ESC/28 link to
wider network
3m
2m
P4

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)

Existing PROW ESC/28 route maintained (P4)
See fig.2 insert for existing prow connection
P4
Emergency link with collapsible bollards
Mast
Existing PROW ESC/24 route (P5)
P5
Existing PROW ESC/28 route maintained (P5)
See fig.3 & 4 inserts for existing prow connections to west
New Pedestrian / Cycleway link route
P3
Existing PROW ESC/31 route (P3)
P2
Existing PROW route maintained
LEAP
New Pedestrian / Cycleway link route
Proposed Attenuation Basin
Existing PROW ESC/29 route maintained (P2)
HAFOD ROAD
4no. covered Horizontal Cycle Stands
5no. covered Cycle Stands
Proposed A1 Retail Unit
Proposed B1 Offices
Bangor Road, Johnstown
0 10 20 30 40 50
METRES
See fig.1 insert for connection at junction

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

IMPORTANT NOTE:
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SITE PLAN

Legend

- Line to delineate application site boundary.
- Existing water course.
- 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
- Special Area of Conservation (SAC) Zone
- 3m Wide Public Footway / Cycleway in Hoggin
- Proposed tree planting
- Public Open Space (Total 7.61ha)
- Proposed 12no. Cycle Store
- Proposed 24no. Cycle Store
- Proposed Bin Store
- 🟥 1 bed, 1.5 parking spaces
- 🟦 2 bed, 2 parking spaces
- 🟨 3/ 4 bed, 3 parking 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: H

House Type	Bed No.	Type	No.	Sqft	Total Sqft	Split
Affordable						
1 Bed Apt	1	Apartment	24	458	10992	9%
2 Bed Apt (Type 1)	2	Apartment	6	633	3798	2%
2 Bed Apt (Type 2)	2	Apartment	18	716	12888	6%
The Borras	2	Semi Detached	6	702	4211	2%
The Pentre	3	Semi Detached	2	909	1817	1%
		Total	**56**		**33706**	**20%**
Open Market						
1 Bed Cott Apt - GF	1	Apartment	8	586	4688	3%
1 Bed Cott Apt - FF	1	Apartment	8	647	5176	3%
The Borras	2	Semi Detached	100	702	70180	36%
The Royton	2	Semi Detached	4	719	2876	1%
The Pentre	3	Semi Detached	30	909	27255	11%
The Eyton	3	Semi Detached	1	904	904	0%
The Trevor	3	Semi Detached	20	983	19654	7%
The Ruabon	3	Semi Detached	18	1033	18594	6%
The Johnstown	3	Detached	11	1063	11693	4%
The Penycae	4	Detached	15	1156	17340	5%
The Talwrn	4	Detached	7	1089	7623	3%
		Total	**222**		**176119**	**80%**
		Grand Total	**278**		**209825**	

Revision:	By:	Date:
B - Paths and parking bays adjusted, Plots 15-19, 204-208 & 191-193 moved.	SQ	18.10.23
C - Paths and fencing adjusted. Cycle Stores added. Public cycleway added.	SQ	24.10.23
D - Apartment Block 2 configuration altered.	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
G - Pedestrian connections extended through to Hafod Road, north and south of site. Existing PROW shown. Additional cycle storage shown to apartments. Turning heads by plots 227 & 38 amended. Radius of bend to road at plot 199 amended and plot 199 adjusted.	SQ	23.04.24
H - PROW routes amended to closer match existing.	SQ	25.04.24
I - Revised in line with highways consultants comments	IF	03.06.24
J - 5m buffer provided to the SAC zone.	IF	08.07.24
K - General layout amends following planners comments.	SQ	23.09.24
L - Junction to Retail unit amended.	SQ	03.10.24
M - Drives amended to plots 183 & 185. Commercial buildings use class amended to A1 & B1, parking areas split, covered cycle stands provided to A1 use staff. Additional bin refuse areas shown to private drives. Bollards removed to previous emergency access position. Pedestrian / cycleway link to east of site annotated.	SQ	17.10.24
N - Further existing PROW connections shown. Additional Bin refuge areas shown to shared drives. Proposed trees removed. Parking to Retail and Office amended. Turning head and parking removed from mast compound.	SQ	04.11.24
O - Minor amends following client comments. B1 Bin store moved, parking added.	SQ	04.11.24
P - General layout amends following highways comments.	SQ	05.02.25
Q - Parking to apartment block 3 amended.	SQ	06.02.25
R - 300mm margin applied to cycleway along Hafod Road to allow for knee rail fencing. Plots 268-270 adjusted.	SQ	12.02.25
S - Turning head to northern boundary adjusted.	SQ	13.02.25
T - General layout amends following planners comments.	SQ	21.02.25
U - Road junction, cycleway and plots 1, 2 & 3 adjusted.	SQ	03.03.25
V - Turning head and link to Hafod Road cycleway adjusted.	SQ	13.03.25
W - Raised tables added to junctions. LEAP added. Public Open Space hatched.	SQ	28.03.25
X - Roads widened, parking dispersed and no per dwelling increased, units reduced, turning heads compliant, cycle stores widened, dwelling colour coded per bed no. and spaces	OKB	20.06.25
Y - P numbers amended, wetland and POS design shown	OKB	25.06.25
Z - Cottage apartments access amended, accommodation schedule updated, turning heads by plot 245 amended, NW parcel rearranged, other general amendments	OKB	27.06.25
AA - units reduced to 280, triple tandem parking removed, some rear parking removed, cycle paths amended, dimensions to carriageways, apartment bin store locations amended, all private drives changed to 4.8m adopted roads, retail access road marking amended, raised table on spine road, access to block 172-175 amended	OKB	16.03.26
AB- Cycle way amended to run parallel with the red edge along the eastern boundary. Unit numbers reduced to 278 units.	BDC	27.04.26
AC - Updated in line with Gladman comments from 21.05.2026.	JT	02.06.26

Client:
GLADMAN

Project Title:
Residential Development

Address:
Bangor Road,
Johnstown

Drawing Title:
Proposed Site Layout

Drawing No:
GL/BR/PSL/01

Dwn:	Ckd:	Date:	
IF	ST	18/09/2023	
Scale:		**Paper Size:**	**Rev:**
1:500		A0	AC