



Key-Trees:

Trees to be Removed -

Proposed Trees -

Existing Trees -

Root Protection Zone -

Deciduous conifers

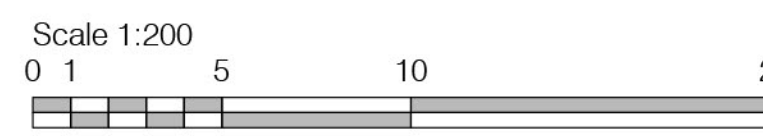
Others conifers

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		54.7h ²

Notes:

- New back of house facilities (Kitchen & Laundry) to serve both homes
- Existing home contains 33 bedrooms (registered for 35 people)



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Revision	Date	Description
Rev A	05.07.2024	Floor plans updated to reflect clients brief - 4 No. L/D Bedroom Suite and revised back of house facilities. Section updated
Rev B	17.07.2024	Floor / Site Plan updated for Pre-App Submission
Rev C	11.11.2024	Scheme redesign in response to Pre-App feedback - Building plans revised
Rev D	14.11.2024	Scheme redesign in response to Pre-App feedback - Building plans revised & subsequent reduction to 50 bedrooms
Rev E	04.04.2025	Minor updates to scheme following Pre-App response from Planning and Highways - footpath link to bus-stop added
Rev F	03.06.2025	Plans updated to show the proposed embankment and critical, along with proposed and existing trees, associated RPA based on the latest free survey
Rev G	11.06.2025	Plans updated to incorporate the existing hedges and a proposed closeboard fence along the southern boundary, adjacent to the staircase leading to Pen-Yeol Road
Rev H	15.09.2025	Tree information updated to reflect updated Tree Survey Plans

Drawn
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Client	OXFORD CARE HOLDING (BIRA CARE)		
Project	CEFN LODGE CARE HOME, 16 CEFN PARC, SKEWEN, NEATH, SA10 6YR		
Drawing	SITE PLAN - LEVEL 0 - LOWER GROUND LEVEL		
Scale	Date	DPH	Checked
1:200 @ A1	23.05.2024		
Job No	Dwg No	Revision	Status
5498	PL01	H	PLANNING

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