

1 **Site_Plan_Existing**
Scale: 1 : 200

Legend | Site Plan Existing

- Access Points
- Existing Hardstanding
- Existing Soft Landscape
- Existing Hedges
- Existing Vertical Bar Fence (2.4m approx)
- Existing Temporary Hoarding (2.4m approx)

Existing Site Plan Annotations

Number	Text
01	Existing cycle shelter to be retained in this vicinity
02	Existing trees and soft landscaping - not within this application
03	Existing hedge
04	Existing secure boundary line
05	Existing temporary hoarding
06	Dashed line indicates proposed extension extent
07	Existing Ipsen Unit 10
08	Existing hardstanding
09	Existing Unit 10 external escape stair
10	Existing services structure to remain unaltered

Ipsen East Site - Legacy Planning Application References:

- NDP Building (P/2023/0482)
- Temporary two-storey modular office building (P/2023/0113)
- Primary substation with fencing (P/2024/0205).

0 2 4 6 8m
1:200 @ A1

Notes:

- Figured dimensions are to be used in all case.
- Dimensions should not be scaled from drawing.
- All existing dimensions should be checked on site before commencement of the works.
- Any discrepancies in dimensions should be clarified with the Architect prior to commencement of the works.
- No deviation from this drawing will be permitted without the prior written consent of the Architect.
- This drawing is to be read in conjunction with all other relevant LMA drawings, and the drawings and information produced by other professionals / consultants involved in the project
- Please note that the use of any quantification data is done so at the users own risk.
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This drawing must be printed in colour to be read correctly

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Rev	Date	Revision Description	Drawn	Checked
P2	26-09-24	Updated following client comments	CW	CR
P1	26-07-16	First issue of drawing	CW	CR

IUT | LMA | 01 | XX | DR | A
1100 | P2
[BUILDING]

Site_Plan_Existing

Unit 10
Ash Road, Wrexham Industrial Estate, Wrexham, LL13 9UF

Status: S2

Project Number: 2620

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