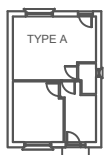
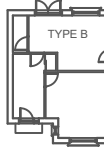


DWELLING TYPES

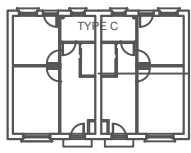
TYPE A "AMAN"
6 NO. DETACHED
TWO-STOREY
2 BEDROOM
56 SQ.M FOOTPRINT
91 SQ.M GIA



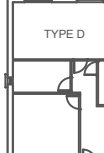
TYPE B "BRYN"
7 NO. DETACHED
TWO-STOREY
3 BEDROOM
58 SQ.M FOOTPRINT
94 SQ.M GIA



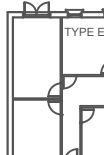
TYPE C "GARW"
4 NO. SEMI-DETACHED
TWO-STOREY
3 BEDROOM
51 SQ.M FOOTPRINT
83 SQ.M GIA



TYPE D "OLCHFA"
9 NO. DETACHED
TWO-STOREY
4 BEDROOM
83 SQ.M FOOTPRINT
142 SQ.M GIA



TYPE E "ISAF"
4 NO. DETACHED
TWO-STOREY
4 BEDROOM
94 SQ.M FOOTPRINT
162 SQ.M GIA



BIODIVERSITY ENHANCEMENT MEASURES INVOLVE TREE PLANTING (WHIPS) ALONG ALL BOUNDARIES TO THE SITE (SEE SCHEDULE). RSPB APPROVED BIRD BOXES WILL BE ATTACHED TO THE SOUTH FACING FACADE OF SELECTED DWELLINGS AT FIRST FLOOR LEVEL. AN APPROPRIATE NUMBER OF GAPS WILL BE FORMED IN SOFFIT BOARDS TO ENCOURAGE THE POTENTIAL FOR BAT ROOSTING.

PROVISION OF CYCLEWAY LINK
IT IS A CONDITION REQUIREMENT THAT "A SCHEME WHICH MAKES PROVISION FOR A CYCLEWAY LINKING THE APPLICATION SITE TO THE EXISTING FOOTBRIDGE SHALL BE SUBMITTED TO AND APPROVED".
THE SCHEME SUGGESTED CATERERS FOR CYCLISTS BY DIRECTING THEM THROUGH THE SITE. THE EXISTING SECTION OF RIVERSIDE WALK IS TO BE RETAINED AND IS NOT AFFECTED BY THE DEVELOPMENT. AN ADDITIONAL LINK TO THE RIVERSIDE WALK IS TO BE PROVIDED TO FACILITATE EASE OF ACCESS FOR RESIDENTS. THE NEW PATH WILL BE FORMED OF COMPRESSED AGGREGATES AND WILL BE PERMEABLE.

TIMBER LEDGE AND BRACED SIDE GATES (AS APPROPRIATE) WITH 1800mm HIGH CLOSE BOARDED TIMBER SIDE FENCE PANEL TO SEPARATE CURTILAGES.

MIN. 2 NO. CAR PARKING SPACE FOR EACH DWELLING

HISTORIC ARCHAEOLOGICAL ARTEFACT (STONE WALL KILNS ETC.) LIGHTLY MANAGED AND REPAIRED SUITABLE FOR VIEWING.

VERTICAL DEFLECTION TRAFFIC CALMING TO BE AGREED AS PART OF S38/S278 PROCEDURES



SITE LAYOUT

'PENTRE EFAL'
FORGE WASHERY, LOWER BRYNAMMAN,
NEATH PORT TALBOT, SA18 1SW

SCALE @ A1 1 : 500 DATE OCT 2021 DRAWN BY

JOB NO. 2020.a DRAWING NO. GENPL2A(REV) REVISION 2



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THIS DRAWING HAS BEEN PRODUCED SOLELY FOR THE PURPOSES OF OBTAINING PLANNING APPROVAL. ALL CONSTRUCTION DETAIL AT BUILDING REGULATION STAGE