

Proposed Site Layout Plan Summary – CT Lewis Ltd, Trojan Close, Swansea

Purpose of the Plan

The Site Layout Plan has been prepared to demonstrate how the yard will operate in practice and to clearly define the operational areas across the site. The plan provides clarity regarding where activities can take place, identifies areas subject to operational restrictions, and supports the management measures set out within the Site Operating Procedure.

Key Features of the Proposed Layout

- The site comprises an existing yard, office/workshop building, storage areas and gated entrance arrangements.
- The plan clearly identifies:
 - Areas where operations may take place without time restrictions.
 - Areas where operational activities are restricted to between 08:00 and 18:00 hours.
- This zoning provides a practical operational framework and aligns with the management procedures contained within the Site Operating Procedure (Document 5).

Earth Bund and Landscape Buffer

The proposal incorporates a landscaped earth and topsoil bund along the southern boundary adjacent to the residential properties.

Key benefits of the bund include:

- The distance from the rear boundary walls of the residential properties to the edge of the proposed bund is approximately 15 metres, providing a substantial separation between operational activities and neighbouring dwellings.
- The bund provides an additional acoustic mitigation measure, helping to further reduce the transmission of operational noise towards nearby residential receptors.
- The bund will assist with surface water infiltration and SuDS objectives, complementing the findings of the infiltration testing which confirmed that the site is free draining with good infiltration characteristics.
- The proposed wildflower planting on the bund will create biodiversity enhancements, delivering ecological benefits and improving the visual appearance of the site.

- The bund also provides a visual screening buffer between the commercial yard operations and neighbouring residential properties.

Operational Control Measures

- The plan demonstrates that the most sensitive operational areas closest to neighbouring residents are controlled through restricted operating periods.
- Areas capable of unrestricted operation are located within the wider commercial yard environment.
- The arrangement supports the site's operational management strategy and reinforces the controls set out in the Site Operating Procedure relating to site activities, traffic management and health and safety requirements.

Conclusion

The proposed layout establishes clear operational zones within the yard and provides transparency regarding where and when activities may occur. The proposed earth bund and wildflower planting create an approximately 15-metre buffer from neighbouring residential properties, providing additional acoustic screening, visual amenity improvements, biodiversity gains and enhanced infiltration capacity. The layout therefore complements the Site Operating Procedure and demonstrates how site operations will be managed in a controlled and considerate manner.