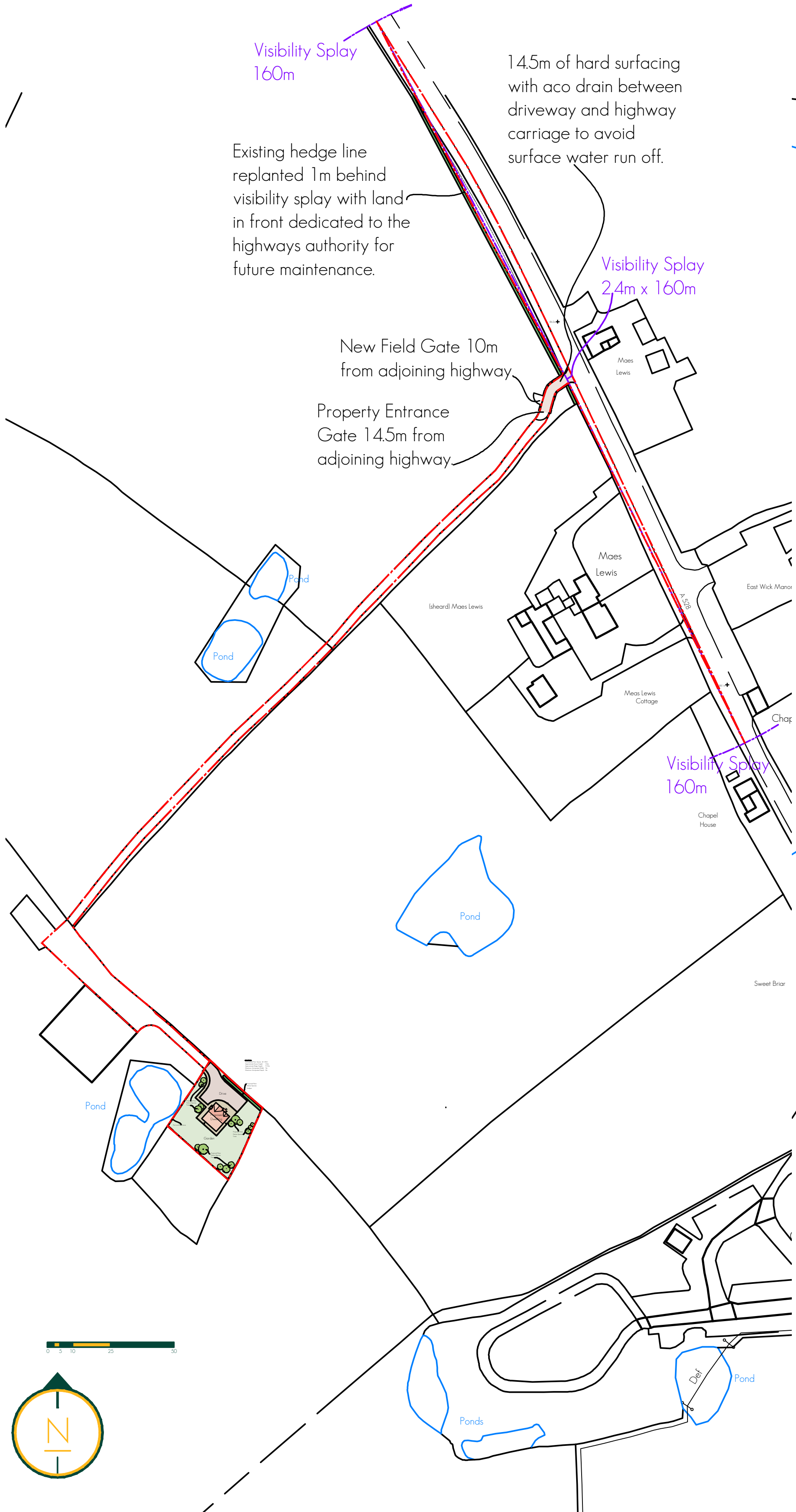
Maes Lewis
Maes Lewis
(sheard) Maes Lewis
Meas Lewis Cottage
East Wick Manor
Chapel House
Sweet Briar
Pond
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Ponds
Pond
N

Visibility Splay 160m

14.5m of hard surfacing with aco drain between driveway and highway carriage to avoid surface water run off.

Existing hedge line replanted 1m behind visibility splay with land in front dedicated to the highways authority for future maintenance.

Visibility Splay 2.4m x 160m

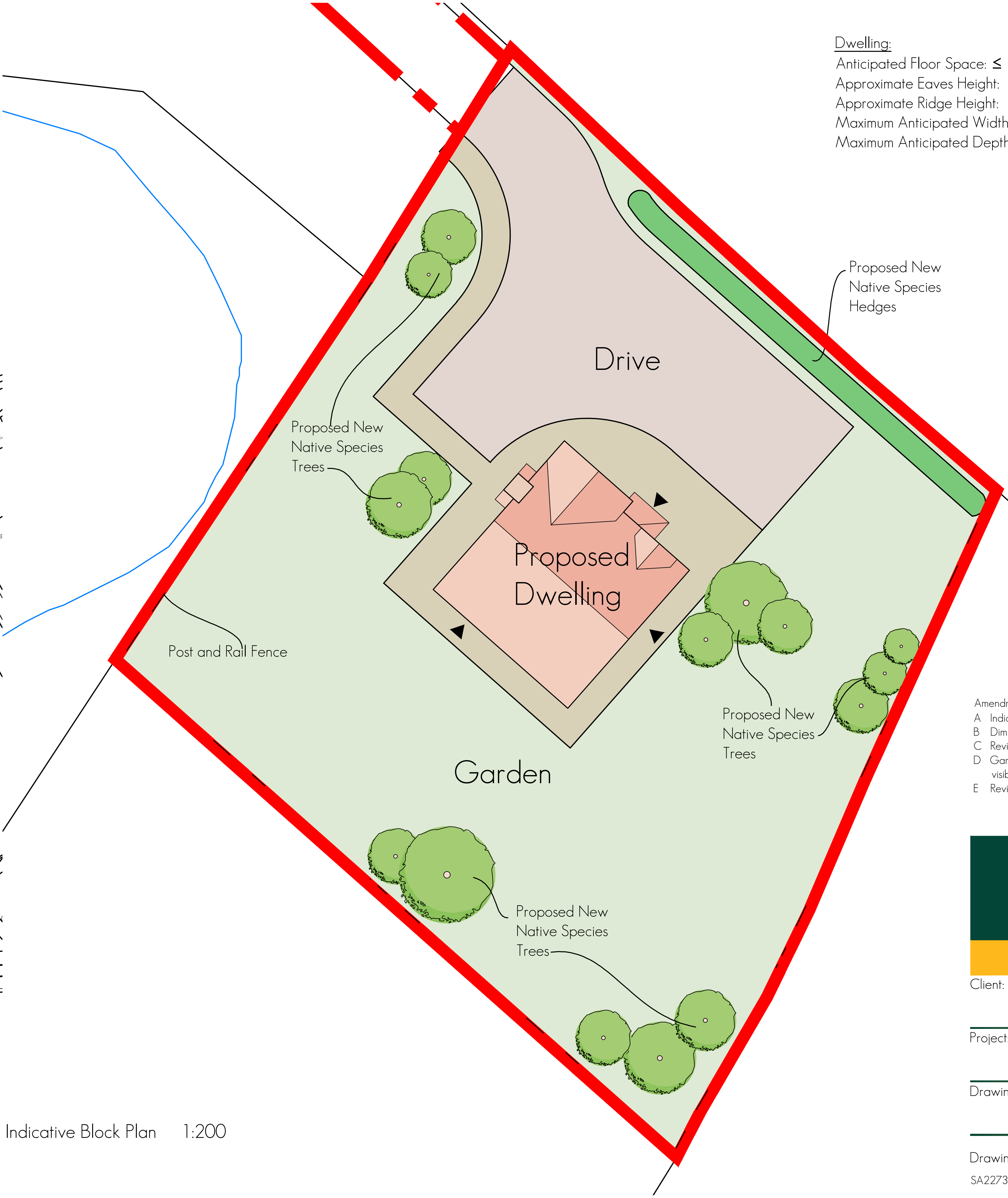
New Field Gate 10m from adjoining highway

Property Entrance Gate 14.5m from adjoining highway

Visibility Splay 160m

Location Plan 1:2500

OS Mapping obtained from Promap Licence No. 100022432
Reproduced by Berrys under OS Licence No. 100003668


Drive
Proposed Dwelling
Garden

Proposed New Native Species Hedges

Proposed New Native Species Trees

Post and Rail Fence

Proposed New Native Species Trees

Proposed New Native Species Trees

Indicative Block Plan 1:200

Dwelling:
Anticipated Floor Space: ≤ 140m²
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 Vis Splays added to Plans.	13/02/17
D	Garage removed and red line amended to include visibility splays.	22/02/18
E	Revised notation as per council request.	08/05/18

BERRYS
PROPERTY | BUSINESS | PLANNING
01743 271697 | SY2 6LG
www.berrys.uk.com

Client:
Mr David Owen

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

Drawing:
Location Plan and Indicative Block Plan.

Drawing:	Rev.	Scale	Paper	Drawn By: RC
SA22736/01	D	As Noted	A3	Date: Oct 201