

1 Proposed Site Plan
1 : 500



ECOLOGY MITIGATION AREAS

PLOT 1	Area (m2)	Percentage
Gross Plot Area	15639	100
Unit Footprint	4200	0.27
Hardstanding	2571	0.16
Mitigation	8868	0.57

PLOT 2	Area (m2)	Percentage
Gross Plot Area	12425	100
Unit Footprint	5097	0.41
Hardstanding	2610	0.21
Mitigation	4718	0.38

PARKING REQUIREMENT - (MAXIMUM STANDARDS)

UNIT 1

Currently Provided 51 Total spaces
Gross Internal Area 4080m2 / 43,900 sq.ft

Required Maximum Provision
B8 Warehouse 48 spaces
B2 Gen. Industrial 81 spaces

Required Minimum Provision
Disabled Bays 2 spaces
Cycles 5 spaces

UNIT 2

Currently Provided 53 Total spaces
Gross Internal Area 4,965m2 / 53,420 sq.ft

Required Maximum Provision
B8 Warehouse 49 spaces
B2 Gen. Industrial 99 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

PACE | ARCHITECTURE
www.pace-architecture.co.uk

PROJECT
BRYN LANE

ADDRESS
Bryn Lane, Wrexham Ind. Estate, LL13 9UT

TITLE
PROPOSED SITE PLAN

CLIENT
Portal Construction NW Ltd

DRAWN BY nc CHECKED BY client DATE 11.02.21

SCALE (@ A1) 1 : 500 PROJECT NUMBER 1175

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