

revision: date: note:  
P01 20250513 preliminary first issue  
P02 20250618 redline boundary updated

**LEGEND**  
application site  
ownership boundary

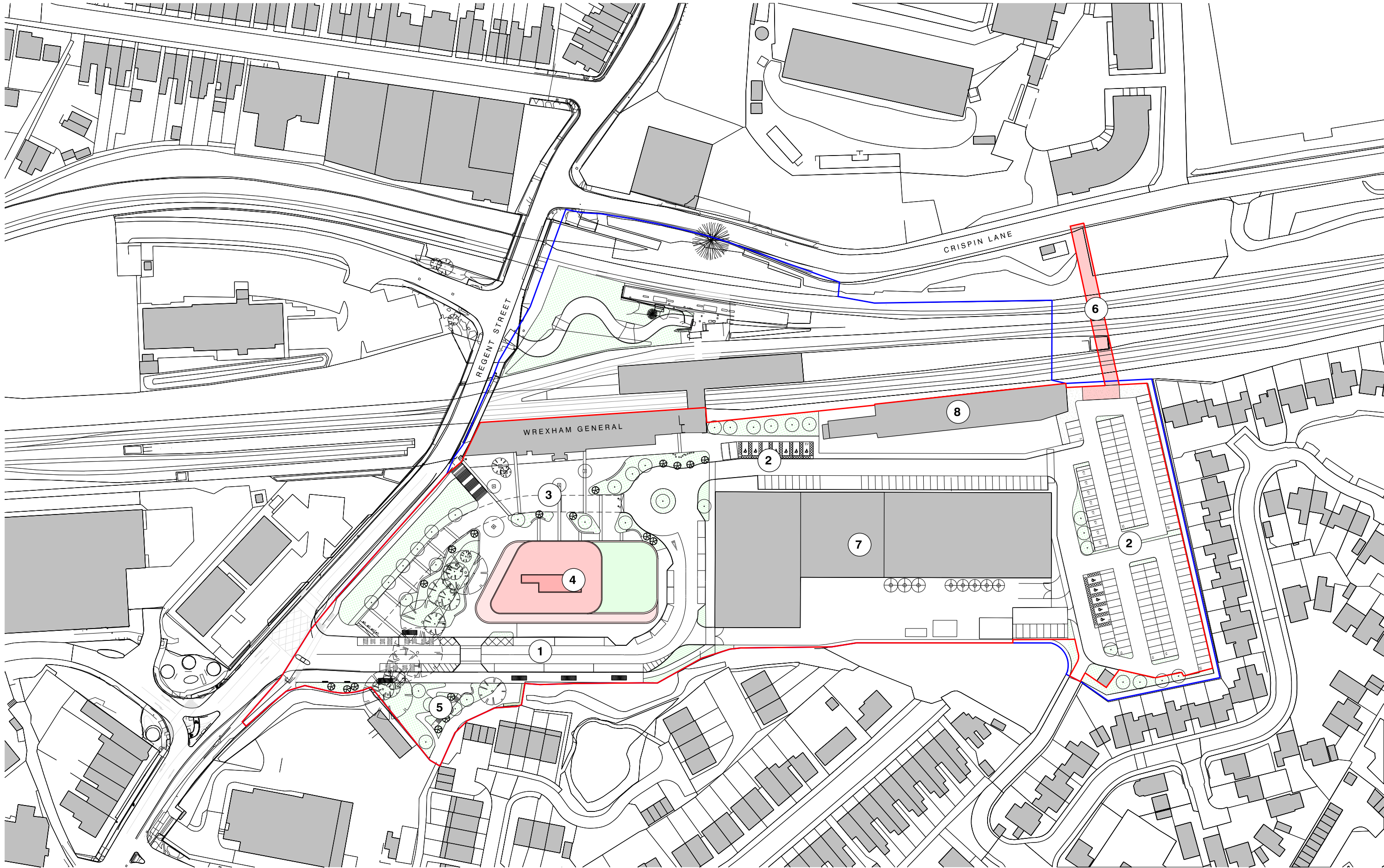


**project**  
Wrexham Gateway  
**job no.**  
7682  
**title**  
site location plan  
**scale**  
1:1250 @ A3  
**drawing no.**  
**al(05)0001**

stephenson hamilton risley  
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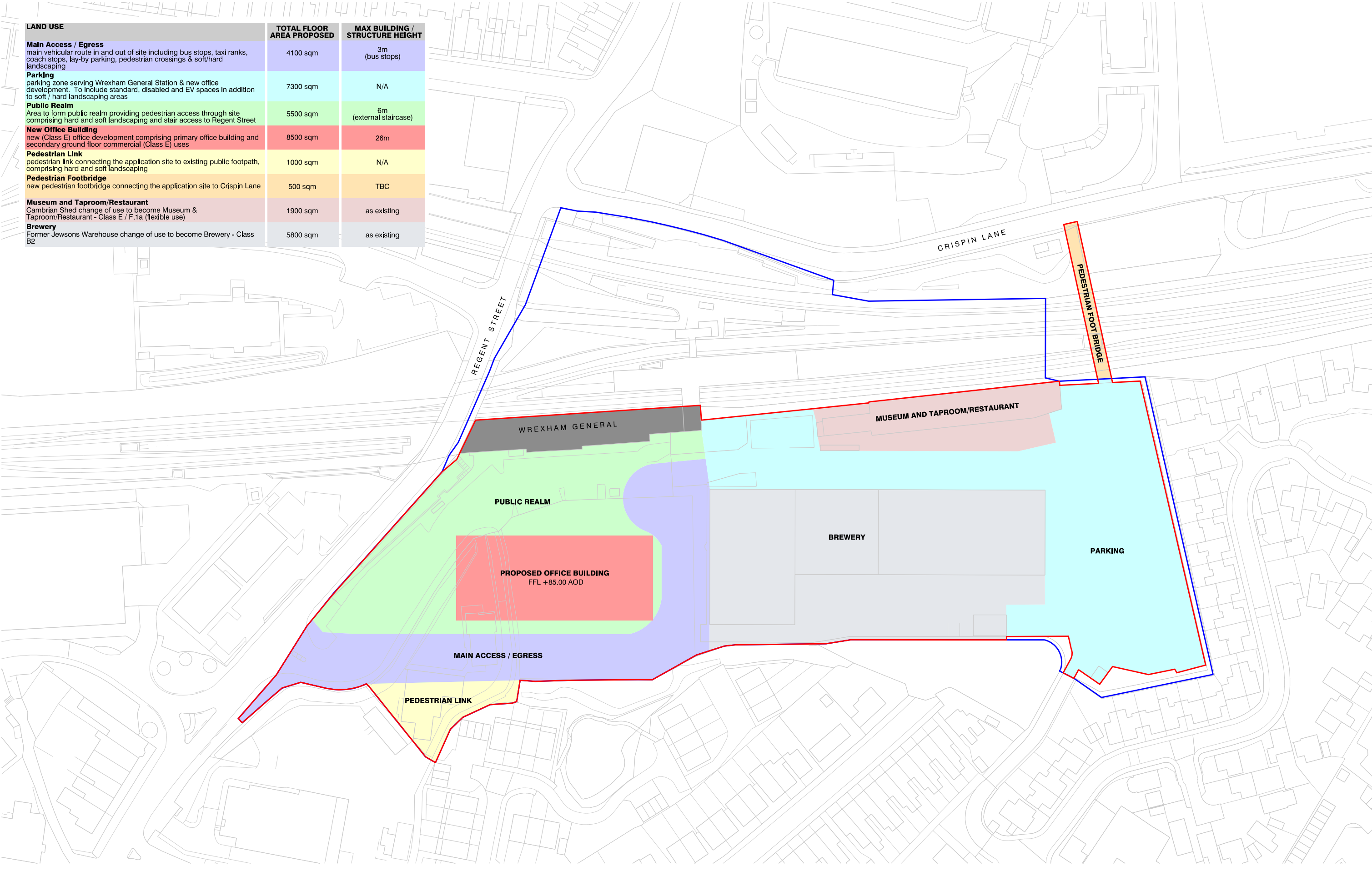
- 1 main vehicular access & egress into site
- 2 wrexham general and office building parking area
- 3 public realm
- 4 new office building
- 5 pocket park / public footpath route into wrexham
- 6 new pedestrian footbridge
- 7 existing warehouse change of use for brewery use
- 8 cambrian shed change of use for museum and taproom



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LAND USE	TOTAL FLOOR AREA PROPOSED	MAX BUILDING / STRUCTURE HEIGHT
<b>Main Access / Egress</b> main vehicular route in and out of site including bus stops, taxi ranks, coach stops, lay-by parking, pedestrian crossings & soft/hard landscaping	4100 sqm	3m (bus stops)
<b>Parking</b> parking zone serving Wrexham General Station & new office development. To include standard, disabled and EV spaces in addition to soft / hard landscaping areas	7300 sqm	N/A
<b>Public Realm</b> Area to form public realm providing pedestrian access through site comprising hard and soft landscaping and stair access to Regent Street	5500 sqm	6m (external staircase)
<b>New Office Building</b> new (Class E) office development comprising primary office building and secondary ground floor commercial (Class E) uses	8500 sqm	26m
<b>Pedestrian Link</b> pedestrian link connecting the application site to existing public footpath, comprising hard and soft landscaping	1000 sqm	N/A
<b>Pedestrian Footbridge</b> new pedestrian footbridge connecting the application site to Crispin Lane	500 sqm	TBC
<b>Museum and Taproom/Restaurant</b> Cambrian Shed change of use to become Museum & Taproom/Restaurant - Class E / F.1a (flexible use)	1900 sqm	as existing
<b>Brewery</b> Former Jewsons Warehouse change of use to become Brewery - Class B2	5800 sqm	as existing

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