

1

PROPOSED SITE PLAN

1 : 500

ECOLOGICAL MITIGATION

Gross Site Area	15,105m2
Area of Mitigation (shown green)	4,696m2 (31% of application area)
Developed Area	10,410m2 (69% of application area)
Building Footprint	5,210m2
Hardstanding	5,200m2

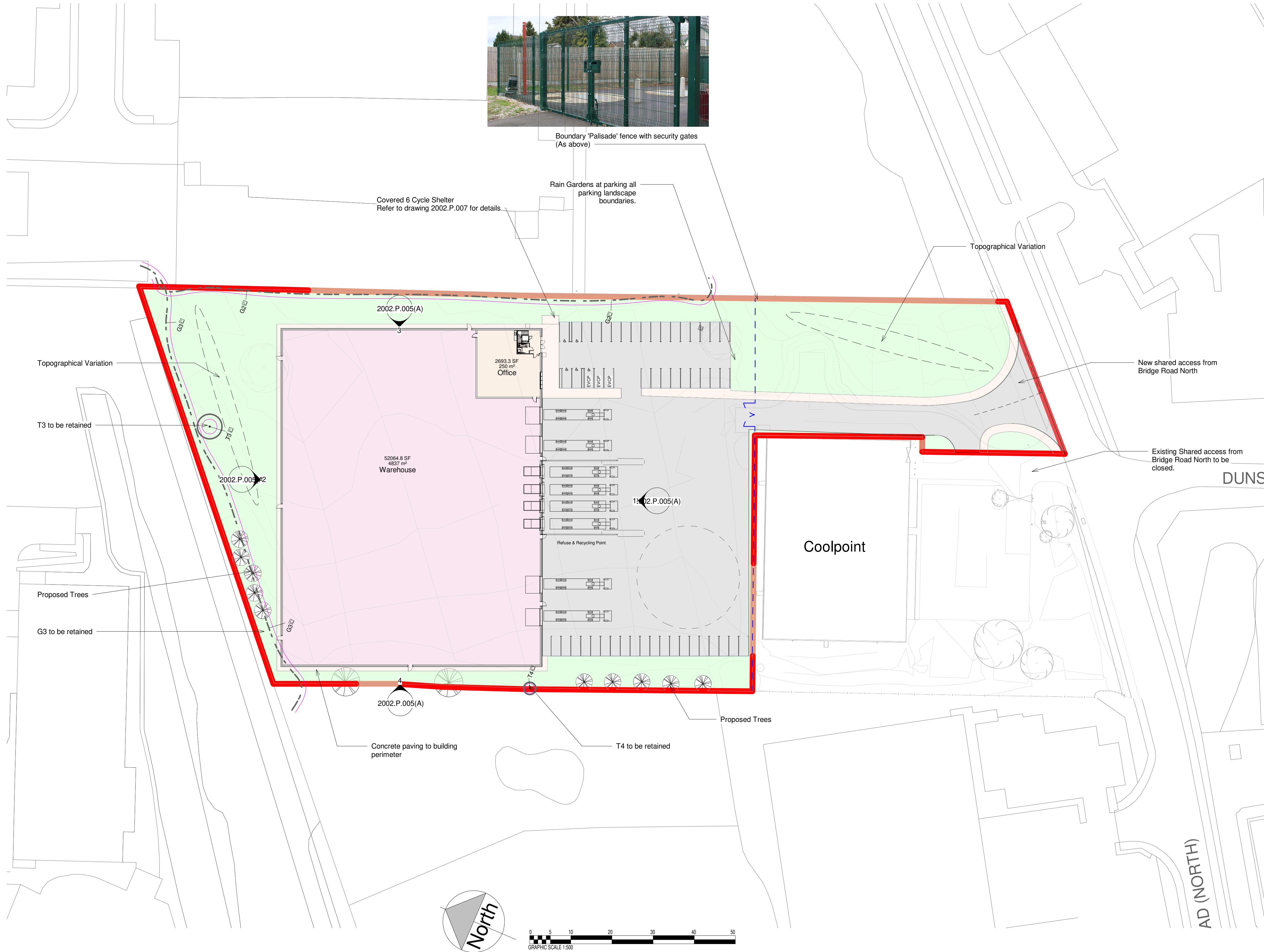
PARKING PROVISION

UNIT 1	Gross Internal Area	5,087m2
Parking Provisions		
Car Parking Bays	51 Total spaces (average 1/100m2)	
Disabled Bays	5 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
 portal CONSTRUCTION N.W. LTD			
PURPOSE OF ISSUE		PLANNING	
PACE ARCHITECTURE www.pace-architecture.co.uk			
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(A)			REV A