NORTH

KEY

= *Trust land boundary ownership*

= *Site planning application boundary*

= *Footway route*

LANDSCAPING / PLANTING

= Existing Canopy

= Root Protection Area (RPA)

= Existing grass /vegetation to be made good where disturbed by works

= Existing Vegetation to be cut back as necessary for 2m pedestrian route through car park

SURFACING

= Made ground, to remain as existing and toped with matching wearing gravel finish where required

= Wearing gravel permeable finish to match made ground finish in appearance

= Existing pedestrian surface to remain as built

= Road / pedestrian surface as existing

= Road / pedestrian surface as proposed (blacktop or asphalt TBC)

= Raised 'no dig' geogrid with porous buff finish , pegged in boarded edge

EDGING TREATMENTS

= Flat PPC dropped flat top kerb

= Bullnose PPC Dropped Kerb

= Low domed metal studs (near site entrance)

= Raised footway edging boards, no dig, pegged in

OTHER

= Speed bump location

LEVELS

= *Approximate Proposed external finish level (MAMSL)*

= *Approximate Ground level as existing (MAMSL)*

s106 Agreement

Town and Country Planning Act 1990
Section 106 Obligation
P/2021/0560
TREVOR BASIN, NEW ROAD
TREVOR, WREXHAM

Site access from Tower Hill

Existing palisade fence to be removed, 2m asphalt surfacing with edge kerbs to link route to existing pedestrian pathway

2m wide existing pedestrian footway with guarding timber knee high rail and raised kerb adjacent to parking bays and car park vehicular circulation

Existing Vegetation to be cut back to allow for 2m clear pedestrian route

Site vehicular access route to be hard surfaced 5m min. width

TOWER HILL

QUEEN STREET

CAR PARK

Existing vegetation to be cut back

Parking bays to be designated and marked on site accordingly

- 9 cafe only bays
- 5 staff only parking bays
- 4 boating business only bays

Proposed general arrangement ; 5m wide vehicular road and 2m wide pedestrian site access route (timber knee high timber fence to be retained aside car park current pedestrian route)

Proposed general arrangement; 4.8m wide carriageway with separate 1.8m pedestrian site access route through wooded area, no dig, porous surfaces only upon pedestrian foot way in root protection areas.

DRAINAGE

NOTE THAT SURFACE WATER ARRANGEMENTS TO DRAIN TO MADE PERMEABLE GROUND OR CANAL AS SHOWN WITHIN SUBMITTED PROPOSED DRAINAGE PLAN, DRAWING REFERENCE 1938 34 V16 'DRAINAGE PLAN'

PLEASE NOTE - DRAWINGS ARE BASED ON AN O.S AND TOPOGRAPHICAL SURVEY, EXACTING AND LOCATIONS MEASUREMENTS TO BE CHECKED ON SITE AND CONTRACTOR TO INFORM OF ANY INCORRECT OR ANOMALOUS DATA. DRAWINGS TO BE CHECKED, APPROVED BY A STRUCTURAL ENGINEER PRIOR TO ANY WORKS ON SITE. MEASUREMENTS, LEVELS AND CO-ORDINATES SHOULD BE CHECKED ON SITE AND CONFIRMED PRIOR TO FABRICATIONS OR INSTALLATIONS.

PLEASE NOTE : STRUCTURAL & DRAINAGE DESIGN WORK TO BE CHECKED AND CONFIRMED AT DETAILED DESIGN STAGES BY STRUCTURAL ENGINEER

Canal & River Trust
Making life better by water

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Sheet
'Car Park'
for the purposes of the s106

Project
Trevor Hire Boat Base

Origin Date/ Auth	Drawing No.
RB	**2019 38 27**
Scale **1:300 @ A1**	Sheet Size **A1**
Revision / Issue **V19**	Revision Date **22/02/2022**

Scale Bar 1/300 @ A1

'Car Park' for the Purposes of the s106

Scale 1:300 @ A1

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