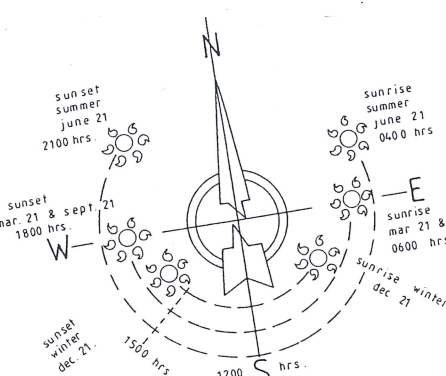
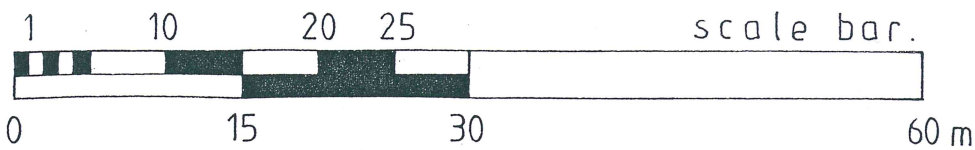




Bungalow Dwelling Mix Schedule of Accommodation: Plots 1 to 6 inclusive:

Private Dwellings:
'3BU' - 1-storey, 3 bed detached bungalow type = 2Nº.
'4BU' - 1-storey, 4 bed detached bungalow type = 4Nº.
Total = 6Nº dwellings

Private Garages:
'G.1.' - Single Garage
'G.2.' - Double Garage

No part of the proposed development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the local planning authority and the plan as is approved has been fully implemented to be dealt with by a suitable planning condition.

The proposed 4.8m wide private shared drive 1 turning head and the proposed school car-park turning head are capable of accommodating the turning movements of a medium sized 7 metre long delivery vehicle.

The proposed private residential estate road and proposed school private car-park area are to be managed in perpetuity by a private management company to be dealt with by a suitable planning condition.

The proposed private residential estate road complies with W.C.B.C. adoptable standards and 'Manual for Streets' requirements.

The proposed 5.5m wide shared surface private road 1 private turning head complies with W.C.B.C. adoptable standards to accommodate the turning movements of a 11.2 metre long refuse vehicle.

All proposed foul drainage is to be connected to the existing public mains sewerage system.

Proposed underground surface water culvert to be laid over route of existing redundant ditch and within new roadway.

The proposed 2 metre (minimum) wide footways adjoining each side of the proposed 5.5 metre wide access roadway 1 entrance are to be extended inside the internal junction serving the residential development and each footway is to link together by providing a crossing point behind the accessway ramp.

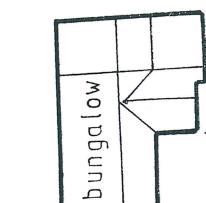
The first section of the proposed 5.5 metre wide access road 1 from the new junction entrance up to the proposed crossing/tactile point behind the accessway ramp is planned to be offered for adoption subject to further W.C.B.C. detailed approvals.

The proposed 2 metre (minimum) wide footway is to be extended along the site frontage in the westerly direction to a point opposite the existing pedestrian entrance serving the school.

N.R.W. Flood Zone Areas 2 & 3

Sunnyside

rear garden

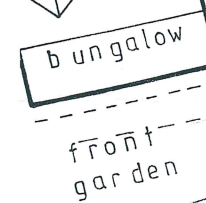


Sunnybank

Kalgari

rear garden

Roselyn



To: Johnstown

Foxbury Grange

Eyton Fields Touring Park

B.5426

Cottage
The Old Fox

Eyton Primary School

Playground

Eyton Grove

rear gardens

front gardens

To: Bangor-on-Dee

speed hump

footpath

new foul drain to public mains sewer

2.4m by 25m visibility splays

2m footway link

2m footway link

2m footway link

2m footway link

2m footway link

2m footway link

2m footway link

2m footway link

2m footway link

2m footway link

2m footway link