


N

0 5 10 15 20 25m

Scale 1:500 @ A1

## NOTES

AEWTP026C

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

## CDM 2015

Client notified of duties:

Principal Designer: **tbc**

Unless noted below, all known hazards have been highlighted on the drawing:

Red line site boundary: 3.23ha / 7.98 acres (as Title CYM589598)

Proposed landscape buffers, ecological mitigation and corridors, site re-profiling, surface water drainage (and as appropriate access roads and associated infrastructure).

Development zone use class Class B1, B2 and / or B8 employment floorspace (including ancillary office accommodation) together with associated infrastructure and works (including estate roads, yards, parking, footpaths, internal hard and soft landscaping and drainage works).

Buildings to be a maximum height to ridge of 20m AFFL.

Access Location Options

**MAXIMUM QUANTUM 125,000SQFT GROSS EXTERNAL AREA OF B2/B8 FLOORSPACE**

| REV | Date | Drawn by: - | Checked by: - |
|---|---|---|---|
| P4 | 23/10/24 | TF | DOH |
| Updated to Client comments | | | |
| P3 | 06/06/24 | TF | DOH |
| Ecological corridor shown | | | |
| P2 | 10/04/24 | TF | DOH |
| Updated to Lichfield and Oak Moss comments | | | |
| P1 | 03/04/24 | TS | DOH |
| Initial issue | | | |

Status: S2 — Purpose of Issue: For Approval

drawing stage: **Stage 3**

client: **RA & CE Platt Ltd**

project: **Rackery Lane**
**Llay Industrial Park**
**Wrexham**

drawing title: **Proposed Parameters Plan**

date 03/04/24 drawn TS

scale@A1 1:500 checked DOH

Rev **P04**

Job No **13361-AEW-SI-XX-DR-A-0502**

aew architects
0161 214 4370
www.aewarchitects.com

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