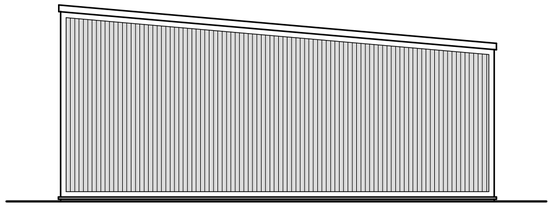
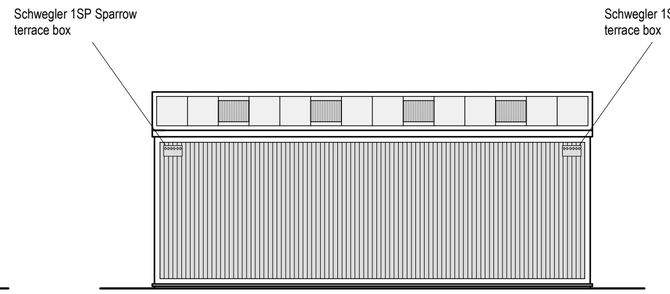


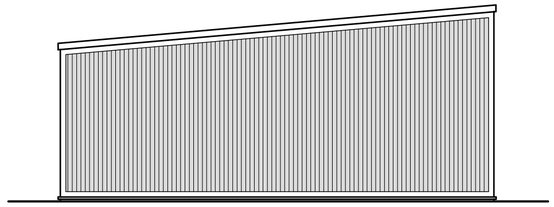
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

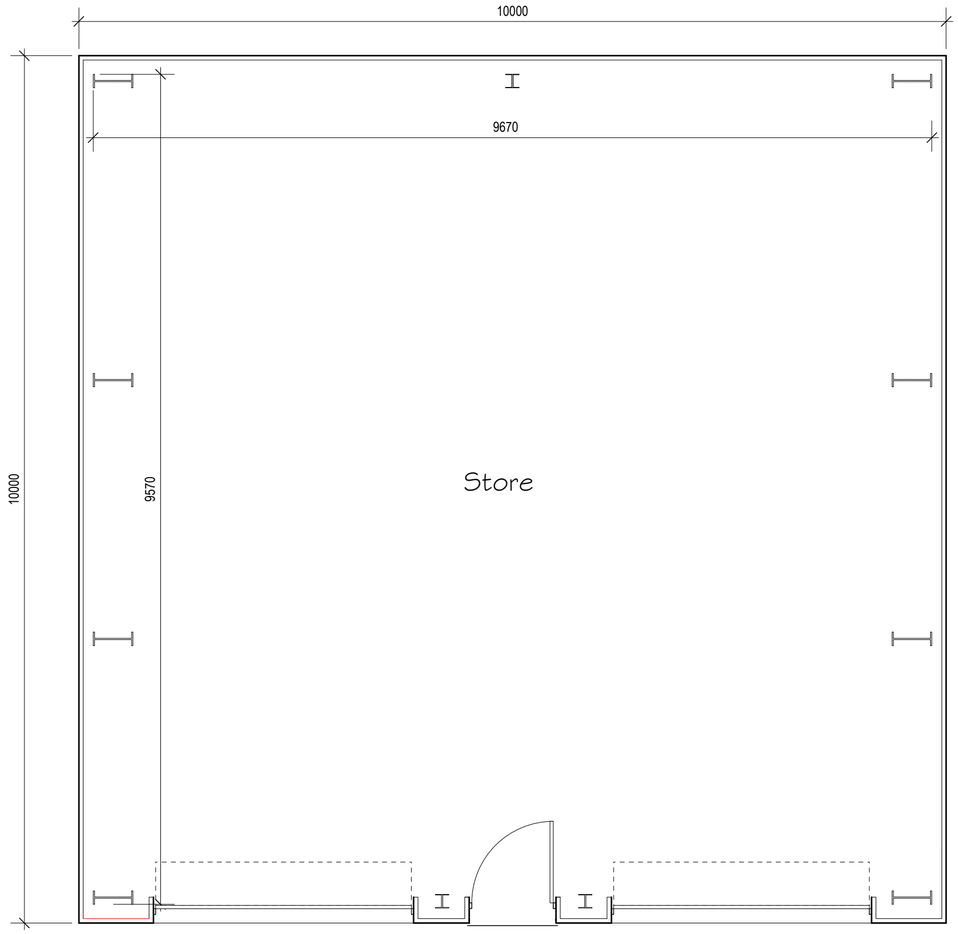
External Facing Materials
External walls are to comprise metal cladding to local authority approval.

Roofing Materials
Roof coverings are to be metal roof cladding to local authority approval.

Trims
All trims are to comprise materials to match building.

Rainwater Goods
Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter uPVC downpipes, to discharge to existing surface water drainage system serving site.

Green Infrastructure Statement
The proposed site occupies a developed plot of land within the settlement boundary limit. There is currently no green infrastructure on the site. The proposal involves the introduction of bird boxes to provide a net biodiversity gain for the site while retaining any existing boundaries.



Ground Floor Plan 1:50



Si irst
beneficial use of the development, located on dwelling in positions indicated.

Rev	Date	Detail	Initial

Project: Proposed Unit at,
Jem Jemx Remedies,
Rock Road, Rhosymedre,
Cefn Mawr,
Wrexham, LL14 3YF

Title: Planning

Scale: (A2) 1:50 & 1:100

Drawn By: L. Fowles

Date: July 2025

Drawing No: R141/004

Sheet: 1 of 1

blueprint
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