

22 October 2012

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 30TH OCTOBER 2012

Please find enclosed location and layout plans for the planning applications, where applicable, that are to be considered at the above meeting of the Development Control Committee.

Agenda No Item

4. **Planning applications to be determined**

- a) 12/00741/OUTMAJ - Land surrounding Huyton Terrace. previously Baly Place Farm, Bolton Road, Adlington (report to follow) (Pages 1 - 6)
- b) 12/00941/OUTMAJ - Land north of Lancaster Lane and bounded by Wigan Road and Shady Lane, Lancaster Lane, Clayton-le-Woods (report to follow) (Pages 7 - 10)
- c) 12/00655/FUL - 10 Blacksmith Walks, Buckshaw Village, Chorley (Pages 11 - 14)
- d) 12/00802/FUL - The Brook House, Barmskin Lane, Heskin, Chorley (Pages 15 - 24)
- e) 12/00037/FUL - South Miry Fold Farm, Briers Brow, Wheelton (Pages 25 - 36)
- f) 12/00787/REMAJ - Land north east of Buckshaw Hall and bounded by Buckshaw Avenue and Ordnance Road, Buckshaw Village, Chorley (Pages 37 - 42)
- g) 12/00842/FULMAJ - Duxbury Park Myles, Standish Way, Chorley (Pages 43 - 50)
- h) 12/00797/FUL - Higher Wheelton Methodist Church, Blackburn Road, Higher Wheelton (Pages 51 - 54)

Yours sincerely



Gary Hall
Chief Executive

Cathryn Filbin
Democratic and Member Services Officer
E-mail: cathryn.filbin@chorley.gov.uk
Tel: (01257) 515123
Fax: (01257) 515150

Distribution

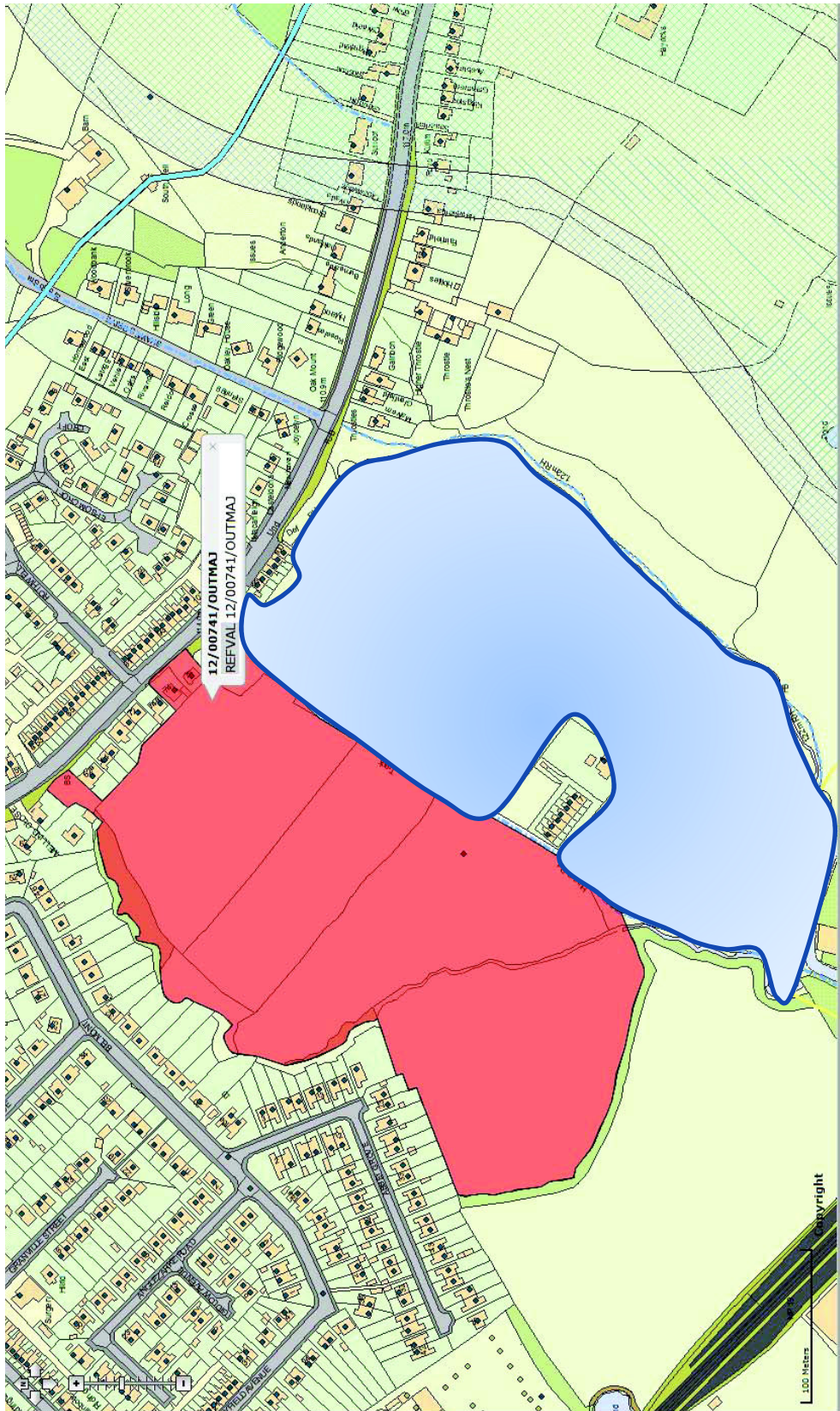
1. Agenda and reports to all Members of the Development Control Committee.

**This information can be made available to you in larger print
or on audio tape, or translated into your own language.
Please telephone 01257 515118 to access this service.**

આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

01257 515823 کیجئے:



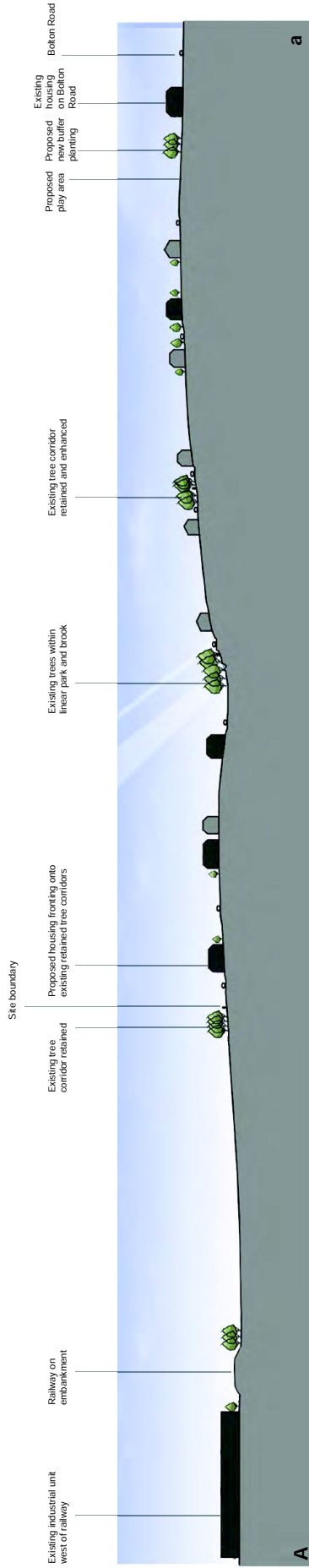
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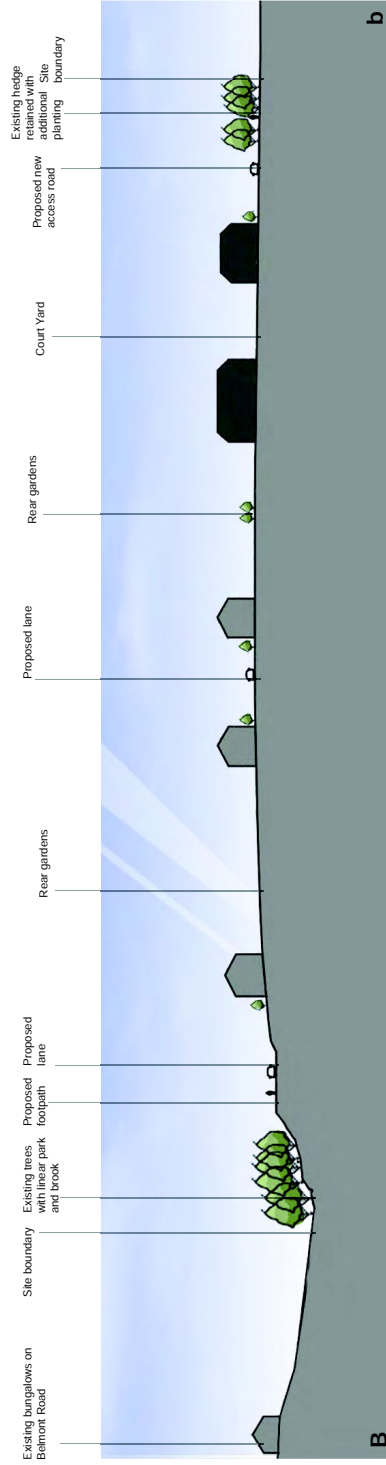
Key :

- | | |
|---|--|
| 1 Housing - Up to 170 dwellings @35dph | 8 Existing footpath/Adlington Circular Walk |
| 2 Retained Trees and vegetation within green corridors | 9 NEAP play area |
| 3 New vehicle link through green corridor | 10 Proposed Buffer planting to boundaries |
| 4 Vehicular Access off Bolton Road | 11 Emergency Access |
| 5 Proposed Pedestrian/Cycle Links | |
| 6 Potential Future Vehicular Links | |
| 7 Potential Drainage Ponds | |

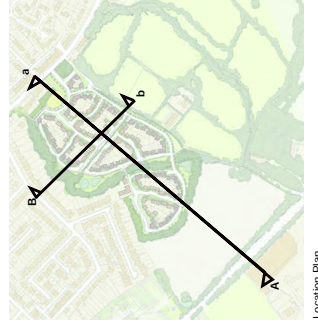




Illustrative Section A
1:1000



Illustrative Section B
1:500



Location Plan

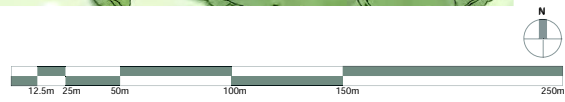


Key :

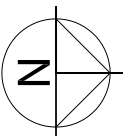
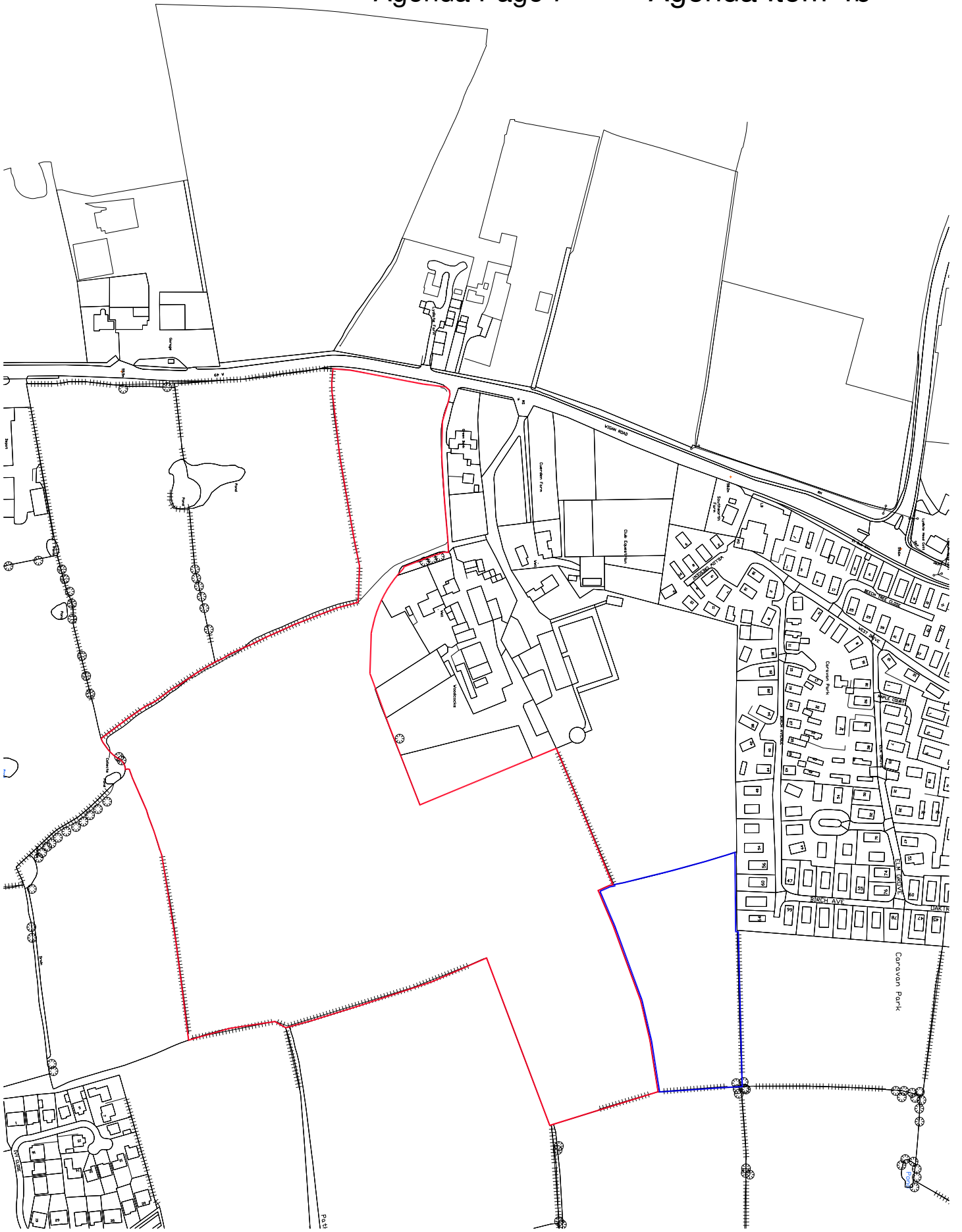
- Site boundary
- Proposed Residential - 4.86Ha (Up to 170 dwellings at 35 dwellings per hectare 2-3 Storey (maximum 12m height))
- Proposed Casual/Informal Public Open Space, habitat creation and existing woodland 2.14Ha
- Equipped Play Space Ino. NEAP- 0.10Ha
- Existing Retained Trees
- Indicative Balancing Ponds 0.13Ha

Total Site Area - 7.23ha

- Proposed 3 metre wide shared Cycle/Footpaths
- Proposed 2 metre wide Footpaths
- Existing Footpaths
- Other land owned by applicant



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Land under the control of Redrow Homes (unclassified) Division
Application Site Boundary



Baldwin Design
Consultancy Ltd

Address:
**Land at Wigan Road,
Clayton Le Woods,**

Drawing:
1:1250 Location Plan

Drawn:
JL

Scale:
1:1250

Date:
04/08/27/11/11

Page Size:
A1

Town Farm, 17 Oxford Close, Solihull, Warrington, Cheshire, WA3 2WP Tel: 01942 719513 email: gram.balwin@bcg.co.uk

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REDROW HOMES
Redrow Homes Ltd - Lancs Division
Tel: 01752 44200 Fax: 01752 44201 Web: www.redrow.co.uk

Baldwin Design
Consultancy

Revision:
A 01/12/11 Masterplan updates
B 20/01/12 Planning/Highway notes for road

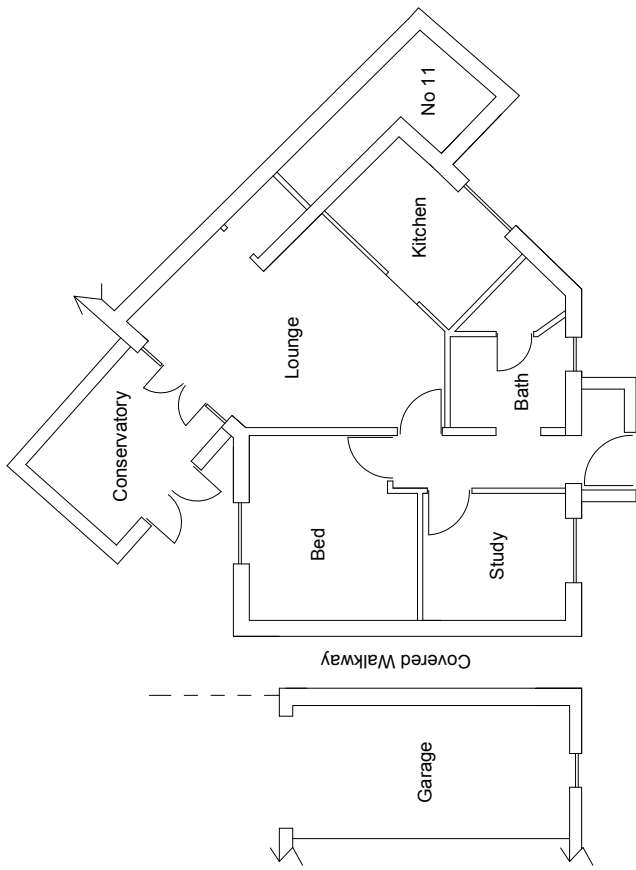
Project Title:
Sketch Masterplan
Address:
**Land at Wigan Road,
Clayton - Le Woods**

Drawing:
Proposed Residential Master Plan
Drawing No:
REDMP/RMP/03
Drawn:
GB
Date:
18/11/11
Scale:
1:500
Paper Size:
A0

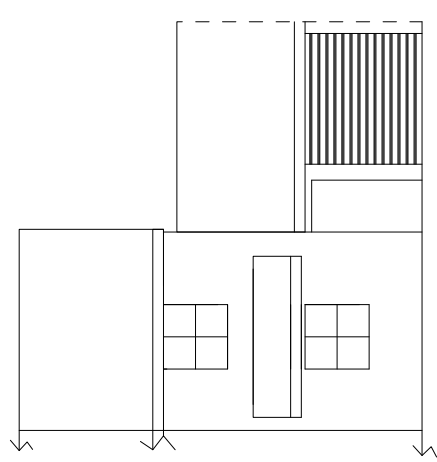


Team: Planning, 17 Chard Close, Garsim, Warrington, Cheshire, WA5 3PP Tel: 01524 715513 Email: graham.baldwin@bdc.co.uk

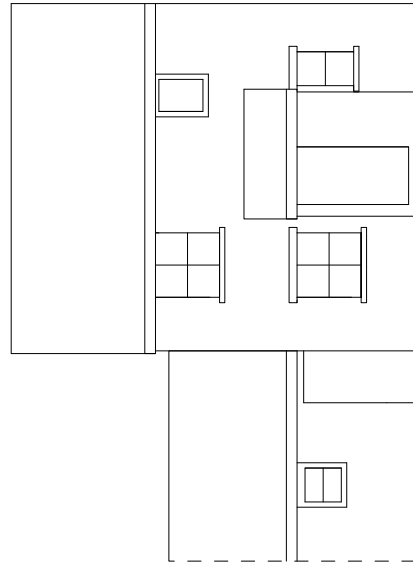
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LAYOUT BEFORE ALTERATIONS



REAR BEFORE ALTERATIONS



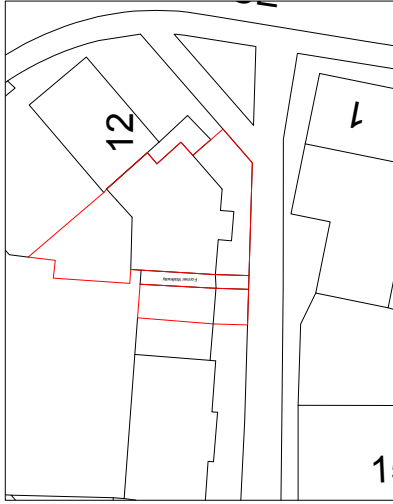
FRONT BEFORE ALTERATIONS

Proposed alterations at: 10 Blacksmiths Walks Buckshaw Village Chorley PR7 7BP	
CLIENT:	Mr S Scullor
DATE:	June 2012
SCALE:	1:50
DWG No:	
L.A.:	
AMENDMENTS:	DATE:
ENTWISTLE DESIGN SERVICES 7 Edgefield Ashley Village Chorley PR7 1XH Tel: 01257 274876 E-Mail: poterdest@edl.com	

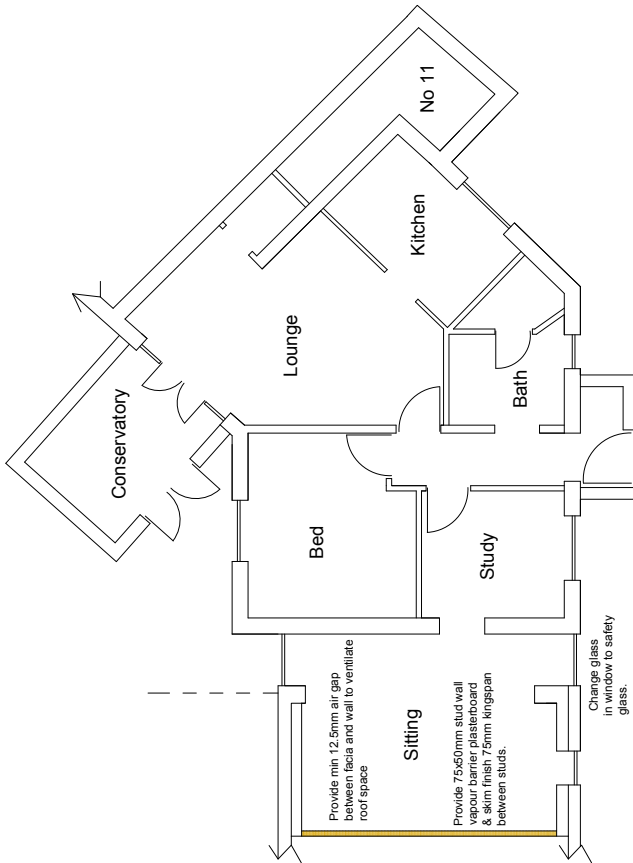
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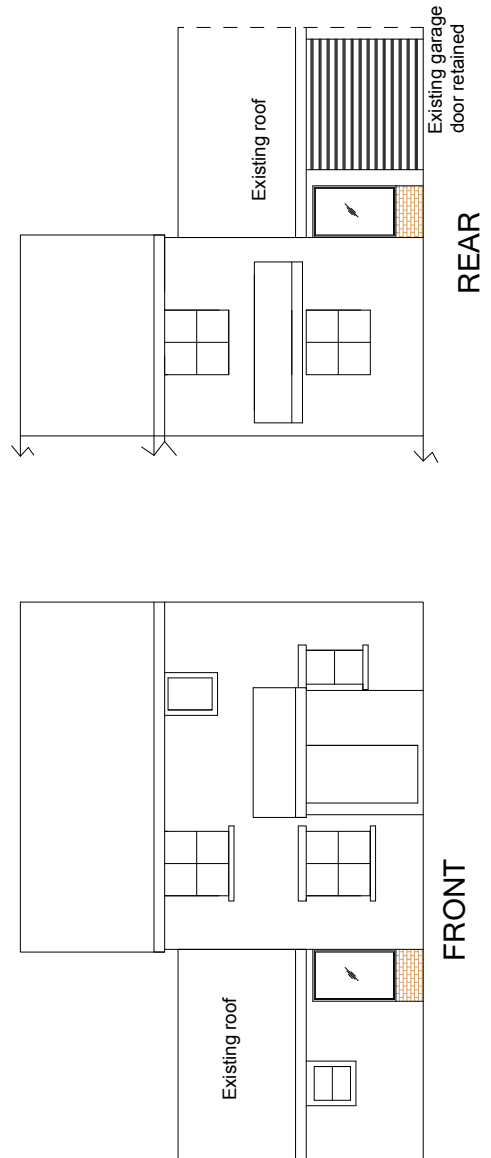
Location Plan 1:1250 N



Site Plan 1:200



LAYOUT

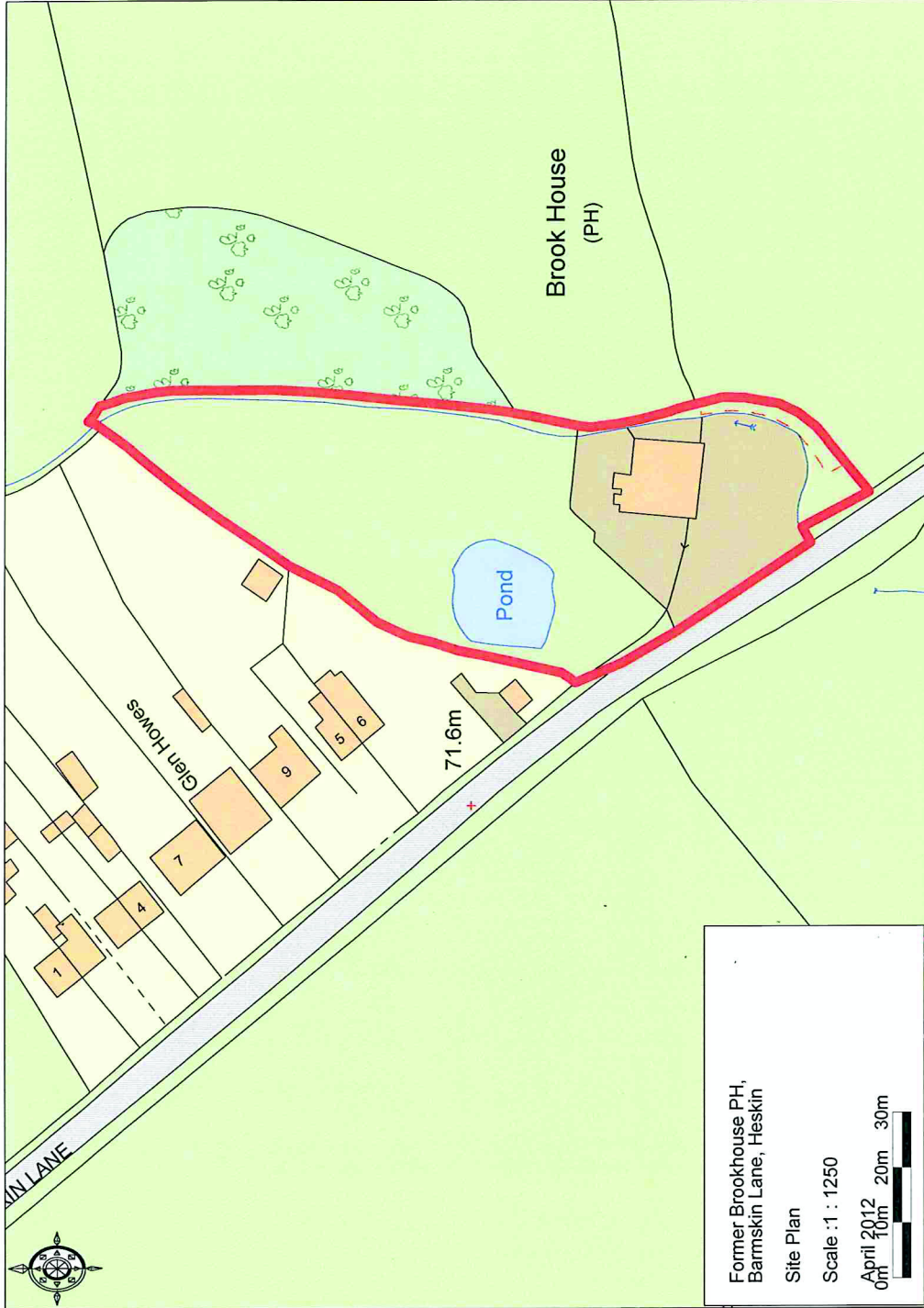


delete as necessary
Garage & former covered walkway has been converted into sitting room in Aug 2009. All work was undertaken by barratts contractors. The property is a ground floor apartment. planning/building regulation submission not as a working drawing. It used as such all dimensions to be checked on site by contractor. all work to be carried out to satisfaction of local authority. provide commencement of work on site prior to commencement of building owner to produce a method statement with regard to safety of occupiers/ employees during building operations builder to allow for safe support of existing/new structure during contract.

All electrical work to be carried out to BS7671:2001 and be inspected and tested by a competent person. The Local Authority may request a test certificate under the above BS.

Proposed alterations at: 10 Blacksmiths Walks Buckshaw Village Chorley PR7 7BP	
CLIENT:	Mr S Scullor
DATE:	June 2012
SCALE:	1:50
DWG No:	
L.A.:	
AMENDMENTS:	DATE:
ENTWISTLE DESIGN SERVICES 7 Edgefield Ashley Village Chorley PR7 1XH Tel: 01257 274876 E-Mail: poterdext@aol.com	

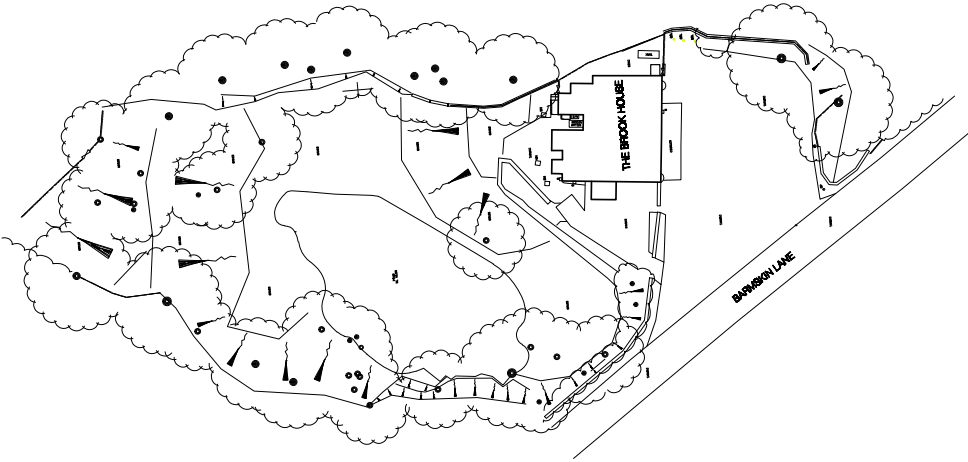
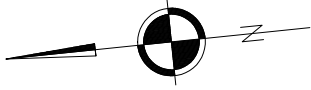
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Ordnance Survey © Crown Copyright 2012. All rights reserved. Licence number 100020449. Plotted Scale - 1:1250



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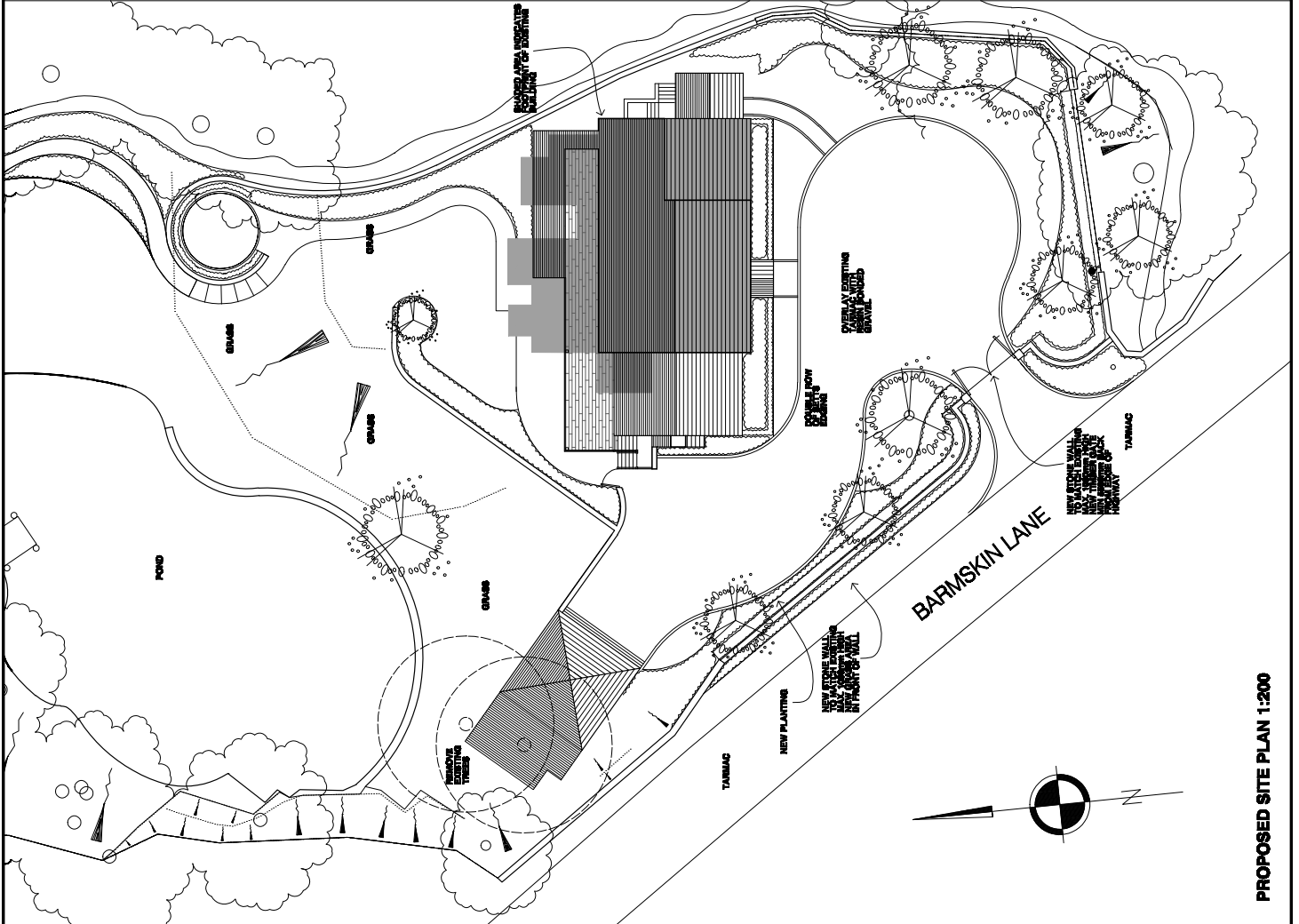
EXISTING SITE PLAN 1:500

- C 22.06.12 GARDEN STORE ADDED
- B 20.06.12 LANDSCAPE PROPOSALS INCLUDED
- A 06.06.12 TITLE AMENDED

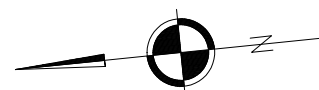
Revision Date Amendments

CHARTERED ARCHITECT
Peter Dickinson R.I.B.A.
 169 Appleby Lane North
 Wigan, Lancs
 Tel. No. 01257 292205
 Fax. No. 01257 295786
 E-mail admin@peterdickinson.co.uk

Client	MIR C. AINSCOUGH
Project	CONVERSION OF THE FORMER GARDEN STORE INTO A GARAGE INCLUDING DEMOLITION EXTENSION AND ALTERATIONS - THE BROOK HOUSE BARMSKIN LANE HEKFIN
Drawing Title	PROPOSED SITE PLAN
Drawing No.	3019-12-15 C
Scale	1:200 @ A2
Date	21 JUL 2012



PROPOSED SITE PLAN 1:200



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Client
MR & MRS BANGSHIN
BANGSHIN PROPERTIES LTD
DARLAND HOUSE
WIGAN
WV7 3ET

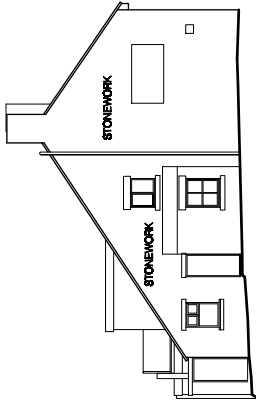
Project Title
EXISTING BASEMENT AND ELEVATIONS
BANGSHIN LANE
WIGAN
LANCASHIRE
PR7 9PZ

Scale	Date	Job No
1:50 / 1:100	11 APR 2012	1642 / 1
Surveyed	Drawn	Checked
PPH	BD	BD

Mr P. P. Survey Limited, 100 Apollo Lane North, Water Works, Wigan, Lancs, WLV 9QQ

SIDE ELEVATION

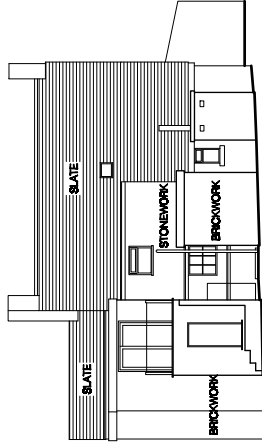
SCALE 1:100



DATUM 48.00

REAR ELEVATION

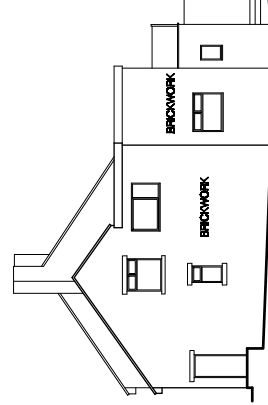
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DATUM 48.00

SIDE ELEVATION

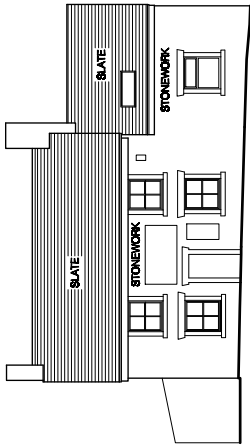
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DATUM 48.00

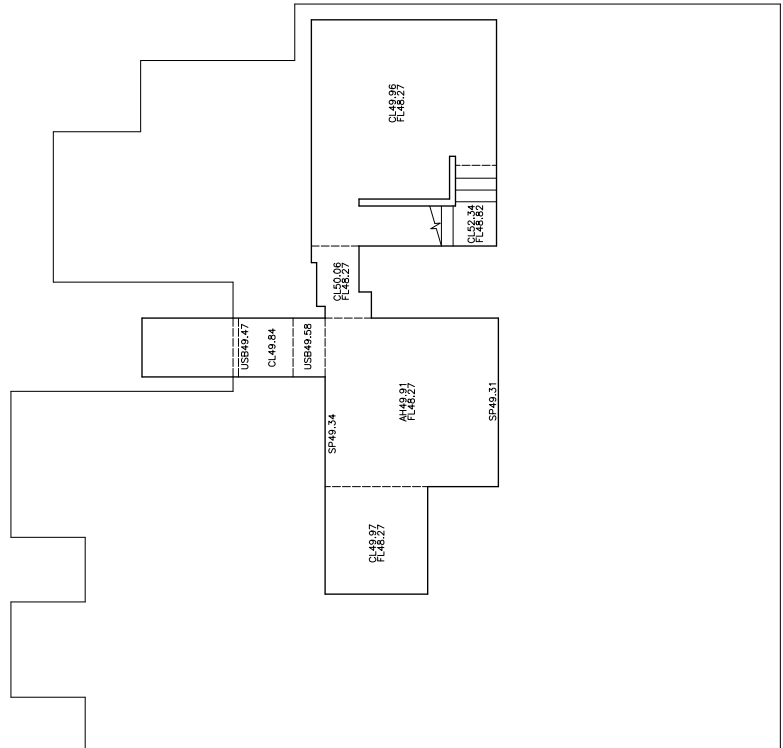
FRONT ELEVATION

SCALE 1:100

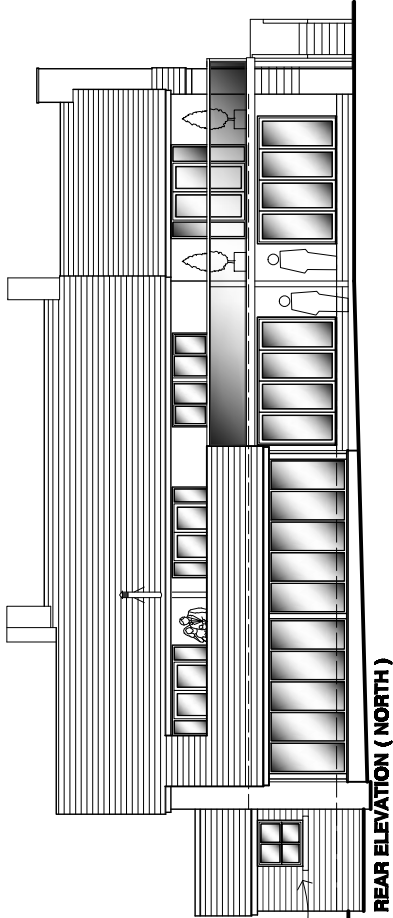


DATUM 48.00

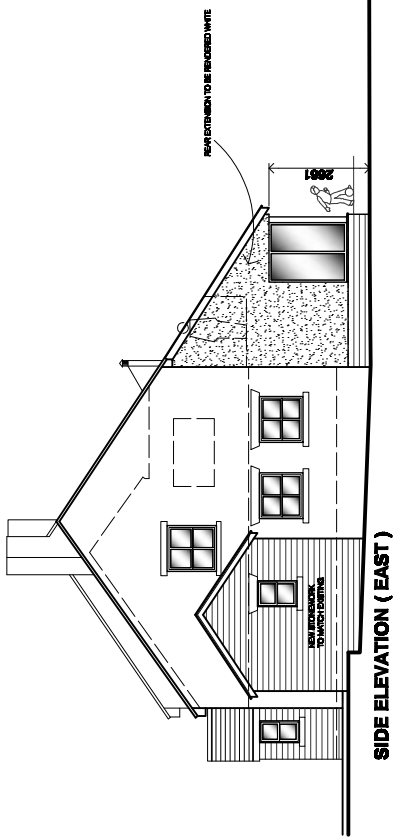
BASEMENT



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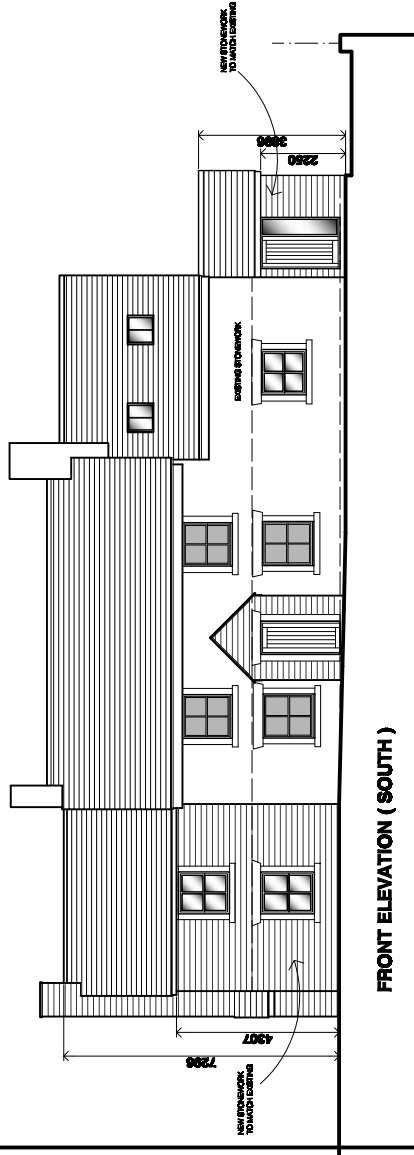


REAR ELEVATION (NORTH)

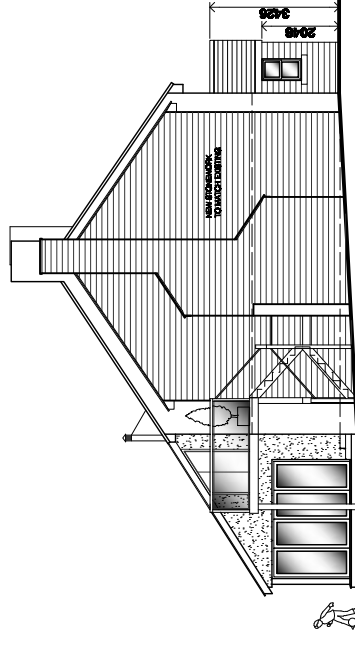


SIDE ELEVATION (EAST)

DATUM 48.00



FRONT ELEVATION (SOUTH)



SIDE ELEVATION (WEST)

DATUM 48.00

Revision	Date	Amendments
G	06.06.12	MATERIAL DETAILS ADDED
F	06.06.12	TITLE AMENDED
E	25.07.12	DIMENSIONS ADDED
D	19.08.12	DRAWING UPDATED AFTER MEETING
C	18.08.12	SHARPE REMOVED
B	08.08.12	DRAWING UPDATED AFTER MEETING
A	28.06.12	DRAWING UPDATED AFTER MEETING

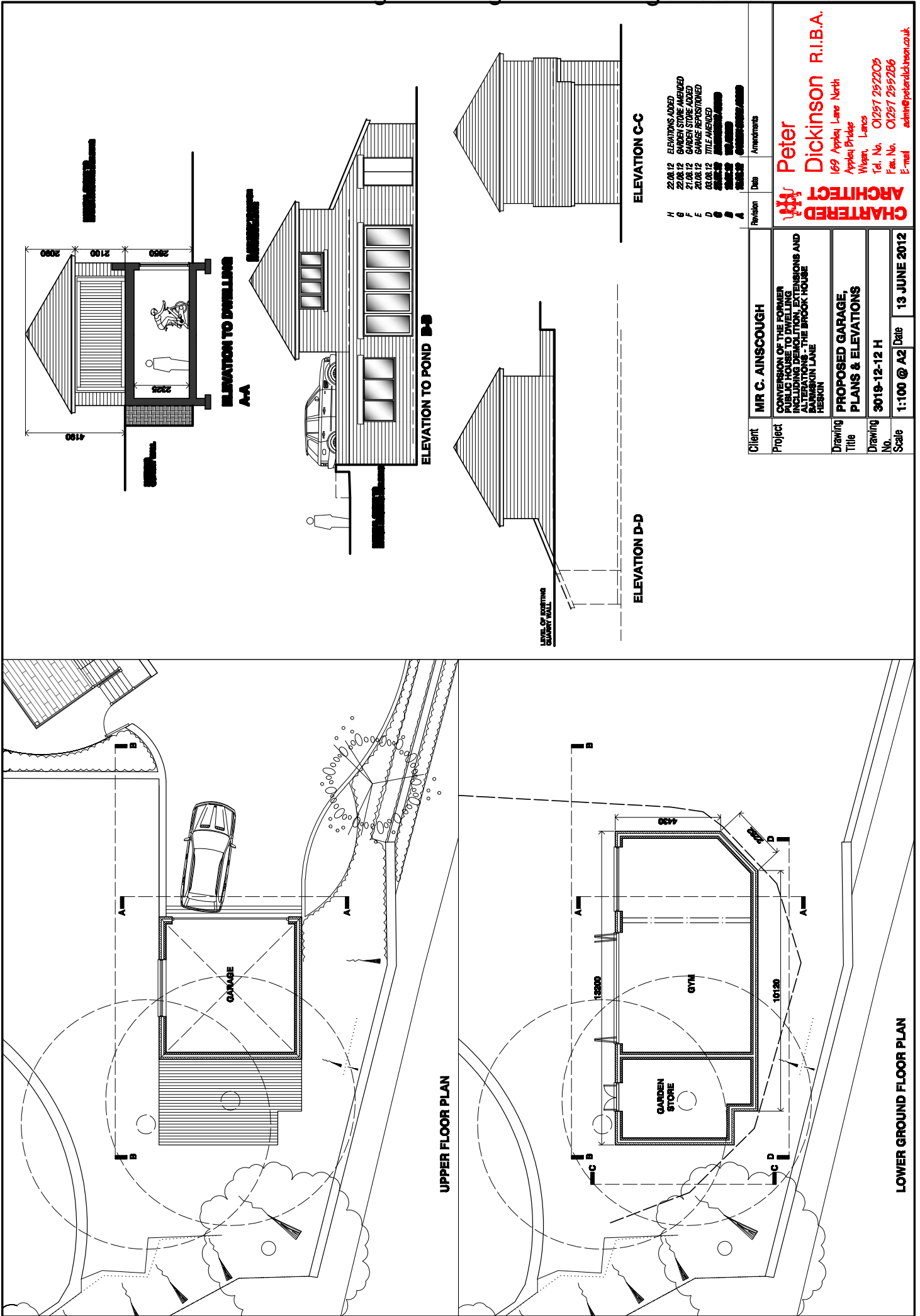
Client	MR C. AINSCOUGH
Project	CONVERSION OF THE FORMER MILLING PREMISES TO DWELLINGS AND INCLUDING DEPENDENT DWELLING EXTENSIONS AND ALTERATIONS - THE BROOK HOUSE BARNSKIN LANE HEBKIN
Drawing Title	PROPOSED ELEVATIONS
Drawing No.	3019-12-05 G
Scale	1:100 @ A2
Date	22 MAY 2012

CHARTERED ARCHITECT

Peter Dickinson R.I.B.A.

169 Appleby Lane North
Wigan, Lancs
Tel. No. 01257 292209
Fax. No. 01257 299286
E-mail admin@peterdickinson.co.uk

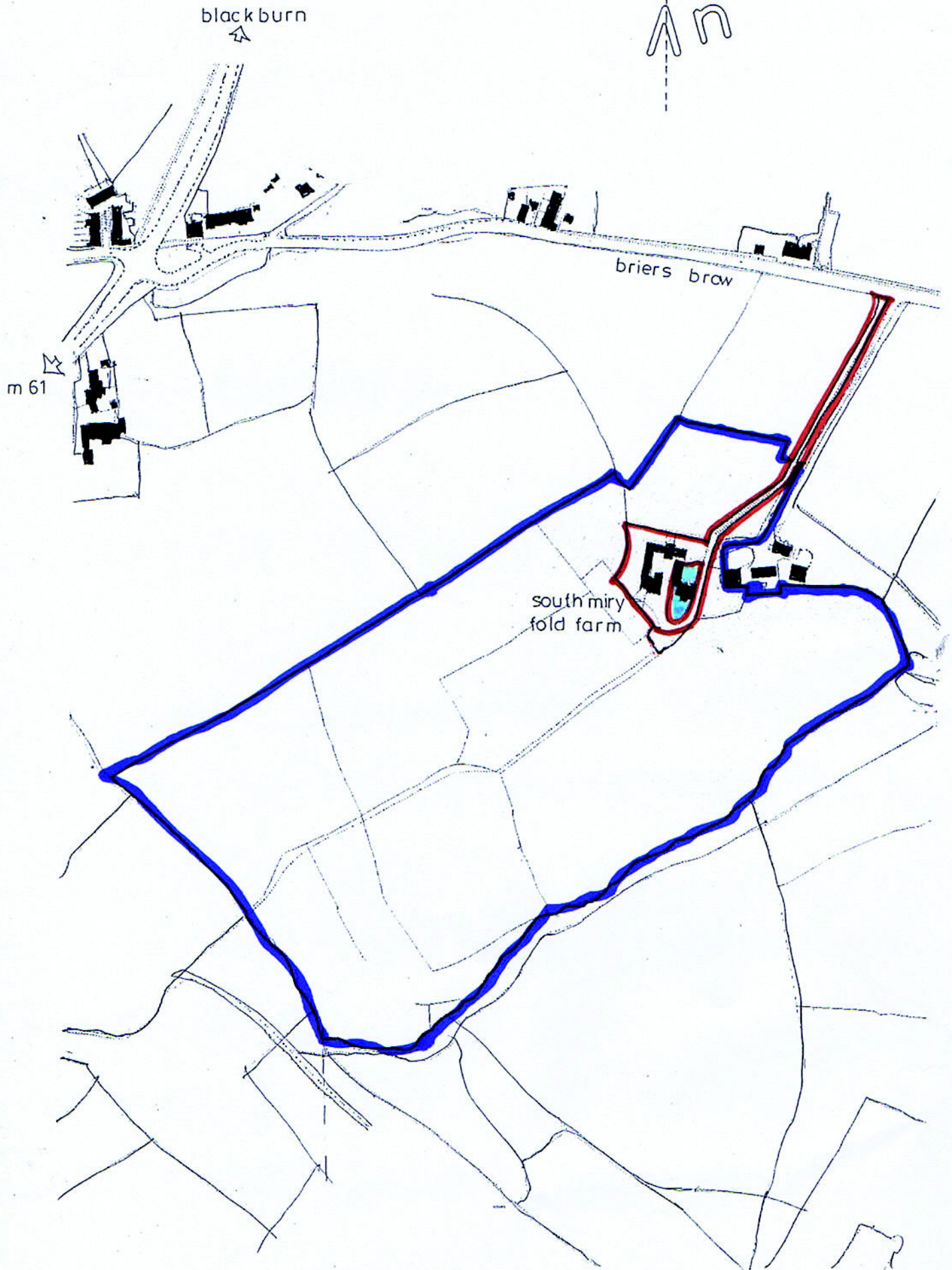
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CHARTERED ARCHITECT
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 169 Appleby Lane North
 Wigan, Lancs
 Tel. No. 01257 292205
 Fax. No. 01257 295286
 E-mail admin@peterdickinson.co.uk

Client: MR C. AINSCOUGH
Project: CONVERSION OF THE FORMER INKING HOUSE TO FITNESS AND INCLUDING DELIVERY EXTERNAL ALTERATIONS - THE BROOK HOUSE, HEBKIN
Drawing Title: PROPOSED GARAGE, PLANS & ELEVATIONS
Drawing No.: 3019-12-12 H
Scale: 1:100 @ A2
Date: 13 JUNE 2012

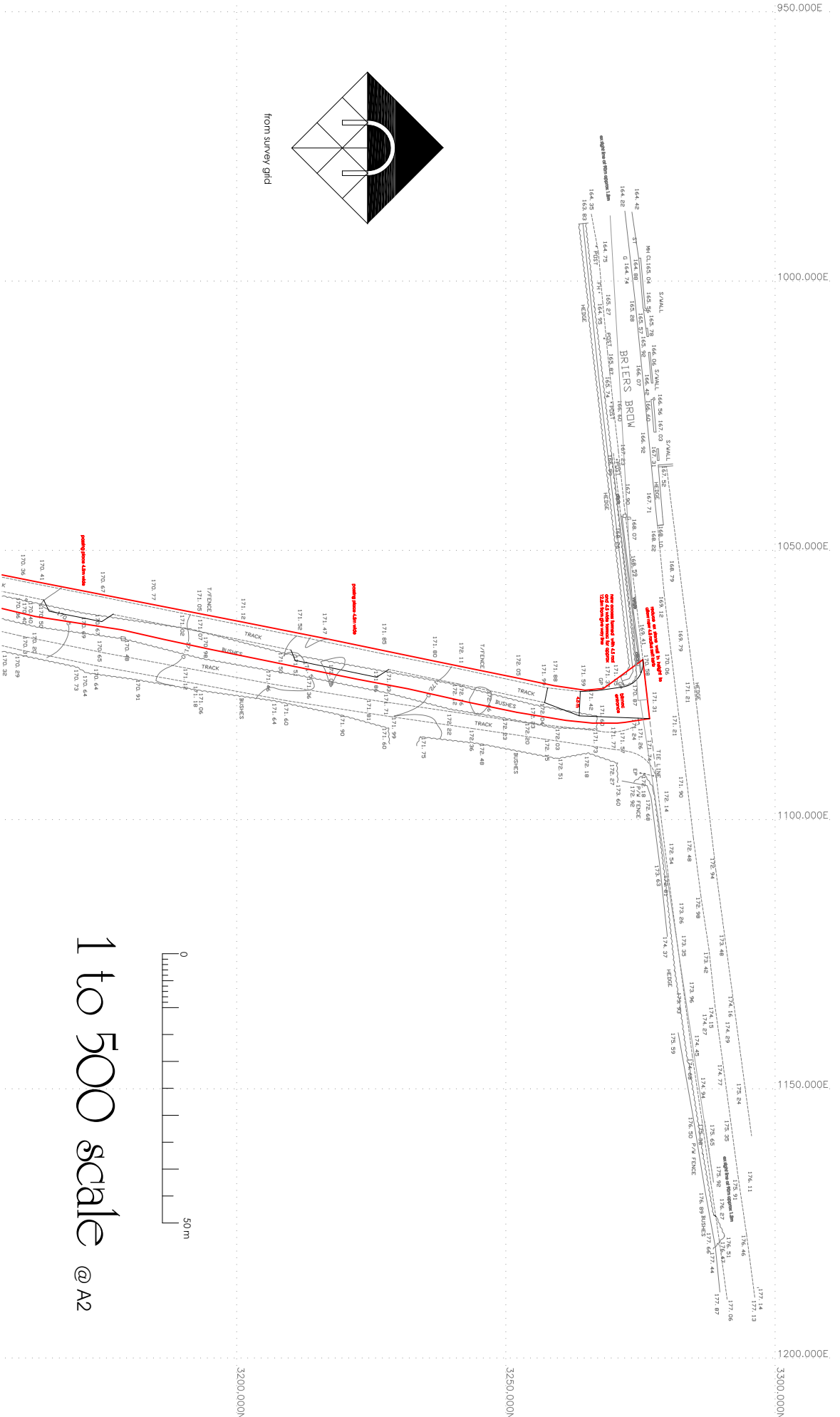
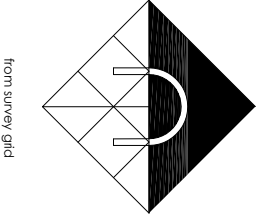
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1:25⁰⁰

location plan

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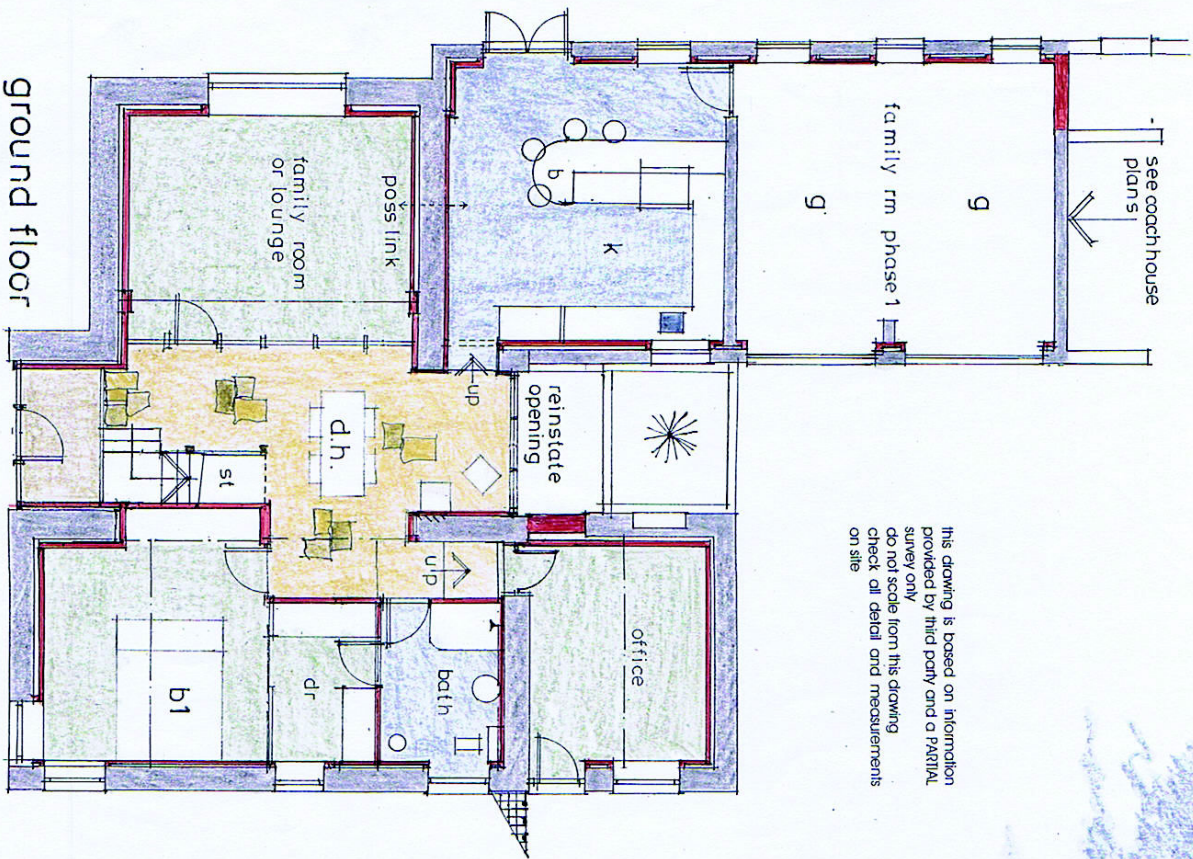


South Mirry Fold Farm

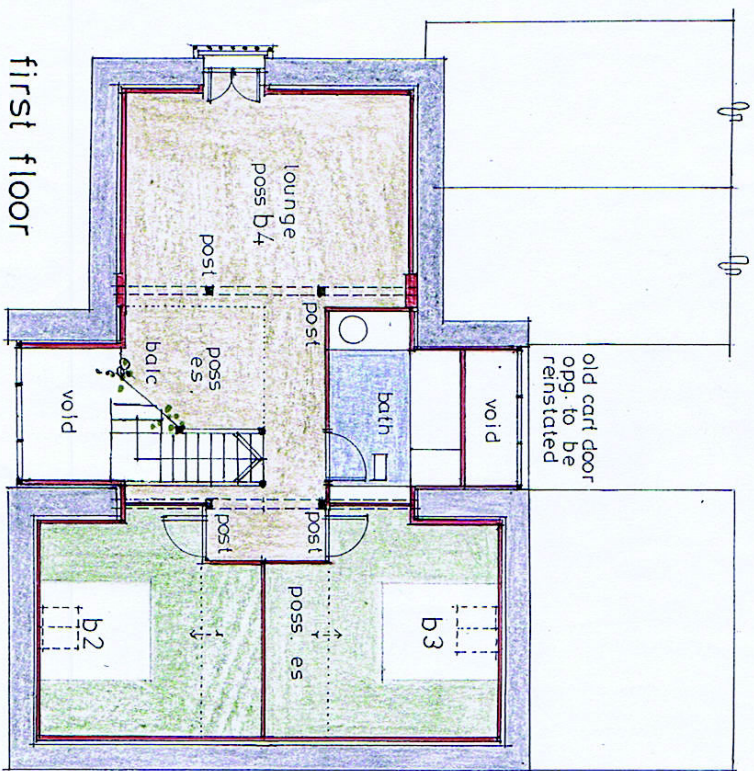
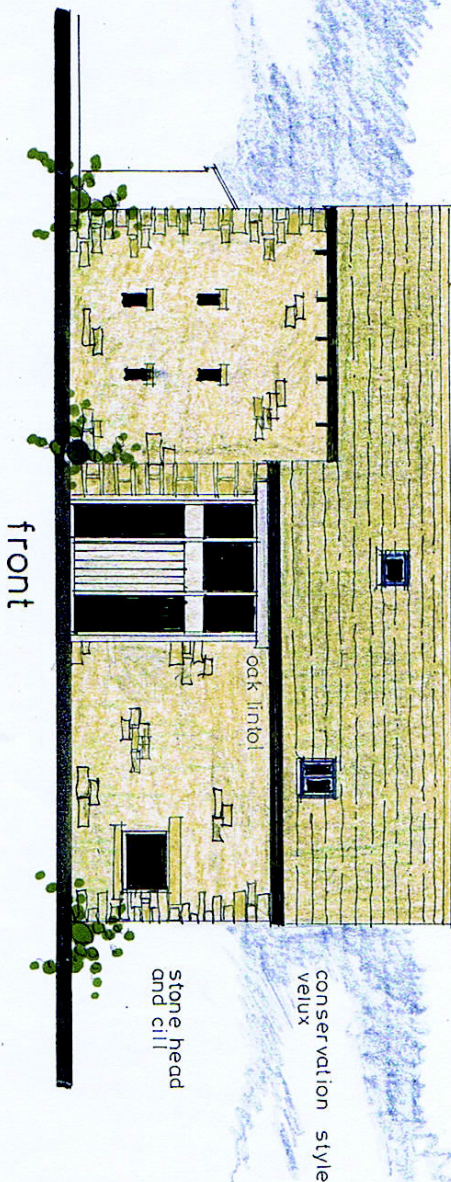
briers brow for Acland Banks

ACCESS DETAIL as proposed AD 101 revision A

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do not scale from this drawing
check all detail and measurements on site



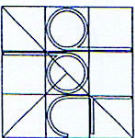
SOUTHMIRY FOLD BARN

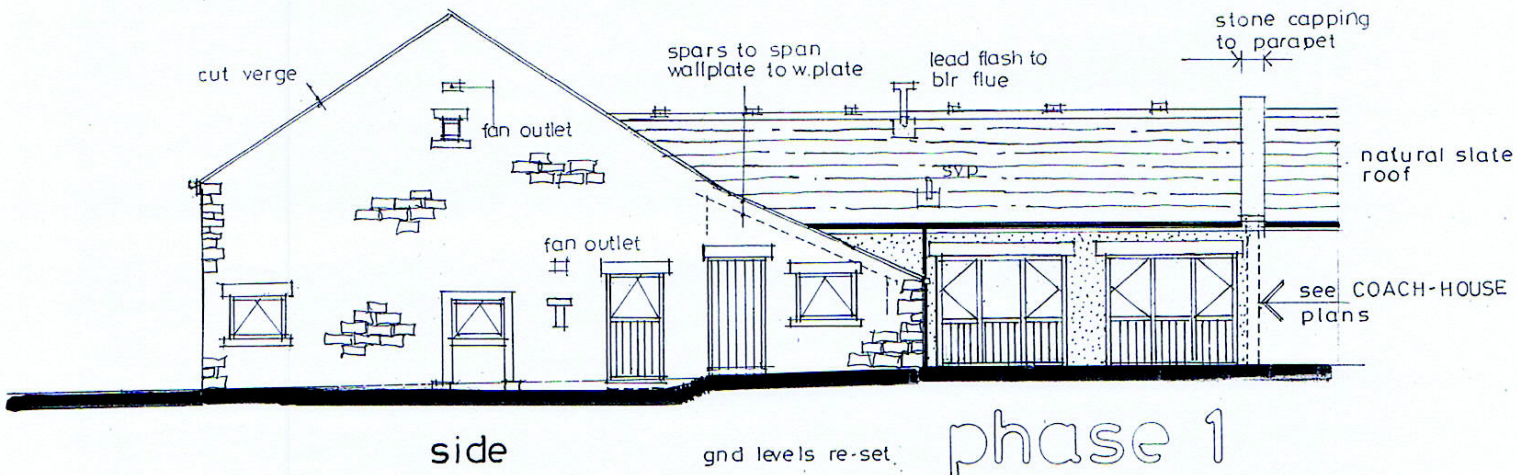
oakland banks

prop plans / front

© d p t kirkwood church road treddles preston lancashire pr4 3sh tel 01772 68 66 66

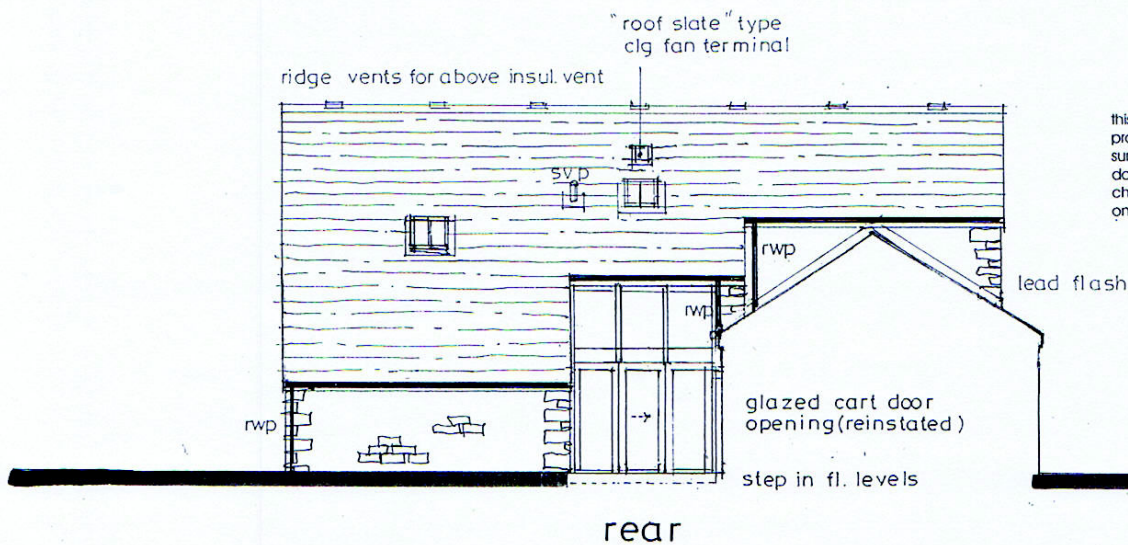
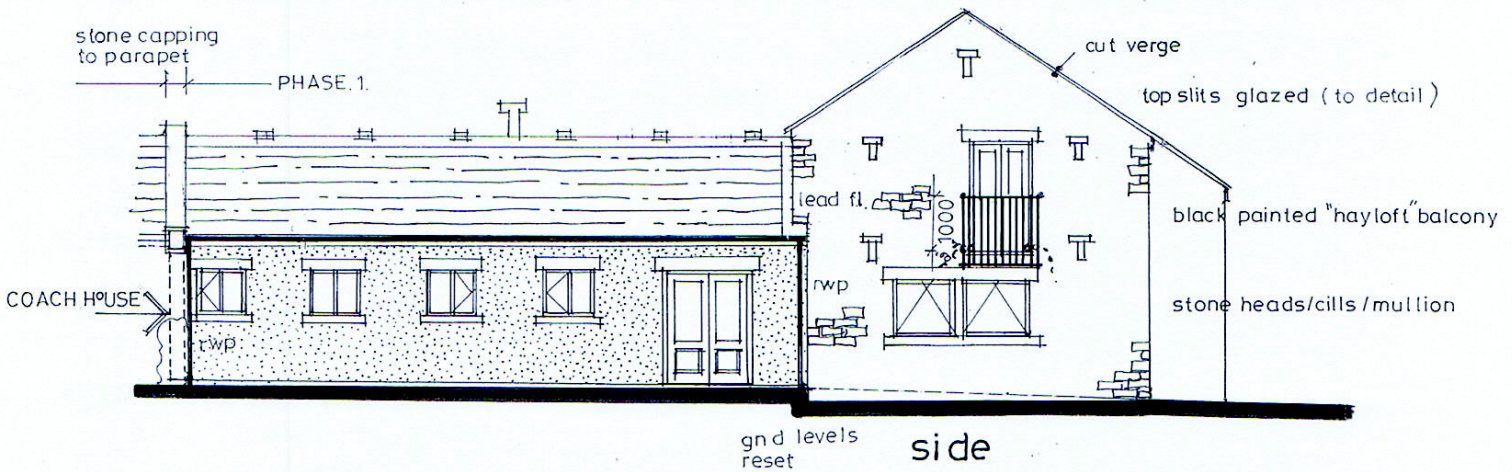
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scale	1	:	100		
drawn	d	p	t		





read in conjunction with specification
engineers report /calcs and bat survey

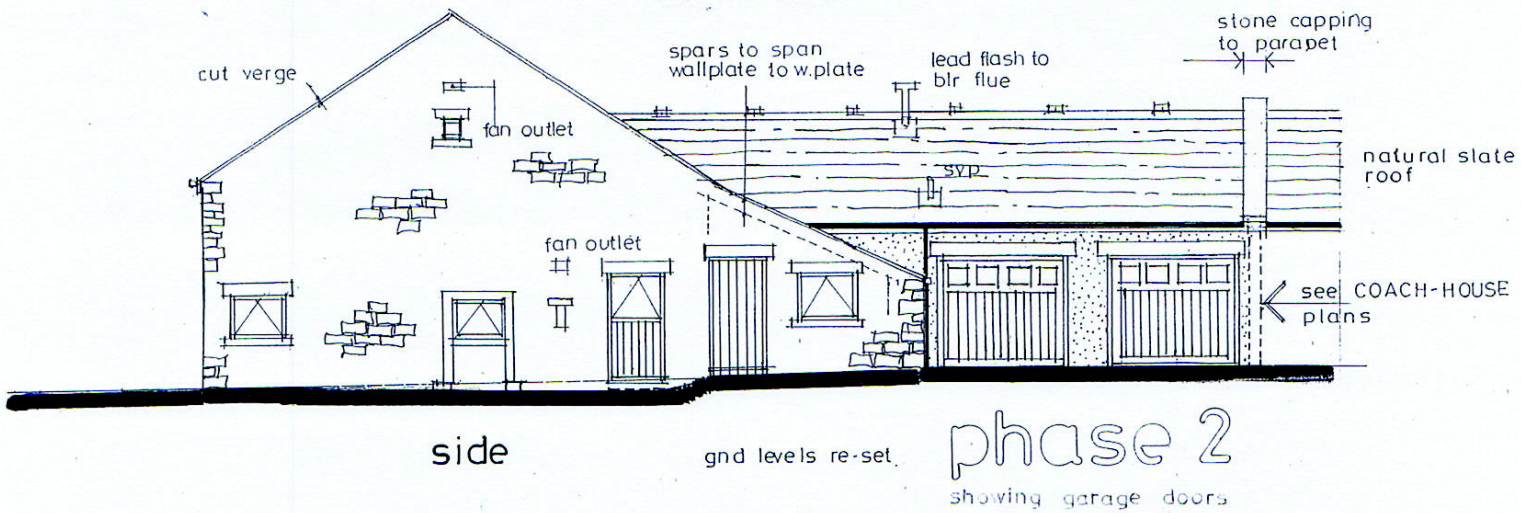
future garage doors in opps
above. windows may require
planning appl.



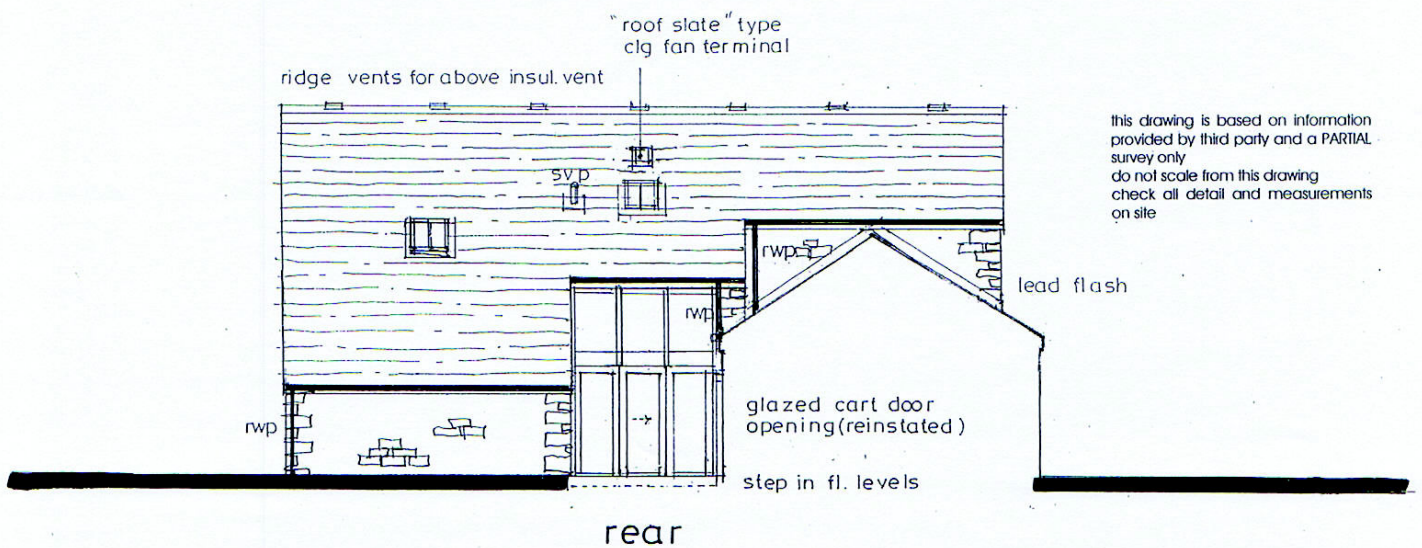
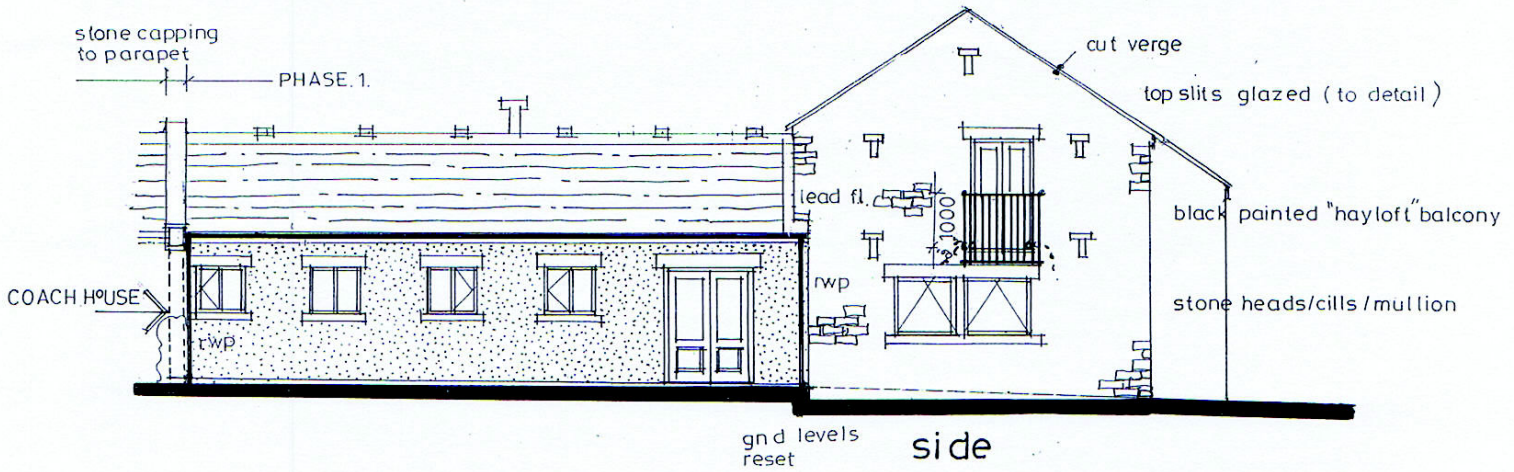
this drawing is based on information
provided by third party and a PARTIAL
survey only
do not scale from this drawing
check all detail and measurements
on site

date	15	08	08
scale	1	:	100
drawn	d	p	t

drawing no	
610.w. 02a	



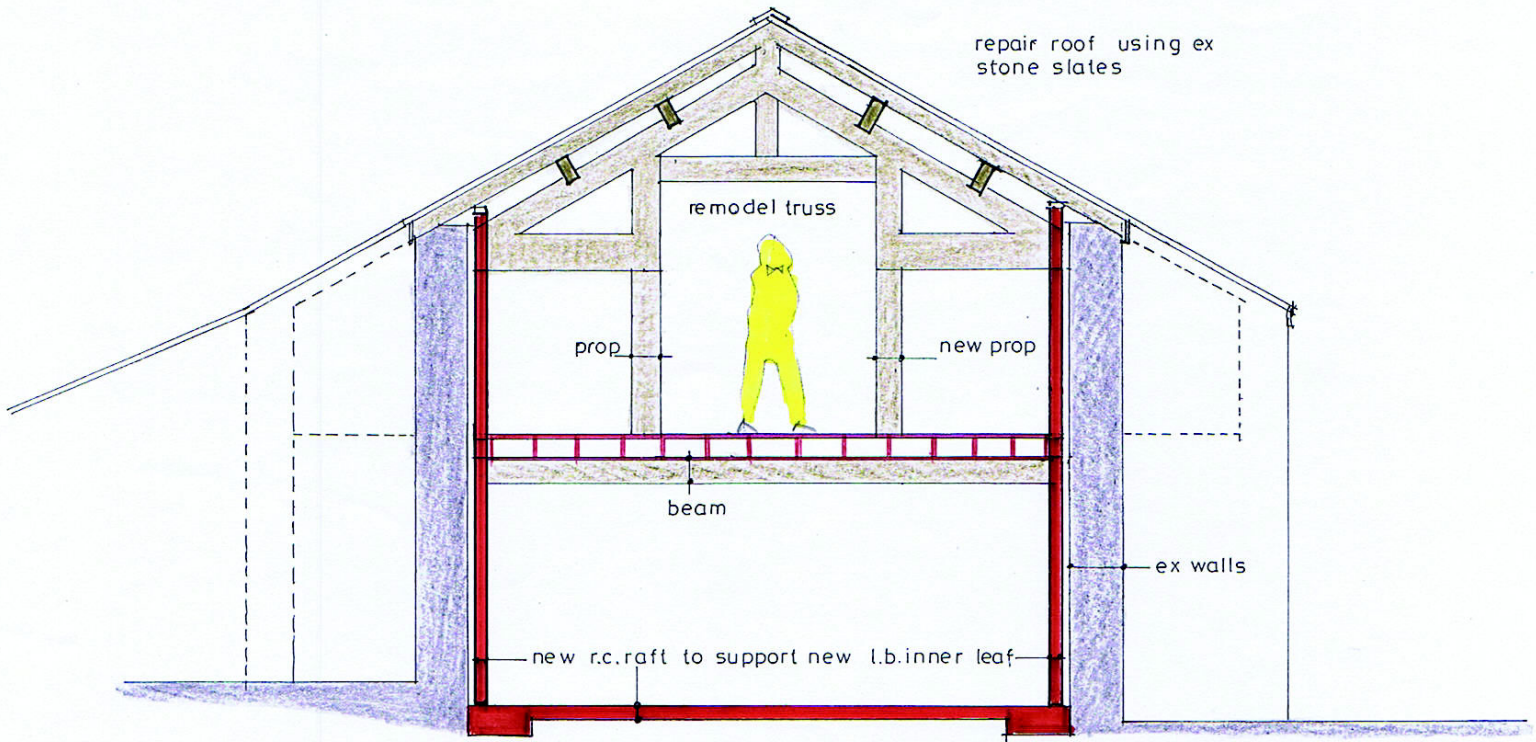
read in conjunction with specification
engineers report /calcs and bat survey



SOUTH MIRY FOLD BARN acland banks

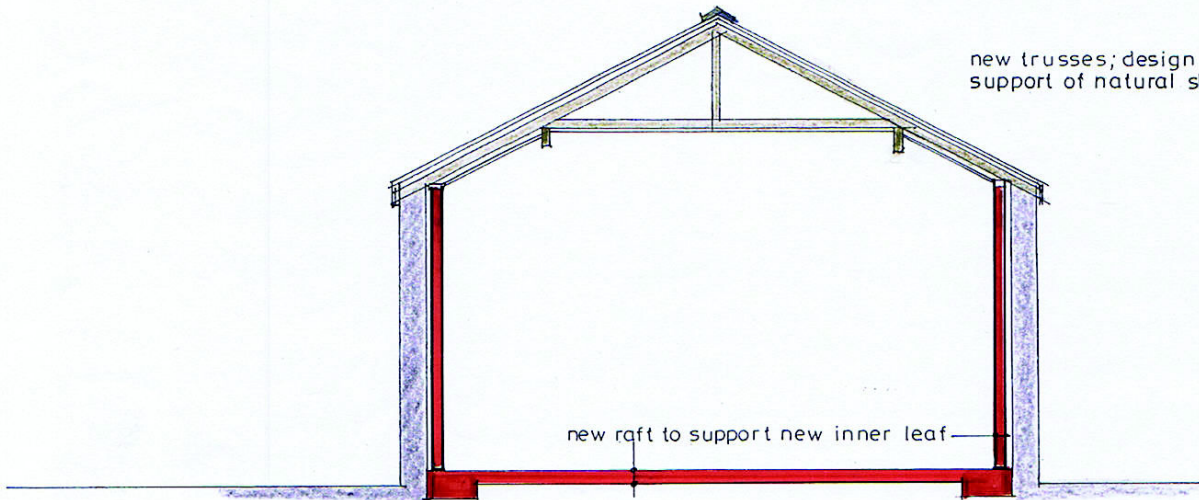
proposed elevations

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scale	1	:	100	610.w. 02b	
drawn	d	p	t		



main barn

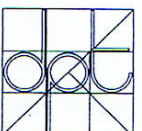
this drawing is based on information provided by third party and a PARTIAL survey only
do not scale from this drawing
check all detail and measurements on site

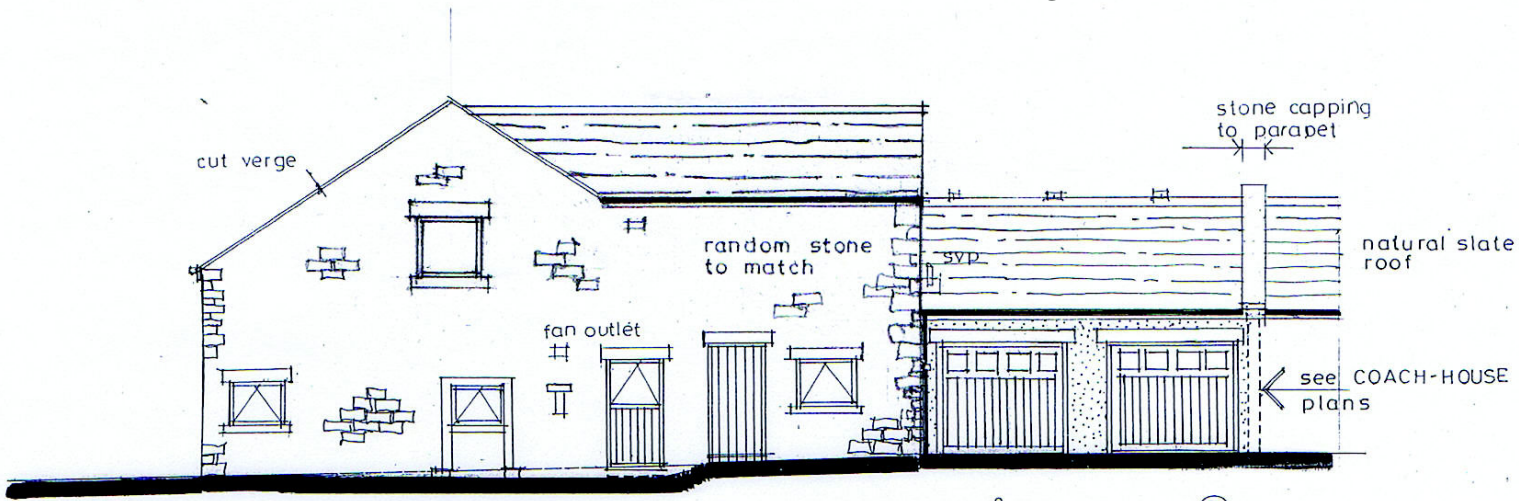


stable

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drawing no	
610. p. 03	





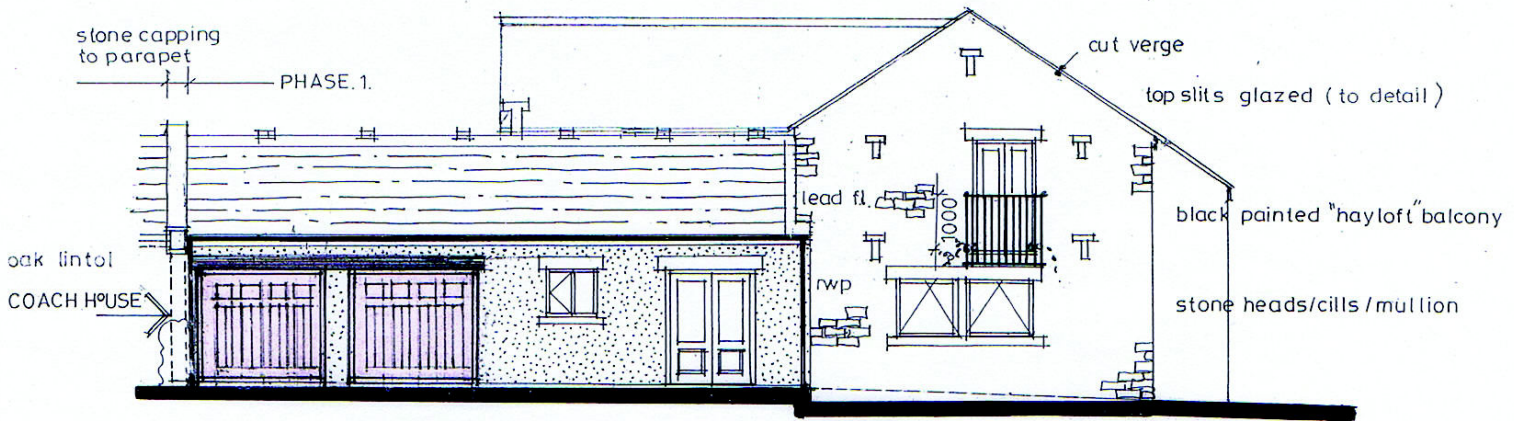
side

gnd levels re-set.

phase 2

showing garage doors

read in conjunction with specification
engineers report / calcs and bat survey

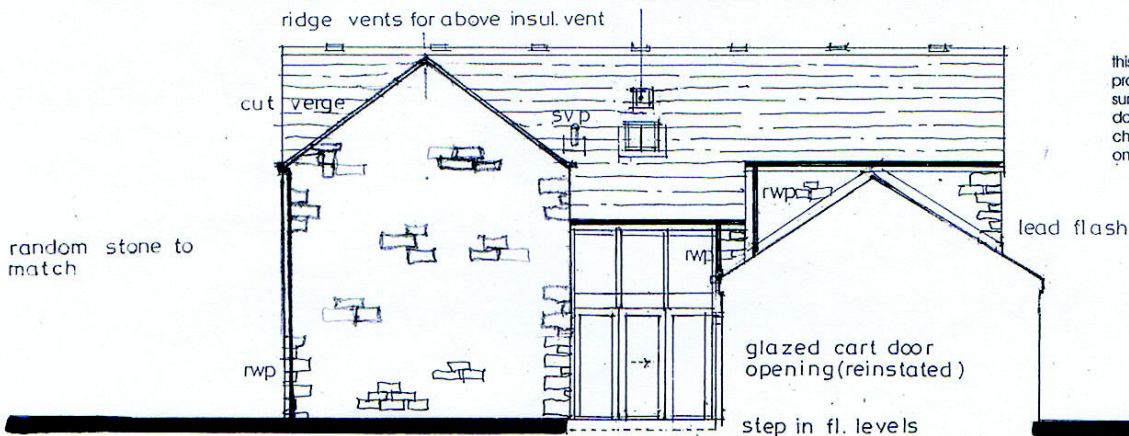


phase 2

gnd levels reset

side

"roof slate" type
cig fan terminal



rear

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survey only
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check all detail and measurements
on site

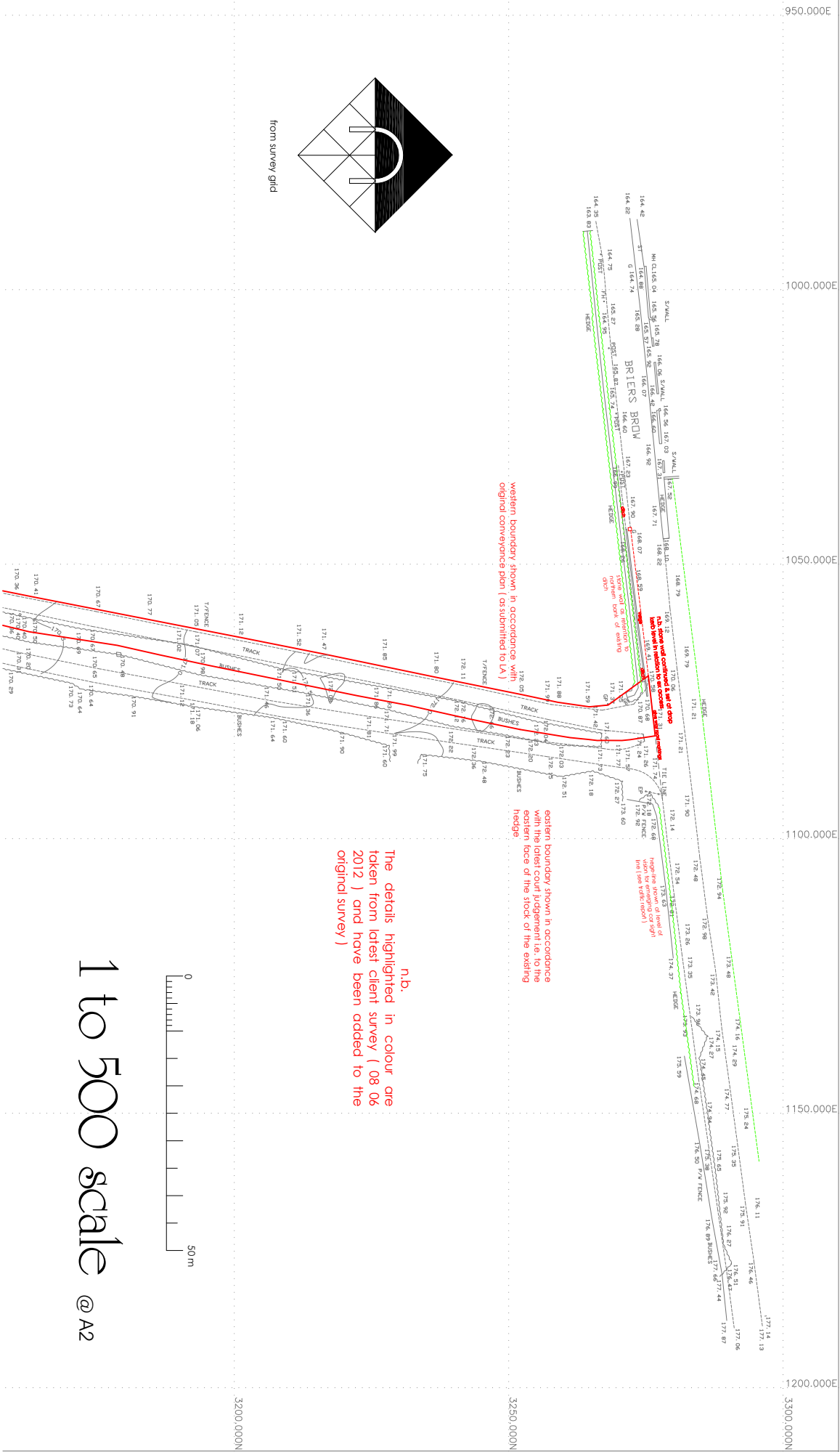
* SEE PHASE 1 PLANS FOR FULL DETAILS
OF AMENDMENTS BEING SOUGHT *

SOUTH MIRY FOLD BARN acland banks

proposed elevations

date	15	08	08	drawing no	
scale	1	:	100	610.w. 02b	
drawn	d	p	t	a	

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South Mirry Fold Farm

briers brow for Acland Banks

ACCESS DETAIL as existing AD 100 revision A

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WARNING TO HOUSE PURCHASERS
Property Misdescriptions Act 1991

None is intended that this is a working drawing and is not intended to be used as a decision-making document. It is intended to provide information to the purchaser and is not intended to be used as a decision-making document. It is intended to provide information to the purchaser and is not intended to be used as a decision-making document. It is intended to provide information to the purchaser and is not intended to be used as a decision-making document.

12/787

CHRYSLER CREDIT FIN	DATE	DATE	DATE
CORPORATE SUPPORT SERVICES			
REC'D - 3 AUG 2012			
FILE			
APPROVED			
CHECKED			

REV	DESCRIPTION	DATE	DRAWN	CHECKED
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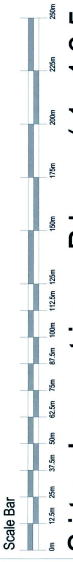
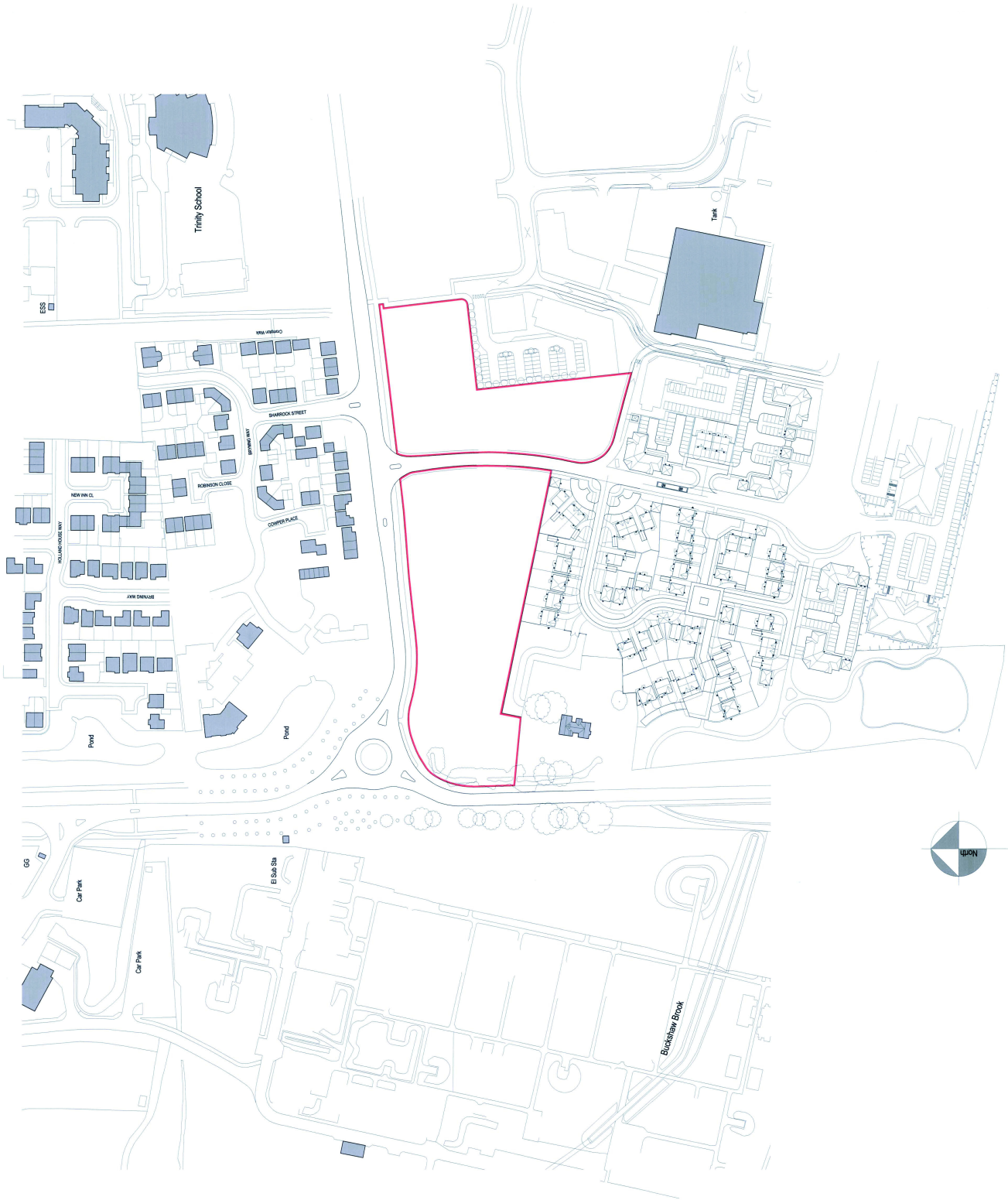


BARRATT HOMES
MANCHESTER

Barratt Homes Manchester
(A Division of Barratt PLC)
4 Brixley Road
City Park
Manchester M16 9NQ
Tel: 0161 275 8961
Fax: 0161 855 2128

JOB	Buckshaw Village Phase 12 Parcel M, Chorley		
TITLE	Site Location Plan		
Drawn By	S.J.W.	Date	JULY 2012
Checked By	S.J.W.	Scale	4300:1
Drawn	S.J.W.	Sheet	1:1250
Drawn	S.J.W.	County Number	4300:1
Drawn	S.J.W.	Rev	

Buckshaw Village Phase 12 Parcel M, Chorley.



Site Location Plan (1:1250)

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WARNING TO HOUSE PURCHASERS

Property Misdescriptions Act 1991

There is a warning that this is a warning to house purchasers and not intended to be used as a disclaimer. It is intended to draw attention to the fact that the information contained in this document is for general information only and does not constitute an offer of any financial product. It is intended to draw attention to the fact that the information contained in this document is for general information only and does not constitute an offer of any financial product.

121787

CHORLEY COUNCIL	Date	Drawn	Checked
CORPORATE SERVICES			
EGH - 3 AUG 2012			



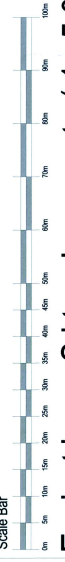
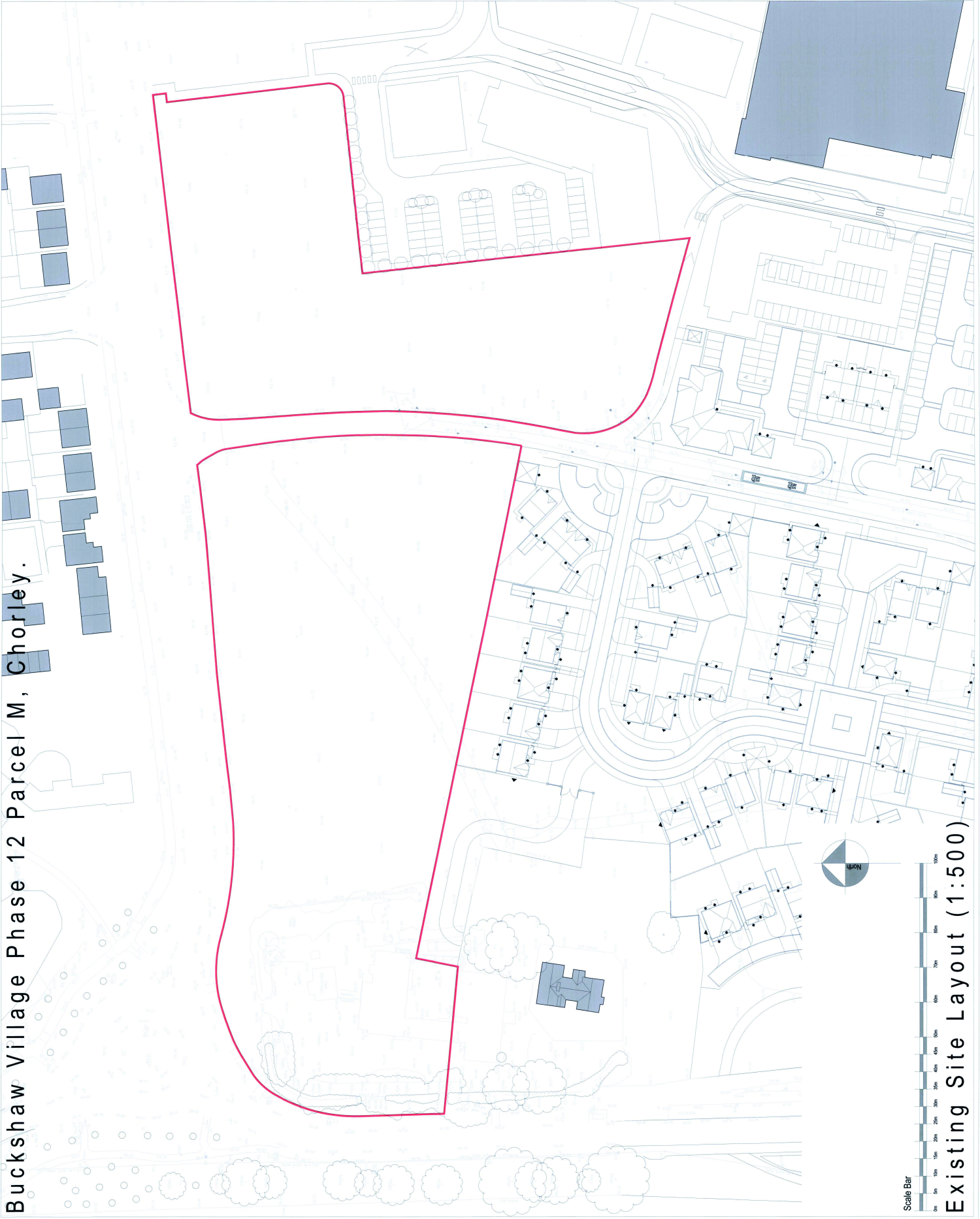
BARRATT HOMES
MANCHESTER

Barratt Homes Manchester
(a division of Barratt Homes plc)
4 Bredley Road
City Park
M16 9HG
Tel: 0161 855 2121
Fax: 0161 855 2123

Job: Bucksaw Village Phase 12
Parcel M, Chorley

Existing Site Layout	
Design By	438585L01
Date	15/08/12
Drawn	
Checked	

Bucksaw Village Phase 12 Parcel M, Chorley.



Existing Site Layout (1:500)

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WARNING TO HOUSE PURCHASERS
Property Misdescriptions Act 1991

There are several 1/4 acre plots in this development. The developer has made every effort to ensure that the information provided in this document is accurate and that the information is not misleading. However, the developer does not warrant the accuracy of the information and does not accept any liability for any loss or damage caused by reliance on the information.

Table with 4 columns: No., Description, Area, and Price. Lists various property units and their details.

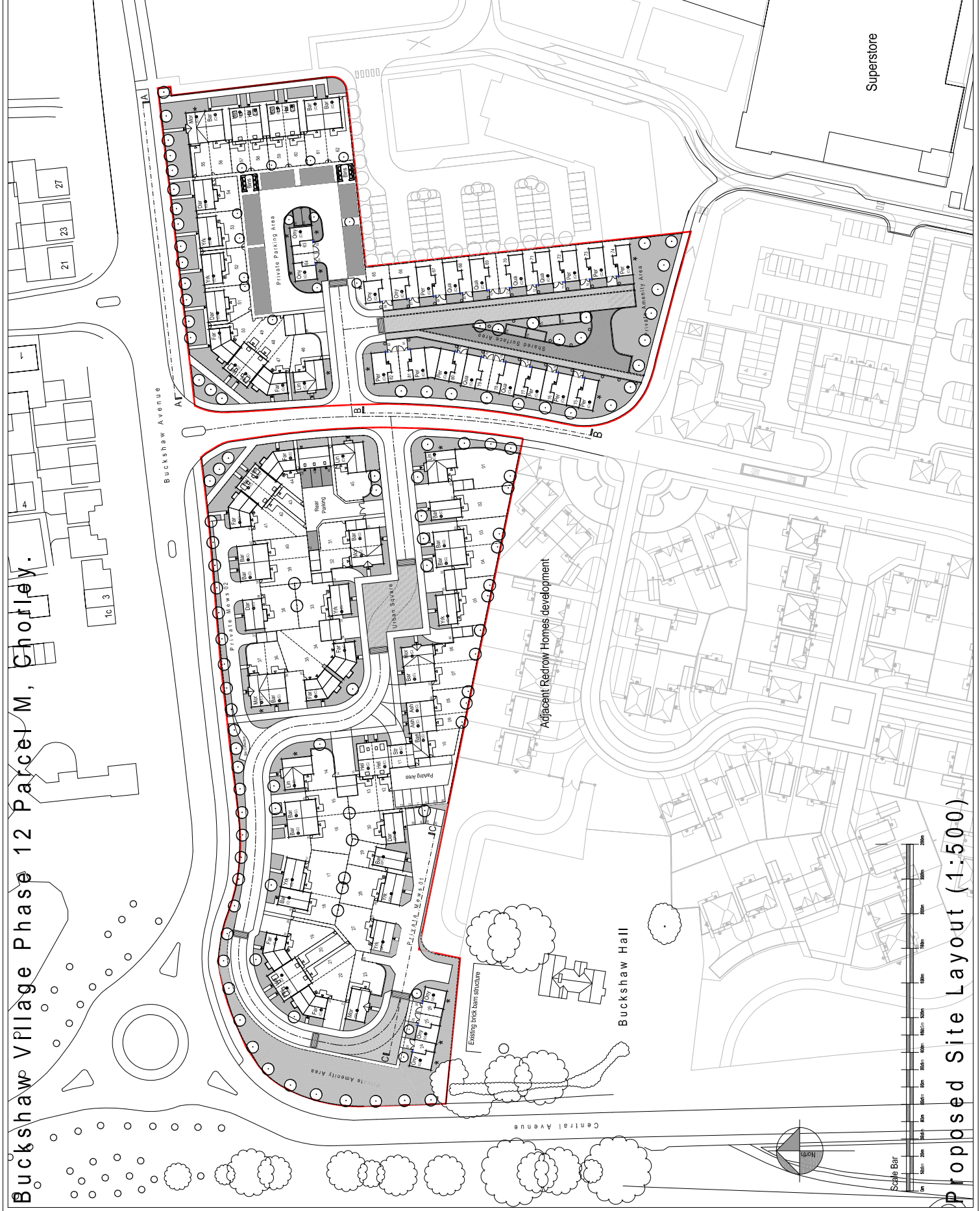
Table with 2 columns: No. and Description. Lists specific site details and notes.

Legend section containing symbols and text for: Proposed dwelling and house type code, Proposed garages to be built, Denotes handling of plot, Refers to secondary / dual aspect, Boundary Treatment A-Z, Boundary Treatment B, Boundary Treatment C, Boundary Treatment B/C, Boundary Treatment B/C, Boundary Treatment W/B, Personnel gates, Proposed rubble strip, Surface material A: Tegular Paving, Surface material B: Herringbone Block pavers, Illuminated bollard position, Turf lawn within privately owned areas, Proposed trees shown indicatively.

Table with 2 columns: No. and Description. Lists site details and notes.

BARRATT HOMES MANCHESTER logo and contact information for Buckshaw Village Phase 12.

Table with 2 columns: No. and Description. Lists site details and notes.



Buckshaw Village Phase 12 Parcel M, Chorley.

Proposed Site Layout (1:500)

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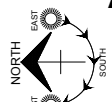
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SYMBOLS:

- : 40' DIAM. TREE FROM THE SHORE
- : 80' DIAM. TREE FROM THE SHORE
- : 100' DIAM. TREE FROM THE SHORE
- : 120' DIAM. TREE FROM THE SHORE
- : 140' DIAM. TREE FROM THE SHORE
- : 160' DIAM. TREE FROM THE SHORE
- : 180' DIAM. TREE FROM THE SHORE
- : 200' DIAM. TREE FROM THE SHORE
- : 220' DIAM. TREE FROM THE SHORE
- : 240' DIAM. TREE FROM THE SHORE
- : 260' DIAM. TREE FROM THE SHORE
- : 280' DIAM. TREE FROM THE SHORE
- : 300' DIAM. TREE FROM THE SHORE
- : 320' DIAM. TREE FROM THE SHORE
- : 340' DIAM. TREE FROM THE SHORE
- : 360' DIAM. TREE FROM THE SHORE
- : 380' DIAM. TREE FROM THE SHORE
- : 400' DIAM. TREE FROM THE SHORE
- : 420' DIAM. TREE FROM THE SHORE
- : 440' DIAM. TREE FROM THE SHORE
- : 460' DIAM. TREE FROM THE SHORE
- : 480' DIAM. TREE FROM THE SHORE
- : 500' DIAM. TREE FROM THE SHORE

IMMEDIATE ACCESSORY:

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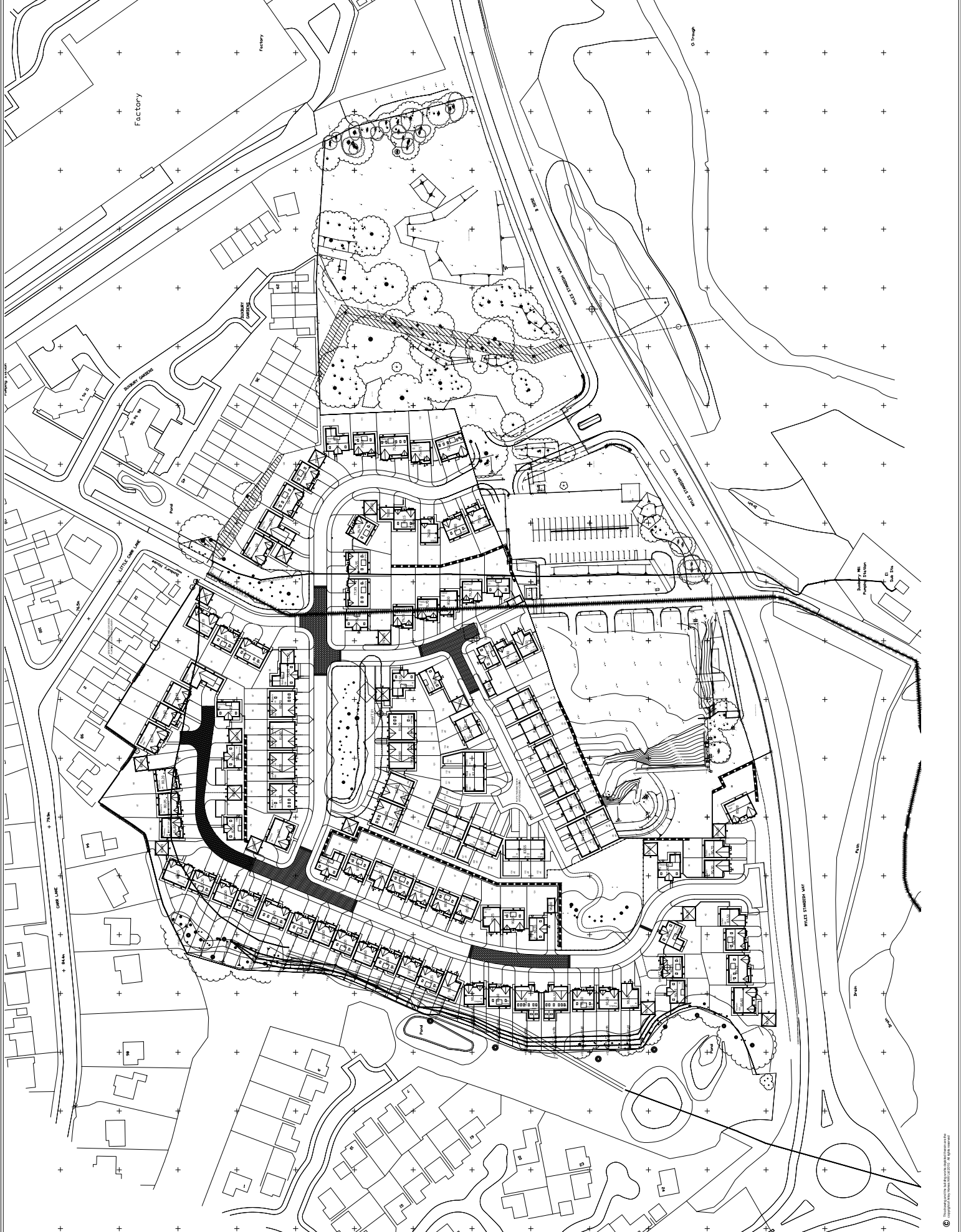


ARLEY HOMES NORTHWEST
 1515 S. 100th St. #100
 FEDERAL WAY, WA 98003
 TEL: (206) 885-6133 FAX: (206) 885-6134

PROJECT: DUXBURY PARK
 MYLES_STANDISH_WAY
 CHORLEY

DRAWING TITLE: PLANNING_LAYOUT
 PLOTS_2_30-52_67-75
 &_132-134_PROPOSALS

REV	DATE	DESCRIPTION
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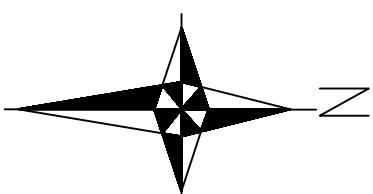


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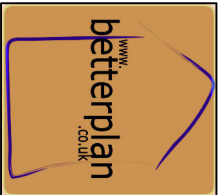
REV.	DESCRIPTION	INT.	DATE
 ARLEY HOMES NORTH WEST LTD <small>THE OLD RECTORY, RECTORY LANE WINNER, WIMBORNE, WILTSHIRE</small> <small>TEL: 01982 051105 FAX: 01982 053353</small>			
PROJECT			
DUXBURY WOODS MYLES STANDISH WAY CHORLEY			
DRAWING TITLE			
LOCATION PLAN 121842			
JOB NUMBER	502	REV	
DRAWING NUMBER	10		
DRAWN	F.W.	SEPT 10	SCALE
CHECKED	F.W.		1:2500
			A.3

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345 Blackburn Road, Higher Wheelton PR6 8HP

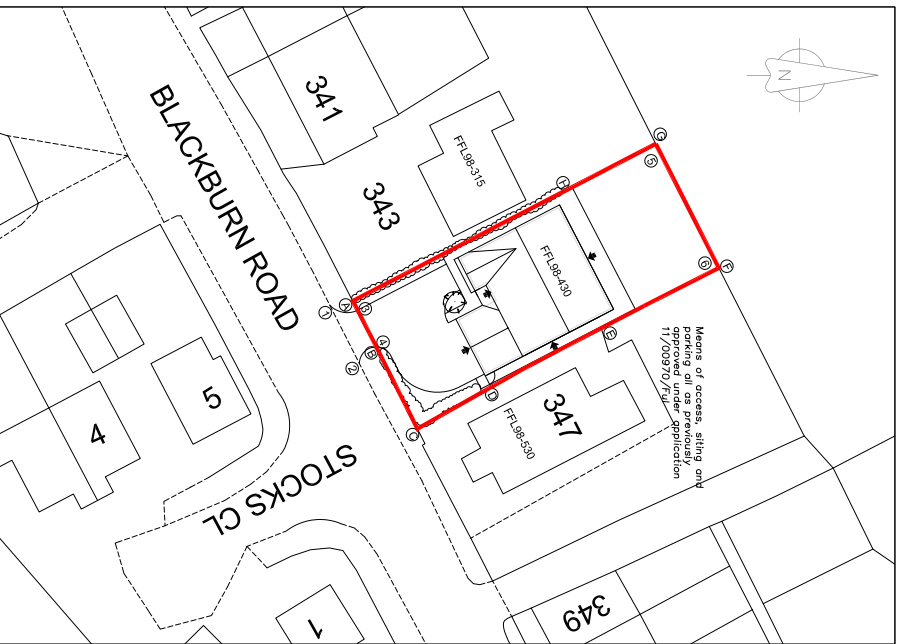
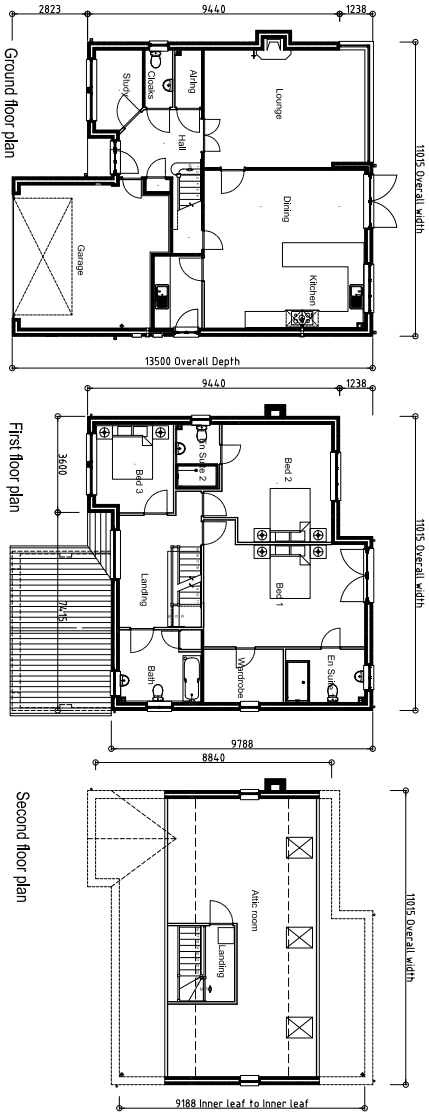
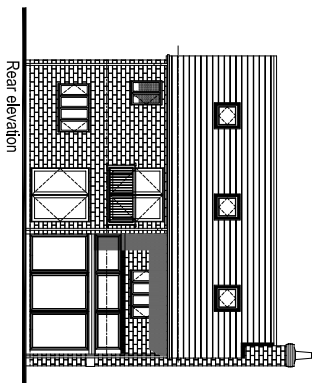
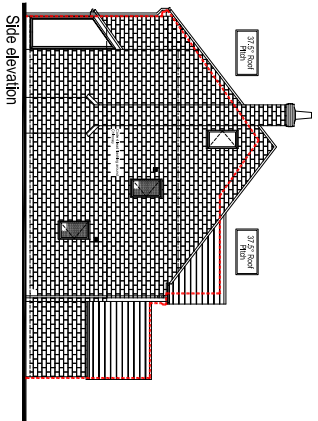
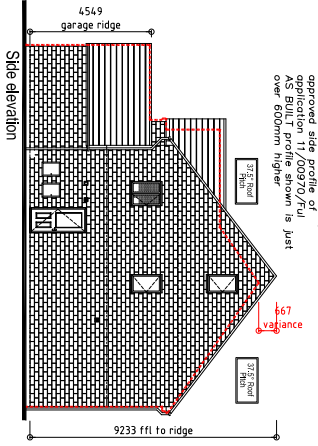
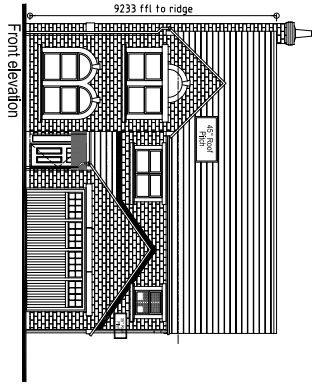


Site Location Plan - 1:1250

				betterplan design Tel: 01257 220510 Tel: 07779 278090 web: www.betterplan.co.uk email: betterplan@btinternet.com	
Project 345 Blackburn Road, Higher Wheelton, Chorley PR6 8HP					
Title LOCATION PLAN					
Scale @ A4	Date	Ref	Drawn		
1:1250	August 2012	Job 309	MDB		
Dwg No	309/BRW/LP			Rev	-

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345 Blackburn Road, Higher Wheelton PR6 8HP - Planning



Site Plan - 1:250

betterplan design
 27 Wardle Court, Whitele Woods
 Chorley PR6 7JG
 01257 346000
 www.betterplandesign.co.uk

Project	345 Blackburn Road, Higher Wheelton, Chorley PR6 8HP		
Client	New build detached house		
Drawn	1:100	Scale	1:100
Date	August 2012	Ref	309/BRW/PL
Drawn	1:100	Scale	1:100
Date	August 2012	Ref	309/BRW/PL

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