Bird Cherry (Prunus padus) Extra Heavy Standard, RB, 14-16cm girth

Common Oak (Quercus robur) Extra Heavy Standard, RB, 14-16cm girth

Proposed Native hedgerow to site boundaries - hedge to include hazel,hawthorn, blackthorn and honeysuckle of benefit to many native species

Proposed foul plant - Clenviro 6PE treatment plant

Proposed 1.2m high Square timber post and rail fencing

Existing agricultural building

Proposed integrated bat box

Proposed integrated bird box

Proposed parking

Proposed block paving (Permeable)

Proposed hard standing

Proposed 1.2m high Square timber post and rail fencing

Rainwater garden

Proposed tarmac driveway (Permeable)

Proposed Native hedgerow to site boundaries - hedge to include hazel,hawthorn, blackthorn and honeysuckle of benefit to many native species

Aco channel as site entrance

Right of way to existing highways

Ty'n Y Cwm Lane

Ty'n Y Cwm Lane

Gigabit connection to BT pole via 100mm service duct

Visibility splay 2.5m x 31m

F/ 1 F/ 2 F/ 3 F/ 4

S/ 1 S/ 2 S/ 3 S/ 4 S/ 5 S/ 6

+193.200 +193.400 +193.500 +193.350 +192.438

7550 10000 4800 4800 6250 2000 11000 2600 2600 31000 26000 2500

01 Proposed Site Layout
1 : 200

Revisions

A	16.07.24	Minor amendments
B	29.07.24	Driveway gradients, hedge plannting and aco channel annontated
C	02.08.24	Minor amendements, drainage plan overlaid
D	16.08.24	Minor amendments
E	03.09.24	House footprint reduced
F	04.09.24	Ridge height amended, tree species added
G	10.09.24	Garage detached from house
H	17.09.24	House width amended to max 11m wide, gap to garage increased to 2m, garage ridge height reduced
I	22.10.24	Minor amendments

North

Legend

- Storm Manhole
- Storm Water 100mm Ø
- Foul Manhole
- Foul Drain Run
- Raingarden
- Soakaway System
- Foul Plant

Notes

Do not scale from this drawing. Use figured dimensions only, which are displayed in millimeters unless stated otherwise. The contractor is requested to check all dimensions before work is put in hand. Any discrepancies within the drawing should be reported prior to commencement of works.

Copyright of this drawing belongs solely to CMKA Ltd. This drawing must only be used for the purpose for which it is supplied and its contents must not be reproduced for any purpose without written permission.

CHAMBERLAIN MOSS KING architecture

97a Glebe Street | Penarth
Vale of Glamorgan | CF64 1EE

T. 02920 306400
www.chamberlainmossking.co.uk

Proj	Ty'n Y Cwm Farm, Ty'n Y Cwm Lane, Rhos, Pontardawe
Project number	-
Client	Rhodri Hopkins
Title	Proposed Site Layout
Drawing number	A1.2
Scale	1 : 200 at A1
Revision	I
Status	PLANNING
Drawn	PC
Date	OCTOBER 2024