

PROPOSED SITE PLAN



The detailed application (Zone 1) includes for a mix of B1, B2 and B8 use classes with a total GIA of 11,555 m². To meet local demands, the units range from 100 m² to 1,000 m² Gross External Area and will be supplemented by adequate car-parking, refuse stores, cycle stores and electric charging points. The outline application (Zone 2 & 3) includes a total Gross External Area of 4,785 m².

The existing access point from Llanbeblig Road will be upgraded as part of the proposals. This includes the removal of the existing gate house to increase visibility, and the rationalization of kerb edges to ease the vehicular manoeuvres. Rationalising the levels across the site through retaining walls maximise the developable area of the site, aid pedestrian movement and ensure that level access is provided across all footpaths and shared spaces.

Pockets of landscaping will be used throughout the development to soften hard edges and enhance the setting. An ecology zone east of the site and a balancing pond next to Afon Seiont will encourage wild life, natural habitats and a flower rich grassland.