N

Rowan or Cherry tree.

New hedgerow.

Grassed area.

Blue hatched area shows a 51sqm meter area for rear garden space.

Bins.

Paved area.

Existing fence to be retained.

FFL 176.92
Ridge 183.11
Ridge 184.03
Eaves 180.48
Eaves 181.54

Kitchen/Dining Sitting
Hall
WC
Living Room

FFL 176.01
Ridge 181.65
Eaves 180.00

- Any wall/planting below 1m.

Proposed parking area.

Site Access

2400
2500
2400
2500

176.54 176.59 176.44 176.44 176.43 176.38 176.30 176.41 176.22 176.47 176.42 176.50 176.37 176.29 176.27 176.28 176.28 176.23 176.14 176.15 175.96 176.01 176.06 176.12 176.18 176.29 176.50 176.02 176.04 175.93 175.93 175.82 175.94 175.81 175.78 175.90 175.77 175.90 175.80 175.83 175.74 175.81 176.05 176.18 176.28 176.28 176.50 176.58

STATION 176.412

C L 176.18 MH
C L 175.96 MH

SC
G

Highways Notes.

A dropped footway crossing will be constructed in full accordance with WCBC highway standards by a competent contractor.
The access will be surfaced in a bound material to ensure that no deleterious material is discharged onto the highway.
No gates will be erected within 5m of the highway.
An ACO drain will be installed to ensure that no private water is discharged onto the highway.

Proposed Site Plan
Scale 1:100

cad CULLIS+ARCHITECTURAL+DESIGN
partner LABC

25 Sunningdale Close
Wrexham
North Wales
LL13 9QU

T 01978 264376
M 07791 480768
E ajones540@btinternet.com

Client: Mr & Mrs Williams.

Drawing Title: Proposed Site Plan.

Job Title: New Dwelling - Land adjacent to 8 Poplar Rd, Penycae, Wrexham

Date:	Scale:	Rev:	Dng No:
Dec 2024.	1:100 at A1		PD305/04