NOTES:
All dimensions must be checked on site and not scaled from this drawing.



Lodge in Situ



Existing Agricultural Buildings

Compacted Gravel
Driveway and Parking Area

Existing Access
To Lodge

Area of previous
Stackyard

Parking

Bin
Storage

LODGE

SHED

DUTCH BARN

Grass

Decking Area

Grass

SHED

SHED

Amenity Space
to Barn Conversion

SPOIL

SPOIL

Grazing Paddock

Grazing Paddock

Barn Conversions
(Planning Ref:
P/2021/0286)

FOUNDATION

FOUNDATION

Moss Bank
Farm
(Planning Ref:
P/2019/0888)

GARAGE

Remove existing hedgerow
to improve with visibility splay

Existing Fence to remain in
situ with new naitive hedgerow
planted to field side

Remove existing gates
and set back 8m from
Highway

Visibility Splay
2.4m x 120m
(based on 40mph
see D & A Statement)

Remove existing hedgerow
& Plant new naitive hedge
behind existing fence



Client

Mr Shaun Stocker

Job Title

Retrospective Planning on Lodge to include driveway access and visibility splays at Moss Bank Farm, Borras Road, Borras, Wrexham LL13 9TN

Drawing Title

Block Plan with Visibility Splays

Scale 1:500 A3

Date JUNE 2025 **Drawn by** T.M.

Drg No. 71441:1001 **Rev** -

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