0m 5m 10m 15m 20m 30m 40m 50m

N

T4

T4 to be retained

Proposed Trees

2691.6 SF
250 m²
Office

Refuse & Recycling Point

EVCP
EVCP
EVCP

G2

Notes:

1. Do not scale from this drawing
2. This drawing is copyright and may not be copied or given to a third party without written authority from Ashley Helme Associates Ltd
3. Subject to detailed design
4. Based upon digitised OS plan, accuracy can not be guaranteed until checked with topographical survey

Suggested location of bus stop. Shelter design that does not obstruct visibility splays or pedestrians movements to be provided. Details to be agreed with the highway authority

Introduce dropped kerbs and tactile paving. Exact location to be agreed with highway authority

7.3m

15mR

15mR

BRIDGE ROAD (NORTH)

2.4m x 120m visibility splay measured to point 0.4m from the edge of carriageway. Required in condition 8 of Wrexham Council Decision dated 25/04/19 for application P/2019/0381 (Bridge House site).

Existing bus stop to be relocated to the east. A bus shelter and raised kerbs to be provided at relocated position. Exact details to be agreed with the highway authority

Introduce new access to serve both the new development and the existing Coolpoint unit. Access to be located circa 28m east of Dunster Road

Existing Coolpoint Access to be closed

Key:

- 2.4m x 114m visibility splay
- 2.4m x 119m visibility splay
- 2.4m x 120m visibility splay (required as a condition of approval of planning application P/2019/0381)
- Land under the ownership of Wrexham Council

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Project: BRIDGE ROAD NORTH, WREXHAM INDUSTRIAL ESTATE	Title: ACCESS ARRANGEMENTS	Drg No: 1798/04	Rev: A
Client: JCP INVESTMENTS		Date: APRIL 2023	Scale: 1:500@A2

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