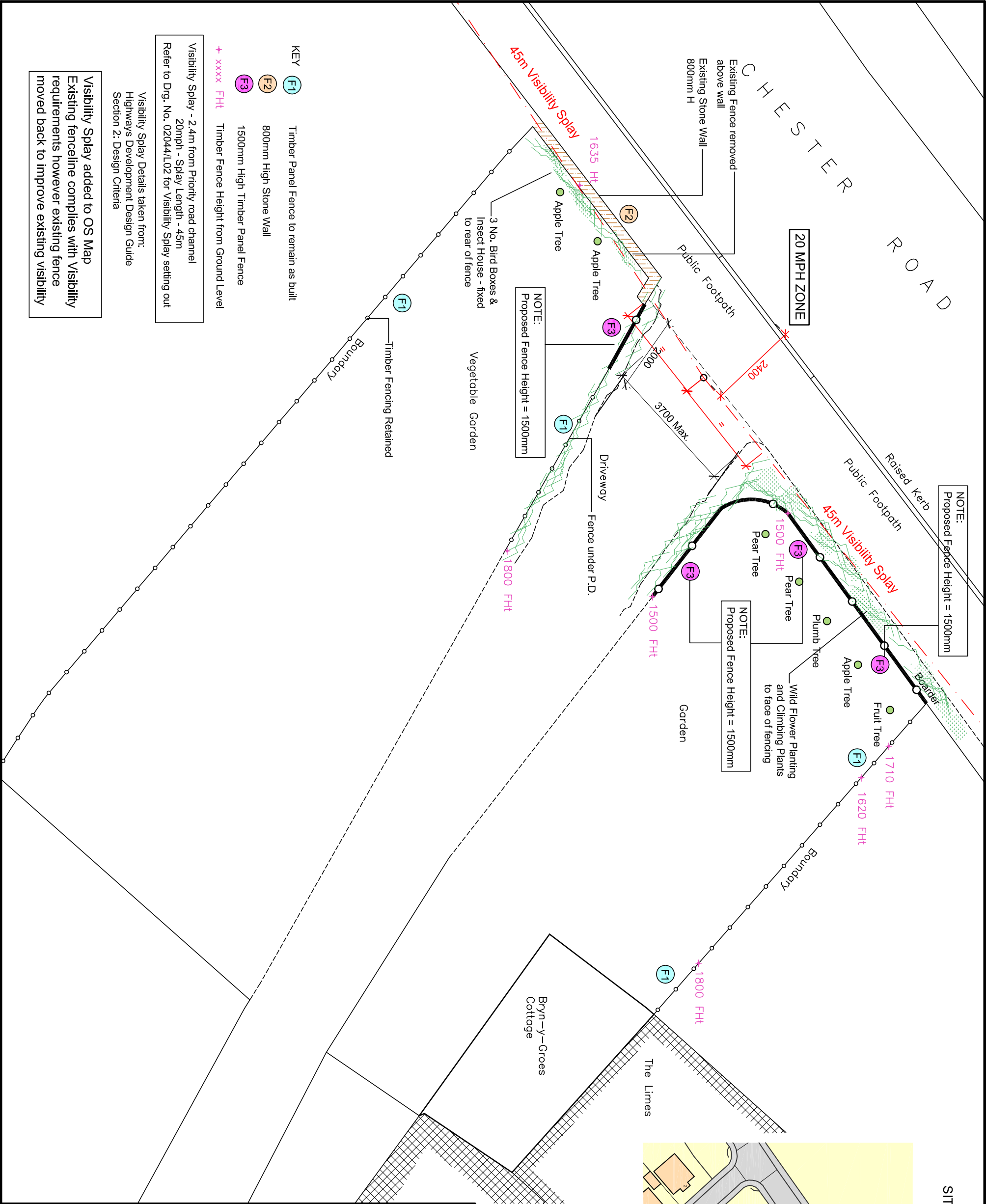
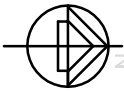


SITE LOCATION PLAN 1:1250



		B	VCO	VCO	02.07.2024	Fences reduced in Height or removed
		A	VCO	VCO	14.05.2024	Splay amended and Biodiversity measures added
Rev.	-					For Planning Permission
Drawn	VCO					
Chkd.	VCO					
Date	April 2024					
Description						

Woodbank
South Crescent Road
Queens Park
Chester CH4 7AU

Tel: 01244 66 00 42
Mob: 078 555 99 789

Client
Mr. Rupert Jones

Project
Bryn Y Groes Cottage, Chester Road, Gresford Wrexham, LL12 8TN

Fencing Details

Drawing Title
Plan / Details

Scale (at A3)
1:100

Drawn By
VO

Date
April 2024

Drg. no.
02044/01

Rev.
B



Visibility Splay added to OS Map
Existing fence line complies with Visibility
requirements however existing fence
moved back to improve existing visibility

Visibility Splay - 2.4m from Priority road channel
20mph - Splay Length - 45m
Refer to Drg. No. 02044/L02 for Visibility Splay setting out

Visibility Splay Details taken from:
Highways Development Design Guide
Section 2: Design Criteria

- KEY
- F1 Timber Panel Fence to remain as built
 - F2 800mm High Stone Wall
 - F3 1500mm High Timber Panel Fence
 - + xxxx FHT Timber Fence Height from Ground Level