

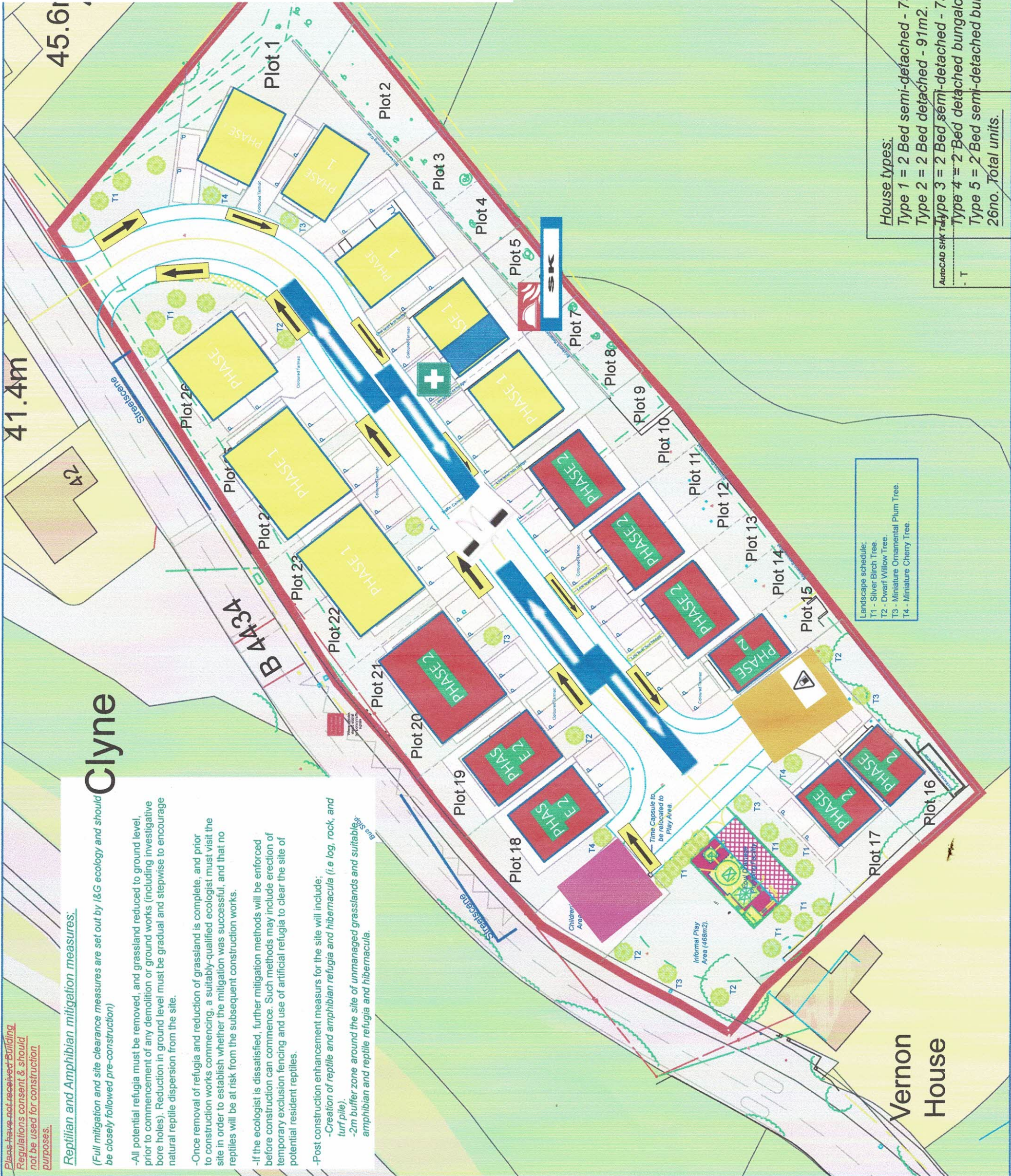
Plans have not received Building Regulations consent & should not be used for construction purposes.

Reptilian and Amphibian mitigation measures:

(Full mitigation and site clearance measures are set out by I&G ecology and should be closely followed pre-construction)

- All potential refugia must be removed, and grassland reduced to ground level, prior to commencement of any ground works (including investigative bore holes). Reduction in ground level must be gradual and stepwise to encourage natural reptile dispersion from the site.
- Once removal of refugia and reduction of grassland is complete, and prior to construction works commencing, a suitably-qualified ecologist must visit the site in order to establish whether the mitigation was successful, and that no reptiles will be at risk from the subsequent construction works.
- If the ecologist is dissatisfied, further mitigation methods will be enforced before construction can commence. Such methods may include erection of temporary exclusion fencing and use of artificial refugia to clear the site of potential resident reptiles.
- Post construction enhancement measures for the site will include:
 - Creation of reptile and amphibian refugia and hibernacula (i.e bog, rock, and turf pile).
 - 2m buffer zone around the site of unmanaged grasslands and suitable amphibian and reptile refugia and hibernacula.

Clyne



House types:
Type 1 = 2 Bed semi-detached - 79m2.
Type 2 = 2 Bed detached - 91m2.
Type 3 = 2 Bed semi-detached - 73m2.
Type 4 = 2 Bed detached bungalow- 80m2.
Type 5 = 2 Bed semi-detached bungalow- 80m2.
26no. Total units.

Landscape schedule:
T1 - Silver Birch Tree.
T2 - Dwarf Willow Tree.
T3 - Miniature Ornamental Plum Tree.
T4 - Miniature Cherry Tree.

TRAFFIC MANAGEMENT PLAN LEGEND	
	Pedestrian routes
	Vehicle routes
	Pedestrian crossing points
	Boundary Heras fencing
	Boundary hoarding
	Vehicle gates
	Leakout to left fencing type at above
	Leakout to right fencing type at above
	Speed limit
	Haul roads
	Site accommodation
	Material storage areas
	Site parking
	Sales complex
	Fire points
	First Aid
	Spill kit
	Refuelling area
	Protected areas
	Assembly points
	You are here

DR

Design

Architectural Services

Davies Richards Design Ltd

Llandello - 01558 823551

Mumbles - 01792 347892

EMAIL - info@daviesrichardsdesign.com

WEB - www.daviesrichardsdesign.com

CLIENT :

Mr. J. Slater.

JOB TITLE :

Proposed development at:
Former Clun Primary
School,
Clyne,
Neath.

DRAWING TITLE :

Proposed Phasing
plan

DRAWING STATUS :

Building Regs.

SCALE :

1:250.

DRAWN BY :

G.R.R.

DATE :

Dec. '16.

PLAN NO

CLYNE

REVISION

A