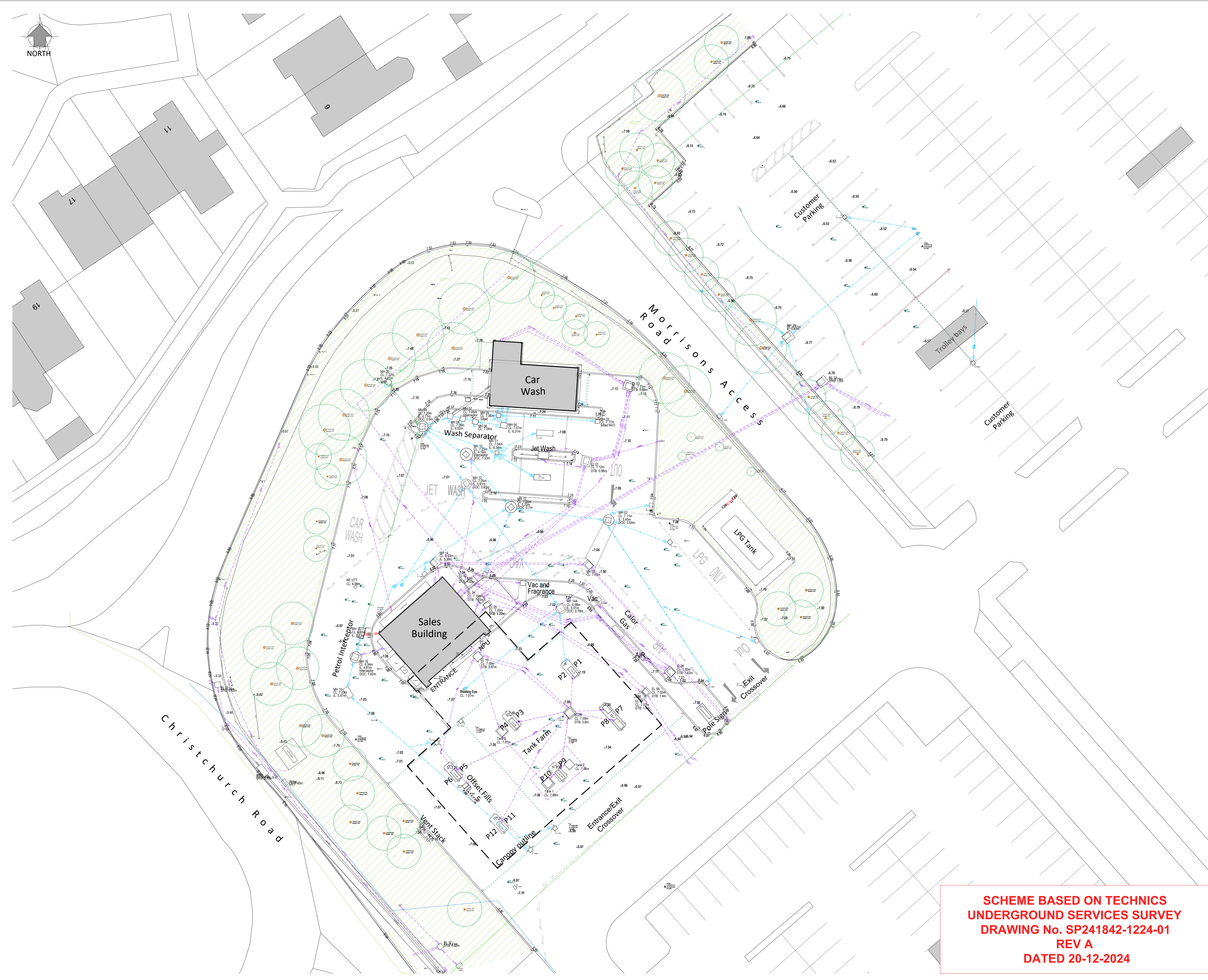




DRAWING NOTES

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This drawing and the details herein are the copyright of MBH Design Studio Ltd. and must not be reproduced, altered or passed to any third party without prior written consent.

This drawing has been produced for the project listed below, is submitted in support of this application to the Local Planning Authority and is not intended for use by any other person or for any other purpose.

Every effort has been made to ensure the accuracy of these drawings, however MBH Design Studio Ltd. accept no responsibility for any discrepancies arising from the reuse of survey information and preliminary drawings commissioned by the Applicant from others.

This drawing is an initial feasibility scheme and is subject to technical review and internal approvals. DNO application process may affect feasibility, provide additional information and require further review of scheme. Feasibility may be affected by other factors as the scheme progresses to working drawing stage and may also be compromised by unforeseen elements encountered on site during installation of works

Scheme Based on OS Map Dated 07.08.2024

- GENERAL NOTES**
- This drawing has been prepared for the sole purpose of obtaining planning permission.
 - This drawing is to be read in conjunction with drawings numbered:

14314-2096-LP	Location Plan
14314-2096-BP	Block Plan
14314-2096-200	Existing Site Plan
14314-2096-201	Proposed Site Plan
14314-2096-202	Existing Sales Building Layout
14314-2096-203	Existing Sales Building Elevations
14314-2096-204	Proposed Sales Building Layout
14314-2096-204-1	Proposed HVAC Layout
14314-2096-205	Proposed Sales Building Elevations
 - Any advertisements are indicative and are subject to a separate advertisement application
 - Any neighbouring buildings shown on the elevations are diagrammatic and have been extrapolated from site photographs. They have not been measured.

SCHEDULE OF EXISTING FINISHES

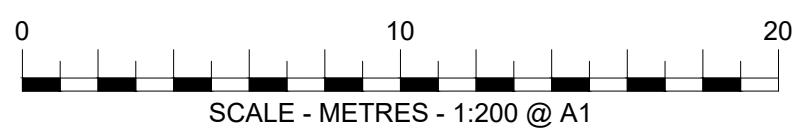
BUILDING EXTERNAL WALLS
Fairfaced Brickwork external wall finish.

BUILDING ROOF
Flat roof.

SHOPFRONT
White aluminum framed glazing with automatic doors.

CANOPY
Traditional steel framed canopy over forecourt w/o signage fascia.

SURFACING
Mixture of concrete and Asphalt, with various drainage channels / gullies.



A	20.01.2025	SURVEY ADDED	MO/AM
REV	DATE	DESCRIPTION	DRAWN/CHECKED
REVISION NOTES			

PLANNING

mbh

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CLIENT

mfg
motor fuel group

PROJECT

FS2096 - BAGLAN MOOR MORRISONS
CHRISTCHURCH ROAD,
BAGLAN INDUSTRIAL PARK, PORT TALBOT
SA12 7DA

DRAWING TITLE

EXISTING SITE PLAN

DRAWN BY	DATE	SCALE	PAPER SIZE
MO	22.07.2025	1:200	A1
CHECKED BY	DRAWING NUMBER	REV.	
KL	14314-2096-200		

**SCHEME BASED ON TECHNICS
UNDERGROUND SERVICES SURVEY
DRAWING No. SP241842-1224-01
REV A
DATED 20-12-2024**