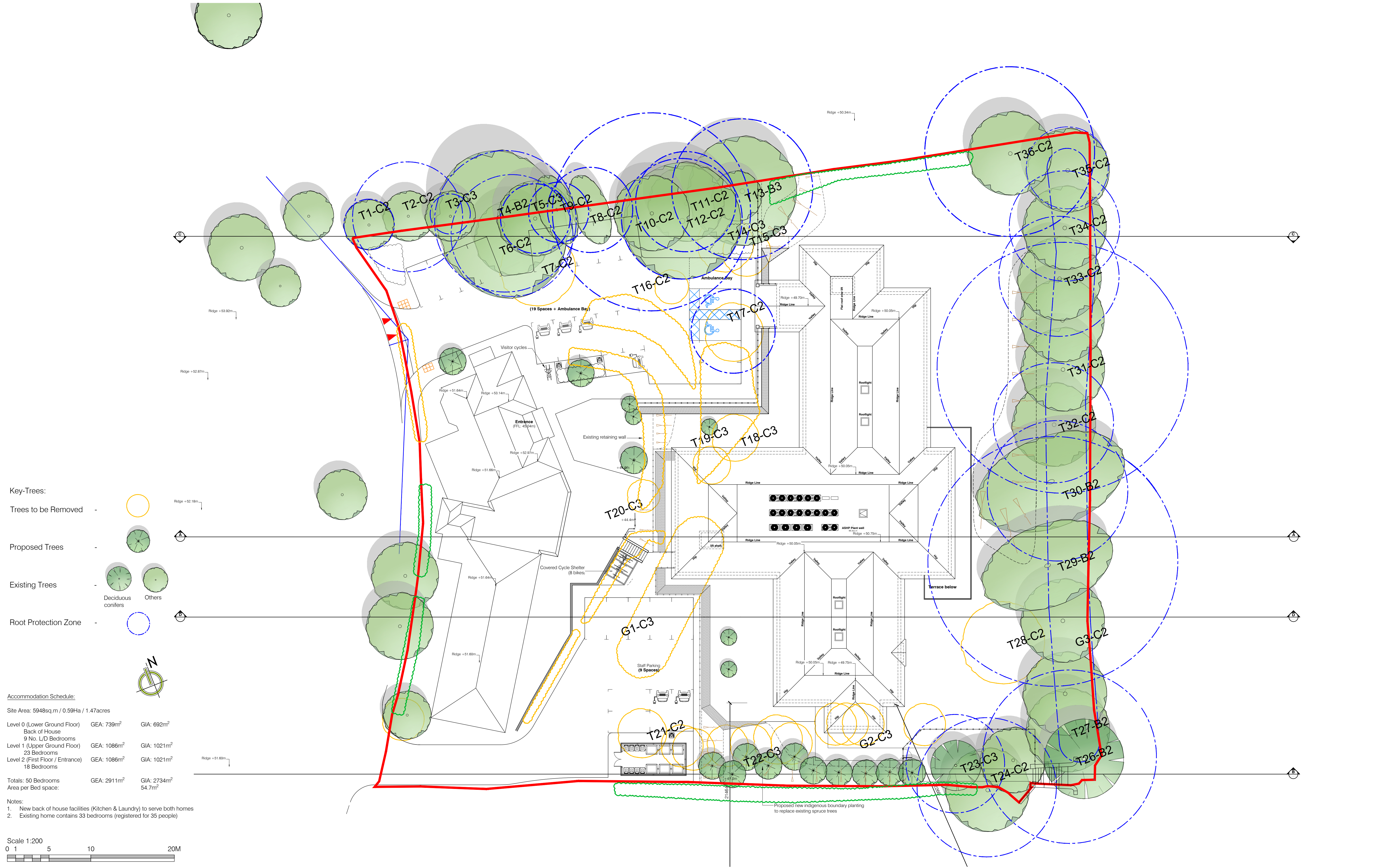




Key-Trees:

Trees to be Removed - [Orange circle]

Proposed Trees - [Green circle]

Existing Trees - [Green circle]

Root Protection Zone - [Blue dashed circle]

Deciduous conifers - [Green circle]

Others - [Green circle]

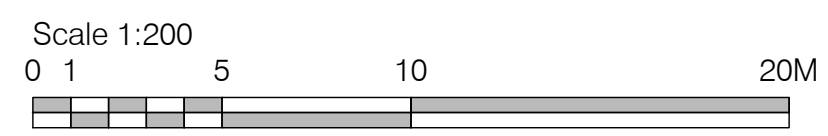
Accommodation Schedule:

Site Area: 5948sq.m / 0.59Ha / 1.47acres		
Level 0 (Lower Ground Floor)	GEA: 739m ²	GIA: 692m ²
Back of House		
9 No. L/D Bedrooms		
Level 1 (Upper Ground Floor)	GEA: 1086m ²	GIA: 1021m ²
23 Bedrooms		
Level 2 (First Floor / Entrance)	GEA: 1086m ²	GIA: 1021m ²
18 Bedrooms		
Totals: 50 Bedrooms	GEA: 2911m ²	GIA: 2734m ²
Area per Bed space:		54.7m ²

Notes:

1. New back of house facilities (Kitchen & Laundry) to serve both homes

2. Existing home contains 33 bedrooms (registered for 35 people)



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Revision	Date	Description	Drawn
Rev A	04.04.2025	Site Context updated to reflect changes to Parking layouts. Roof plan shown with option of internal pitched (dual-pitched) roof	DPH
Rev B	03.06.2025	Plans updated to show the proposed embankment and cribwall, along with proposed and existing trees, associated RPA based on the latest tree survey.	DDS
Rev C	11.06.2025	Plans updated to incorporate the existing hedges and a proposed closeboard fence along the edge of the southern boundary, adjacent to the staircase leading to the Pen-Yeol road.	DPH
Rev D	15.09.2025	Tree information updated to reflect updated Tree Survey Plans	

Client	OXFORD CARE HOLDING (BIRA CARE)		
Project	CEFN LODGE CARE HOME, 16 CEFN PARC, SKEWEN, NEATH, SA10 6YR		
Drawing	SITE PLAN - ROOF LEVEL		
Scale	Date	Drawn	Checked
1:200 @ A1	31.03.2025	DPH	
Job No.	Dwg No.	Revision	Status
5498	PL 07	D	PLANNING

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