



PROPOSED SITE PLAN
SCALE: 1 : 200

- EXTERNAL WORKS KEY**
- PATIO & PATHS - CONCRETE OR BLOCK PAVING
 - DRIVEWAYS/PARKING - PERMEABLE PAVING
 - ADAPTABLE ROADS - TARMAC
 - ADAPTABLE FOOTPATHS
 - SAB
 - SHRUB PLANTING
 - PDS
- ECOLOGY ENHANCEMENTS**
- PROVISION OF BAT AND BIRD BOXES POSITIONED IN EXISTING FEATURES AS ECOLOGIST RECOMMENDATIONS
- 1NO SCHWEGLER (OR EQUIVALENT) 1B AND 2H BIRD BOXES.
 - 2NO SCHWEGLER (OR EQUIVALENT) 3FN BAT BOXES.
 - 2NO SCHWEGLER (OR EQUIVALENT) 3FF BAT BOX PLANTED IN GROUP OF 3 IN TREE APPROVED BY QUALIFIED ECOLOGIST

- BOUNDARY KEY**
- S80 GOLD STANDARD ROBUST TIMBER GARDEN SHED FROM A SUPPLIER APPROVED BY CLYDEDALE WITH TONGUE AND GROOVE CLADDING AND TO BE PRESERVATIVE TREATED. COLOUR TO CLYDEDALE APPROVAL. COMPLETE WITH MEDIUM DUTY PADLOCK WITH THREE KEYS. SIZE TO MEET WELSH GOVERNMENT DQR REQUIREMENTS UNDER S80 GOLD STANDARD. ANCHOR POST/FRAME FOR SECURING BICYCLES AS WELSH GOVERNMENT SUSTAINABILITY REQUIREMENTS. THE SHED TO BE LINED ON IN-SITU CONCRETE BASE 100MM THICK. SHED BEARINGS TO BE BOLT FIXED WITH RESIN ANCHOR BOLTS.
 - EXTERNAL RAIN WATER COLLECTING SLUTTS - 250 LITRE INCLUDING CHILD/ WIND RESISTANT LED TAP FOR WATER DRAIN OFF. SUPPORT PLUMB FIXED LEVEL WITH RAIN WATER PIPE
 - BINS STORE AREAS - PROVIDE SUFFICIENT AREAS TO STORE 2NO LARGE WHEELIE BINS AND 3NO RECYCLING BONES.
 - HEAVY DUTY RAINBOW CLOTHES DRIERS OF 4 ARM DESIGN AND MINIMUM 100M LINEAR LENGTH TO BE PROVIDED TO ALL PRIVATE GARDEN AREAS AND AT A RATIO OF 1 PER 2 DWELLINGS FOR COMMUNAL DRYING AREAS TO FLATS.
 - EXTERNAL AIR SOURCE HEAT PUMPS

KEY

AFFORDABLE HOUSES

TYPE	AMOUNT	GfE(m ²)
3P2B FLAT	4	53 (GF) 61 (FF)
4P2B	13	83
5P3B	8	93
7P4B	1	114
3P2B BUNG	4	61
Total		30

REV.	DESCRIPTION	DATE	BY	CHK
P1	INITIAL ISSUE	28/11/2022	GD	
P2	UPDATED LAYOUT	26/11/2022	GD	
P3	AREA ADDED	14/02/2023	GD	
P4	PLOT NUMBERS ADDED	14/02/2023	MM	GD
P5	PHASE 1 AND 2 SHOWN	20/02/2023	MM	GD
P6	MKA ALTRID	22/06/2023	GD	
P7	SITE DEVELOPMENT FOOTPRINT FOLLOWING ENGINEER INPUT	13/06/2023	FI	GD
P8	SITE DEVELOPMENT FOOTPRINT DRAWING	04/10/2023	FI	GD
P9	UPDATED RED LINE BOUNDARY	09/10/2023	GD	
P10	PAC ISSUED	25/10/2023	GD	
P11	RED LINE BOUNDARY ADJUSTED	02/11/2023	GD	
P12	RED LINE BOUNDARY ADJUSTED	21/11/2023	GD	
P13	RED ACCESS PROVIDED	21/11/2023	GD	

PROJECT: GWEL Y LLAN, LLANDEGFAN
CLIENT: CLWYD ALYN

DRAWING TITLE: PROPOSED SITE PLAN

DRAWING STATUS: PLANNING STATUS: S3
DRAWING No: GYL-SAL-01-ZZ-DR-A-0003 PROJECT No: P1185
SCALE: As indicated@A0 REVISION: P13