Static Caravan

Amenity Block / Dayroom

Existing Compacted Gravel

Grass

Bituminous Macadam

Replacement Native Hedging

Visibility Splay 2.4m x 25m

Entrance Refer to Drawing: 71442:1004 Rev A

Amenity Block / Dayroom

Play Area

Post & Sheep Fencing

Post & Sheep Fencing

Pony Paddock

Pony Paddock

Access Gates to Pony Paddock (re-located)

Electric Sliding Gate

Bin Storage

Bicycle Rack

Parking Spaces

CARAVAN

Dence undergrowth

Post

Tourer Caravan

Newly Seeded Grass Verge

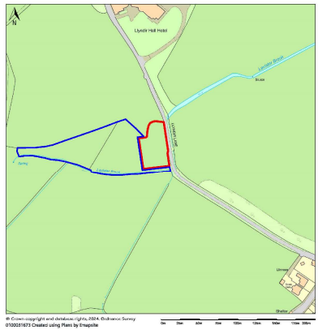
Static Caravan

450mm buffer mound

Llyndir Lane leading to B5445 Chester Road & Rossett

Post and Rail Fence to Pony Paddock

Land At Llyndir Lane, Rossett, Wrexham (Easting: 336904 / Northing: 357865)



Scale: 1:2500 Paper Size: A4

Notes:

Partner

EMAPSITE PLANS

Rev. A 25th November 2025
- Revised Entrance detail
- Revised Site Layout - Static Caravan and Amenity Block swapped over
- Replacement native hedging to front boundary
- Visibility Splays 2.4m x 25m
- Cycle rack is located
- 450mm buffer mound to Southern site boundary

1:500

10m 0 10m 20m 30m 40m 50m

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Client
Mr Jerry Berry Jnr
Land on Llyndir Lane
Rossett, Wrexham

Job Title
Change of Use of Land to Gypsy / Traveller Site for single family plot to include Static Caravan, Dayroom, Tourer caravan and Bio-Disc Treatment Plant

Drawing Title
Proposed Block Plan

Scale 1:500 A3

Date JUNE 2024

Drawn by T.M.

Drg No. 71422:1001

Rev A

Trevor Mennell Planning
Planning & Architectural Consultants
The Gables | Kendricks Bank | Bayston Hill | Shrewsbury | Shropshire | SY3 0EH