

KEY

DEVELOPMENT

1. New three-form entry primary school with potential for sports facilities managed for wider community use.
2. Potential local centre uses (with residential use above).
3. Higher density housing along main spine road forming gateway into the site.
4. Medium density housing to form body of site.
5. Low density housing in more sensitive areas (to benefit amenity of adjoining residents and around landscape edges).
6. Landmark buildings with flexibly designed ground floor for potential commercial use dependent on demand and residential use above.
7. Potential extra care / mixed use residential.
8. Additional Commercial units extension to Coed Darcy Business Park

ACCESS

9. Primary vehicle access via Ffordd Coed Darcy onto the B4290
10. Secondary vehicle access to the Northern parcel from the B4290
11. Pedestrian / Cycle footbridge over the railway line
12. Tree-lined main spine road.
13. Network of new paths and trim trails to encourage informal recreation, including around residential edges.
14. Pedestrian/cycle access connection to Skewen.
15. Pedestrian/cycle access connection to Tank Farm Road
16. Pedestrian/cycle access connection to Llandarcy.
17. Potential pedestrian/cycle access connection to Jersey Marine (subject to funding)
18. Potential pedestrian/cycle access connection to Heol Crymlyn (subject to funding)
19. Tree-lined secondary green street.
20. Off road cycle route

LANDSCAPE

21. Retained / enhanced areas of woodland
22. Ancient woodland retained
23. New areas of woodland creating continuous buffer
24. Existing hedgrow retained / enhanced.
25. Landscaped bund
26. Attenuation basin surrounded by new and retained planting
27. Community civic space at the centre of the development containing retaining 'Amphitheatre' feature.
28. Incidental public open space responding to Neighbourhood needs
29. Retained prominent rockface.
30. Terraced plateaux with the opportunity for mini ecology areas for biodiversity and educational benefit
31. Natural play opportunities within wider landscape
32. New planting and retained hedgerow
33. Accessible central park alongside sports pitches

ECOLOGY

34. Green Infrastructure design lead by delivering ecological connectivity, including across the wider Coed Darcy site and wider landscape
35. Extensive western green buffer to function as dispersal corridor for faunal species
36. Creation of dedicated ecology areas with no public access.
37. Open space to deliver extensive early successional habitat with floristically rich dry grasslands
38. Significant topographical diversity to be designed into semi-natural greenspace to maximise micro-habitat diversity
39. Network of wetland habitats to provide optimal amphibian habitat
40. Integrated ecological features within main development footprint to include living roof habitat, nesting and roosting boxes.



This drawing must not be scaled. Figured dimensions and levels to be used. Any inaccuracies must be notified to the architect. Detail drawings and large scale drawings take precedence over smaller drawings.	Rev:		Chk'd:		Rev:		Chk'd:		Rev:		Chk'd:		<table><tr><td>PRELIMINARY</td><td>✓</td></tr><tr><td>PLANNING</td><td></td></tr><tr><td>DESIGN</td><td></td></tr><tr><td>TENDER</td><td></td></tr><tr><td>CONSTRUCTION</td><td></td></tr></table>	PRELIMINARY	✓	PLANNING		DESIGN		TENDER		CONSTRUCTION		powelldobson ARCHITECTS Cardiff Office: Charterhouse, Links Business Park, St. Mellons, Cardiff, CF3 0LT Tel: +44 (0)29 2079 9699 Fax: +44 (0)29 2079 1212 email: cardiff@powelldobson.com Contract: Coed Darcy Masterplan Title: Illustrative Masterplan	<table><tr><td>Drawing No.</td><td>Rev.</td></tr><tr><td>21009(05) 104</td><td>D</td></tr></table> Scale: 1:2500 @A0 Date: 22-09-2021 Drawn: RF Checked: AF	Drawing No.	Rev.	21009(05) 104	D
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