NOTES:

1. Copyright: The contents of this drawing may not be reproduced in whole or in part without the written consent of . G. G Lloyd
2. No dimensions to be scaled from this drawing.
3. All dimensions to be checked on site by Contractor.
4. Where discrepancy occurs between specification and drawings then G. Lloyd must be notified immediately.
5. This drawing is to be read in conjunction with specifications or other consultants drawings as applicable
6. This drawing is intended to identify main features and principal components
   Construction work should be carried out and supervised by experienced and suitably qualified personnel, therefore exhaustive detail is not required
7. Underground electric supply and water supply services positions have not been established

Packaged Treatment plant
Klargester Bio disc- BA IPS
Suitable for Eight persons
This unit is EPD2 Certified and conforms to the EN12566-3 and can be discharged to a watercourse
Tank to be positioned minimum 7 metres from house and boundary

THE CENTRELINE OF ANY NEW OR RELOCATED HEDGE SHOULD BE POSITIONED NOT LESS THAN 1.0 METRE TO THE REAR OF THE VISIBILITY SPLAY.

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 BASE COURSE MATERIAL AND 60MM OF BITUMINOUS MACADAM BINDER 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.

THE CENTRE LINE OF THE FIRST 5.5 METRES OF THE ACCESS ROAD MEASURED FROM THE EDGE OF ADJOINING CARRIAGEWAY OF THE COUNTY HIGHWAY SHALL BE AT RIGHT ANGLES TO THAT EDGE OF CARRIAGEWAY.

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

WITHIN 5 DAYS FROM THE COMMENCEMENT OF THE DEVELOPMENT THEACCESS SHALL BE CONSTRUCTED SO THAT THERE IS CLEAR VISIBILITY FROM A POINT 1.05 METRES ABOVE GROUND LEVEL AT THE CENTRE OF THE ACCESS AND 2.4 METRES DISTANT FROM THE EDGE OF THE ADJOINING CARRIAGEWAY, TO POINTS 0.26 METRES ABOVE GROUND LEVEL AT THE EDGE OF THE ADJOINING CARRIAGEWAY AND 23 METRES DISTANT IN EACH DIRECTION MEASURED FROM THE CENTRE OF THE ACCESS ALONG THE EDGE OF THE ADJOINING CARRIAGEWAY AND 5.5 METRES DISTANT FROM THE EDGE OF THE ADJOINING CARRIAGEWAY AND 10 METRES IN EACH DIRECTION. NOTHING SHALL BE PLANTED, ERECTED OR ALLOWED TO GROW ON THE ARE(S) OF LAND SO FORMED THAT WOULD OBSTRUCT THE VISIBILITY AND SHALL BE MAINTAINED FREE FROM OBSTRUCTION THEREAFTER.

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 GRADIENT OF THE ACCESS SHALL NOT EXCEED 1 IN 15 FOR THE FIRST 5.5 METRES MEASURED FROM THE EDGE OF ADJOINING CARRIAGEWAY OF THE COUNTY HIGHWAY ALONG THE CENTRE LINE OF THE ACCESS.

soakaway to surface water
located min 6 metres from highway.

Edge of existing Curtilage

Existing Grass verge

parking

turning area

Garden

approximate edge of embankment

parking / turning area

Access drive

2.4x43m vis

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The Larches,
Llanfyllin,
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Proposed Extension
Land at :Prestbury House
The Wern, Pool quay
Welshpool
Powys SY21 9LF
For Mr and Mrs Edwards

New Access

Scale	Date	Drawn by	Checked	Number	Rev
1:500	2/20	GGL		551/02	