ID	House Type	GIA GF	GIA 1F	NDSS	Provided	Provided %	Required %
A	1B2P Bungalow	49		50	1	3.2%	5%
B	1B2P Flat	50	53	50	8	25.8%	20%
C	2B4P	83		79	15	48.4%	50%
D	3B5P	95		93	5	16.1%	20%
E	4B7P	116		115	2	6.5%	5%
Total					31	100.0%	100%

Parking provision: Two spaces per house, one space per flat, and two designated disabled spaces

SUDS attenuation crates

Amenity space / BNG

Phosphate separator

Plot 1
Plot 2
Plot 3
Plot 4
Plot 5
Plot 6
Plot 7
Plot 8
Plot 9
Plot 10
Plot 11
Plot 12
Plot 13
Plot 14
Plot 15
Plot 16
Plot 17
Plot 18
Plot 19
Plot 20
Plot 21
Plot 22
Plot 23
Plot 24 to 31

Non-standard flat house type with windows relocated to the gable elevations

BETHANIA ROAD (FFORDD BETHANIA)

Terram Bodgrid or Terram Geocellular system, installed to the specialist contractor's specifications within the parking area adjacent to retained trees, to form a structural ground reinforcement system. The system will improve load distribution and allow a reduction in sub-base thickness, minimising excavation and ground disturbance. This approach is specifically intended to protect tree roots while providing a durable, trafficked surface suitable for vehicular use

Tree T8 to be removed; classified as U

Green hatch identifying
Biodiversity Net Gain (BNG) area: 1,703 m²

Proposed Site Plan
Scale 1:250

0m 5m 10m 15m 20m

N

NOTES

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Do not scale from this drawing. All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment. Any discrepencies are to be reported to the architect for clarification.
All materials and workmanship to be in accordance with the current British Standards and codes of practice.
This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.
The Construction Design and Management Regulations 2015 apply to Domestic Projects and where the Domestic Client will need to appoint a Principal Designer and a Principal Contractor.
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The Principal Contractor must: Plan, manage and monitor and coordinate all health and safety matters to ensure that, so far as is reasonably practicable, construction work is carried out without risks to health and safety. Consider the General Principles of Prevention when: design, technical and organisational aspects are being decided when planning the work and when estimating the period of time required to complete the work. Prepare a suitable Construction Phase Plan before the Construction phase begins (and follow it). Organise cooperation between Contractors and coordinate implementation of all applicable legal requirements for health and safety. Ensure that employers consistently apply the General Principles of Prevention (especially Part 4 of the Health and Safety at Work Act), including: adequately maintain equipment and other systems to ensure their safety, provide all necessary training and information to carry out the work processes safely, provide a safe place to work and working environment, develop a health and safety policy and undertake risk assessments.
The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in TheParty Wall Act 1996. The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.

Drawing Status: PRELIMINARY

REV	DESCRIPTION	CHECK	DATE
D	Added BNG area		22.04.2026
C	Updated following the client's house type information		12.02.2026
B	Plots 11-12 parking updated in accordance with tree consultant's feedback		03.02.2026
A	Plots 1–3 and 10–11 updated in accordance with tree consultant's feedback		29.01.2026

CLIENT
PROSPECT ESTATES

PROJECT
Proposed Residential Development at
Bethania Road, Acrefair, Wrexham LL14 3TR

DRAWING
Proposed Site Plan

SCALE	DATE	DRAWN	CHECKED
1:250 @ A1	Jan 2026	PB	

DRAWING NO.	CAD REFERENCE NO.	REVISION
R-1069-10		D

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