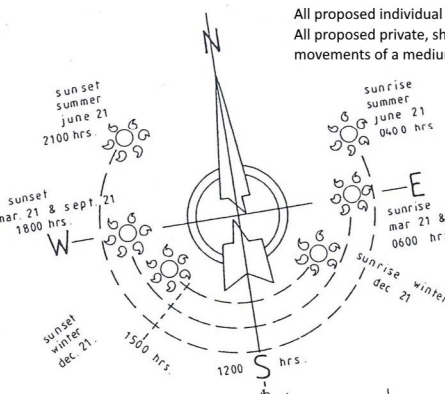
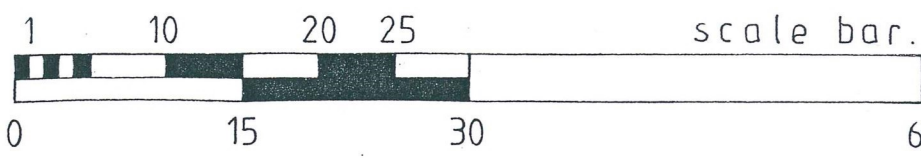
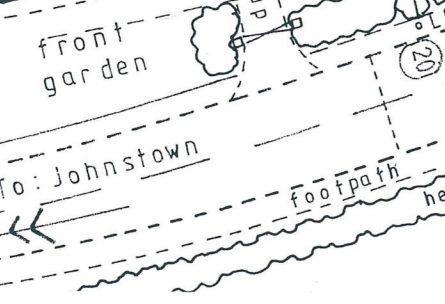
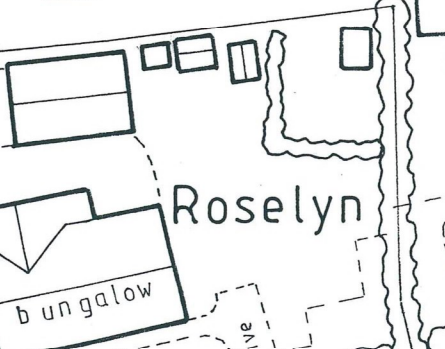
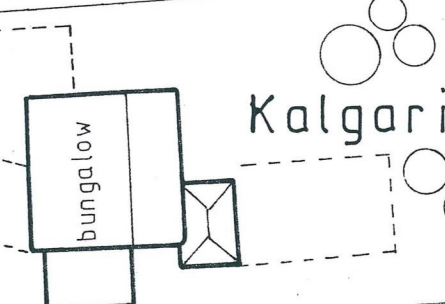
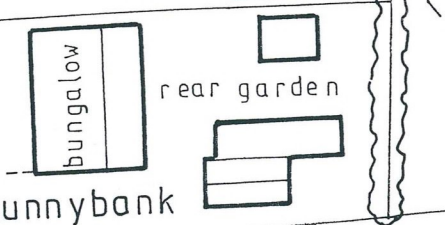
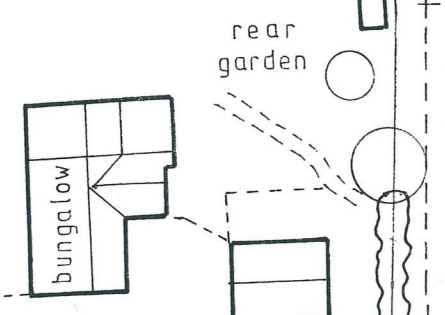




Sunnyside



All proposed individual driveways to provide a minimum 6m clearance behind each space for maneuverability.
All proposed private, shared driveway will need to provide a turning head capable of accommodating the turning movements of a medium sized delivery vehicle (min 7m in length).

No part of the proposed development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the local planning authority and the plan as is approved has been fully implemented to be dealt with by a suitable planning condition.

The proposed 4.8m wide private shared drive 1 turning head and the proposed school car-park turning head are capable of accommodating the turning movements of a medium sized 7 metre long delivery vehicle.

The proposed private residential estate road and proposed school private car-park area are to be managed in perpetuity by a private management company to be dealt with by a suitable planning condition.

The proposed private residential estate road complies with W.C.B.C. adoptable standards and 'Manual for Streets' requirements.

The proposed 5.5m wide shared surface private road 1 private turning head complies with W.C.B.C. adoptable standards to accommodate the turning movements of a 11.2 metre long refuse vehicle.

Bungalow Dwelling Mix Schedule of Accommodation: Plots 1 to 6 inclusive:

- Private Dwellings:**
'3BU' - 1-storey, 3 bed detached bungalow type = 2Nº.
'4BU' - 1-storey, 4 bed detached bungalow type = 4Nº.
Total = 6Nº dwellings

Private Garages:
'G.1.' - Single Garage
'G.2.' - Double Garage
The horizontal alignment of the internal access into both the residential estate road and car park to have a swept path design of a refuse vehicle (min 11.2m long) entering, negotiating, turning, exiting the proposed estate road.

Location of bin store / collection point to be agreed with Wrexham's Waste Strategy Section at Reserved Matters Stage.

All proposed foul drainage is to be connected to the existing public mains sewerage system.

Proposed underground surface water culvert to be laid over route of existing redundant ditch and within new roadway.

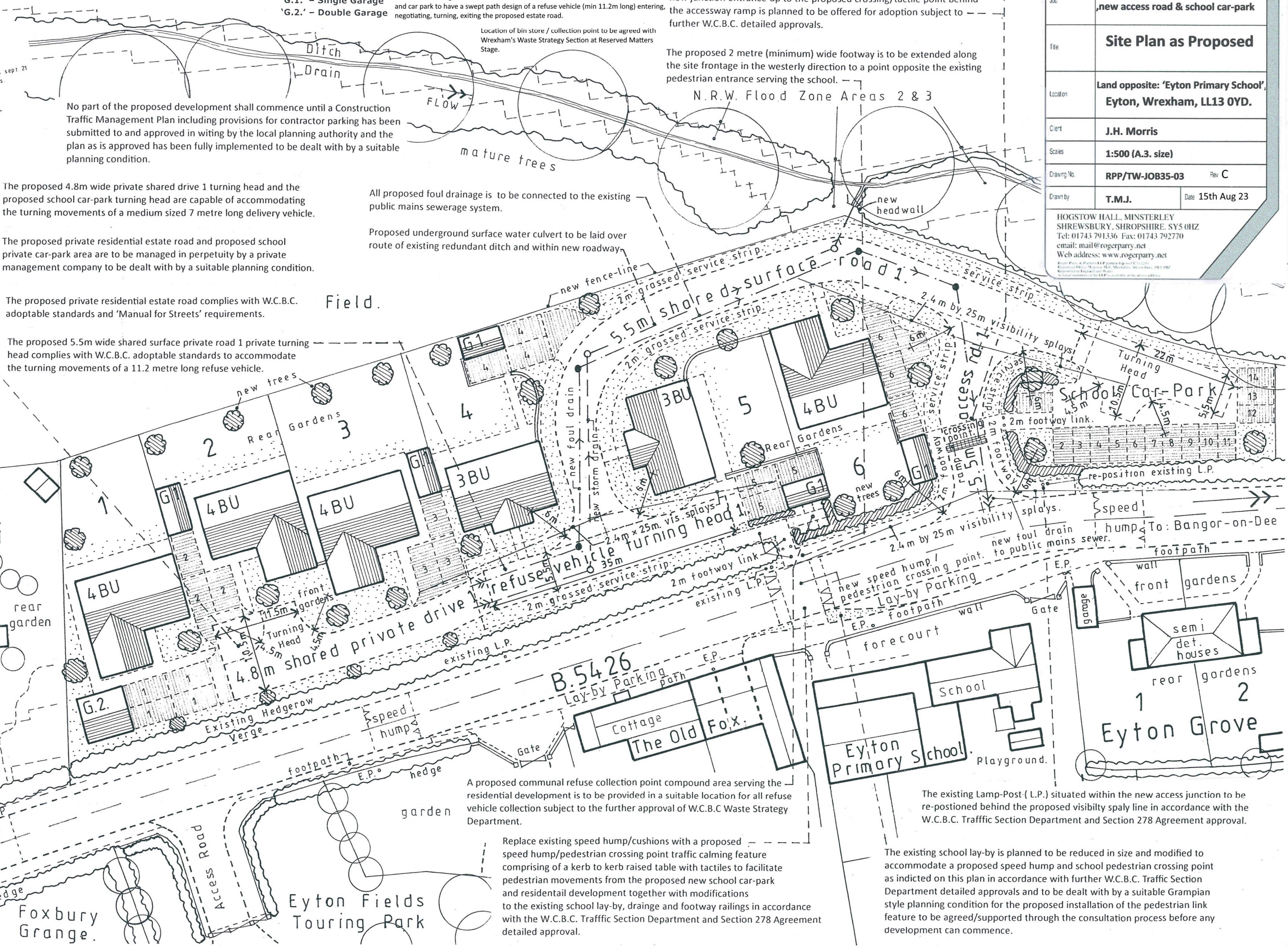
Field.

The proposed 2 metre (minimum) wide footways adjoining each side of the proposed 5.5 metre wide access roadway 1 entrance are to be extended inside the internal junction serving the residential development and each footway is to link together by providing a crossing point behind the accessway ramp.

The first section of the proposed 5.5 metre wide access road 1 from the new junction entrance up to the proposed crossing/tactile point behind the accessway ramp is planned to be offered for adoption subject to further W.C.B.C. detailed approvals.

The proposed 2 metre (minimum) wide footway is to be extended along the site frontage in the westerly direction to a point opposite the existing pedestrian entrance serving the school.

N.R.W. Flood Zone Areas 2 & 3

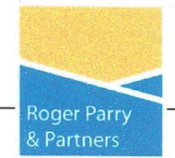


A proposed communal refuse collection point compound area serving the residential development is to be provided in a suitable location for all refuse vehicle collection subject to the further approval of W.C.B.C. Waste Strategy Department.

Replace existing speed hump/cushions with a proposed speed hump/pedestrian crossing point traffic calming feature comprising of a kerb to kerb raised table with tactile to facilitate pedestrian movements from the proposed new school car-park and residential development together with modifications to the existing school lay-by, drainage and footway railings in accordance with the W.C.B.C. Traffic Section Department and Section 278 Agreement detailed approval.

The existing Lamp-Post (L.P.) situated within the new access junction to be re-positioned behind the proposed visibility splay line in accordance with the W.C.B.C. Traffic Section Department and Section 278 Agreement approval.

The existing school lay-by is planned to be reduced in size and modified to accommodate a proposed speed hump and school pedestrian crossing point as indicated on this plan in accordance with further W.C.B.C. Traffic Section Department detailed approvals and to be dealt with by a suitable Grampian style planning condition for the proposed installation of the pedestrian link feature to be agreed/supported through the consultation process before any development can commence.



Residential - Agricultural - Commercial	
Job	Proposed Residential Development, new access road & school car-park
Title	Site Plan as Proposed
Location	Land opposite: 'Eyton Primary School', Eyton, Wrexham, LL13 0YD.
Client	J.H. Morris
Scales	1:500 (A3. size)
Drawing No.	RPP/TW-JOB35-03 Rev C
Drawn by	T.M.J. Date 15th Aug 23
HOGSTOW HALL, MINSTERLEY SHREWSBURY, SHROPSHIRE, SY5 0HZ Tel: 01743 791336 Fax: 01743 792770 email: mail@rogerparry.net Web address: www.rogerparry.net Roger Parry & Partners LLP Planning and Design Registered Office: Hogstow Hall, Minsterley, Shropshire, SY5 0HZ Registered in England and Wales Local members of the RPP are available on the above address.	