



Blossom Barn
Ty Broughton
Whitchurch
Wrexham
Wales
SY13 3BA

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Planning Department
Wrexham County Borough Council,
Wrexham,
LL11 1AY

Supplementary information for Vehicular Access for P/2022/0760 and P/2022/0761
Brunnet and Blossom Barns, Ty Broughton, Whitchurch, Wrexham, Wales SY13
3BA.

This document is to show the visibility splay and parking areas for barns 1 and 2.

barn 1-

Barn 1 is to have a new entrance driveway adjacent to the old stable block, and the old driveway is to be bricked up at the neighbour and vendors request.

this will be achieved by removing the existing 1200mm high brick wall, splay and gates. then rebuilding it to 1000mm in height with the existing bricks parallel to the road edge. the existing concrete driveway will be removed and the 1000/1200mm verge between the new wall and the road edge will be reinstated with top soil and grass to match the existing verges.

the new entrance will be running adjacent to the stable block, it will be 3.6 metres wide at the gate. hung from the corner of the stable block- which is 7 metres away from the road edge. the driveway is sloping away from the road edge so no drainage would be required for the highway. the driveway will be 16 metres at the road edge, tapering in to 3.6m at the gate to allow for access from both directions

new concrete will be laid between the road edge and the gate.

At 2.4m from the road edge, and in the centre of the proposed driveway, there is clear visibility to the right exceeding 48 metres down the centre of the highway.

to the left, the new wall and splay will be installed as such to provide a clear view of 48 metres down the centre of the highway.

parking for barn 1 will be situated at the gable end of barn 1, the area is 11m x 8 metres and to be covered with gravel and will provide sufficient parking and turning for 3 vehicles. in addition, there will be a 4m x 3m garage in the stable block with suitable space for access from the driveway.

the driveway will be 3.6 metres wide and will be covered with gravel and will run along side the stable block, and then along the front of barn 1 to provide access to the parking area.

barn 2-

Barn 2 will make use of an existing field gateway which consisted of double gates.

a new 3.6m gate will be hung from the workshop / outbuilding. this gateway will be 16 metres from the road edge. the driveway is will be concrete from the road edge to this gate, and will be sloping away from the road edge so would not require drainage at the highway. the driveway will be 16 metres at the road edge, tapering in to 3.6m at 7 metres and then running at 3.6m to the gate to allow for access from both directions

At 2.4m from the road edge, and in the centre of the proposed driveway, there is clear visibility to the left and right exceeding 48 metres down the centre of the highway.

parking for barn 2 will be situated in a square gravelled parking area 12m x 12m outside the front door to barn 2. this would provide adequate parking and turning for 4 vehicles.

the parking area will be accessed by a 3.6m wide gravel driveway running from the new gate, along the side of the workshop / outbuilding and into the 12m x 12m area.

Pic1- showing existing driveway for barn 1 (to be bricked and made good at road edge



Pic2 - showing the section of the existing wall to be removed (from the red bucket to the end pillar) the new splay will start at the red bucket and will be reconstructed at an angle towards the new gate post 3.6m from the corner of the stable block.



Pic3 showing that the driveway will be sloping away from the road edge. the building is 7m from the road edge and the new gate will be hung from it.

