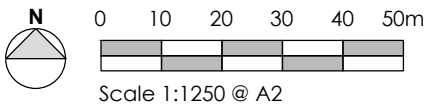




- NOTES
- All dimensions and levels are to be checked on site.
  - Any discrepancies are to be reported to the architect before any work commences.
  - This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
  - This drawing shall not be reproduced without express written permission from AEW.
  - Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
  - All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
  - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.
- CDM 2015

Client notified of duties: XX/XX/XXXX  
Principal Designer: XXX  
Unless noted below, all known hazards have been highlighted on the drawing:



- Red line site boundary:  
7.45 acres / 3.01 ha
- Blue line ownership boundary
- Landscape buffer zone / ecological mitigation
- Outline Planning Application Area -  
Maximum extent of developable area for buildings shown yellow.  
Maximum ridge height of 16.5m above finished floor level. Maximum quantum of 97,073ft<sup>2</sup> / 9,017m<sup>2</sup> gross internal area in floorspace.  
Maximum unit dimensions of 113m long and 55m wide.
- Site Access Points

|                                              |              |            |              |
|----------------------------------------------|--------------|------------|--------------|
| P2                                           | 12/11/18     | TF         | DOH          |
| Boundaries updated. Site access points shown |              |            |              |
| P1                                           | 06/11/18     | TF         | DOH          |
| Initial Issue                                |              |            |              |
| REV                                          | Date         | Drawn by:- | Checked by:- |
| Status Purpose of Issue                      |              |            |              |
| S2                                           | For Approval |            |              |
| drawing stage Planning                       |              |            |              |
| client                                       |              |            |              |
| FI Real Estate Management Ltd                |              |            |              |
| project                                      |              |            |              |
| Clywedog Road South<br>Wrexham<br>Site 5b    |              |            |              |
| drawing title                                |              |            |              |
| Parameters Plan                              |              |            |              |
|                                              |              |            |              |
| date                                         | 06/11/18     | drawn      | TF           |
| scale@A2                                     | 1:1250       | checked    | DOH          |