

[img02] - site location plan.

0m 25m 50m

Scale: 1:1250

Introduction:

Project :**Proposed 'glamping' site, land to South of Queensbridge Farm, Overton-on-Dee.**
Revision :**Design - Planning Application.**
Date :**November 2025.** *[revised Sept2026]*

- This design document has been prepared on behalf of the client / applicant, Mr S. Heighway, in relation to development proposals at the above property

- The aim of this document is to provide supporting information to a Planning application, relating to proposals for the development of land at the rear of the above property.

_Design Development Team :

Planning Consultant:	McDonald Wilkinson Tongue
Architect:	Matt Wood : Architect Ltd
Heritage:	Bowland Surveyors
Landscaping:	DAC Landscape Architecture
Drainage:	Premier Tech

_Application site :

- The application site is located on the A528, approximately 1.5miles South of the town of Overton, Wales, and 3.5miles North of Ellesmere, in Shropshire, England.

- The subject site is located to the South of Queensbridge Farm and is located within the Planning district of Wrexham County Borough Council.

assessment of existing site location

Site Address:
Queensbridge Farm,
Overton-on-Dee
Wrexham
LL13 0LE

Site Area:
0.956ha / 9560sqm
[red line boundary]



[img01] - site aerial photograph.