

Proposed new access specification

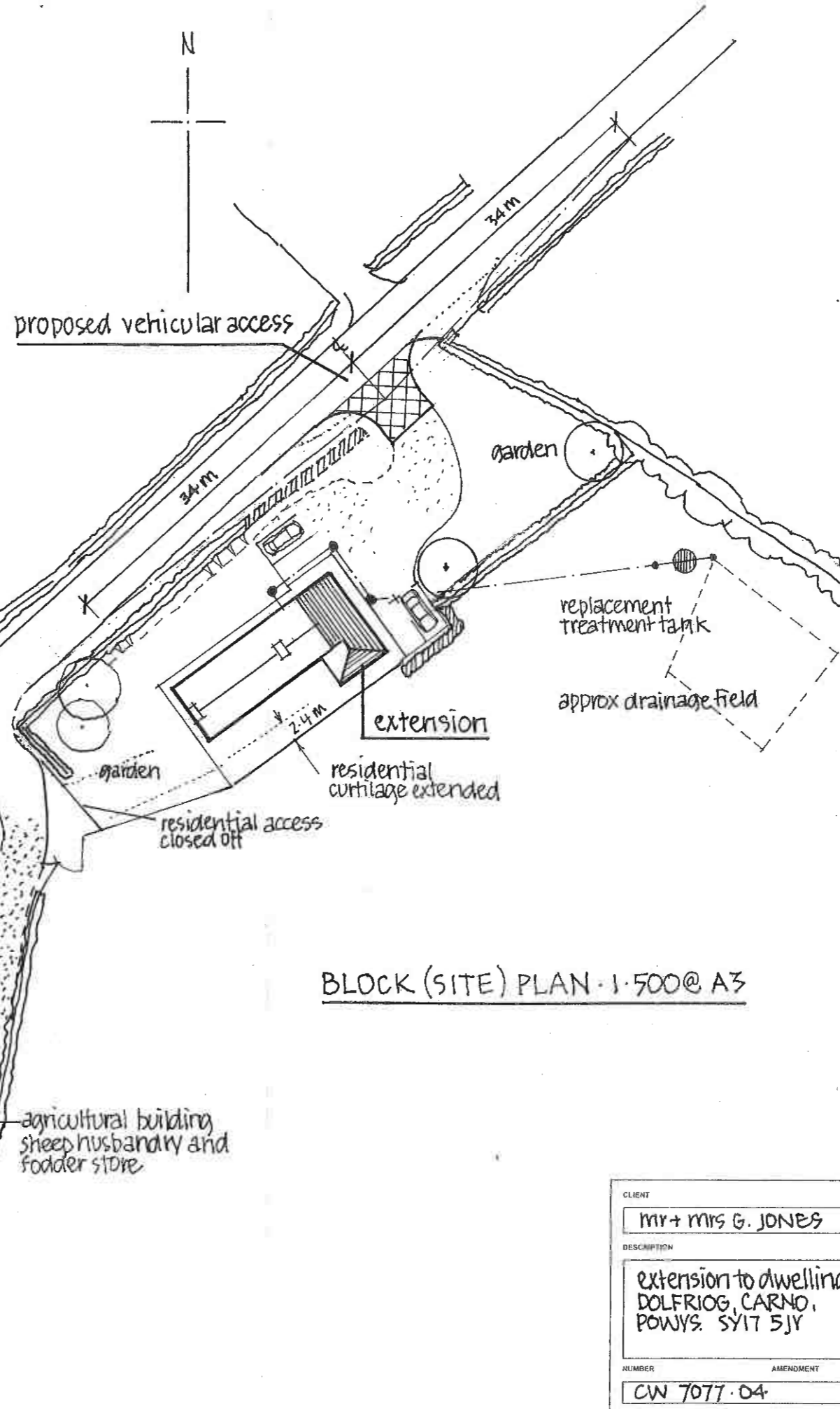
Access constructed at right-angles to highway for the first 6m with 4.5m radii on each side of access. The access width shall be 5m wide for the first 6m with a gradient of 1:20. Access drained via highway gully to prepared soakaway to the field to ensure no surface water enters highway. On completion of works the highway verge shall be top-soiled and seeded with grass seed.

The access geometry will achieve a forward visibility in each direction of (Y) 34m from centreline from a (X) 2.4m setback. The access constructed of a bituminous macadam to Highway specification with kerb-race restraint to access radii. Any gates will be setback a min. of 6m from edge highway and set to open into the site.

A min parking and turning area for 4 no cars is illustrated on plan.

A small section of existing hedgerow will be re-located 1m behind the visibility splay as indicated on plan. (This is the only section of hedge affected by works due to the width of highway verge.)

The existing access to the south-west of the site to be permanently closed to the existing (shared) residential use and will remain as an agricultural access only the agricultural buildings serving Dolfriog Farm.



BLOCK (SITE) PLAN · 1:500@ A3

Drainage

The existing 'septic tank' unit is clearly defective and will be replaced with new underground unit eg Marsh esign treatment plant 6-8 person to comply with BSEN12566-3:2009 and BS 6297:1983. Installed strictly to site installation guide with separate inflow and outflow IC's prior to connecting to existing drainage field. The drainage field shall be checked by drainage contractor to ensure viable drainage system is available)

Existing/new filled- type soakaways for rainwater disposal to ground.

Ecology

(It can be seen no works to existing roof necessary so no preliminary appraisal required.)

Enhancement will be achieved by the provision of 2 no bird boxes and planting of 2 no fruit trees to clients choice.

CLIENT	Mrs + Mrs G. JONES	DRAWN BY	
DESCRIPTION	extension to dwelling DOLFRIOG, CARNO, POWYS. SY17 5JY	DATES	AUG. 2023 1:500@ A3
NUMBER	CW 7077 · 04	AMENDMENT	

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