

Proposed Redevelopment of the Former Red Dragon, Moorland Road, Port Talbot SA12 6JZ

"Planning Drawings" - Proposed Site Plan

1:100

Concept/Proposed Site Plan



Note
'Site Area' = 0.21ha
2,106m²

Legend:
- Indicates Application Site Boundary

1-2	2 Person 1 Bedroom Walk-Up Flats (average)	57.5sq.m.	GN	x2
3-5	2 Person 1 Bedroom Common Access Flats	50.3sq.m.	GN	x3
6-8	3 Person 2 Bedroom Common Access Flats	57.4sq.m.	GN	x3
9-11	2 Person 1 Bedroom Common Access Flats	50.3sq.m.	GN	x3
12-14	2 Person 1 Bedroom Common Access Flats	50.3sq.m.	GN	x3
15-17	3 Person 2 Bedroom Common Access Flats	57.4sq.m.	GN	x3
18-20	2 Person 1 Bedroom Common Access Flats	50.3sq.m.	GN	x3
21-22	2 Person 1 Bedroom Walk-Up Flats (average)	57.5sq.m.	GN	x2
Total No of Units = x22				

Revision:	Date:	By:	Notes:
REV A - Site area increased allowing unit density to increase to 22 units.	31st March 2025	RH	
REV B - General site updates following highways comments.	31st July 2025	RH	
REV C - Cycle shelter updated to include inclusive cycle parking, bin enclosures identified to Plots 18&2 and 21&22, access to bins improved to Plots 21&22	18th Sep 2025	RH	
REV D - Bin store repositioned, additional visitor space added between parking bays 3&4	17th October 2025	RH	