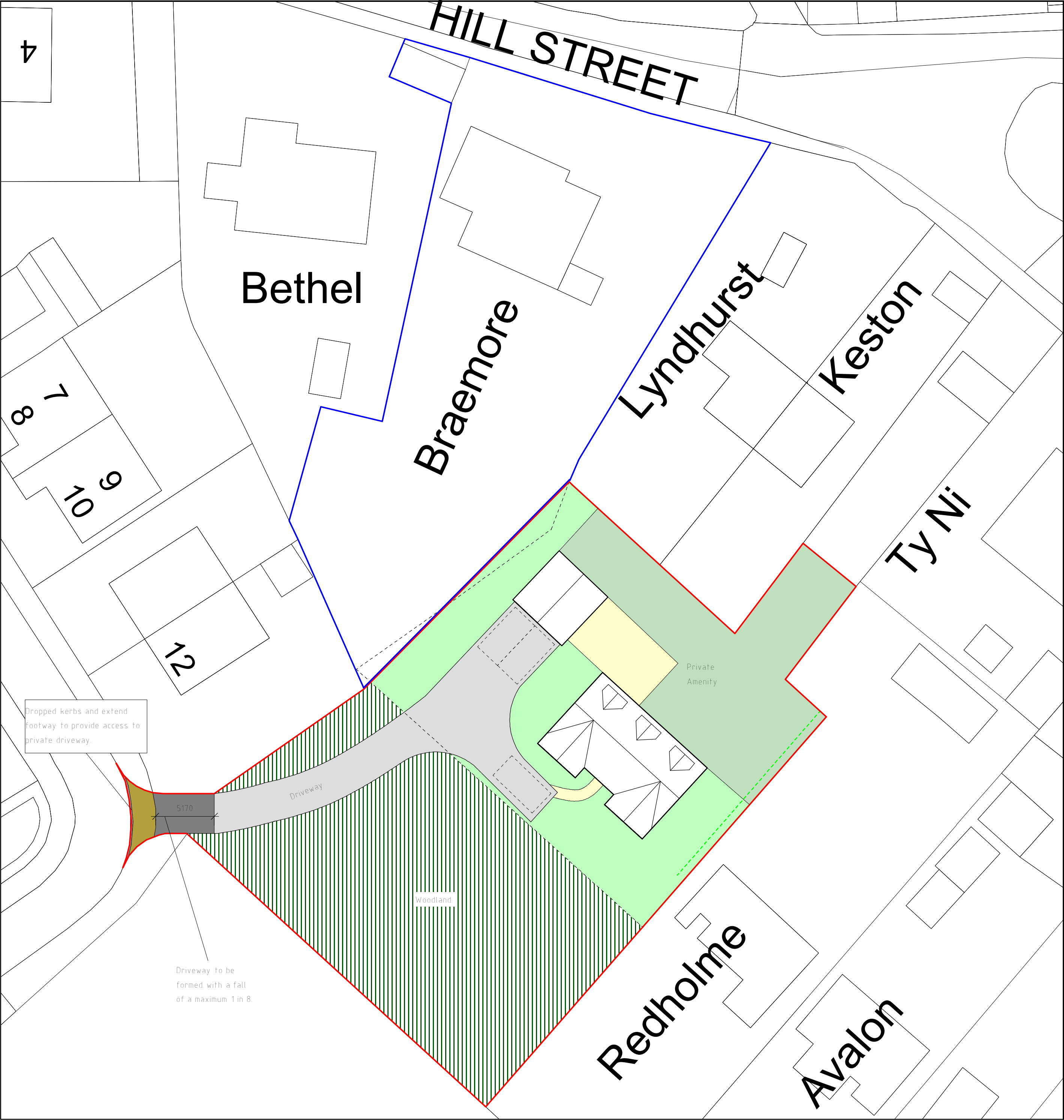
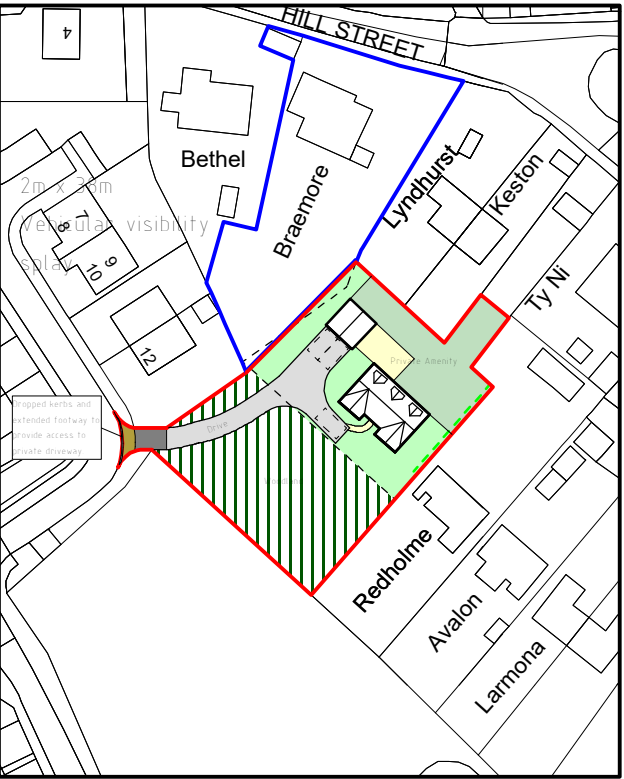




Site Plan 1:250

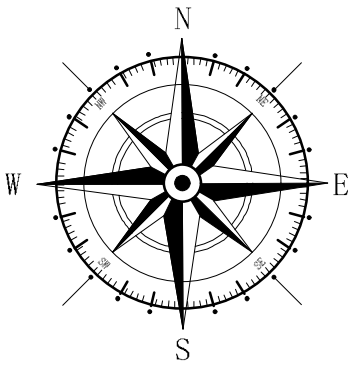
Green Infrastructure Statement
The parcel of land proposed for this outline planning is within the settlement boundary limit of the village. Gardens created are on a brownfield site being a former tennis court associated with Braemore. As documented within the ecological report it is proposed the development includes the planting of native trees and installation of bat and bird boxes on trees to provide a net bio-diversity gain for the site.



Location Plan 1:1250

Building Parameter	Minimum (mm)	Maximum (mm)
Garage		
Depth	5750	6000
Width	5750	6000
Height	4000	4500

Building Parameter	Minimum (mm)	Maximum (mm)
Dwelling		
Depth	7300	8500
Width	12000	12500
Height	6000	6250



Key
Proposed Application Site
Land owned by applicant

Rev	Date	Detail	Initial
C	05/24	GI statement added	D.J.E
B	05/24	Driveway maximum fall indicated	D.J.E
A	01/24	Garage Parameters indicated	D.J.E

Project:
Proposed Residential dwelling on land associated with, Braemore, Hill Street, Cefn Mawr, Wrexham, LL14 3BB

Title: Planning: Site & Location Plan	Scale: (A2) 1:250 & 1:1250
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Drawn By: D.J.Edwards	Date: August 2023
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Drawing No: R126/003	Sheet: 1 of 1
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