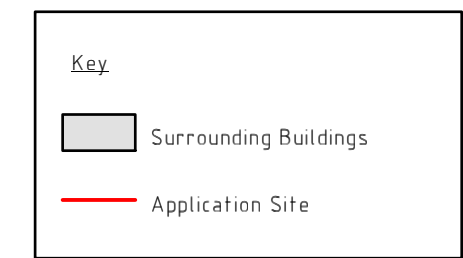
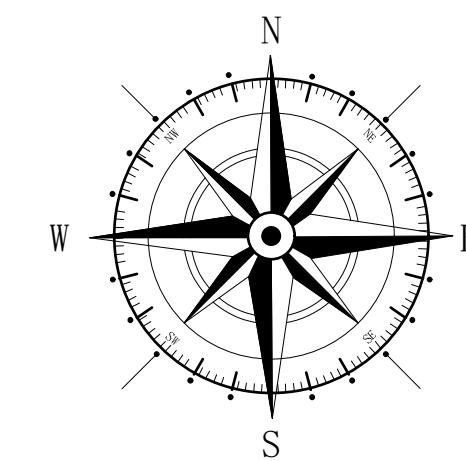


The site plan illustrates the layout of a development along Bryn Estyn Road. Key features include:

- Buildings:** Redbrick Cottage, Garden Cottage, and Holycroft.
- Parking and Amenities:** Car parking, Car parking, Turning area, and Rear Amenity (87m²).
- Level Points:** T3-C2, T4-C2, G5-B2, H9-B2, H8-B2, H6-C2, and T7-C2.
- Boundaries:** A large circular boundary and a red dashed line outline the main development area.

| Building Parameter | Minimum (mm) | Maximum (mm) |
|--------------------|--------------|--------------|
| Depth              | 5250         | 5750         |
| Width              | 8150         | 8650         |
| Height             | 6300         | 6800         |

| Point   | Level  |
|---------|--------|
| A       | 10.000 |
| B       | 10.426 |
| C       | 10.167 |
| D       | 10.201 |
| E (FFL) | 10.317 |
| F       | 9.892  |



|     |      |        |         |
|-----|------|--------|---------|
|     |      |        |         |
|     |      |        |         |
|     |      |        |         |
|     |      |        |         |
|     |      |        |         |
| Rev | Date | Detail | Initial |

Project:

Proposed Dwelling on land adjacent to Holly Croft, Bryn Estyn Lane, Wrexham

|                  |             |
|------------------|-------------|
| Title:           | Scale: (A1) |
| Planning: Site & | 1:200 &     |
| Location Plan    | 1:1250      |

|                          |                    |
|--------------------------|--------------------|
| Drawn By:<br>D.J.Edwards | Date:<br>July 2021 |
| Drawing No:<br>J160/003  | Sheet:<br>1 of 1   |

