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

Refer to Drawing 15 for visibility splays.

Road marking omitted, to be in accordance with The Traffic Signs Regulations & General Directions 2022, to specialist contractor design

Dropped kerb crossing points (including tactiles) required across the main access serving the estate

Proposed 3.0m-wide shared footway/cycleway, including appropriate dropped kerbs and tactile paving along the full site frontage.

SUDS attenuation crates

Proposed 3.0m-wide shared footway/cycleway, including appropriate dropped kerbs and tactile paving along the full site frontage. Existing dropped kerb to be reinstated to full-height footway construction where appropriate. Utility post opposite No. 5 Bethania Road to be relocated to the rear of the proposed 3.0m shared footway/cycleway.

All driveways to be surfaced with hard bound materials and include an Aco drain to intercept any private surface water run-off where the access falls towards the highway.

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

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

Dashed line indicating proposed link to existing Footpath, detailed design to be agreed at Reserved Matters stage

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

General Notes:

- Refer to drawing R-1069-15 for Proposed Visibility Splays
- Proposed 3.0m-wide shared footway/cycleway, including appropriate dropped kerbs and tactile paving along the full site frontage. Existing dropped kerb to be reinstated to full-height footway construction where appropriate. Utility post opposite No. 5 Bethania Road to be relocated to the rear of the proposed 3.0m shared footway/cycleway.
- Road marking omitted, to be in accordance with The Traffic Signs Regulations & General Directions 2022, detailed design to be agreed at Reserved Matters stage
- All driveways to be surfaced with hard bound materials and include an Aco drain to intercept any private surface water run-off where the access falls towards the highway, detailed design to be agreed at Reserved Matters stage
- Detailed design of roads, kerbs and road markings to be undertaken by the structural engineer and specialist contractor. Road markings to be designed and implemented by specialist contractor in accordance with The Traffic Signs Regulations and General Directions 2022. Dropped kerb crossing points (including tactiles) required across the main access serving the estate, detailed design to be agreed at Reserved Matters stage
- Proposed access road and footway to be designed and constructed in accordance with the requirements of the Section 38 and Section 278 Agreements with the Council.
- Proposed link to existing Footpath, detailed design to be agreed at Reserved Matters stage
- Proposed turning head to comply with WCBC Standard Turning Head details, suitable for a 7m-long delivery vehicle. Detailed design to be agreed at Reserved Matters stage.
- Driveways, parking and cycling storage details to be agreed at Reserved Matters stage.
- Electric vehicle charging points to be provided for all dwellings

NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects. 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 applies and Client will need to appoint a Principal Designer and a Principal Contractor. Equilibrium Architects Ltd have been appointed to provide designs and drawings for Planning application and Building Regulations purposes only and will generally not be involved during the on-site construction works (unless this is specifically required by the client under a written appointment). Therefore, unless Equilibrium have been appointed as Principal Designer for the project, our advice and guidance is limited to our involvement at Pre Construction stage, where we have taken every opportunity to eliminate risks and hazards (as far as it is practicable to do so) within consideration of the proposed design for the works. The significant risks (that the Principal Contractor needs to be aware of at Pre Construction stage) include: excavations within the ground (sometimes deep and often directly adjacent existing structures and including live drains and possibly buried electrical cables and gas pipes), working on / or directly adjacent above ground live services (240 volt electrical circuits and incoming gas main) and where temporary works are required when forming new openings within masonry walls, or where walls are being removed to open up spaces and where there are walls and floors above which can often comprise significant loads. Temporary structural works need to be carefully considered prior to any start of the works on site and where necessary these works need to be designed by a structural engineer.
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
G	Drawing updated to Highways comments		22.06.2026
F	Indicated visibility splay to Planning request		01.06.2026
E	Updated layout to accommodate enlarged access road to Planning request		29.05.2026
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		G

equilibrium ARCHITECTS
3 Manchester Rd, Bury BL9 0DR T : 0161 797 2077
info@equilibriumarchitects.co.uk www.equilibriumarchitects.co.uk