

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 we are 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.



Photo looking towards north of site

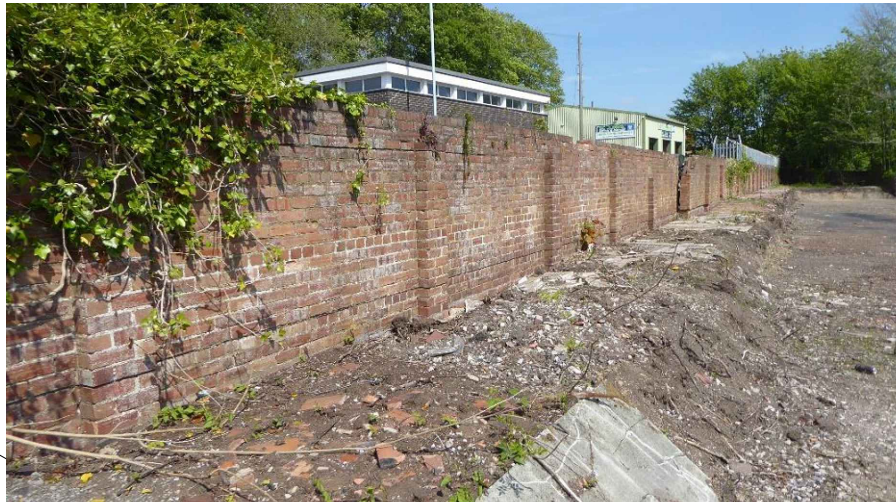


Photo looking towards west of site

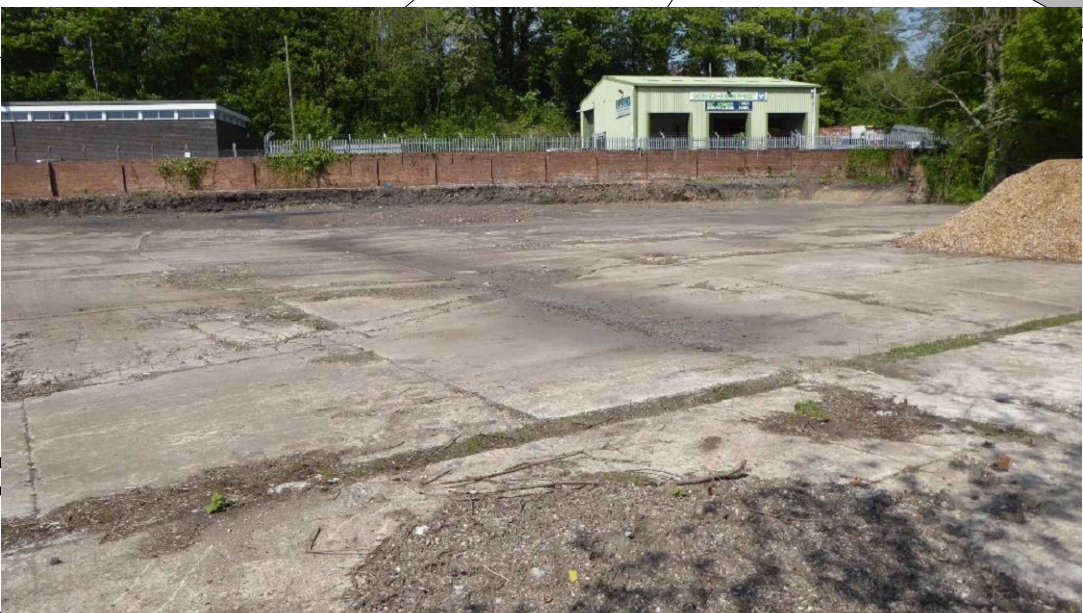


Photo looking towards west of site



Photo looking towards east of site



Photo looking towards south east of site

Existing brick boundary walls retained and infilled/made good with brick to match existing

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GREYED OUT AREA
FORMS PART OF
SEPARATE PLANNING
APPLICATION

Proposed post & rail fence
Hexagonal hatch denotes
Grasscrete or equivalent
surface for car parking

Retained
Grassland/GCN
Habitat

HGV's to be restricted
from entering site as
consultation comments
received from WCBC
Highways on planning
application refs:
P/2019/0758 and 0759.
Maximum vehicle will be
7.5 tonnes

Proposed external
lighting fixed to
face of building

Proposed post
& rail fence

Existing post & rail
fence retained

New highway access.
Further details provided as
part of S38 or S278
application

2.0m footway
along site frontage

Existing highway
access to be closed up

2.0m footway
along site frontage

329825

329825

329875

329900

GUTTER HILL

/ ALLT Y GWTER

Block Plan
1:200@A1

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BLOCK PLAN EASTERN BOUNDARY

Site Area 1471sqm (0.36acres)

1:200 0 2m 4m 6m 8m 10m 12m 14m 16m
Scale bars for information only and not for construction

NOT APPROVED FOR CONSTRUCTION

E	Confirmation of red boundary line following case officer comments 18/05/2021	20/05/21	GE	
D	Planning Application Resubmitted for Eastern boundary	12/07/20	GE	
C	Red line amended to include whole of site and existing grassland/GCN habitat shown being retained, possible HGV turning shown and parking amended	07/02/20	GE	
rev	description	date	author	checked

PLANNING

client
J C DYKE /KEF PROPERTIES
project
LAND AT GUTTER HILL,
RHOSLLANERCHRUGOG, WREXHAM

drawing
BLOCK PLAN

project no.
19045
date
01/20
drawn
GE
scale
1/200 @A1
1/400 @A3

drawing no.
P-02
revision
E
dpa
Design and Planning Associates Ltd,
13 Sape Road,
Oswestry,
Shropshire,
SY11 2AB
Tel: 01691 439 995
E: info@dpsdesign.co.uk
www.dpsdesign.co.uk
SK=SKETCH/FEASIBILITY
P=PLANNING
T=TENDER
BR=BUILDING REGULATION
AB=AS BUILT