

Schedule of Accommodation							
Zone	Ground Floor GIA	First Floor GIA	Roof Access GIA	Total GIA	Total GEA	Car Parking including (Acc.) [EVCP]	Cycle Parking / Motorcycle Parking
Phase 1							
Office	635m <sup>2</sup> / 6,830ft <sup>2</sup>	628m <sup>2</sup> / 6,770ft <sup>2</sup>	15m <sup>2</sup> / 160ft <sup>2</sup>	1,278m <sup>2</sup> / 13,760ft <sup>2</sup>	1,352m <sup>2</sup> / 14,538ft <sup>2</sup>	97 (7) [B]	20 5
Drivers Gatehouse	90m <sup>2</sup> / 960ft <sup>2</sup>	-	-	90m <sup>2</sup> / 960ft <sup>2</sup>	110m <sup>2</sup> / 1,194ft <sup>2</sup>	-	-
Entrance Gatehouse	120m <sup>2</sup> / 1,290ft <sup>2</sup>	-	-	120m <sup>2</sup> / 1,290ft <sup>2</sup>	138m <sup>2</sup> / 1,486ft <sup>2</sup>	-	-
Main Facility	45,010m <sup>2</sup> / 484,480ft <sup>2</sup>	2,905m <sup>2</sup> / 31,260ft <sup>2</sup>	-	47,915m <sup>2</sup> / 515,740ft <sup>2</sup>	48,334m <sup>2</sup> / 520,263ft <sup>2</sup>	158 (8) [B]	50 3
High Bay Warehouse	14,950m <sup>2</sup> / 160,920ft <sup>2</sup>	68m <sup>2</sup> / 740ft <sup>2</sup>	-	15,018m <sup>2</sup> / 161,660ft <sup>2</sup>	15,190m <sup>2</sup> / 163,557ft <sup>2</sup>	-	-
Water Treatment	1,362m <sup>2</sup> / 14,670ft <sup>2</sup>	121m <sup>2</sup> / 1,300ft <sup>2</sup>	-	1,483m <sup>2</sup> / 16,040ft <sup>2</sup>	-	-	-
Mil Station	107m <sup>2</sup> / 1,150ft <sup>2</sup>	-	-	107m <sup>2</sup> / 1,150ft <sup>2</sup>	117m <sup>2</sup> / 1,259ft <sup>2</sup>	-	-
TOTAL PHASE 1 ACCOMMODATION	66,035m <sup>2</sup> / 710,735ft <sup>2</sup>	3,034m <sup>2</sup> / 32,870ft <sup>2</sup>	15m <sup>2</sup> / 160ft <sup>2</sup>	69,084m <sup>2</sup> / 743,765ft <sup>2</sup>	69,639m <sup>2</sup> / 748,185ft <sup>2</sup>	255 (10) [B]	70 8
Phase 2							
Office	-	-	-	-	-	-	-
Drivers Gatehouse	-	-	-	-	-	-	-
Entrance Gatehouse	-	-	-	-	-	-	-
Main Facility	15,865m <sup>2</sup> / 170,760ft <sup>2</sup>	948m <sup>2</sup> / 10,200ft <sup>2</sup>	-	16,813m <sup>2</sup> / 180,960ft <sup>2</sup>	16,885m <sup>2</sup> / 181,748ft <sup>2</sup>	-	-
High Bay Warehouse	-	-	-	-	-	-	-
Water Treatment	-	-	-	-	-	-	-
Mil Station	107m <sup>2</sup> / 1,150ft <sup>2</sup>	-	-	107m <sup>2</sup> / 1,150ft <sup>2</sup>	117m <sup>2</sup> / 1,259ft <sup>2</sup>	-	-
TOTAL PHASE 2 ACCOMMODATION	15,865m <sup>2</sup> / 170,760ft <sup>2</sup>	948m <sup>2</sup> / 10,200ft <sup>2</sup>	-	16,813m <sup>2</sup> / 180,960ft <sup>2</sup>	16,885m <sup>2</sup> / 181,748ft <sup>2</sup>	-	-
Phase 3							
Office	-	-	-	-	-	-	-
Drivers Gatehouse	-	-	-	-	-	-	-
Entrance Gatehouse	-	-	-	-	-	-	-
Main Facility	33,975m <sup>2</sup> / 365,700ft <sup>2</sup>	948m <sup>2</sup> / 10,200ft <sup>2</sup>	-	34,923m <sup>2</sup> / 375,900ft <sup>2</sup>	35,065m <sup>2</sup> / 377,438ft <sup>2</sup>	83 (0) [2]	20 8
High Bay Warehouse	5,465m <sup>2</sup> / 58,820ft <sup>2</sup>	-	-	5,465m <sup>2</sup> / 58,820ft <sup>2</sup>	5,465m <sup>2</sup> / 58,820ft <sup>2</sup>	-	-
Water Treatment	-	-	-	-	-	-	-
Mil Station	-	-	-	-	-	-	-
TOTAL PHASE 3 ACCOMMODATION	39,440m <sup>2</sup> / 424,520ft <sup>2</sup>	948m <sup>2</sup> / 10,200ft <sup>2</sup>	-	40,388m <sup>2</sup> / 434,720ft <sup>2</sup>	40,530m <sup>2</sup> / 436,258ft <sup>2</sup>	83 (0) [2]	20 8
TOTAL ACCOMMODATION	121,340m <sup>2</sup> / 1,312,560ft <sup>2</sup>	4,030m <sup>2</sup> / 43,270ft <sup>2</sup>	15m <sup>2</sup> / 160ft <sup>2</sup>	125,385m <sup>2</sup> / 1,355,930ft <sup>2</sup>	126,053m <sup>2</sup> / 1,366,446ft <sup>2</sup>	338 (10) [B]	90 16

Notes:  
• Electric vehicle car charging to be 5% delivered of total number of car parking spaces and 5% ducted for future installation.  
• Areas shown subject to confirmation.

ELECTRIC VEHICLE CAR PARKING SPACES SHOWN AS 'E'. SPACES TO BE DUCTED SHOWN 'D'.

AREA TO BE SEED WITH GRASS BUT SAFEGUARDED FOR FUTURE POTENTIAL EXTERNAL PLANT - NOT INCLUDED IN THIS PLANNING PERMISSION

HBW FOOTPRINT = 16,638 m<sup>2</sup> / 179,090 ft<sup>2</sup>

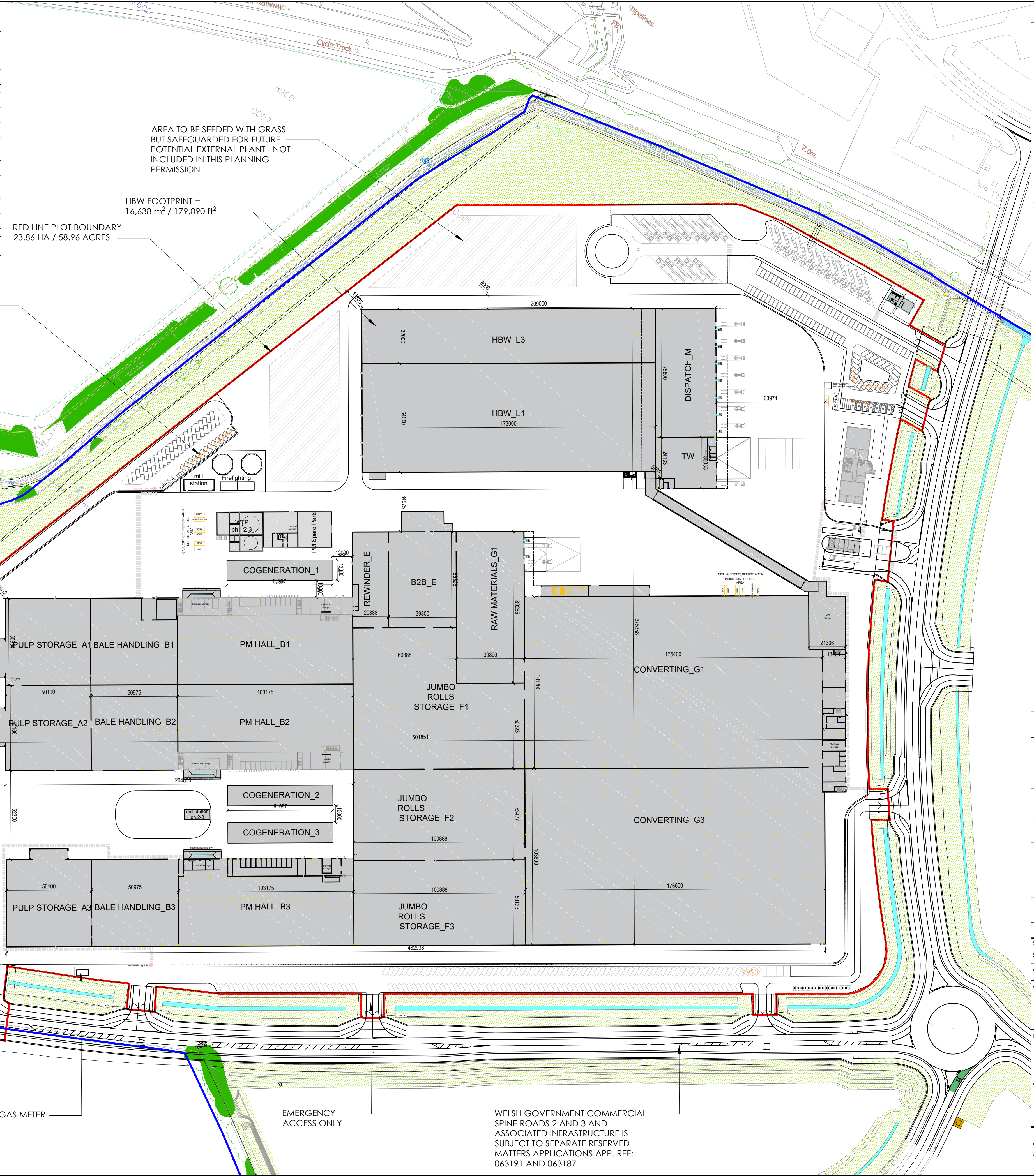
RED LINE PLOT BOUNDARY 23.86 HA / 58.96 ACRES

SUB STATION AND ASSOCIATED LANDSCAPING AND ENABLING WORKS ARE ALL OFF PLOTS WORKS SUBJECT TO SEPARATE PLANNING APPLICATIONS AND OR APPROVALS BY CHEL

GAS METER

EMERGENCY ACCESS ONLY

WELSH GOVERNMENT COMMERCIAL SPINE ROADS 2 AND 3 AND ASSOCIATED INFRASTRUCTURE IS SUBJECT TO SEPARATE RESERVED MATTERS APPLICATIONS APP. REF: 063191 AND 063187

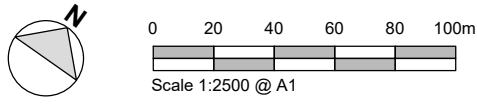


## NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

## CDM 2015

Client notified of duties: **Yes**  
Principal Designer: **TBC**  
Unless noted below, all known hazards have been highlighted on the drawing:



P8	17/09/2021	MB	DOH
Dims updated			
P7	14/09/2021	MB	DOH
Additional dims added. HBW footprint noted.			
P6	25/08/2021	TF	DOH
Schedule of accommodation updated.			
P5	24/08/2021	TF	DOH
Schedule of accommodation updated to Lichfields comments. References to off-plot infrastructure by others added.			
P4	20/08/2021	MB	DOH
Office, gatehouse and driver's hub shown. Areas updated			
P3	11/08/2021	MB	DOH
Layout updated to latest Client layout.			
P2	28/07/2021	TF	DOH
Layout updated to latest Client layout. Red line updated to correct base information.			
P1	20/07/2021	MB	DOH
Initial issue			
REV	Date	Drawn by -	Checked by -
Status	Purpose of issue		
S2	For Information		
drawing stage	Stage 3		
client	Industrie Cartarie Tronchetti SpA		
project	ICT Paper Mill Deeside		
drawing title	Proposed Site Plan		
date	20/07/2021	drawn	MB
scale@A1	1:1250	checked	DOH

Rev

P8

12500-AEW-SI-XX-DR-A-0504

Job No

aew architects  
0161 214 4370  
www.aewarchitects.com

aew