



NOTES:
15 Units @ 129m² (1,388ft²)
Total 1,935m² (20,828ft²)

Parking:
2 car spaces + 1 Van per unit
45 total spaces (1 per 43m²)

External Surface finishes

- Car parking and roads:**
Impermeable tarmac finish drained via aco drains and hit and miss kerbs to detention basins as Structural Engineer's drawings.
- Adopted Footpaths:**
New tarmac sub base and wearing course as Engineer's details.
- Bin stores and cycle stores:**
Brushed concrete slab with gully refer to Structural Engineer's drawings for details.
- Building margins:**
Clean stone main (600mm) with path edging to rear, to include Aco drain as per Engineer's details
- On site footpaths and steps:**
Brushed concrete footpaths and steps. For kerbs and details of steps refer to Structural Engineer's drawings

- Proposed site levels
- Existing site levels
- Ducting for future BT Gigabit connections to all units

Landscaping

- Seed Mix For Detention Basins (SUDS):**
For details of planting to detention basins refer to Engineers drawings and planting scheule PS-01
- Amenity Grass Seed Mix:**
Fresh seed (Boston Seeds BS low maintenance grass seed or similar) to be purchased for the growing season.
Mix Contents:

Botanical Name	Common Name
Festuca rubra commutata	Chewings Fescue
Festuca rubra	Strong Creeping Red Fescue
Poa pratensis	Smooth Stalked Meadow Grass
Festuca longifolia	Hard Fescue
Cynosurus cristatus	Crested Dogstail
- Wildflower Grass Seed Mix:**
Wildflower Meadow grass mix to banks:
Emorsgate Basic Meadow Mixture EM1

- Existing trees to be retained. Refer to Tree Survey for details
- New trees mixture of:
Betula Pendula (Silver Birch) and Cretacious Monogyna (Hawthorn)
Locations to be agreed with Sustainable Drainage Consultant
- Bat boxes: 3 No BEAUMARIS BAT BOX installed on southern and western elevations.
- Bird boxes: 3 no 3 No. Woodstone Estella House Sparrow nest boxes. Not to be located on a southern elevation
- Location of provision for Electric vehicle charging points. 11 no (25% of spaces), with each able to serve at least 2 parking spaces (50% of spaces)

Rev B 19/07/2023 BT Gigabit Ducts added
Rev A 23/05/2023 EV Charging points added
0m 5m 10m 15m 20m 25m 30m

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Chartered Architects and Project Managers
Project
Commercial Development
Old Foundry Road, Pontardawe



Title	Date	
Proposed Site Plan	05 03 2023	
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Planning Application	1:500	
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