

1 Existing Site Plan
1 : 200

INDIGO DESIGN (Part of 3dcadwales Ltd) 5 Ashlea Drive,
Merthyr Tydfil, CF47 0NY Tele 01685 385746 Mob -
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PURPOSE OF ISSUE	DRWAING NUMBER
Planning Approval	MH-01

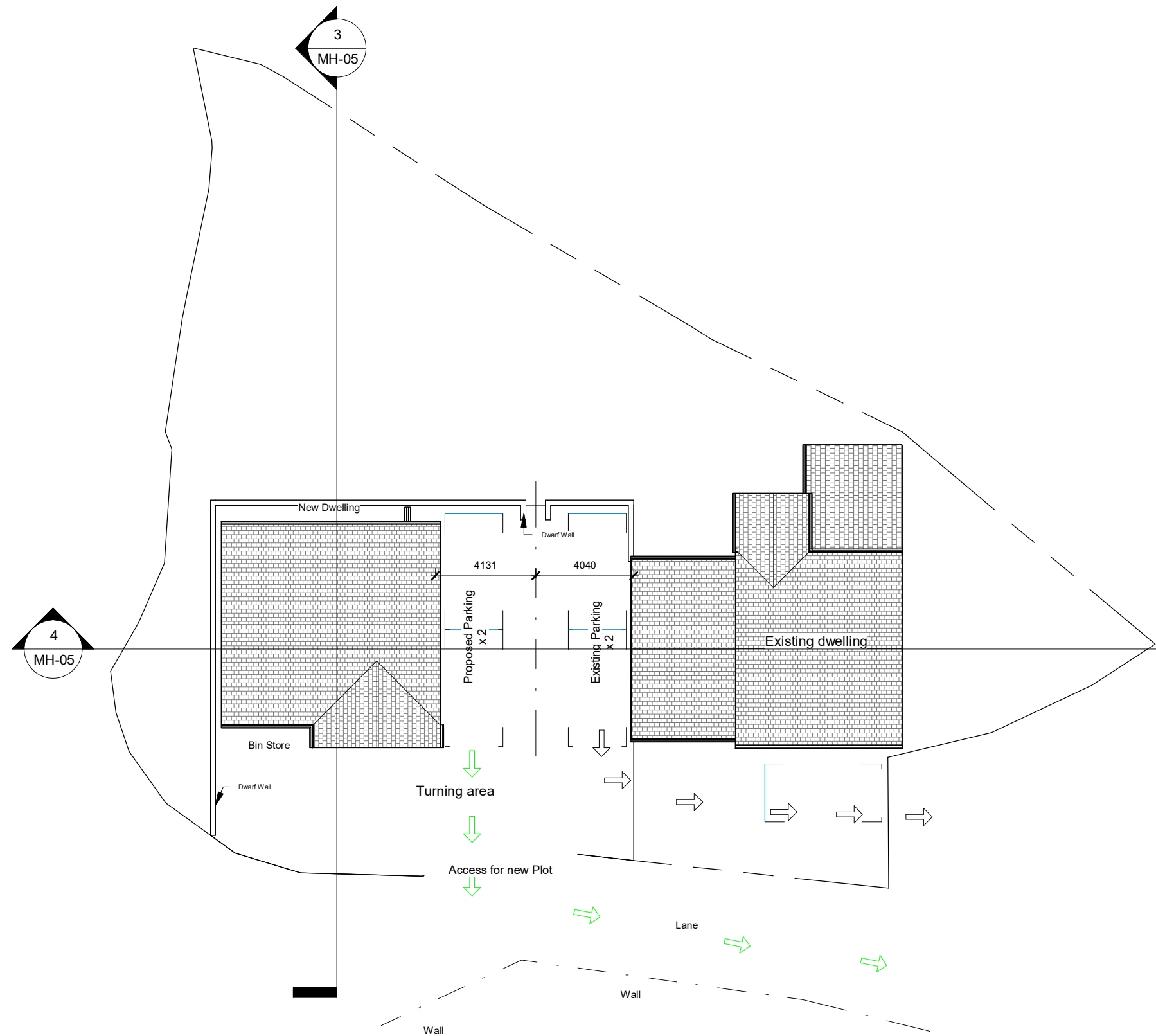
PROJECT
Outline Planning New detached dwelling

SHEET
Existing Site Plan

Address	Land adjoining Maesyffynnon House, Pontsticill, Merthyr CF48 2UG
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Checked by	Drawn by	Scale (@ A3)
JH	PH	1 : 200

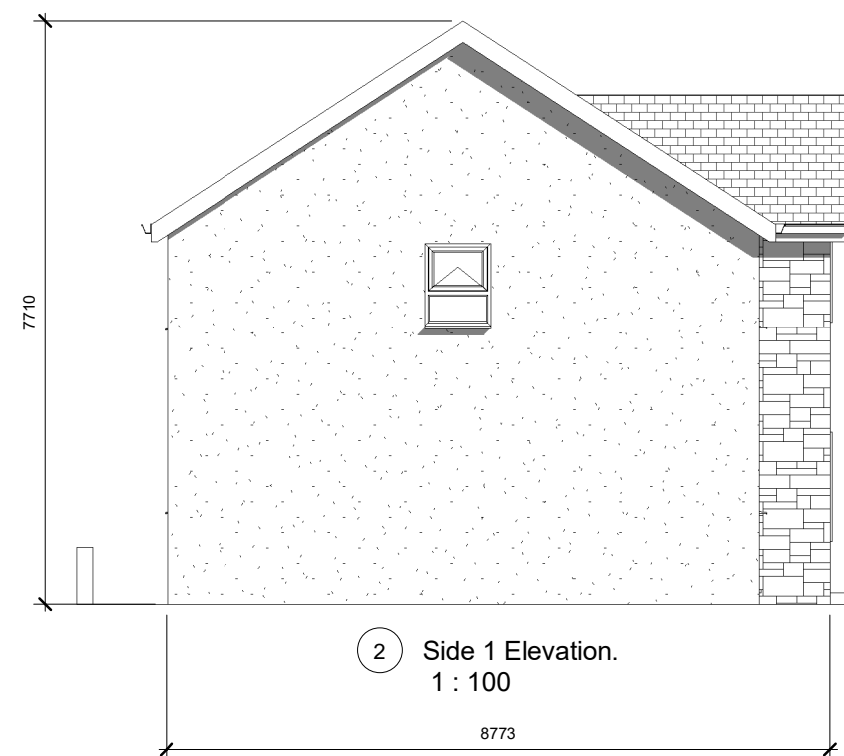
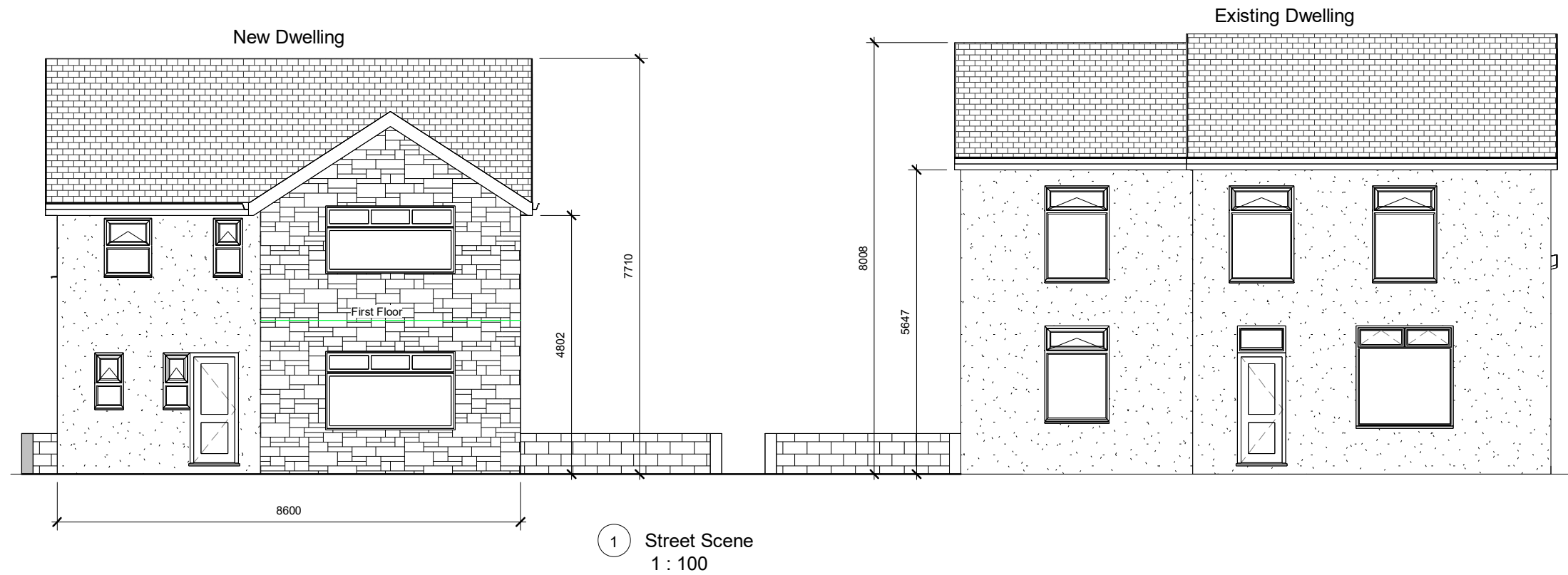
Rev No	Description	Date
A	Issue	18/07/2025



1 Proposed Site Plan
1 : 200

- ➡ Access Route New Dwelling
➡ Access Route Existing Dwelling

PROJECT Outline Planning New detached dwelling INDIGO DESIGN (Part of 3dcadwales Ltd) 5 Ashlea Drive, Merthyr Tydfil, CF47 0NY Tele 01685 385746 Mob - 07940913216 Email: philip@3dcadwales.co.uk	SHEET Proposed Site Plan Address Land adjoining Maesyffynnon House, Pontsticill, Merthyr CF48 2UG	This Drawing is Copyright, Dimensions to be checked on site and not scaled from this drawing PURPOSE OF ISSUE Planning Approval	 DRWAING NUMBER MH-02	Checked by JH	Drawn by PH	Scale (@ A3) 1 : 200
				Rev No A	Description Issue	Date 18/07/2025



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PURPOSE OF ISSUE	DRWAING NUMBER
Planning Approval	MH-03

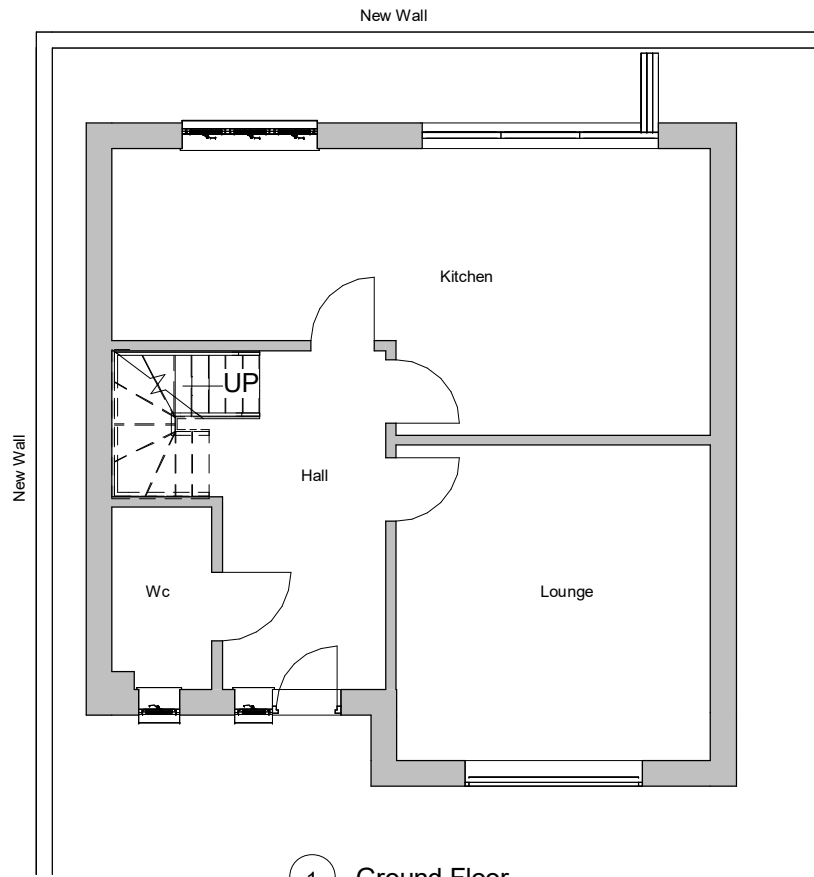
PROJECT
Outline Planning New detached dwelling

SHEET
Min Max Height

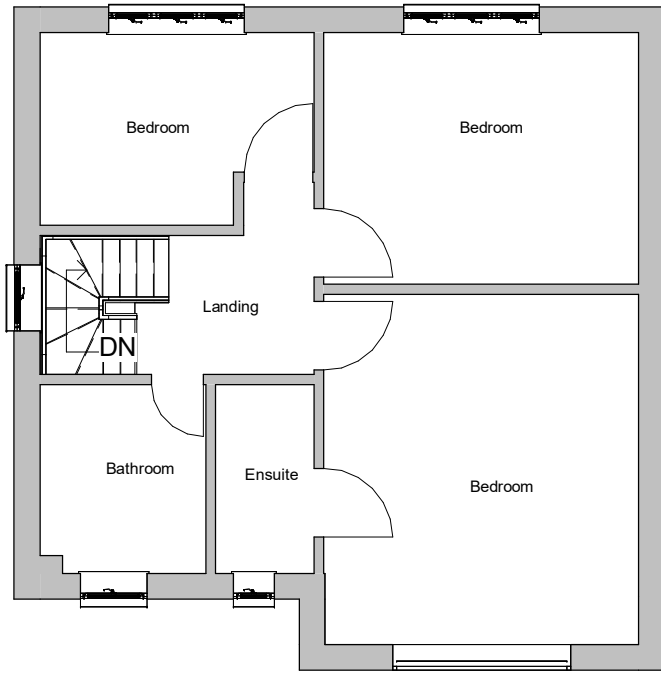
Address	Land adjoining Maesyffynnon House, Pontsticill, Merthyr CF48 2UG
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JH	PH	1 : 100

Rev No	Description	Date
A	Issue	18/07/2025



1 Ground Floor
1 : 100



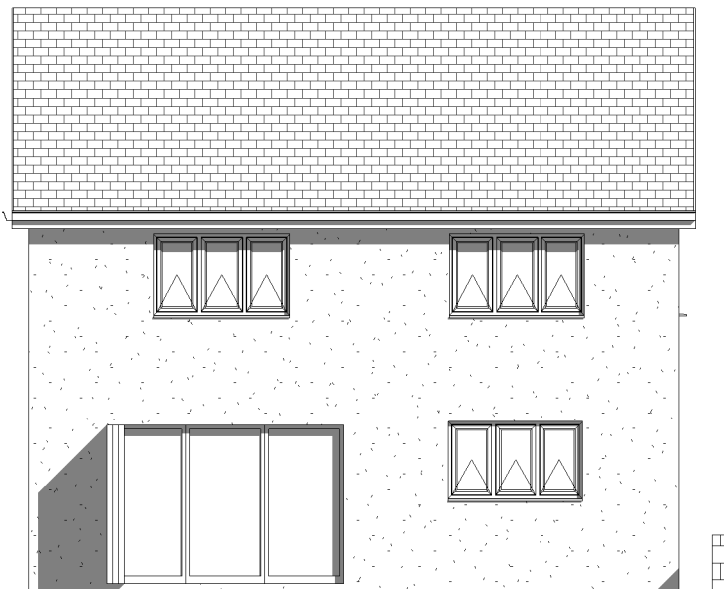
2 First Floor
1 : 100



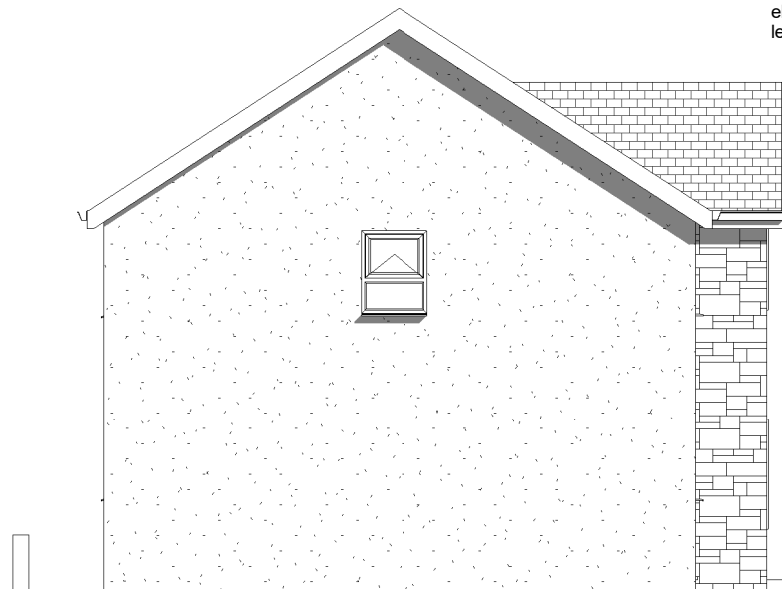
3 Front Elevation
1 : 100

The proposed scheme acknowledges the requirement to achieve a Net Benefit for Biodiversity and from the beginning this has been built into the planning of the project. It is recognized that the footprint of the scheme removes a no vegetation and is within a highly urbanized area. The applicant aims to deliver biodiversity enhancements at the local scale by offering the enhancements stated above on the site. As result of the ecological measures within this report, it is expected that there will be a demonstrable net benefit for biodiversity.

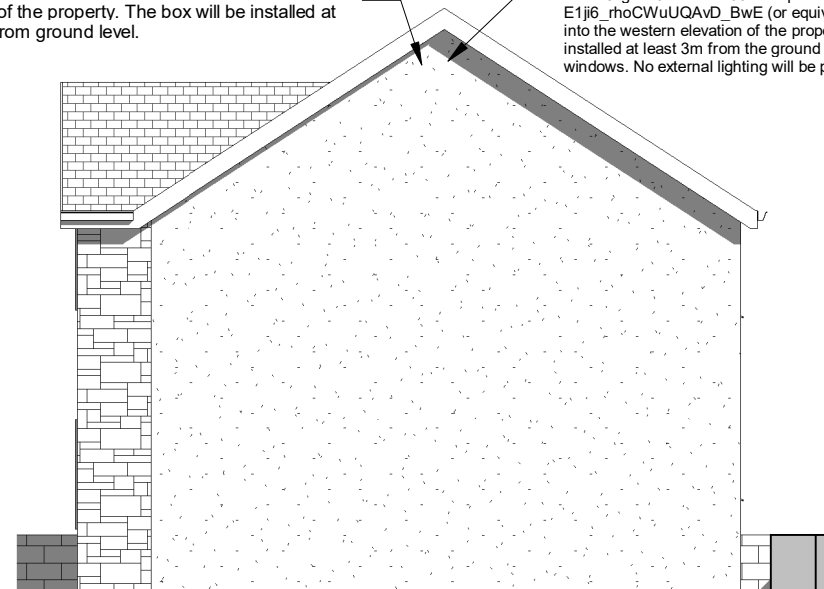
Ecology enhancements to be fitted before extension is used



4 Rear Elevation
1 : 100



5 Side 1 Elevation
1 : 100



6 Side 2 Elevation
1 : 100

A Schwegler 2GR, 1B Schwegler Nest Box or a suitable equivalent will be integrated on the northern elevation of the property. The box will be installed at least 3m from ground level.

A https://www.nhbs.com/ib-vl-05-vivara-pro-build-in-woodstone-batbox?bkfno=252213&ca_id=1495&adlocale=uk&qad_source=1&gclid=CjwKCAjwreW2BhBhEiwAavLwIFr8xgsxY0rLHzmPv03daSxqXTz4ce28pDzznLHJMhQlzVE1j6_rhoCWuUQAvD_BwE (or equivalent) will be integrated into the western elevation of the property. The box will be installed at least 3m from the ground and away from windows. No external lighting will be placed on this elevation.

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PURPOSE OF ISSUE	DRWAING NUMBER
Planning Approval	MH-04

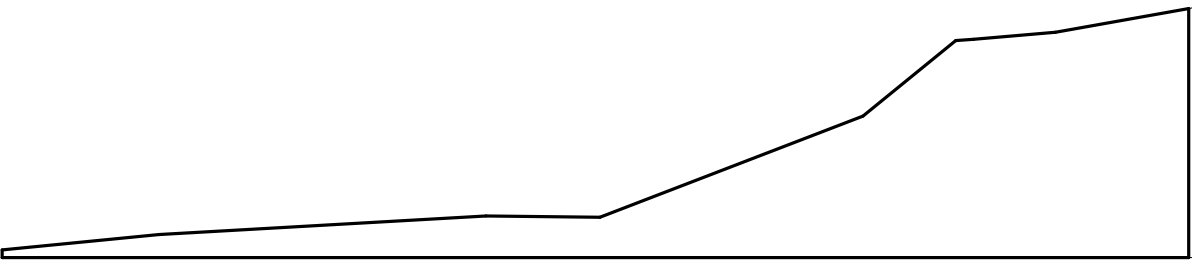
PROJECT
Outline Planning New detached dwelling

SHEET
Proposed Floor plans and Elevations

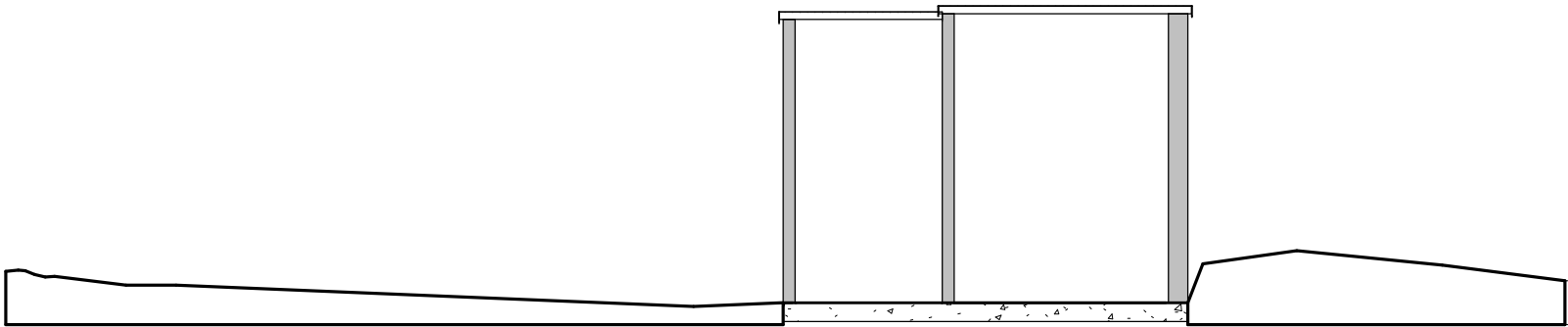
Address	Land adjoining Maesyffynnon House, Pontsticill, Merthyr CF48 2UG
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JH	PH	1 : 100

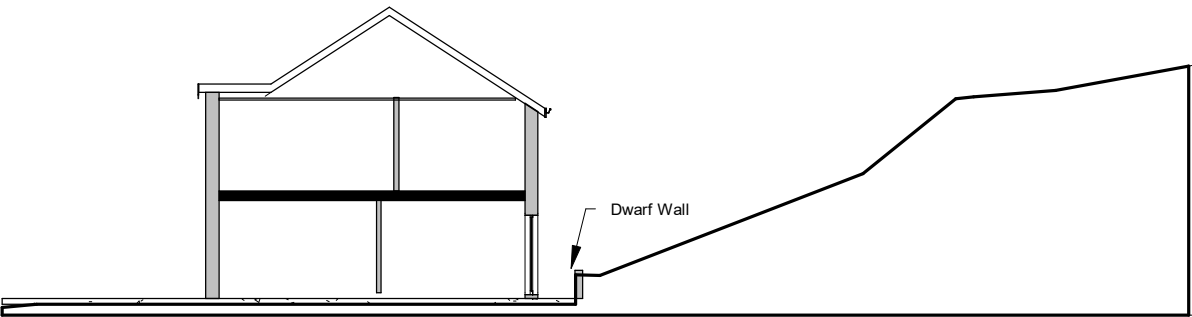
Rev No	Description	Date
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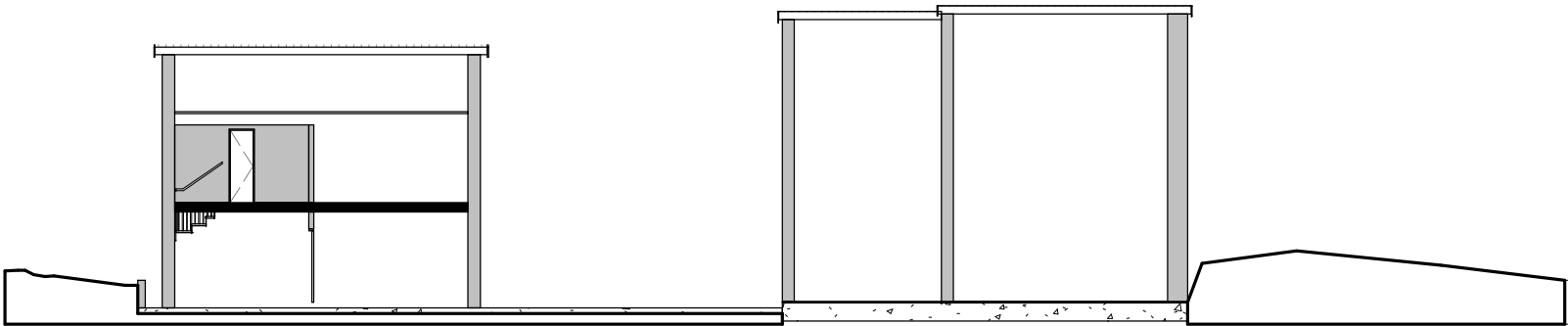
1 Existing Section 1
1 : 200



2 Existing Section 2
1 : 200



3 Proposed Section 1
1 : 200



4 Proposed Section 2
1 : 200

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PURPOSE OF ISSUE

Planning Approval

DRWAING NUMBER

MH-05

PROJECT

Outline Planning New detached dwelling

SHEET

Sections

Address

Land adjoining Maesyffynnon House,
Pontsticill, Merthyr CF48 2UG

Checked by

JH

Drawn by

PH

Scale (@ A3)

1 : 200

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A	Issue	18/07/2025