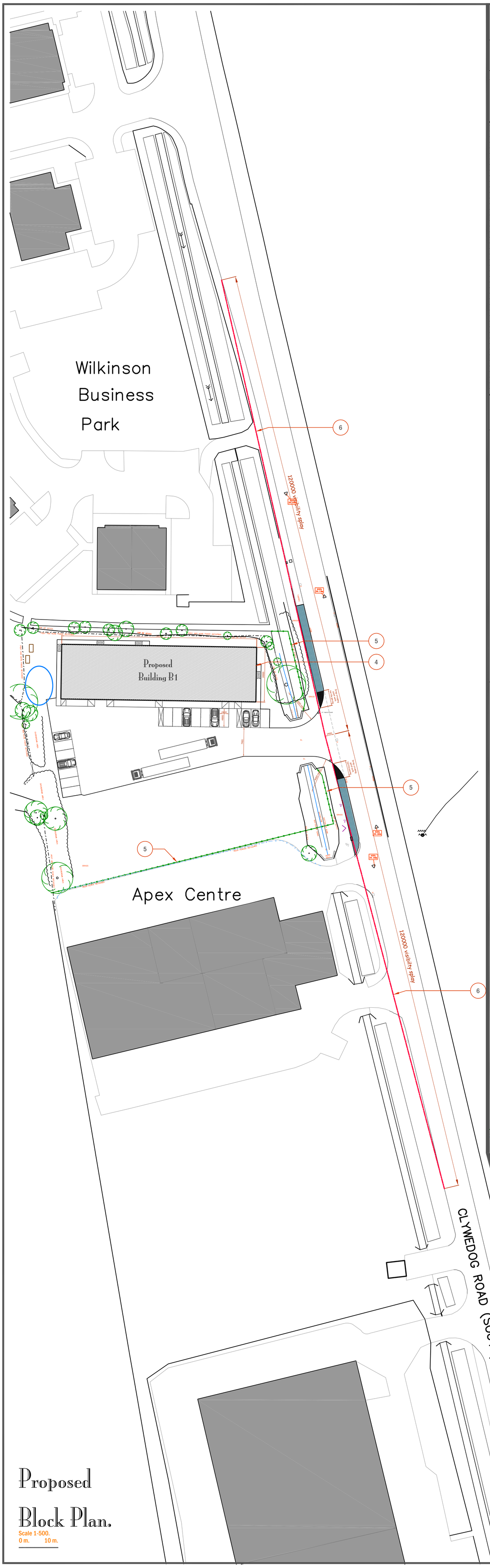
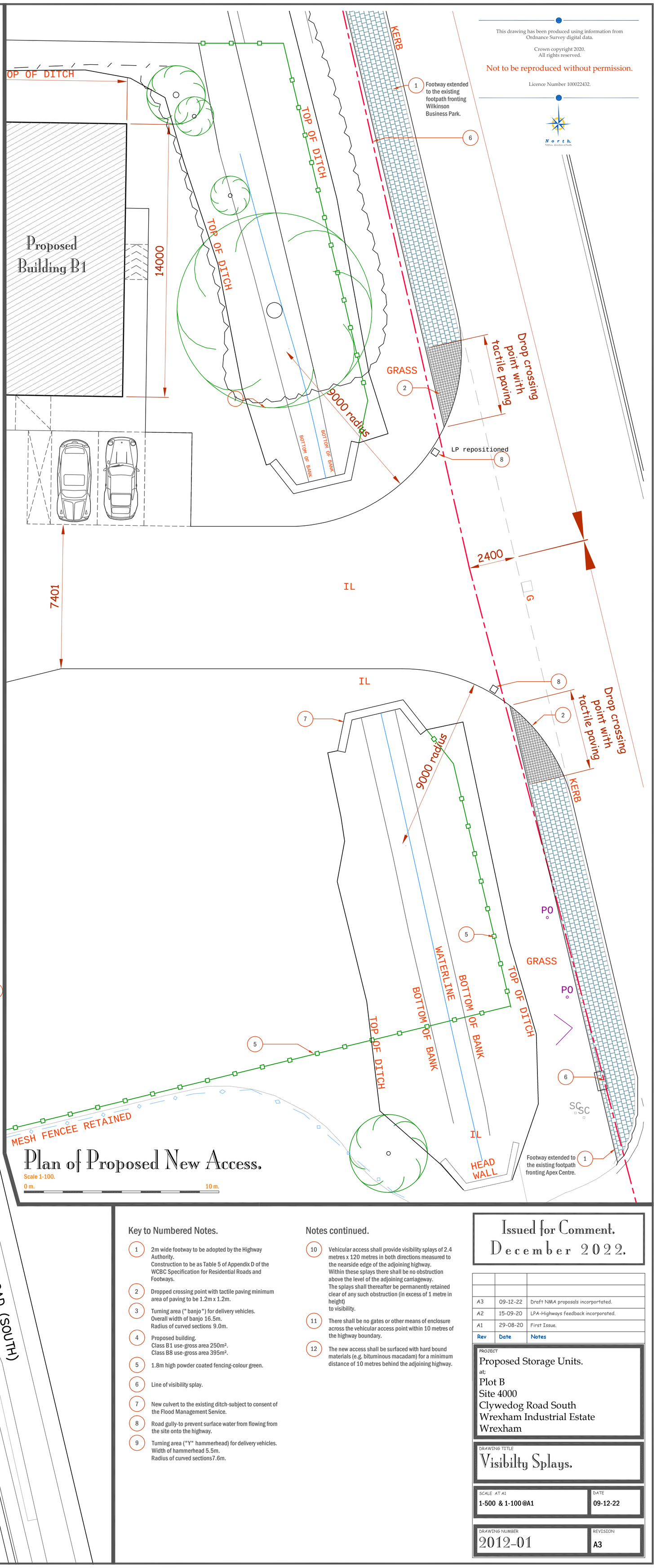


Proposed Block Plan.

Scale 1-500.
0 m. 10 m.



Plan of Proposed New Access.

Scale 1-100.
0 m. 10 m.

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North.
Approx. direction of North.

Key to Numbered Notes.

1. 2m wide footway to be adopted by the Highway Authority.
   Construction to be as Table 5 of Appendix D of the WCBC Specification for Residential Roads and Footways.
2. Dropped crossing point with tactile paving minimum area of paving to be 1.2m x 1.2m.
3. Turning area ("banjo") for delivery vehicles.
   Overall width of banjo 16.5m.
   Radius of curved sections 9.0m.
4. Proposed building.
   Class B1 use-gross area 250m².
   Class B8 use-gross area 395m².
5. 1.8m high powder coated fencing-colour green.
6. Line of visibility splay.
7. New culvert to the existing ditch-subject to consent of the Flood Management Service.
8. Road gully-to prevent surface water from flowing from the site onto the highway.
9. Turning area ("Y" hammerhead) for delivery vehicles.
   Width of hammerhead 5.5m.
   Radius of curved sections7.6m.

Notes continued.

10. Vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside edge of the adjoining highway.
    Within these splays there shall be no obstruction above the level of the adjoining carriageway.
    The splays shall thereafter be permanently retained clear of any such obstruction (in excess of 1 metre in height)
    to visibility.
11. There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.
12. The new access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

Issued for Comment.
December 2022.

Rev	Date	Notes
A3	09-12-22	Draft NMA proposals incorportated.
A2	15-09-20	LPA-Highways feedback incorporated.
A1	29-08-20	First Issue.

PROJECT
Proposed Storage Units.
at;
Plot B
Site 4000
Clywedog Road South
Wrexham Industrial Estate
Wrexham

DRAWING TITLE
Visibilty Splays.

SCALE AT A1	DATE
1-500 & 1-100 @A1	09-12-22

DRAWING NUMBER	REVISION
2012-01	A3