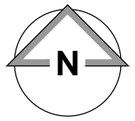
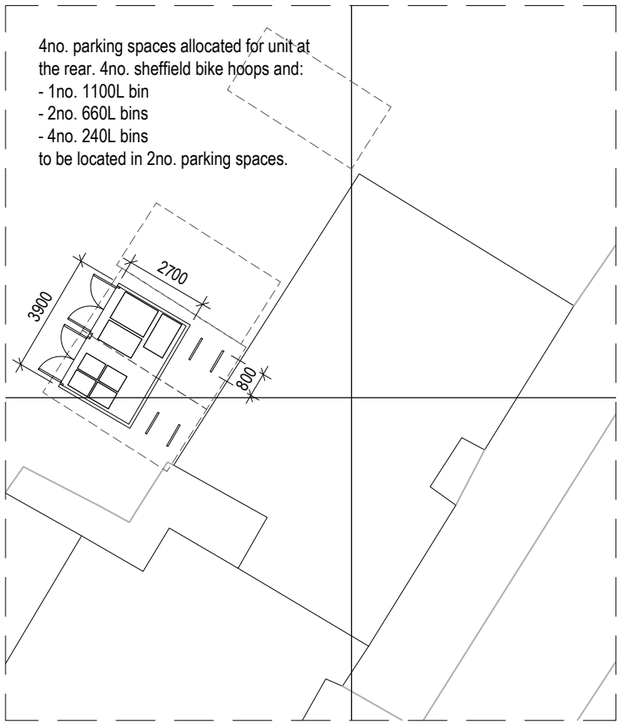
APPLICATION BOUNDARY INDICATED THUS:

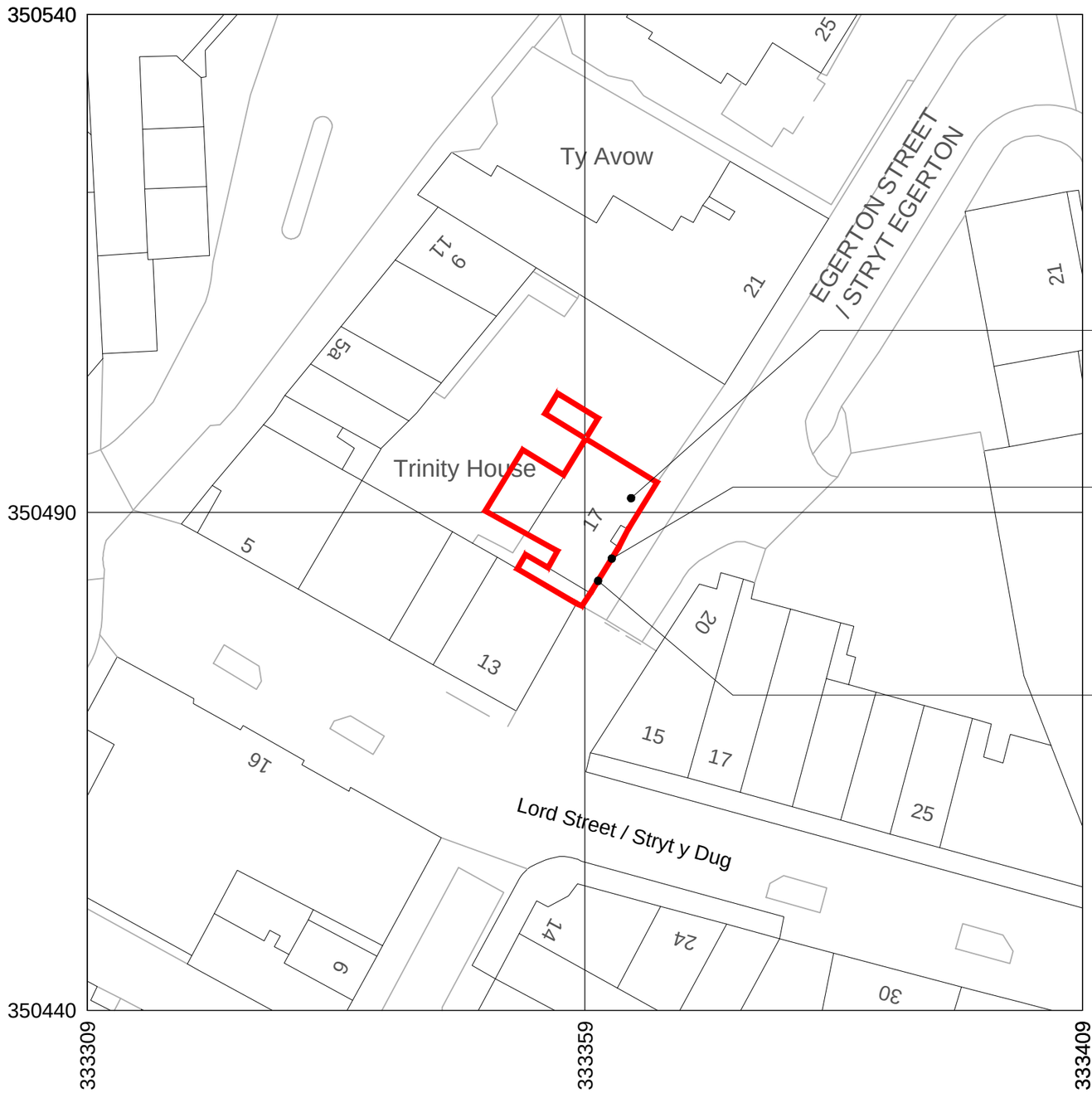


0 5 10 15 20 25m

Scale 1:500



Bins and Bikes - 1:200



Schedule of Areas	m²
Application Area	161.5

Existing building converted to be 6no. flats on ground and first floor. Ground floor to be accessed from front of building and first floor to be accessed via shared external projected stairway.

1no. wall mounted beaumaris midi woodcrete bat boxes on south east facing elevation to be a minimum of 4 metres above external floor level.

2no. NHBS WoodStone Build-in Open Nest Boxes to be placed min. 4m height on existing building on warmer South Elevations prior to commencement of works.

Contactor to confirm that all existing and new windows are to be double glazed in compliance with JPM Acoustics Noise Impact Assessment

Rev	Date	Drawn by	Checked by
B	03/03/2025	TBS	TBS
Noise impact assessment note added			
A	03/03/2025	SY	TBS
Non - Draft Issue			
-	25/02/2025	SY	TBS
Draft Issue			

Produced on 03 December 2023 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 333309 350440,333409 350440,333409 350540,333309 350540,333309 350440
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Data licence expires 03 December 2024. Unique plan reference: v1e//1033245/1392780

Block Plan - 1:500

Project	17 Egerton Street, Wrexham, LL11 1NB
Client	Violetta Niklas-Pecha
Purpose of Issue	For Approval
Drawing Stage	B Control
Title	Block Plan
Scale @ A4	1:500
Date	March 2025
Ref	288
Drawn	TBS
Drg No	288/ESW/BR/002
Rev	B