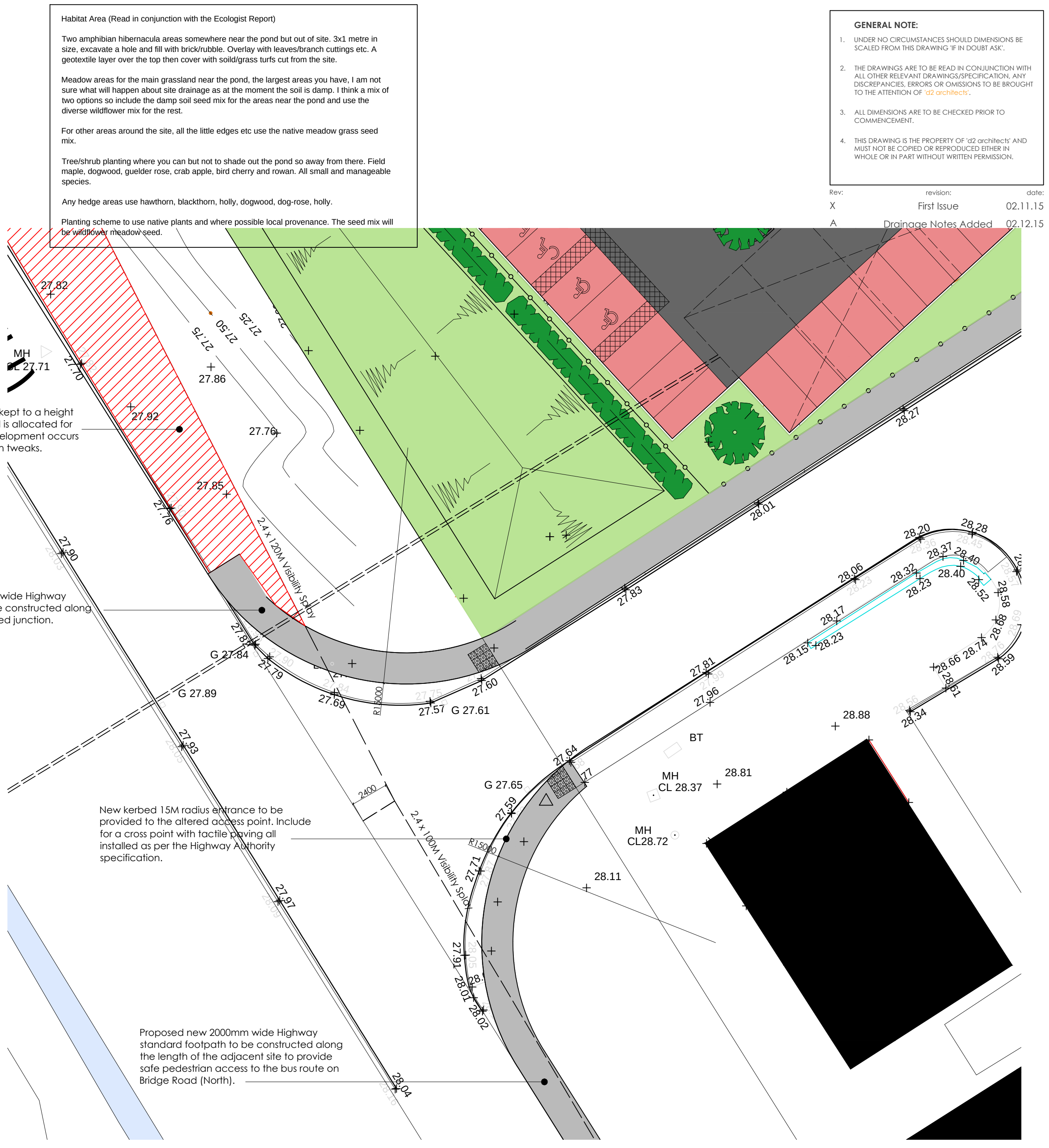
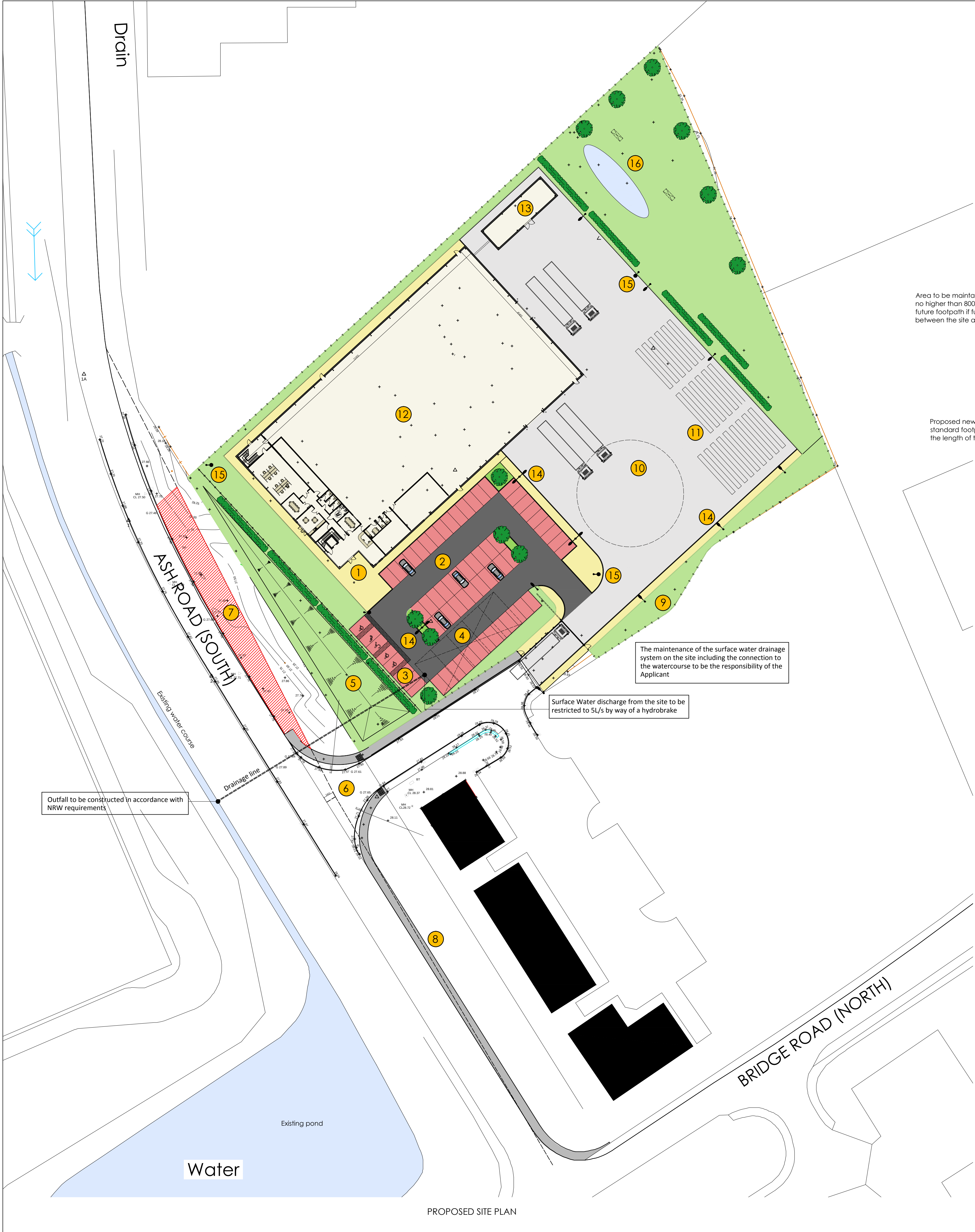




Legend

- 1 Main Entrance
- 2 Main Car Parking 65 Spaces
- 3 Cycle Storage Area
- 4 270m² Attenuation Tank Beneath the Car Park
- 5 330m² Attenuation Pool
- 6 Altered Junction with 15M Radius Curb Line
- 7 Maintained Zone for Visibility Splay - Land Retained for Future Footpath.
- 8 2M Wide Footpath to Highway Standard
- 9 2.2M High Steel Mesh Perimeter Fence
- 10 Hardstanding Yard
- 11 Cladding Panel Storage Areas
- 12 Proposed Building
- 13 Dust Extract Building
- 14 Street Lighting
- 15 CCTV Security Cameras on Post
- 16 Habitat Area (Pond for Newt Mitigation as per Ecologist Report)

Site Areas:

Total site area -	12,927 Sq. M / 139,094 Sq. Ft.
Total Building Footprint -	2,985 Sq. M / 32,118 Sq. Ft.
Total External Works Area -	5,799 Sq. M / 62,397 Sq. Ft.
Habitat Area -	4,143 Sq. M / 44,578 Sq. Ft.
Mass / Habitat Percentage -	32 %

Planning

scheme title:
Proposed Industrial Unit on Land off Ash Road (South), Wrexham Industrial Estate

drawing ref:
Proposed Site Plan and Highway Entrance Plan

scale:
1:500 & 1:200 @A1

drawn by:
MOH

checked by:
RAL

job:
5129

drawings ref:
04

rev:
A

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