

NOTES

AEWTP033B

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: **CDM_PD_Date_A0**

Principal Designer: **Name**

Unless noted below, all known hazards have been highlighted on the drawing:

N

0 5 10 15 20 25m

Scale 1:500 @ A1

Title CYM589598 boundary: 3.23ha / 7.98 acres

Red line site boundary: 3.31ha / 8.19 acres (including NWP mitigation corridor)

5m wide North Wales Police ecological mitigation corridor

Proposed landscape buffers, ecological mitigation and corridors, site re-profiling, surface water drainage.

1.00ha / 2.47 acres = 30.15% OF SITE RED LINE BOUNDARY (excl. mitigation area)

Development zone use class Class B1, B2 and / or B8 employment floorspace (including ancillary office accommodation) together with associated infrastructure and works (including estate roads, yards, parking, footpaths, internal hard and soft landscaping and drainage works).

Buildings to be a maximum height to ridge of 20m AFFL.

68.88% of RED LINE BOUNDARY

Access Location Options

MAXIMUM QUANTUM 125,000SQFT GROSS EXTERNAL AREA OF B2/B8 FLOORSPACE.

Existing tree canopies and RPAs overlaid as Tree Solutions drawing ref: 23/AAI/WXM/314-01

REV	Date	Drawn by: -	Checked by: -
P11	31/10/25	TF	DOH
	Additional site removed to Lichfields' comments		
P10	18/09/25	TF	DOH
	Mitigation area quoted with and without additional site.		
P9	18/09/25	TF	DOH
	Mitigation area extended to back of illustrative layouts		
P8	17/09/25	TF	DOH
	Access road taken out of mitigation area. Additional mitigation site shown.		
P7	19/06/25	TF	DOH
	Tree Solutions Arboricultural Plan overlaid.		
P6	17/04/25	TF	DOH
	Red line boundary amended to include the NWP ecological corridor as requested by the EA. Development coverage updated accordingly.		
P5	16/04/25	TF	DOH
	Drawing title amended. Percentage split shown.		
P4	23/10/24	TF	DOH
	Updated to Client comments		
P3	06/06/24	TF	DOH
	Ecological corridor shown		
P2	10/04/24	TF	DOH
	Updated to Lichfield and Oak Moss comments		
P1	03/04/24	TS	DOH
	Initial issue		

Status: S2 — Purpose of Issue: For Approval

drawing stage: **Stage 3**

client: **RA & CE Platt Ltd**

project: **Rackery Lane**
Llay Industrial Park
Wrexham

drawing title: **Ecological Mitigation Plan**

date: 03/04/24 — drawn: TS

scale@A0: 1:500 — checked: DOH

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job no: **13361-AEW-SI-XX-DR-A-0502**

Rev: **P11**

AEW Reference Number 13361