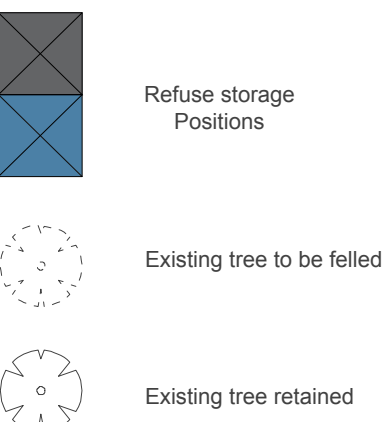




Proposed Site Plan
Scale [1-200]



Existing Site Plan
Scale [1-500]



Proposed 6no Units 3 Bed
units. Please read in conjunction
with Proposed Dwelling
House Plans, Elevations & Landscape.

Schedule of Accommodation

4 no. Type 1 - 3 Bed Dwelling
@ Approx. 74m²

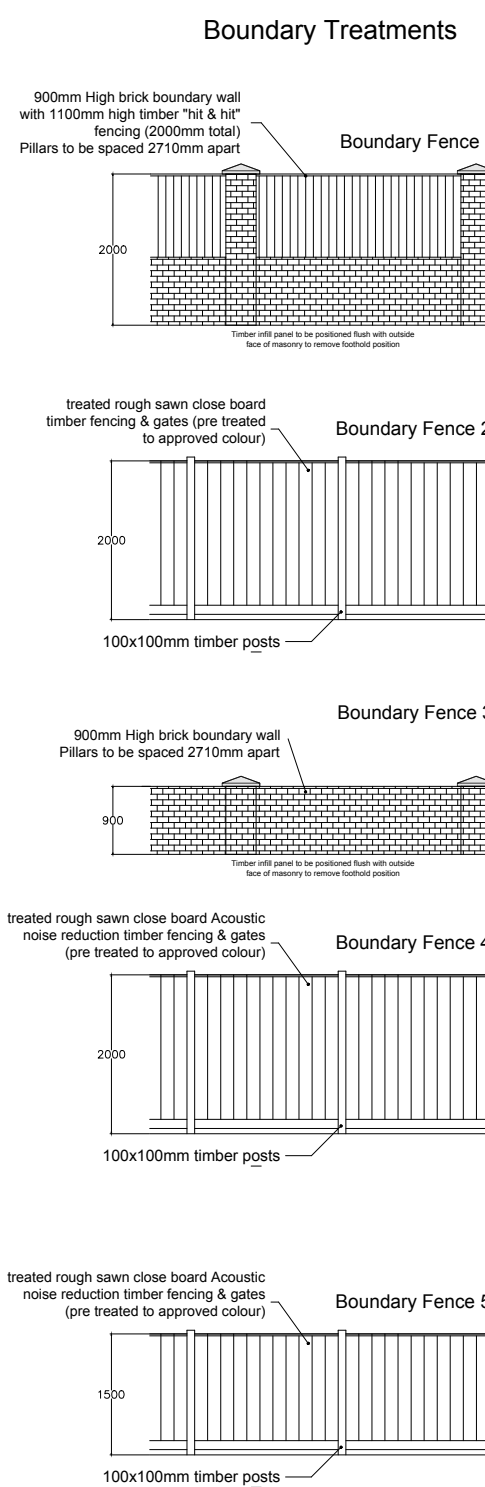
2 no. Type 4 - 3 Bed Dwelling
@ Approx. 72m²

KEY
New 1800mm footpath to
Total Fitness

Residential dwellings:
9 No. Private Driveways

20 No. Proposed replacement
parking bays (For Total Fitness Gym)

Existing parking bays removed from
proposed site - Total 20No.

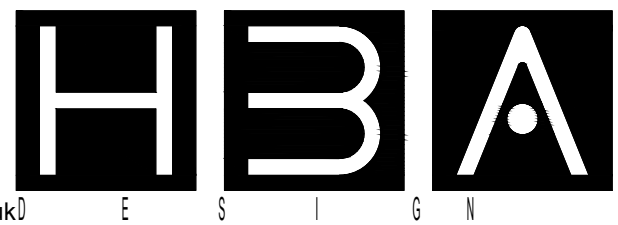


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- ALL BUILDING MATERIALS SPECIFIED SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, BRITISH STANDARD CODES OF PRACTICE AND SHALL BE TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER & CONTRACT ADMINISTRATOR.
- ALL STRUCTURAL WORKS ARE TO BE CARRIED OUT IN FULL ACCORDANCE WITH STRUCTURAL ENGINEERS APPROVED CALCULATIONS AND DETAILS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.
- 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 KNOWN 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.
- 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.
- TO BE READ IN CONJUNCTION WITH SPECIALIST DRAWINGS FOR STRUCTURAL, ENGINEERING, DRAINAGE AND SERVICES DESIGN

Revision	Drawn by	Date	Details
A	JB	18/05/18	Drawing amended to planners & highways comments (Email dated 18/05/18) Visibility splays added to private road, clearance behind parking for additional 4 dwellings amended to 6.00m & fence added to western boundary added to mitigate potential noise or dazzle to neighboring properties.

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Client: Mr N Cunningham
Project Title: Revised 6No. Dwelling House Development

Site Location: Stansty Road, Wrexham LL11 2BU

Drawing Title: Proposed Site Plan

Scale	Drawn	Date	Project No.	Drawing No.	Revision
Varies @ A1	JB	28/09/18	PP17-1260	PRE-04	C

Garden Areas

Plot 1	Approx 82m ²
Plot 2	Approx 82m ²
Plot 3	Approx 60m ²
Plot 4	Approx 50m ²
Plot 5	Approx 42m ²
Plot 6	Approx 57m ²