

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 HGV's 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.

GROSS INTERNAL FLOOR AREAS

Total 560sqm (6025sqft)

CLASS USE	B1	B8
	250sqm	310m
CAR PARKING	(1 space per 30sqm)	(1 space per 100sqm)
	8 SPACES	3 SPACES

11 PARKING SPACES REQUIRED
PROVIDING 23 PARKING SPACES IN TOTAL

GROSS INTERNAL FLOOR AREAS INCLUDING FUTURE MEZZANINES

Total 1120sqm (12050sqft)

CLASS USE	B1	B8
	500sqm	620m
CAR PARKING	(1 space per 30sqm)	(1 space per 100sqm)
	17 SPACES	6 SPACES

23 PARKING SPACES REQUIRED
PROVIDING 23 PARKING SPACES IN TOTAL



Photo looking towards west of site



Photo looking towards south west of site

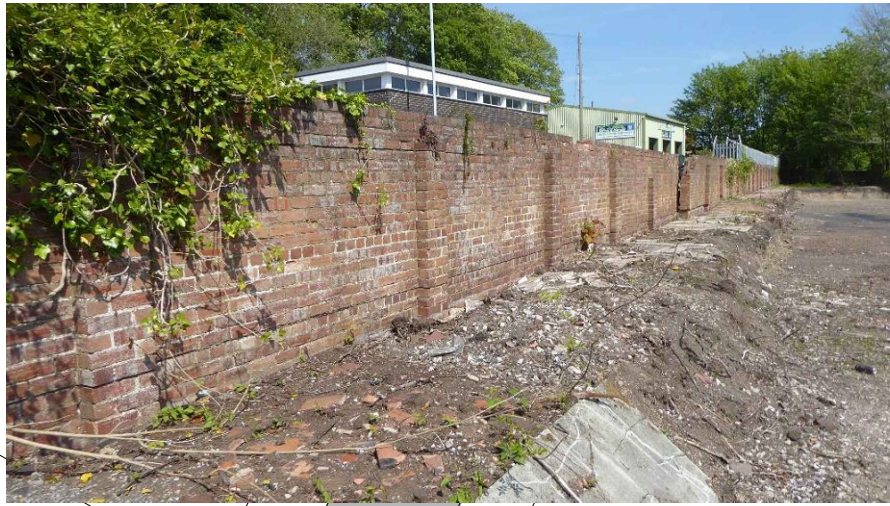


Photo looking towards west of site



Photo looking towards north of site



Photo looking towards east of site



Photo looking towards south east of site

GUTTER HILL

Block Plan
1:200@A1

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BLOCK PLAN WESTERN BOUNDARY

ALLTY GWTER

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.

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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.

Red cross hatched area denotes area within red line of planning application ref: P/2019/0597. Western boundary development wholly contained within this area, and represents no change to the character or description of the application

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

GREYED OUT AREA FORMS PART OF SEPARATE PLANNING APPLICATION

Site Area 2595sqm (0.64acres)

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

NOT APPROVED FOR CONSTRUCTION

G	Confirmation of red boundary line following case officer comments 18/05/2021	20/05/21	GE
F	Maximum weight of vehicle noted, parking to satisfy future mezzanines added and parking for commercial vehicle shown	18/02/21	GE
E	Amended following WCBC Highway Comments 08/09/2020 - tracking shown, number of units reduced to 10, tactile & dropped kerbs shown, parking spaces noted	30/10/20	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
07/19
drawn
GE
scale
1/200 @A1
1/400 @A3

drawing no. P-04 G	revision
design and planning associates ltd 13 Sape Road, Oswestry, Shropshire, SY11 2UB tel: 01691 439 995 E: info@dpsdesign.co.uk W: www.dpsdesign.co.uk	SK=SKETCH/FEASIBILITY P=PLANNING T=TECHNICAL B=BUILDING REGULATION AB=AS BUILT