NOTES	
1.	Do not scale this drawing.
2.	All dimensions to be checked on Site.
3.	Final postions of all equipment to be agreed on Site.
4.	This drawing is subject to Copyright and is not to be reproduced in part or whole without approval.

MINERS ROAD

Site Area
1.32 Acres

Existing access retained

Existing access retained

New native hedging

2.4m high Paladin green metal fencing

Sliding gate

Sliding gate

14 Parking spaces

tarmac

Refuse Store

Bike Store

Unit 1
Use D2
19,250sq.ft GIA

Unit 2
Use B8
7,000sq.ft GIA

Service Road

Service Road

Bird Box

Bird Box

Bird Box

Bat Box

Bat Box

Bike Store

compacted gravel margins

Service Yard

concrete

concrete

Refuse Store

Staff spaces

TARMAC PARKING

TARMAC PARKING

OFFICES

RIDGE
98.550

RIDGE

CONCRETE CHANNEL

PROJECTED CORNER
(INACCESSIBLE)

NORTH

0 2 4 6 10m

Rev.	By	Date	Description
C	TS	02.07.2026	Bird and Bat boxes indicated
B	TS	22.06.2026	Layout amended generally, text added
A	TS	21.05.2026	Units amended and existing and new easments indicated
0	TS	06.03.2026	First issue.

Client
Barwise Holdings Ltd.

Project
Land at 31 Miners Road
Llay Industrial Estate
Llay
Wrexham LL12 0PJ

Drawing Title
Proposed Site Plan

Drawn **By**	TS	**Date**	Jan 2026
Job No.	P558	**Status**	PLANNING
Dwg No. L02	**Rev.** C	**Scale@**A1	1:100

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