0 0.5 1.0 1.5 2.0 2.5m

Scale 1:50

Waste Storage and Collection Strategy

Due to the constraints of the existing building and the absence of external curtilage suitable for refuse storage, the proposed dwellings will utilise a designated internal refuse storage area located to the rear of the building, within an existing bin storage area associated with the ground floor unit.

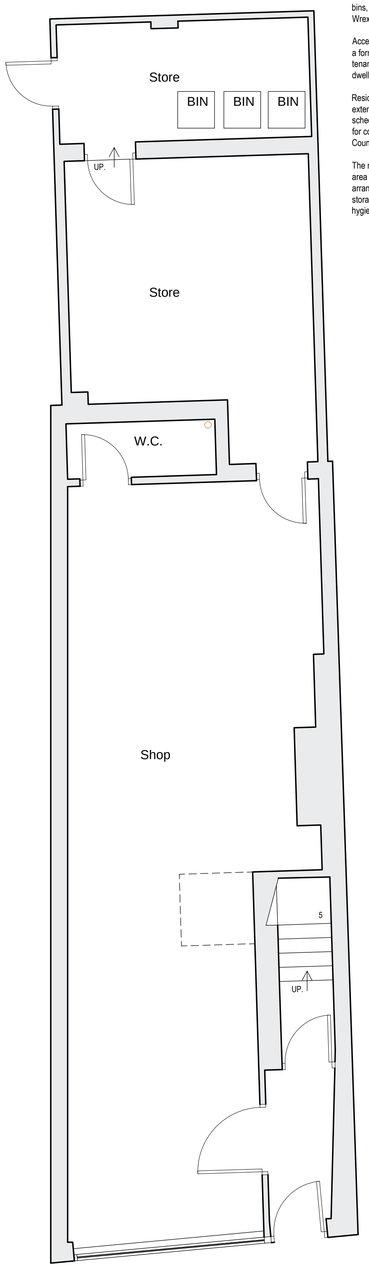
Residual waste will be stored within standard 240 litre wheelie bins, with recycling containers provided in accordance with Wrexham County Borough Council waste collection requirements.

Access to the internal refuse storage area will be secured through a formal agreement between the relevant property owners and tenants, ensuring that the bins associated with the proposed dwellings can be stored within the rear bin area at all times.

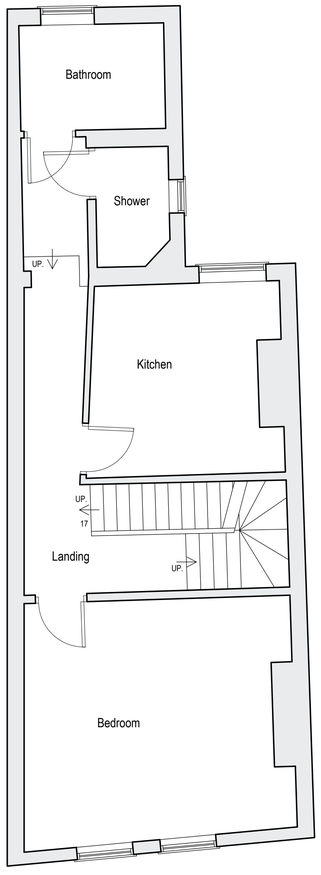
Residents will transfer waste from internal kitchen bins to the external wheelie bins via the agreed access route. On the scheduled collection day, the bins will be presented at the kerbside for collection in accordance with Wrexham County Borough Council's waste collection arrangements.

The management of the bins and access to the refuse storage area will be controlled through the property management arrangements and tenancy agreements, ensuring that the waste storage and collection system operates effectively and hygienically.

	HMO Guidelines (m²)	Room Size (m²)
Bedroom 1 (1 Person)	10	16.7
Bedroom 2 (1 Person)	10	16.6
Bedroom 3 (1 Person)	10	12.8
Bathroom 1	N/A	3.8
Bathroom 2	N/A	2.5
Kitchen	5.0	9.0



Existing and Proposed Ground Floor Plan
Scale 1:50



Existing First Floor Plan
Scale - 1:50

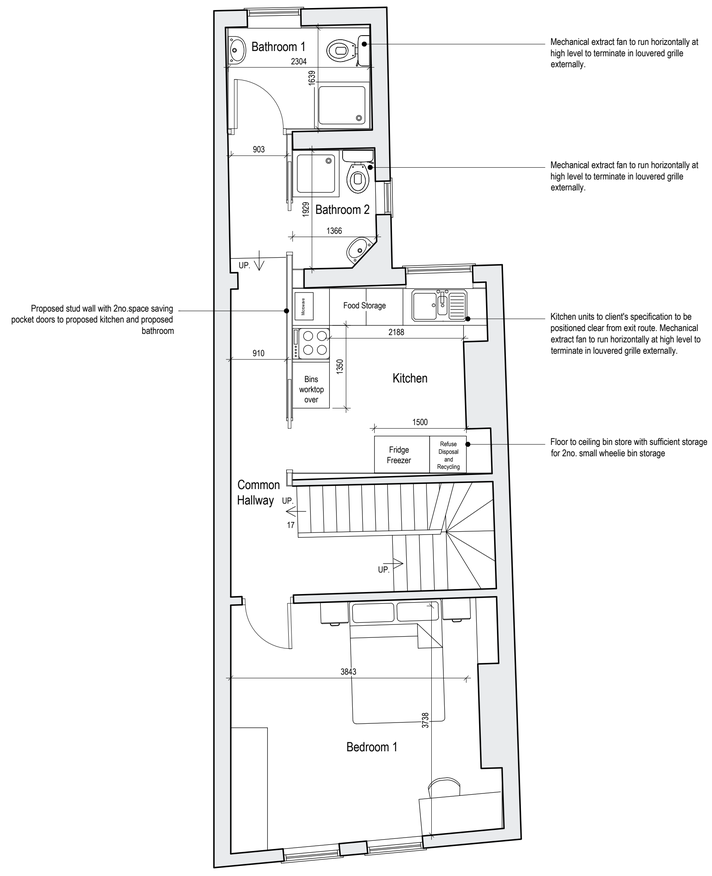
Phosphate Neutrality Statement

The proposal does not result in any increase in foul drainage loading or overnight accommodation when compared to the existing lawful use of the property.

The existing property currently comprises a three-bedroom dwelling, and the proposed development retains the same three-bedroom occupancy level. As a result, the development does not introduce any additional overnight accommodation or increase the potential number of occupants.

Given that phosphate loading is directly related to wastewater generation from overnight accommodation, the proposal will not result in any increase in wastewater discharge to the foul drainage network when compared to the existing baseline.

Accordingly, the development will not give rise to any additional phosphate loading within the River Dee Special Area of Conservation catchment and is therefore considered phosphate neutral.



Proposed First Floor Plan
Scale - 1:50

NOTES

- All dimensions and levels are to be checked on site.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors.
- This drawings shall not be used to ascertain dimensions. Work to figured dimensions only.
- Any discrepancies to be reported to SDS prior to commencement of works.
- This drawing is to be used for LPA appraisal only.

CDM 2015 Notes

- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Any identifiable structural works to be designed by Structural Engineer if requested by Building Control.
- Client to seek specialist advice regarding relocation of gas/electric and water supply, meters and appliances.
- Suitable mechanical equipment to be commissioned by Contractor / Builder to lift heavy materials to avoid unnecessary injury on site.
- Appropriate on site projection for client and Contractor to be arranged by Contractor / Builder prior to commencement on site.

Rev	Date	Drawn by	Checked by
B	10/08/2026	TBS	TBS
Updated following case officer's comments			
A	16/03/2026	TBS	TBS
Non-draft issue			
-	08/03/2026	TBS	TBS
Draft Issue - Issued for client's information			

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Client	Purpose of Issue	Drawing Stage
Violetta Niklas-Pecha	For Approval	Planning

Title
Existing / Proposed Ground Floor Plan
Existing and Proposed First Floor Plan

Scale @ A1	Date	Ref	Drawn
1:50	March. 2026	289	TBS

Drg No	Rev
289/BSW/PL/103	B