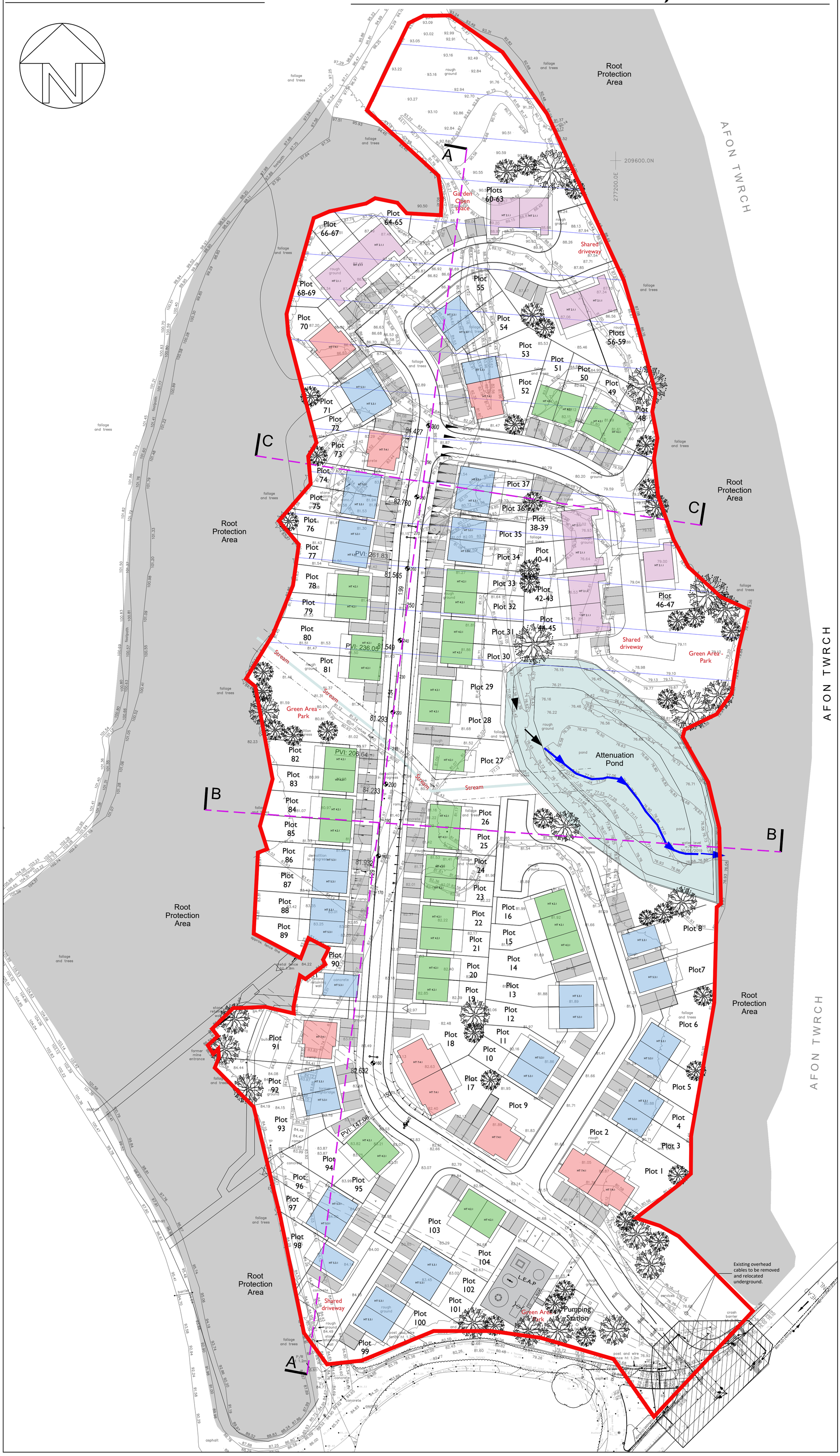
PROPOSED SITE PLAN

LAND OFF TIRBACH ROAD, YSTALYFERA



Notes

This drawing is copyrighted and must not be reproduced or disclosed to third parties without the prior written permission of Prime Architecture Limited.

Responsibility will not be accepted by Prime Architecture Limited for errors made by others scaling from the drawing. Contractor to verify all dimensions before commencing work on site.

Prime Architecture Limited are to be notified immediately in writing of any discrepancies. All survey information incorporated within the drawings cannot be guaranteed as accurate unless confirmed by a fixed dimension.

All dimensions are in millimeters unless otherwise noted.

This drawing is to be read in conjunction with all relevant project drawings and specification prepared by Prime Architecture Limited and other relevant consultants, specialists, etc.

CDM noted are provided to assist the contractor in managing residual hazards identified during the design stage. Any such notes do not relieve the contractor of their duties and they must provide a safe system of work based on method statements, risk assessments, etc.

Revision:	Description:	Date:
A	Additional 2no.plots added	18.08.2022
B	Further plots added	18.08.2022
C	Further plots added	22.09.2022
D	Attenuation pond location amended	26.09.2022
E	Attenuation pond & LEAP location amended, additional plot added	07.10.2022
F	Turning head amended next to plot 16.	13.10.2022
G	Junction design amended.	18.11.2022
H	Junction design amended.	19.12.2022
I	Pumping station diagram added. Ecology zone amended.	09.01.2023
J	Adits added. Houses relocated to suit.	29.09.2023
K	Boundary line amended	17.03.2026
L	Boundary line amended	10.08.2026

ACCOMMODATION KEY:

- HT 2.1.1 Walk up flats
- HT 4.2.1 2 bedroom house
- HT 5.3.1 3 bedroom house
- HT 7.4.1 4 bedroom house

ACCOMMODATION SCHEDULE:

Social housing:

Flats 2.1.1 24
HT 2.1.1 DETACHED GF 54.0m², FF 59.7m²
Width 7.5m - 9m (per plot)
Length 8m - 11.5m (per plot)
Height 8.5m - 12.5m (per plot)

HT 4.2.1 (2B) 34
HT 4.2.1 DETACHED 87.98m²
Width 7.5m - 9m (per plot)
Length 8m - 11.5m (per plot)
Height 8.5m - 12.5m (per plot)

HT 5.3.1 (3B) 37
HT 5.3.1 DETACHED 96.58m²
Width 7.5m - 9m (per plot)
Length 8m - 12m (per plot)
Height 8.5m - 12.5m (per plot)

HT 7.4.1 (4B) 9
HT 7.4.1 DETACHED 123.95m²
Width 8.5m - 12.5m (per plot)
Length 8m - 11.5m (per plot)
Height 8.5m - 12.5m (per plot)

TOTAL NUMBER OF HOMES: 104

SITE AREA:

3.8047 ha
9.401acres
3804.70 m²

Drawing Status:

OUTLINE

PRIME ARCHITECTURE

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CIAT Registered Practice

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Client:

Mr Maggs

Project Title:

Outline Planning of Residential Development at Land Off Tirbach Road, Ystalyfera

Drawing Title:

Proposed Site Plan

Scale:	Date:
1:500 @ A1	August 2022

Job No:	Drawing No:	Rev:
1016	02	L