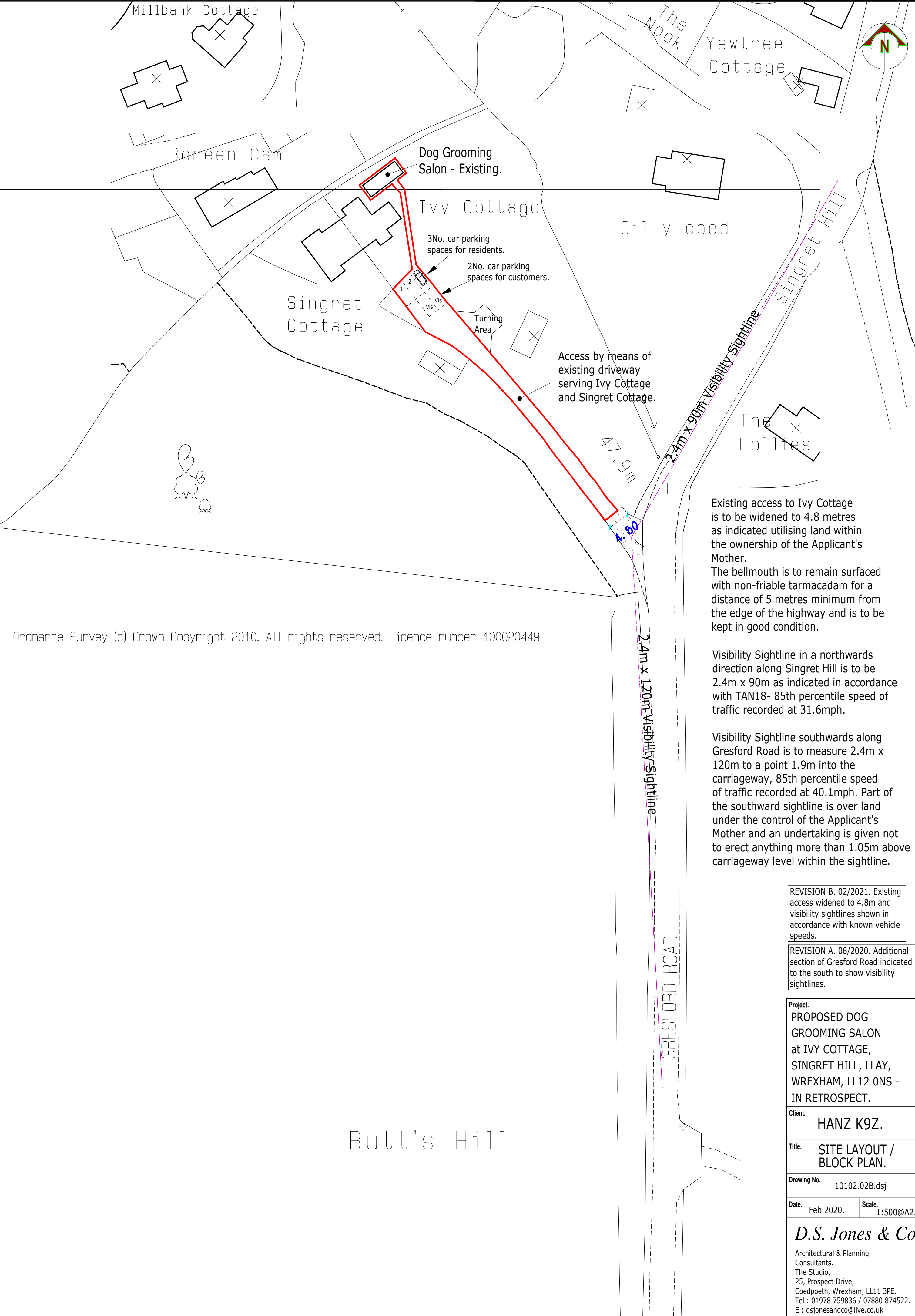




Ordnance Survey (c) Crown Copyright 2010. All rights reserved. Licence number 100020449

Existing access to Ivy Cottage is to be widened to 4.8 metres as indicated utilising land within the ownership of the Applicant's Mother.
The bellmouth is to remain surfaced with non-friable tarmacadam for a distance of 5 metres minimum from the edge of the highway and is to be kept in good condition.

Visibility Sightline in a northwards direction along Singret Hill is to be 2.4m x 90m as indicated in accordance with TAN18- 85th percentile speed of traffic recorded at 31.6mph.

Visibility Sightline southwards along Gresford Road is to measure 2.4m x 120m to a point 1.9m into the carriageway, 85th percentile speed of traffic recorded at 40.1mph. Part of the southward sightline is over land under the control of the Applicant's Mother and an undertaking is given not to erect anything more than 1.05m above carriageway level within the sightline.

REVISION B. 02/2021. Existing access widened to 4.8m and visibility sightlines shown in accordance with known vehicle speeds.

REVISION A. 06/2020. Additional section of Gresford Road indicated to the south to show visibility sightlines.

Project. PROPOSED DOG GROOMING SALON at IVY COTTAGE, SINGRET HILL, LLAY, WREXHAM, LL12 ONS - IN RETROSPECT.	
Client. HANZ K9Z.	
Title. SITE LAYOUT / BLOCK PLAN.	
Drawing No.	10102.02B.ds
Date.	Feb 2020.
Scale.	1:500@A2.
D.S. Jones & Co. Architectural & Planning Consultants. The Studio, 25, Prospect Drive, Coedpoeth, Wrexham, LL11 3PE. Tel : 01978 759836 / 07880 874522. E : dsjonesandco@live.co.uk	