Building Parameter Dwelling	Minimum (mm)	Maximum (mm)
Depth	7500	8000
Width	5250	5500
Height	7440	7940

Pear Tree House

7

2

1

3

5

6

7b

2m x 22m vehicular visibility splay

Visibility splay to be retained in perpetuity of development. Where splay crosses boundary treatments these are to be no more than 1m above highway level.

Fennant Road

2m x 22m vehicular visibility splay

Oaklands

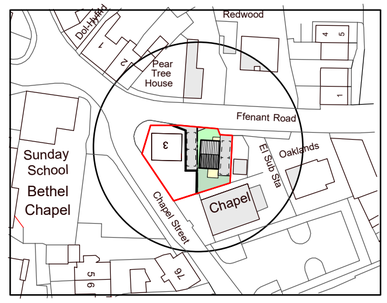
El Sub Sta

Rear Amenity

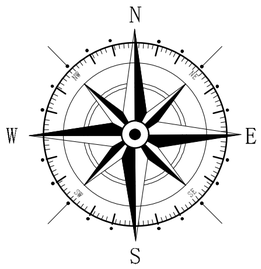
Chapel

Chapel Street

Site Plan 1:200



Location Plan 1:1250



Key

- Surrounding Buildings
- Application Site

Planting Stock Specification						
Symbol	Species	Shape	Stem Girth @ 1m	Height	Container Volume	Production Method
	Species Field Maple FM (Acer campestre)	Standard	8cm - 10cm	2.5m - 3m	45 lts	Container Grown

All landscaping works to be completed in all respects within three months of the first use / occupation of the development, with the exception of soft landscaping / planting which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.

Rev	Date	Detail	Initial

Project: Proposed residential development at Cysgod y Capel, Fennant Road, Ponciau, Wrexham. LL14 1HL.

Title:	Scale: (A2)
Planning: Site & Location Plan	1:200 & 1:1250

Drawn By:	Date:
D.J.Edwards	June 2024
Drawing No: M134/004	Sheet: 1 of 1

blueprint architectural services

partner LABC

Office 3K4,
Redwither Business Tower,
Wrexham. LL13 9XT
Tel: 01978 356500
www.blueprintarchitectural.com

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