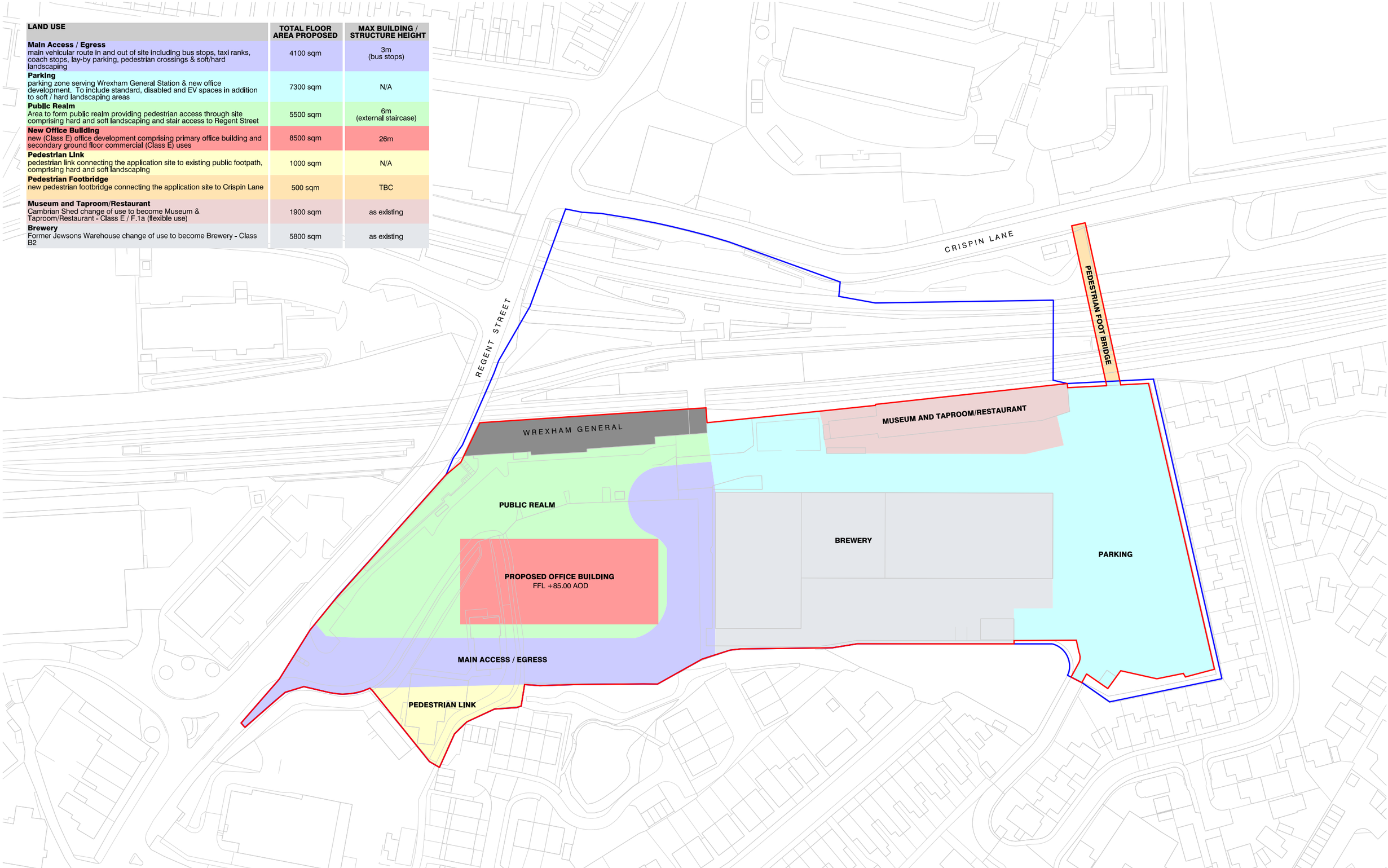
LAND USE	TOTAL FLOOR AREA PROPOSED	MAX BUILDING / STRUCTURE HEIGHT
Main Access / Egress main vehicular route in and out of site including bus stops, taxi ranks, coach stops, lay-by parking, pedestrian crossings & soft/hard landscaping	4100 sqm	3m (bus stops)
Parking parking zone serving Wrexham General Station & new office development. To include standard, disabled and EV spaces in addition to soft / hard landscaping areas	7300 sqm	N/A
Public Realm Area to form public realm providing pedestrian access through site comprising hard and soft landscaping and stair access to Regent Street	5500 sqm	6m (external staircase)
New Office Building new (Class E) office development comprising primary office building and secondary ground floor commercial (Class E) uses	8500 sqm	26m
Pedestrian Link pedestrian link connecting the application site to existing public footpath, comprising hard and soft landscaping	1000 sqm	N/A
Pedestrian Footbridge new pedestrian footbridge connecting the application site to Crispin Lane	500 sqm	TBC
Museum and Taproom/Restaurant Cambrian Shed change of use to become Museum & Taproom/Restaurant - Class E / F.1a (flexible use)	1900 sqm	as existing
Brewery Former Jewsons Warehouse change of use to become Brewery - Class B2	5800 sqm	as existing



revision:	date:	note:
P01	20250513	preliminary first issue
P02	20250618	redline boundary updated

LEGEND

- application site
- ownership boundary

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project
Wrexham Gateway

job no.
7682

title
proposed parameters plan

scale
1:1250 @ A3

drawing no.
al(05)0020

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