

10429PL03

rev.

Project

10429PL03

date

JUN 2022

author

EP

scale

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Registered Office :

England No. 0668029

www.

robertslimbrick.com

ma@robertslimbrick.com

T. 03333 406 500

Newport, NP20 4PG

The Estates Office, 26 - 28 Goid Tops,

Gloucester, GL1 1DG

The Carriage Building, Bruton Way,

ROBERTS LIMBRICK LTD

status

PLANNING

drawing

Proposed Site Plan

client

Linc Cymru

Port Talbot

Devonshire Place

Project

Residential Development

Roberts Limbrick

rev.

date

description

A

28/11/22

New substation moved

B

05/12/22

Boundary amended

C

06/12/22

Minor amendments

D

08/12/22

Minor amendments

E

25/01/23

Satellite image removed

F

03/02/23

Bike shields added

G

09/02/23

Access routes amended

H

15/02/23

Co-ordinated to drainage information

J

21/02/23

Layout amended following technical review

K

28/02/23

Minor amendments

L

02/03/23

Minor amendments

The site plan illustrates a residential development within a triangular plot bounded by Talcennau Road to the west, Broad Street to the east, and York Place to the south. The plan features a central 'Public Open Space' with 'Existing trees retained'. Residential buildings are color-coded: yellow for 1B2P units, orange for 2B3P and 2B4P units, and purple for 3B5P units. A 'New Substation' is located near the center, and a 'Bin & Cycle Store' is situated near the bottom right. The plan also shows 'Existing building retained (in abeyance)' and 'Existing trees retained' along the northern boundary. A red line outlines the development boundary. A scale bar (0-25m) and a north arrow are located in the top left corner.

Accommodation Schedule						
Unit code	Type	Number	Percentage %	Floor area (sqm)	(sqft)	Total coverage (sqft)
1B2P Flat (Common Access)	1B	18	42	51.8	558	932
2B3P Flat (Walk Up - GF)	2B	1	2	59.9	645	60
2B3P Flat (Walk Up - FF)	2B	1	2	69.2	745	69
2B3P Flat Type 2 (Walk Up-GF)	2B	2	5	61.0	656	122
2B3P Flat Type 2 (Walk Up-FF)	2B	2	5	69.8	751	140
2B4P House	2B	8	19	84.4	908	675
3B5P House	3B	6	14	94.0	1,012	564
3B5P House T2	3B	4	9	95.8	1,031	383
3B5P House (Existing Building)	3B	1	2	98.3	1,058	98
Total		43	100			2,562
				Net Developable (ha)	0.525	1,298
				Net Developable (acres)		
				Site Coverage (sqft per acre)		21,247