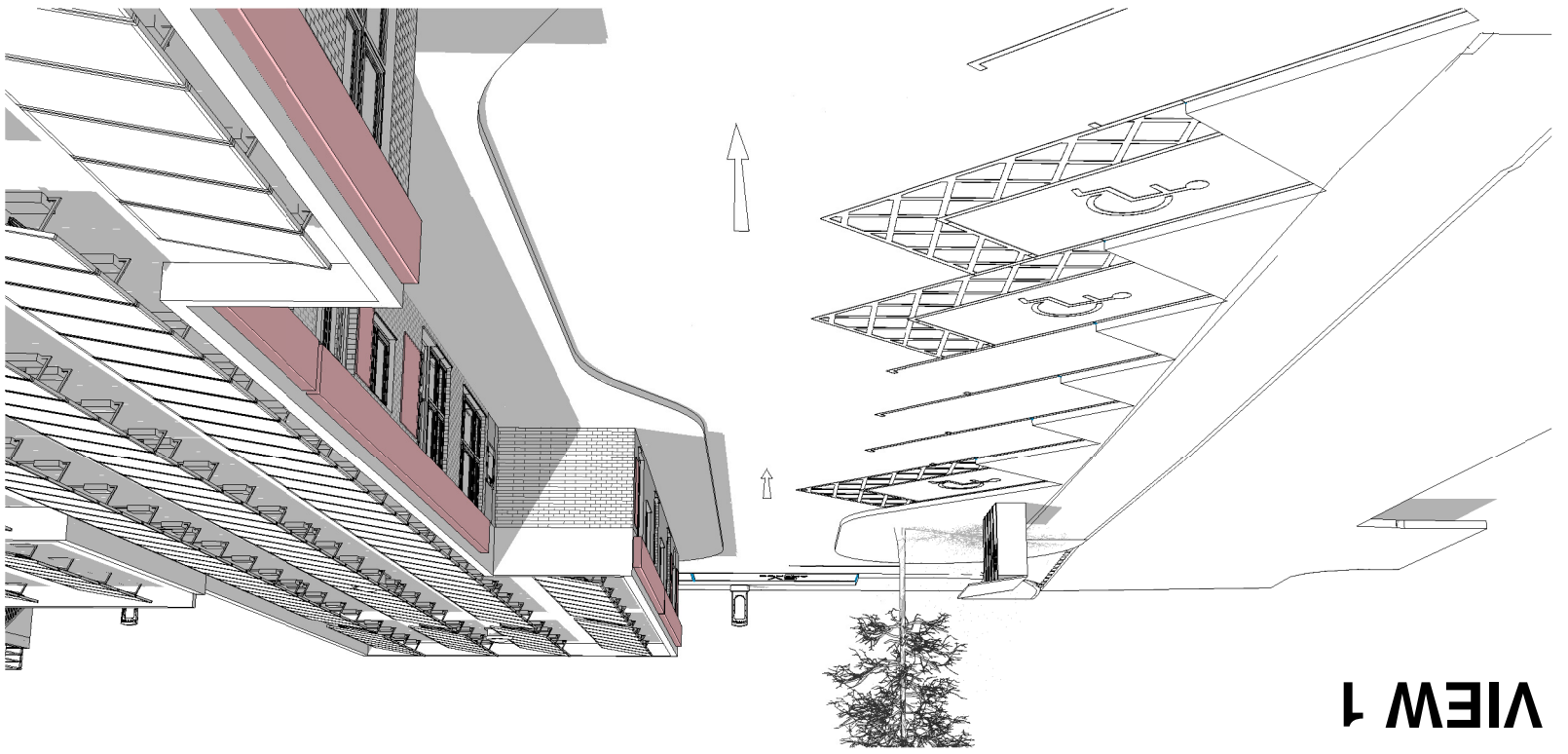
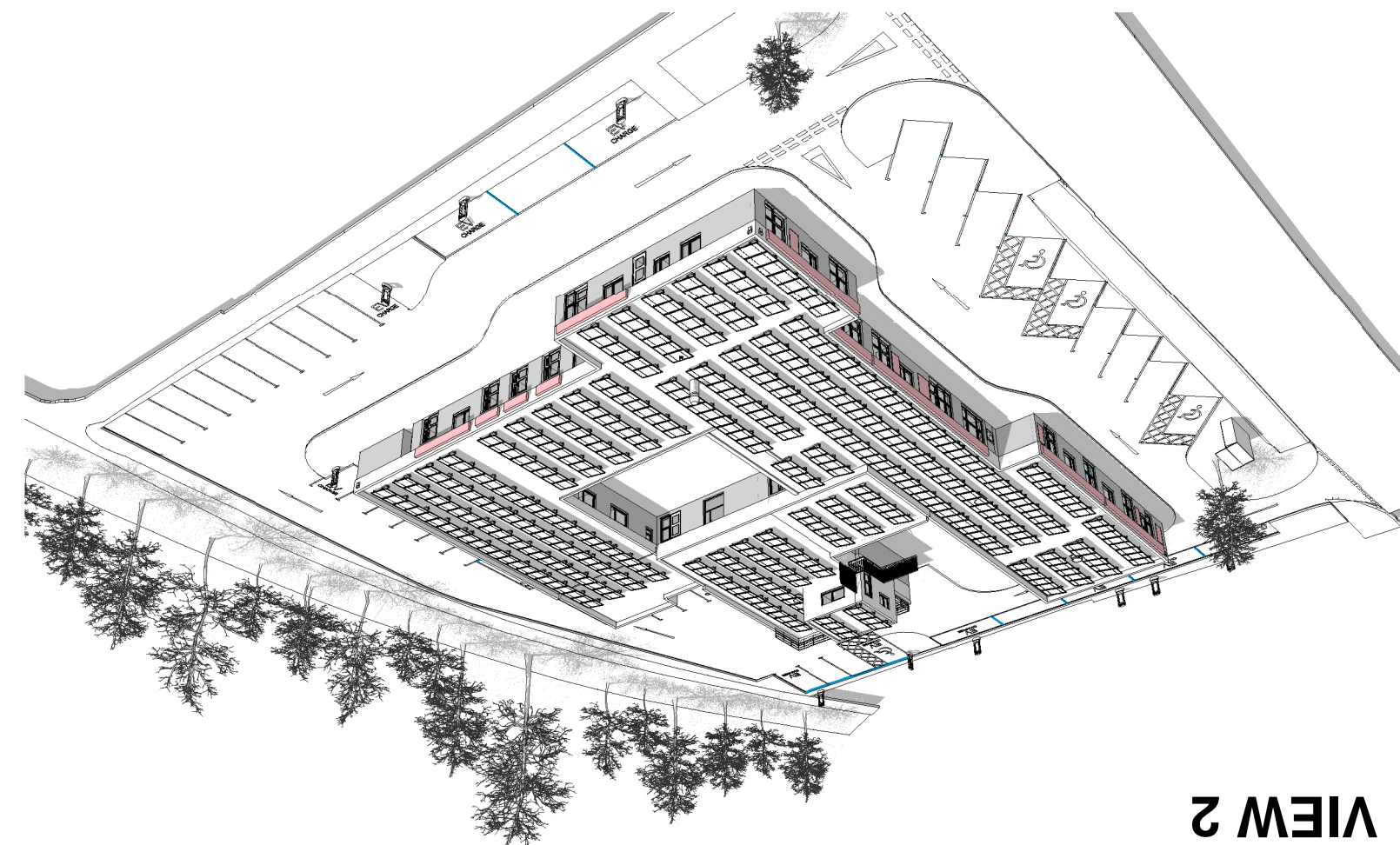


Rev		Description		Date	D	Fenestration altered, signage added	08/03/23	E	Parapet raised 300mm to cloak PV, signage panel 1a,1b above units 1a,1b	F	EV charging points added	23/03/23	G	boundary treatment added, road signage/markings added	23/01/24	H	Bin store enclosure added	24/01/24	I	Bin stores repositioned - road marking 1003A corrected	04/04/24
PLANNING																					
  Architectural Technology Registered Practice 27 Park Avenue, Skewen, SA 1067RU																					
PROJECT																					
MIN YR AFON CWMAYON																					
TITLE																					
OPTION 1 - SITE PLAN																					
CLIENT																					
SWS PROPERTY																					
DRAWN BY		JM		CHECKED BY		DATE		03-02-22		Project Number		SCALE (@ A1) As indicated		DRAWING NUMBER		A1 - A103		REV		1	



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)	
Reail Unit 1a	94 m²	A1	4	1	1.5	A1	1	1.5	
Reail Unit 1b	114 m²	A1	4	1	2	A1	1	2	
Reail Unit 2	79 m²	A1	4	1	1.5	A1	1	1.5	
Reail Unit 3	58 m²	A1	4	1	1	A1	1	1	
Reail Unit 4	46 m²	A1	4	1	1	A1	1	1	
Reail Unit 5	62 m²	A1	4	1	1	A1	1	1	
Unit 1	22 m²	B1	4	0	1	A1	1	1	
Unit 2	31 m²	B1	4	0	1.5	A1	1	1	
Unit 3	32 m²	B1	4	0	1.5	A1	1	1	
Unit 4	30 m²	B1	4	0	1.5	A1	1	1	
Unit 5	45 m²	B1	4	0	2	A1	1	1	
Unit 6	37 m²	B1	4	0	2	A1	1	1	
Unit 7	41 m²	B1	4	0	2	A1	1	1	
Unit 8	18 m²	B1	4	0	1	A1	1	1	
Unit 9	33 m²	B1	4	0	2	A1	1	1	
Unit 10	178 m²	B1	4	0	9	A1	1	1	
Cale	54 m²	A3	4	1	4	A3	1	4	
Total				7	94.5		17	22	

PARKING STANDARD SUMMARY

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

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

Planning classification-
B1 - space per 20m ² (units under 1000m ² footprint)
A3 - 1 commercial space and 1 space per 20m ² (units under 200m ² footprint)
A3 - 1 commercial space and 1 per 90m ² staff and 1 per 14m ² 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 + café - Total parking requirement = (7+34.5) - 42no

b - A1 use on the front of the building and A1 on the rear + café - Total parking requirement = (11+22) - 33no

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.

