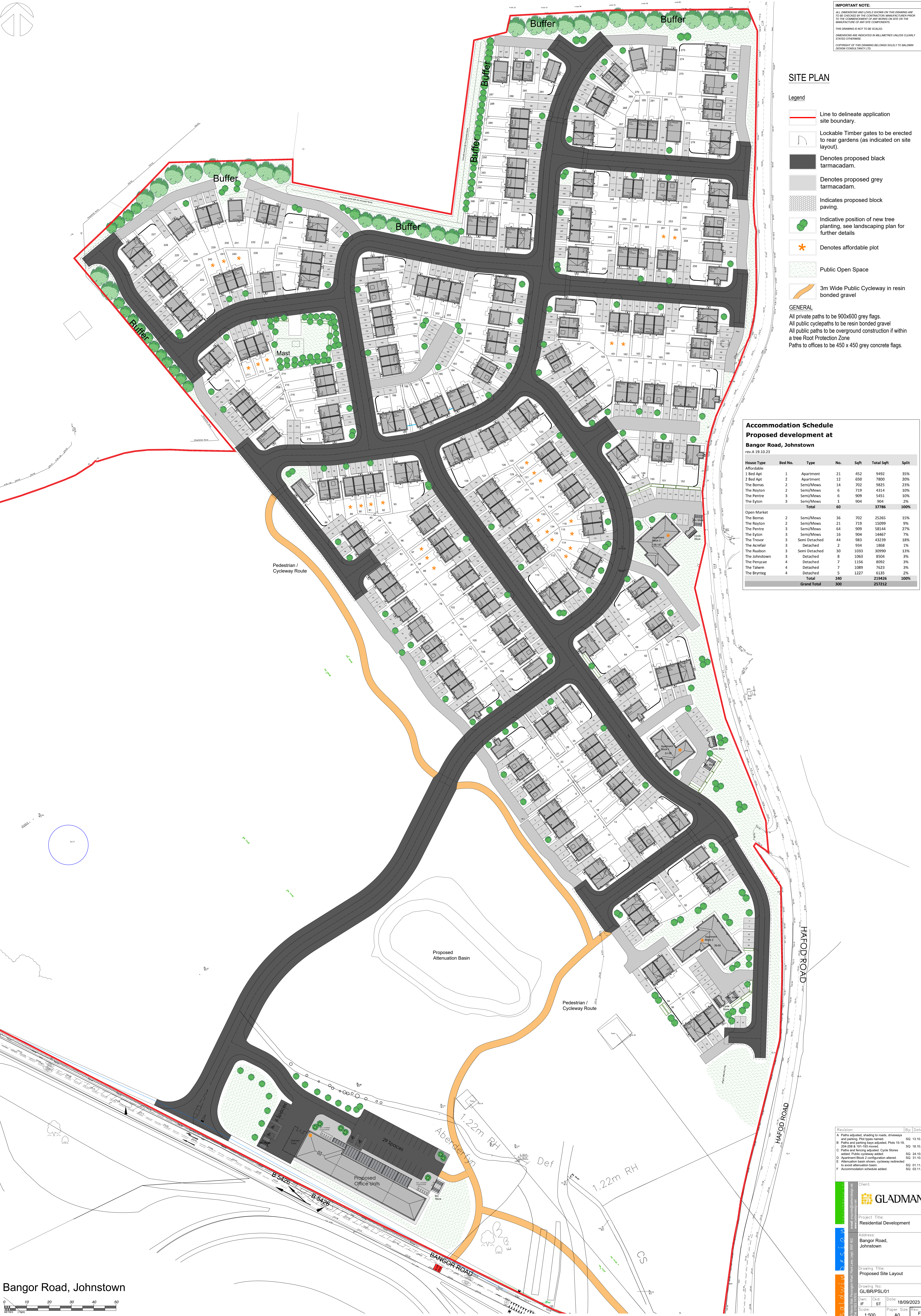




IMPORTANT NOTE:
ALL DIMENSIONS AND LEVELS SHOWN ON THIS DRAWING ARE TO BE CHECKED BY THE CONTRACTOR IMMEDIATELY PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE OR THE MANUFACTURE OF ANY SITE COMPONENTS.
THIS DRAWING IS NOT TO BE SCALED.
DIMENSIONS ARE INDICATED IN MILLIMETRES UNLESS CLEARLY STATED OTHERWISE.
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SITE PLAN

Legend

- Line to delineate application site boundary.
- Lockable Timber gates to be erected to rear gardens (as indicated on site layout).
- Denotes proposed black tarmacadam.
- Denotes proposed grey tarmacadam.
- Indicates proposed block paving.
- Indicative position of new tree planting, see landscaping plan for further details
- Denotes affordable plot
- Public Open Space
- 3m Wide Public Cycleway in resin bonded gravel

GENERAL

All private paths to be 900x600 grey flags.
All public cyclepaths to be resin bonded gravel
All public paths to be overground construction if within a tree Root Protection Zone
Paths to offices to be 450 x 450 grey concrete flags.

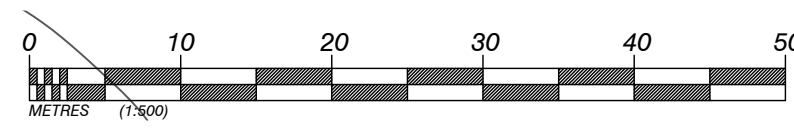
Accommodation Schedule
Proposed development at

Bangor Road, Johnstown

rev A 19.10.23

House Type	Bed No.	Type	No.	Sqft	Total Sqft	Split
Affordable						
1 Bed Apt	1	Apartment	21	452	9492	35%
2 Bed Apt	2	Apartment	12	650	7800	20%
The Borras	2	Semi/Mews	14	702	9825	23%
The Royton	2	Semi/Mews	6	719	4314	10%
The Pentre	3	Semi/Mews	6	909	5451	10%
The Eyton	3	Semi/Mews	1	904	904	2%
Total			60		37786	100%
Open Market						
The Borras	2	Semi/Mews	36	702	25265	15%
The Royton	2	Semi/Mews	21	719	15099	9%
The Pentre	3	Semi/Mews	64	909	58144	27%
The Eyton	3	Semi/Mews	16	904	14467	7%
The Trevor	3	Semi Detached	44	983	43239	18%
The Accefair	2	Detached	2	934	1868	1%
The Ruabon	3	Semi Detached	30	1033	30990	13%
The Johnstown	3	Detached	8	1063	8504	3%
The Penycae	4	Detached	7	1156	8092	3%
The Talwrn	4	Detached	7	1089	7623	3%
The Brynteg	4	Detached	5	1227	6135	2%
Total			240		219426	100%
Grand Total			300		257212	

Bangor Road, Johnstown



Revision	By	Date
A: Paths adjusted, shading to roads, driveways and parking. Plot types named.	SQ	13.10.23
B: Paths and parking layout adjusted. Plots 15-16, 204-208 & 191-193 moved.	SQ	18.10.23
C: Paths and parking layout adjusted. Cycle Stores added. Public cycleway added.	SQ	24.10.23
D: Apartment block 2 configuration altered to avoid attenuation basin.	SQ	31.10.23
E: Attenuation basin shown, cycleway redirected to avoid attenuation basin.	SQ	01.11.23
F: Accommodation schedule added.	SQ	03.11.23

Client: **GLADMAN**

Project Title: **Residential Development**

Address: **Bangor Road, Johnstown**

Drawing Title: **Proposed Site Layout**

Drawing No: **GL/BR/PSU01**

Dwn: **IF** Ckd: **ST** Date: **18/09/2023**

Scale: **1:500** Paper Size: **A0** Rev: **F**