NOTES
Use only written dimensions. All areas are indicative. Contractor to check measurements on site prior to commencement. Notify the Architect of any discrepancies. This drawing must only be used for the purpose for which it has been supplied.

NOTES:

1. Remove existing railings. Form new site boundary to align with Wrexham BC site pegs & boundary shown.
2. New boundary: 1800mm high closed boarded timber fence.
3. New boundary: 900mm high open metal railing.
4. No gates shall be installed to the boundary with the footway/ adopted highway.
5. Parking area hard standing laid to fall so that no surface water drains onto the footway/ adopted highway.
6. Indicative linear drain location.
7. Indicative soakaway location (surface water drainage system design by others to LPA approval).
8. Boundary fence (note 3) to be stopped at extent of parking (approximately 2.7m from footway boundary).
9. Indicative location for 2no. lockable drop down bollards to the approval of the highway authority and the PROW Officer.

DESCRIPTION OF DEVELOPMENT:

The proposed development comprises the erection of 2no. semi-detached dwellinghouses (Use Class C3), formation of new driveway access, and associated works. The proposed dwellinghouses comprise 2no. three-bedroom market homes.

SITE BOUNDARY ADJUSTED TO ON-SITE PEGS PLACED BY WREXHAM BC.

AREA INCORPORATED INTO SITE BOUNDARY TO FORM FOOTWAY. EXTENSION TO FOOTWAY WITH DROPPED KERB SHALL BE CONSTRUCTED TO ADOPTABLE STANDARD, TO THE APPROVAL OF THE HIGHWAY AUTHORITY.

R.	DATE	DESCRIPTION
A	20.04.2021	SITE BOUNDARY & ANNOTATION REVISED TO ALIGN WITH SITE FEATURES.
B	26.05.2021	LAYOUT UPDATED.
C	18.08.2021	DWELLING POSITIONS, PLOT B FLUE & EXTERNAL WORKS AMENDED.
D	25.09.2024	BOUNDARY RAILINGS AMENDED, NOTES & INDICATIVE DRAINAGE ADDED.

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NOT FOR CONSTRUCTION
FOR PLANNING PURPOSES ONLY

CLIENT
Murright Limited

PROJECT
Vacant Land at Cedar Drive
Gwersyllt, Wrexham LL11 4HW

DRAWING
Proposed Site Plan

SCALE
1:100 @ A1

DATE
25.02.2021

REVISION
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