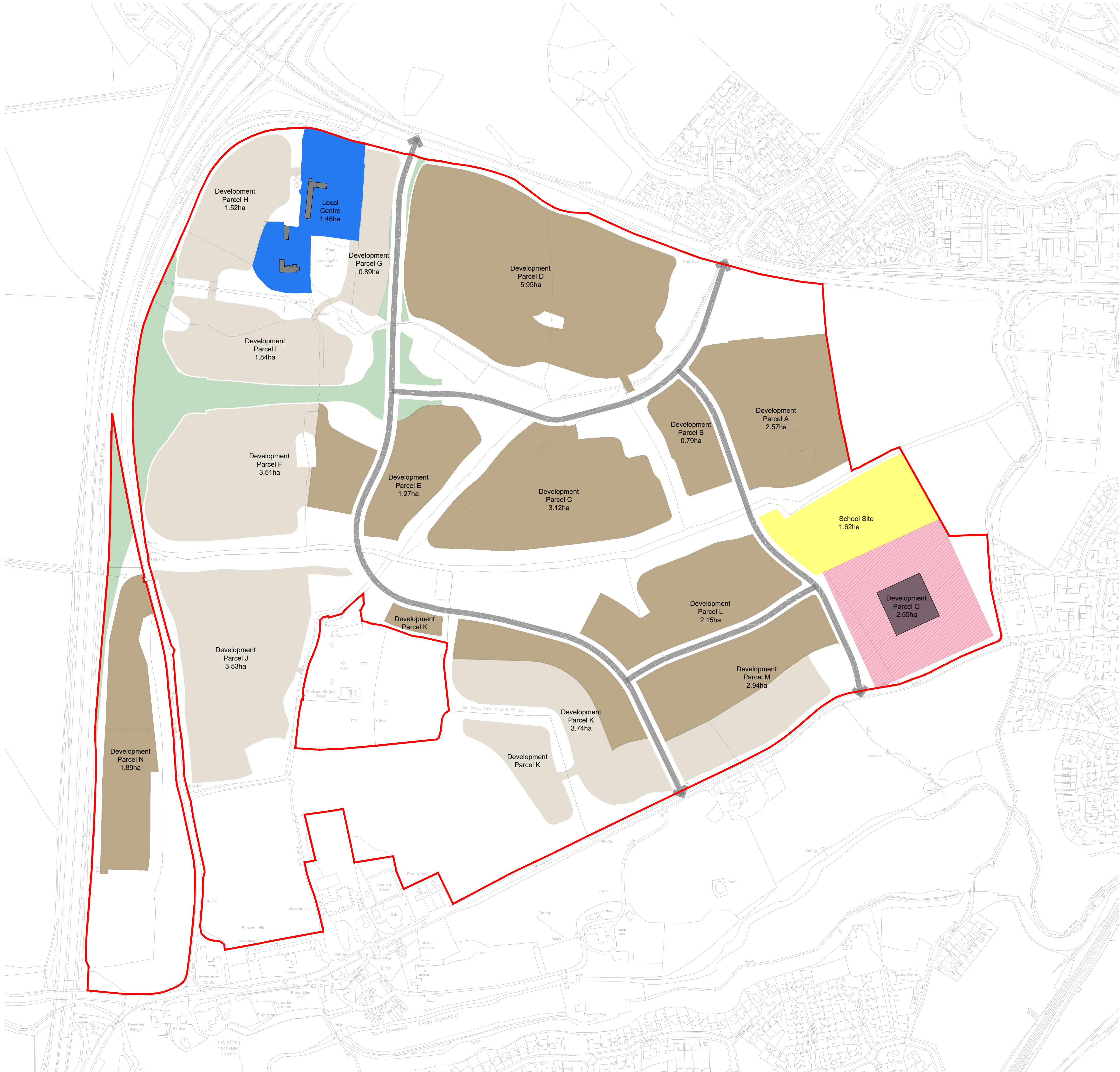




Key

Existing

- Application Boundary (72.85ha)
- Existing Buildings Retained

Proposed

- Residential Development at up to 40dph and up to 3 storeys high with 12m maximum ridge height (21.36ha)
- Residential Development at up to 35dph and up to 2 storeys high with 10m maximum ridge height (14.35ha)
- Wastewater Treatment Plant (if necessary), up to 10m high and 3,364m² with surrounding buffer zone, or if not necessary, then Residential Development at up to 38dph and up to 2 storeys (10m) high (2.55ha)
- Primary School Site up to 2FE and up to 2 storeys high (1.62ha)
- Local Centre with possible nursery, shops, café, public house and community facilities 1 storey high and up to 7m ridge height (1.46ha)
- Land Reserved for Potential Future Highways Scheme (2.54ha excluding spine road)
- Spine Road

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I	Wastewater treatment plant amended	SO	NKH	03/10/25
H	Wastewater treatment plant amended	WJ	NKH	24/09/25
G	Waste Water Treatment Works added	SO	NKH	11/08/25
F	Updates in relation to land for future highways scheme and removal of WWTW	NKH	NKH	14/06/24
E	Key updated	NKH	NKH	18/08/23
D	Removal of WG highway scheme	EL	NKH	18/05/23
C	Parcel L and key updated	NKH	NKH	01/02/23
B	Key updated	NKH	NKH	09/12/22
A	WWTW/Resi Colour update	AJG	NKH	08/12/22
Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

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Project
Lower Berse Farm, Ruthin Road, Wrexham

Title
Parameter Plan - Land Use, Building Heights and Densities

Drawing Number
D9730.009I

Scale 1:2500 @ A1	Date 08/12/2022
Drawn AJG	Checked NKH
	Approved NKH