

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 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	664sqm
Total	664sqm

Planning fee based on £380.00 per 75sqm of gross floor area created
664 / 75 = 8.9 Therefore 9 x £380.00 = £3,420.00

GROSS INTERNAL FLOOR AREAS

Total	616sqm (6628sqft)
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CLASS USE	B1	B8
	250sqm	366sqm
CAR PARKING	(1 space per 30sqm)	(1 space per 100sqm)
	9 SPACES	4 SPACES

13 PARKING SPACES REQUIRED
PROVIDING 13 PARKING SPACES IN TOTAL

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

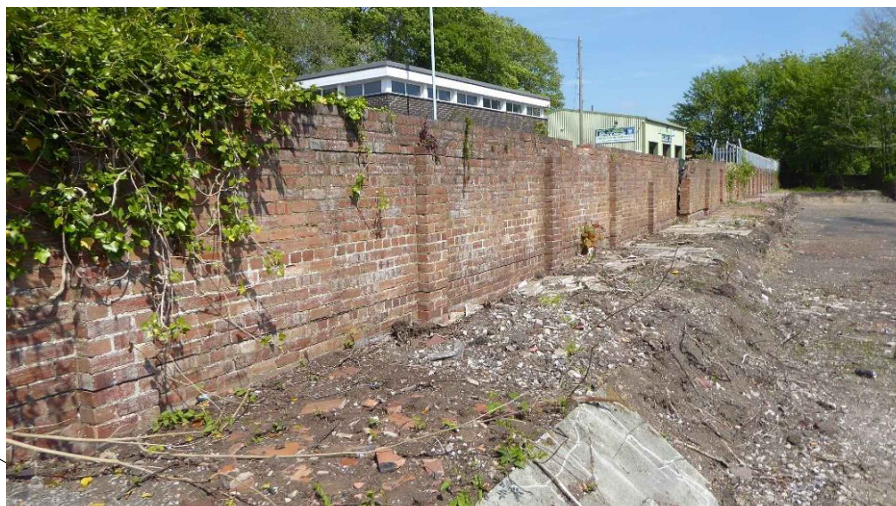


Photo looking towards west of site



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

Fire Sta

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

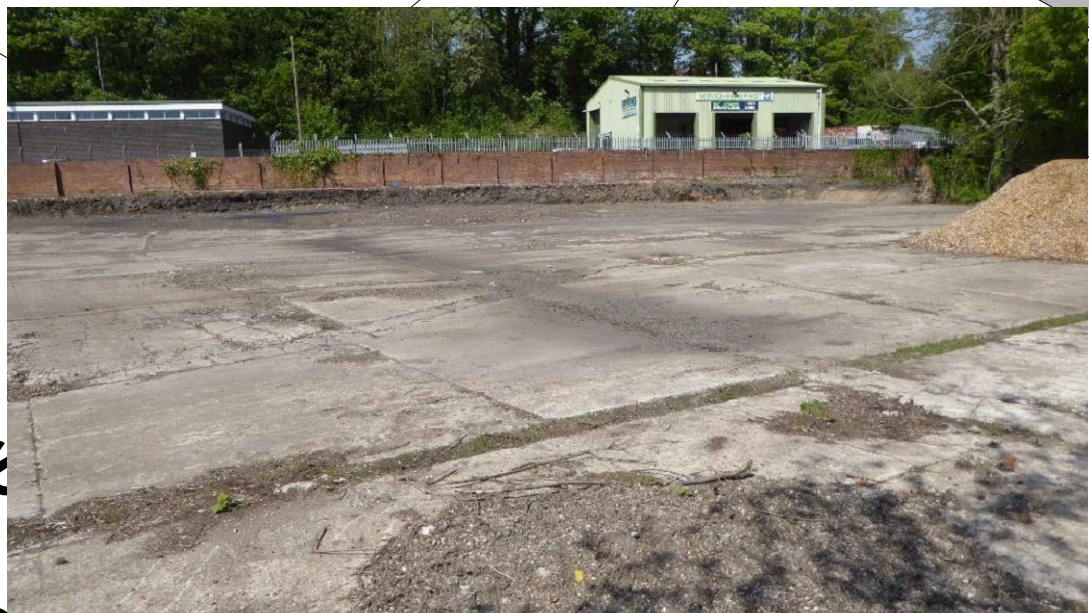


Photo looking towards west of site



Photo looking towards east of site

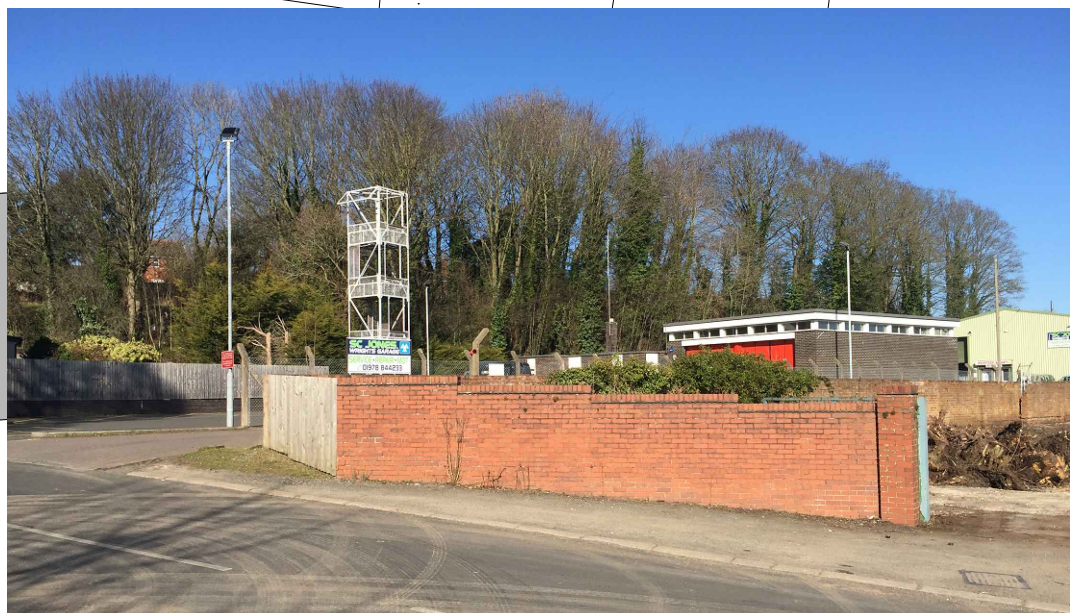


Photo looking towards south west of site

GUTTER HILL

Block Plan
1:200@A1

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Proposed external lighting fixed to face of building

2.0m footway into site

New highway access

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BLOCK PLAN APP 2

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.

This drawing and the works depicted are the copyright of Design and Planning Associates Ltd (DPA) and may only be reproduced with written permission. No alteration to the design or specification in part or whole to be made without the written approval of DPA.

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.

Site Area 3520qm (0.87acres)

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

NOT APPROVED FOR CONSTRUCTION

B	Visibility splays added and footpath shown as 2.0m following highway comments 09/09/19	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. dpa Design and Planning Associates Ltd, Sedap House, 13 Sedap Road, Oswestry, Shropshire, SY11 2UB Tel: 01691 439 995 E: info@dpsdesign.co.uk www.dpsdesign.co.uk	P-04 SK=SKETCH/FEASIBILITY P=PLANNING T=TECHNICAL B8=BUILDING REGULATION AB=AS BUILT	revision B
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