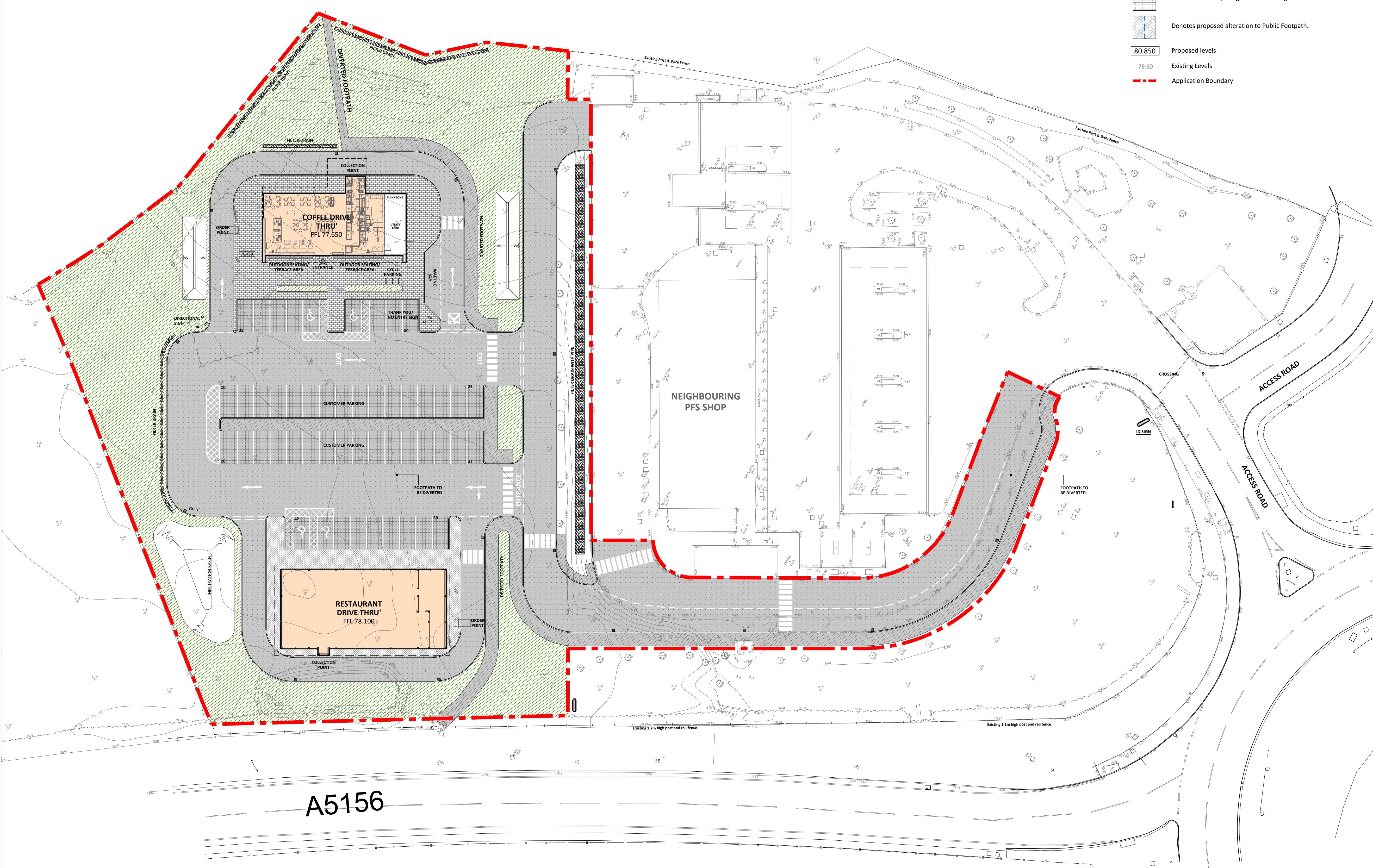




SCHEDULE OF AREAS	
Site Area RED LINE	0.8H / 2.0A
Proposed Coffee Drive Thru G.E.A	183m ² / 1970ft ²
Proposed Coffee Drive Thru G.I.A	165m ² / 1776ft ²
Proposed Restaurant Drive Thru G.E.A	258m ² / 2777ft ²
Proposed Restaurant Drive Thru G.I.A	237m ² / 2550ft ²
Shared Drive Thru Parking Spaces	50 Bay (Inc. 4no DDA)

SURFACING LEGEND	
	Denotes macadam surfacing with a build up to be specified by an appointed engineer.
	Denotes concrete surfacing with a build up to be specified by an appointed engineer.
	Denotes porous surfacing with a build up to be specified by an appointed engineer.
	Denotes turfed landscape margin to the perimeters, with selected planting by specialist. Tree positions shown diagrammatic only.
	Denotes blocked paving - colour to be agreed.
	Denotes proposed alteration to Public Footpath.
80.850	Proposed levels
79.60	Existing Levels
---	Application Boundary

- GENERAL NOTES**
1. This plan has been prepared for the submission and approval under Town and Country Planning only.
 2. Fuel installation to be fully compliant with all relevant current Licensing and Environmental Standard and Regulations.
 3. All advertisements outlined are subject to a separate Advertisement Application.
- FLOODLIGHTS:**
5 meter column floodlights to be installed on site as per specialist design layout together with any building mounted bulkhead lights. All lighting to be LED
- BOUNDARY TREATMENTS:**
All boundaries are to remain as existing and levels to tie back into existing.
- REFUSE COMPOUND**
2.0m high, closed boarded timber compound with double 5.5m wide access gates.
- SHOP COMPOUND**
2.0m high, closed boarded timber compound with double 4.0m wide access gates.
- BUILDING MATERIALS**
- DRIVE THRU UNIT 1:**
- Structure** - Steel framed & clad in Accoya profiled acetylated vertical boards, Clay facing brick slips and Kingspan or similar 600mm horizontal cladding panels. Colour RAL 7016.
- Roof** - Composite mono-pitch roof with concealed gutter to rear.
- Glazing** - Double Glazed with thermally broken powder coated Aluminium frames, to be RAL colour 7021. Aluminium framed and glazed drive thru window. Finished in RAL 7021.
- Bollards** - Steel bollard protection at approx 1.5m centres.
- Canopies** - Projecting canopies over the drive through window and shopfront cantilevered back from the building structure, aluminium soffits and fascias finished in RAL 7016.
- DRIVE THRU UNIT 2:**
- Structure** - Steel framed & clad in composite insulated cladding panels finished in both white and red, cedar planking and grey textured wall panels
- Roof** - Composite mono-pitch roof with concealed gutter to rear.
- Glazing** - Double Glazed with thermally broken powder coated Aluminium frames finished in grey. Aluminium framed and glazed drive thru window. Finished in grey.
- Bollards** - Steel bollard protection at approx 1.5m centres.
- Canopies** - Projecting canopies over the drive through window and shopfront cantilevered back from the building structure, aluminium soffits and fascias finished in grey.



A	05.05.21	Existing survey updated. Access road and footpath amended.	KJA
Rev	Date	Comments	By:
STATUS	Planning		
PROPOSAL	Proposed New Dive Thru' units		
SITE LOCATION	Site off A5156 (Holt Road) A5156/A534 Roundabout Wrexham LL13 9SB		
TITLE	PROPOSED SITE PLAN		
CLIENT	Euro Garages Limited		
			
JENNINGS DESIGN LIMITED York House, Valley Court, Canal Road, Bradford, West Yorkshire, BD1 4SP. TEL. No. 01274 395422 FAX. No. 01274 395427 E-mail office@jen305.com			
Drawn by: KJA		Checked by: HJ	
Date: April 2021		Scales: 1:300 @ A1	
PLAN NO.		181161-PLG-103-A	
0 5 10 15 20 25  SCALE - METRES - 1:300			