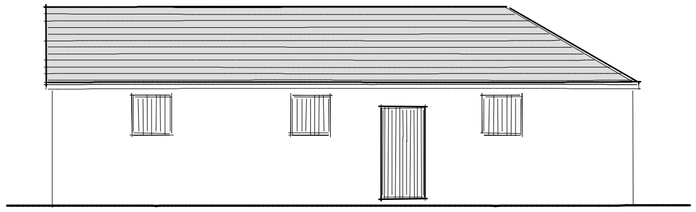
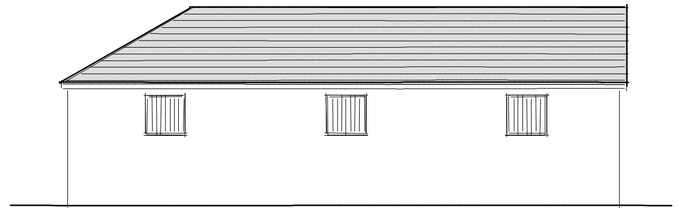


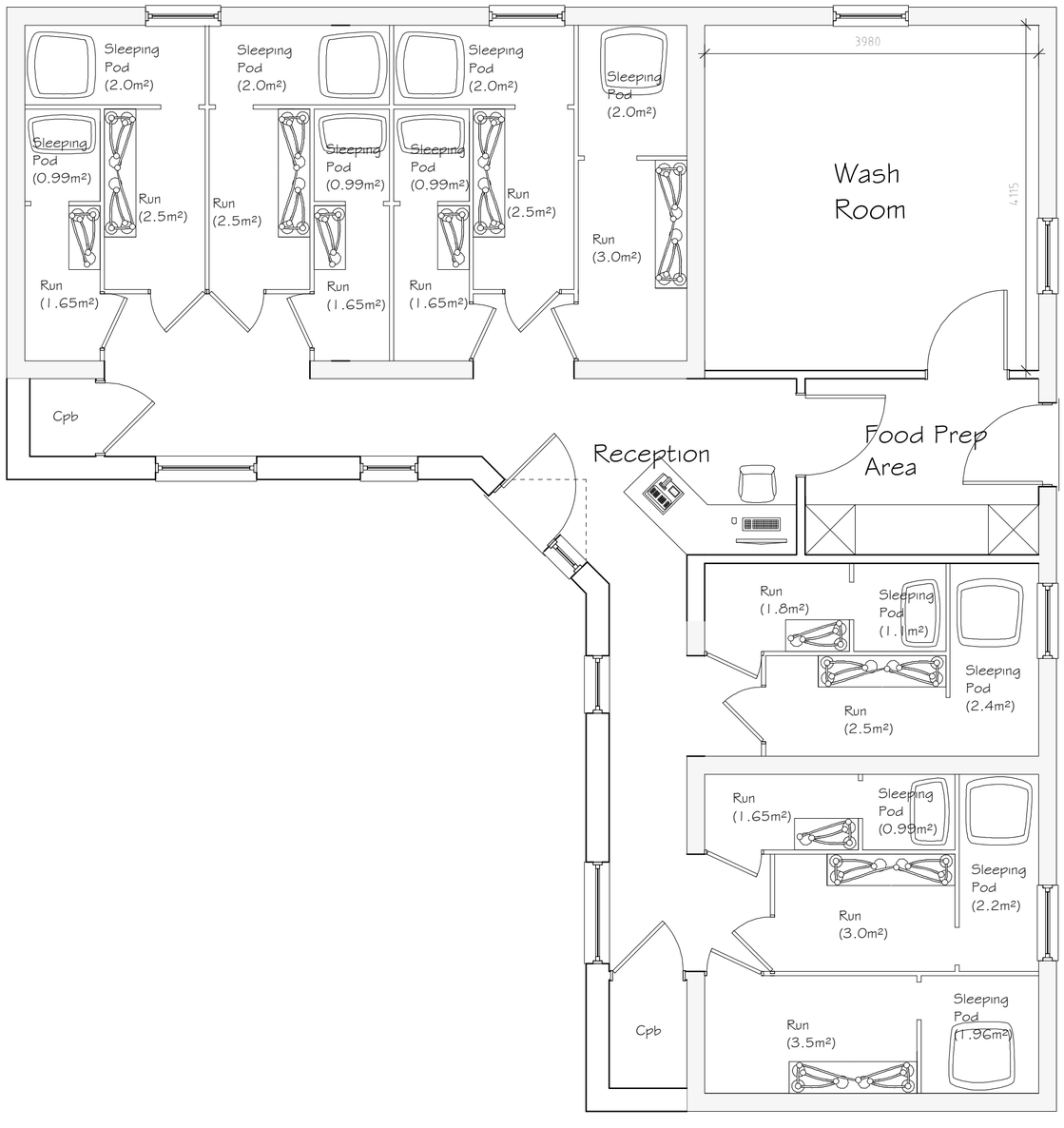
Front Elevation 1:100



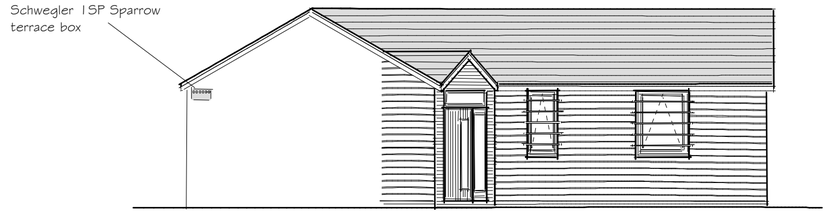
Side Elevation 1:100



Rear Elevation 1:100



Ground Floor Plan 1:50



Side Elevation 1:100

External Facing Materials
External walls are to comprise timber cladding and facing brickwork to match main dweling and existing building.

Roofing Materials
Roof coverings are to be natural slates.

Facias & Soffits
All fascias and soffits are to comprise good quality timber to match existing.

Rainwater Goods
Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter uPVC downpipes, to discharge to soakaways located in garden.

Green Infrastructure Statement
The proposed parcel of land occupies a developed plot of land. Established gardens are to be maintained following the alterations proposed at the property. As documented it is proposed the development includes the erection of bird boxes to provide a net bio-diversity gain for the site.



Schwegler 1SP Sparrow terrace box to be fitted upon completion of the development.

Rev	Date	Detail	Initial

Project:
Proposed Cattery at
Cae Ffynnon,
Llan-y-Pwll, Holt,
Wrexham. LL13 9SD

Title: Planning: Cattery

Scale: (A2) 1:50

Drawn By: D.J.Edwards

Date: Feb 2025

Drawing No: G104/003

Sheet: 1 of 1

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