NOTES:
All dimensions must be checked on site and not scaled from this drawing.



Lodge in Situ



Existing Agricultural Buildings

Compacted Gravel
Driveway and Parking Area

Existing Access
To Lodge

Area of previous
Stackyard

Parking

Bin
Storage

LODGE

Disabled Ramp Access

Decking Area

Compacted Gravel Path for Disabled Access

SHED

DUTCH BARN

Grass

Grazing Paddock

SPOIL

SPOIL

Amenity Space
to Barn Conversion

Barn Conversions
(Planning Ref:
P/2021/0288)

FOUNDATION

FOUNDATION

Moss Bank
Farm
(Planning Ref:
P/2019/0888)

GARAGE

Stump

Foul Septic Tank

Perforated pipe
herring bone drainage
soakaway
450mm (d) trench lined with
geotech style fabric and filled with
gravel

Remove existing hedgerow
to improve with visibility splay

Existing Fence to remain in
situ with new naitive hedgerow
planted to field side

Remove existing gates
and set back 8m from
Highway

Visibility Splay
2.4m x 120m
(based on 40mph
see D & A Statement)

Remove existing hedgerow
& Plant new naitive hedge
behind existing fence

REVISIONS;

5th March 2026 - Rev A
- Foul Drainage to lodge added (retrospective)
- Amended Location Plan in accordance with
Tarmac Drawing No: B110_00210-2 (North East Corner)



Client

Mr Shaun Stocker

Job Title

Retrospective Planning on Lodge to include driveway access and visibility splays at Moss Bank Farm, Borras Road, Borras, Wrexham LL13 9TN

Drawing Title

Block Plan with Visibility Splays

Scale 1:500 A3

Date JUNE 2025 **Drawn by** T.M.

Drg No. 71441:1001 **Rev** A

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