AFFORDABLE DWELLINGS

TYPE		AMOUNT
FF GF	GROUND FLOOR FLAT 1 bed	6
	FIRST FLOOR FLAT 1 bed	6
He	HENLLAN 2 bed se,i/terr.	11
	Total	**23**

MARKET VALUE DWELLINGS

TYPE		AMOUNT
He	HENLLAN 1 2 bed se,i/terr.	7
Te	TENBY 3 bed 2.5 storey	2
Dy	DEGANWY 3 bed detached	3
Dys	DEGANWY 3 bed semi	4
B1	BODFARI 1 3 bed detached	5
B2	BODFARI 2 3 bed detached	2
De	DERWEN 4 bed detached 2.5 storey	8
R1	RICHMOND 1 4 bed detached	5
R2	RICHMOND 2 4 bed detached	9
Co	CONWAY 4 bed detached	6
Din	DINAS 4 bed detached	4
Br	BRADMAN 5 bed detached	2
Arm	ARMITAGE 3 bed detached	5
Lf	LLANFERRIS 4 bed detached	7
	Total	69
	Grand Total	**92**

- DENOTES POSITION OF ELECTRIC METER
- BAT BOX / BRICK (REFER TO ECOLOGY REPORT)
- BIRD BOXES (REFER TO ECOLOGY REPORT)
- PLANNING CONSENT FOR GARAGE

Cemetery

The Mews

N 353,050.000 m
E 333,000.000 m

B 5425 LLAY NEW ROAD (FFORDD NEWYDD)

3m PUBLIC FOOTPATH & CYCLEWAY c.850m²

EXISTING GAS MAIN EASEMENT

GAS MAIN EASEMENT

UNDERGROUND CELLULAR SOAKAWAY
EXACT AREA SUBJECT TO DETAILED DESIGN

PLAY EQUIPPED AREA c.400m²

GATE

GRAVEL PATH

EXISTING HEDGE CUT BACK

ACOUSTIC EARTH BUND & PLANTING

POS 10

HEDGE GAP PLANTED

INTRODUCED NATIVE TREE STOCK

WILDLIFE AREA

POS 11

STOCK FENCE

RETAINED ENHANCED GRASSLAND
MITIGATION LAND
(FOR GREAT CRESTED NEWTS)

GAP PLANTED

POS 1

GRAVEL ACCESS FOR CELLULAR STORAGE MAINTENANCE & PEDESTRIAN ACCESS

GRP SUBSTATION

TIMPER POST AND THREE RAIL FENCE

3.6m WIDE ACCESS GATE FOR GRASS MANAEMENT

NEW POND

GRAVEL PATH

BINS

3.5m WIDE ACCESS ROAD No. 3

4.8m WIDE ACCESS ROAD No. 6

MEWS COURT 2

CAR PARKING COURTYARD 1

CAR PARKING COURTYARD 2

CAR PARKING COURTYARD 3

SHARED DRIVE

POS 8

POS 3

POS 2

POS 9

5.5m PRINCIPAL ACCESS ROAD 1

4.8m WIDE ACCESS ROAD No. 2

POS 4

POS 5

POS 6

4.8m WIDE ACCESS ROAD No. 4

4.8m WIDE ACCESS ROAD No. 5

PRIVATE DRIVE 2

PRIVATE DRIVE 3

MEWS COURT 1

PUBLIC SEWER EASEMENT

PUBLIC SEWER EASEMENT

PRIVATE DRIVE 1

GAP PLANTED

INTRODUCED NATIVE TREE STOCK

CHURCHLEA

PRINTED:		09/07/2026 16:14:55	

REV.	DESCRIPTION:	DATE:	BY:	CHK:
P1	FIRST ISSUE	02/08/2023	SD	DP
P2	MINOR UPDATES	04/08/2023	SD	DP
P3	ACCESS PATH ADDED TO UNDERGROUND CELLULAR STORAGE	11/09/2023	SD	DP
P4	NOTES ADDED	13/09/2023	SD	DP
P5	CAVITY WALL WIDTHS UPDATED	02/06/2024	SD	
P6	HOUSETYPE NOTES UPDATED	14/10/2024	SD	DP
P7	UPDATED FOLLOWING HIGHWAYS COMMENTS	22/07/2025	SD	DP
P8	SUB-STATION, FLAT ASHP AND BOUNDARY TO 42/43 & 43/50 UPDATED	28/07/2025	SD	SD
P9	HIGHWAY BLOCK PAVING OMITTED	04/08/2025	SD	SD
P10	EASEMENT SHOWN	06/08/2025	SD	SD
P11	FLAT REDESIGN	07/07/2026	DP	SD
P12	REVERT TO 92NO.	09/07/2026	DP	SD

N

0 5 10 15 20 25 30m
1:500 @ A1

saer architects
www.saer.wales | 01492 472478 | studio@saer.wales

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PROJECT:
LLAY NEW ROAD, RHOSROBIN

CLIENT:
SG ESTATES

DRAWING TITLE:
PROPOSED SITE PLAN

DRAWING STATUS:	STATUS:
FOR INFORMATION	S3
DRAWING No:	PROJECT No:
VRR-SAL-A1-ZZ-DR-A-0600	P1209
SCALE:	REVISION:
1 : 500@A1	P12