



Existing Site Plan
Scale [1-500]



Location Plan
Scale [1-1250]

- KEY**
1. LAND IN OWNER SHIP OF GOWER HOMES.
 2. LAND IN OWNERSHIP OF MR N CUNNINGHAM.
 3. LAND OWNED BY PAL TRUSTEES & MR A CUNNINGHAM.
- LEASED 15 YEARS FROM DECEMBER 19TH 2014
 - 4.PRIVATE ROADS
 - 5.ROAD ADOPTED BY LOCAL AUTHORITY
 6. RIGHTS OF WAY
 7. PARKING BAYS APPROVED UNDER APPLICATION REF:P2016/0141 TO BE REPLACED.

DISCLAIMER

1. THIS DOCUMENT AND ALL DRAWINGS ARE COPYRIGHT OF **HARDIE BRACK** AND MAY NOT BE REPRODUCED WITHOUT THEIR SPECIFIC PERMISSION
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4. ALL BUILDING MATERIALS SPECIFIED SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, BRITISH STANDARD CODES OF PRACTICE AND SHALL BE TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER & CONTRACT ADMINISTRATOR.
5. ALL STRUCTURAL WORKS ARE TO BE CARRIED OUT IN FULL ACCORDANCE WITH STRUCTURAL ENGINEER'S APPROVED CALCULATIONS AND DETAILS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.
6. DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE HASAW ACT 1974 & THE CONSTRUCTION DESIGN & MANAGEMENT (CDM) REGULATIONS 2007. THE CONTRACTOR SHALL NOT DISTURB ANY ASBESTOS PRODUCTS DURING THE WORKS. ANY DISCOVERY OF ASBESTOS OR SUSPECTED ASBESTOS PRODUCTS, WHICH ARE LIKELY TO BE DISTURBED DURING THE WORKS, SHALL IMMEDIATELY BE REPORTED TO THE CONTRACT ADMINISTRATOR. WHERE SPECIFIED WORKING WITH ASBESTOS SHALL BE CARRIED OUT IN FULL ACCORDANCE WITH THE CONTROL OF ASBESTOS REGULATIONS 2006.
7. THE PLANS MUST NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED IN ACCORDANCE WITH CLAUSE 14 & 12 (2) (b) OF BUILDING REGULATIONS. SHOULD THE OWNER OR CONTRACTOR COMMENCE WORK WITHOUT THE ABOVE APPROVALS, THEY DO SO AT THEIR OWN RISK.
8. TO BE READ IN CONJUNCTION WITH SPECIALIST DRAWINGS FOR STRUCTURAL ENGINEERING, DRAINAGE AND SERVICES DESIGN

Revision	Drawn by:	Date:	Details:
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HB A E S I G N			
Client: Mr N Cunningham			
Project Title: 6No. Dwelling House Development			
Site Location: Stansty Road, Wrexham LL11 2BU			
Drawing Title: Existing Site & Location Plan			
Scale: Varies @ A3	Drawn: JB	Date: 24/08/17	Project No: PP17-1260
			Drawing No: PLN-01
			Revision: A