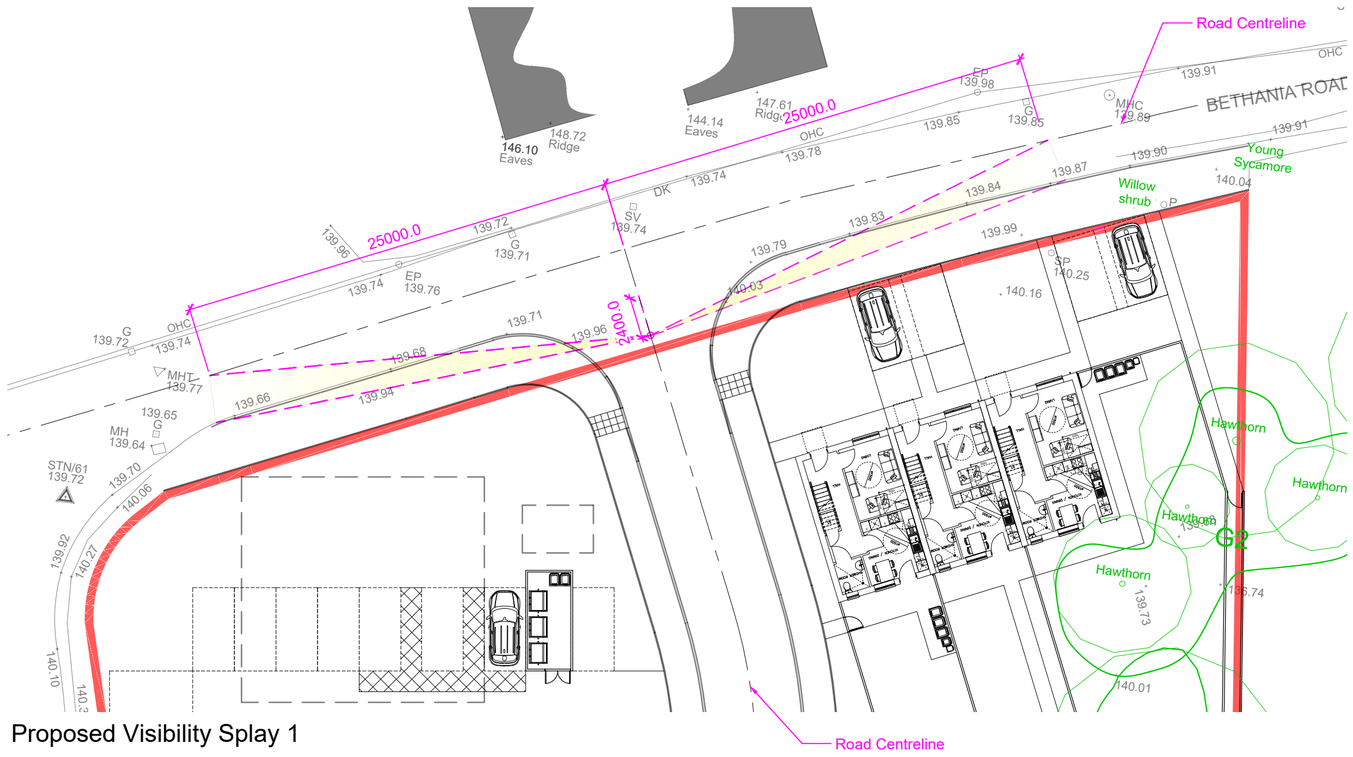
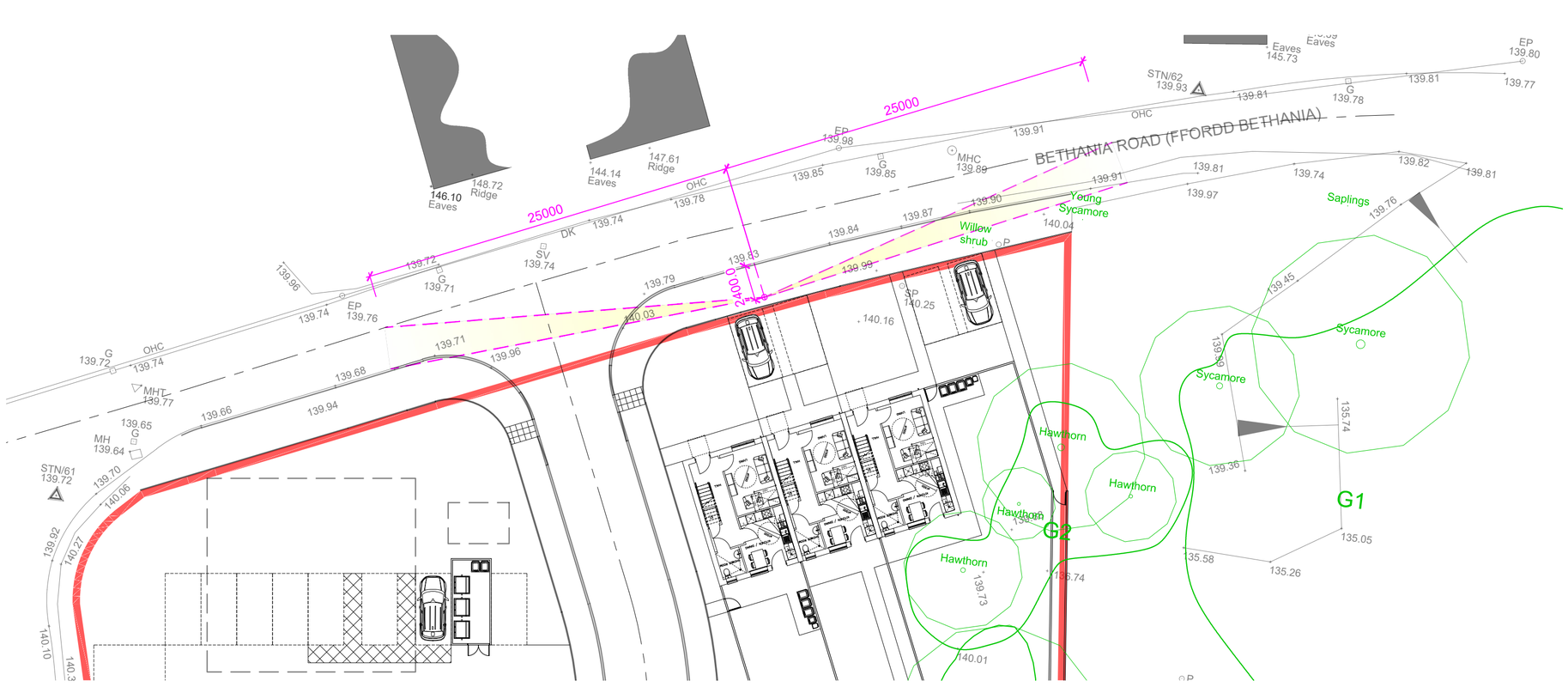


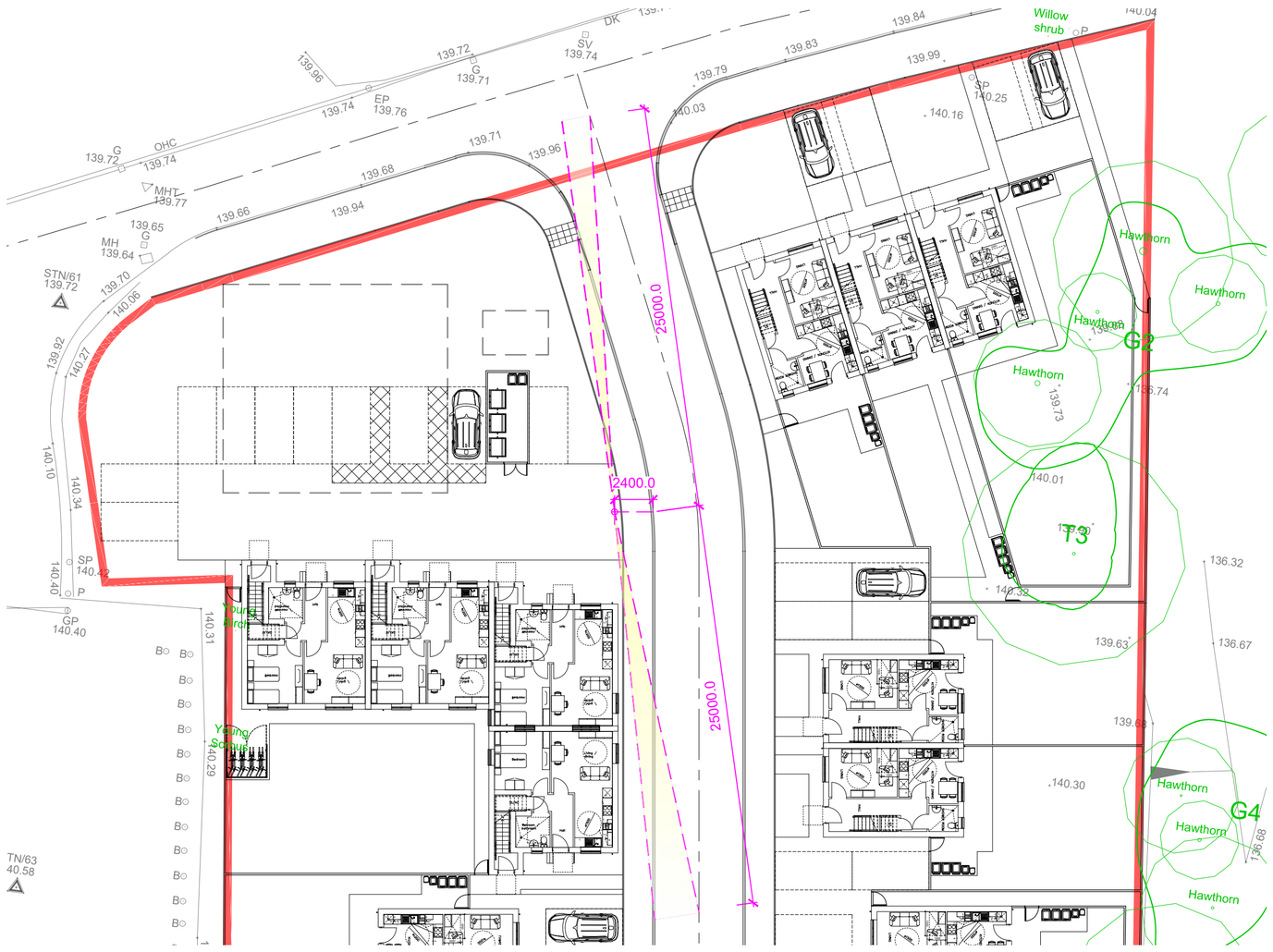
Proposed Visibility Splay 1



Proposed Visibility Splay 2



Proposed Visibility Splay 3



Proposed Visibility Splay 4

Proposed Visibility Splays
Scale 1:250

0m 5m 10m 15m 20m

NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects. Do not scale from this drawing. All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment. Any discrepencies are to be reported to the architect for clarification. All materials and workmanship to be in accordance with the current British Standards and codes of practice.
This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.
The Construction Design and Management Regulations 2015 applies and Client will need to appoint a Principal Designer and a Principal Contractor. Equilibrium Architects Ltd have been appointed to provide designs and drawings for Planning application and Building Regulations purposes only and will generally not be involved during the on-site construction works (unless this is specifically required by the client under a written appointment). Therefore, unless Equilibrium have been appointed as Principal Designer for the project, our advice and guidance is limited to our involvement at Pre Construction stage, where we have taken every opportunity to eliminate risks and hazards (as far as it is practicable to do so) within consideration of the proposed design for the works. The significant risks (that the Principal Contractor needs to be aware of at Pre Construction stage) include: excavations within the ground (sometimes deep and often directly adjacent existing structures and including live drains and possibly buried electrical cables and gas pipes), working on / or directly adjacent above ground live services (240 volt electrical circuits and incoming gas main) and where temporary works are required when forming new openings within masonry walls, or where walls are being removed to open up spaces and where there are walls and floors above which can often comprise significant loads. Temporary structural works need to be carefully considered prior to any start of the works on site and where necessary these works need to be designed by a structural engineer.
The Principal Contractor must: Plan, manage and monitor and coordinate all health and safety matters to ensure that, so far as is reasonably practicable, construction work is carried out without risks to health and safety. Consider the General Principles of Prevention when: design, technical and organisational aspects are being decided when planning the work and when estimating the period of time required to complete the work. Prepare a suitable Construction Phase Plan before the Construction phase begins (and follow it). Organise cooperation between Contractors and coordinate implementation of all applicable legal requirements for health and safety. Ensure that employers consistently apply the General Principles of Prevention (especially Part 4 of the Health and Safety at Work Act), including: adequately maintain equipment and other systems to ensure their safety, provide all necessary training and information to carry out the work processes safely, provide a safe place to work and working environment, develop a health and safety policy and undertake risk assessments. The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in TheParty Wall Act 1996. The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.

General Notes:

Highway works, including access arrangements, footways, cycleways, visibility splays, turning facilities, drainage, parking, cycle storage, road markings, pedestrian links and EV charging provision, are indicative only and shall be subject to detailed design and agreement at Reserved Matters stage and through any required Section 38 and Section 278 Agreements.

Drawing Status:	PRELIMINARY

REV	DESCRIPTION	CHECK	DATE

CLIENT

PROSPECT ESTATES

PROJECT

Proposed Residential Development at
Bethania Road, Acrefair, Wrexham LL14 3TR

DRAWING

Proposed Visibility Splays

SCALE	DATE	DRAWN	CHECKED
1:250 @ A1	Jan 2026	PB	

DRAWING NO.	CAD REFERENCE NO.	REVISION
R-1069-15		

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