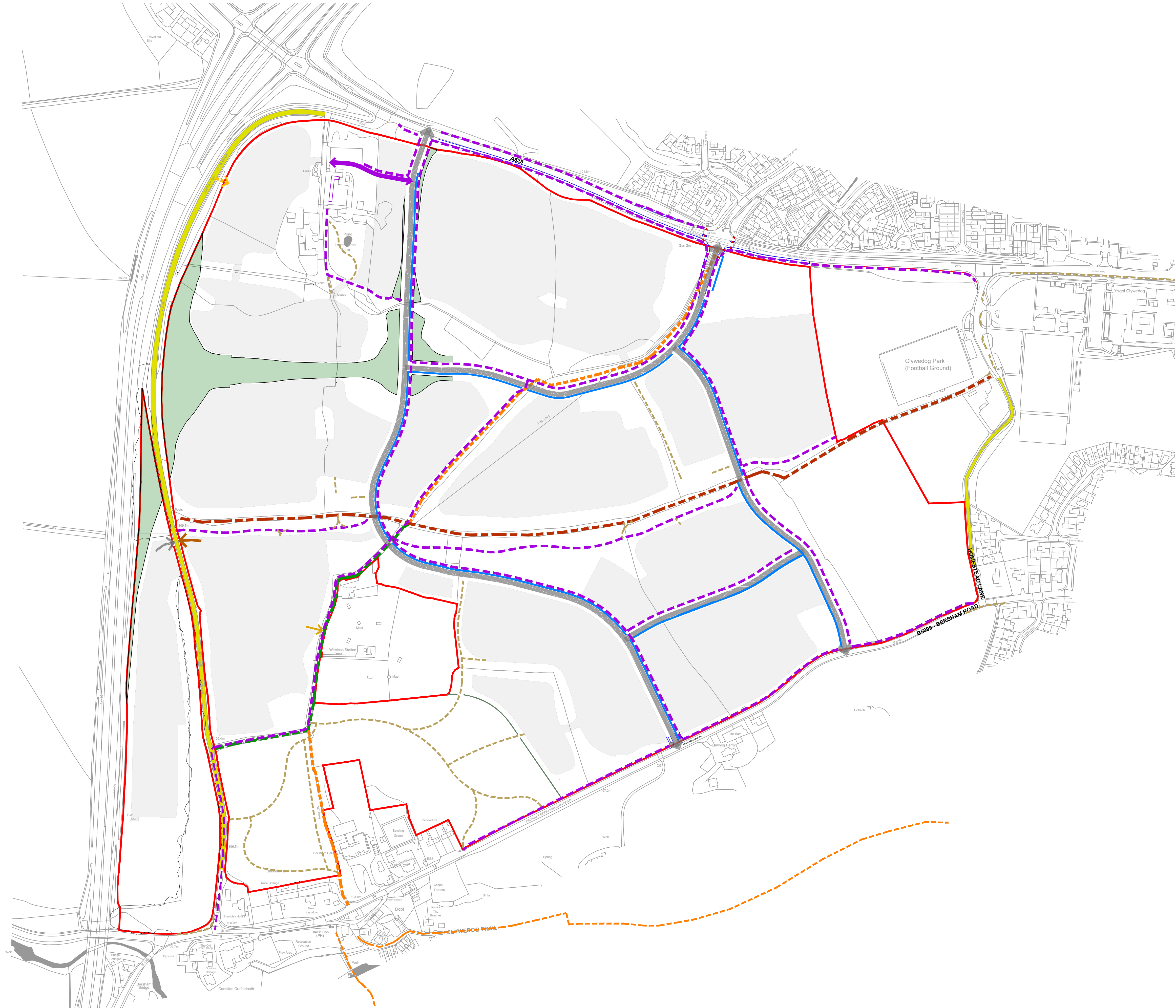




- Key**
- Existing**
- Application Boundary (72.85ha)
 - Public Right of Way (PRoW) Footpath
 - Public Right of Way (PRoW) Bridleway
 - Public Right of Way (PRoW) BOAT
- Proposed**
- Spine Road
 - Emergency Access
 - Walking Route
 - Walking and Cycling Route
 - Roadside Scales
 - Land Reserved for Potential Future Highways Scheme (2.54ha excluding spine road)
 - Access to Western Parcel N
 - Potential Access/Interconnectivity between development either side of Berse Lane if Berse Lane closed and becomes a Greenway, or Emergency Access and pedestrian cycle connection to east parcel
 - Access to Local Centre
 - Potential new access to existing dwelling Bryn-moel and Telecoms Masts
 - Potential opportunity for closure of Berse Lane and Homestead Lane to vehicles to create Greenway for pedestrians and cyclists

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E	Amended layout in line with WWTW	SO	NKH	12/08/25
D	Active Travel updates	SO	NKH	16/07/24
C	Active Travel updates	NKH	NKH	26/06/24
B	Updates in relation to land for future highways scheme and removal of WWTW	SO	NKH	12/06/24
A	Removal of WG highway scheme	EL	NKH	18/05/23
Rev	Description	Drawn	Approved	Date

TEP **THE ENVIRONMENT PARTNERSHIP**

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Project
Lower Berse Farm, Ruthin Road, Wrexham

Title
Parameter Plan - Access and Movement

Drawing Number
D9730.011D

Scale 1:2500 @ A1	Date 07/12/2022
Drawn AJG	Checked NKH
	Approved NKH