BORDER HEDGE PLANTING AS PER "ENFYS" REPORT RECOMMENDATIONS

TREE PLANTING AS PER "ENFYS" REPORT RECOMMENDATION

EXISTING GULLY

SMALL TOILET BLOCK (1 wc, 1 basin)

CONNECT TOILET BLOCK TO EXISTING FOUL DRAINAGE

6.25 X 2.44m SINGLE STOREY OFFICE UNIT

9 CAR SALES SPACES

15 16 17 18 19 20 21 22

existing combined drainage system

14 13 12 11 10

5 CAR SALES SPACES

CUSTOMER PARKING

1 2 3 4 5 6 7

EXISTING CHURCH TO BE DEMOLISHED RECYCLING ANY MATERIALS FOR ONWARD SALE OR TO FILL CELLARS

DESIGNATED PEDESTRIAN WALKWAY

SITE TO BE CLEARED AND LEVELLED. CELLARS TO BE FILLED IN AND A LAYER OF 20mm LOOSE GRAVEL LAID OVER THE WHOLE SITE. GRAVEL RETAINED BY EXISTING BOUNDARY WALLS

1 2 3

3 CAR SALES SPACES

4 5 6 7 8 9

6 CAR SALES SPACES

REMOVE 1NO. CORNER STONE AND REPLACE THE EXISTING GATES WITH SIMILAR, WIDER METAL GATES

3600mm

EXISTING CROSSOVER TO BE RETAINED

ENTRANCE / EXIT FOR VEHICLES

EXISTING GATES TO BE RETAINED AND OVERHAULED FOR PEDESTRIAN USE. RE-PAINT ALL FENCING WITH BLACK GLOSS

B R O A D S T R E E T

N E W S T R E E T

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Do not scale from these drawings. The contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported as soon as possible.

Any construction work carried out prior to receiving all necessary approvals is entirely at the Householders/clients risk.

All building work to be carried out to the satisfaction of the Local Authority Building Control Officer and in accordance with the current Building Regulations and as such additional unforseen building works may be required on site.

The Contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of works and record and report with the owner any defects.

The contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.

Drawings produced for the purpose of Building Regulations approval only and do not constitutefull working drawings.

All drawings are the copyright of J. Edsall. The drawing may not be copied by any third parties without prior permission.

Rev A - Oct 24 - amended layout

Mr. Fouezsetta,
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Broad Street,
Rhosllanerchrugog

Proposed Site Layout Showing 22no.Car Sales Positions

Dwg No.	S47/2	Rev.	A
Scale	1/100 @ A2	Date	Dec 2023

Drawn by:

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