

Visibility Splay 160m

Existing hedge line replanted 1m behind visibility splay.

New Field Gate.

Property Entrance Gate.

Visibility Splay 2.4m x 160m

Proposed New Native Species Hedges

Drive

H2

Minimum recommended root protection area RPA Red circle

Proposed Dwelling

Garden

Post and Rail Fence

Protective fencing: (Blue dashed line - -)

Temporary ground protection within RPA (Orange shading)

Proposed New Native Species Trees

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Proposed New Native Species Trees

T2

T3

T4

T5

T6

T7

T8

T9

T10

Amendments:

A Indicative Spacing and Heights added to Plans.

B Dims added to plans.

C Revised Entrance and Visibility Splays added to Plans.

D Garage removed and red line amended to include visibility splays.

04/01/17

11/01/17

13/02/17

22/02/18

BERRYS

PROPERTY BUSINESS PLANNING

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Client: Mr David Owen

Project: Proposed Agricultural Workers Dwelling on land at Knolton, Overton, Wrexham.

Drawing: Location Plan and Indicative Block Plan.

Drawing: SA22736/01

Rev: D

Scale: As Noted

Paper: A3

Drawn By: RC

Date: Oct 2017

Location Plan 1:2500

Indicative Block Plan 1:200

OS Mapping obtained from Promap Licence No. 100022432

Reproduced by Berrys under OS Licence No. 100003668

Anticipated Floor Space: $\leq 140\text{m}^2$
 Approximate Eaves Height: 5-6m
 Approximate Ridge Height: 9-10m
 Maximum Anticipated Width: 9m
 Maximum Anticipated Depth: 8m

Amendments:	
A Indicative Spacing and Heights added to Plans.	04/01/17
B Dims added to plans.	11/01/17
C Revised Entrance and Vlt Splays added to Plans.	13/02/17
D Garage removed and red line amended to include visibility splays.	22/02/18

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