

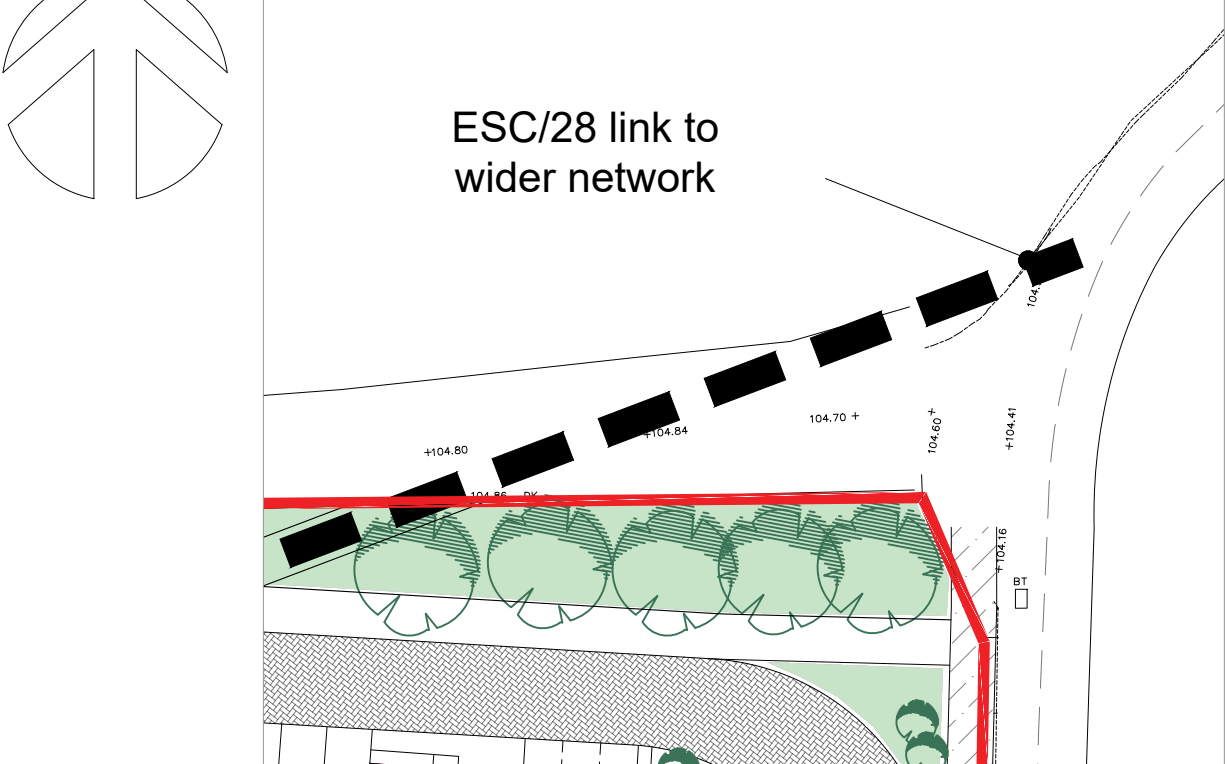
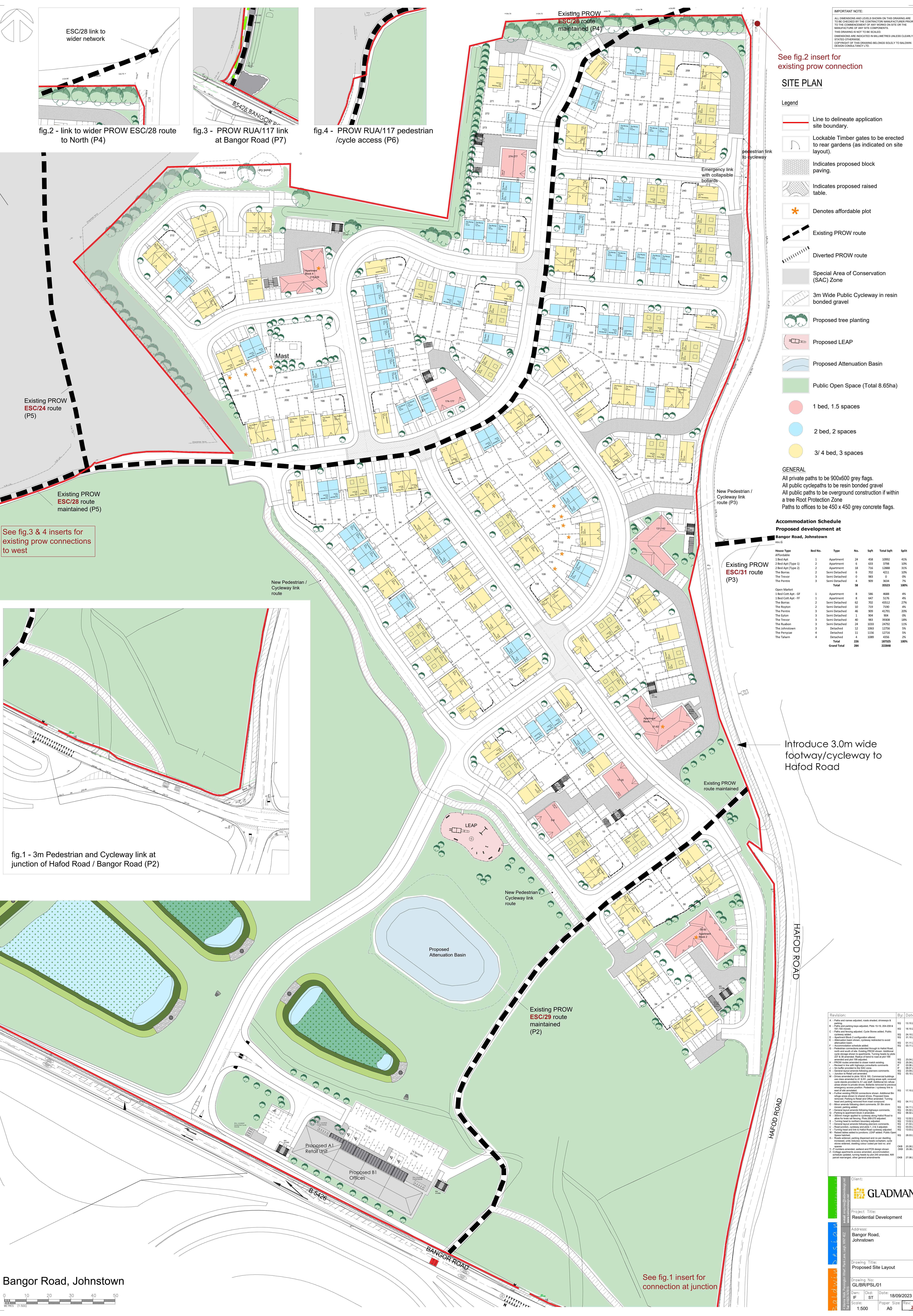


fig.2 - link to wider PROW ESC/28 route to North (P4)

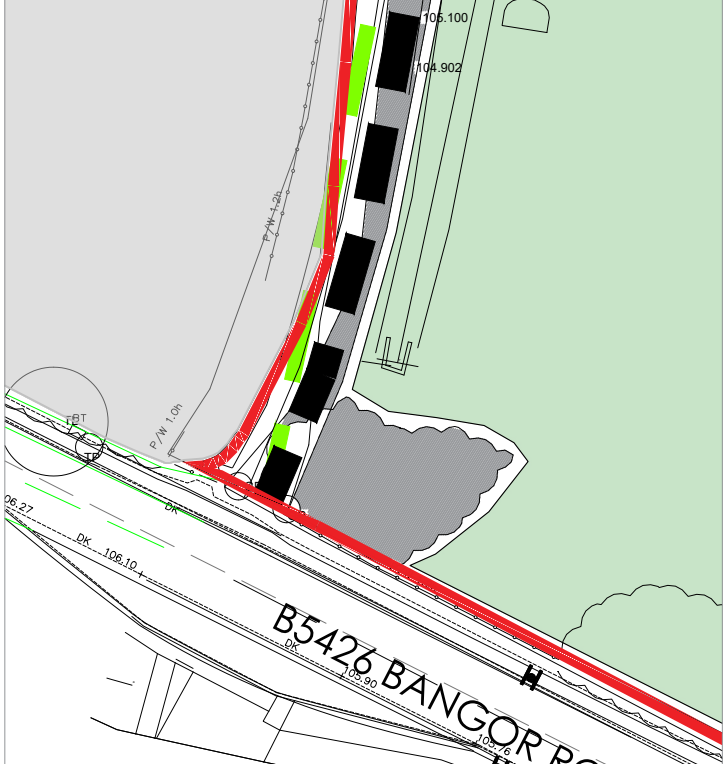


fig.3 - PROW RUA/117 link at Bangor Road (P7)

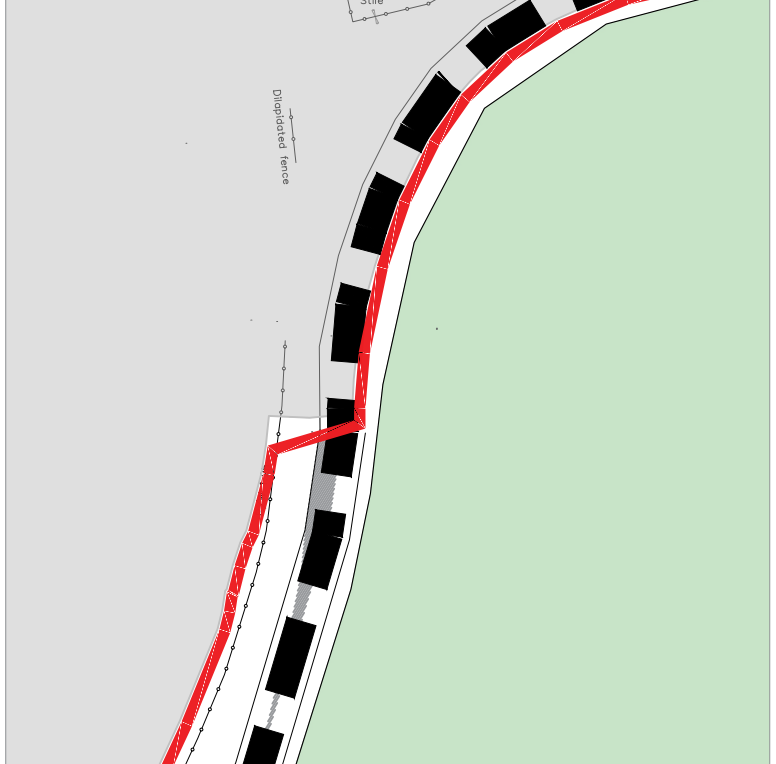


fig.4 - PROW RUA/117 pedestrian /cycle access (P6)

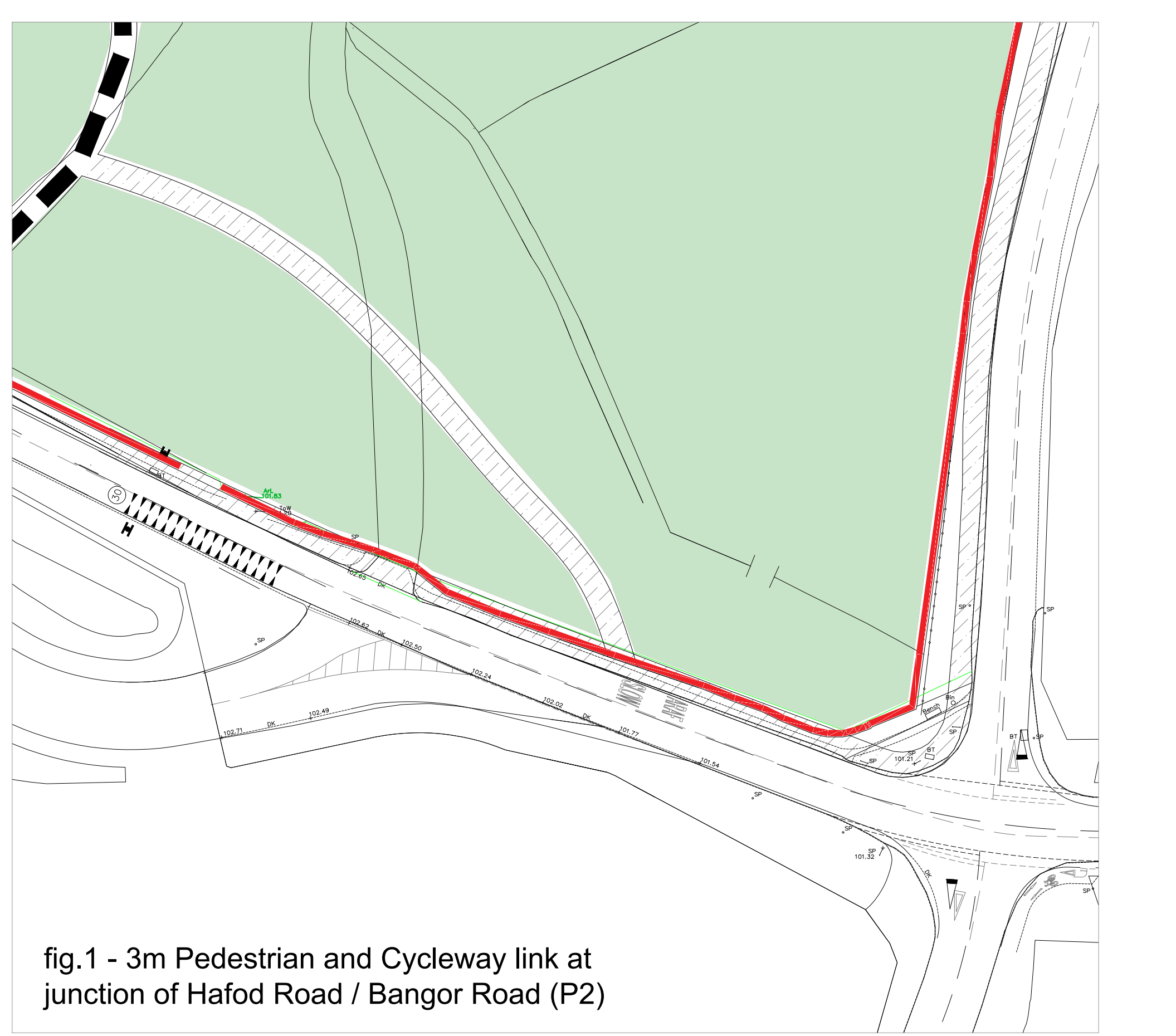


fig.1 - 3m Pedestrian and Cycleway link at junction of Hafod Road / Bangor Road (P2)

See fig.2 insert for existing prow connection

SITE PLAN

Legend

- Line to delineate application site boundary.
- Lockable Timber gates to be erected to rear gardens (as indicated on site layout).
- Indicates proposed block paving.
- Indicates proposed raised table.
- Denotes affordable plot
- Existing PROW route
- Diverted PROW route
- Special Area of Conservation (SAC) Zone
- 3m Wide Public Cycleway in resin bonded gravel
- Proposed tree planting
- Proposed LEAP
- Proposed Attenuation Basin
- Public Open Space (Total 8.65ha)
- 1 bed, 1.5 spaces
- 2 bed, 2 spaces
- 3/4 bed, 3 spaces

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

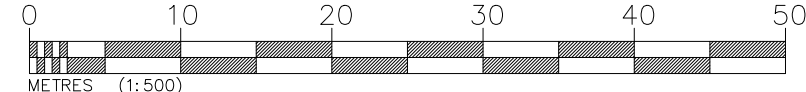
rev G

House Type	Bed No.	Type	No.	Sqft	Total Sqft	Split
Affordable	1	Apartment	24	458	10992	41%
1 Bed Apt	2	Apartment	6	633	3798	30%
2 Bed Apt (Type 1)	2	Apartment	18	716	12888	31%
2 Bed Apt (Type 2)	2	Semi Detached	6	702	4211	30%
The Borna	3	Semi Detached	0	983	0	0%
The Trevon	3	Semi Detached	4	909	3636	7%
The Penrice	3	Semi Detached	4	909	3636	7%
Total			58		35523	100%
Open Market						
1 Bed Cont Apt	1	Apartment	8	586	4688	4%
1 Bed Cont Apt - FF	1	Apartment	8	647	5176	4%
The Borna	2	Semi Detached	62	702	43512	27%
The Trevon	2	Semi Detached	10	716	7160	4%
The Trevon	3	Semi Detached	46	909	41914	20%
The Trevon	3	Semi Detached	1	904	904	0%
The Trevon	3	Semi Detached	40	983	39308	18%
The Trevon	3	Semi Detached	24	1033	24792	11%
The Trevon	3	Semi Detached	12	1063	12756	5%
The Trevon	4	Detached	11	1156	12716	5%
The Trevon	4	Detached	4	1089	4356	2%
Total			226		187325	100%
Grand Total			284		222848	

Introduce 3.0m wide footway/cycleway to Hafod Road

Revision:	By:	Date:
A - Paths and names adjusted, north shaded, driveway & parking	SC	13.10.23
B - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
C - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
D - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
E - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
F - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
G - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
H - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
I - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
J - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
K - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
L - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
M - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
N - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
O - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
P - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
Q - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
R - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
S - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
T - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
U - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
V - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
W - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
X - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
Y - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23
Z - Paths and parking have adjusted, north shaded, driveway & parking	SC	13.10.23

Bangor Road, Johnstown



See fig.1 insert for connection at junction

Client:

GLADMAN

Project Title:

Residential Development

Address:

Bangor Road, Johnstown

Drawing Title:

Proposed Site Layout

Drawing No:

GL/BR/PSL/01

Dwn:

IF

Ckd:

ST

Date:

18/09/2023

Scale:

1:500

Paper Size:

A0