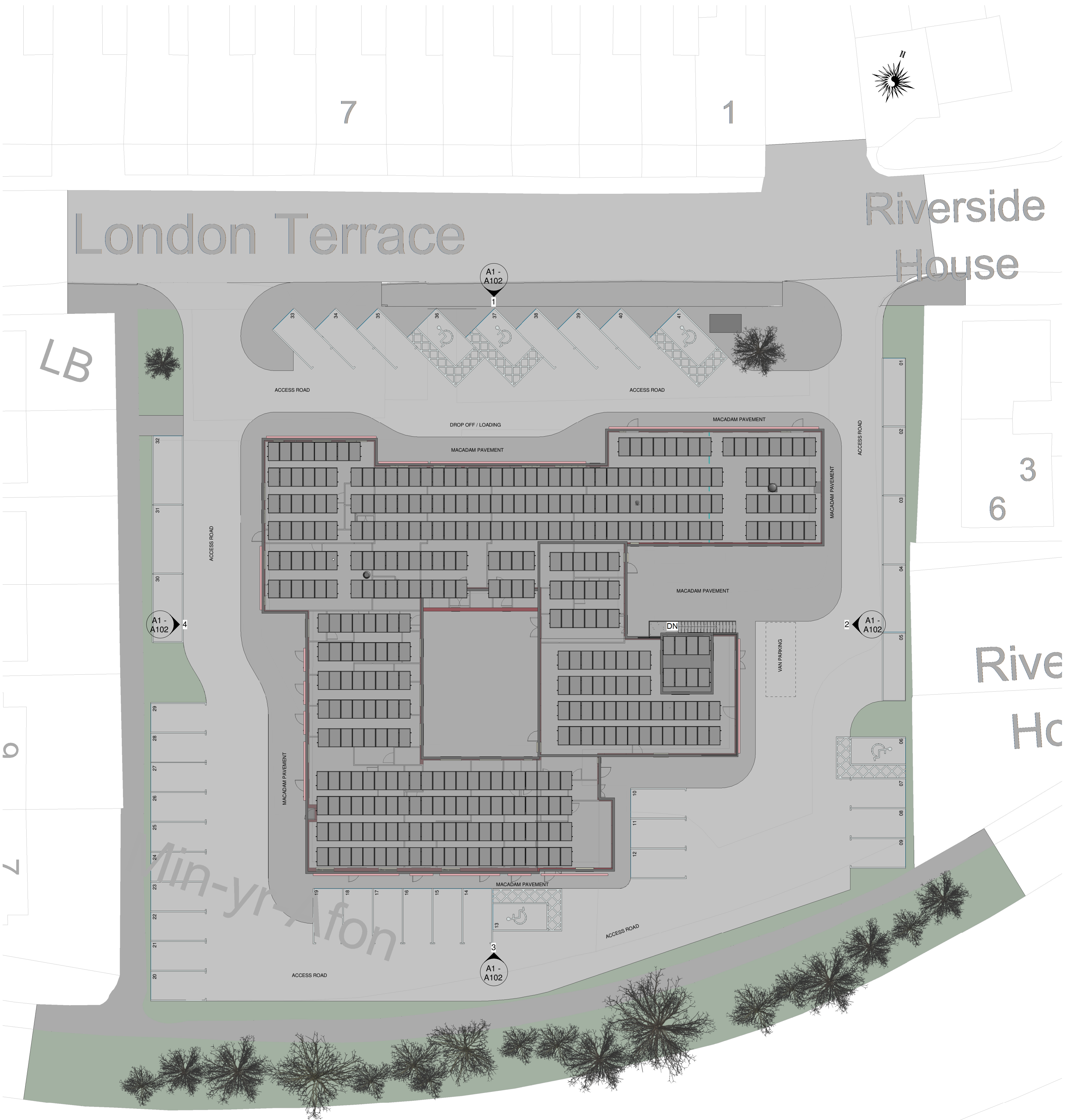
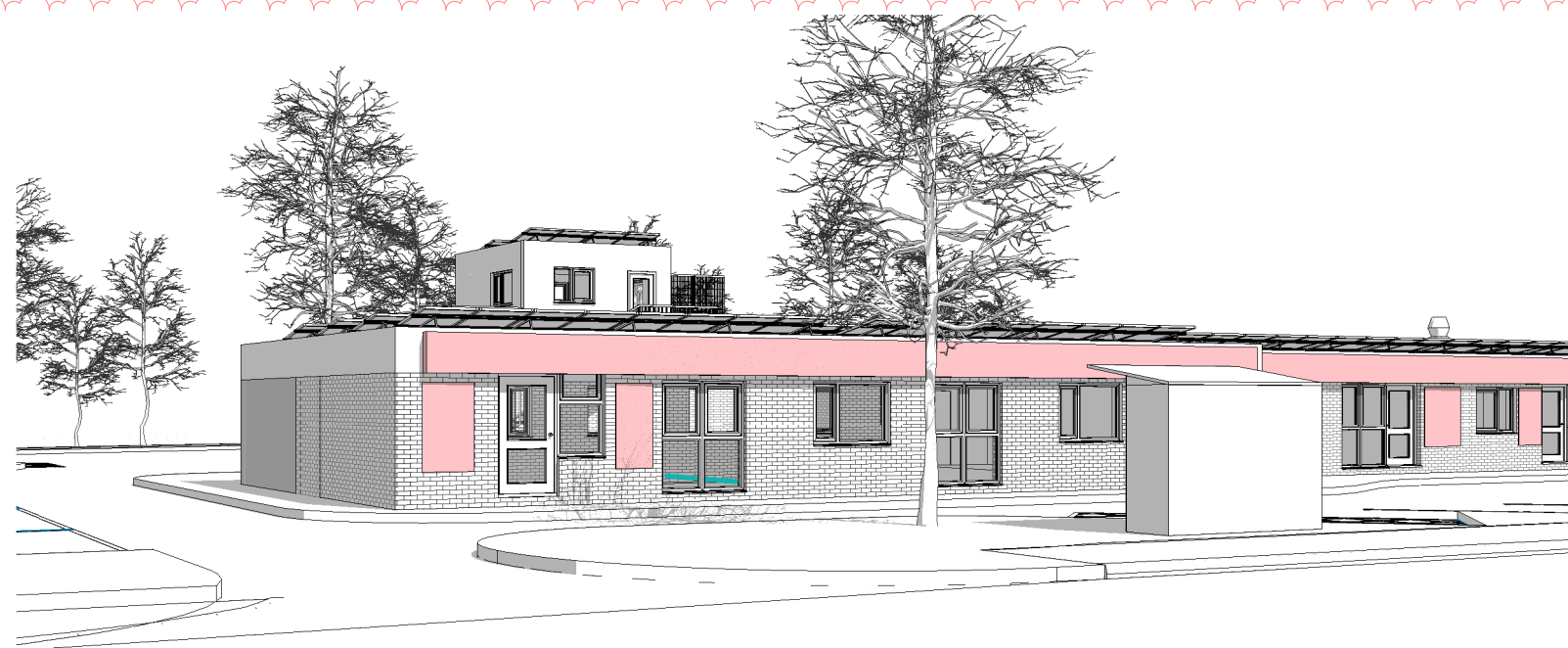
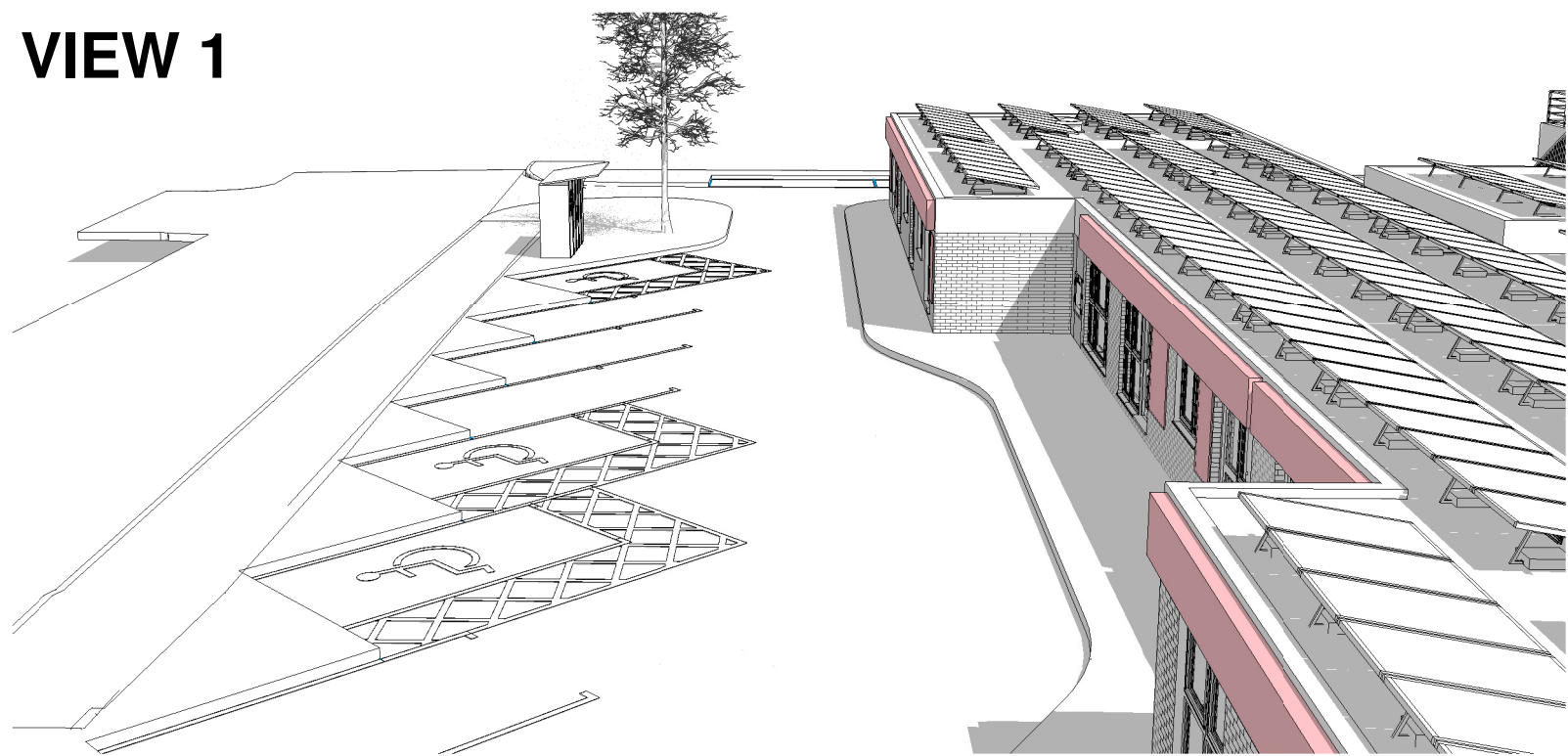




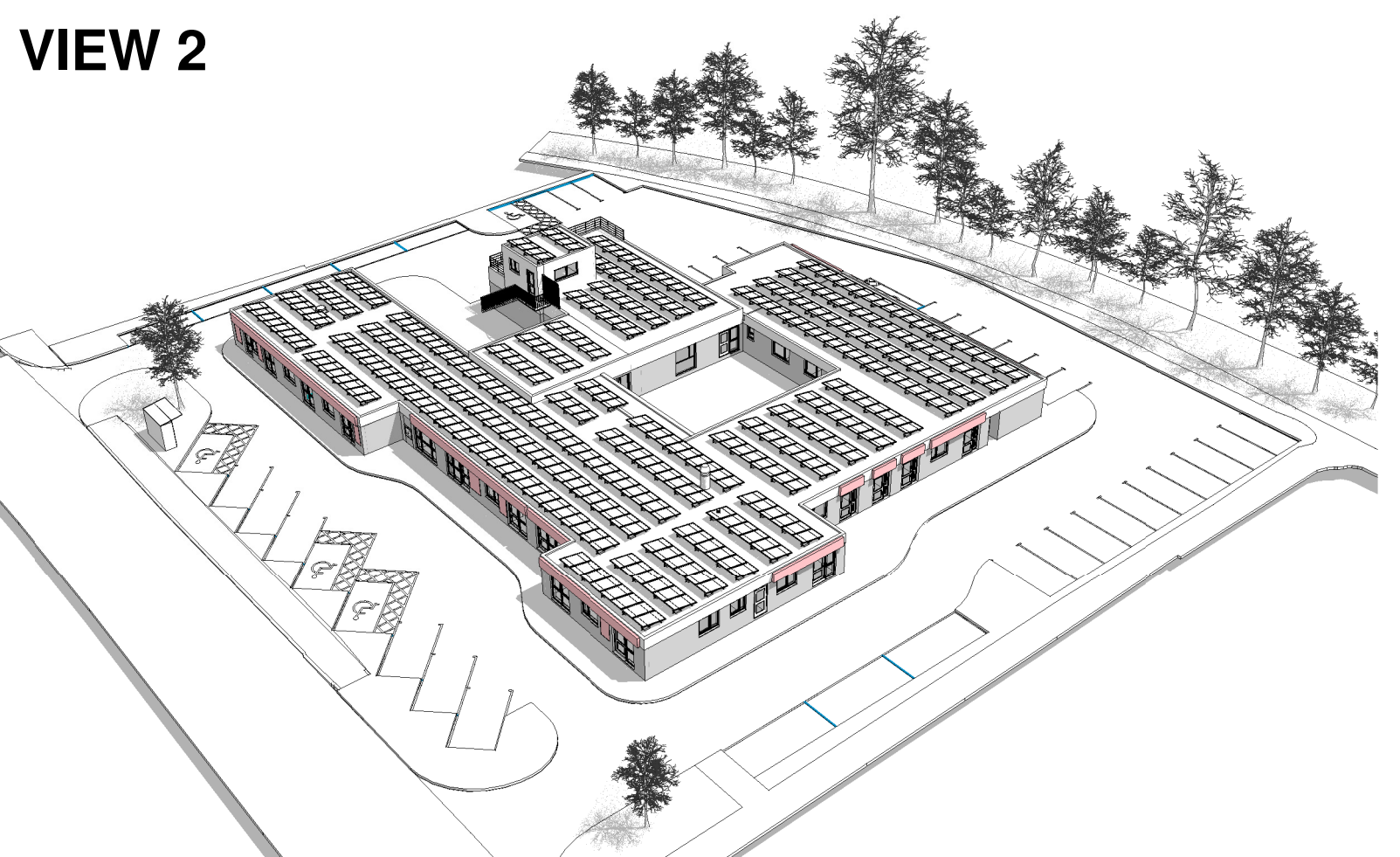
SITE PLAN - PROPOSED
1 : 200



VIEW 1



VIEW 2



VIEW 3

Parking Schedule								
Name	Area	Planning Class	SPG Zone	Commercial spaces req'd	Car spaces req'd	Planning Class (option 2)	Commercial spaces req'd (option 2)	Car spaces req'd (option 2)
Retail Unit 1a	94 m ²	A1	4	1	1.5	A1	1	1.5
Retail Unit 1b	114 m ²	A1	4	1	2	A1	1	2
Retail Unit 2	79 m ²	A1	4	1	1.5	A1	1	1.5
Retail Unit 3	58 m ²	A1	4	1	1	A1	1	1
Retail Unit 4	46 m ²	A1	4	1	1	A1	1	1
Retail Unit 5	62 m ²	A1	4	1	1	A1	1	1
Unit 1	22 m ²	B1	4	0	1	A1	1	1
Unit 2	31 m ²	B1	4	0	1.5	A1	1	1
Unit 3	32 m ²	B1	4	0	1.5	A1	1	1
Unit 4	30 m ²	B1	4	0	1.5	A1	1	1
Unit 5	45 m ²	B1	4	0	2	A1	1	1
Unit 6	37 m ²	B1	4	0	2	A1	1	1
Unit 7	41 m ²	B1	4	0	2	A1	1	1
Unit 8	18 m ²	B1	4	0	1	A1	1	1
Unit 9	33 m ²	B1	4	0	2	A1	1	1
Unit 10	178 m ²	B1	4	0	9	A1	1	1
Cafe	54 m ²	A3	4	1	4	A3	1	4
Total				7	34.5		17	22

PARKING STANDARD SUMMARY

Based on NPT - Local Development Plan 2011-2026 Parking Standards - SPG (Oct 2016)

The development is in area Zone 4 with the parking requirements as follows:

Planning classification-
B1 - 1 space per 20m² (units under 1000m² footprint)
A1 - 1 commercial space and 1 space per 20m² (units under 200m² footprint)
A3 - 1 commercial space and 1 per 3no staff and 1 per 14m² dining area

The above table demonstrates the parking requirement for 2 options:
a - A1 use on the front of the building and B1 on the rear + cafe - Total parking requirement = (7+34.5) - 42no
b - A1 use on the front of the building and A1 on the rear + cafe - Total parking requirement = (17+22) - 39no

From this summary we can see that the parking requirements are similar, and that the proposed parking arrangements would adequately serve a dual use class of B1 or A1 on Units 1-10.

Rev	Description	Date
A	Parking increased	06/04/22
B	Extent of pavement amended	07/04/22
C	PV added, roof access gate added, fenestration amended, advertising / signage location added, Shop 4 added, Roof over central area removed, proposed use class of Units 1-10 altered	26/02/23
D	Fenestration altered, signage added	08/03/23

STATUS	PURPOSE OF ISSUE
	PLANNING

i.m.Design Studio
Chartered Institute of Architectural Technologists Registered Practice
27 Park Avenue, Skewen, SA106RU

PROJECT
MIN YR AFON CWMAYON

TITLE
OPTION 1 - SITE PLAN

CLIENT		
SWS PROPERTY		
DRAWN BY Author	CHECKED BY Checker	DATE 03-02-22
SCALE (@ A1) 1 : 200	PROJECT NUMBER Project Number	
DRAWING NUMBER A1 - A103		REV D