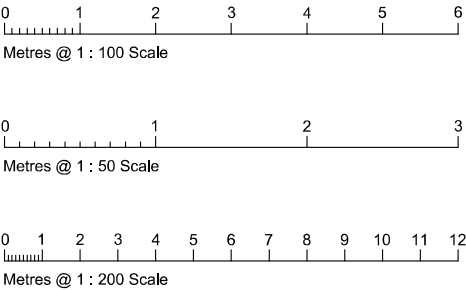


PROPOSED CONDITIONS



Do not scale from these drawings.

The Contractor is responsible for checking all dimensions on site prior to commencement of the works. Any errors are to be reported to Wyvern Partnership LLP as soon as possible.

Any construction work carried out prior to receiving all necessary approvals for Planning and/or Building Regulations is entirely at the client's / householder's risk.

All building work is to be completed to the satisfaction of the Local Authority Building Control Officer and in accordance with current Building Regulations and as such, additional unforeseen building works may be required on site.

The Contractor shall inspect all adjoining properties - when applicable - which may be affected by the works prior to commencement and must report any defects to the owner.

The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.

Drawings produced for the purpose of obtaining Building Regulation Approval do not constitute full working drawings.

Drawings produced for Accommodation and Suitability Reports are to be used to assess the suitability of a property to meet the needs of a client and no other purpose. All proposals are subject to a detailed survey and Local Planning Authority approval.

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B	SITE BOUNDARY CORRECTLY ADJUSTED, PLOTS AND GARDENS ALTERED TO SUIT	09/02/23
Rev	Notes	Date

Partnership LLP

Wyvern

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Client
STOCKWELL PROPERTY INVESTMENTS LTD

Project
EXISTING CONDITIONS AT FORMER MINER'S REST PUBLIC HOUSE, FROGHALL ROAD, CHEADLE, STAFFORDSHIRE

Drawing
VISIBILITY SPLAY 2 OF 3

Project No. 12653	Dwg No. 16B	Drawn By BW
Date FEBRUARY 2023	Scale 1 : 250 @ A3	

Wyvern Partnership LLP is a limited liability partnership registered in England and Wales with registered number OC420302. The term partner is used to refer to a member of the Wyvern Partnership LLP.

The registered office is located at:
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Partners:
Thomas M Wethers, Steven B Woodley, Alan A Wilberley

EACH DOTTED LINE REPRESENTS THE Y DISTANCE OF 43METERS (FROGHALL ROAD IS REGISTERED AS A 30MPH ROAD)

X DISTANCE = 2.4M

Hammersl

Froghall Road

Y DISTANCE = 43M

VISIBILITY SPLAY SHOWS THAT THE TWO TRIANGLE AREAS ARE FREE OF ANY OBSTRUCTION ABOVE 600MM

SITE PLAN