FIGURE 1

Proposed Development Layout

P1	Initial Issue	PJ	22.11.23



Total Site Area : 254,287 sqm
Total Ecology Area: 114,489 sqm
Ecology Zone as site percentage: 45% approx

Unit	Use	Ground Floor Area	Mezz Office Area (5%)	Storage Mezz Area (7.5%)	Unit Total Area
1	B8	15,748sqm / 169,510sqft	787sqm / 8,471sqft	1,181sqm / 12,712sqft	17,716sqm / 190,963sqft
2	B8	14,930sqm / 160,705sqft	746sqm / 8,029sqft	1,119sqm / 12,044sqft	16,795sqm / 180,779sqft
3	B8	46,451sqm / 500,000sqft	2,322sqm / 25,000sqft	3,483sqm / 37,500sqft	52,257sqm / 562,500sqft

Development Total	86,768sqm / 934,242sqft

Unit	Parking Number
1	191 spaces including 19 accessible
2	188 spaces including 18 accessible
3	296 spaces including 30 accessible

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Client
F.I. Real Estate Management

Project
Kingmoor
Wrexham

Description
Proposed 3 Unit Site Plan
Institutional Option

Status
INFORMATION

Scale	Drawn By	Date
1:1250@A1	PJ	Nov23
Job Number	Drawing Number	Revision
1204	02-007	P1

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