



Dark movement corridors will be implemented around the peripheries of the site, particularly in areas where existing mature vegetation exists, to ensure that feeding and commuting corridors are not adversely impacted by the development. These zones are indicated by black shading over sensitive features.

Where an individual residence lies in proximity to a section of the dark movement corridor, the design of external and internal lighting will be adjusted to ensure that light spill is kept to a minimum. Specification for internal luminaires is as follows:

- A warm white spectrum will be adopted throughout the scheme to reduce blue light component (<2700Kelvin).
- Internal luminaires will be recessed where installed in proximity to windows to reduce glare and light spill. LED luminaires will be used internally where possible due to their sharp cut-off, lower intensity, and dimming capability.
- Luminaires will always be mounted horizontally with an upward light ratio of 0%.

Bat Conservation Trust (2018) Bats and artificial lighting in the UK. *Bats and the Built Environment* series, Guidance Note 08/18. Institution of Lighting Professionals.

Plot 23-29 will not have any external lighting installed on their north-facing elevations. It will be acceptable to install a single external garden light, within the following guidelines:

- Any exterior security or decorative lights to be installed on the development site will be less than 3 m from the ground and fitted with hoods to direct the light below the horizontal plane, at an angle of less than seventy degrees from vertical, and shall not be fixed to, or directed at, bat boxes or gables or eaves.
- Security lighting will be set on motion sensors with short timers (<1 minute) and will be LED with a passive infrared trigger.
- External lights will be hooded and directed toward the ground to reduce upward light spill.
- A warm white spectrum will be adopted throughout the scheme to reduce blue light component (<2700Kelvin).

The same measures apply to plots 30-33, but with respect to their east facing elevation.

Bat Conservation Trust (2018) Bats and artificial lighting in the UK. *Bats and the Built Environment* series, Guidance Note 08/18. Institution of Lighting Professionals.

NOTES									
Do not scale from drawing. All figured dimensions in mm and to be checked on site. Copyright of the design and / or drawings remains solely with Pickstock Homes. This drawing does not form part of a contract and is subject to change at developer's discretion.									
ACCOMMODATION SCHEDULE									
Name	15	Bed	Storey	Unit No's	Unit ft²	ft²	ft²	Total	
Private Housing @ 70% (35)									
Torrige	TOR	4 Bed	2	1	1552	1552			
Tamar	TAM	4 Bed	2	3	1492	4476			
Stretford	STR	4 Bed	2	2	1287	2574			
Sherbourne	SHE	4 Bed	2	5	1334	6670			
4BC	4BC	4 Bed	2	3	1270	3810			
Hertford	HER	4 Bed	2	0	1265	0			
Witham	WIT	3 Bed	2	2	1001	2002			
Roeburn V2	ROE V2	3 Bed Det	2	3	975	2925			
Roeburn	ROE	3 Bed semi	2	6	937	5622			
Clyde	CLY	3 Bed	1	1	1121	1121			
Swindale	SWI	3 Bed	2	5	906	4530			
Burwell	BUR	3 Bed	2	1	813	813			
Alwyn	ALY	2 Bed	1	0	709	0			
Affordable Housing @ 30% (13.8)									
Swindale	SWI	3 Bed	2	1	906	906			
WUA g flr	WUA	1 Bed	1	2	610	1220			
WUA f flr	WUA	1 Bed	1	2	574	1148			
Tweed	TWE	2 Bed	2	9	758	6822			
Grand Total:		46 Units		46191 ft²					
Gross Site Area:		1.88 ha		4.65 ac					
Site Statistics:									
SSR & Access		0.05 ha		0.12 ac					
POS		0.36 ha		0.89 ac					
SUDs		0.00 ha		0.00 ac					
Pumping station		0.02 ha		0.06 ac					
Net Site Area:		1.45 ha		3.57 ac					
Gross Density:		24.47 Un/ha		9.90 Un/ac					
Net Density:		31.80 Un/ha		12.87 Un/ac					
Gross Footage:		2282.60 m²/ha		9943.00 Un/ac					
Net Footage:		2966.26 m²/ha		12921 ft²/ac					
*Note - All Areas Approx. Abbreviations Ac = Acres ha = Hectares ft² = Square Feet m² = square Un = Units Metres SSR = Single Sided Road POS = Public Open Space Det = Detached Apt = Apartment Int = Integral Sgl = Single Dbl = Double									
KEY - Site Boundary. # Affordable Dwelling. Existing Tree & Root Protection Zone. Estate Fencing. Timber Fencing. Public Footpath routes. Bin Collection Point. Block paved parking areas. Ecogrid (root protection parking surface). Timber bins stores (all other bins will be in rear gardens. Note: refer to lpm landscape architects plan for soft landscape details									
rev	description						date	by	
A	schedule updated.						15.09.22	JP	
B	schedule updated, cap parking revised, tree RPT's added, plots 28-30 revised.						10.11.22	JP	
C	road revised, center line radius increased, turning heads revised, plots adjusted to new road design, plot 27 house type changed, schedule up dated, off site footpath shown.						25.11.22	JP	
D	off site storm drain redline added.						21.12.22	JP	
E	Layout & mix amended to add extra unit. Red line boundary amended. Public footpath added. Access to rear of Plots 16 to 18 added.						23.02.23	JP	
F	Plots 10-21 revised. Plots 15-16, 3-12 & 33 adjusted to provide 22mm between habitable rooms.						17.05.23	JP	
G	Plots 10-22 revised with and increase in numbers, flats added. Pumping station area and access corrected. POS adjusted.						17.05.23	JP	
H	Road layout updated and garage added to plot 8.						04.06.23	JP	
I	parking revised to plots 5, 6 & 8. trees moved back from v2 plays.						11.08.23	JP	
J	road revised to simplify layout, plot 34 moved forward and feature block walls added, plot 41 moved back, plots 14-22 revised.						24.08.23	JP	
K	plots 19-20 revised, shared access surface to plots 11-18 shown as paved.						28.09.23	JP	
L	plot 23 & 24 parking revised.						09.11.23	JP	
M	storm sewer moved well away from tree 80.						22.11.23	JP	
N	affordable dwelling designation corrected.						14.02.24	JP	
O	plots 24, 25 revised to provide more space for extg trees						09.07.24	JP	
P	revised following highways comments						14.08.24	JP	
status: PLANNING									
Pickstockhomes 17 Mile Oak, Mosebury Road Oswestry Shropshire SY10 8GA Tel: No. 01691 670788 www.pickstockhomes.com project: Proposed Residential Development Land Off St Mary's Avenue, Overton, Wrexham. drawing: Site Planning Layout									
scale: 1:500 @ A1	date: SEPTEMBER 2022						drawn: JE		
dwg no: 1522-sit-P01							rev: P		