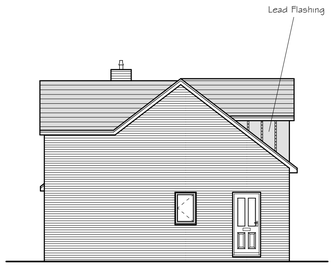


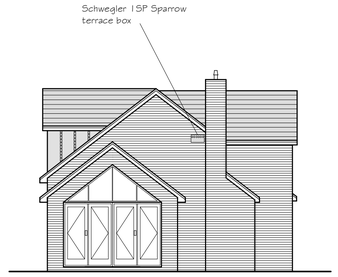
Front Elevation 1:100



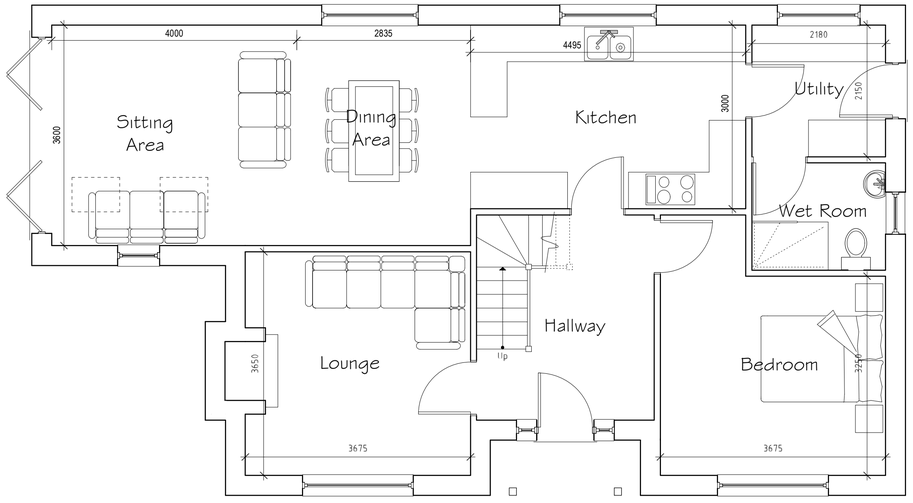
Side Elevation 1:100



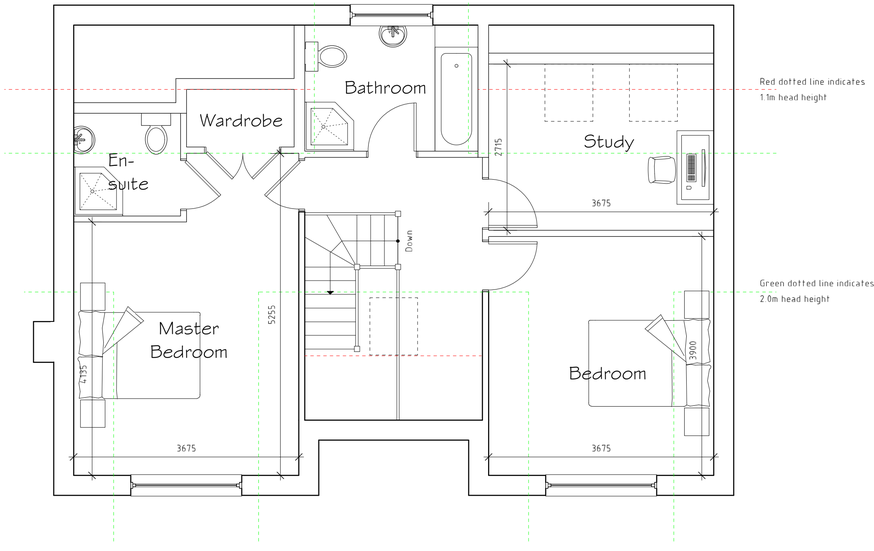
Rear Elevation 1:100



Side Elevation 1:100



Ground Floor Plan 1:50



First Floor Plan 1:50

External Facing Materials
External walls are to comprise of brickwork to local authority approval.

Roofing Materials
Roof coverings are to be Concrete Plain Roof Tiles to local authority approval.

Windows
All windows are to comprise sealed double glazed units set in uPVC frames. Bathroom, wet room and en-suite windows are to be fitted with obscured glass.

Facias & Soffits
All fascias and soffits are to comprise of uPVC to local authority approval.

Rainwater Goods
Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter uPVC downpipes, to discharge to soakaways located in garden.

Green Infrastructure Statement
The proposed development site is located within the defined settlement boundary. The application site, doesn't currently benefit from any Green infrastructure, it has been cleared of vegetation in recent years.
New boundary treatments adjacent to Wyn Offa will consist of timber post-and-panel fencing, as indicated on the plans, to ensure privacy and to match the existing boundary treatment adjoining Pentrip. New native species hedgerows will define boundary to the rear of the property as indicated on site plan.
In support of biodiversity enhancement, the proposal includes the installation of a bird box in the location shown, along with the planting of native shrubs and hedgerows within the refurbished garden areas. These measures are intended to deliver a net biodiversity gain for the site.



e first beneficial use of the development, located on dwelling in positions indicated.

Rev	Date	Detail	Initial
A	10/25	Window amends	SIH

Project:
Proposed New Dwelling at Wynn Offa, Wynnstay Yard, Ruabon, LL14 6DP

Title: Planning

Scale: (A1) 1:50 & 1:100

Drawn By: L. Fowles

Date: Oct 2025

Drawing No: D157/003

Sheet: 1 of 1

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