

### Highway Access

Upgrade existing access.

Entrance width to be 4.8m for first 11m. Entrance radii to be 4.5m. Gradient of new access not to exceed 1 in 15 for first 11m measured off edge of carriageway.

The centre line of the first 11m of the access road shall be constructed at right angles to the carriageway.

New access to have clear visibility of minimum 30m in each direction, measured 2.4m back off edge of highway.

and also visibility of 10m off edge of carriageway and 10m in each direction. Measurements taken at height of 1.05m in centre of access and 0.26m on edge of carriageway.

Hedge along site highway frontage to be positioned minimum 1.0m behind visibility splay – so as not to obstruct visibility. Nothing to be planted or allowed to grow within the visibility splay. No water to be allowed to drain onto highway.

Entrance gate, if required, to be set back minimum 11m off edge of carriageway. Gate to open inwards.

First 11m of entrance to be metalled, comprising:

40mm compacted wearing course 6mm coated macadam

60mm compacted base course 20mm coated macadam

100mm compacted base 40mm size coated macadam

250mm compacted sub-base Type 1 granular crusher-run hardcore.

Disability parking bay to be surfaced with Macadam as for access. Bay to have disability signage.

Hard-standing/parking area to be formed with minimum 300mm crusher run compacted stone base.

### Foul Drainage

Foul drains from new building to be taken to minimum 3.44 cu.m capacity septic tank. Tank to outfall to soakaway drains of minimum 50sq.m.

### Hedgerow Planting & Aftercare.

The site is well screened by established hedgerows. The hedgerows will be retained. No additional planting is required.

### Lighting Plan

Hedgerows around the site will not be illuminated.

Fit 4No recessed LED lamps in east gable soffit (1 on each slope)

Fit 6No recessed LED lamps in north roof eaves overhang of building.

Provide 2No low level bollard lighting in carpark area. Lamps to be set on

motion sensors with short timers (<1 Minute) and will be LED with passive

infrared target. All external lamps to warm white spectrum to reduce blue light component (>2700 Kelvin).

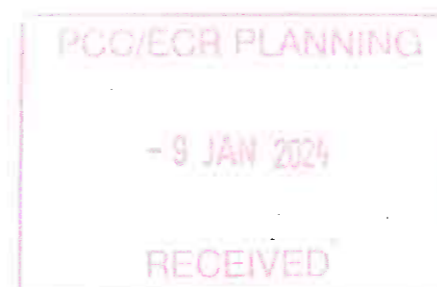
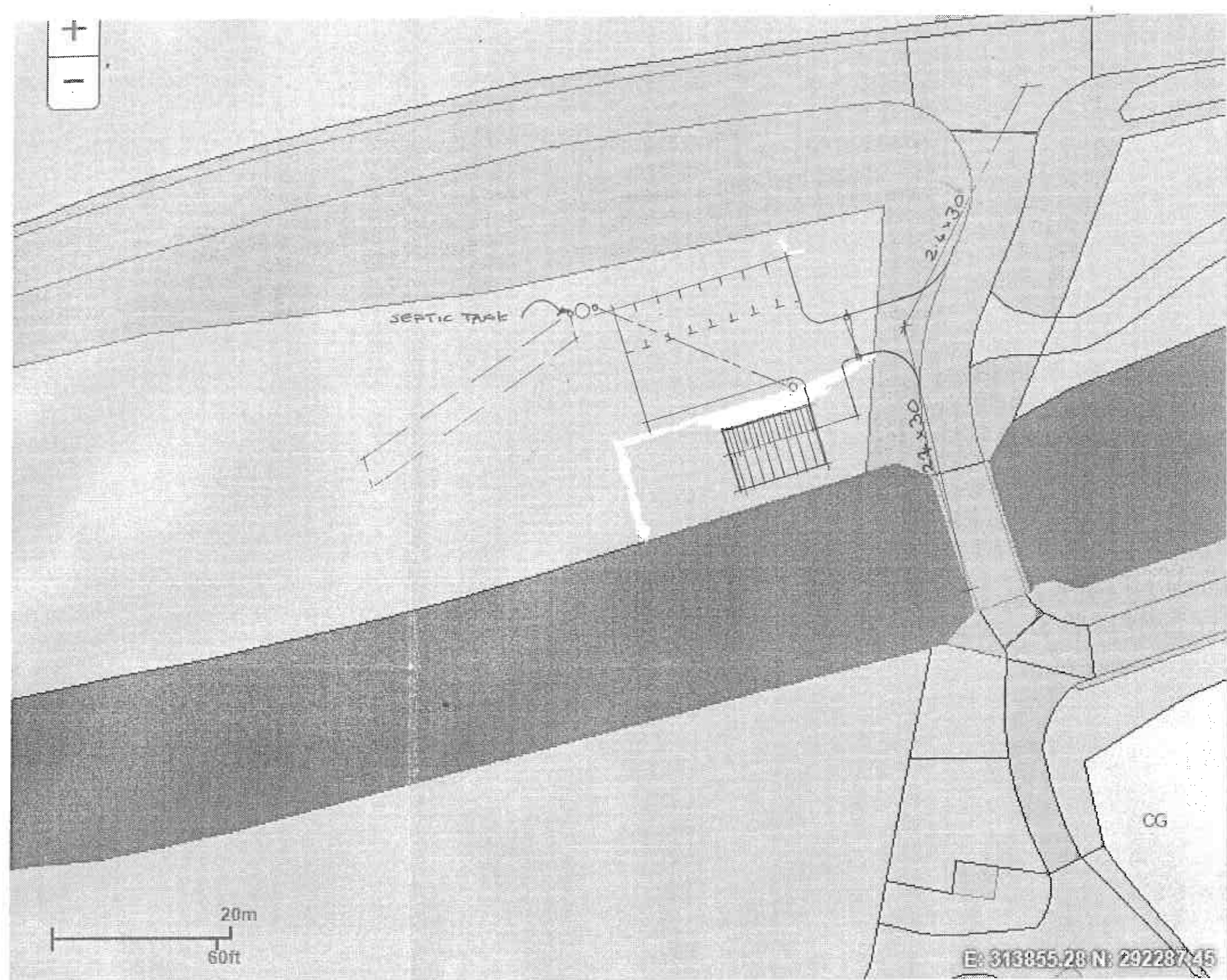
### EV Charging Point

Provide 1No Fast 7kW (single phase) outside charging point. Charging point to be fitted by approved installer.

### Bio diversity enhancement

Provide 2No 26/32mm hole nest boxes (e.g. *Schwegler* 1b).

Boxes to be installed in surrounding trees at a minimum height of 3m.



## Proposed Farm Shop – Site Plan

Broniarth Farm, Newtown SY16 3AN

Scale 1:500 @ A3 Dec 2023 Plan No 5265.02<sup>A</sup>

Do not scale from prints. Figured dimensions take precedence. The contractor is to check all dimensions before work commences and notify the contract administrator of any error or discrepancy.  
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