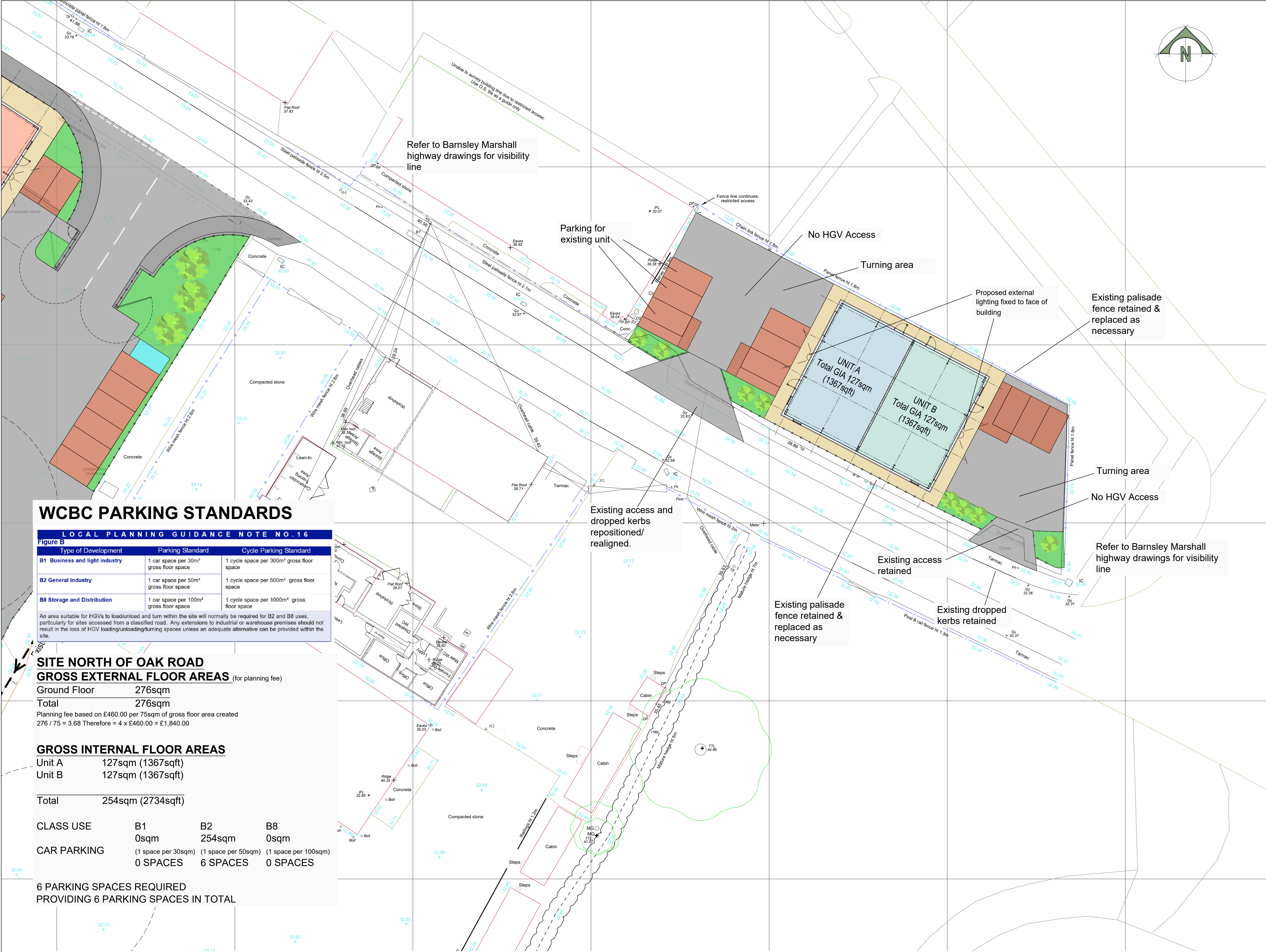




WCBC PARKING STANDARDS

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 30m² gross floor space	1 cycle space per 300m² gross floor space
B2 General Industry	1 car space per 50m² gross floor space	1 cycle space per 500m² gross floor space
B8 Storage and Distribution	1 car space per 100m² gross floor space	1 cycle space per 1000m² gross floor space

An area suitable for HGVs 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.

SITE NORTH OF OAK ROAD
GROSS EXTERNAL FLOOR AREAS (for planning fee)

Ground Floor	276sqm
Total	276sqm
Planning fee based on £460.00 per 75sqm of gross floor area created	
276 / 75 = 3.68 Therefore = 4 x £460.00 = £1,840.00	

GROSS INTERNAL FLOOR AREAS

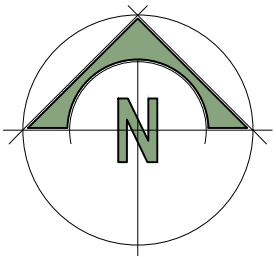
Unit A	127sqm (1367sqft)
Unit B	127sqm (1367sqft)

Total	254sqm (2734sqft)
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CLASS USE	B1	B2	B8
CAR PARKING	0sqm	254sqm	0sqm
	(1 space per 30sqm)	(1 space per 50sqm)	(1 space per 100sqm)
	0 SPACES	6 SPACES	0 SPACES

6 PARKING SPACES REQUIRED
PROVIDING 6 PARKING SPACES IN TOTAL

BLOCK PLAN AS PROPOSED



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.

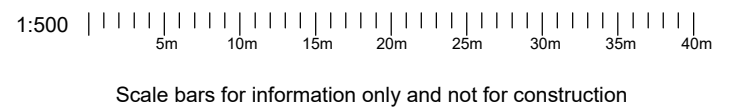
Client/Contractor is to be responsible for locating any underground services.

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 he is 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.



NOT APPROVED FOR CONSTRUCTION



B	Updated to match Barnsley Marshall highway drawings	28/04/21	GE	
A	Planning Application	21/10/20	GE	
rev	description	date	author	checked

PLANNING

client
R&R ENGINEERING

project
**LAND NORTH OF OAK ROAD,
WREXHAM INDUSTRIAL ESTATE**

drawing
BLOCK PLAN

project no. 20069	date 10/20 drawn GE	scale 1/500 @A1 1/1000 @A3
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drawing no.
P-02

SK=SKETCH/FEASIBILITY
P=PLANNING
T=TENDER
B=BUILDING REGULATION
AB=AS BUILT

revision
B