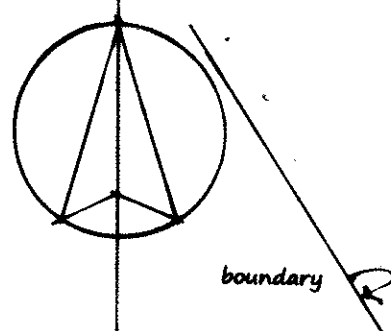


NORTH



Traffic Survey - 24/08/2020 - 4hour period 8:00 a.m. - 12:00a.m.
6 Private vehicles (Cars) + 2 Delivery Vehicles (under 3.5t axle weight).

Client
Mr. DALE ROBERTS
Site
Land at Cefn Rd. Bwlchgwyn. LL11 5YE
Proposal
Agricultural Building in new location, New Point
of Access with Gate set back, Visibility Splays to
Cefn Rd. (SW + NE), Turning Circle within Gate,
& New Drive accessing Building in new location.
Site
Land at Cefn Road, Bwlchgwyn, Wrexham,
LL11 5YE
Drawing
LAYOUT PLAN - (AMENDED ACCESS)
(showing access drive, hardstanding & building)

PLANNING PORTAL REF: No. - PP - 08690115

BDS Surveyors
Planning + Architecture + Surveying
01782 - 720939 + 07773 - 859399
Job No. 19.20/06
Drwg. No. 19.20/06-04
Scales 1:200/100 1:500

Brief Specification

Access Drive - from edge highway to new Gate.

Strip turf & dispose. Lay/compact clean hardcore. Drive 10.0m deep and surfaced with a bound material (tarmac or sim). Gradient level with Cefn Rd. Gate width 4.8m. Lay Acco Drain to edge of highway preventing water discharge from land onto highway.

Turning Circle within Gate.

Strip turf as before & form 10.0m diameter Turning Circle within new gate, with graded crushed brick well compacted & finished with stone. Circle to connect to new adjacent drive.

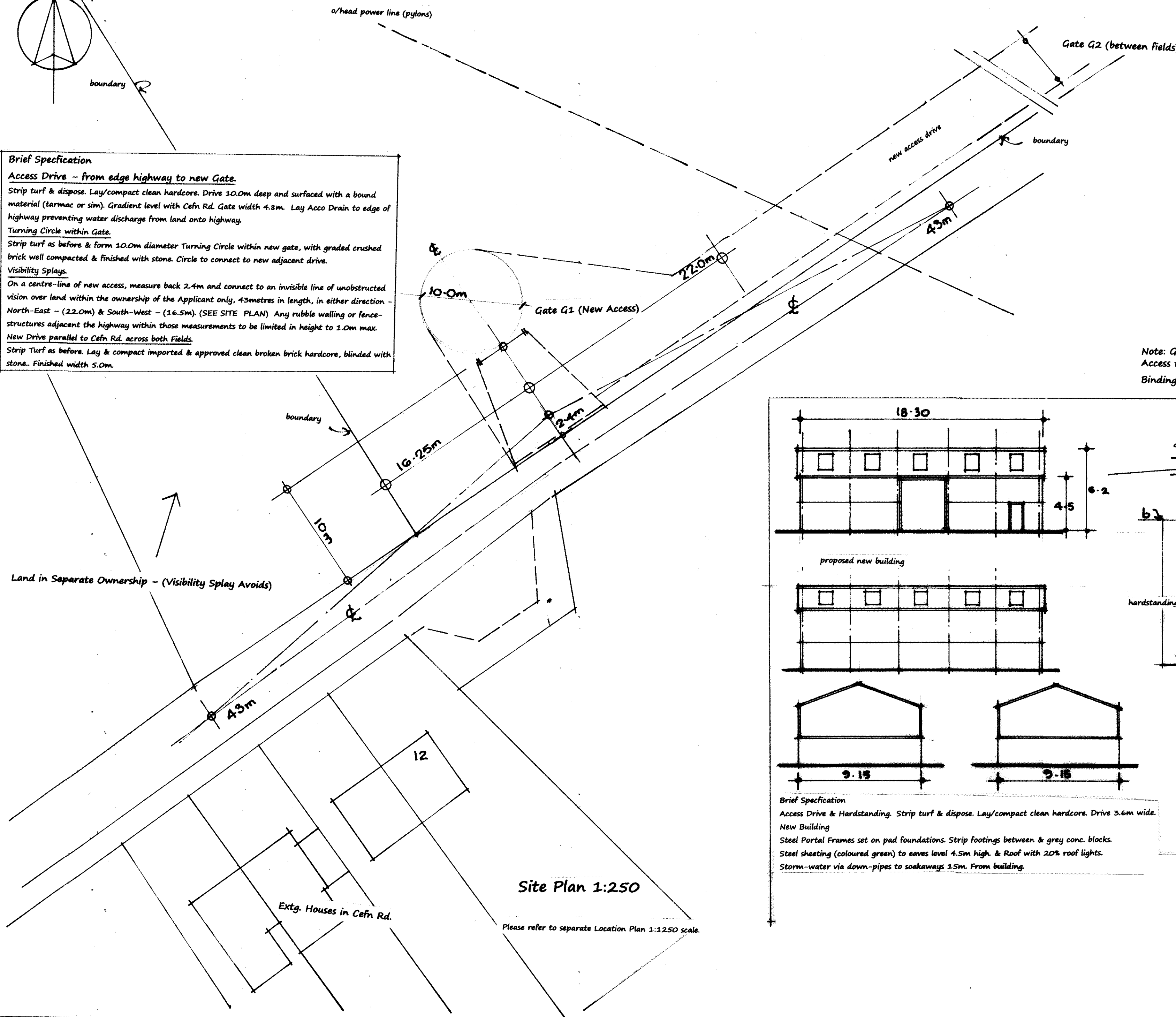
Visibility Splays.

On a centre-line of new access, measure back 2.4m and connect to an invisible line of unobstructed vision over land within the ownership of the Applicant only, 43metres in length, in either direction - North-East - (22.0m) & South-West - (16.5m). (SEE SITE PLAN) Any rubble walling or fence-structures adjacent the highway within those measurements to be limited in height to 1.0m max.

New Drive parallel to Cefn Rd. across both Fields.

Strip Turf as before. Lay & compact imported & approved clean broken brick hardcore, blinded with stone. Finished width 5.0m.

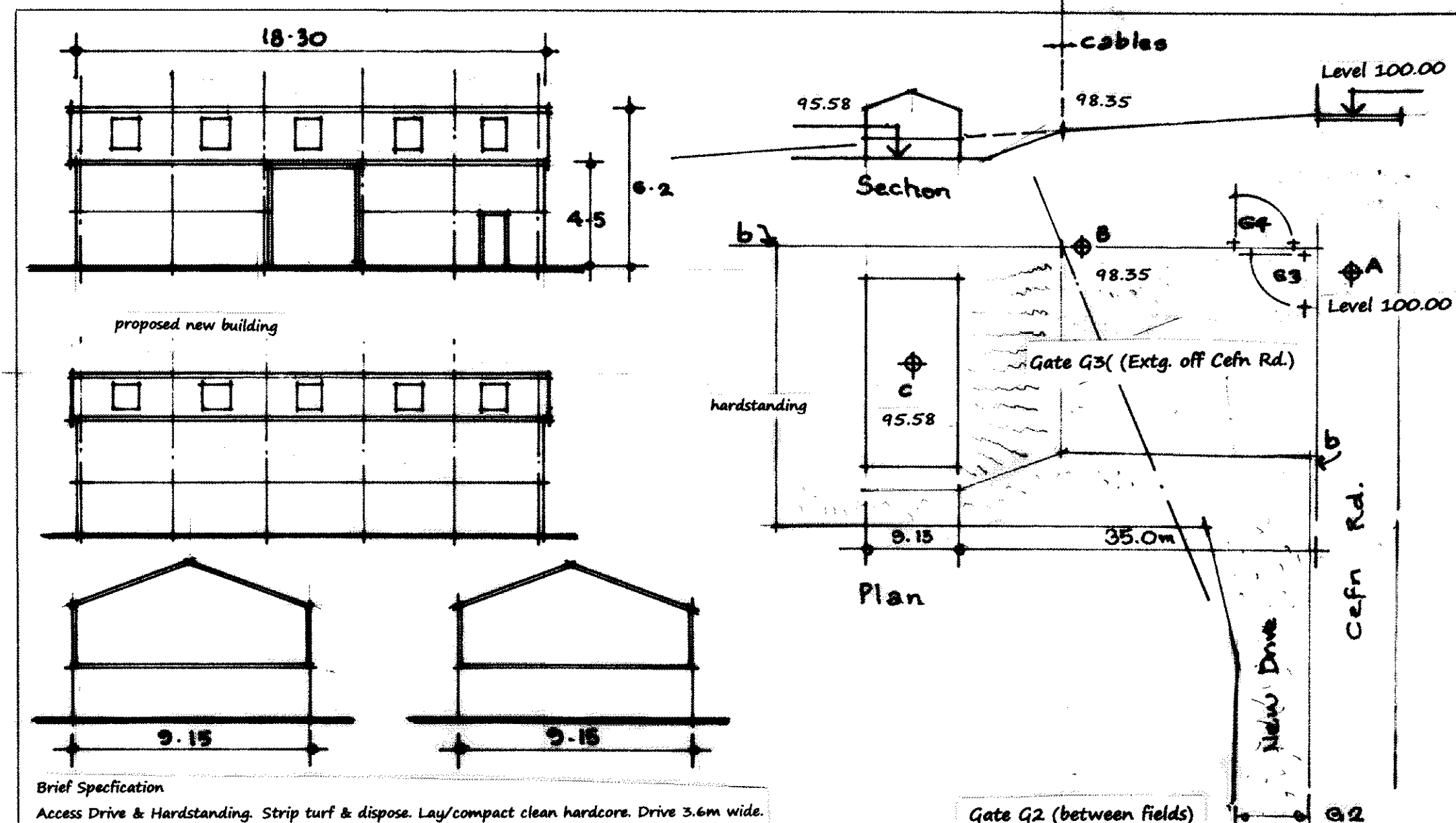
Land in Separate Ownership - (Visibility Splay Avoids)



Site Plan 1:250

Please refer to separate Location Plan 1:1250 scale.

Note: Gate G3 (Cefn Rd.) - This Gate must remain -
Access to adjoining Owner's field via adjacent Gate G4 is part of a Legally
Binding Deed written into the Deed of Ownership for the applicant's demise.



Brief Specification

Access Drive & Hardstanding. Strip turf & dispose. Lay/compact clean hardcore. Drive 3.6m wide.

New Building

Steel Portal Frames set on pad foundations. Strip footings between & grey conc. blocks.

Steel sheeting (coloured green) to eaves level 4.5m high. & Roof with 20% roof lights.

Storm-water via down-pipes to soakaways 1.5m. From building.