TTE_UD_v2



Aerial image: © Google Earth 2022

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KEY

- Site boundary
- KSS2 boundary
- Water main with 12m easement
- Foul sewer with easement (assumed to be diverted)
- Existing pond
- Indicative location of potential SUDS pond
- Surface water flood risk - 1:1000 return period
- Surface water flood risk - 1:250 return period
- Surface water flood risk - 1:100 return period
- Surface water flood risk - 1:30 return period
- Proposed vehicular access
- Existing / proposed pedestrian / cycle links
- Public Right of Way
- Public Right of Way to be diverted
- Cycle link to Wrexham Industrial Estate
- Properties backing on to road
- Built form adjacent to site boundary
- Future development / application
- Existing bridge linking school to pitches
- Proposed spine road alignment
- Existing trees / hedgerows
- Root protection area (RPA)
- Retained recreation area
- Panoramic views
- Long distance intervisibility
- Increased visual prominence
- Proposed green links
- Archaeological trial trenching
- 10m stand off for level changes

Erlas Park Wrexham
Harworth Group

OPPORTUNITIES AND CONSTRAINTS PLAN

TTE Proj No	Drwn/date	Checked/date	Appr'd/date	Scale @ A3	Suitability
B024030	EI / Aprl '25	AC /Aprl '25	AC / Aprl '25	1:5,000	S0

Client Proj No	Originator	Vol/System	Level/Location	Type/Code	Role	Number	Revision
-	TTE	00	XX	DR	UD	02	P08

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1. DO NOT SCALE FROM THIS DRAWING
2. THIS DRAWING IS TO BE CHECKED WITH ALL OTHER RELEVANT DRAWINGS
3. ANY DISCREPANCIES CHECK WITH TETRA TECH, IF IN DOUBT ASK

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