O:\3001-3050\3034-01 Llay Road, Cefn-y-Bedd, Wrexham\Dwgs\CAD\3034-01-002D-ATR01C-D02D-D03C Revised Site Access Arrangement.dwg

Cedar-clad, twin pitch agricultural building 30 x 16m, to provide an office, machine & equipment storage/ maintenance facility together with hay/ straw storage and sick bay/ maternity bay space for the reindeer. Gravelled access on 3 sides (MoT type 1 or similar) for vehicle access to double machine doors on west and east elevations. Building location screened by landform to the north and retained woodland to the south. Additional tree planting to east and west to further assist with screening and to break up outline.

Approx. 65m hedgerow removed to allow for creation of a 158m left-hand junction visibility splay, reinstated as grass verge. New hedgerow/ trees between the verge and the stock fence.

147m right hand junction visibility splay.

Additional planting to thicken up gappy hedge

Park Road

B5102 Llay Road

PEDESTRIAN VISIBILITY SPLAY TO TANGENT POINT

158m FORWARD VISIBILITY

2.4m x 158m VISIBILITY SPLAY TO THE WEST.

158m PEDESTRIAN VISIBILITY SPLAYS

147m FORWARD VISIBILITY

2.4m x 147m VISIBILITY SPLAY TO THE EAST.

147m PEDESTRIAN VISIBILITY SPLAYS

Improved two-way vehicular entrance off B5102 with approx. 15m pull-off before a stockproof entrance barrier. Car parking for 100No. vehicles, with 10% for disabled driver vehicles. Gravelled surface (MoT type 1 or similar) with timber posts marking parking bays. In/out lanes in tarmac.

See Drawing 3304-01-D03 for foul drainage details

2m wide bark path, no edgings, at slacker than 1:20 gradient to the lake.

Reindeer stock fencing 1.8m high along interior of retained site boundary vegetation

Existing lake extended to extent of natural floodplain by excavation of approx. 500mm. Excavated material used to create small islands for wildlife. Existing island retained.

Public Right of Way fenced on west side, offset from path edge by 1m. New unmanaged hedgerow/ linear scrub/ tree planting on west side of the fence, with gaps to allow views through.

The Sycamores

PROPOSED PLANTING

Trees

Oak, english	Feathered, 175-200cm

Hedgerow & Scrub

Hawthorn	60-80cm
Hazel	60-80cm
Wych elm	60-80cm
Honeysuckle	60-80cm
Dog rose	60-80cm

KEY

- Site application boundary
- Public right of way (Llay 12)
- Adopted highway boundary
- Existing tree, retained
- Existing woodland/ hedgerow/ scrub, retained
- Existing hedgerow, removed

Note - the junction visibility splays shown on this drawing are commensurate with the observed 85th percentile design speed of traffic, recorded by ATC in July 2021.

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revision: **D** desc: **Drawing Border Changed / Notes Added** date: **16-03-25**

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Client
Christmas Farm

Project
Christmas Farm, Llay Road, Cefn-y-Bedd

Drawing Title
General Arrangement

Scale **1:250 @A3**

Status **Prelim**

Date **Aug 2021**

Drawn **AR**

Checked **LK**

Dwg no **3034-01-002**

Rev **D**