



Key

Existing

Application Boundary (72.85ha)

Trees/Woodland

Hedgerow

Watercourse

Public Right of Way (PRoW) Footpath

Public Right of Way (PRoW) Bridleway

Public Right of Way (PRoW) BOAT

Proposed

Residential Development up to 1430 dwellings (37.57ha)

Wastewater Treatment Plant (if necessary) with 50m Easement (2.55ha)

2FE Primary School Site (1.62ha)

Local Centre with possible nursery, shops, cafe, public house and community facilities subject to viability(1.46ha)

Telecom Mast Exclusion Zone

Spine Road with Tree Avenue, Landscape Verge and Swale

Secondary Road/Shared Drive

Emergency Access

Footpath

Footpath Cycleway

Footpath Cycleway Off Road

Public Open Space (15.98ha)

Strategic Open Space (7.89ha)

Drainage Attenuation (1.96ha)

Tree Planting

Hedgerow Planting

Neighbourhood Equipped Area for Play (NEAP)

Multi Use Games Area (MUGA)

Locally Equipped Area for Play (LEAP)

Local Area for Play (LAP)

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F	Title amended to Option 1	SO	NKH	07/08/23
E	Spine Road and NDA amended	NKH	NKH	23/03/23
D	Removal of WG highway scheme	NKH	NKH	17/03/23
C	Updates following DTM 09/01/23	AG	NKH	01/02/23
B	Updates following DTM 06/12/22	AG	NKH	07/12/22
A	Updates to trees, WWTW, local centre layout and access as per client comments	AG	NKH	23/11/22
Rev	Description	Drawn	Approved	Date

TEP

THE ENVIRONMENT PARTNERSHIP

401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Lower Berse Farm, Ruthin Road, Wrexham

Title
Masterplan Framework - Option 1

Drawing Number
D9730.001F

Scale	Date	
1:2500 @ A1	21/11/2022	
Drawn	Checked	Approved
EL	NKH	NKH