North

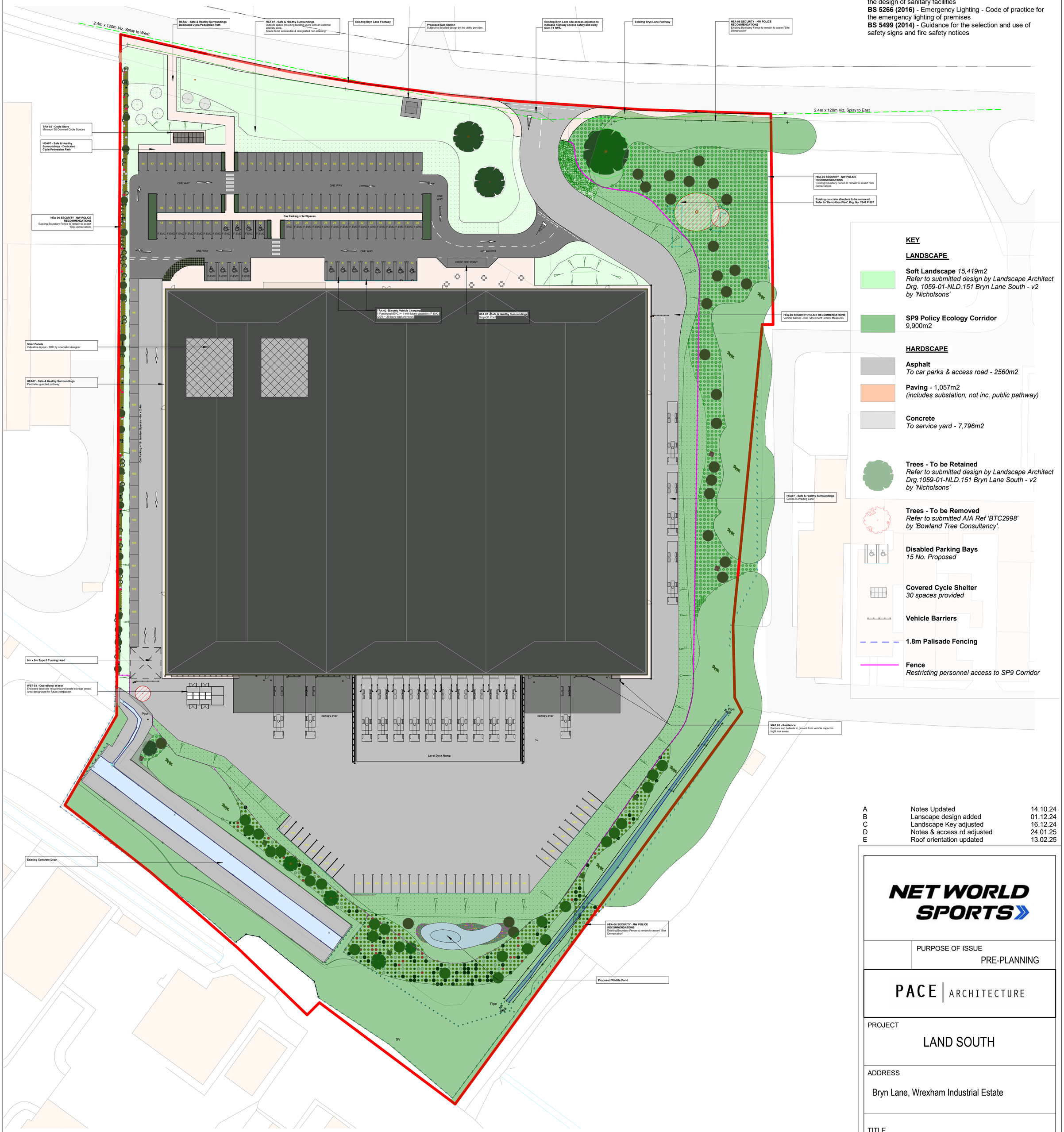
0 5 10 20 30 40 50

GRAPHIC SCALE 1:500

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5. Report to the Architect any discprenacies or information requiring updated.
6. CDM (2015) - All designers have a duty to review, identify and circulate health and safety risks when apparent.
7. Under CDM (2015) Pace Architecture ltd assumes the role of 'Designer', unless otherwise appointed in writing by the client.
8. If in doubt ask.

THE ABOVE TO BE DESIGNED BY SPECIALISTS IN ACCORDANCE WITH BRITISH STANDARDS BELOW:

BS 9999 (2017) - Fire safety in the design, management and use of buildings – Code of practice
BS 6564 (2017) - Sanitary installations. Code of practice for the design of sanitary facilities
BS 5266 (2016) - Emergency Lighting - Code of practice for the emergency lighting of premises
BS 5499 (2014) - Guidance for the selection and use of safety signs and fire safety notices



KEY

LANDSCAPE

Soft Landscape *15,419m2*
Refer to submitted design by Landscape Architect Drg. 1059-01-NLD.151 Bryn Lane South - v2 by 'Nicholsons'

SP9 Policy Ecology Corridor
9,900m2

HARDSCAPE

Asphalt
To car parks & access road - 2560m2

Paving - 1,057m2
(includes substation, not inc. public pathway)

Concrete
To service yard - 7,796m2

Trees - To be Retained
Refer to submitted design by Landscape Architect Drg.1059-01-NLD.151 Bryn Lane South - v2 by 'Nicholsons'

Trees - To be Removed
Refer to submitted AIA Ref 'BTC2998' by 'Bowland Tree Consultancy'.

Disabled Parking Bays
15 No. Proposed

Covered Cycle Shelter
30 spaces provided

Vehicle Barriers

1.8m Palisade Fencing

Fence
Restricting personnel access to SP9 Corridor

A	Notes Updated	14.10.24
B	Lanscape design added	01.12.24
C	Landscape Key adjusted	16.12.24
D	Notes & access rd adjusted	24.01.25
E	Roof orientation updated	13.02.25

INTERNAL AREAS	
Name	Area
Ancillary	618 m²
Circulation	1070 m²
Office	1375 m²
St/Serv	371 m²
Warehouse	11130 m²
	14564 m²

LOCAL PLANNING GUIDANCE NOTE NO.16
Figure B

Type of Development	Parking Standard	Cycle Parking Standard
B1 Business and light industry	1 car space per 30m² gross floor space	1 cycle space per 300m² gross floor space
B2 General Industry	1 car space per 50m² gross floor space	1 cycle space per 500m² gross floor space
B8 Storage and Distribution	1 car space per 100m² gross floor space	1 cycle space per 1000m² gross floor space

INDICATED PARKING PROVISION CALCULATIONSS.

146 Car Spaces	(14564 / 1 per 100m2)
15 Disabled Spaces	(10% of gross provision)
30 Cycle Spaces	(14564 / 1 per 500m2)

NET WORLD SPORTS

PURPOSE OF ISSUE
PRE-PLANNING

PACE | ARCHITECTURE

PROJECT
LAND SOUTH

ADDRESS
Bryn Lane, Wrexham Industrial Estate

TITLE
Proposed Site Plan

CLIENT
Mauna Kea Limited

DRAWN BY	CHECKED BY	DATE
NC	AC	30.09.24

SCALE (@ A1)	PROJECT NUMBER
1 : 500	2042

DRAWING NUMBER	REV
2042 . P . 004(E)	

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