FIGURE 1: LOCATION PLAN
SCALE 1:1250

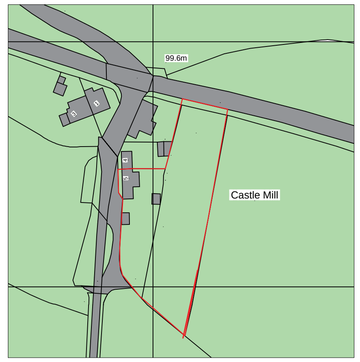
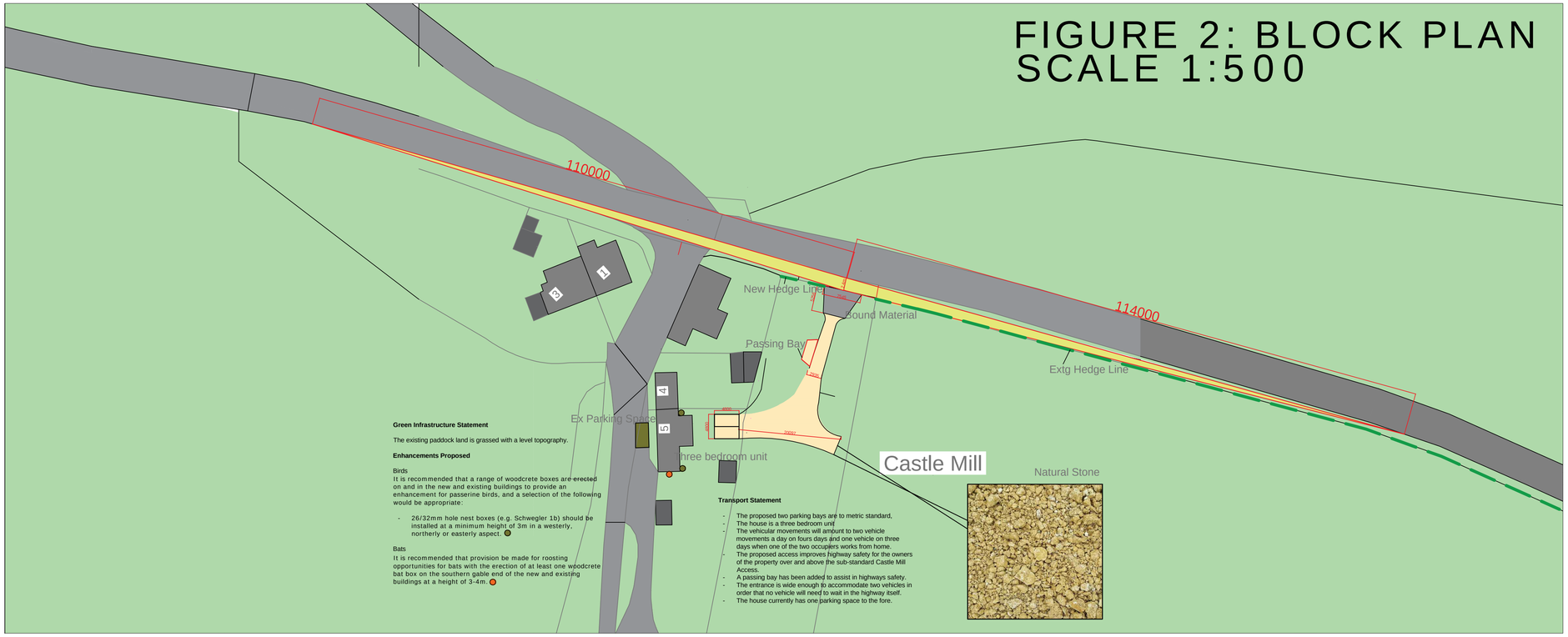


FIGURE 2: BLOCK PLAN
SCALE 1:500



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General Notes

1. Contractor to check all dimensions on site. Should any discrepancies be identified between the dimensions, and or details determined on site, and those shown on the relevant drawings, the architect shall be notified immediately, and his instructions obtained prior to the commencement of work.

2. The Contractor shall be responsible for the design and implementation of all temporary works, and the safety and stability of new works and adjacent structures during construction.

3. Where a product is specified to be obtained from a manufacturer supplier, the contractor shall install the product in accordance with the instructions supplied by the manufacturer.

4. Should there be any variation between the work specified on the drawings and the manufacturers instructions, the contractor shall refer the matter to the architect before pro-ceeding.

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No.	Revision/Issue	Date

Firm Name and Address
en-plan
missenden
back lane
bomere heath
nr shrewsbury
shropshire
sy4 3ph
tel: 07931 541 804

Project Name and Address
5 CASTLE MILL
CHIRK
WREXHAM
LL14 5BL

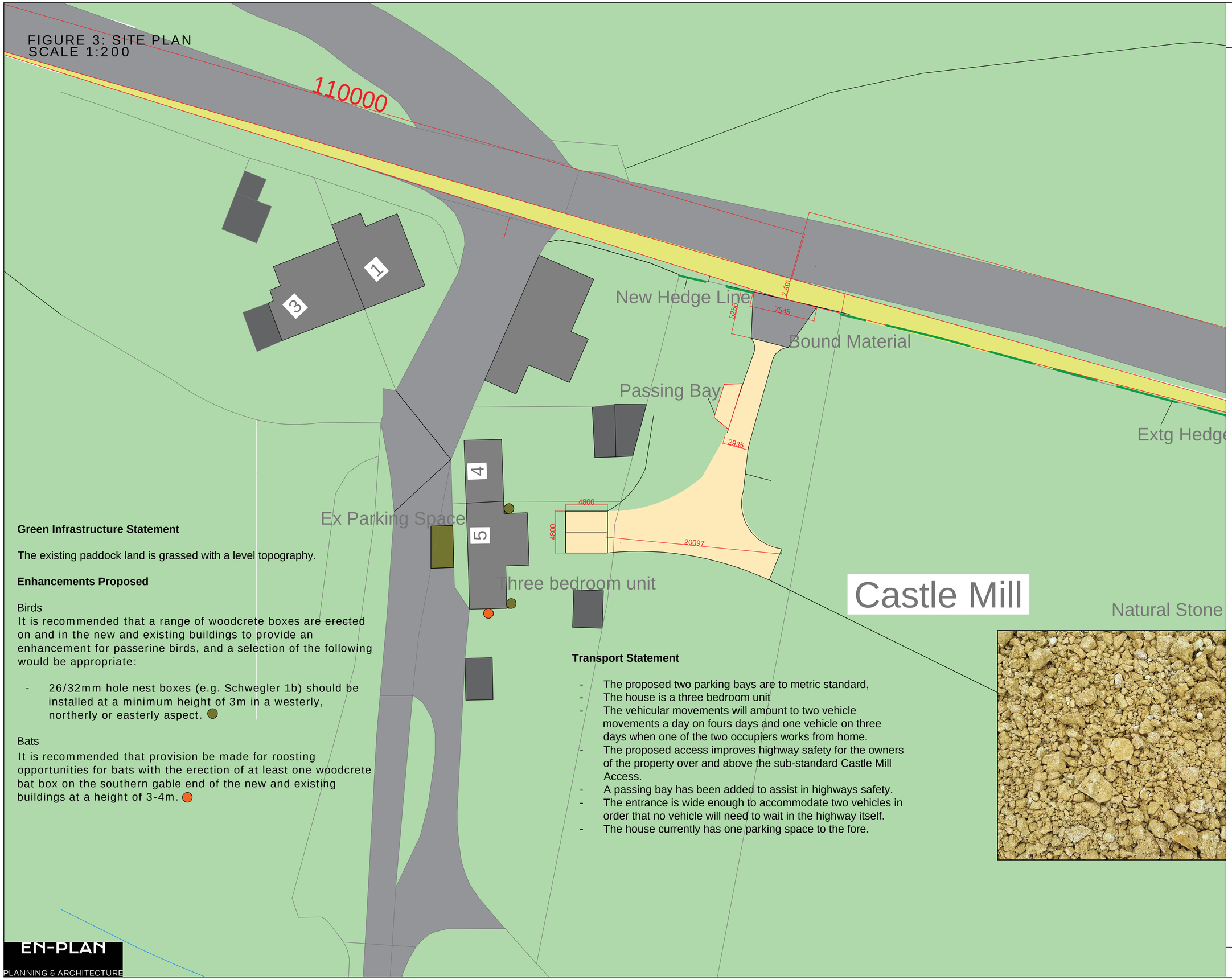
Project
voc application

Date
08.07.2025

Scale
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FIGURE 3: SITE PLAN
SCALE 1:200



Green Infrastructure Statement

The existing paddock land is grassed with a level topography.

Enhancements Proposed

Birds
It is recommended that a range of woodcrete boxes are erected on and in the new and existing buildings to provide an enhancement for passerine birds, and a selection of the following would be appropriate:

- 26/32mm hole nest boxes (e.g. Schwegler 1b) should be installed at a minimum height of 3m in a westerly, northerly or easterly aspect.

Bats
It is recommended that provision be made for roosting opportunities for bats with the erection of at least one woodcrete bat box on the southern gable end of the new and existing buildings at a height of 3-4m.

Transport Statement

- The proposed two parking bays are to metric standard,
- The house is a three bedroom unit
- The vehicular movements will amount to two vehicle movements a day on fours days and one vehicle on three days when one of the two occupiers works from home.
- The proposed access improves highway safety for the owners of the property over and above the sub-standard Castle Mill Access.
- A passing bay has been added to assist in highways safety.
- The entrance is wide enough to accommodate two vehicles in order that no vehicle will need to wait in the highway itself.
- The house currently has one parking space to the fore.

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