

THIS DRAWING TO BE READ IN CONJUNCTION WITH THE DESIGN AND ACCESS STATEMENT PREPARED BY DLP PLANNING LTD
AND THE TRANSPORT STATEMENT AND SUPPORTING DOCUMENTS PREPARED BY DLP TRANSPORT LTD

DEVELOPMENT SCHEDULE

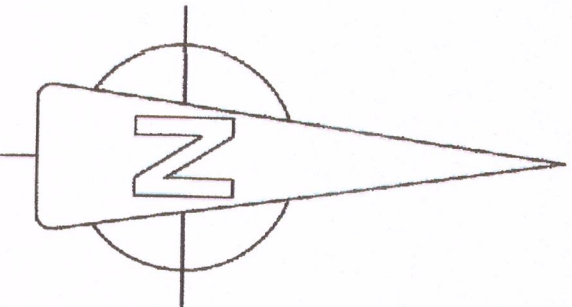
HOUSE TYPE	REF	DESCRIPTION	NFA m ² - ft ²	PLOT #	UNITS
NEWTON	A	2528 link	58.0 - 824	78.8, 80.31, 83.33, 84.2	21
NORTON (A)	B	2528 link	84.0 - 890	70.1, 72.23, 74.75	22
BRYNMAILL	C	2538 semi/det	84.0 - 806	18.41, 42	3
BOVEHILL	D	2538 semi/det	87.0 - 836	12.13, 16	6
MEWSLADE	E	2538 semi/det	87.5 - 842	17.99, 80	8
REDCLIFF	F	2538 semi/det	93.0 - 1000	10.11, 23.24	7
POBBLES	G	3538 link	94.5 - 1017	12.14, 15.38, 46.53	4
LUNNON	H	2538 semi/det	97.0 - 1044	26.27, 28.29	4
KINGSLAND	J	2548 det	122.0 - 1313	37.38, 47.54	4
ASHLEIGH	K	2548 det	129.0 - 1380	85	1
CASWELL (B)	L	2548 det	139.5 - 1500	66	1
		(Integral garage)		63.64	2

TOTAL UNITS 79

SITE AREA (GRS/49 ALLOCATION) 2.71ha = 6.7Ac
DEVELOPMENT DENSITY > 29ho = 11.8/Ac

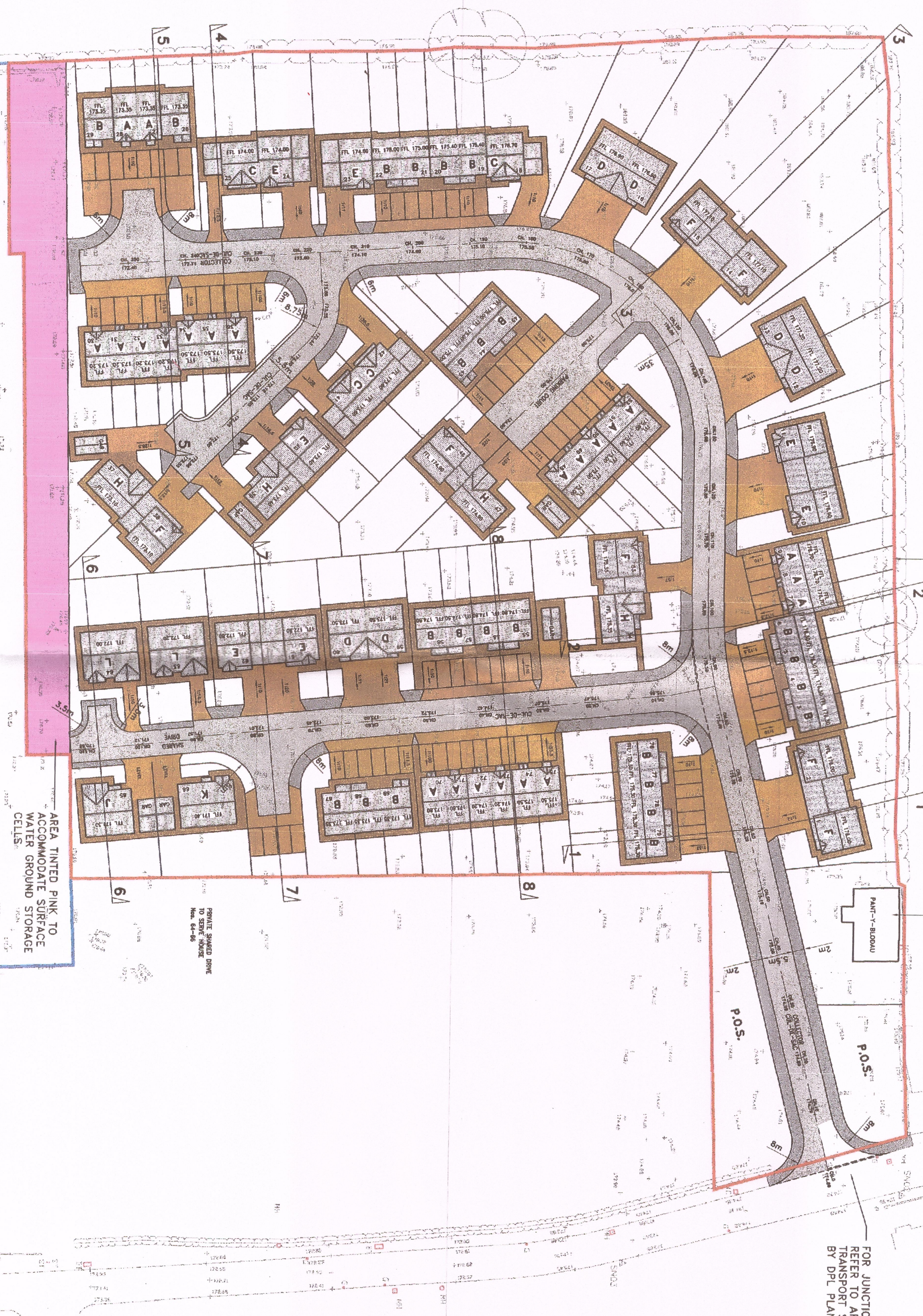
SURFACE WATER DRAINAGE
AS RECOMMENDED IN ALAN WILLIAMS DRAINAGE REPORT, RAINWATER HARVESTING SHALL BE INCORPORATED TO REDUCE THE OVERALL HYDRAULIC DISCHARGE. ROOFWATER TO DISCHARGE TO RAINWATER HARVESTING TANKS, WITH OVERFLOWS LINKED AND CONNECTED TO GROUND CELLS.
WATER STORAGE CELLS TO BE TYPE POLYSTYRENE CELLS. 1650 CELLS SHALL BE USED. TO ALLOW FOR A CAPACITY > 300,98m³, THE CELLS WILL BE STACKED THREE HIGH IN TWO LINEAR TRENCHES, ONE MEASURING 70m x 2.5m AND THE OTHER 20m x 5m.
A HYDROPAKE SHALL BE LOCATED ON THE OUTLET OF THE WATER STORAGE CELLS WITH AN OUTFLOW TO THE EXISTING DITCH LOCATED AT THE WESTERN CORNER OF THE SITE, REGULATED TO THE LIMIT PERMITTED BY THE ENVIRONMENT AGENCY

THE ONSITE PARKING SHALL COMPLY WITH THE REQUIREMENTS OF PARKING GUIDELINES REVISED EDITION 1993 AS PUBLISHED BY THE STANDING CONFERENCE ON REGIONAL POLICY IN SOUTH WALES
THE WHOLE OF THE HIGHWAYS INFRASTRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF CARMARTHENSHIRE CC HIGHWAYS DESIGN GUIDE AND THE APPROPRIATE SECTIONS OF THE MANUAL FOR STREETS 2007 PUBLISHED BY THE DEPARTMENT FOR TRANSPORT AND LOCAL GOVERNMENT DfT



SITE BOUNDARY
EXISTING COTTAGE TO BE RETAINED AND REFURBISHED

FOR JUNCTION DETAILS IN TRANSPORT STATEMENT BY DLP PLANNING LTD



ECOLOGICAL MITIGATION AREA
For details of this area refer to Plan 4 of the Mitigation Strategy
Produced by Ecology Planning

REVISION	19/2/14 D - REVISED FOR NEW SUBMISSION
REVISION	26/3/12 C - REVISED LOCATION OF PLAY AREA IN ACCORDANCE WITH LPA REQUIREMENTS, HOUSE 18 REMOVED.
REVISION	09/8/11 B - CIV. PC SEC 5 TRENCH LGA REVISED IN ACCORDANCE WITH HIGHWAYS REQUIREMENTS
REVISION	31/2/11 A - PLAN REVISED SHOWING ECOLOGICAL MITIGATION AREA
CLIENT	COMPTON DEVELOPMENTS LTD
PROJECT	PROPOSED HOUSING DEVELOPMENT AT PEN Y GROES CARMARTHENSHIRE
DRAWING TITLE	PLANNING AND INFRASTRUCTURE LAYOUT
DRAWING NUMBER	3493/01
REVISION	D
SCALE	1:500
DATE	27/11/09
DRAWN	
CHECKED	
BRIAN PERMAN Consulting Engineers	
Mardy Chambers	
6 Wind Street	
Swansea SA1 1DH	
telephone and facsimile: 01792 644022	
e-mail brian@perman.net	