

ACCESS PLAN 1:200

New Barn Cottage

WITHIN 5 DAYS FROM THE COMMENCEMENT OF THE DEVELOPMENT THE AREA OF THE ACCESS TO BE USED BY VEHICLES IS TO BE CONSTRUCTED TO A MINIMUM OF 450MM DEPTH, COMPRISING A MINIMUM OF 250MM OF SUB-BASE MATERIAL, 100MM OF BITUMINOUS MACADAM BINDER COURSE MATERIAL AND 60MM OF BITUMINOUS MACADAM COURSE MATERIAL FOR A DISTANCE OF 5.5 METRES FROM THE EDGE OF THE ADJOINING CARRIAGEWAY. ANY USE OF ALTERNATIVE MATERIALS IS TO BE AGREED IN WRITING BY THE LOCAL PLANNING AUTHORITY PRIOR TO THE ACCESS BEING CONSTRUCTED.

WITHIN 5 DAYS FROM THE COMMENCEMENT OF THE DEVELOPMENT THE PROVISION SHALL BE MADE WITHIN THE CURTLAGE OF THE SITE FOR THE PARKING OF ALL CONSTRUCTION VEHICLES TOGETHER WITH A VEHICLE TURNING AREA. THIS PARKING AND TURNING AREA SHALL BE CONSTRUCTED TO A DEPTH OF 0.3 METRES IN CRUSHER RUN OR SUB-BASE AND MAINTAINED FREE FROM OBSTRUCTION AT ALL TIMES SUCH THAT ALL VEHICLES SERVING THE SITE MAY PARK WITHIN THE SITE AND BOTH ENTER AND LEAVE THE SITE IN A FORWARD GEAR.

ACCESS IS TO BE FINISHED IN A 40MM BITUMINOUS SURFACE COURSE FOR A DISTANCE OF 5.5 METRES FROM THE EDGE OF THE ADJOINING CARRIAGEWAY.

ANY ENTRANCE GATES SHALL BE SET BACK AT LEAST 5.5 METRES DISTANT FROM THE EDGE OF THE ADJOINING CARRIAGEWAY AND SHALL BE CONSTRUCTED SO AS TO BE INCAPABLE OF OPENING TOWARDS THE HIGHWAY.

NO STORMWATER DRAINAGE FROM THE SITE SHALL BE ALLOWED TO DISCHARGE ONTO THE COUNTY HIGHWAY.

Effected hedgerow and roots to be carefully excavated and re-positioned behind viz line in a new pre-prepared trench. Work to be carried out not in the growing season to ensure the hedge regrows to protect nesting birds.

THE CENTRELINE OF ANY NEW OR RELOCATED HEDGE SHOULD BE POSITIONED NOT LESS THAN 4.0 METRE TO THE REAR OF THE VISIBILITY SPLAY.

252.4m

PROPOSED FLOOR PLAN 1:100

Existing Entrance

Trefonen Hill

South West Visibility Splay 2x33m from highway

South West Visibility Splay 2x33m from highway

Bridleway

Stone Lane

turning head

Parking Area.

Path.

Edge of Existing Carriage

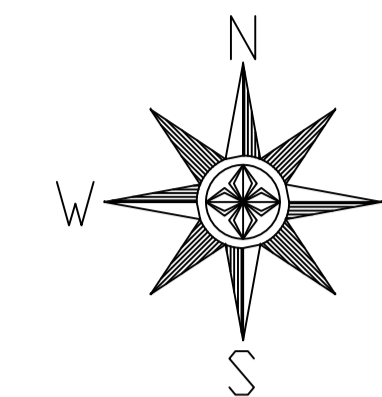
Edge of Existing Carriage

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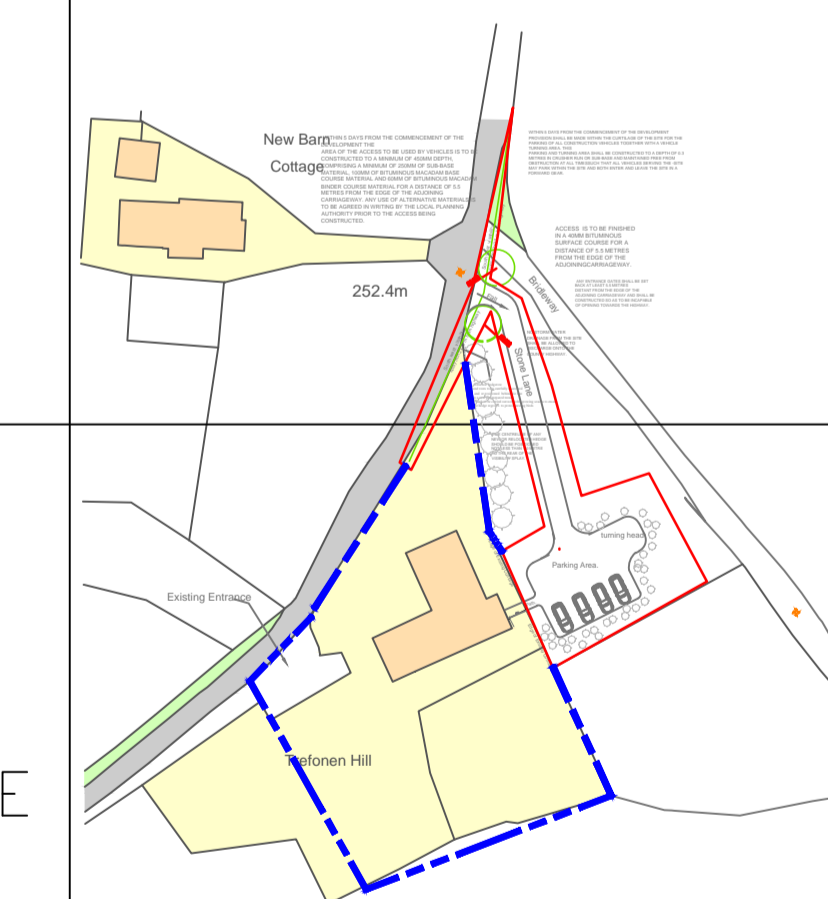
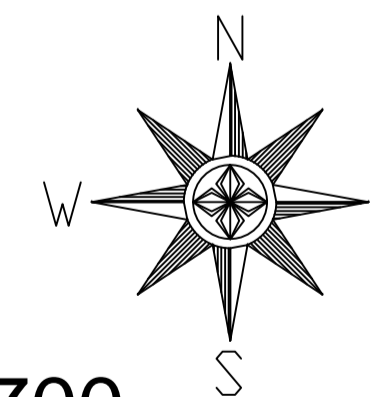
Existing Entrance

Trefonen Hill

BLOCK PLAN 1:500

3800

3700



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LOCATION PLAN 1:1250

A red/blue lines amended		3/20	Date	By		t: 01691 648 858 e: design@lloydarchitecture.co.uk www.lloydarchitecture.co.uk	The Larches, Llanfyllin, Powys, SY22 5NF	Proposed Extension and Alterations Trefonen Hill, Trefonen Nr Oswestry For Mr and Mrs Syms	New Access
Scale	Date	Drawn by	Checked	Number	Rev				
1:200, 1:500 1:1250/08/1	01/21	GG		573/02	A				