

07

CONSULTATION

7.0 CONSULTATION

7.1 Planning

This application is the full planning application following on from the submitted Pre Application reference, ENQ-2021-0083 to [Wrexham Borough Council](#) Planning:

Due to the current conditions regarding Covid 19 pandemic planning consultation meetings have not been possible. However we have discussed the application with relevant planning officer Mared Rees-Jones.

We recieved formal responses and guidance from Wrexham LA Planning on 27/04/2021, 05/05/2021. Copies of these are inluded as appendix A in this document.

7.2 Building Control

A full building regulations application reference : BA/2021/0511 has been submitted to Wrexham LABC, with conditional approval of thse proposals granted on 13/05/2021.

APPENDIX A –

Wrexham County Borough Council / Cyngor Bwrdeistref Sirol Wrexham
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Neuadd y Dref, Wrexham. LL11 1AY
DX: 721924 - Wrexham 4
www.wrexham.gov.uk www.wrexham.gov.uk



SHEPPARD ROBSON ARCHITECTS

Your Ref/Eich Cyf	ENQ/2021 /0083
Our Ref/Ein Cyf	27/04/2021
Date/Dyddiad	MARED REES-JONES
Ask for/Gofynner am	01978 298776
Direct Dial/Rhif Union	mared.rees-jones@wrexham.gov.uk
E-mail/E-bost	

Dear Sir/Madam,

Town and Country Planning Act 1990

PROPOSED INTERNAL REFURBISHMENT OF EXISTING OFFICE UNITS, NEW LINK BUILDING ENTRANCE AND PLANT ROOM. ADDITIONAL VEHICLE PARKING, LANDSCAPING AND NEW SUBSTATION UNIT 1 AND 3 CHESNEY COURT, RHYD BROUGHTON LANE, WREXHAM.

I refer to your enquiry for the above development.

Validation Requirements

A formal planning application would need to be accompanied by the following to be validated:

- Full planning application forms;
- 1:1250/1:2500 Site location plan with the land subject to the application edged red and any other land in your ownership edged in blue;
- 1:200/1:500 Existing and proposed Block Plan with the site edged in red/black;
- 1:100 Existing and proposed floor plans and elevations;
- Landscaping Plan;
- Relevant Planning application fee.

Relevant Planning Policy & Guidance

The following planning policies and supplementary planning guidance is applicable to your proposals:

- Wrexham UDP Policy GDP1
- Wrexham UDP Policy EC4

*Rydym yn croesawu gohebiaeth yn Gymraeg.
Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.*

*We welcome correspondence in Welsh.
We will respond to any correspondence in Welsh and this will not lead to any delay.*

- Local Planning Guidance Note 16 – Parking Standards
- Local Planning Guidance Note 17 – Trees and Development
-

Principle of development

Planning permission was granted under P/2018/1010 to change the use of Units 1 and 3 from B1 (office) to D1 (medical) on 4th March 2019.

The enquiry description refers to units 1 and 3 as existing office units. Can you confirm whether the change of use granted under P/2018/1010 has occurred? If not, it may be beneficial to include the change of use element in any formal planning application submitted for the proposal.

It would be helpful to include some background information and context as part of any formal planning application regarding the site, including number of existing and proposed staff, reasoning for the development, any justification etc.

The site is located within Wrexham Settlement Limit, where the principle of extensions to existing buildings is generally considered acceptable, subject to compliance with relevant policies.

Design and Layout

The overall footprint of the extension is generally considered to be relatively limited in the context of the existing buildings on the site.

Whilst it is intended to act as a link between units 1 and 3, its varying degrees of height and overall proportions, in my opinion would not appear as an intrusive or overly dominant addition to the existing built form.

I note some of the materials stated on the plans indicate that anthracite grey curtain walling as well as profiled grey rainscreen panels are proposed. Are any changes proposed to the existing openings and finishes of the Units 1 and 3, which currently have a brown/red finish?

It would be helpful if Existing Elevations showing Units 1 and 3 in relation to one another is submitted as part of any formal planning application.

Details of any new retaining structure, including Proposed Elevations would need to be submitted as part of any planning application, as would a detailed Landscaping Plan.

Access and Car Parking

On the basis that the link extension would have a floor area of 245m², a minimum of 12 no. car parking spaces would be required for this part of the scheme.

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We will respond to any correspondence in Welsh and this will not lead to any delay.*

Please ensure that the remaining floor area in Units 1 and 3 comply with the standards set out in LPG 16 – Parking Standards, available to view on the Councils website.

I have no comments in so far as the access into the site would appear to remain the same as existing.

I note that a pick up / drop off lay by is proposed, adjacent to Unit 3. The Highway Authority have been consulted, when their response is received, I will send this on to you.

Trees

I note that replacement planting/trees are proposed to compensate for those that are intended for removal as part of the proposal. Those intended for removal appear to be ornamental planting only and are not significant in this context.

My only comments at this stage is that the overall site area would appear to move closer to the band of trees which border the A483. It is unlikely that a Tree Report would be required as the overall site area would still appear to be outside the influencing distance of the proposal, however I have consulted the Tree Officer and await his response.

On this basis please be aware that a Tree Report may be required.

The above comments are the informal views of an Officer of the Council and do not commit the Council in the determination of any formal planning application that may be submitted.

Yours faithfully,



Prif Swyddog Cynllunio a Rheoleiddio/Chief Officer Planning and Regulatory

*Rydym yn croesawu gohebiaeth yn Gymraeg.
Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.*

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MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Mared Rees Jones
Our Ref:	ET/DC/P/Pre/2021/0008	Your Ref:	ENQ/2021/0083
Date:	4 th May 2021		

**Units 1 & 3 Chesney Court, Rhyd Broughton Lane, Wrexham.
Proposed internal refurbishment of existing office units, new link building entrance and plant room. Additional vehicle parking, landscaping and new sub-station.**

Further to your email / consultation dated 28/03/2021 in respect of the above, I comment as follows:-

The proposed development site is located on Rhyd Broughton Lane which is a busy, classified road subject to a 30mph speed limit.

Any proposed / existing access serving the development site would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access serving Chesney Court is adequate providing splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway.

The existing access serving the development site is in close proximity to the junction opposite ie/ Ellice Way. Both accesses are served by short right hand turning lanes with limited waiting capacity.

Existing Access Chesney Court

The existing access serving Chesney Court is 5.6m wide which is considered adequate to serve the proposed development. The existing access is served by a short right hand turning lane.

The existing access appears to serve 3 no. office units and a childrens day nursery to the south (Units 1 – 4).

There does not appear to be any internal pedestrian routes (ie/ footways) serving the existing / proposed office units. Anyone visiting the site on foot appears to have to walk through the existing / proposed car parking areas which is not ideal. I would recommend that consideration is given to providing safe pedestrian access within the site. This was included as a condition under previous planning consent ref: P/2018/1010.

I would recommend that 2m wide footways are extended into the site with appropriate dropped kerb / tactile crossing points at the narrowest point of the access. This would require the applicant to enter into a s.38 /278 agreement as the proposed crossing points would need to form the new limit of adoption.

Parking & Turning Provision

The existing office units 1 – 3 previously appeared to have 67 parking spaces shared between them. I understand that 20 of these spaces are allocated to Unit 2 leaving 47 spaces shared between Units 1 & 3. It is unclear as to which spaces are allocated to which office block.

I assume that the proposed use ie/ private outpatients, radiology, physiotherapy would come under LPGN 16 D1 Use. Any proposed parking provision would need to meet these requirements.

Based on LPGN 16 requirements, the previously proposed D1 Medical Use would require a maximum of 2 car spaces plus 1 car space per 25m² gfa. Based on an estimated gross floor area of 399m² for Unit 1 and 374m² for unit 3, both units would previously required a maximum of 33 spaces.

The current proposal indicates an additional gross floor area of 245m². Based on LPGN 16 requirements, the proposed D1 Medical Use would require a maximum of 2 car spaces plus 1 car space per 25m² gfa. Based on an additional gross floor area of 245m² split between Units 1 & 3, the proposed development would require an additional 12 spaces (maximum). The submitted layout plan (Drg. No. 6529-SRA-XX-XX-DR-A-00011 Rev P04) appears to indicate the provision of 59 spaces shared between Units 1 & 3 which would be considered acceptable.

Adequate turning provision for delivery / refuse vehicles would also need to be provided within the curtilage of the site. **Further details in respect of servicing / deliveries including swept paths of such vehicles entering / exiting the site will be required.**

Traffic Generation

In terms of traffic generation, the proposal is unlikely to have a significant impact if considered in isolation. In recent years however, there has been significant development in the immediate area (I.e. Moneypenny, Aldi, WAST, Brother Site, Armed Forces, new access to Wrexham Maelor, all of which have contributed to the pressure on the network in this area.

Prior to the onset of COVID 19, with specific reference to Chesney Court, in the morning peak, there was previously standing traffic queuing past the site heading towards Wrexham Maelor Hospital. In the evening peak, vehicles queued in both lanes past the site along Berse Road towards the B&Q roundabout and Rhyd Broughton Roundabout. The immediate local network is constrained by the lack of capacity and throughput of vehicles through both the A541 and A525 junctions with A483(T).

Previously, concerns were raised in respect of access and egress to and from the site and whether this would be to the detriment of traffic flows on Berse Road.

However, in respect of previous application ref: P/2018/1010, it was previously considered reasonable to accept the proposed development and its anticipated vehicle movements based on its intended use by Spire Hospital. However, I would raise concerns should a development for a potential Medical Centre / GPs Surgery be proposed in the future based on the likely increase in traffic generation.

In support of the proposed development, with the occurrence of COVID 19 over the last 12 – 14 months, traffic movements appear to have reduced in this area which is probably due to the number of staff now working from home.

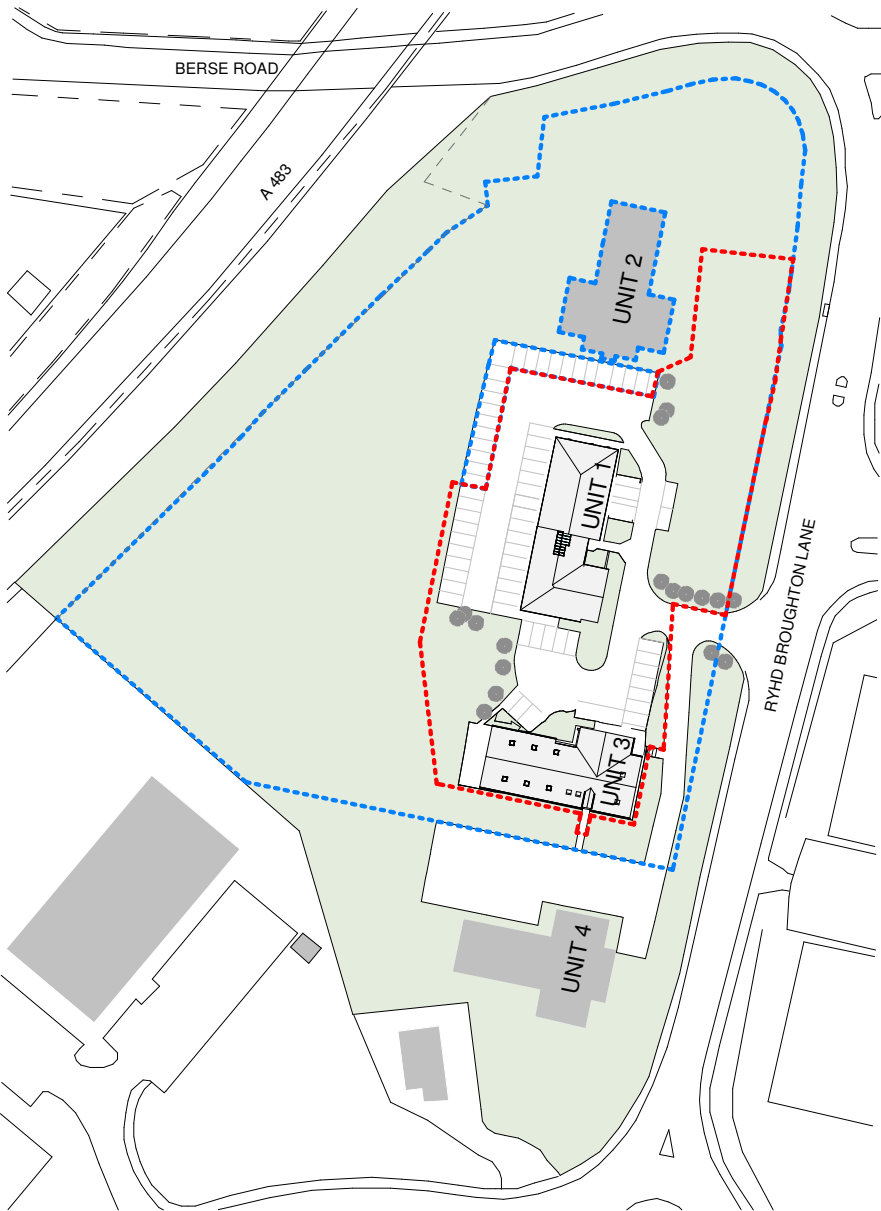
A recent appeal at Land North of Gatewen Road New Broughton (Planning Ref: P/2018/0674) for up to 112 dwellings was allowed despite serious concerns in respect of the impact of traffic flows on the local highway network. The inspector concluded that the proposed development would not exacerbate the existing queuing problems and allowed the appeal. On this basis, it would be difficult to raise any serious concerns on respect of the current proposal at Chesney Court.

Welsh Government are currently reviewing significant highway improvement proposals for the A483 (junctions 3, 4, 5 & 6) and the B & Q Roundabout which if implemented will provide increased capacity and safer pedestrian / cycling routes in this area.



Chief Officer, Environment & Technical

APPENDIX B - PLANNING APPLICATION DOCUMENTS

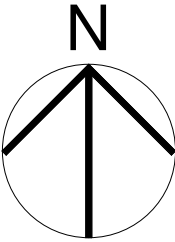


Site Location Plan
1 : 1250

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----- Site Ownership Boundary

Spire are long lease holders of the site from the Local Authority County Council who own freehold.

----- Site development boundary

REV.	DATE	AMENDMENT
P01	05/03/2021	First Issue
P02	09/04/2021	Stage 4 Issue : Issued for stage approval
P03	14/05/2021	PLANNING APPLICATION : Site plan updated. Draught lobby shifted across 1 bay. Notes added.

KEYPLAN

Spire Wrexham



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PROJECT
Spire Wrexham

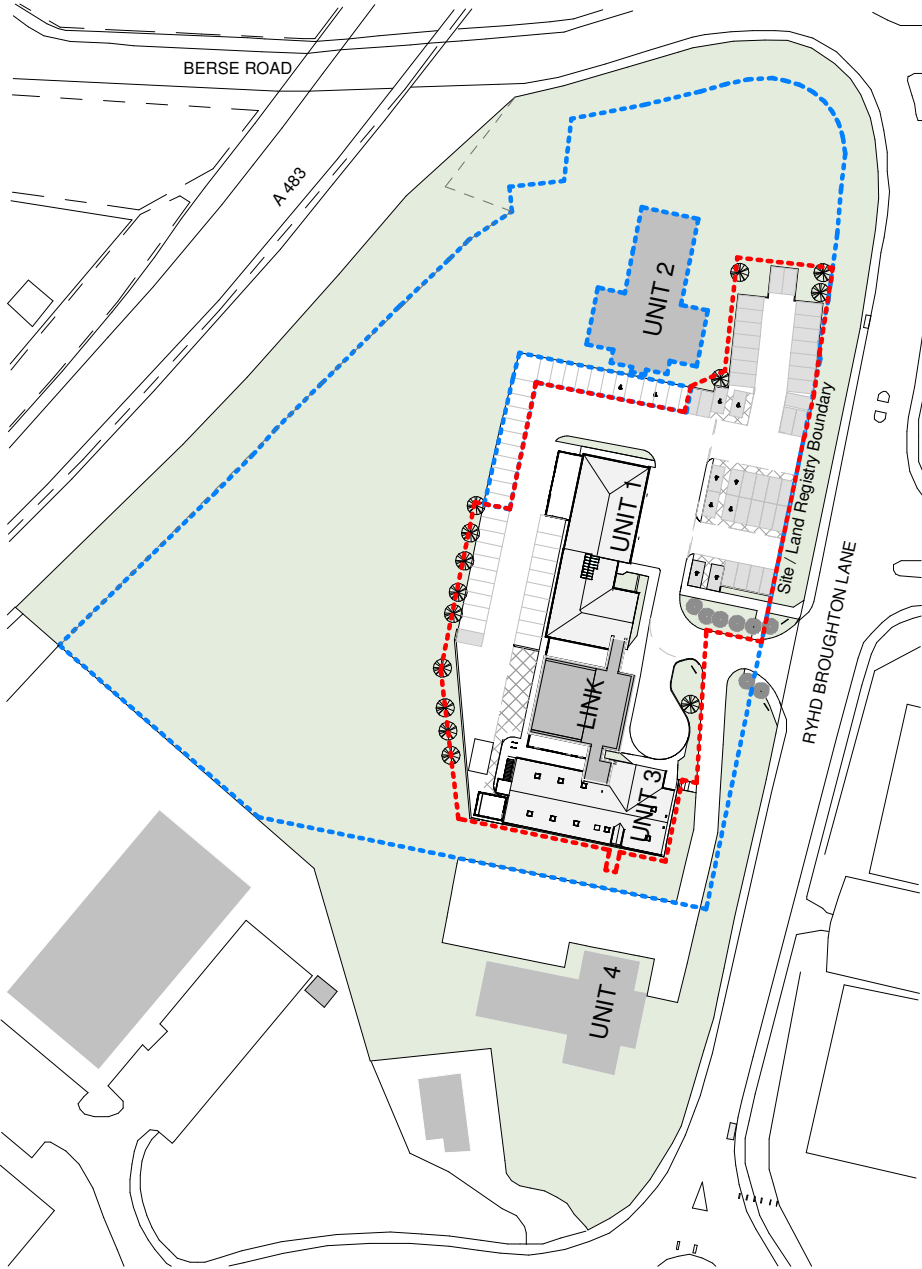
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**Chesney Court
Site Location Plan**

Stage 4		
STATUS	PURPOSE FOR ISSUE	SR NO.
S4	STAGE APPROVAL	6529
DRAWING NO.	REV.	
6529 - SRA - XX - XX- DR- A -00012	P03	

13/05/2021 18:40:15

13/05/2021 18:40:24



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Site development boundary

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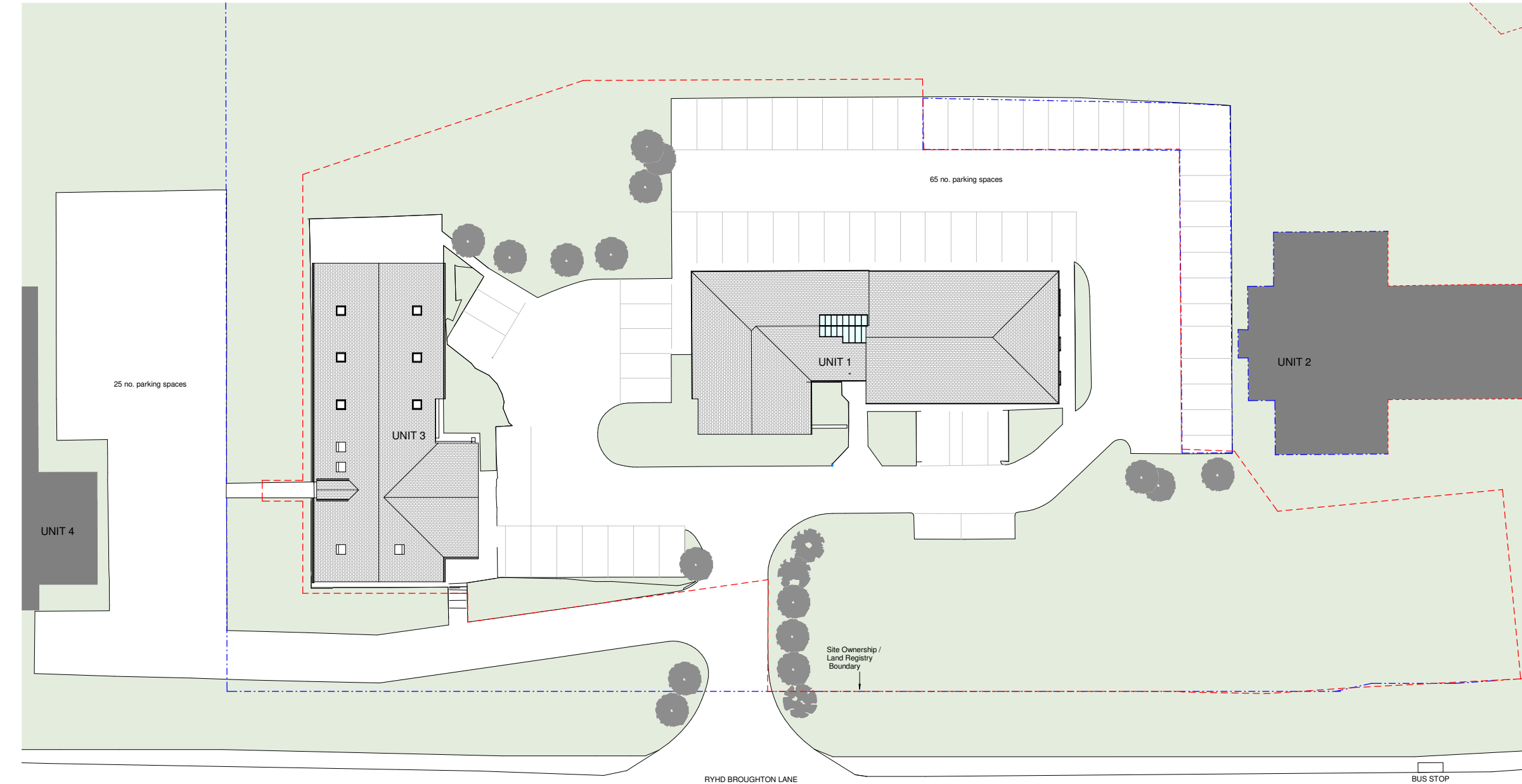
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1 : 1250	03/09/21	PH	NW	NW

Chesney Court
Proposed Site Location Plan

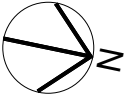
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DRAWING NO.	REV.	
6529 - SRA-XX-XX-DR-A-00013	P03	



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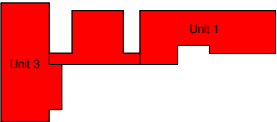
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REV.	DATE	AMENDMENT
P01	18/12/2020	First Issue
P02	21/01/2021	Stage 3 Approval Issue :
P03	05/03/2021	Stage 4 Issue
P04	09/04/2021	Stage 4 Issue : Issued for stage approval
P05	14/05/2021	PLANNING APPLICATION : Site plan updated. Draught lobby shifted across 1 bay. Notes added.

KEYPLAN



CLIENT

Spire Wrexham



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SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 200	12/17/20	PH	NW	NW

Chesney Court
Existing Site Plan

Stage 4

STATUS	PURPOSE FOR ISSUE	SR NO.
S4	STAGE APPROVAL	6529
DRAWING NO.	REV.	
6529	SRA-XX-XX-DR-A-00010	P05

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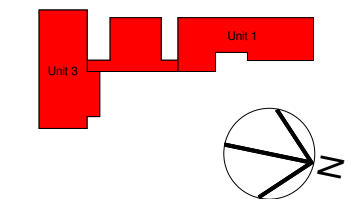
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SITE PLAN KEY

-  Existing Tree
-  12 no. Existing Trees to be removed
-  15 no. New Trees. Species and size TBC.
To provide a provision of + 20% to be agreed with
LA Planning Department as part of Planning
Application.
-  Electric Vehicle Charging Space
(painted with green road marking paint)
-  Parking Spaces leased to unit 2
-  Spire Hospital Signage Location
-  Illuminated Building Mounted Signage
-  Bollard Location
-  Illuminated Bollard Location
-  External Lighting Column
(Indicative refer to HL design)

REV.	DATE	AMENDMENT
P01	18/12/2020	First Issue
P02	04/01/2021	Site Plan amended to comment. Trees added and note re: existing gradient earth removal.
P03	21/01/2021	Stage 3 Approval Issue : Electric vehicle charging spaces added. Kerb amended to suit sweep path analysis. Pedestrian crossing, dropped kerbs indicated. Indicative external lighting added.
P04	04/03/2021	Site Plan Issue - Amended to suit retaining wall design.
P05	01/04/2021	Stage 4 Issue - Issued for stage approval
P06	09/04/2021	PLANNING APPLICATION : Site plan updated. Draught lobby shifted across 1 bay. Notes added.
P07	14/05/2021	

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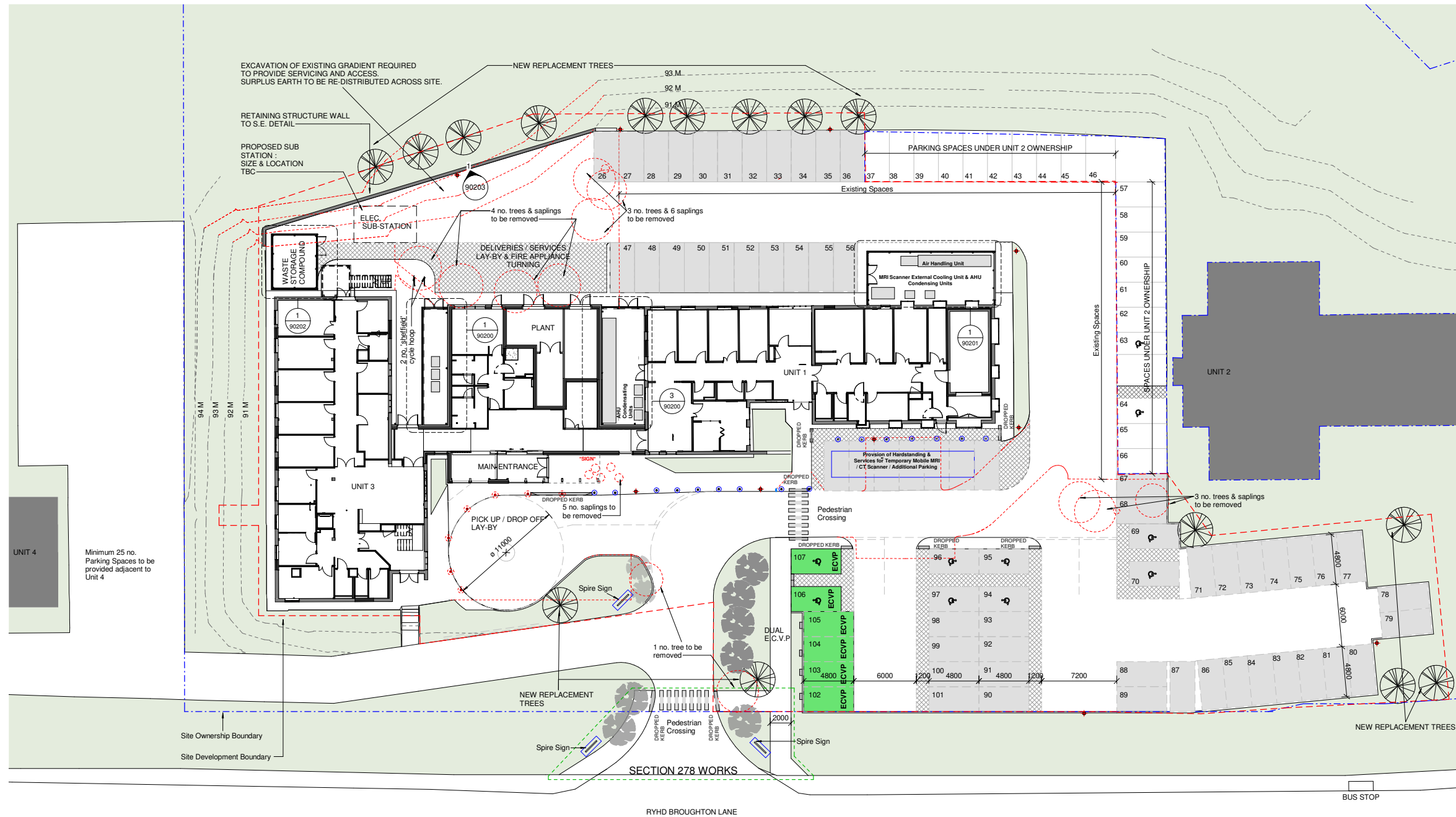
Spire Wrexham

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
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Chesney Court
Proposed Site Plan

Stage 4

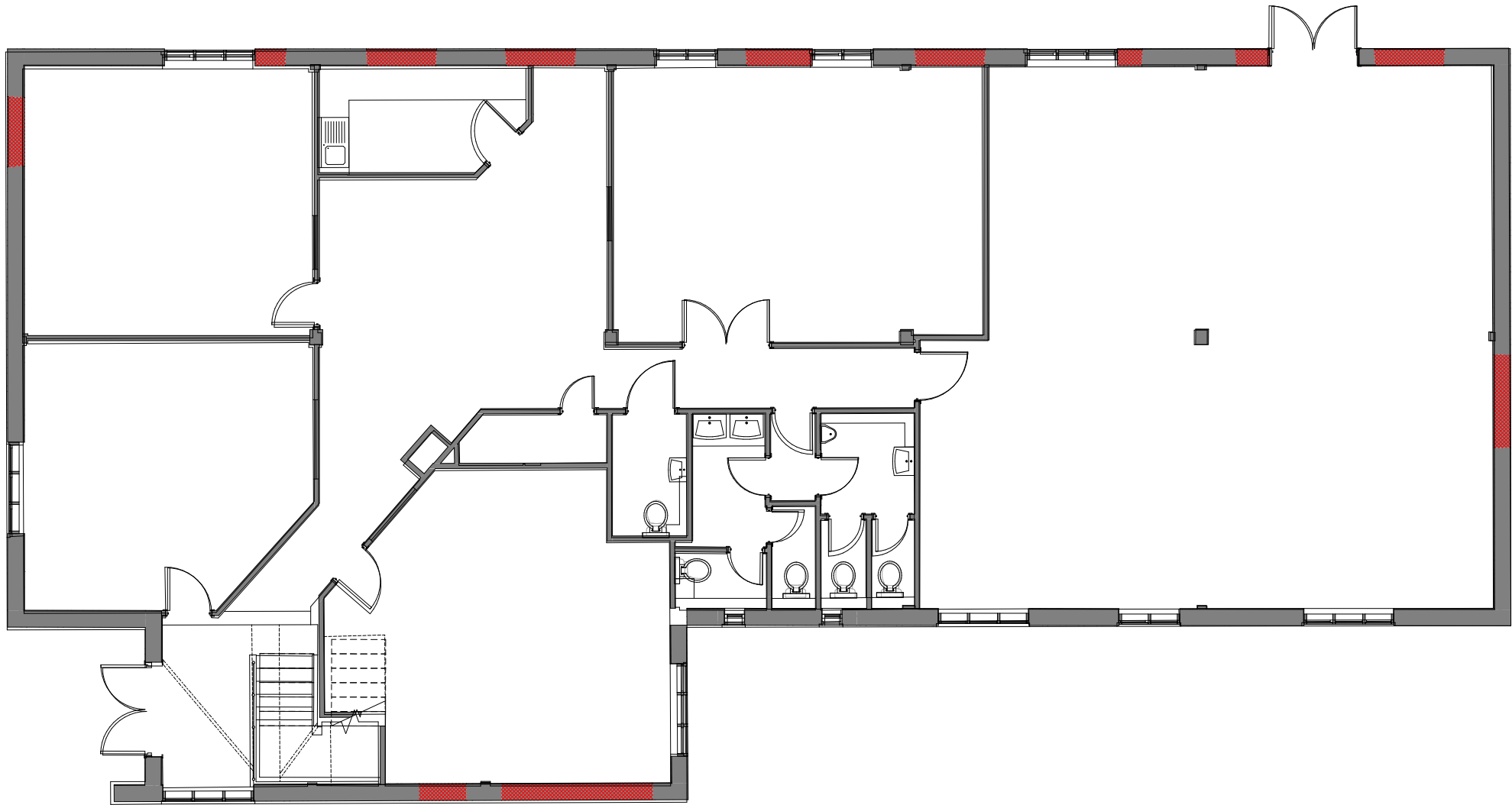
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S4	STAGE APPROVAL	6529
DRAWING NO.	REV.	
6529	SRA-XX-XX-DR-A-00011	P07



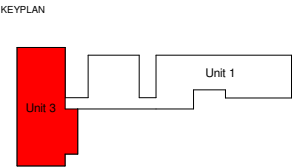
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SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 50	01/25/21	PH	NW	NW

**Chesney Court
Unit 3 Ground Floor
Existing GA Plan**

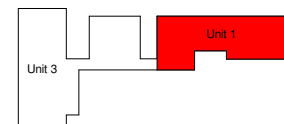
Stage 4		SR NO.
STATUS	PURPOSE FOR ISSUE	
S4	STAGE APPROVAL	6529
DRAWING NO.	REV.	
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STATUS PURPOSE FOR ISSUE
S4 STAGE APPROVAL

SR NO.
6529

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SCALE@A1 DATE 01/25/21
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PH NW NW

Spire Wrexham
Chesney Court
Unit 1
Existing GA Plan
Stage 4

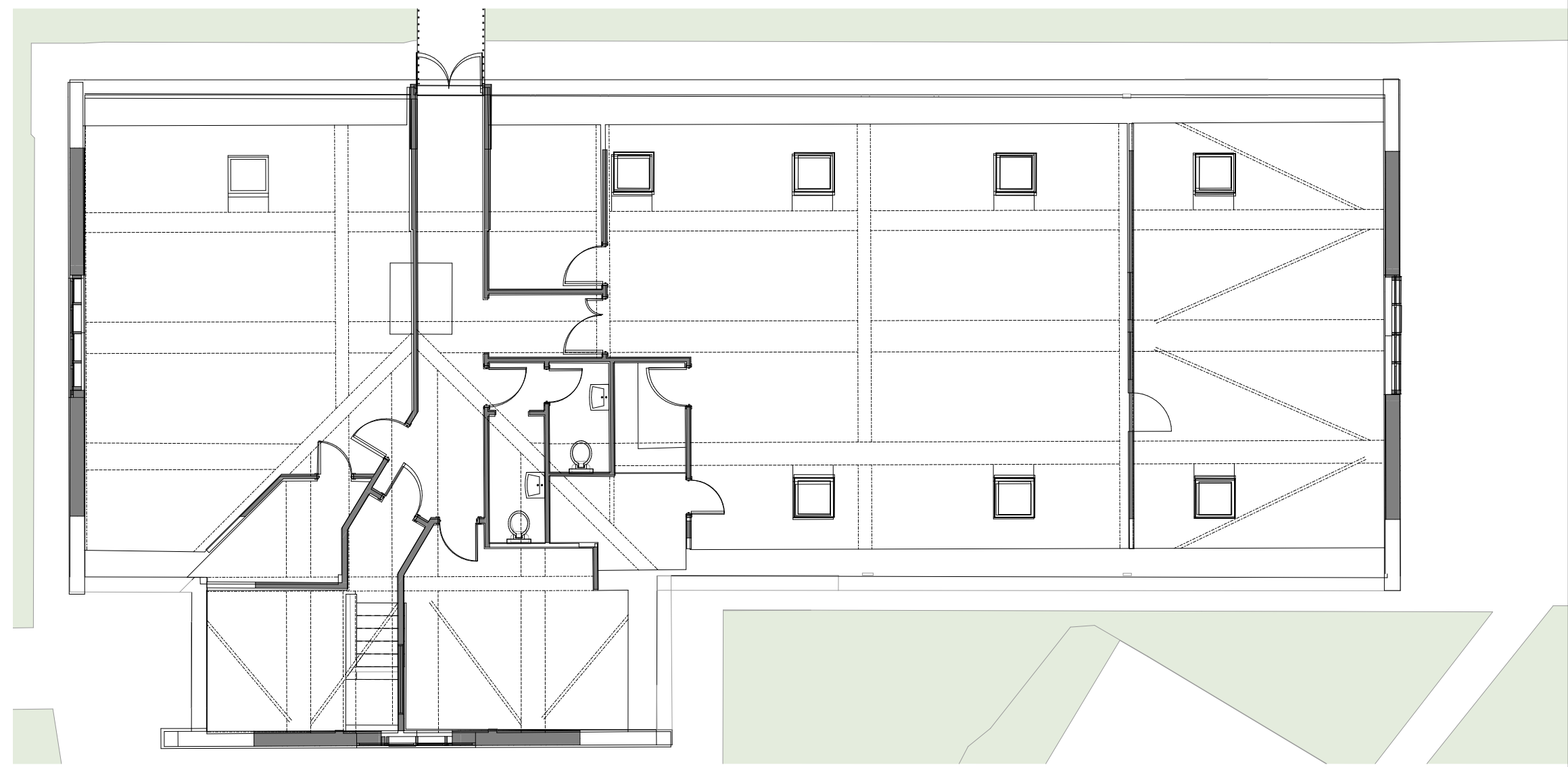
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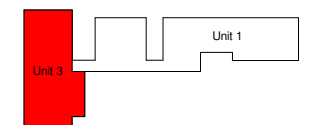
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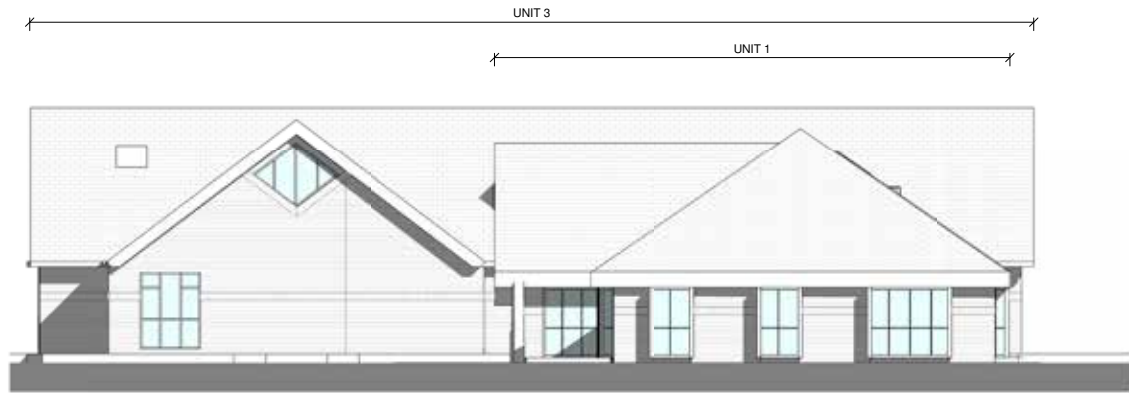
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**Chesney Court
Unit 3 First Floor
Existing GA Plan**

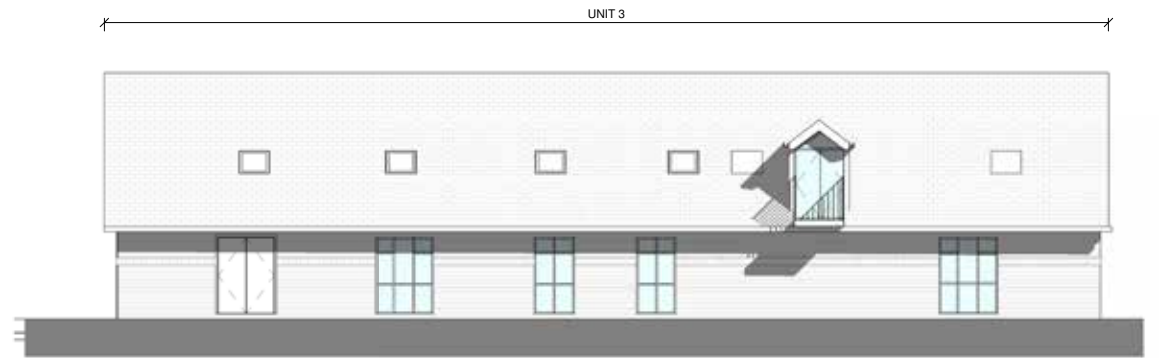
Stage 4

STATUS	PURPOSE FOR ISSUE	SR NO.
S4	STAGE APPROVAL	6529
DRAWING NO.	REV.	
6529	SRA-XX-01-DR-A-01003	P03

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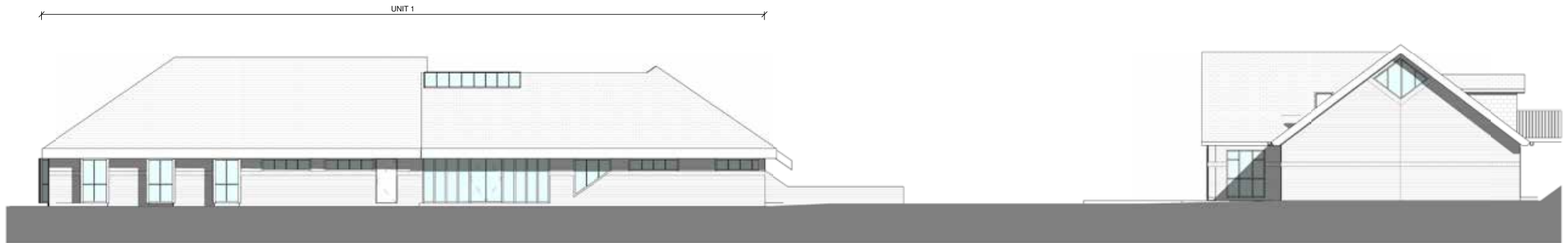
Existing North Elevation
1 : 100



Existing South Elevation
1 : 100



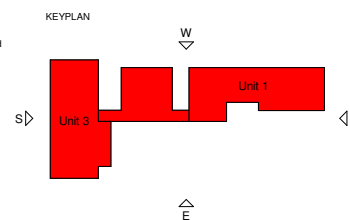
Existing East Elevation
1 : 100



Existing West Elevation
1 : 100

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Spire Wrexham

STATUS PURPOSE FOR ISSUE

SHEPPARD ROBSON
27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
T: +44 (0)161 233 8900 E: manchester@sheppardrobson.com

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	01/26/21	DC	NW	NW

PROJECT
Spire Wrexham
Chesney Court
Existing GA Elevations

Stage 4
DRAWING NO.
6529 - SRA-XX-XX-DR-A-01100

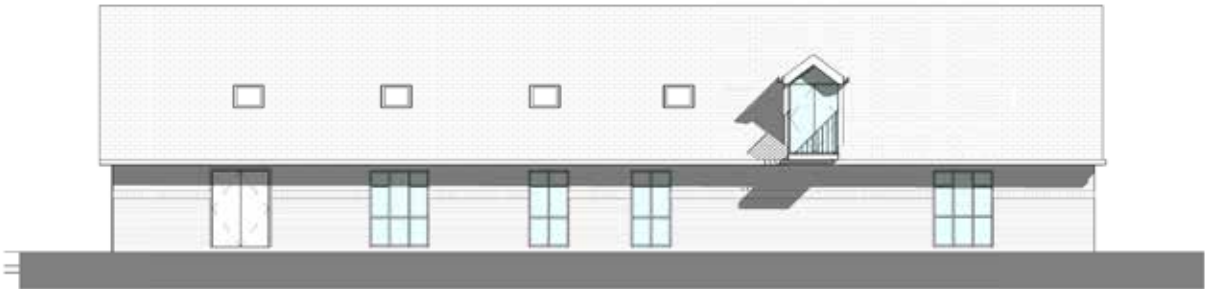
REV.
P01



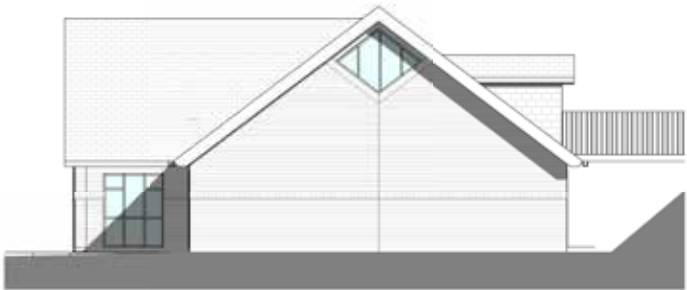
Unit 3 - Existing North Elevation
1 : 100



Unit 3 - Existing East Elevation
1 : 100



Unit 3 - Existing South Elevation
1 : 100



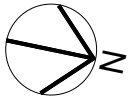
Unit 3 - Existing West Elevation
1 : 100

A1

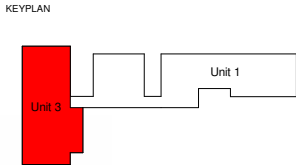
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REV.	DATE	AMENDMENT
P01	21/01/2021	Stage 3 Approval Issue :
P02	09/04/2021	Stage 4 Issue : Issued for stage approval
P03	14/05/2021	PLANNING APPLICATION : Site plan updated. Draught lobby shifted across 1 bay. Notes added.



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PROJECT
Spire Wrexham

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	11/09/20	PH	NW	NW

**Chesney Court
Unit 3
Existing Elevations**

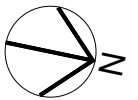
Stage 4

STATUS	PURPOSE FOR ISSUE	SR NO.
S4	STAGE APPROVAL	6529
DRAWING NO.	REV.	
6529 - SRA - XX - XX - DR - A - 01110	P03	

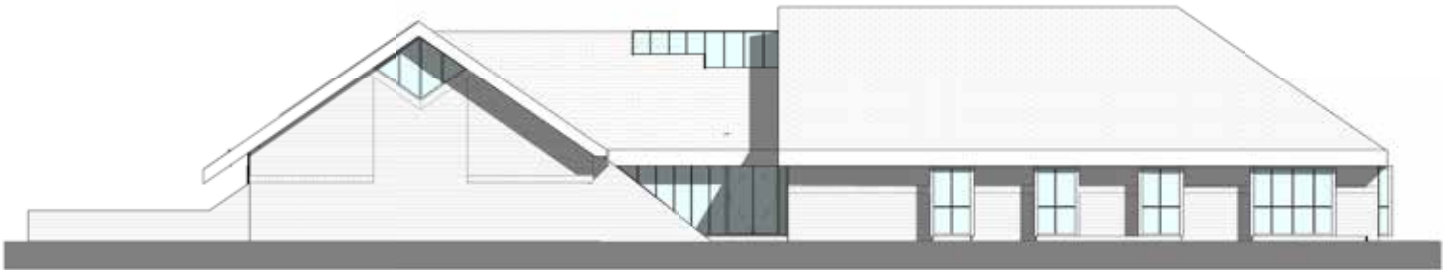
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Unit 1 - Existing North Elevation
1 : 100



Unit 1 - Existing East Elevation
1 : 100



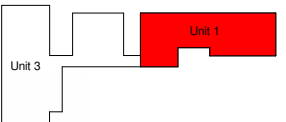
Unit 1 - Existing South Elevation
1 : 100



Unit 1 - Existing West Elevation
1 : 100

REV.	DATE	AMENDMENT
P01	21/01/2021	Stage 3 Approval Issue :
P02	09/04/2021	Stage 4 Issue : Issued for stage approval
P03	14/05/2021	PLANNING APPLICATION : Site plan updated, Draught lobby shifted across 1 bay. Notes added.

KEYPLAN



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PROJECT
Spire Wrexham

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	11/09/20	PH	NW	NW

Chesney Court
Unit 1
Existing Elevations

Stage 4

STATUS	PURPOSE FOR ISSUE	SR NO.
S4	STAGE APPROVAL	6529
DRAWING NO.	REV.	
6529	-SRA-XX-XX-DR-A-01111	P03



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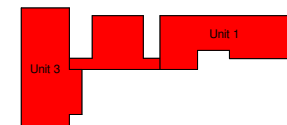
Department Legend

- Back of House
- Circulation
- New Entrance and Link
- Office
- OPD
- Physiotherapy
- Plant
- Radiology
- Radiology Circulation
- Staff Support

SIGNED _____ DATED _____

REV.	DATE	AMENDMENT
P01	17/02/2020	First Issue - For review and comment
P02	21/02/2020	Approved Stage 2 Issue
P03	02/03/2020	MRI Plant Compound added to agreed 'Stage 2' Layout at Client Request
P04	11/11/2020	Stage 2 Sign Off Issue
P05	14/01/2021	Room Layouts amended to reflect user engagement meeting 17/12/20
P06	21/01/2021	Stage 3 Approval Issue :
P07	09/02/2021	Room layouts amended further to stake holder and H&S / IPC meetings
P08	08/03/2021	GA plan update to draught lobby to suit stage 4 design development.
P09	09/04/2021	Stage 4 Issue : Issued for stage approval
P10	14/05/2021	PLANNING APPLICATION : Site plan updated. Draught lobby shifted across 1 bay. Notes added.

KEYPLAN



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Spire Wrexham



STATUS PURPOSE FOR ISSUE
S4 STAGE APPROVAL

SR NO.
6529

SHEPPARD ROBSON

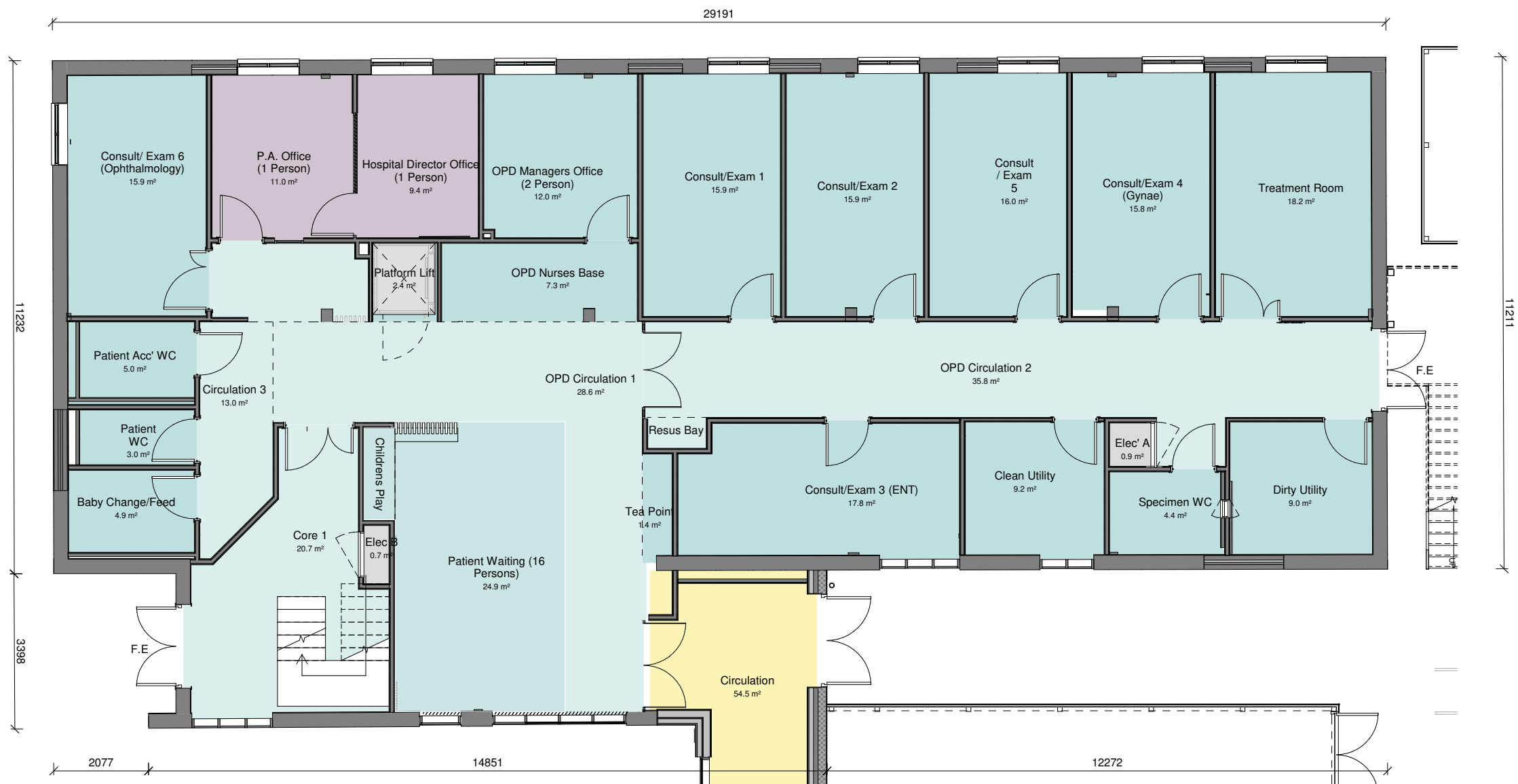
27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
T: +44 (0)161 233 8900 E: manchester@sheppardrobson.com

SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 100 09/12/13 CP NW NW

PROJECT
**Spire Wrexham
General Arrangement
Ground Floor Plan**

Stage 4
DRAWING NO.
6529 - SRA-XX-00-DR-A-20100

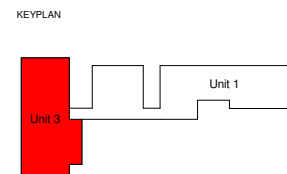
REV.
P10



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SIGNED _____ DATED _____

REV.	DATE	AMENDMENT
P01	21/02/2020	Approved Stage 2 Issue
P02	11/11/2020	Stage 2 Sign Off Issue
P03	21/01/2021	Stage 3 Approval Issue
P04	09/04/2021	Stage 4 Issue - Issued for stage approval
P05	14/05/2021	PLANNING APPLICATION: Site plan updated. Draught lobby shifted across 1 bay. Notes added.



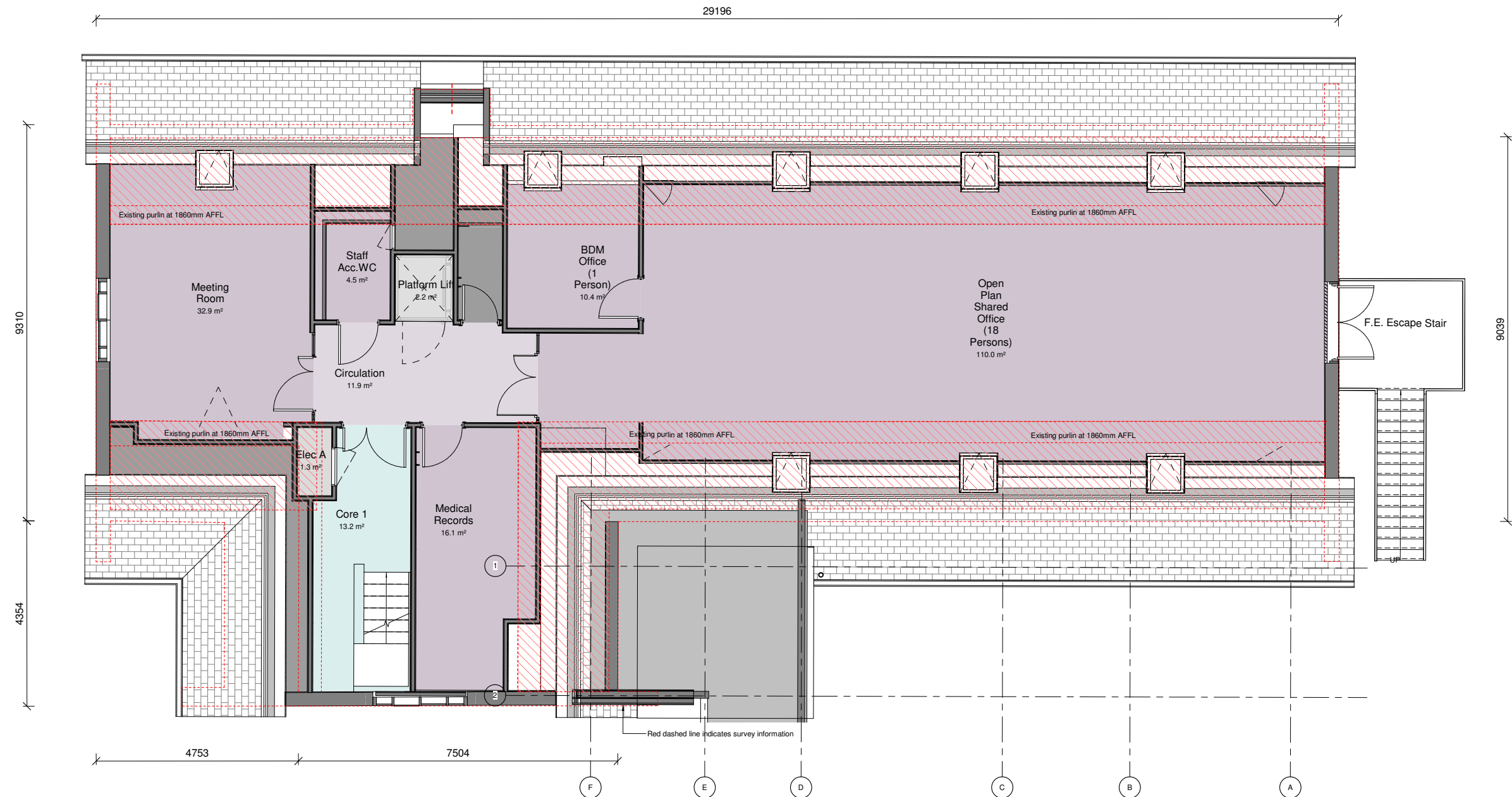
CLIENT
Spire Wrexham

STATUS PURPOSE FOR ISSUE
S4 STAGE APPROVAL

SR NO.
6529

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SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 50 02/13/20 CP NW NW
PROJECT
Spire Wrexham
General Arrangement
Ground Floor - Unit 3

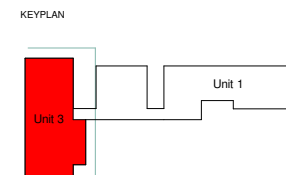
Stage 4
DRAWING NO.
6529 - SRA-XX-00-DR-A-20300
REV.
P05



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REV.	DATE	AMENDMENT
P01	21/02/2020	Approved Stage 2 Issue
P02	11/11/2020	Stage 2 Sign Off Issue
P03	21/01/2021	Stage 3 Approval Issue
P04	09/04/2021	Stage 4 Issue : Issued for stage approval
P05	14/05/2021	PLANNING APPLICATION : Site plan updated. Draught lobby shifted across 1 bay. Notes added.

SIGNED	DATED



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Spire Wrexham



STATUS PURPOSE FOR ISSUE
S4 STAGE APPROVAL

SR NO.
6529

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SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 50 02/13/20 CP NW NW

PROJECT
**Spire Wrexham
General Arrangement
First Floor - Unit 3**

Stage 4
DRAWING NO.

6529 · SRA-XX-01-DR · 20301

REV.
P05

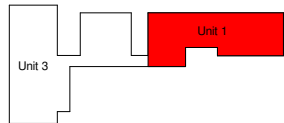


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SIGNED _____ DATED _____

REV.	DATE	AMENDMENT
P01	21/02/2020	Approved Stage 2 Issue
P02	02/03/2020	MRI Plant Compound added to agreed 'Stage 2' Layout at Client Request
P03	11/11/2020	Stage 2 Sign Off Issue
P04	21/01/2021	Stage 3 Approval Issue
P05	08/04/2021	Stage 4 Issue - Issued for stage approval
P06	14/05/2021	PLANNING APPLICATION - Site plan updated. Draught lobby shifted across 1 bay. Notes added.

KEY PLAN



CLIENT

Spire Wrexham



STATUS PURPOSE FOR ISSUE
S4 STAGE APPROVAL

SR NO.
6529

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SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 50 02/13/20 CP NW NW

PROJECT
**Spire Wrexham
General Arrangement
Ground Floor - Unit 1**

Stage 4
DRAWING NO.
6529 - SRA-XX-00-DR - 20305

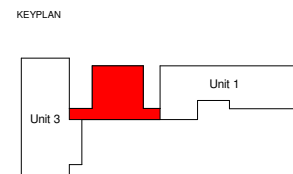
REV.
P06



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SIGNED	DATED

REV.	DATE	AMENDMENT
P01	17/02/2020	First Issue - For review and comment
P02	21/02/2020	Approved Stage 2 Issue
P03	11/11/2020	Stage 2 Sign Off Issue
P04	21/01/2021	Stage 3 Approval Issue :
P05	08/03/2021	GA plan update to draught lobby to suit stage 4 design development.
P06	09/04/2021	Stage 4 Issue : Issued for stage approval
P07	14/05/2021	PLANNING APPLICATION : Site plan updated. Draught lobby shifted across 1 bay. Notes added.



STATUS PURPOSE FOR ISSUE
S4 STAGE APPROVAL

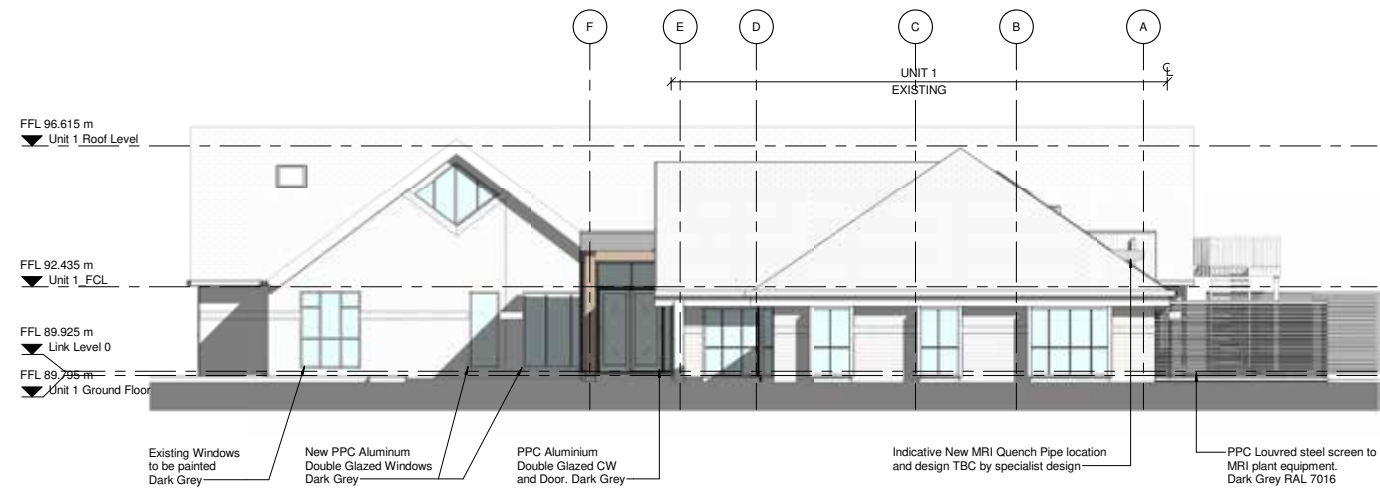
SR NO.
6529

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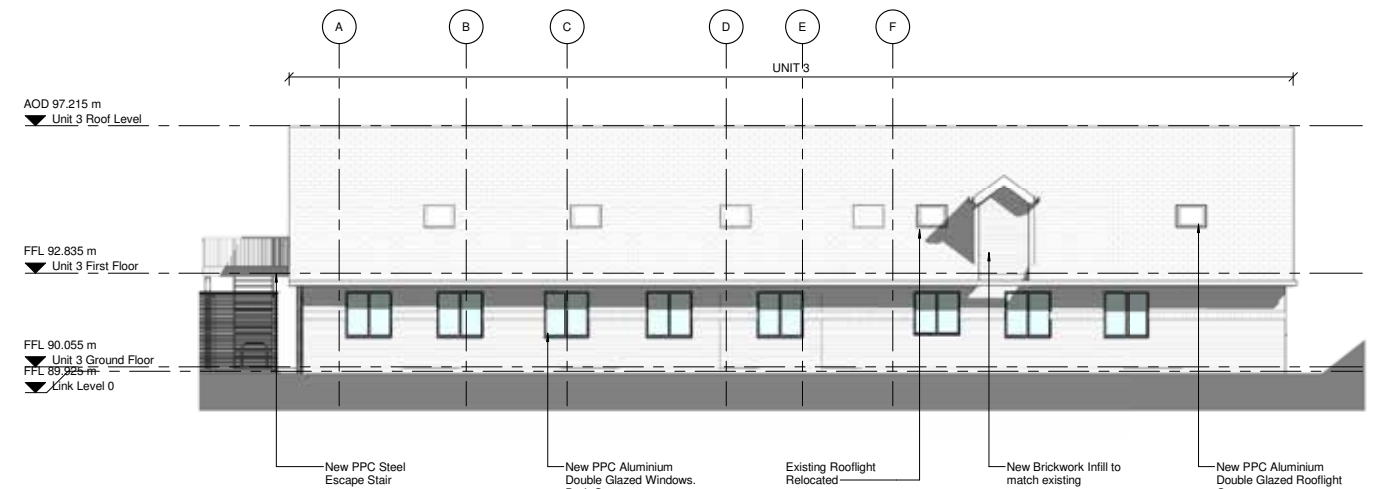
SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 50	02/17/20	DC	NW	NW

PROJECT
Spire Wrexham
General Arrangement
Ground Floor Plan
New Entrance and Link
Stage 4

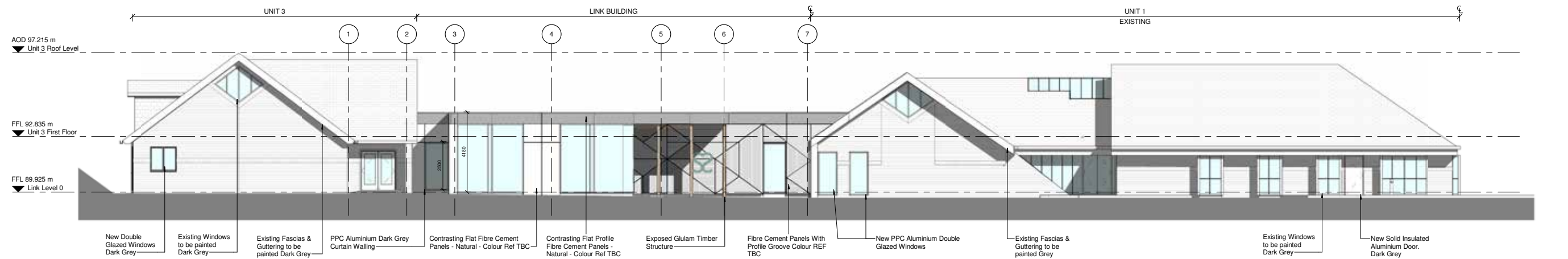
DRAWING NO.	REV.
6529 - SRA-XX-00-DR - 20310	P07



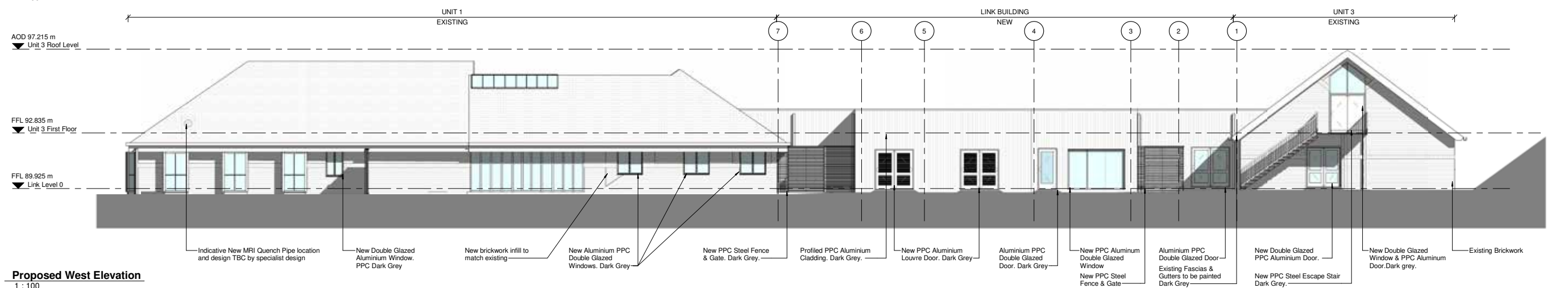
Proposed North Elevation
1 : 100



Proposed South Elevation
1 : 100



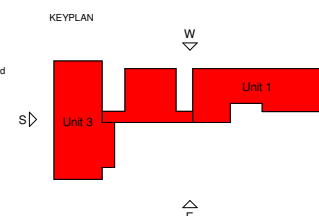
Proposed East Elevation
1 : 100



Proposed West Elevation
1 : 100

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REV.	DATE	AMENDMENT
P01	08/03/2021	First Issue
P02	09/04/2021	Stage 4 Issue : External Envelope
P03	14/05/2021	PLANNING APPLICATION : Site plan updated, Draught lobby shifted across 1 bay. Notes added.



CLIENT
Spire Wrexham



STATUS: **S4**
PURPOSE FOR ISSUE: **STAGE APPROVAL**

SR NO.: **6529**

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SCALE@A1: **1 : 100**
DATE: **01/25/21**
PROJECT: **Spire Wrexham Chesney Court Proposed GA Elevations**

Stage 4
DRAWING NO.: **6529 - SRA-XX-XX-DR-A-20200**
REV. **P03**



REV.	DATE	AMENDMENT
P01	08/03/2021	First Issue
P02	09/04/2021	Stage 4 Issue : External Envelope
P03	14/05/2021	PLANNING APPLICATION : Site plan updated. Draught lobby shifted across 1 bay. Notes added.

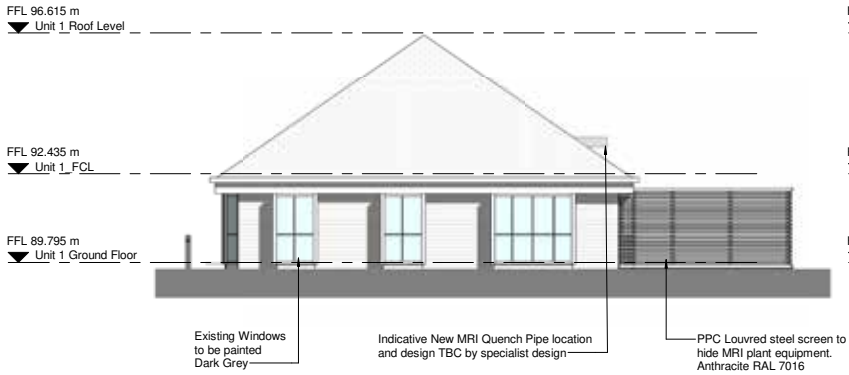


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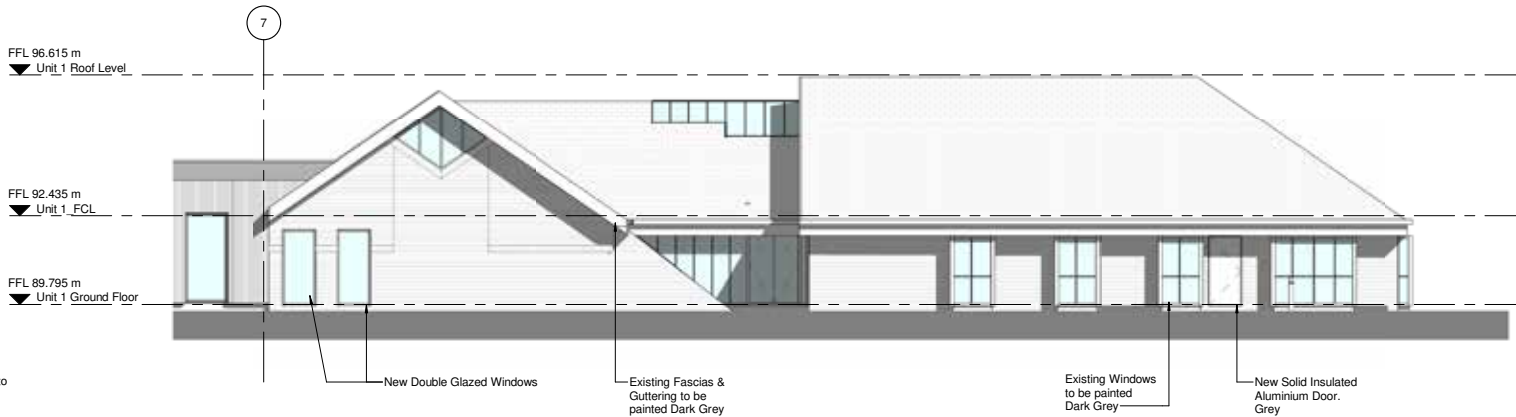
SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	11/09/20	PH	NW	NW

Stage 4

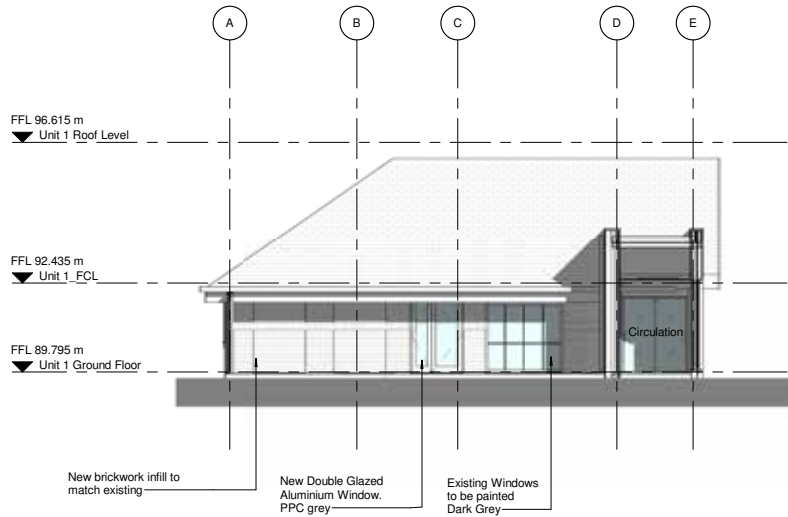
STATUS	PURPOSE FOR ISSUE	SR NO.
S4	STAGE APPROVAL	6529
DRAWING NO.		REV.
6529 -SRA-XX-XX- DR - A - 20210		P03



Unit 1 - Proposed North Elevation
1 : 100



Unit 1 - Proposed East Elevation
1 : 100



Unit 1 - Proposed South Elevation
1 : 100



Unit 1 - Proposed West Elevation
1 : 100

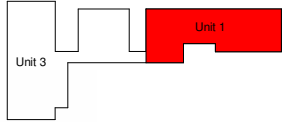
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REV.	DATE	AMENDMENT
P01	08/03/2021	First Issue
P02	09/04/2021	Stage 4 Issue : External Envelope
P03	14/05/2021	PLANNING APPLICATION : Site plan updated, Draught lobby shifted across 1 bay. Notes added.

KEYPLAN



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Spire Wrexham



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PROJECT

Spire Wrexham

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	11/10/20	PH	NW	NW

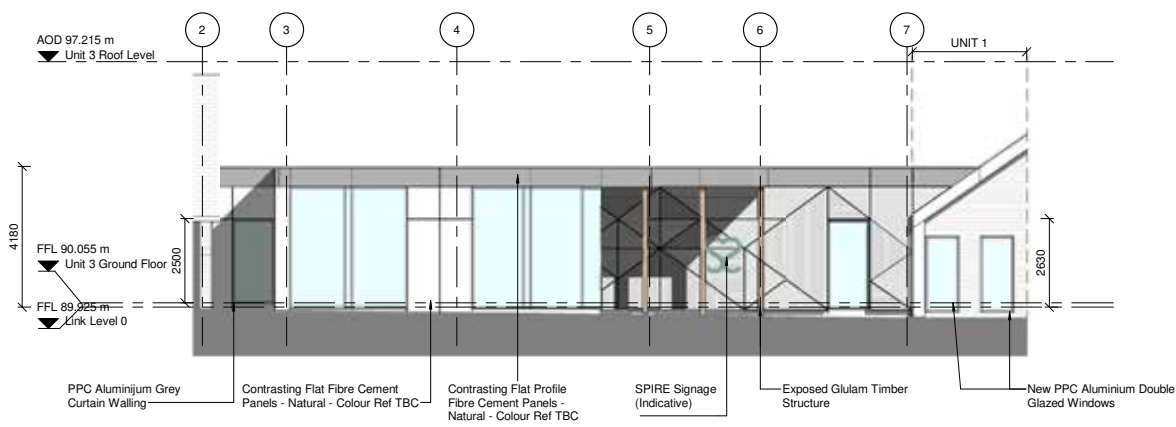
Chesney Court
Unit 1
Proposed GA Elevations

Stage 4

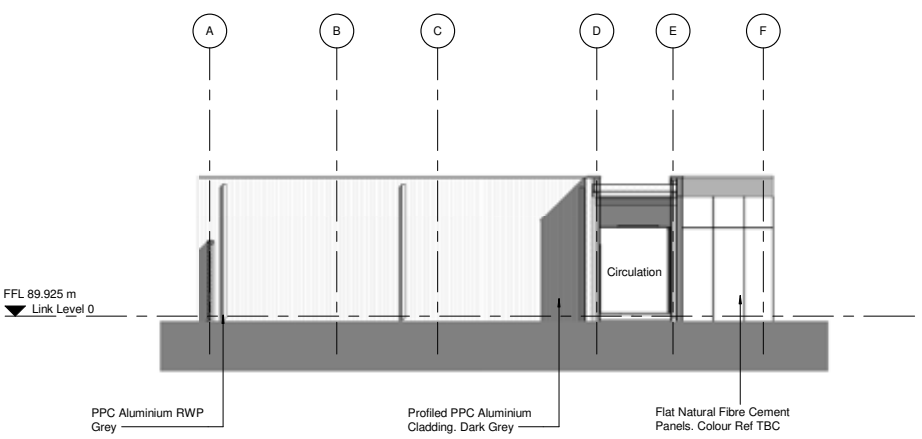
STATUS	PURPOSE FOR ISSUE	SR NO.
S4	STAGE APPROVAL	6529
DRAWING NO.	REV.	
6529 - SRA - XX - XX - DR - A - 20211	P03	



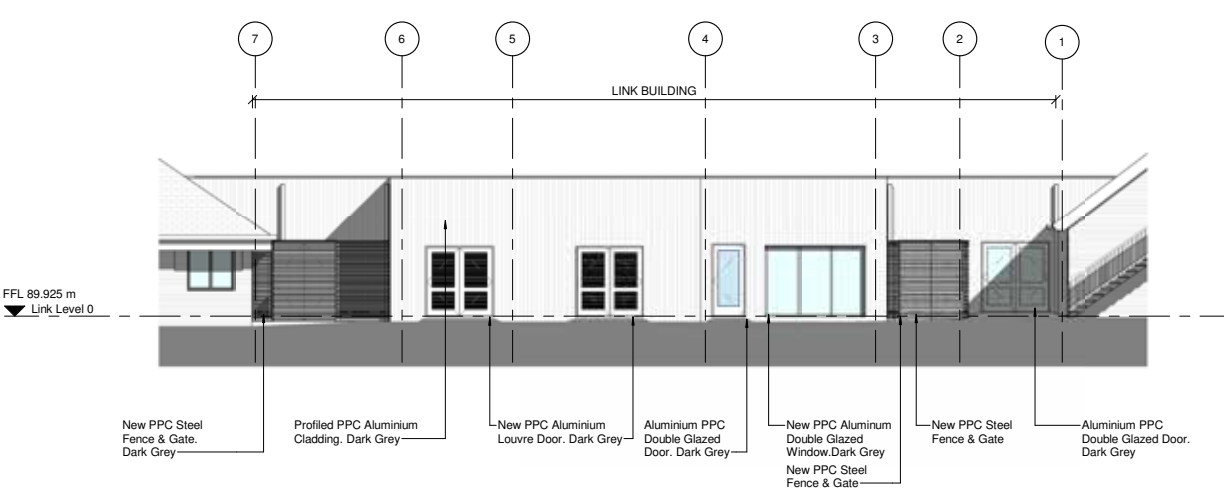
Link Building - Proposed North Elevation
1 : 100



Link Building - Proposed East Elevation
1 : 100



Link Building - Proposed South Elevation
1 : 100



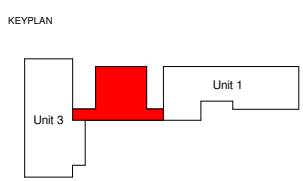
Link Building - Proposed West Elevation
1 : 100

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REV.	DATE	AMENDMENT
P01	08/03/2021	First Issue
P02	09/04/2021	Stage 4 Issue : External Envelope
P03	14/05/2021	PLANNING APPLICATION : Site plan updated. Draught lobby shifted across 1 bay. Notes added.



CLIENT

Spire Wrexham

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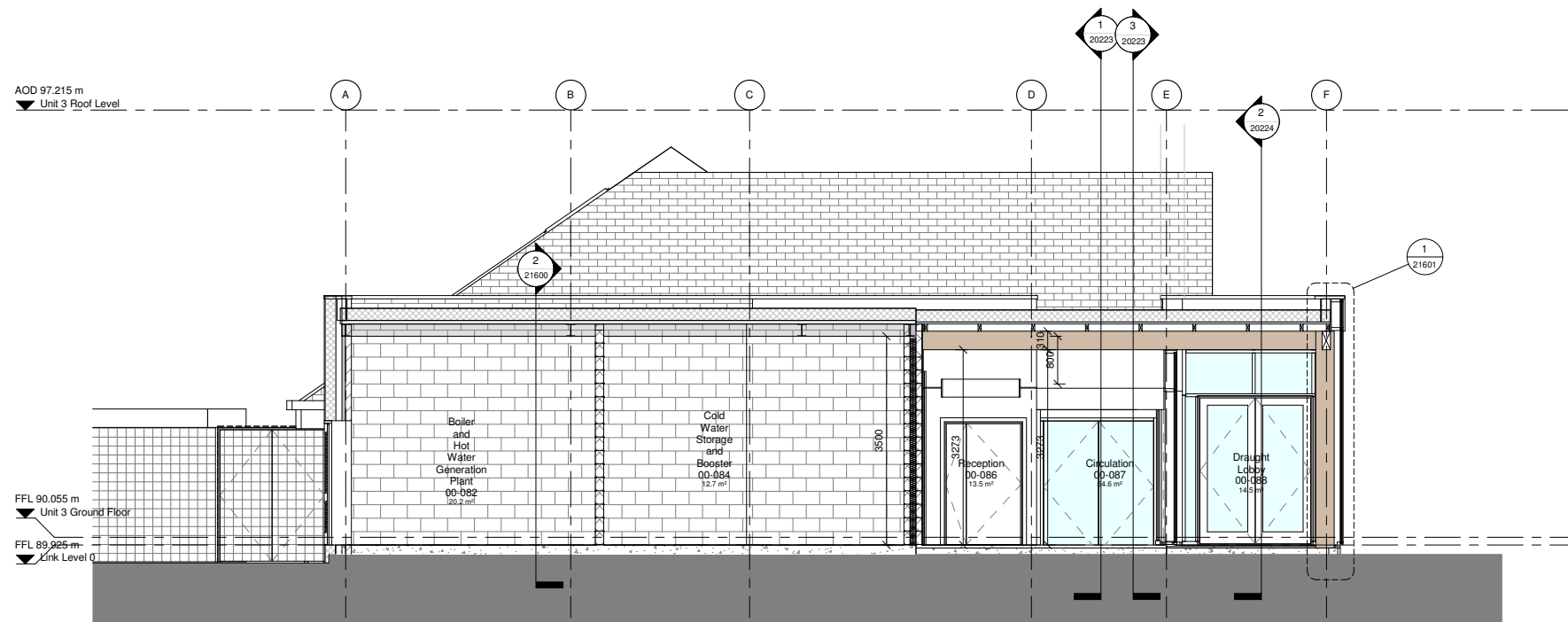
77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: london@sheppardrobson.com

PROJECT
Spire Wrexham

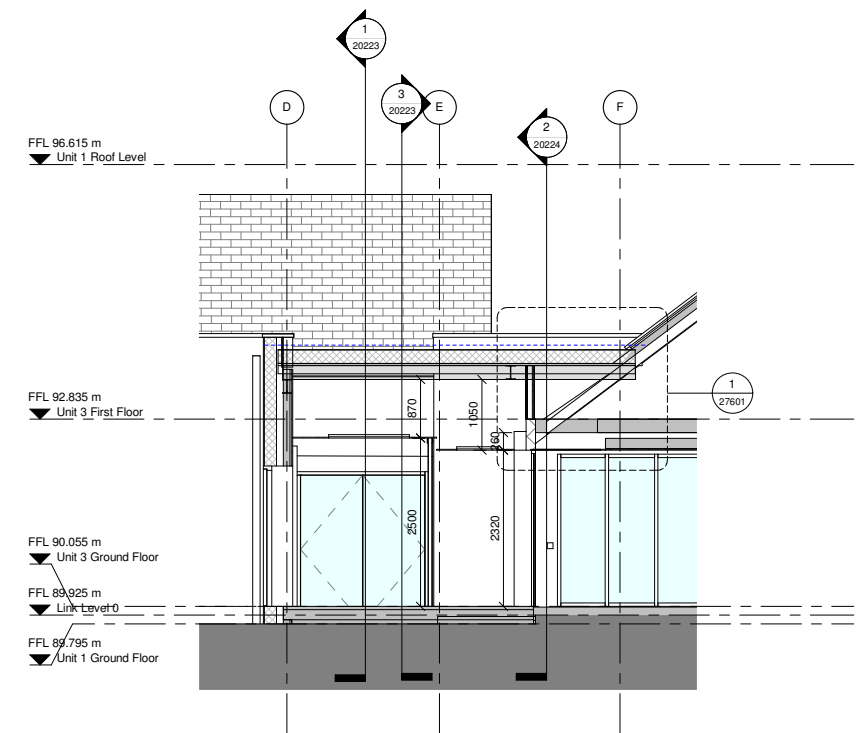
SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	12/10/20	PH	NW	NW

**Chesney Court - Link Building
Proposed Elevations**

Stage 4		
STATUS	PURPOSE FOR ISSUE	SR NO.
S4	STAGE APPROVAL	6529
DRAWING NO.		REV.
6529 · SRA · XX · XX · DR · A · 20212		P03



Link Building Section A-A
1 : 50



Link Building - Unit 3 - Section C-C
1 : 50

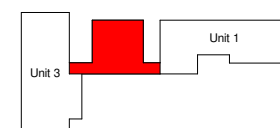


Link Building Section B-B
1 : 50

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REV.	DATE	AMENDMENT
P01	09/04/2021	Stage 4 Issue : External Envelope

KEYPLAN



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STATUS	PURPOSE FOR ISSUE
S4	STAGE APPROVAL

SR NO.
6529

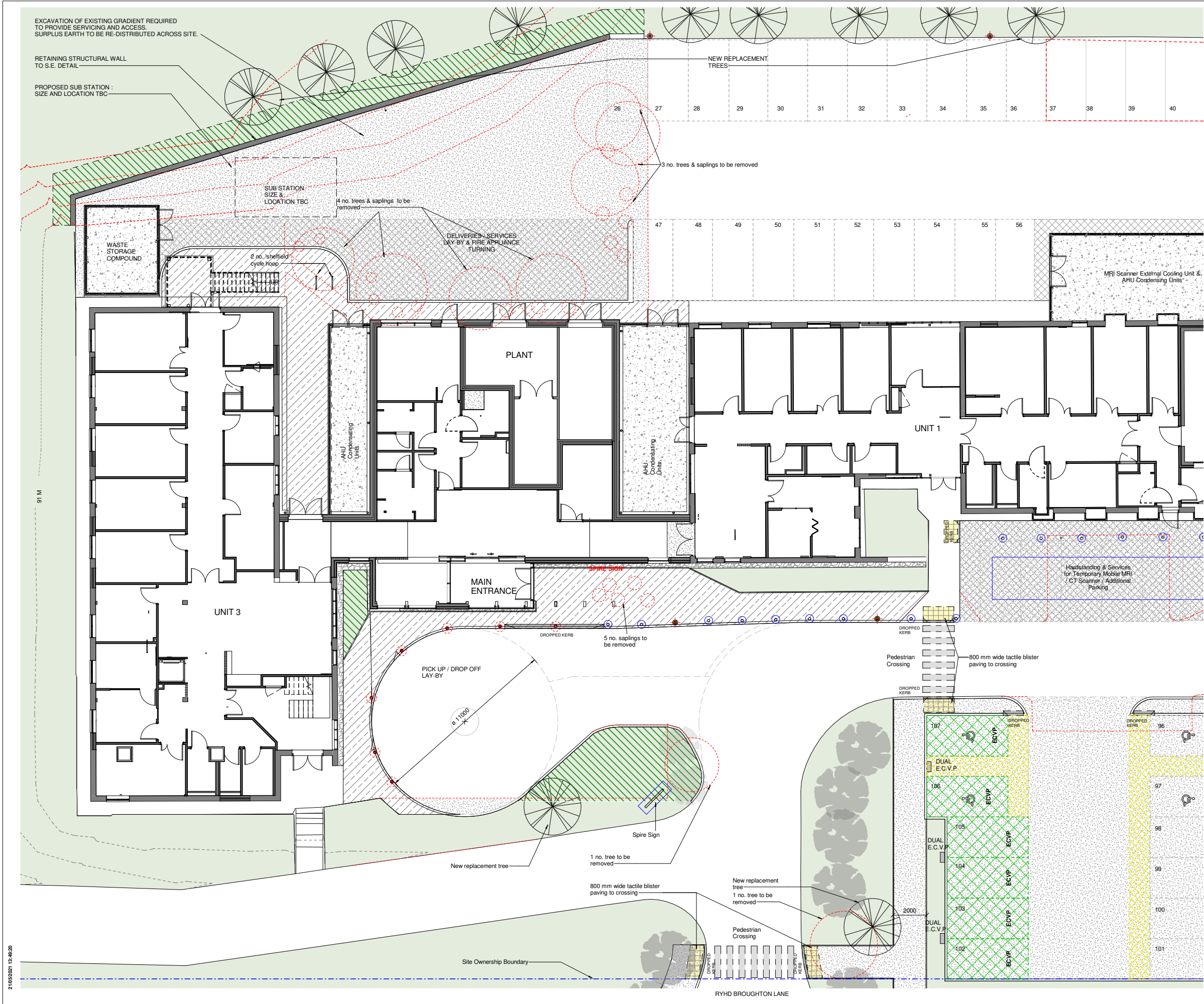
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SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 50	01/25/21	PH	NW	NW

PROJECT
Spire Wrexham
Chesney Court
Link Building
Proposed Sections
Stage 4

DRAWING NO.	REV.
6529 - SRA-XX-XX-DR - A - 20222	P01



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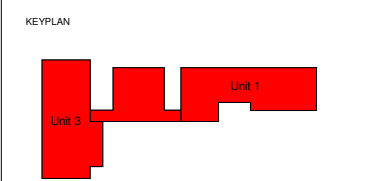
DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to Sheppard Robson before proceeding work.

FOR ELECTRONIC DATA ISSUE
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LEGEND

	Permeable AC10 Open Surf PA asphalt concrete surface to Structural Engineers Specification
	Precast concrete paving slabs - Q25.315A Bedding to Structural Engineers Specification
	Concrete Hardstanding surface to Structural Engineers Specification
	Slate Chippings Margin
	Precast Concrete Drop Kerb - Q10:110
	Thermoplastic Road Marking Paint - Q10:395 White Yellow Green
	Soft Landscaping: Grass Seed Zone - Existing top soil to be retained
	Existing Grass Landscaping
	New medium sized tree - Species to match removed. 15 no. total to provide + 20% for the 12 no. removed trees.
	Fixed Bollard - Q50:190
	Illuminated Bollard - Q50:189
	External Lighting Column Refer to M&E Consultants Specification

REV.	DATE	AMENDMENT
P01	11/05/2021	External Works Legend updated in response to Query Sheet 005
P02	14/05/2021	PLANNING APPLICATION : Site plan updated. Draught lobby shifted across 1 bay. Notes added.



CLIENT

Spire Wrexham

Spire Healthcare

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PROJECT

Spire Wrexham

SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 100 04/29/21 PH NW NW

Chesney Court
External Works Landscape Plan
Sheet 1

Stage 4

STATUS	PURPOSE FOR ISSUE	SR NO.
S4	STAGE APPROVAL	6529
DRAWING NO.	REV.	
6529 -SRA-XX-XX- DR - A - 90100	P02	