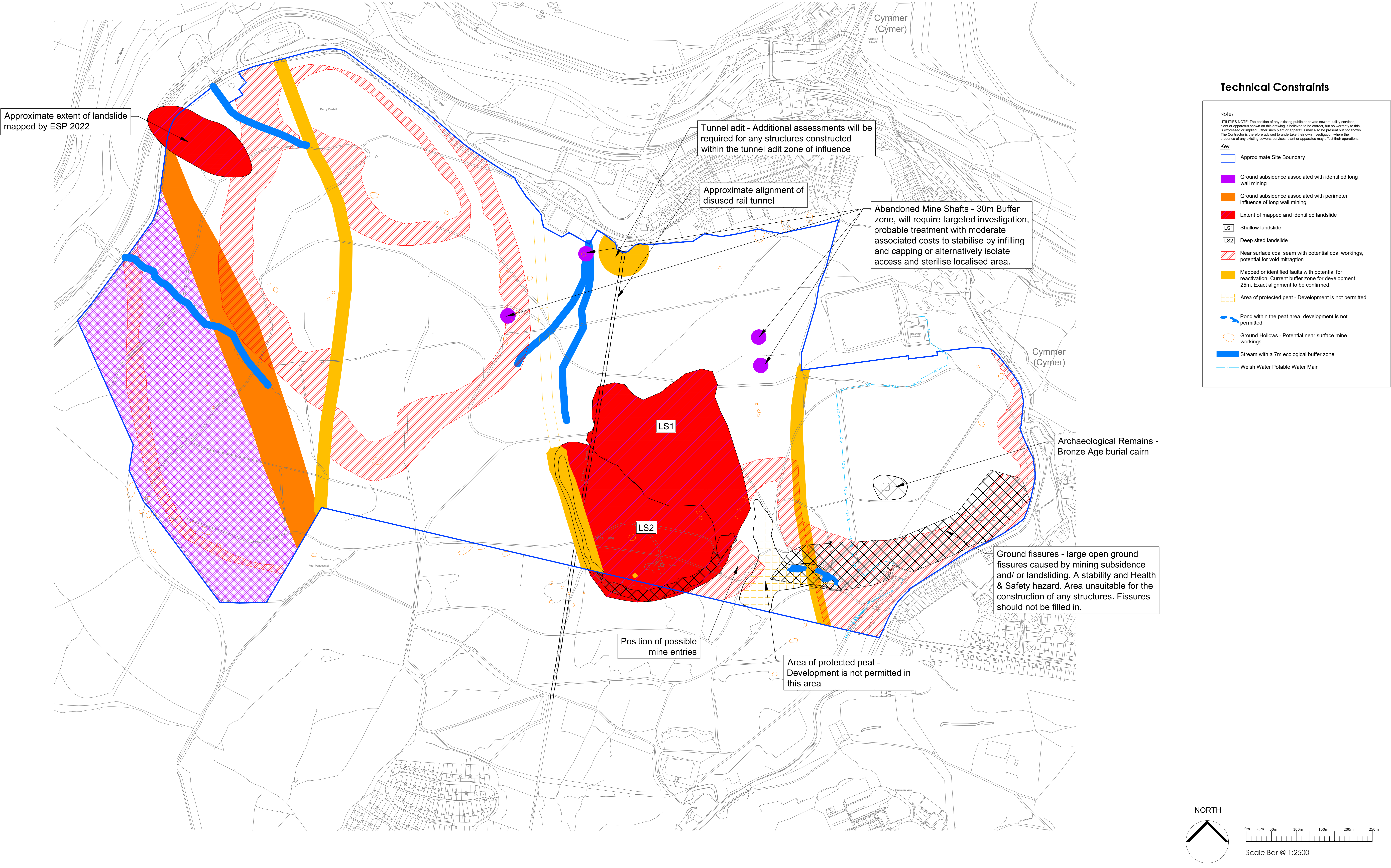


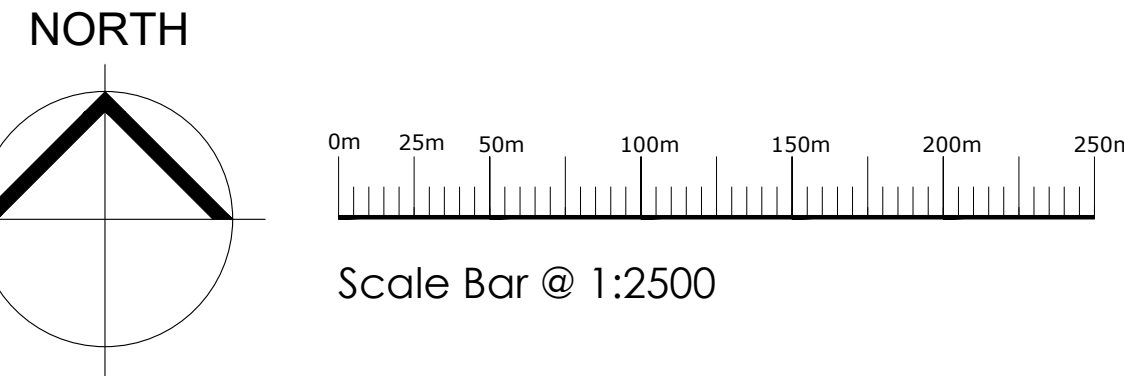
Afan Valley Adventure Resort : Technical Constraints



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.				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.				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.				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.				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:	A	Various notes adjusted in background colour, and keys adjusted for greater clarity	31.03.17 art	Chk'd:	-	Rev:		Chk'd:		Rev:		Chk'd:		Rev:		Chk'd:		Rev:		Chk'd:			
	B	Notes added relating to Landscaping.	03.04.17 art																				
	C	Mining constraints added	27.02.18 BT																				
	D	Updated with latest information. Drawing status changed to planning.	20.07.22 AJP																				
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Technical Constraints

- Notes
- UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.
- Key
- Approximate Site Boundary
 - Ground subsidence associated with identified long wall mining
 - Ground subsidence associated with perimeter influence of long wall mining
 - Extent of mapped and identified landslide
 - Shallow landslide
 - Deep sited landslide
 - Near surface coal seam with potential coal workings, potential for void mitigation
 - Mapped or identified faults with potential for reactivation. Current buffer zone for development 25m. Exact alignment to be confirmed.
 - Area of protected peat - Development is not permitted
 - Pond within the peat area, development is not permitted.
 - Ground Hollows - Potential near surface mine workings
 - Stream with a 7m ecological buffer zone
 - Welsh Water Potable Water Main



PRELIMINARY		Drawing No.		Rev.	
PLANNING		17023(90) 200		D	
DESIGN		Contract:		Scale:	
TENDER		Afan Valley Adventure Resort		1:2500 @ A0	
CONSTRUCTION		for Northern Powerhouse Developments		Date:	
		Site Technical Constraints Plan		March 2017	
				Drawn:	
				art	
				Checked:	
				-	