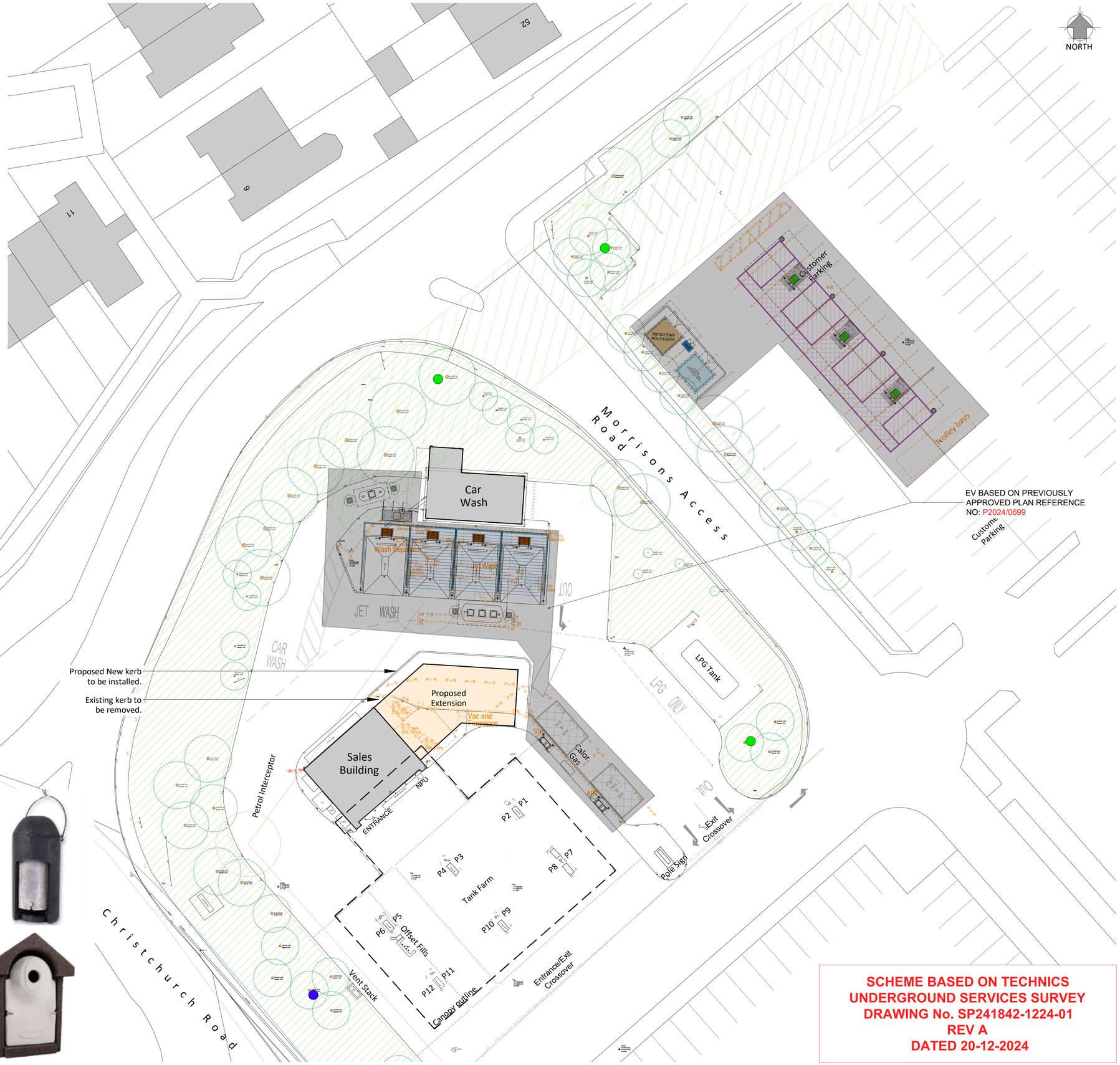
Superseded

## DRAWING LEGEND

- EXISTING KERB
- PROPOSED KERB
- PROPOSED DROPPED KERB
- DEMOLISHED
- EXISTING LINE WORK
- PROPOSED LINE WORKS
- B — 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 southernly 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.**

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

**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.

0 10 20
SCALE - METRES - 1:200 @ A1

| REV | DATE | DESCRIPTION | DRAWN/CHECKED |
|---|---|---|---|
| A | 04.08.2025 | SCHEDULE OF AREAS AMENDED | KL/RRB |

REVISION NOTES


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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
PROPOSED SITE PLAN

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