

1 Proposed Site Plan
1 : 500



ECOLOGY MITIGATION AREAS

PLOT 1	Area (m2)	Percentage
Gross Plot Area	15659	100
Unit Footprint	4590	0.29
Hardstanding	2536	0.16
Mitigation	9487	0.54
PLOT 2	Area (m2)	Percentage
Gross Plot Area	12425	100
Unit Footprint	4230	0.34
Hardstanding	2119	0.17
Mitigation	6054	0.49

PARKING REQUIREMENT - (MAXIMUM STANDARDS)

UNIT 1

Currently Provided	52 Total spaces
Gross Internal Area	4,339m2

Required Maximum Provision	
B8 Warehouse	44 spaces
B2 Gen. Industrial	83 spaces

Required Minimum Provision	
Disabled Bays	2 spaces
Cycles	5 spaces

UNIT 2

Currently Provided	53 Total spaces
Gross Internal Area	4,132m2

Required Maximum Provision	
B8 Warehouse	42 spaces
B2 Gen. Industrial	83 spaces

Required Minimum Provision	
Disabled Bays	2 spaces
Cycles	5 spaces

Type of Development	Parking Standard	Cycle Parking Standard
B1 Business and light industry	1 car space per 30m ² gross floor space	1 cycle space per 300m ² gross floor space
B2 General Industry	1 car space per 50m ² gross floor space	1 cycle space per 500m ² gross floor space
B8 Storage and Distribution	1 car space per 100m ² gross floor space	1 cycle space per 1000m ² gross floor space

An area suitable for HGVs to load/unload and turn within the site will normally be required for B2 and B8 uses, particularly for sites accessed from a classified road. Any extensions to industrial or warehouse premises should not result in the loss of HGV loading/unloading/turning spaces unless an adequate alternative can be provided within the site.



PURPOSE OF ISSUE	Project Status
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PACE | ARCHITECTURE
www.pace-architecture.co.uk

PROJECT

BRYN LANE

ADDRESS	Bryn Lane, Wrexham Ind. Estate, LL13 9UT
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TITLE	PROPOSED SITE PLAN
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CLIENT
Portal Construction NW Ltd

DRAWN BY nc	CHECKED BY na	DATE 03.04.
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SCALE (@ A1)	PROJECT NUMBER
1 : 500	1175A

DRAWING NUMBER	1175 . P . 003 (A)
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