BRYN ESTYN Road



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
P4	Access Road Widened to 4.5m, East Visibility Splay Added (43m)	OF	11.11.24
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	05/04/24
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	P4