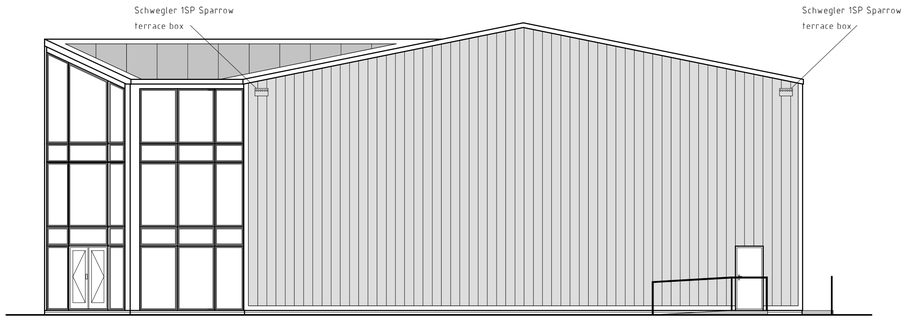
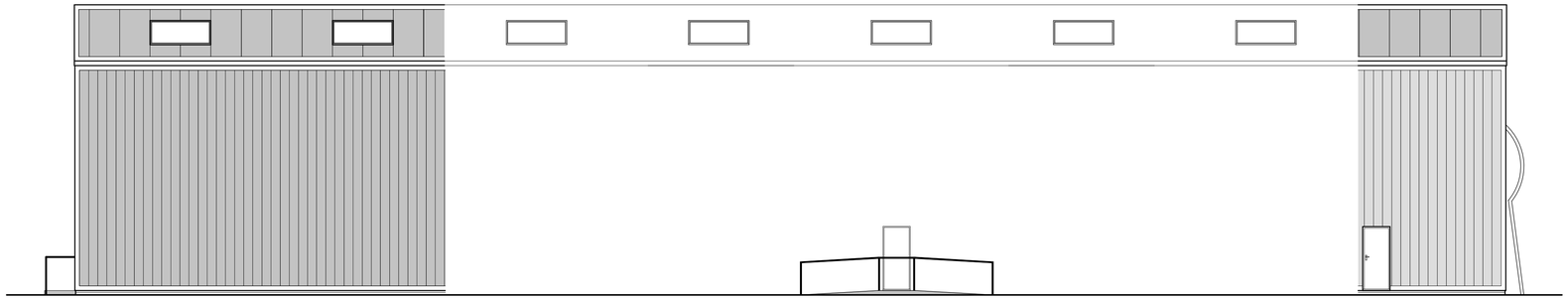
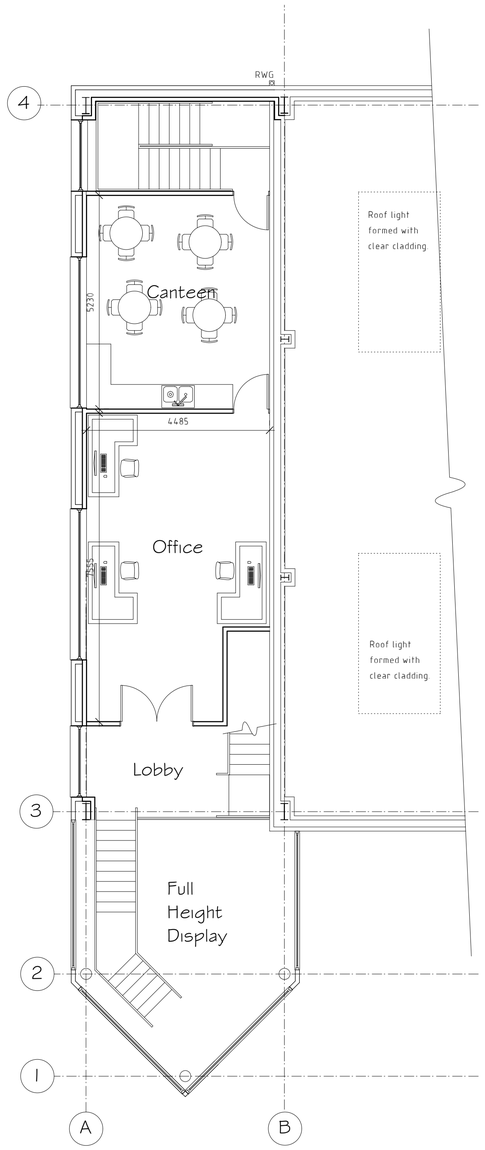


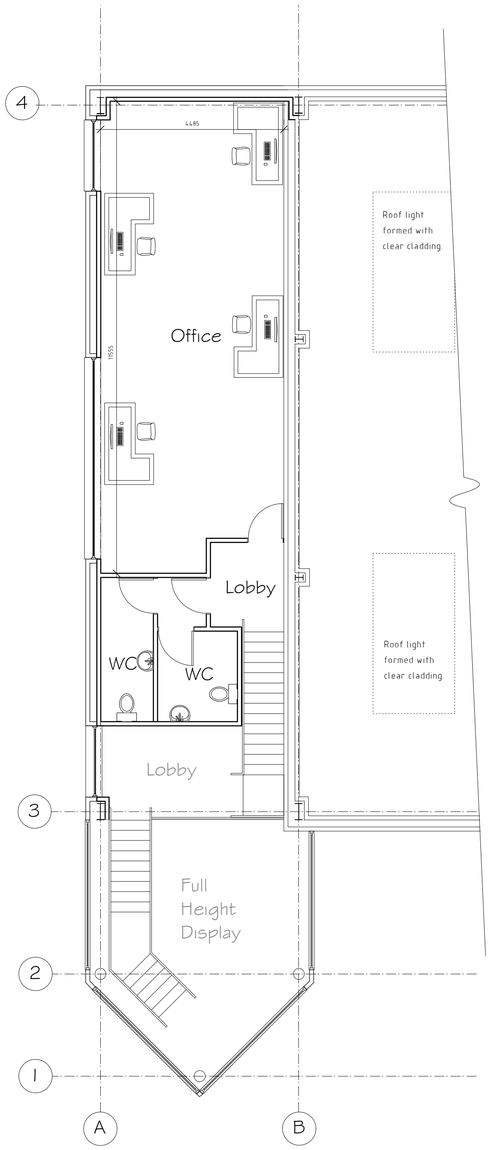
Rear Elevation 1:100



Side Elevation 1:100



First Floor Plan 1:75



Second Floor Plan 1:75

External Facing Materials
External walls and roof coverings to be steel cladding to Local Authority approval

Facias & Soffits
All fascias and soffits are to comprise materials to match building.

Windows
All windows are to comprise sealed double glazed units set in grey aluminium frames.

Rainwater Goods
Rainwater to be collected in plastic coated aluminium guttering and downpipes, to discharge to soakaways.

Green Infrastructure Statement
The proposed parcel of land occupies a developed plot of land within the employment area of the village. As documented it is proposed the development includes the erection of bird boxes to provide a net bio-diversity gain for the site.



Schwegler 1SP Sparrow terrace box to be installed prior to completion of development in positions as indicated.

Rev	Date	Detail	Initial

Project:
Proposed Development at Land on Coed Aben Road, Wrexham Industrial Estate, Wrexham, LL13 9UH.

Title:	Scale: (A1)
Planning	1:75 & 1:100
Drawn By: L. Fowles	Date: June 2024
Drawing No: P156/004	Sheet: 2 of 2

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