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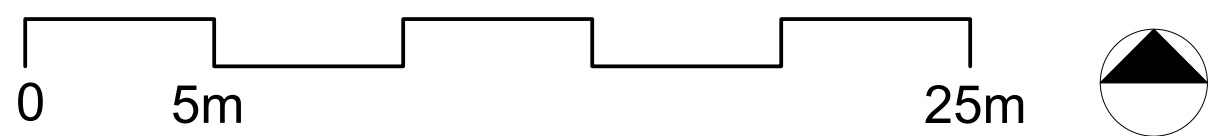
- GENERAL NOTES**
- Site M&E services - refer to M&E drgs
 - Site drainage - refer to Civils drgs
 - Site setting out & levels - refer to Civils drgs
 - Hard landscaping details - refer to Civils drgs
 - Soft landscaping - refer to landscape drgs

- ACCESS NOTES**
- All slopes along footpaths no steeper than 1:21
 - Level access provided at personnel/fire door and vehicle access door locations.

- H&S NOTES**
- ⚠ Site Hazards Identified:
1. Site adjacent occupied workshop site. Careful management of deliveries to works area and site works boundary to be fenced off securely at all times to prevent unauthorised access.
 2. Multiple below ground drainage and services including power within and around the proposed works site. Refer to underground utilities survey for below ground services locations.

- KEY**
- Proposed site works area
 - Existing buildings
 - Proposed New buildings
 - Proposed impermeable tarmac footpath. Refer to Civils drgs for details
 - Proposed impermeable tarmac carpark. Refer to Civils drgs for details
 - Proposed permeable block paving. Refer to Civils drgs for details.
 - Proposed concrete. Refer to Civils drgs for details. Access and Loading/Unloading only. No storage or work activities externally.
 - Existing/ proposed soft landscaping. Refer to landscape drgs
 - Proposed planting. Refer to landscape drgs
 - Proposed water retention features indicatively shown. Refer to specialist drawings for details
 - New trees indicatively shown. Refer to landscape drgs
 - Existing Palisade fence and gates to be retained
 - 1930mm high Eco weldmesh fencing and gates. Galv. steel powder coated. Colour: Black TBC by Client
 - RWP New square anti-climb PPC aluminium rainwater pipes shown indicively
 - HY Existing Fire Hydrants
 - B Vehicle Bollards
 - P Pod point electrical vehicle charging
 - Indicates 8 metre distance from building for fire separation of waste storage.

- PARKING NOTES:**
- 18 total designated Parking Spaces to be provided.
- Total inclusive of 2 No. accessible spaces.
 - Total Inclusive of 2 No.EV spaces based on minimum 10% of spaces to be EV.
- Note that changing further standard parking bays into designated EV charging bays is being reviewed. These may be included at RIBA Stage 4 but will be dependent on the capacity of incoming site electrical supply to support increased EV bays. This will not change the total number of proposed designated parking spaces.
- Cycle stands 1 stand for long stay and 1 stand for short stay = 2 stands. Plus disabled cycle stand so 3 stands total.
 - 5% of car parking provision for motorcycle parking = 1 bay



P05	Planning Issue	19/07/24	MT
P04	Planning Issue	01/07/24	MT
P03	Planning Issue	27/06/24	MT
P02	RIBA Stage 3 Issue	29/05/24	MT
P01	Initial Issue	23/05/24	MT
No.	Revision Description	Date	By

EPT PARTNERSHIP
CHARTERED ARCHITECTS

Client:
Andrew Scott Ltd

Project:
NPT New Industrial Units

Drawing Title:
**Proposed Site Plan
Glyncorrwg**

Status: Work in progress

Scale : 1:200		Original sheet size : A1			
Project	Originator	Functional Breakdown	Spatial Breakdown	Form Discipline	Number Revision
ISU - EPT	- XX -	- XX -	DR - A	- 6201 -	P05
EPT internal project ref: 11298		Drawn by: MT	Checked by: MT	Exported from model: Autocad native file	