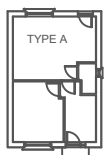
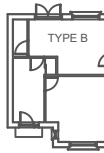


DWELLING TYPES

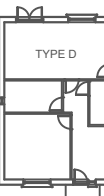
TYPE A "AMAN"
6 NO. DETACHED
TWO-STORY
2 BEDROOM
56 SQ.M FOOTPRINT
91 SQ.M GIA



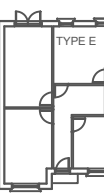
TYPE B "BRYN"
7 NO. DETACHED
TWO-STORY
3 BEDROOM
58 SQ.M FOOTPRINT
94 SQ.M GIA



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



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



ALL ROADS AND FOOTWAYS TO BE
CONSTRUCTED IN ACCORDANCE
WITH THE AUTHORITY'S CURRENT
HIGHWAY DESIGN SPECIFICATION
GUIDE.

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 EXISTING "OFF-SITE" SECTION OF RIVERSIDE
WALK IS TO BE RETAINED AND IS NOT AFFECTED BY
THE DEVELOPMENT.
THE NEW PATH LINKING THE FOOTWAY AND THE
EXISTING FOOTBRIDGE WILL BE FORMALLY
SURFACED AND WILL BE PERMEABLE.

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

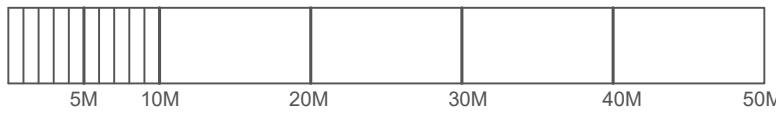
MIN. 2 NO. CAR PARKING
SPACE FOR EACH DWELLING

ALL ROADS AND FOOTWAYS TO BE
CONSTRUCTED IN ACCORDANCE
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AREA OF OPEN
SPACE TO ALSO
ACCOMMODATE
SAB
DRAINAGE
MEASURES
- SURFACE
WATER
ATTENUATION

PERMISSION PREVIOUSLY
GRANTED FOR UPGRADING
OF APPROACH ROAD TO
PROPOSED RESIDENTIAL
DEVELOPMENT AREA.

NEW ACCESS ROAD
COMPRISING 5.5M WIDE
CARRIAGEWAY WITH
TWO FOOTWAYS -
ONE 3000MM WIDE & ONE
2000MM WIDE



3000MM WIDE
PAVEMENT FOR
ACTIVE TRAVEL
REQUIREMENTS

2000MM WIDE
PAVEMENT

3500MM WIDE
BUILD-OUT

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

SITE LAYOUT

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

SCALE @ A1 DATE DRAWN BY OW
1 : 500 July 2022 CHECKED BY CJ

JOB NO. DRAWING NO. REVISION
2020.a GENPL8A(REV4) 4

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



PLANNING

PLANNING AND DEVELOPMENT CONSULTANTS

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