



GENERAL NOTES:

1. This drawing is to be read in conjunction with all other relevant Engineering and Architect's details.
2. The design details presented must be reviewed in conjunction with the wider site information and site constraints which may not be evident on drawing and must be requested if not already provided. This includes, but not limited to, ground conditions (geotechnical and geo-environmental), groundwater levels, buried services, remnant obstructions, ecology, tree protection and topography.
3. The Engineer shall be notified immediately, in writing, should any errors or discrepancies be found prior to the commencement or continuation of any works.
4. All work is to be carried out in accordance with current British Standards, Building Regulations and NHBC Standards.
5. It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974, and the C.D.M. Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the CDM Co-ordinator, within his rates.
6. Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the contractor. Any variations are to be recorded and reported to the engineer immediately.
7. Before work commences contractor should consult the engineer and the SI report regarding any contamination issues. All necessary Health and Safety measures to be taken

PRELIMINARY SCHEME

For comment and review only.  
Design is based upon information available at the time.  
Design is subject to full review as additional information becomes available.  
Design is subject to full review upon receipt of comments from

- Development Control
- LA Planning Authority
- Environment Agency
- LA Highways Department
- Sewerage Undertaker

KEY

- Site Boundary
- 2.4m x 25m Junction Visibility Splay
- 17m Forward Visibility Splay
- 25m Forward Visibility Splay
- 2.4m x 2.4m Parking Visibility Splay

CDM Note

These drawings have been produced with reference to the CDM Regulations 2015.  
Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9.

VISIBILITY SPLAYS

1. No properties are to be constructed within the limits of adoptable carriageway, or visibility splays.
2. Visibility should not be restricted by vigorously growing plants or trees. The types of landscaping within the visibility splays shall be restricted to
  - 2.1. Any form of hard paving, such as flags, setts, bitmac, cobbles.
  - 2.2. Properly laid grassed areas / or low growing shrubs <0.6m in height

VISIBILITY SPLAYS

1. No properties are to be constructed within the limits of adoptable carriageway, or visibility splays.
2. Visibility should not be restricted by vigorously growing plants or trees. The types of landscaping within the visibility splays shall be restricted to
  - 2.1. Any form of hard paving, such as flags, setts, bitmac, cobbles.
  - 2.2. Properly laid grassed areas / or low growing shrubs <0.6m in height

P4	14.06.24	UPDATED TO LATEST SITE LAYOUT. ISSUED FOR PLANNING	NM	SWJ	DMCC
P3	05.06.2024	DRAFT ISSUE FOR COMMENT	RJ	SWJ	SWJ
P2	31.01.2024	UPDATED TO SUIT LATEST LAYOUT "10689-2200 R9112-RLA-23-XX-DR-A-2200 P14 Proposed Site Plan"	JP	MS	MS
P1	26.01.2024	UPDATED TO LATEST LAYOUT	JP	SWJ	DMCC
P0	03.01.2024	FIRST ISSUE	NM	SWJ	DMCC
Rev	Date	Revision Note	Drw	Chk	App



Park Point, High Street, Longbridge,  
Birmingham, B31 2UQ, UK  
T: +44 (0) 121 475 0234

transport • engineering • placemaking

Birmingham | Bristol | Cambridge | London | Manchester | Reading  
Melbourne | Perth  
pja.co.uk | pja.com.au

Client

St. Modwen Homes

Project  
Land north of Rounds Gardens  
Rugby

Title

Highway Visibility Splays

Drawing Issue Status  
For Planning

PJA Ref 05554/B Scale @ A1 1:500 Date 12.12.2023

Drawing No. R9112-PJA-23-XX-DR-C-0137 Revision P4

Primary Contact  
dan.mccruden@pja.co.uk