

DO NOT SCALE THIS DRAWING

IMPORTANT
DRAWING TO BE READ IN
CONJUNCTION WITH STRUCTURAL
ENGINEER'S DRAWINGS &
INFORMATION

PLEASE NOTE

Due to the age, materials, construction & layout of existing buildings dimensions and levels may vary according to location. Whilst best efforts are made, wall thicknesses sometimes differ according to height & walls which are not straight & may 'bend' mid-run. Also due to slightly sloping ceilings/floors, clear heights may differ dependant on where existing measurements are taken.

This drawing and the works depicted are the copyright of Design and Planning Associates Ltd (DPA) and may only be reproduced with written permission. No alteration to the design or specification in part or whole to be made without the written approval of DPA.

All dimensions and levels depicted are subject to checking and verified on site prior to construction. Any discrepancies are to be immediately notified to DPA. Figured dimensions to be used only.

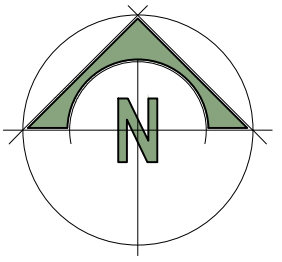
The information contained in this drawing must only be used at the named location. The location of any services indicated on this drawing are approximate only and must be checked on site by the main contractor before commencing works.

Client/Contractor is to be responsible for locating any underground services.

CDM Regulations - Where applicable the designers hazard identification sheets to be read in conjunction with all consultants drawings, specifications and existing record drawings. It is considered that a competent contractor will be able to identify hazards associated with the project from the information above, and take the necessary precautions to deal with any risks to health and safety. CDM - for the avoidance of doubt the Principal Contractor is reminded that he is fully and solely responsible for the day-to-day management of site safety.

Compliance with the construction design and management regulations(CDM) is the sole responsibility of the client unless he is otherwise instructed in writing.

CONSTRUCTION NOTES GENERALLY:
Notwithstanding anything contained in this document or any other document forming part of the basis of the works every aspect of the works/installation is to comply with all requirements and all recommendations of all relevant Associations, Manufacturers, BRE Digests, British Standards, Codes of Practice, Building Regulations, Bye-Laws, Acts, Regulations, Planning Authority, Environmental Health Department, Fire Authorities, Water Authorities, Gas Authority, Electricity Authority, Institute of Heating and Ventilating Engineers and IEE Regulations.



WCBC PARKING STANDARDS

LOCAL PLANNING GUIDANCE NOTE NO.16

Figure B

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.

SITE NORTH OF OAK ROAD

GROSS EXTERNAL FLOOR AREAS (for planning fee)

Ground Floor 276sqm

Total 276sqm

Planning fee based on £460.00 per 75sqm of gross floor area created
276 / 75 = 3.68 Therefore = 4 x £460.00 = £1,840.00

GROSS INTERNAL FLOOR AREAS

Unit A 127sqm (1367sqft)

Unit B 127sqm (1367sqft)

Total 254sqm (2734sqft)

CLASS USE	B1	B2	B8
	0sqm	254sqm	0sqm
CAR PARKING	(1 space per 30sqm) 0 SPACES	(1 space per 50sqm) 6 SPACES	(1 space per 100sqm) 0 SPACES

6 PARKING SPACES REQUIRED
PROVIDING 6 PARKING SPACES IN TOTAL

Refer to Barnsley Marshall
highway drawings for visibility
line

Parking for
existing unit

No HGV Access

Turning area

Proposed external
lighting fixed to face of
building

Existing palisade
fence retained &
replaced as
necessary

Turning area

No HGV Access

Refer to Barnsley Marshall
highway drawings for visibility
line

Existing access and
dropped kerbs
repositioned/
realigned.

Existing palisade
fence retained &
replaced as
necessary

Existing access
retained

Existing dropped
kerbs retained

BLOCK PLAN AS PROPOSED

1:500
Scale bars for information only and not for construction

NOT APPROVED FOR CONSTRUCTION



rev	description	date	author	checked
C	DOC Application	17/01/22	GE	
B	Updated to match Barnsley Marshall highway drawings	28/04/21	GE	
A	Planning Application	21/10/20	GE	

PLANNING

client
R&R ENGINEERING

project
**LAND NORTH OF OAK ROAD,
WREXHAM INDUSTRIAL ESTATE**

drawing
BLOCK PLAN

project no.	date	scale
20069	10/20 drawn GE	1/500 @A1 1/1000 @A3

drawing no.	revision
P-02	C

Design and Planning Associates Ltd,
Sedap House,
13 Sedge Road,
Oswestry,
Shropshire,
SY11 2UB
Tel: 01691 439 995
E: info@dpsdesign.co.uk
www.dpsdesign.co.uk

SK=SKETCH/FEASIBILITY
P=PLANNING
T=TENDER
B=BUILDING REGULATION
AB=AS BUILT