N

Rowan or Cherry tree.

New hedgerow.

Grassed area.

Bins.

Paved area.

Existing fence to be retained.

Kitchen/Dining

Sitting

Hall

WC

Living Room

FFL 176.92

Ridge 183.11

Ridge 184.03

Eaves 180.48

Eaves 181.54

FFL 176.01

Ridge 181.65

Eaves 180.00

- Any wall/planting below 1m.

Proposed parking area.

Site Access

2400

2500

2400

2500

ASTATION 176.412

C L 176.18 MH

C L 175.96 MH

SC

G

176.54 176.59 176.44 176.44 176.43 176.38 176.30 176.41 176.22 176.47 176.42 176.50 176.23 176.37 176.18 176.29 176.27 176.28 176.28 176.23 176.14 176.15 175.96 176.28 176.18 176.16 176.05 176.02 176.04 175.93 175.93 175.94 175.82 175.81 175.78 175.90 175.77 175.90 175.74 175.83 175.80 175.81 176.12 176.06 176.01 175.96 176.58 176.50

Highways Notes.

A dropped footway crossing will be constructed in full accordance with WCBC highway standards by a competent contractor.
The access will be surfaced in a bound material to ensure that no deleterious material is discharged onto the highway.
No gates will be erected within 5m of the highway.
An ACO drain will be installed to ensure that no private water is discharged onto the highway.

Proposed Site Plan
Scale 1:100

cad partner LABC
CULLIS•ARCHITECTURAL•DESIGN

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Client: Mr & Mrs Williams.

Drawing Title: Proposed Site Plan.

Job Title: New Dwelling - Land adjacent to 8 Poplar Rd, Penycae, Wrexham

Date:	Scale:	Rev:	Drg No:
Dec 2024.	1:100 at A1		PD305/04