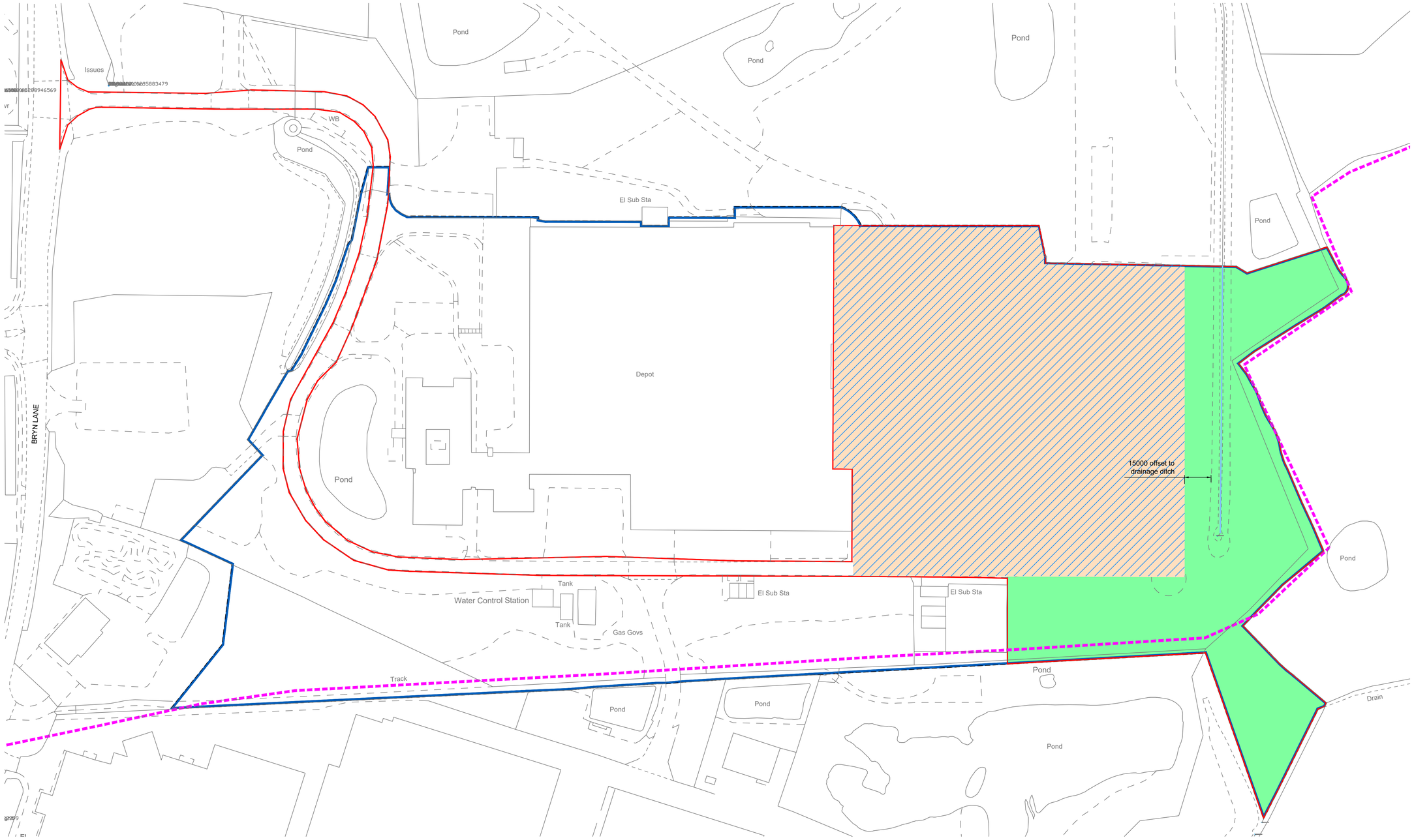


Parameters Plan
Scale: 1:1000

10m SCALE 1:1000

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- All relevant drawings and specifications should be read in conjunction with this document.
- Scaling of this document is not recommended.

North

Boundary Notes

The site boundary indicated is taken from Title Plan ref: CYM647568. Please note this information has been provided in scanned .pdf format and is subject to further clarification.

Key

- Application boundary 12.67 acres (5.12 ha)
- Ownership boundary 29.31 acres (11.86 ha)
- Maximum Development Extent 7.13 acres (2.88 ha)
- **Maximum Height of Buildings** 16m FFL to ridge / +44.000m AOD
- **Existing landscaping to be retained and enhanced** 4.01 acres (1.62ha)
- **Existing Public Right of Way - Footpath**

Project Name

Wrexham Industrial Estate, Bryn Lane

Employer	Project Address
Elite Onyx Properties (UK) SARL	**LL13 9UT**

RIBA Workstage	Suitability

Drawn	Checked	Created	Size
LTS	**SH**	**26.04.2026**	

UMC Project Reference	Scale	LOD	LOI
26073			

Document Title

Parameters Plan

Document Reference

26073 - UMC - XXXX - SI - DR - A - 0640

Revision Note

Issued for planning

Issue Date	Status	Current Revision
22.05.2026	**Planning**	**P03**