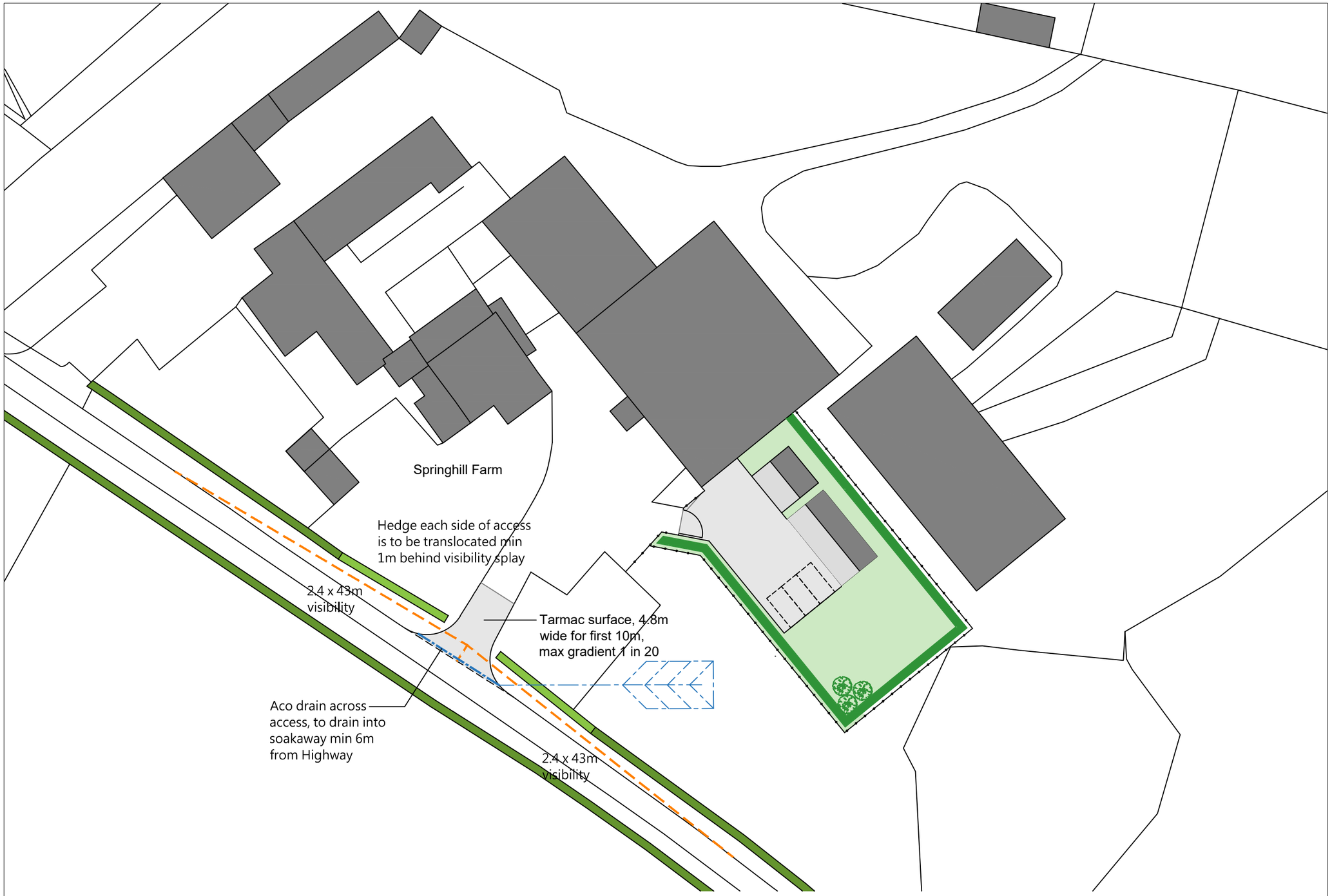


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Rev	Description	Date	By
-	-	year/mm/dd	-.-

Roger Parry & Partners

Residential - Agricultural - Commerical

Project	Proposed Rural Enterprise Dwelling		
Drawing Title	Access Plan		
Location	Land at Springhill Farm, Selattyn, Oswestry, SY10 7NZ		
Client	Mrs S Benbow		
Scale	1:500 @ A3		
Drawing No	77427 / RJC / 006	Rev	-
Drawn By	NB	Date	2025/10/07

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Registered in England and Wales.
A list of members of the LLP is available at the above address.

Highway Specification:

The area of the junction improvement access to be used by vehicles and pedestrians is to be constructed to a minimum of 450mm depth, comprising of 250mm of sub-base material, 100mm of bituminous macadam course material and 60mm bituminous macadam binder course material for a distance of 10m from the edge of the adjoining carriageway. The first 10m of the improvement access shall be at right angles to the edge of the carriageway.

Any use of alternative materials is to be agreed in writing with the Planning Authority prior to the commencement of any works on site.

The gradient shall not exceed 1 in 20 for the first 10m measured from the edge of the adjoining carriageway along the centreline of the private access.

The junction improvement access shall be constructed so that there is clear visibility at the centre of the access and 2.4m distance from the edge of the adjoining carriageway and a minimum 43m in both directions, measured from the centre of the junction along the nearside edge of the adjoining carriageway over land within the control of the applicant and/or the Highways Authority and within which there shall be no obstruction to visibility in excess of 1.05m above the nearside channel level of the adjoining Highway. This is to ensure that adequate visibility is provided in perpetuity at the proposed point of access in the interests of maintaining Highway safety, prior to the commencement of any other works on site.

Nothing shall be placed, erected or allowed to grow on the area(s) of land so formed which would obstruct the visibility.

No storm water drainage from the junction improvements shall be allowed to discharge onto the County Highway. An ACO drainage channel or a pair of road gullies are to be installed to the vehicular entrance to prevent the run-off of surface water from any part of the site onto the Highway. Details are to be approved by the Local Authority prior to commencement of any works on site. The new ACO channel or road gullies are to discharge into an adjoining field soakaway which will be a minimum of 6m away from the County Highway.

The area of the junction improvement access to be used by vehicles shall be completed to base course level, as specified above, prior to the commencement of any other works on site, and fully completed prior to the finish of the development.