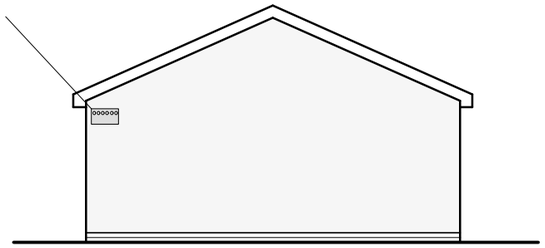
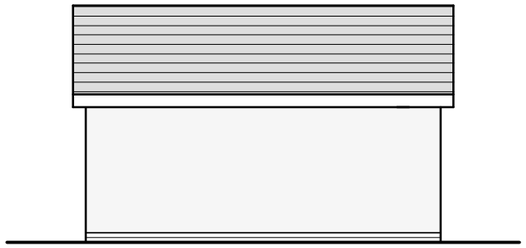


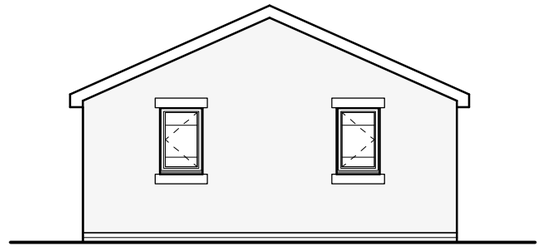
Front Elevation 1:100



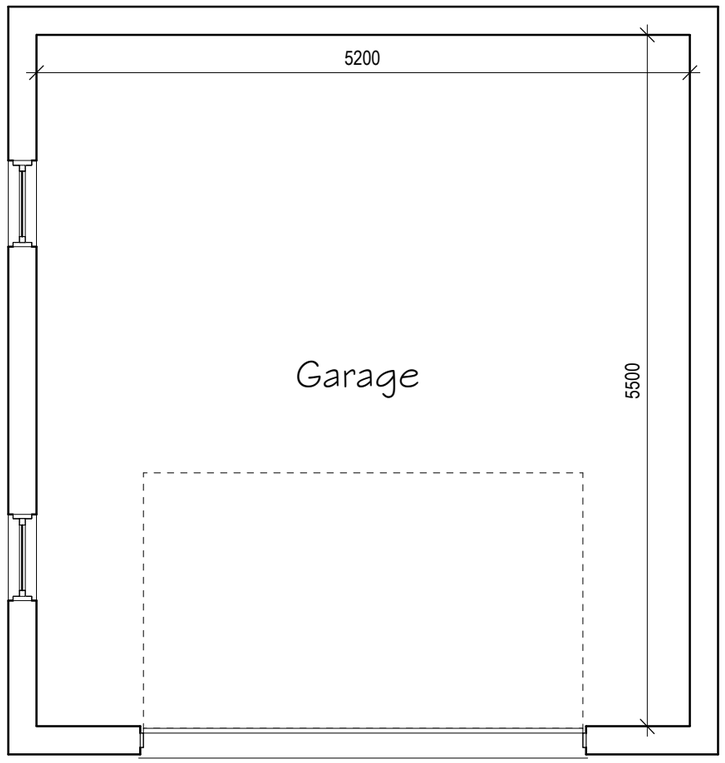
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Ground Floor Plan 1:50

External Facing Materials
External walls are to comprise render.

Roofing Materials
Roof coverings are to be natural slate.

Facias & Soffits
All fascias and soffits are to comprise uPVC.

Rainwater Goods
Rainwater to be collected in half square uPVC guttering and square uPVC downpipes.

Green Infrastructure Statement
The proposed site occupies a developed plot of land. Existing green infrastructure involves hedgerows and shrubs that are to be retained where possible as part of the proposal. As documented it is proposed the development includes the erection of bird boxes in positions indicated to provide a net biodiversity gain for the site.



Schwegler 1SP Sparrow terrace box to be installed prior to first beneficial use of the development, located on dwelling in positions indicated.

Rev	Date	Detail	Initial
A	8/26	Design amends	A.W

Project:
Land adjacent to
Oakdale
Minshalls Croft
Cefn Mawr
LL14 3RB

Title:	Scale: (A3)
Planning: Garage	1:50 & 1:100
Drawn By: A.Whitby	Date: Aug 2026
Drawing No: B195/004	Sheet: 1 of 1

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