

Coed Darcy

SITE SETUP AND TRAFFIC MANAGEMENT

Ground workers to construct road from Glamorgan green through to tank farm as soon as we are on site

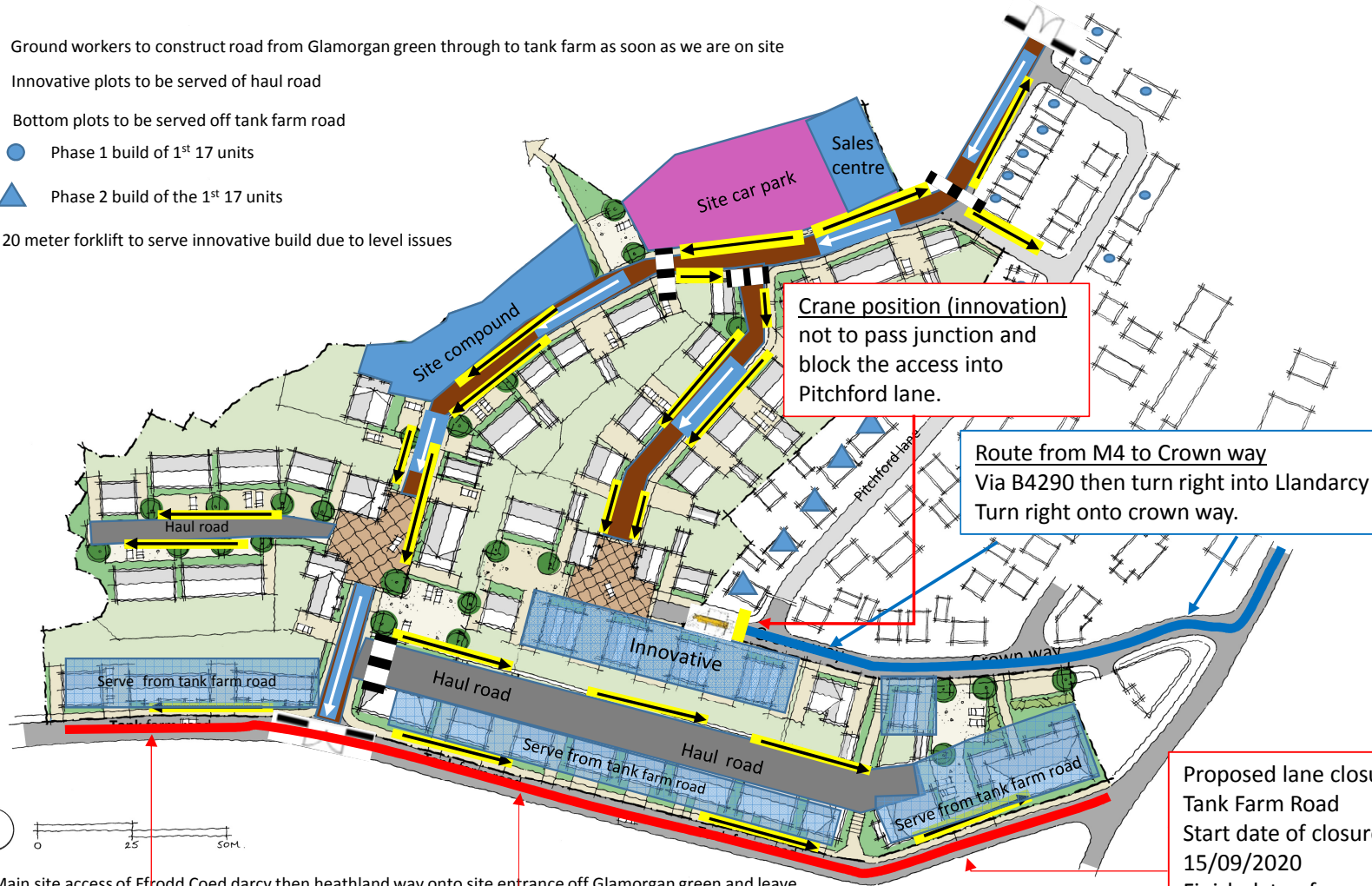
Innovative plots to be served of haul road

Bottom plots to be served off tank farm road

● Phase 1 build of 1st 17 units

▲ Phase 2 build of the 1st 17 units

20 meter forklift to serve innovative build due to level issues



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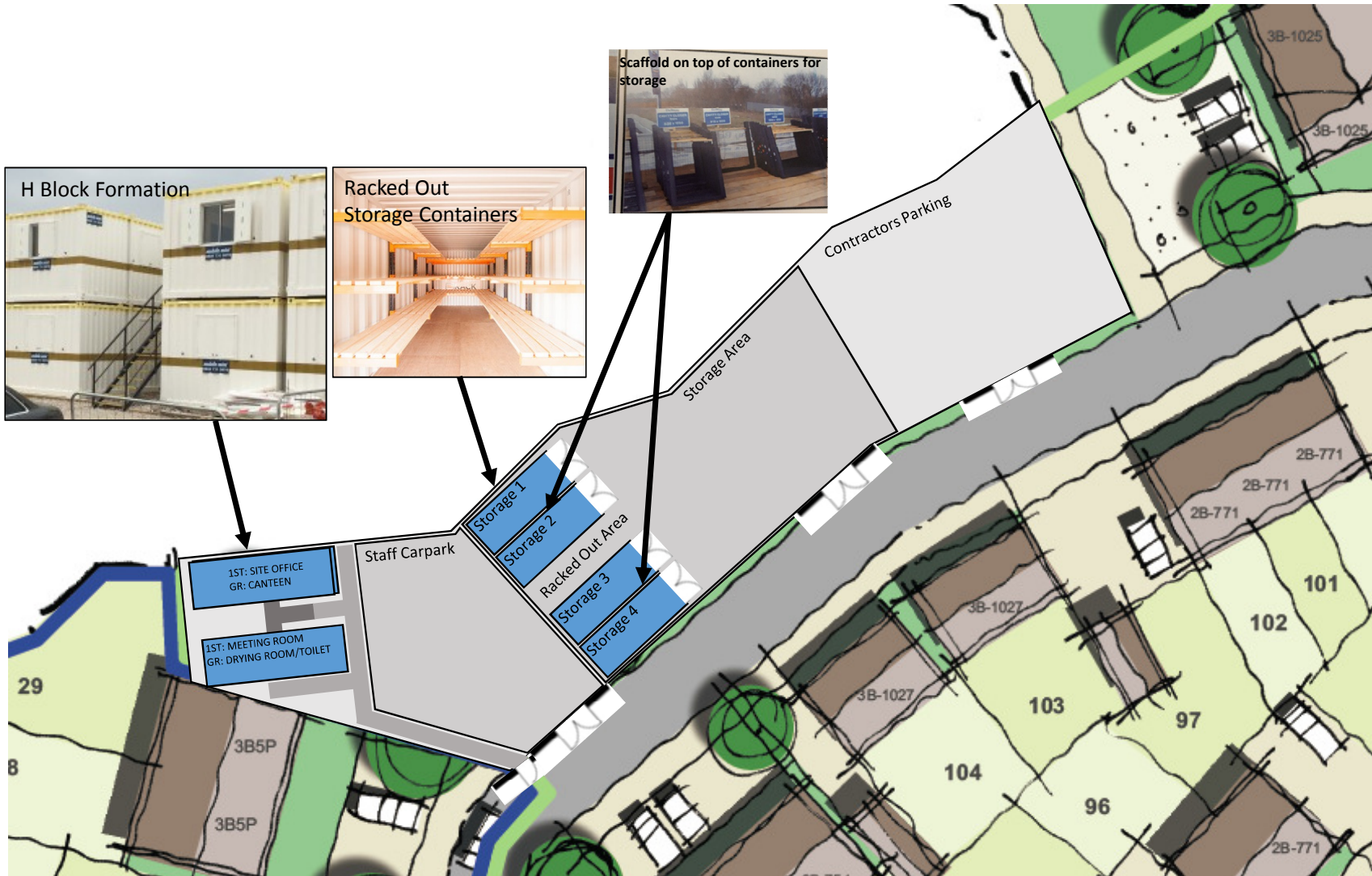
Pedestrian routes	
Vehicle routes	
Pedestrian Crossing Points	
Boundary Heras Fencing	
Boundary Hoarding	
Vehicle Gates	
Pedestrian Gates	
Sales Complex	
Haul Roads	
Site Accommodation	
Material Storage Area	
Site Parking	
Speed Limit	
Fire Points	
First Aid	
Spill Kit	
Refuelling Area	
Protected Areas	
Assembly Points	
You Are Here	

Main site access of Ffridd Coed darcy then heathland way onto site entrance off Glamorgan green and leave site via tank farm road implementing a one way system

C118 S416 COED DARCEY

SITE SETUP – COMPOUND LAYOUT

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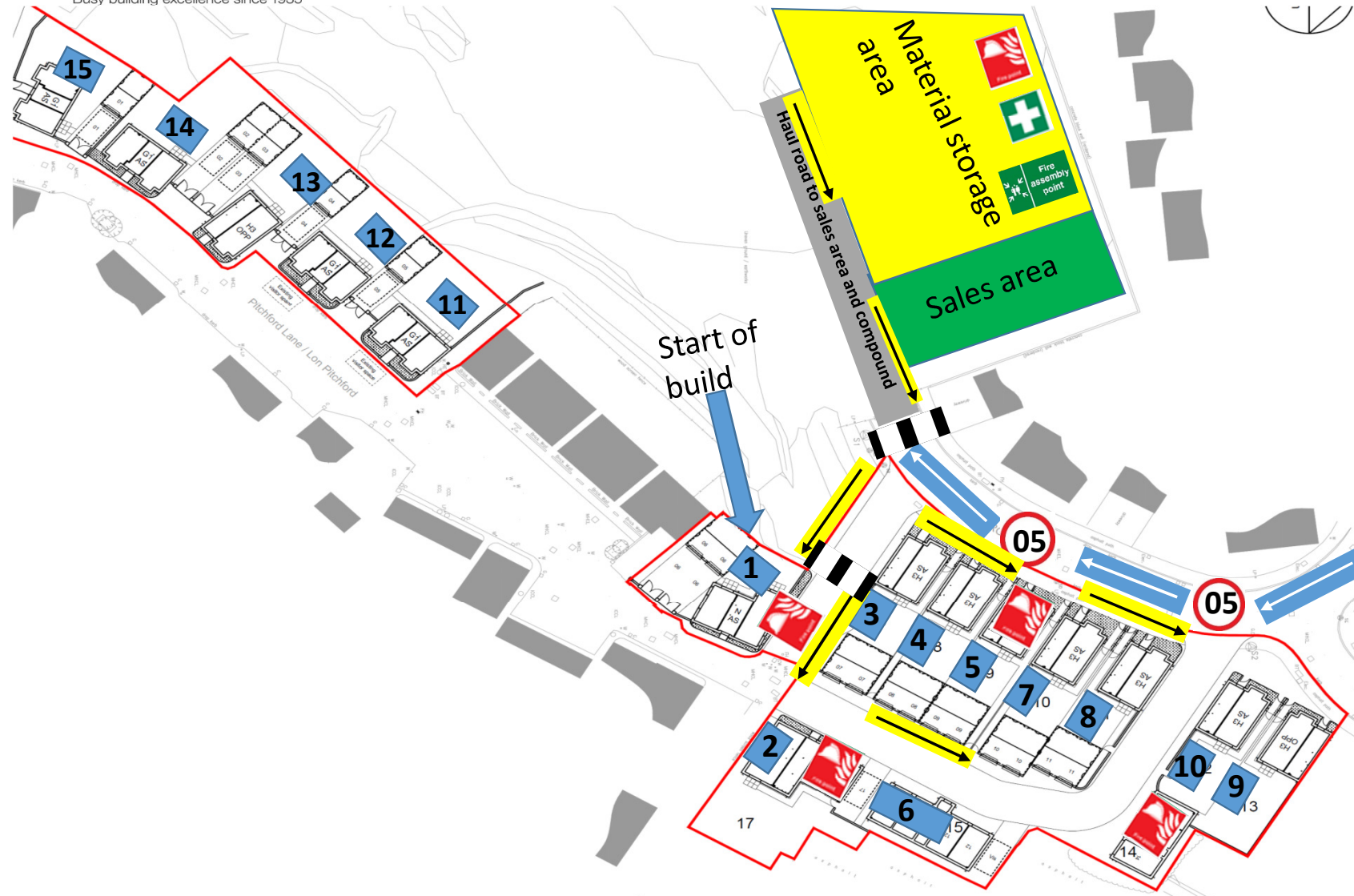


Pedestrian routes	
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COED DARCY 1ST 17 BUILD DIRECTION

SITE SETUP AND TRAFFIC MANAGEMENT

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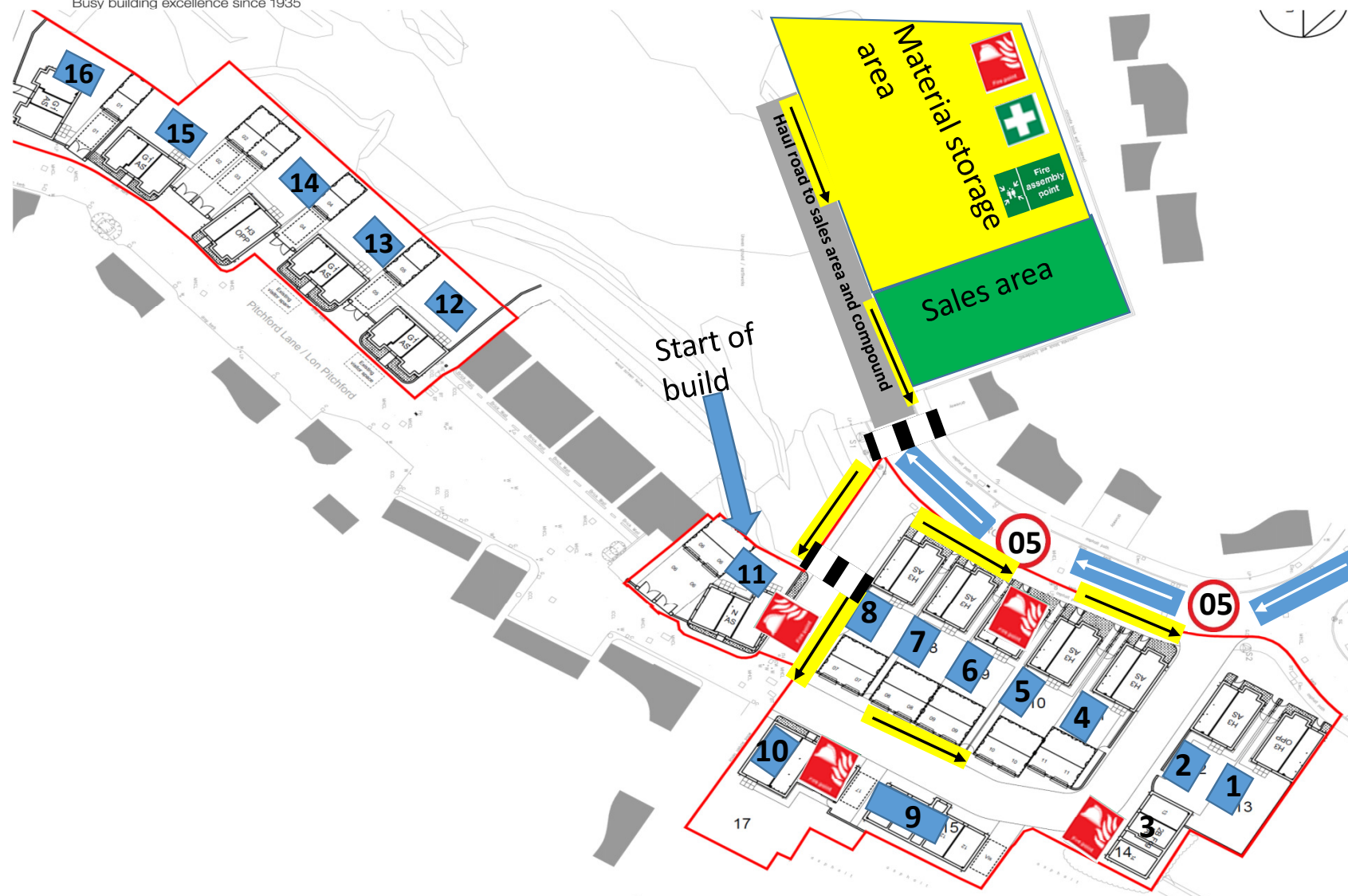


- Pedestrian routes 
- Vehicle routes 
- Pedestrian Crossing Points 
- Boundary Heras Fencing 
- Boundary Hoarding 
- Vehicle Gates 
- Pedestrian Gates 
- Sales Complex 
- Haul Roads 
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COED DARCY 1ST 17 BUILD DIRECTION PLAN 1

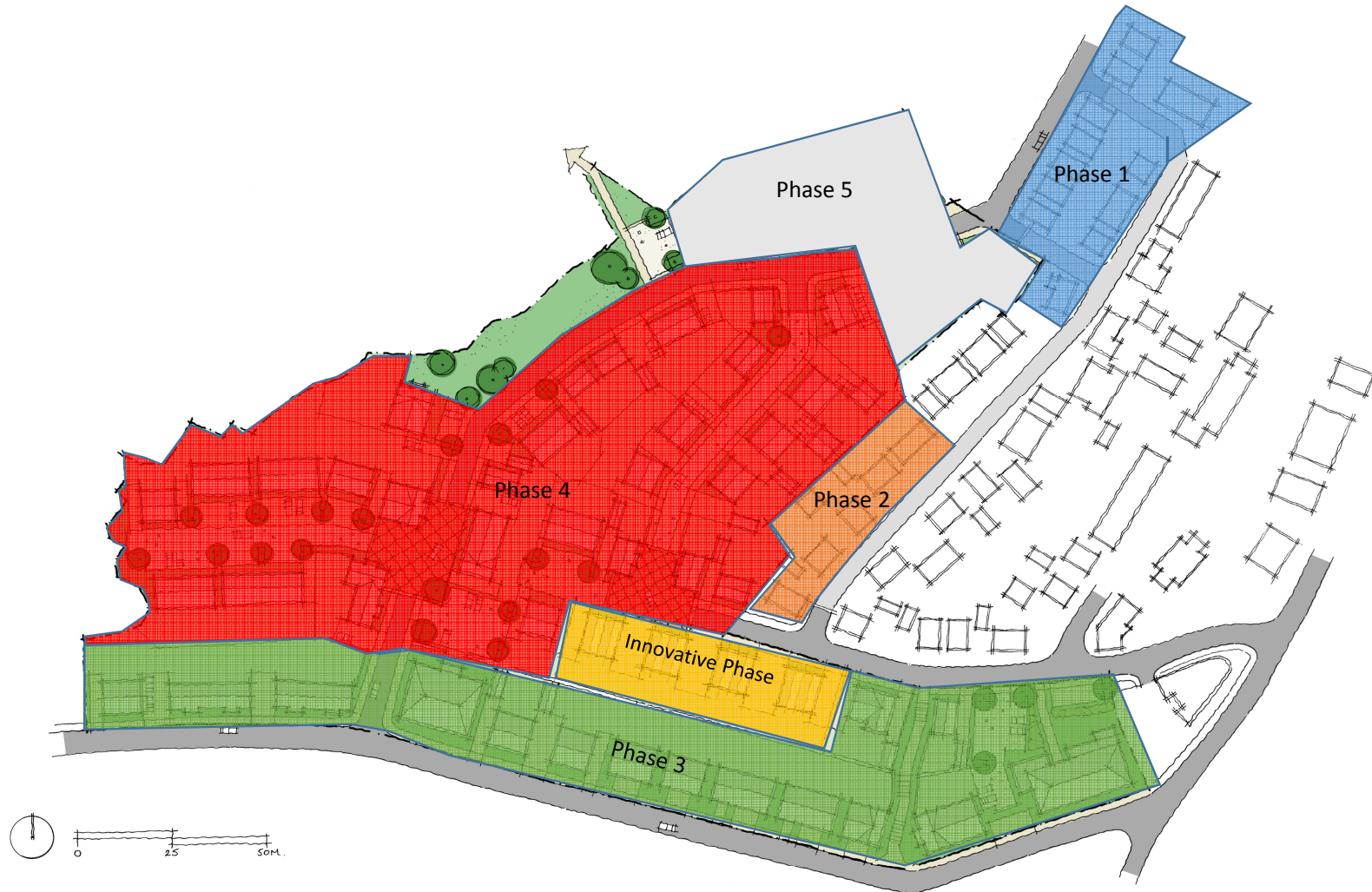
SITE SETUP AND TRAFFIC MANAGEMENT

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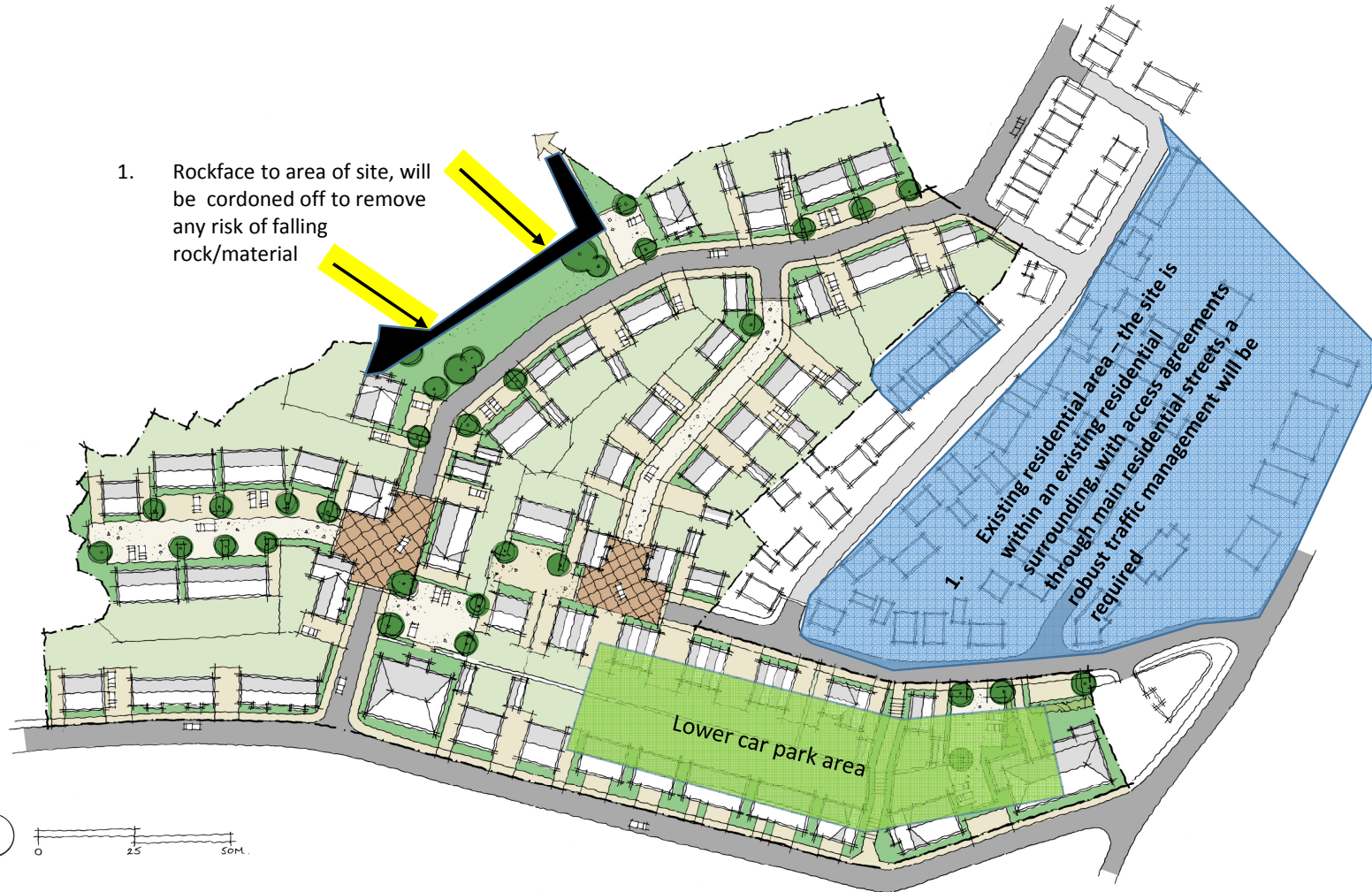


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Coed Darcy Phasing Plan



Coed Darcy Constraints plan



1. Rockface to area of site, cordon off to remove any risk of falling rock/material
2. Existing residential area – the site is within an existing residential surrounding, with access agreements through main residential streets, a robust traffic management will be required
3. Access and egress to the difficult areas on the site to due to the challenging topography will be put in place
4. High radon & carbon dioxide area – survey conducted, radon design to be incorporated into the slab
5. A warning membrane to be installed 1m below the finished floor surface in the old 'lower car park' area.
6. The site is within a known coal mining area. Considerations should be made for this when excavating.
7. Unexploded Ordinance – Swansea was a known World War 2 target. The online maps suggest a moderate bomb risk.
8. Existing services, however none identified yet on site. Substation located adjacent to site boundary. Measures to be put in place to protect during construction works.
9. Areas requiring plateaux and retaining structures prior to construction of dwellings or associated substructure / infrastructure.
10. Electrical Interference, there is a known ambulance base near the site.
11. Ecology report – no wildlife of significant concern identified on site. The site was fully remediated in the recent past.
12. Site is to be fully secured before any major construction activity takes place.

COED DARCY, SKEWEN, NEATH SA10 6FG

SITE DELIVERY ROUTE

KEY: (Copy and paste as required)

GET OF M4 AT JUNCTION 43

- M4 FROM THE EAST
- M4 FROM THE WEST
- B4290
- FRODD COED DARCY
- HEATHLAND WAY

