



RIBBLE VALLEY
BOROUGH COUNCIL

FOR THE
ATTENTION OF

20 JUN 2011

For office use only

Application No

Date received 320110482 P

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	ARTHUR	Surname:	FISHER
Company name:					
Street address:	BROWN LEAVES COUNTRY HOTEL				
	LONGISGHT ROAD				
	COPSTER GREEN				
Town/City:	BLACKBURN				
County:	LANCASHIRE				
Country:	ENGLAND				
Postcode:	BB1 9EU				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:		First Name:	DAVID	Surname:	BAILEY
Company name:	LEA, HOUGH & CO				
Street address:	8 EATON AVENUE MATRIX OFFICE PARK				
Town/City:	BUCKSHAW VILLAGE				
County:	LANCASHIRE				
Country:	United Kingdom				
Postcode:	PR7 7NA				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:	david@leahough.co.uk				

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☒ Access ☐ Appearance ☐ Landscaping ☐ Layout ☐ Scale

Please describe the proposal:

OUTLINE APPLICATION FOR DEMOLITION OF THE EXISTING HOTEL AND ASSOCIATED OUTBUILDINGS AND THE SUBSEQUENT REDEVELOPMENT OF THE SITE FOR RESIDENTIAL USE

Has the building or works already been carried out?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	THE BROWN LEAVES HOTEL		
Street address:	LONGSIGHT ROAD		
	COPSTER GREEN		
Town/City:	BLACKBURN		
County:			
Postcode:	BB1 9EU		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	367327
Northing:	433671

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

BROWN LEAVES HOTEL

Date (DD/MM/YYYY):

22/12/2010

(Must be pre-application submission)

Details of the pre-application advice received:

CONFIRMATION THAT RESIDENTIAL USE WOULD, IN PRINCIPLE, BE ACCEPTED, BEARING IN MIND PPS3 GUIDANCE
ECOLOGY AND TREE SURVEYS WOULD BE REQUIRED
JUSTIFICATION OF THE LOSS OF EMPLOYMENT LAND WOULD ALSO BE REQUIRED

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☒ Yes ☐ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

SITE PLAN- BROWN LEAVES HOTEL

THE ACCESS POSITION FOR THE SITE FROM LONGSIGHT ROAD IS TO BE FIXED. THE INTERNAL ROAD ALIGNMENT ETC IS TO BE CONFIRMED BY FUTURE APPLICATIONS.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

BIN STORAGE IS REFERRED TO IN THE D&A STATEMENT BUT IS LIKELY TO BE ON PLOT.
THE SITE CAN ACCOMMODATE A REFUSE VEHICLE ENTERING AND TURNING WITHIN

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

320110482 P

Walls - description:

Description of *existing* materials and finishes:

RED BRICK

Description of *proposed* materials and finishes:

LIKELY TO BE BRICK, BUT TO BE CONFIRMED THROUGH FUTURE RESERVED MATTERS APPLICATIONS

Roof - description:

Description of *existing* materials and finishes:

RED TILE

Description of *proposed* materials and finishes:

LIKELY TO BE GREY TILE/SLATE, BUT TO BE CONFIRMED IN SUBSEQUENT RESEVERVED MATTERS APPLICATIONS

Windows - description:

Description of *existing* materials and finishes:

WHITE UPVC

Description of *proposed* materials and finishes:

TO BE CONFIRMED IN FUTURE RESERVED MATTERS APPLICATION

Doors - description:

Description of *existing* materials and finishes:

VARIOUS

Description of *proposed* materials and finishes:

TO BE CONFIRMED IN FUTURE RESERVED MATTERS APPLICATIONS

Boundary treatments - description:

Description of *existing* materials and finishes:

TIMBER FENCING WITH ESTBALISHED BORDER PLANTING

Description of *proposed* materials and finishes:

LIKELY TO BE TIMBER FENCING, BUT TO BE CONFIRMED THROUGH SUBSEQUENT RESERVED MATTERS APPLICATION

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

TARMAC

Description of *proposed* materials and finishes:

LIKELY TO BE SIMILAR TO THE EXISTING.
SHARED SURFACE MATERIALS TO BE CONFIRMED IN SUBSEQUENT RESERVED MATTERS APPLICATION

Lighting - add description

Description of *existing* materials and finishes:

EXTERNAL SECURITY LIGHTING

Description of *proposed* materials and finishes:

TO BE CONFIRMED THROUGH SUBSEQUENT RESERVED MATTERS APPLICATION

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DESIGN & ACCESS STATEMENT
INTRODUCTORY STATEMENT
SITE PLAN
LOCATION PLAN
TYPICAL HOUSE TYPES A,B,C AND D
ECOLOGY STUDY
LOSS OF POTENTIAL EMPLOYMENT SPACE
TREE REPORT

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	12	36	24
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other	EXISTING PARKING IS INFORMAL AND THEREFORE DIFFICULT TO ACCURATELY DESCRIBE. PROPOSED AMOUNT IS IN		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

DRAINAGE DETAILS TO BE CONFIRMED BY A SUBSEQUENT RESERVED MATTERS APPLICATION.

CURRENTLY THE SITE 5 FOUL DRAINS TO LONGSIGHT ROAD WHERE A MAINS SEWER IS LOCATED THIS GRAVITY LED SYSTEM IS LIKELY TO BE REPLICATED BY A RESIDENTIAL DEVELOPMENT

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

14. Existing Use

Please describe the current use of the site:

12 BEDROOM HOTEL, WITH ASSOCIATED GROUNDS AND CAR PARKING

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

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17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		6	8	4	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

18

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	18
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No ☐ Unknown

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	550.0	550.0	0.0	-550.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
OTHER	Please specify	0.0	0.0	0.0	0.0
Total		550.0	550.0	0.0	-550.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	12	0	-12

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	1	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

00.63

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

NOT APPLICABLE

Is the proposal for a waste management development?



Yes



No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?



Yes



No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)



The agent



The applicant



Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr

First name:

DAVID

Surname:

BAILEY

Person role:

Agent

Declaration date:

17/06/2011



Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr

First Name:

DAVID

Surname:

BAILEY

Person role:

Applicant

Declaration date:

17/06/2011



Declaration Made

26. Declaration

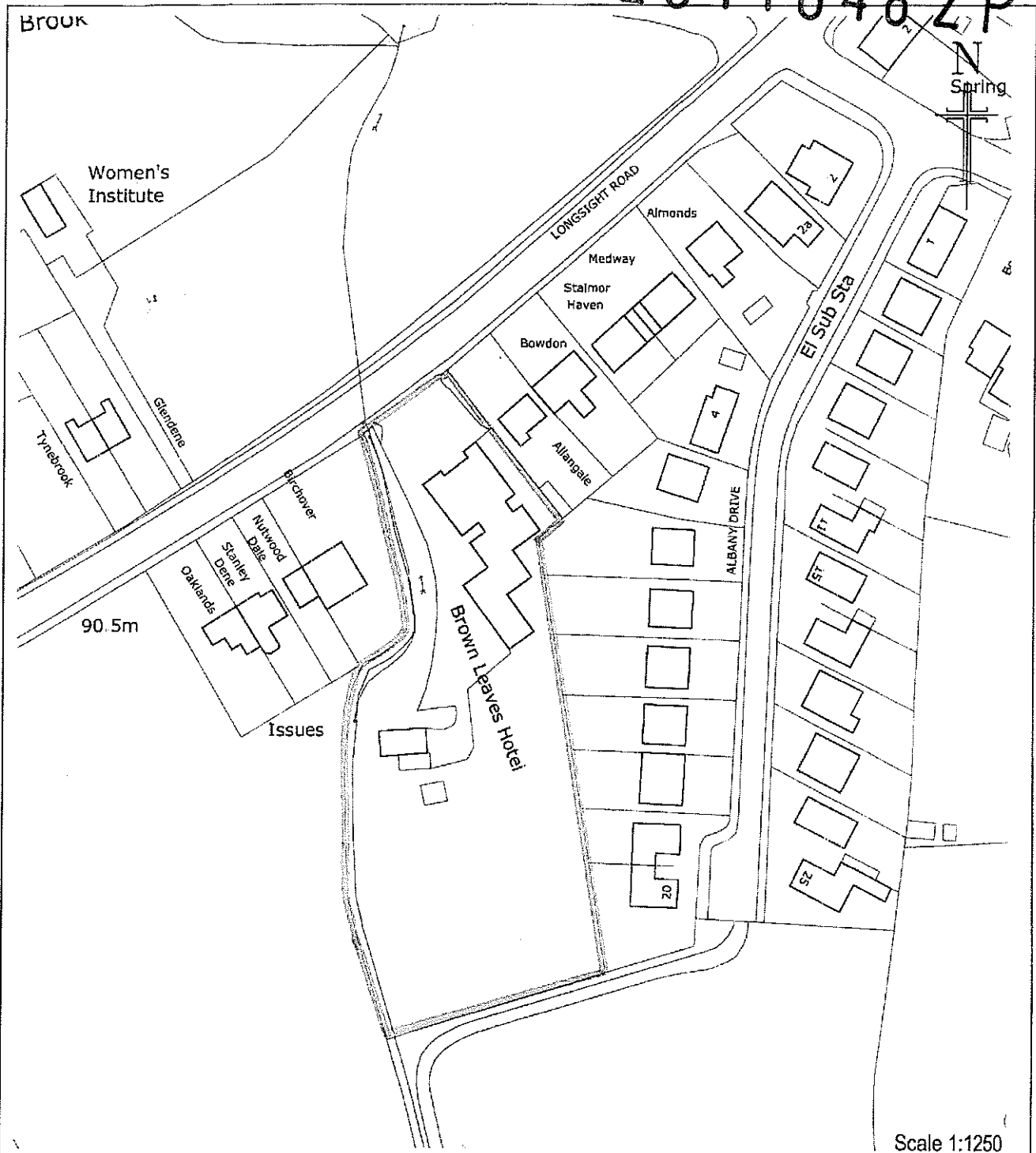
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

17/06/2011

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Scale 1:1250

LEA, HOUGH & Co.

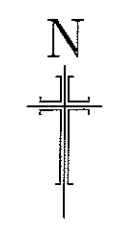
CHARTERED SURVEYORS
Property Consultants

Blakewater House
Phoenix Business Park
Blakewater Road
Blackburn BB1 5RW
Telephone 01254 260196
Facsimile 01254 51905

PLAN REFERRED TO:

Brown Leaves Hotel, Longsight Road, Copster Green, Blackburn.

Based on the Ordnance Survey with the sanction
of the Controller of HM Stationery Office
Crown Copyright



320110482P

Do not scale this drawing. All dimensions to be checked on site before work commences.

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REVISIONS			
REV	DESCRIPTION	DATE	APPROVED

NOTES

LEA, HOUGH & Co.
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 Telephone: 01254 260196
 Facsimile: 01254 51905
 E-mail: blackburn@leahough.co.uk
 Web: www.leahough.co.uk

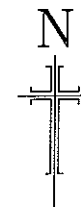
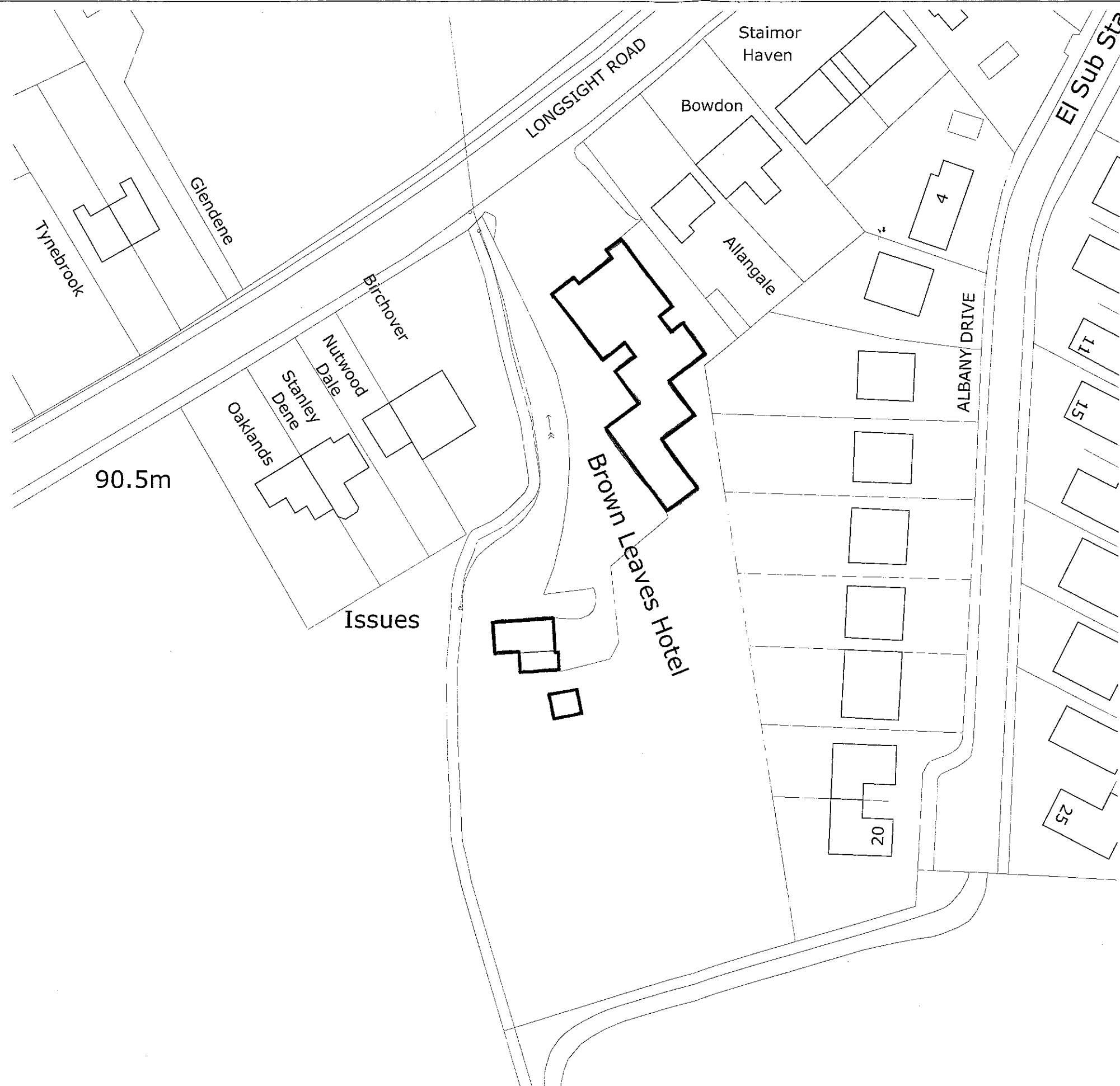


CLIENT: _____

PROJECT ADDRESS: Brown Leaves Country Hotel,
 Longsight Road
 Copster Green,
 Blackburn
 BB1 9EU

DRAWING TITLE: Existing Site Plan

PAPER SIZE: A2	DRAWING NUMBER: P.598-01	REV -
SCALE: 1/500	DATE: June 2011	DRAWN BY: GM



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REVISIONS			
REV	DESCRIPTION	DATE	APPROVED

NOTES

— - Outline of existing buildings to be demolished

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LEA, HOUGH & Co.
CHARTERED SURVEYORS
 Property Consultants

Blakewater House
 Phoenix Business Park
 Blakewater Road
 Blackburn BB1 5RW
 Telephone: 01254 260196
 Facsimile: 01254 51905
 E-mail: blackburn@leahough.co.uk
 Web: www.leahough.co.uk

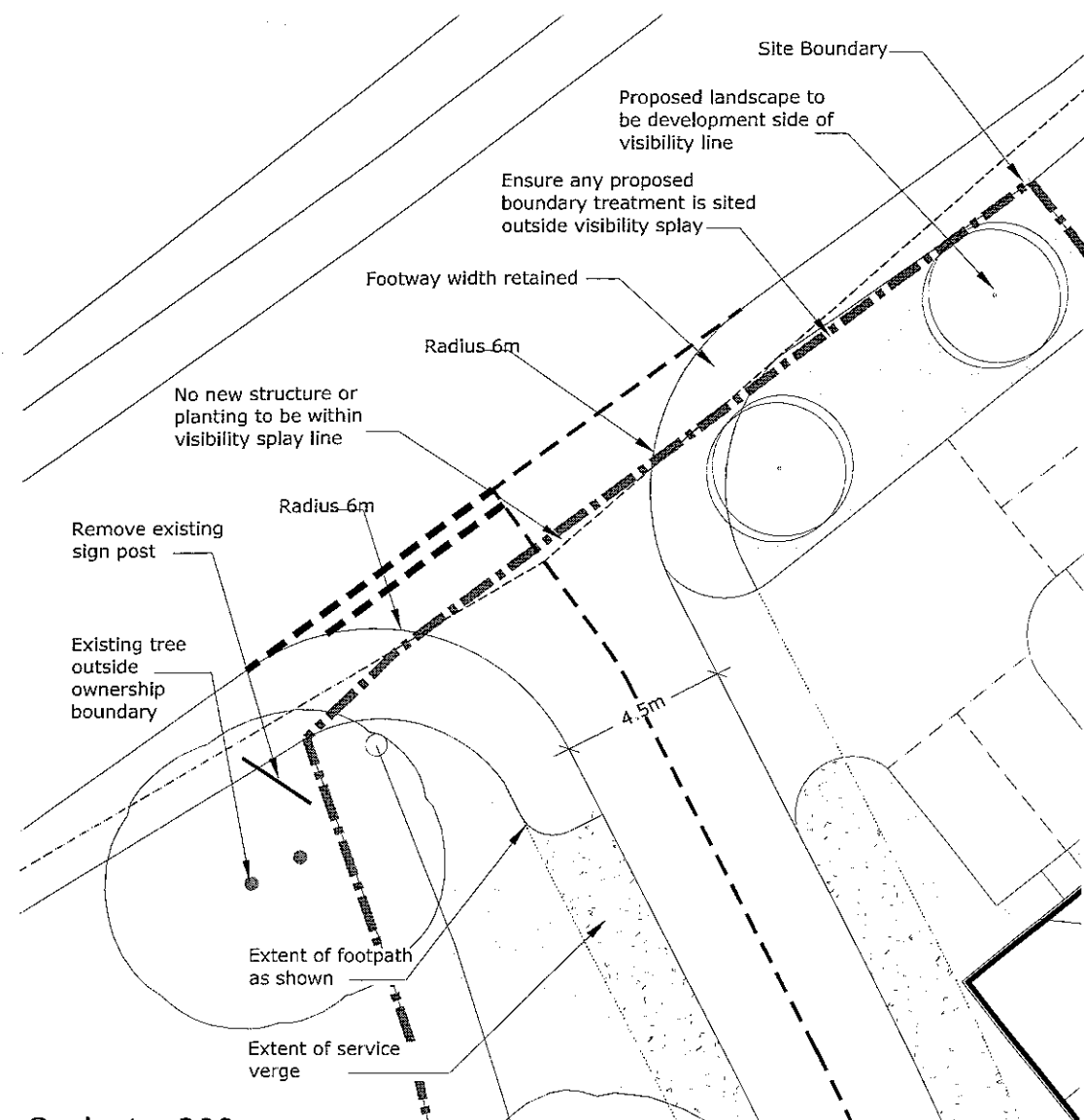


CLIENT: _____

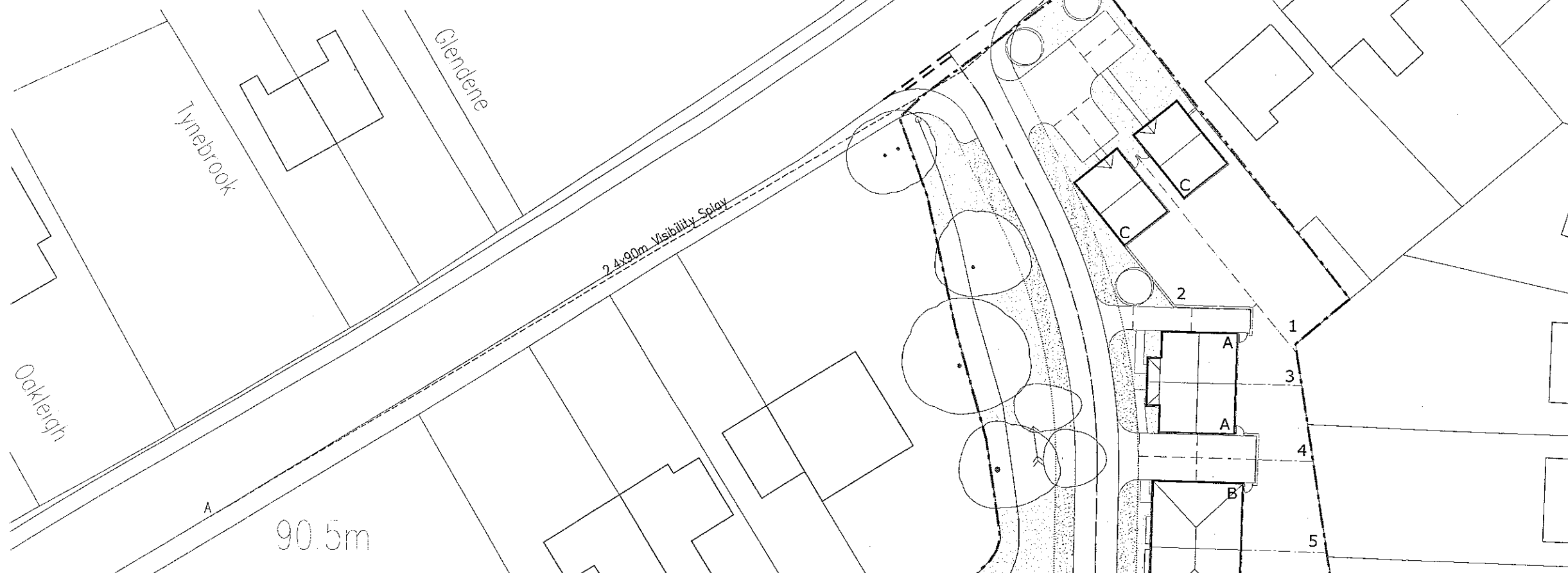
PROJECT ADDRESS:
 Brown Leaves Country Hotel,
 Longsight Road,
 Copster Green,
 Blackburn
 BB1 9EU

DRAWING TITLE:
 Existing Site Demolition Plan

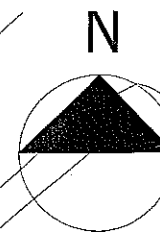
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SCALE: 1/500	DATE: June 2011	DRAWN BY: GM



Scale 1 : 200



320110482P



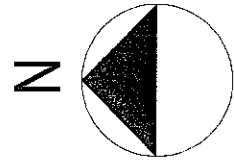
aldwin
design
consultancy Limited

Town Farm,
17 Orford Close
Golborne
Warrington,
Cheshire,
WA3 3WP
Tel: 01942 719513
Mob: 07773343602
e-mail: graham.baldwin@bdc.gb.com

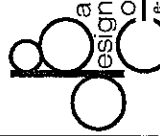
Drawing:
Junction Layout

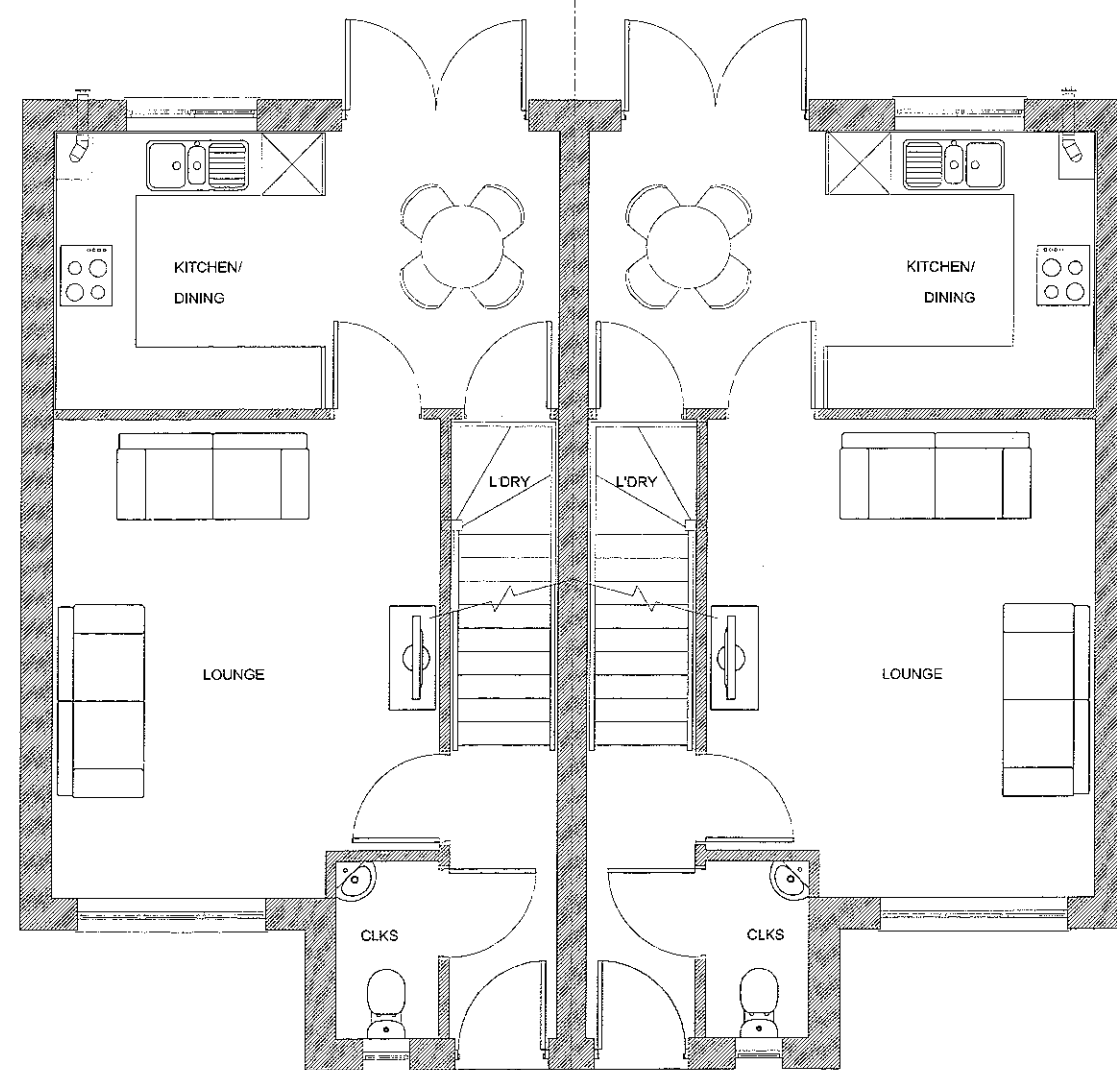
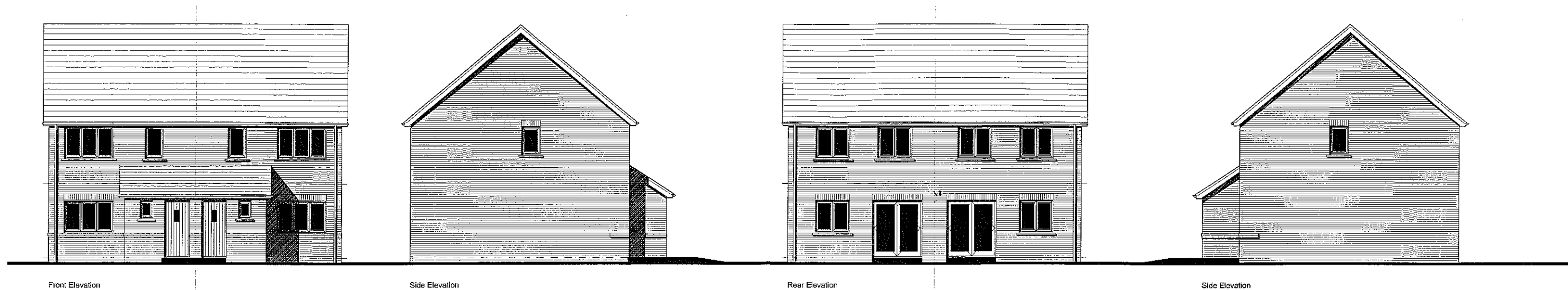
Development:
Brown Leaves Hotel
Copster Green

No	BL-JL 01
Rev	A
Scale	1:500 @ A3
Date	24.06 11
Drawn	SB

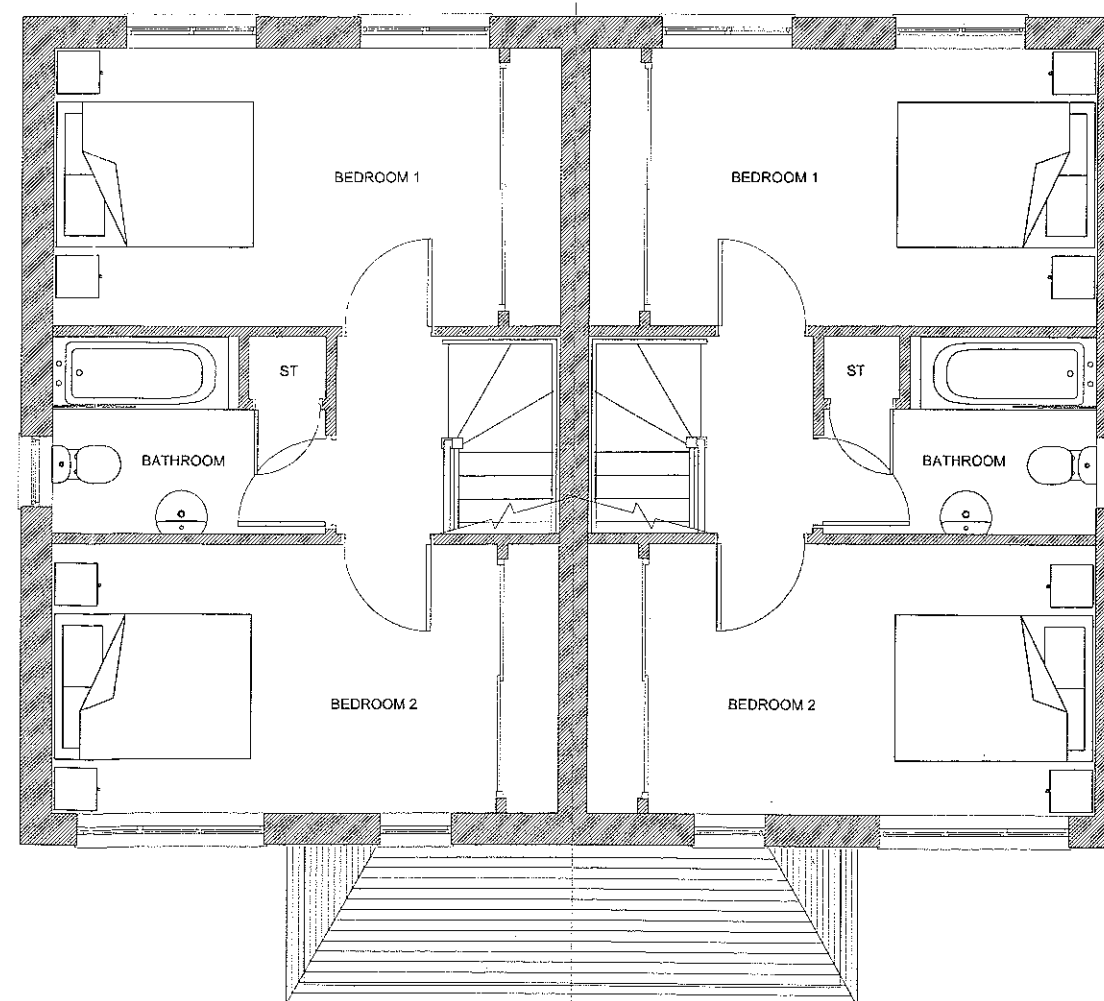


-  Housetype A - 810 sq ft
4 No Unit = 3240 sq ft
-  Housetype B - 625 sq ft
2 No Unit = 1250 sq ft
-  Housetype C - 900 sq ft
8 No Unit = 7200 sq ft
-  Housetype D - 1140 sq ft
4 No Unit = 4560 sq ft
- Total = 16250 sq ft

Rev: A Trees updated inline with tree survey		No.	
 Baldwin Design Consultancy Limited Town Farm, 17 Orford Close, Gorborne, Warrington, Cheshire, WA3 3WP Tel: 01942 719513 Mob: 07773343602 e-mail: graham.baldwin@bdc.co.uk		BL-SK02	
		Rev. A	
		Scale 1:500 @ A3	
Drawing: Sketch site Plan Option 2		Date: 18.02.11	
Development: Brown Leaves Hotel Copster Green		Drawn: SB	



Ground Floor Plan



First Floor Plan

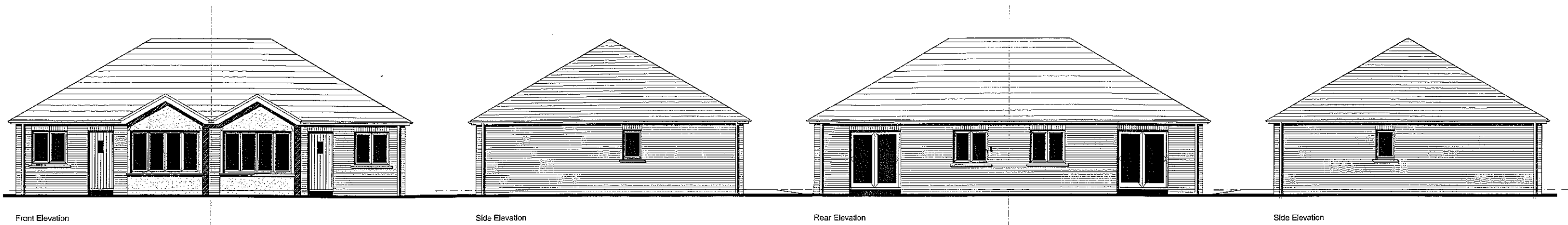
320110482P

ROOM SCHEDULE	
Room	Size Max
Cloaks	1700 x 995mm
Lounge	4500 x 3750mm
Kitchen / Diner	4900 x 2680mm
Bedroom 1	4900 x 2680mm
Bedroom 2	4900 x 2600mm
Bathroom	2640 x 1900mm

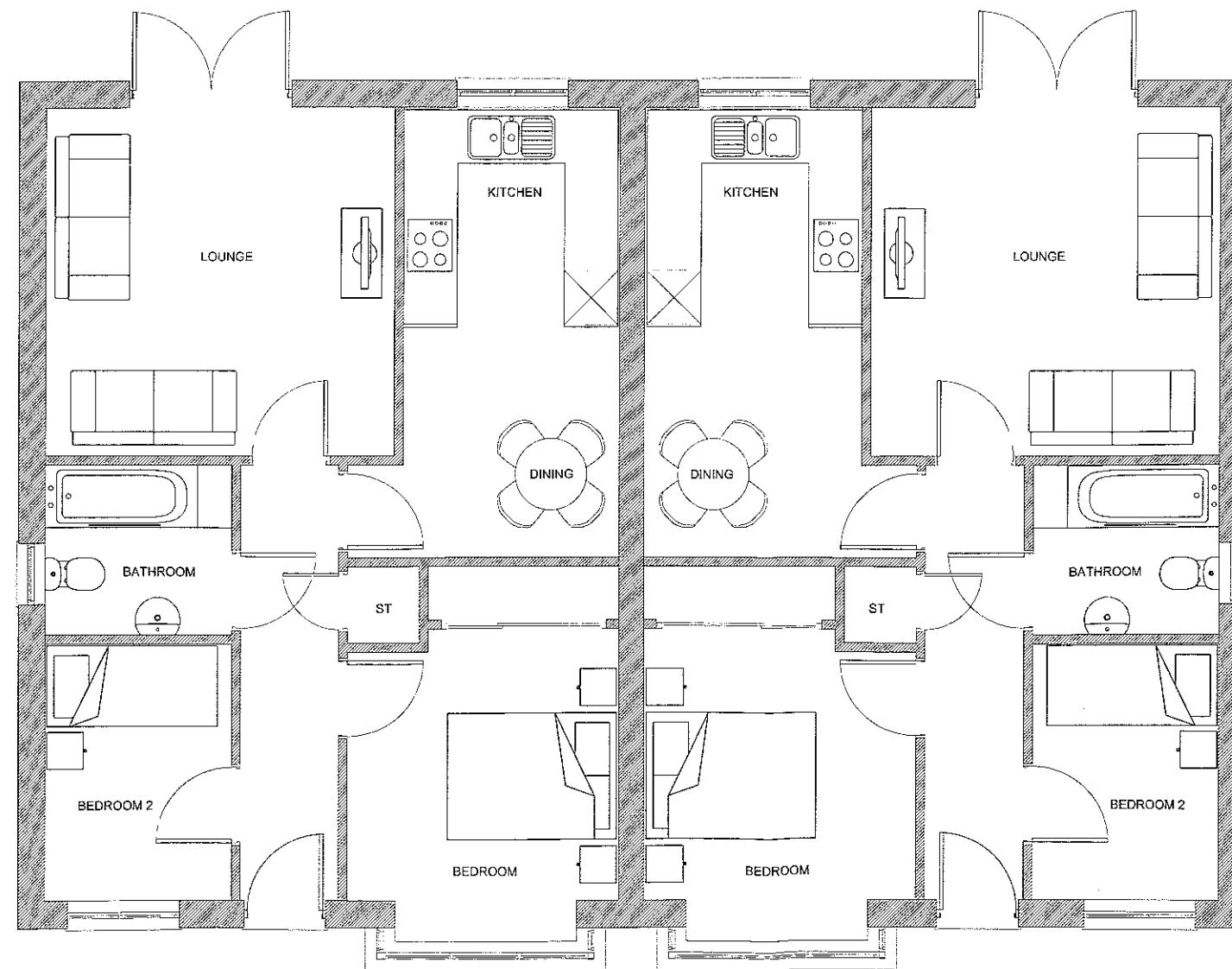
Revisions

Town Farm,
17 Oxford Close,
Golborne,
Warrington,
Cheshire,
WA5 3WP
Tel: 01942 715513
Mob: 07773343602
e-mail: graham.bolton@bdcgb.com

Drawing: Proposed House Type A Plans & Elevations	No. EL-01
Development: Brown Leaves Hotel Residential Scheme	Scale: 1:100 & 50 Date: 25.02.11 Drawn: SB



320110482P



Ground Floor Plan

ROOM SCHEDULE	
Room	Size Max
Lounge	3900 x 3890mm
Kitchen / Diner	2425 x 5020mm
Bedroom 1	3040 x 3720mm
Bedroom 2	2080 x 2850mm
Bathroom	2080 x 1900mm

Revisions

Town Farm,
17 Orford Close,
Golborne,
Warrington,
Cheshire,
WA3 3VP
Tel: 01942 719513
Mob: 0773343602
e-mail: graham.baldwin@bdcgb.com

aldwin
design
consultancy Limited

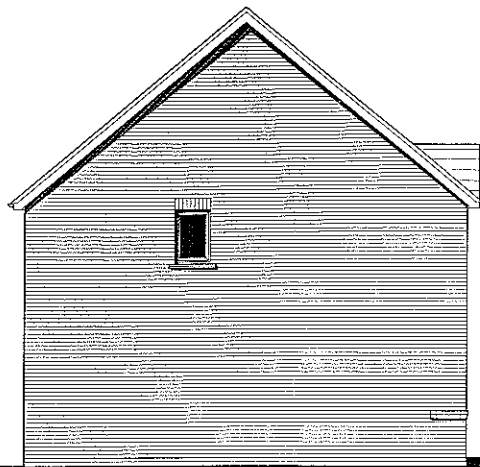
Drawing:
Proposed House Type B
Plans & Elevations

Development:
Brown Leaves Hotel
Residential Scheme

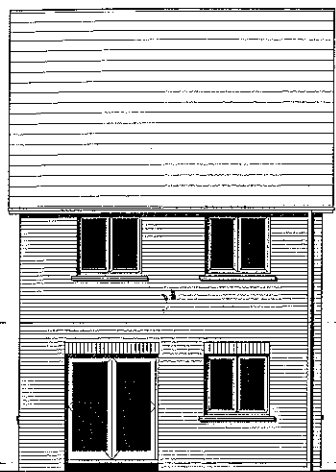
No.
BL-HT-02
Rev.
Scale:
1:100 & 50
Date:
25.02.11
Drawn:
SB



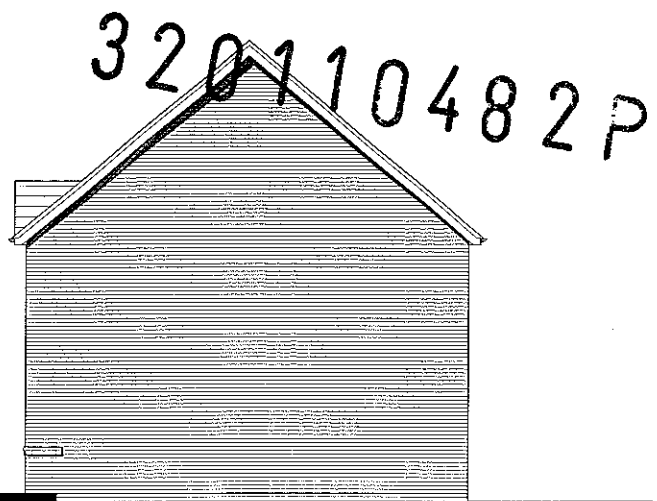
Front Elevation



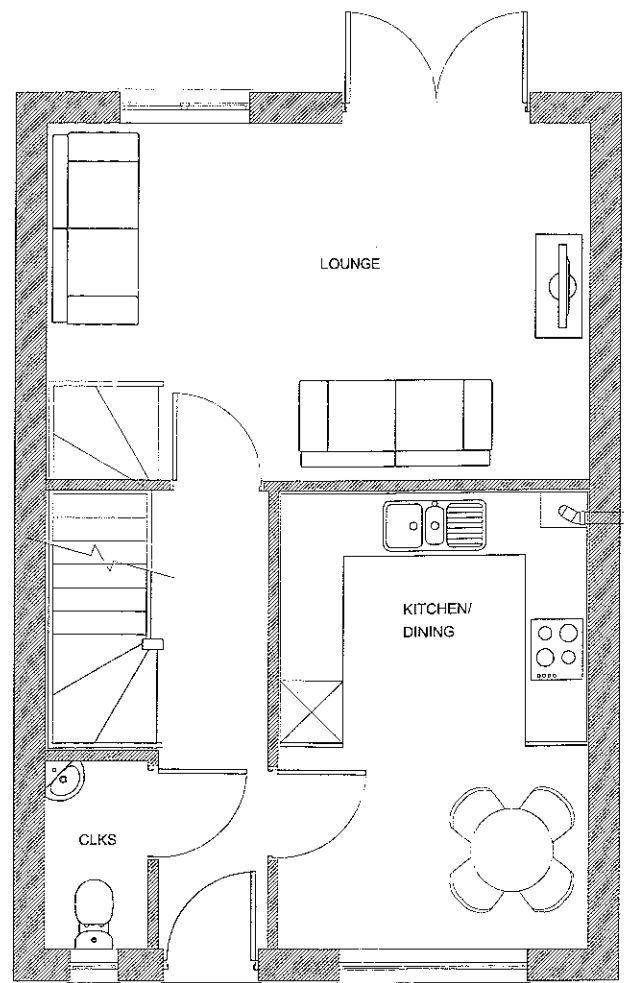
Side Elevation



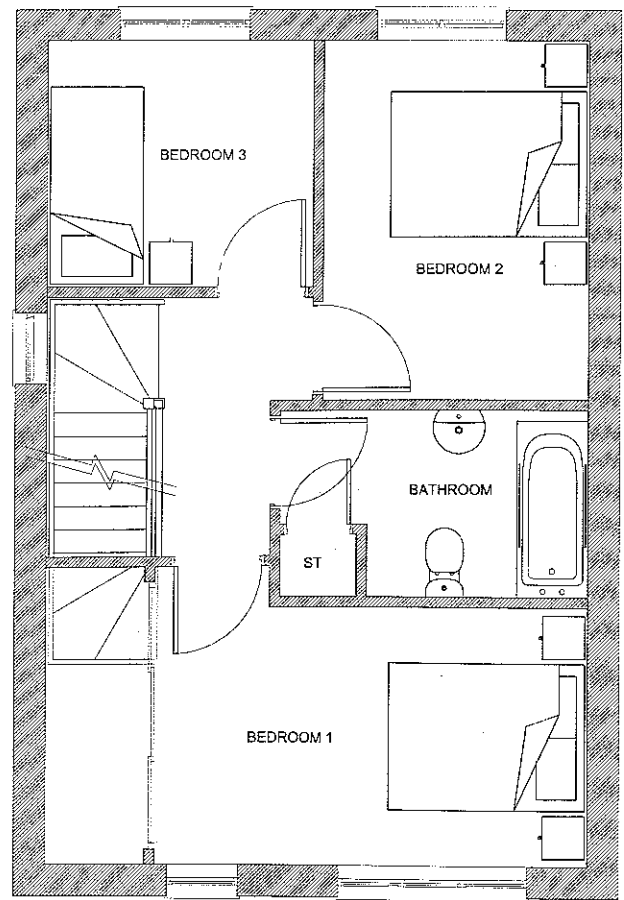
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

ROOM SCHEDULE	
Room	Size Max
Clacks	1000 x 1800mm
Lounge	5240 x 3440mm
Kitchen / Diner	2980 x 4400mm
Bedroom 1	5240 x 2470mm
Bedroom 2	2570 x 3470mm
Bedroom 3	2570 x 2370mm
Bathroom	2980 x 1800mm

Baldwin Design Consultancy Limited
 Town Farm,
 17 Orford Close,
 Golborne,
 Warrington,
 Cheshire,
 WA3 3WP
 Tel: 01942 719513
 Mob: 07773343602
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Revisions

No.	Description
1	BL-HT-03

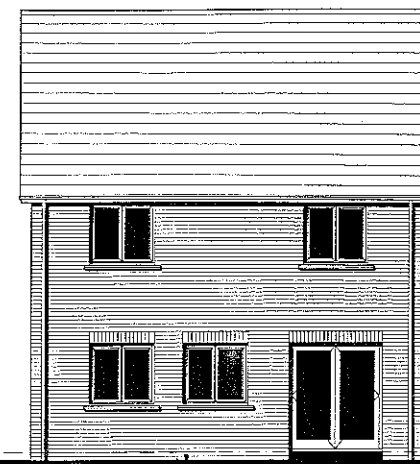
Drawing: Proposed House Type C Plans & Elevations
 Development: Brown Leaves Hotel Residential Scheme
 Scale: 1:100 & 50
 Date: 25.02.11
 Drawn: SB



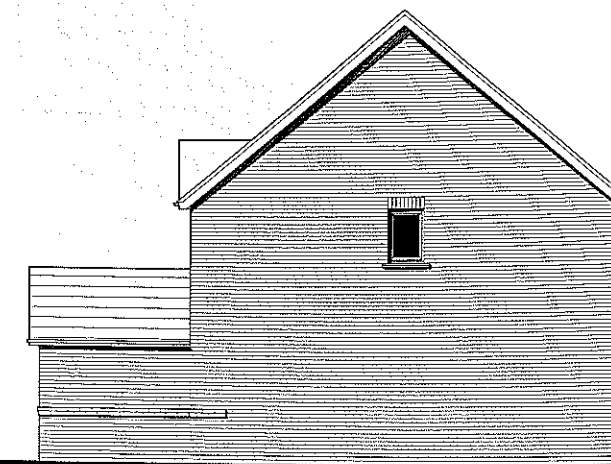
Front Elevation



Side Elevation

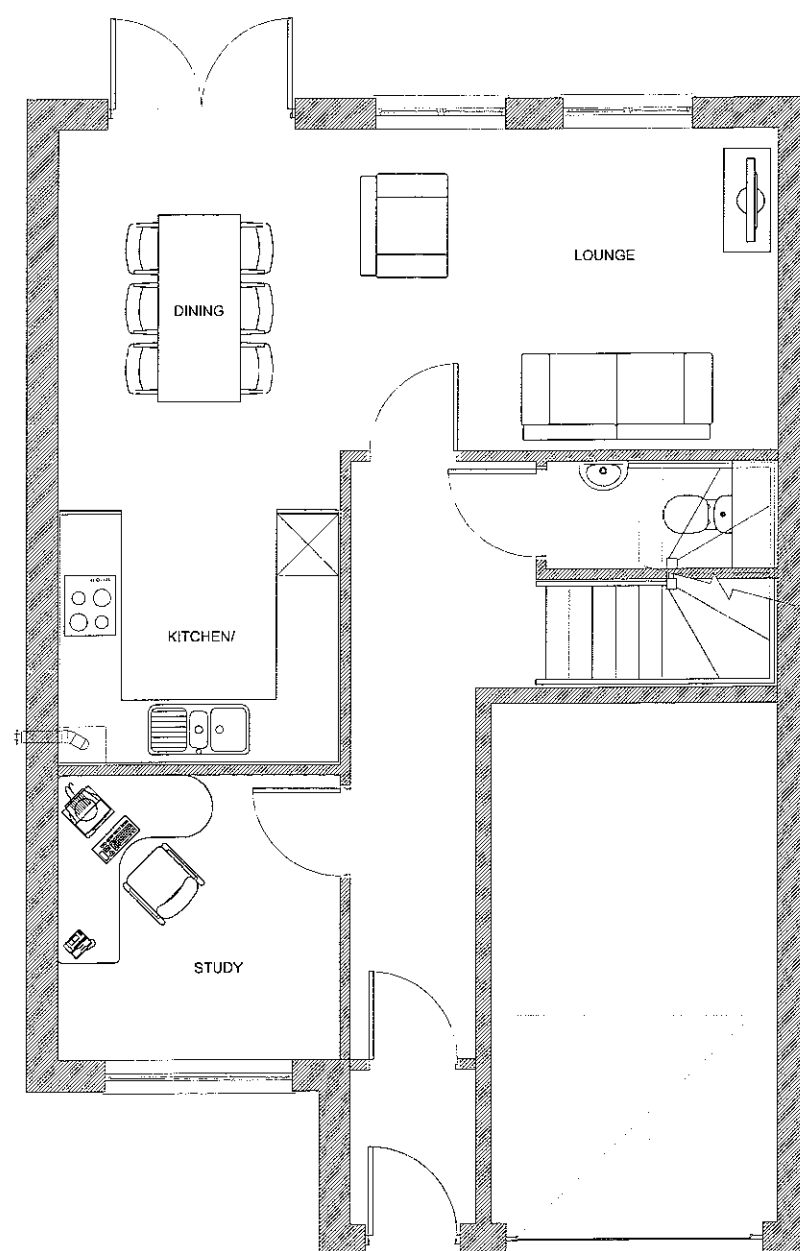


Rear Elevation

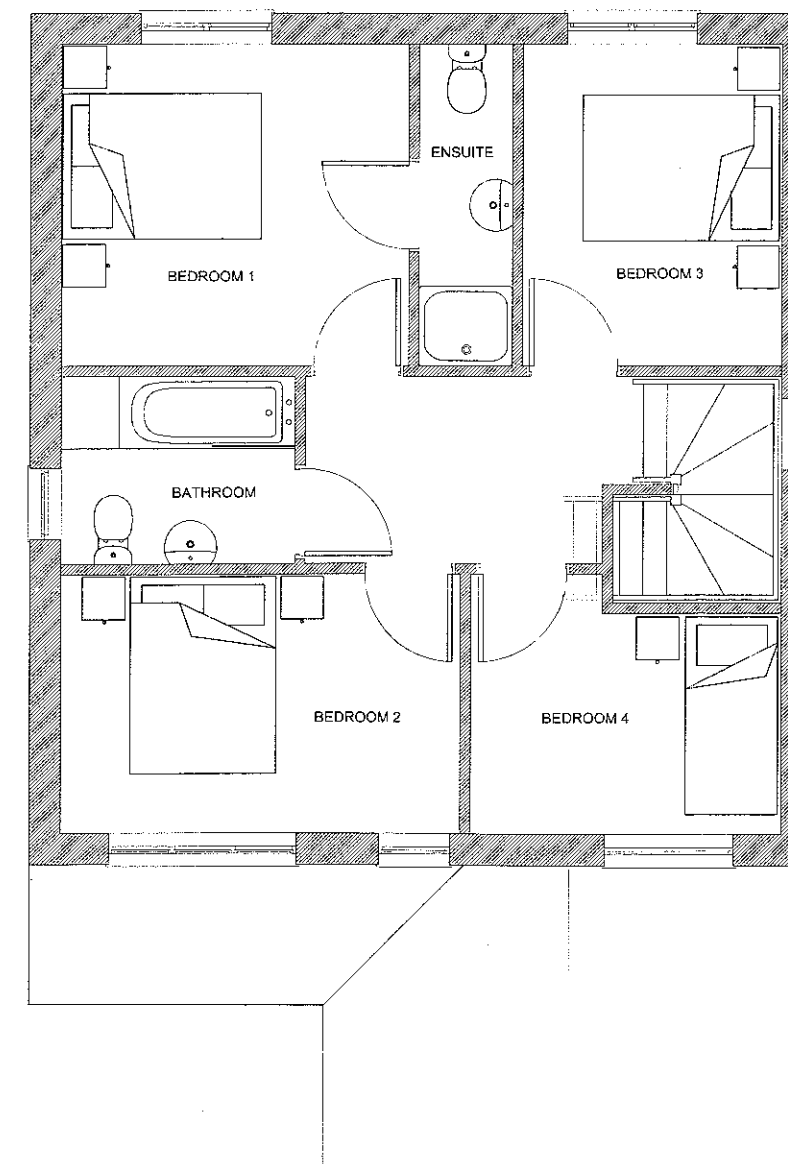


Side Elevation

320110482P



Ground Floor Plan



First Floor Plan

ROOM SCHEDULE	
Room	Size Max
Study	2730 x 2730mm
Cloaks	1800 x 1040mm
Lounge	4215 x 3100mm
Kitchen / Diner	2730 x 6120mm
Bedroom 1	3350 x 3100mm
Ensuite	900 x 3100mm
Bedroom 2	3850 x 2500mm
Bedroom 3	2500 x 3100mm
Bedroom 4	3000 x 2500mm
Bathroom	2250 x 1800mm

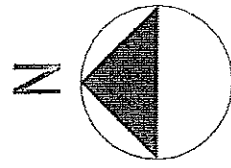
Revisions

aldwin
design
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Drawing:
Proposed House Type D
Plans & Elevations

Development:
Brown Leaves Hotel
Residential Scheme

No.
BL-417-04
Rev.
Scale
1:100 & 50
Date
25.02.11
Drawn
SB



 Housetype A - 810 sq ft
4 No Unit = 3240 sq ft

 Housetype B - 625 sq ft
2 No Unit = 1250 sq ft

 Housetype C - 900 sq ft
8 No Unit = 7200 sq ft

 Housetype D - 1140 sq ft
4 No Unit = 4560 sq ft

Total = 16250 sq ft

320110482P

Rev. A Trees updated inline with survey

Design
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Town Farm,
17 Orford Close,
Golborne,
Warrington,
Cheshire,
WA3 3WP

No.	BL-SK02
Rev.	A
Scale	1:500 @ A3
Date	18.02.11
Drawn	SB

Drawing:
Sketch site Plan

Development:
Brown Leaves Hotel
Copster Green