DO NOT SCALE THIS DRAWING

IMPORTANT
DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS & INFORMATION

PLEASE NOTE

Due to the age, materials, construction & layout of existing buildings dimensions and levels may vary according to location.
Whilst best efforts are made, wall thicknesses sometimes differ according to height & walls which are not straight & may 'bend' mid-run. Also due to slightly sloping ceilings/floors, clear heights may differ dependant on where existing measurements are taken.

This drawing and the works depicted are the copyright of Design and Planning Associates Ltd (DPA) and may only be reproduced with written permission. No alteration to the design or specification in part or whole to be made without the written approval of DPA

All dimensions and levels depicted are subject to checking and verified on site prior to construction. Any discrepancies are to be immediately notified to DPA. Figured dimensions to be used only.

The information contained in this drawing must only be used at the named location. The location of any services indicated on this drawing are approximate only and must be checked on site by the main contractor before commencing works.

Client/Contractor is to be responsible for locating any underground services.

CDM Regulations - Where applicable the designers hazard identification sheets to be read in conjunction with all consultants drawings, specifications and existing record drawings. It is considered that a competent contractor will be able to identify hazards associated with the project from the information above, and take the necessary precautions to deal with any risks to health and safety.
CDM - for the avoidance of doubt the Principal Contractor is reminded that he is fully and solely responsible for the day-to-day management of site safety.

Compliance with the construction design and management regulations(CDM) is the sole responsibility of the client unless we are otherwise instructed in writing.

CONSTRUCTION NOTES GENERALLY:
Notwithstanding anything contained in this document or any other document forming part of the basis of the works every aspect of the works/installation is to comply with all requirements and all recommendations of all relevant Associations, Manufacturers, BRE Digests, British Standards, Codes of Practice, Building Regulations, Bye-Laws, Acts, Regulations. Planning Authority, Environmental Health Department, Fire Authorities, Water Authorities, Gas Authority, Electricity Authority, Institute of Heating and Ventilating Engineers and IEE Regulations.

Garth Y Poeth

139.3m

CG

MAES MEREDYDD

existing bank top be cut bank to angle of repose to be agreed with engineer - approx height 1800mm above level of rear access path

1200mm stock proof post and rail fence to site boundary

first two panels 1800mm high close boarded fence with concrete posts to plot boundaries, thereafter 1200mm high

existing overhead cables to be re-routed

possible location of communal 4000ltr LPG tank on hardstanding/concrete base

surface water outfall to stream through hydro-brake to engineer's details

outline of existing Sycamore tree to be felled as detailed in Arboricultural Report prepared by Old Oak Tree Care dated 18 January 2018

surface water outfall to stream through attenuation tank/ hydro-brake to engineer's details

existing overhead cables to be re-routed

Foul water connection to existing public sewer to Dwr Cymru approval

The frontage stone wall will be taken down and re-laid along the access bell-mouth and splay, as a feature, with hedge planting behind. Stone wall to be set back 1m to allow for minor road widening

new site access road with 2.4mtr x 25.0mtr visibility splay, all to Highways Authority approval

proposed bin collection zone. bins to be stored in rear gardens on non-collection days

permeable surfacing to access road and parking areas to SUDS design

boundary native species hedge screening to rear of properties to South

2.4m x 25m visibility splay to centreline

Sion

Geralit

Trem-Afon

Tegfryn

Arwelfa

Hafod Newydd

Hafod

Garage

T9

13

SITE LAYOUT PLAN
1:200@A1

SITE LAYOUT AS PROPOSED

1:200 0 2m 4m 6m 8m 10m 12m 14m 16m

Scale bars for information only and not for construction

NOT APPROVED FOR CONSTRUCTION

rev	description	date	author	checked
D	Fencing to top of bank amended	29.05.18	BB	
C	General layout revisions to Pennaf requests	26.04.18	BB	
B	General layout revisions to client requests	02.03.18	BB	GE
A	Parking layout and kerbs amended	07.02.18	BB	GE

PLANNING

client
GARETH MORRIS CONSTRUCTION

project
Residential Development on land behind
SEION CHAPEL
Pontfadog

drawing
SITE LAYOUT PLAN

project no.	date	scale
17101	01/18 drawn BB	1/200 @A1

drawing no. P-02

revision D

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SK=SKETCH/FEASIBILITY
P=PLANNING
T=TENDER
BR=BUILDING REGULATION
AB=AS BUILT