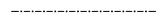




Key:

-  Site Boundary
-  1.8m high boundary fence
-  1.8m high screen wall / fence
-  Private Drive
-  Visibility Splays -
4.5x120m to Site Entrance
2.4x25m to all internal estate road junctions and private drives, as shown. Private vehicle entrances to have visibility splay of 2.4x2.4m onto footways (not shown) to ensure pedestrian/ cyclist safety.
-  Indicative Landscaping

Number of parking spaces proposed to Dwellings noted thus. In accordance with WCBC LPGN 16 this does not include parking within a garage. All garage internal dimensions, both detached and integral, to be in excess of 2.7x5.5m. All driveways to be minimum width of 3.2m (single drives) and 5.6m (double drives), and a minimum length of 5.5m where in front of a garage, all in accordance with WCBC LPGN 16 minimum standards.

Parking space allocation to Dwellings in line of driveway. Each bay size to be a minimum of 2.4m x 4.8m in accordance with WCBC LPGN 16.

Knee rails to parking bays to terraced Houses types

 Affordable Housing

 Existing retained hedges/landscaping

Rev:	Description:	Date:
A	Layout revised, latest product added.	02.03.22
B	Sub station added, Pump station added, affordable units mixed up.	06.04.22
C	Pump Station adjusted to suit vehicle tracking.	26.04.22
D	Mixed amended, numbers increased from 90 to 96	11.10.22



Site: _____	
Mold Road, Gwersyllt	
Title: _____	
Site Layout	
Scale: _____	Date: _____
1:500 at A1	26/02/2020
Ref: _____	Rev: _____
MRGWR-SP.01	D