

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 EXTERNAL FLOOR AREAS (for planning fee)

Ground Floor	483sqm
Total	483sqm

Planning fee based on £380.00 per 75sqm of gross floor area created
483/ 75 = 6.4 Therefore 7 x £380.00 = £2,660.00

GROSS INTERNAL FLOOR AREAS

Total	448sqm (4820sqft)
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CLASS USE	B1	B8
	200sqm	248sqm
CAR PARKING	(1 space per 30sqm)	(1 space per 100sqm)
	7 SPACES	3 SPACES

10 PARKING SPACES REQUIRED
PROVIDING 10 PARKING SPACES IN TOTAL

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

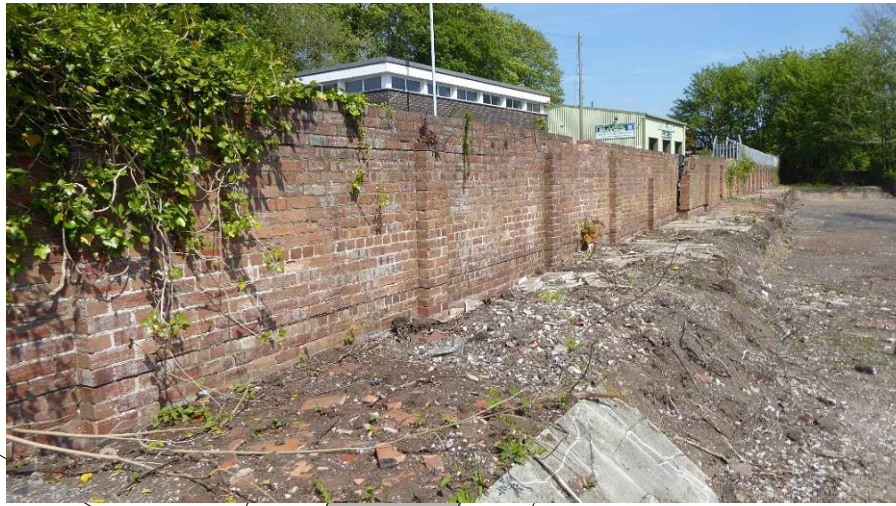


Photo looking towards west of site



Photo looking towards north of site

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

Proposed external lighting fixed to face of building

Proposed external lighting fixed to face of building

GREYED OUT AREA FORMS PART OF SEPARATE PLANNING APPLICATION

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

Tarmac hardstanding

Proposed external lighting fixed to face of building

2.0m footway into site

2.0m footway into site

Proposed external lighting fixed to face of building

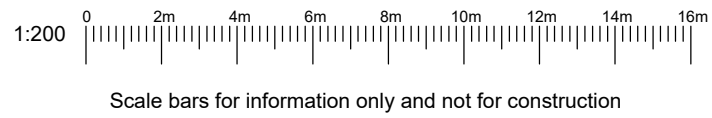
Existing brick boundary walls retained and infilled/made good with brick to match existing



Photo looking towards east of site

4a

Site Area 3520qm (0.87acres)



NOT APPROVED FOR CONSTRUCTION

B	Visibility splays added and footpath shown as 2.0m following highway comments 08/09/19	09/09/19	GE	GE
A	Planning Application	12/07/19	GE	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
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drawing no. P-02	revision B
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Design and Planning Associates Ltd,
Sedap House,
13 Sedap Road,
Oswestry,
Shropshire,
SY11 2UB
Tel: 01691 439 995
E: info@dpa.co.uk
www.dpa.co.uk

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

Sycamore House



Photo looking towards west of site

Fire Sta



Photo looking towards south west of site

GUTTER HILL

Block Plan
1:200@A1

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BLOCK PLAN APP 1