

Rev	Date	By	Description
A	16/02/2024	AKL	Preliminary Issue
B	25/02/2024	JMS	Revised Issue
C	26/02/24	VR	Accessible Issue added
D	26/02/24	VR	Car Park added
E	12/03/24	MM	Units and B2 units added
F	13/03/24	VR	Units and B2 units added
G	13/03/24	JMS	Cycle lanes and junctions added
H	13/03/24	JMS	Outline Issue added

LEGEND	
	Application Boundary 37.21Ha 91.94Ac
	Ownership Boundary 89.30Ha 220.66Ac
	Development Boundary
	Retained Trees
	Retained Ponds
	Proposed Ponds
	Veteran Tree Buffer
	Proposed Green Corridor
	Easement Zone

Note: Plan is for illustrative purposes only - not for approval.
Refer to landscaping plan for landscaping details.
For details of proposed bunds, please refer to Tier Levels Plan.

SGP

Architects + Masterplanners

Waterfront House
2a Smith Way
Grove Park
Enderby
Leicester LE19 1SX

t: +44 (0)116 247 0557

www.stephengeorge.co.uk

Wrexham
Bryn Lane

Drawing Name: Illustrative Masterplan	
Drawing Stage:	PLANNING
Station:	S2
SCP File Ref: 22136-SGP-ZZ-ZZ-A0-A-000005	
22-136	09/02/2024 AZ
SGP Project No:	0000
Drawing Number:	22136-SGP-XX-ZZ-DR-A-11031
Print Date: 09/02/2024	

Parking Schedule		
AssignedUnit	Description	Car Spaces
	Car Parking B8	92
Drive Thru 1	Accessible Parking	3
Drive Thru 1	Car Parking B8	30
		33
Drive Thru 2	Accessible Parking	3
Drive Thru 2	Car Parking B8	40
		43
HGV Parking	HGV Parking	180
		180
Hotel	Accessible Parking	7
Hotel	Car Parking B8	100
		107
PFS	Accessible Parking	2
PFS	Car Parking B8	11
		13
Unit 1	Accessible Parking	15
Unit 1	Car Parking B8	416
		431
Unit 2	Accessible Parking	14
Unit 2	Car Parking B8	323
		337
Unit 3	Accessible Parking	2
Unit 3	Accessible Parking B2	2
Unit 3	Car Parking B2	19
Unit 3	Car Parking B8	21
		44
Unit 4	Accessible Parking	2
Unit 4	Accessible Parking B2	2
Unit 4	Car Parking B2	18
Unit 4	Car Parking B8	20
		42
Unit 5	Accessible Parking	2
Unit 5	Accessible Parking B2	2
Unit 5	Car Parking B2	18
Unit 5	Car Parking B8	20
		42
Unit 6	Accessible Parking	3
Unit 6	Accessible Parking B2	3
Unit 6	Car Parking B2	46
Unit 6	Car Parking B8	49
		101
Unit 7	Accessible Parking	5
Unit 7	Accessible Parking B2	5
Unit 7	Car Parking B2	90
Unit 7	Car Parking B8	95
		195
Unit 8,9 and 10	Accessible Parking	4
Unit 8,9 and 10	Car Parking B8	54
		58
Unit 11	Accessible Parking	1
Unit 11	Car Parking B8	8
		9
Unit 12	Accessible Parking	1
Unit 12	Car Parking B8	5
		6
Unit 13	Accessible Parking	1
Unit 13	Car Parking B8	8
		9
Unit 14	Accessible Parking	1
Unit 14	Accessible Parking B2	1
Unit 14	Car Parking B2	9
Unit 14	Car Parking B8	9
		20
Unit 15	Accessible Parking	1
Unit 15	Accessible Parking B2	1
Unit 15	Car Parking B2	15
Unit 15	Car Parking B8	16
		33
Unit 16	Accessible Parking	2
Unit 16	Accessible Parking B2	2
Unit 16	Car Parking B2	36
Unit 16	Car Parking B8	38
		78

Proposed Illustrative Site Masterplan

1 : 1250

This drawing, the works and concepts depicted are copyright of Stephen George + Partners LLP and may not be reproduced or made use of, either directly or indirectly without express written consent. All heights, levels, sizes and dimensions to be checked on site before any work is put to hand. Information shown on this drawing that is produced by others has not been verified by Stephen George + Partners LLP and no liability is accepted for its accuracy. This document is prepared for the sole use of the documented recipient and Stephen George + Partners LLP accepts no liability for use of this document by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.