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PROPOSED SITE PLAN

1 : 500

ECOLOGICAL MITIGATION

Gross Site Area	15,000m2
Area of Mitigation (shown green)	7,340 (49% of application area)
Developed Area	7,660m2 (51% of application area)
Building Footprint	3,393m2
Hardstanding	4,267m2

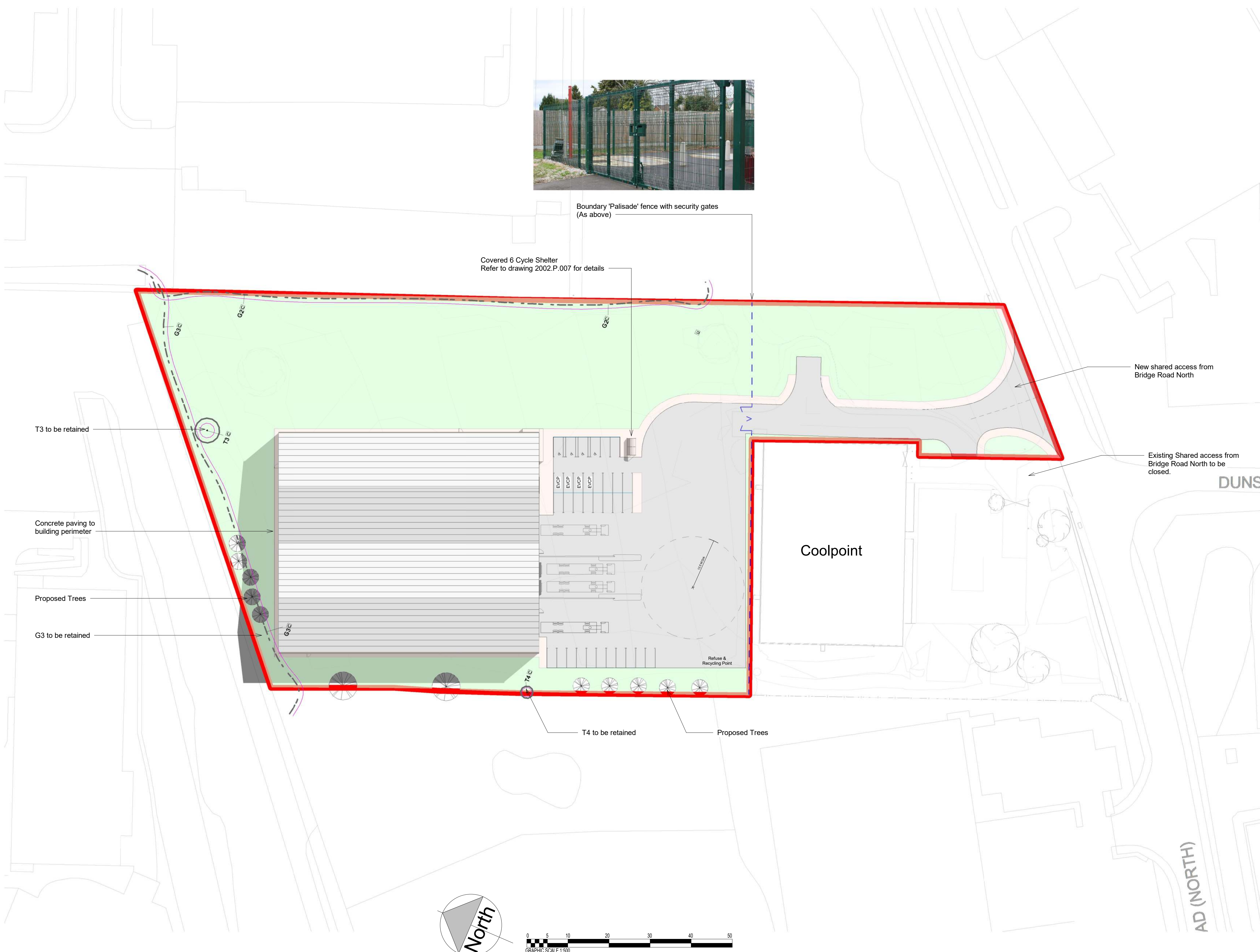
PARKING PROVISION

Gross Internal Area	3,275m2
Parking Provisions	
Car Parking Bays	33 Total spaces (average 1/100m2)
Disabled Bays	4 spaces (10% of Provision)
Cycles	6 sheltered spaces

1. This drawing has been produced for the client for the project on the site shown. It was prepared for a purpose agreed with the client and will have a commensurate degree of accuracy.
2. This drawing is not intended for use by any other person or for any other purpose without express permissions.
3. Pace Architecture Limited accept no liability whatsoever if this drawing is used by any other person or for any other purpose.
4. Do not scale from this drawing. All measurements to be checked on site.
5. Report to the Architect any discrepancies or information requiring updated.
6. CDM (2015) - All designers have a duty to review, identify and circulate health and safety risks when apparent.
7. Under CDM (2015) Pace Architecture Ltd assumes the role of 'Designer', unless otherwise appointed in writing by the client.
8. If in doubt ask.

THE ABOVE TO BE DESIGNED BY SPECIALISTS IN ACCORDANCE WITH BRITISH STANDARDS BELOW:

- BS 9999 (2017)** - Fire safety in the design, management and use of buildings – Code of practice
BS 6564 (2017) - Sanitary installations. Code of practice for the design of sanitary facilities
BS 5266 (2016) - Emergency Lighting - Code of practice for the emergency lighting of premises
BS 5499 (2014) - Guidance for the selection and use of safety signs and fire safety notices



REVISION	DETAILS	DATE
A	Reduced to single unit	Jan 2023
B	Reduced footprint - ecological corridor	Aug 2024



CONSTRUCTION - N.W. LTD

PURPOSE OF ISSUE
PLANNING

PACE | ARCHITECTURE

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PROJECT
Proposed Storage & Distribution Unit

ADDRESS
Bridge Road North, Wrexham, LL13 9PS

TITLE
PROPOSED SITE PLAN

CLIENT
JCP Investments Ltd

DRAWN BY
nc

CHECKED BY
HJ

DATE
27.04.23

SCALE (@ A1)
1 : 500

PROJECT NUMBER
2002

DRAWING NUMBER
2002.P.003(B)

REV
B