N

Existing boundary treatment to remain un-affected

Outline of existing storage barn

Proposed static mobile homes

Proposed utility/day room with part retention of 2 stables

Proposed touring caravans

Foul drainage to mains connection

Enhancements to be made to entrance to provide improved visibility

59.5m

Magenta dashed line denotes visibility to LHS of new entrance

Location of 2.4m maximal visibility splays

Existing site entrance

Access apron to be in concrete or bitumac

Magenta dashed line denotes visibility to RHS of new entrance

Proposed covered muck heap, some 28m from nearest watercourse

Roof water to soakaway

Compacted permeable hardcore to driveway and parking & turning areas

Foul drainage to connect to main sewer

Eastern boundary planted with native tree and shrub species to retain connectivity to surrounding habitat

Proposed boundary treatment to main enclosure to be 2.0m high close boarded fencing

Parking & Turning Area

Hardstanding with Gravel

Hardstanding with Gravel

Access gate to be relocated and set back a minimum of 5m from carriageway edge

Existing stable block, part converted to store and day room, see drawing 06b for details

Existing boundary treatment to east to remain un-affected River Afan some 15m below existing compound

Proposed static caravan

Proposed touring caravan

NOTE

Upon gaining planning permission a formal connection agreement from Dwr Cymru will be submitted prior to the occupation of the site

Notes

Site to benefit from the creation of reptile and amphibian refugia and hibernacula - log, rock and turf pile (See I&G Ecological Report for further details)

A buffer zone to be created around the site of unmanaged grassland and suitable amphibian and reptile refugia and hibernacula.

Suitable "open" type fencing such as chain-link or close-board but with gap underneath to be used which will allow free-movement of reptiles and other animals between retained habitat and existing adjacent habitat and the wider environs.



Detail for 1500mm Bollard Downlight

Approximate locations of bollard downlights

1500mm high direct down light for pathways and will keep light pollution and glare to an absolute minimum.

All PIR sensors to be set so external bollard lighting turns off after 10 minutes inactivity

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Creation of Gypsy Pitch with One Residential Static Unit, Touring Caravan, Utility/Day Room from Partly Converted Stable Block with Improved Access and Parking & Turning Area
Land between Cwmavon and Dan Y Bont on the B4286
Near Pontrhydyfen, Neath

File name	Date	Scale	Client
AVH_711	06.06.2023	A3 @ 1:500	Mr Jim Janes

Drawing Title: Proposed Site Plan

Dwg No. 03j