



plot areas: finished floor areas (FFL):

plot 1 370m ²	134.150m
plot 2 371m ²	134.150m
plot 3 412m ²	134.150m
plot 4 494m ²	133.070m
plot 5 500m ²	133.070m



- grassed area
- marshalls drivesett argent permeable pavours
- 2600x4800mm car parking spaces
- concrete slab patio and paths
- permeable private driveway to highway standard detail 104
- existing public footpath
- proposed continuation of public footpath
- 1800mm max. evergreen planting (griselinia littoralis) or similar
- 1800mm high feather edge timber fencing
- 1200mm high feather edge timber fencing
- 600mm max. height stone front wall
- maintain existing edge growth to south west boundary
- location of wildlife tunnels
- 2400x2400mm clear visibility splay to driveway

revision	
a	visibility splays added and turning head increased in depth to 9.00m at the request of the lpa_23.01.23
b	
c	
d	
e	
f	
g	

project	drawing	date
LAND @ NANT Y CARN, SEVEN SISTERS, NEATH	PROPOSED SITE LAYOUT	DECEMBER 2022
client	drawing no.	scale
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