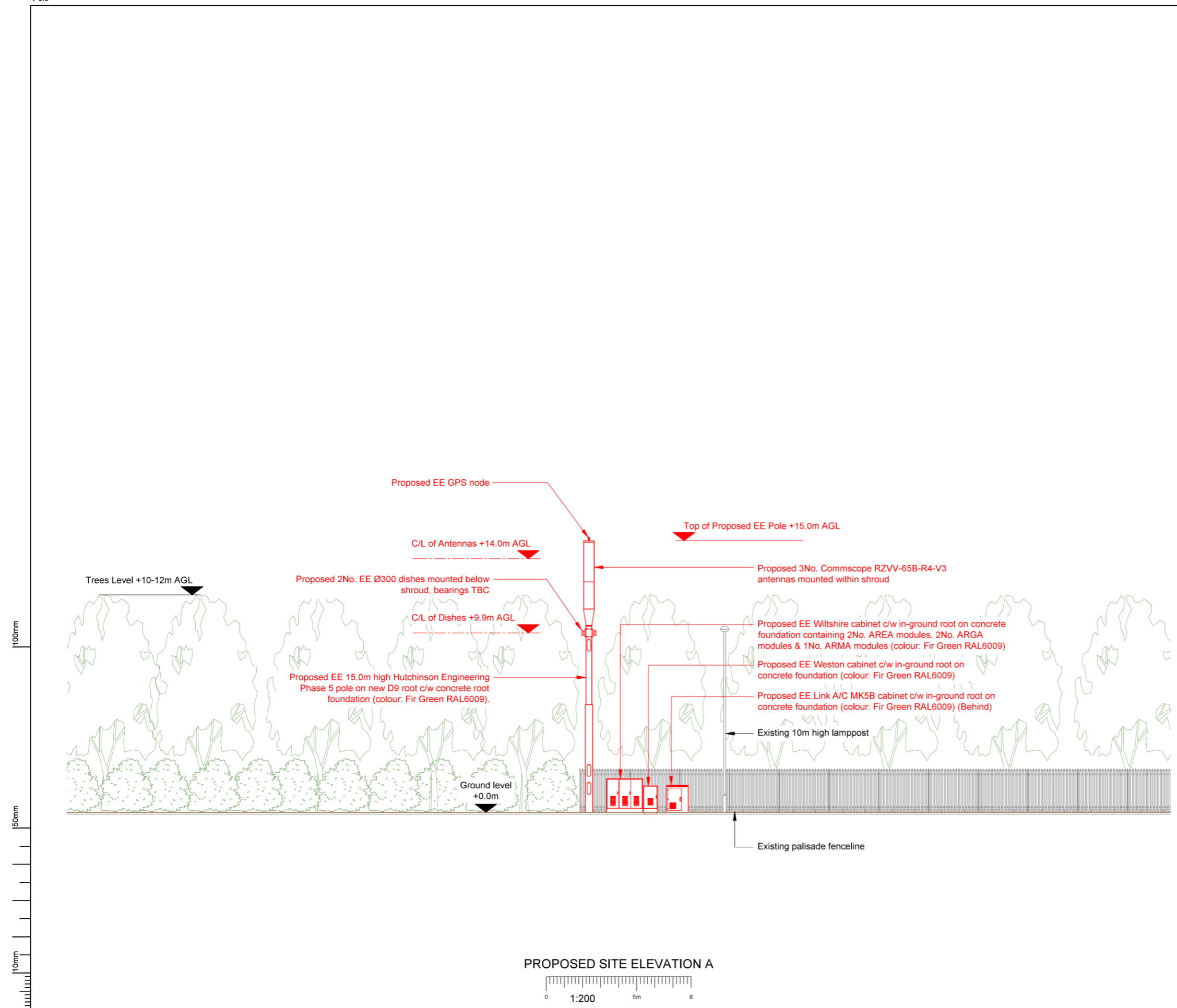
Title: **250 PROPOSED SITE ELEVATION A**

Project: **WCML**

Purpose of Issue: **PLANNING**

EE Cell ID:	MBNL Cell ID:	3UK Cell ID:
32931	N/A	N/A

Master Drawing No: **1695899_N/A_32931_N/A_M001** Issue: **A**



100mm
150mm
100mm