

0m 2m 4m 6m 8m

Drawing Scale 1:100 @ A1

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Site Plan - Key

- Retained Tree - Root Protection Zone
- Removed Tree - Root Protection Zone
- Approved Housing Scheme - Building Footprint, 182 sqm
- Existing House - Building Footprint, 140 sqm
- Site Parking and Access - 9 Parking Spaces
- Site amenities area: 542 sqm
- Bin Store
- Secure Cycle Store: 16 cycles

Proposed Building Footprint: 247 sqm

Rev	Description	By	Date
P3	Added Bin and Cycle Store	OF	18.06.24
P2	plan and site layout changes	GE	16.05.24
P1	Ownership Revisions	GE	05.04.24

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Client
Mr N Copeland

Project
Residential Development
22, Bryn Estyn Road, Wrexham

Drawing Title
Site Layout and Ground Floor Proposed

Drawn by	DRL	Checked by	OF	Date	18/06/24
Suitability				Scale @ A1	As indicated

C+A JOB NO	PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER	REV.
12444	BER-CAA-XX-XX-DR-A-1200	P3