

Superseded

DRAWING LEGEND

- | | |
|---|-----------------------------------|
|  | EXISTING KERB |
|  | PROPOSED KERB |
|  | PROPOSED DROPPED KERB |
|  | DEMOLISHED |
|  | EXISTING LINE WORK |
|  | PROPOSED LINE WORKS |
|  | PROPOSED EV BOLLARD
- RAL 5015 |
|  | EXISTING FLOOD LIGHT |
|  | PROPOSED FLOOD LIGHT |
|  | EXISTING FENCE LINE |
|  | PROPOSED FENCE LINE |
|  | BAT BOX |
|  | BIRD BOX |

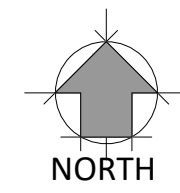
SCHEDULE OF AREAS (SQM)		
SHOP	EXISTING	PROPOSED
Site Area	4615 SQM	
GROSS EXTERNAL AREA	66 SQM	150 SQM
GROSS INTERNAL AREA	56 SQM	138 SQM
RETAIL AREA	37 SQM	37 SQM
FTG	N/A	84 SQM
EV	0	8
Parking	42	13
JW	2	4
Valet	3	2

Schwegler 2FN Bat box (or a suitable alternative)

- To be positioned of at least 4m where it receives full/partial sunlight, ideally southerly orientation.
- Placed in an area that is not subject to disturbance from people.
- Positioned away from artificial light sources.
- At least 1m below entrance should be free from obstruction e.g., foliage.

Vivara Pro Seville 28/32mm Woodstone Nest Box (or suitable alternative)

- Suitable for a variety of small passerine species.
- Unsuitable for larger species such as pigeons and crows.
- Positioned ideally facing east to southeast.



DRAWING NOTES

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

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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

1. This drawing has been prepared for the sole purpose of obtaining planning permission.
2. 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
3. Any advertisements are indicative and are subject to a separate advertisement application
4. Any neighbouring buildings shown on the elevations are diagrammatic and have been extrapolated from site photographs. They have not been measured.

SCHEDULE OF PROPOSED FINISHES

BUILDING EXTERNAL WALLS

Masonry brickwork to match existing external finish. Entire building to be decorated Grey RAL 7016

BUILDING ROOF

Existing sales building flat roof to be retained. New flat roof to be installed over proposed extension.

SHOPFRONT

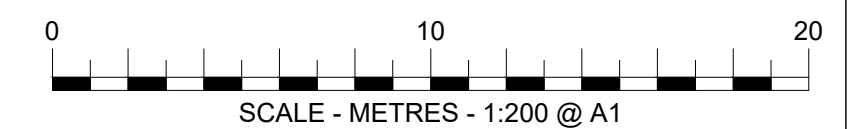
Part New Shopfront frames to be finished in Grey (RAL7016)
New fully glazed, single auto-sliding door, frames to be finished in
Grey (RAL 7016)

CANOPY

Traditional steel framed canopy over forecourt w/o signage to be retained as is.

SURFACING

Existing forecourt surfacing retained as is. Install Asphalt to new footpath and kerbed areas.



A	04.08.2025	SCHEDULE OF AREAS AMENDED	KL/RRB
REV	DATE	DESCRIPTION	DRAWN/CHECKED
REVISION NOTES			



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

DRAWING TITLE
PROPOSED SITE PLAN

DRAWN BY MO	DATE 22.07.2025	SCALE 1:200	PAPER SIZE A1
CHECKED BY KL	DRAWING NUMBER 14314-2096-201	REV. A	

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