

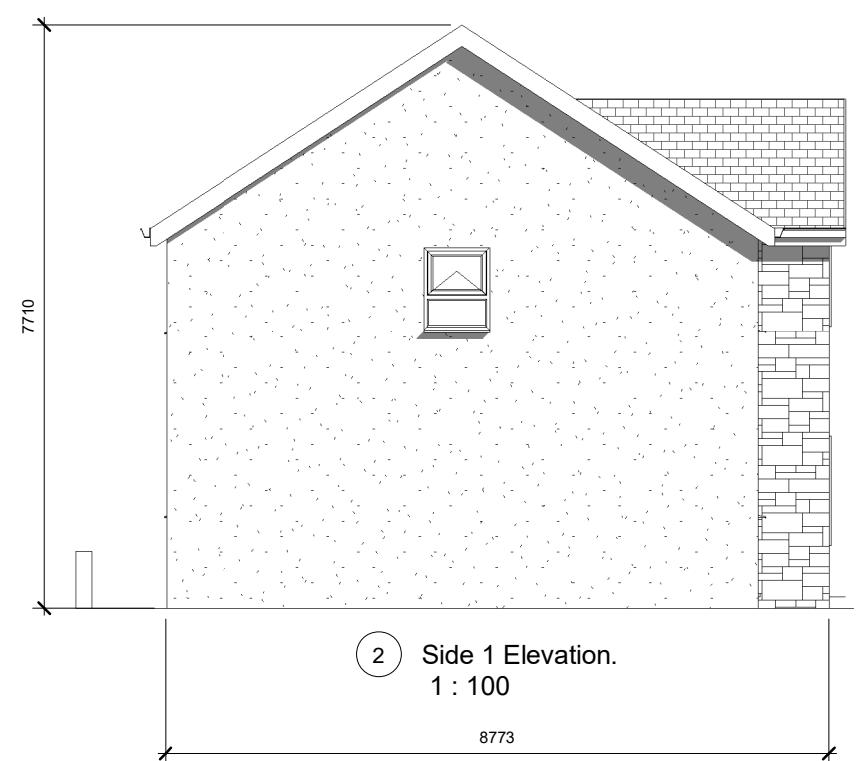
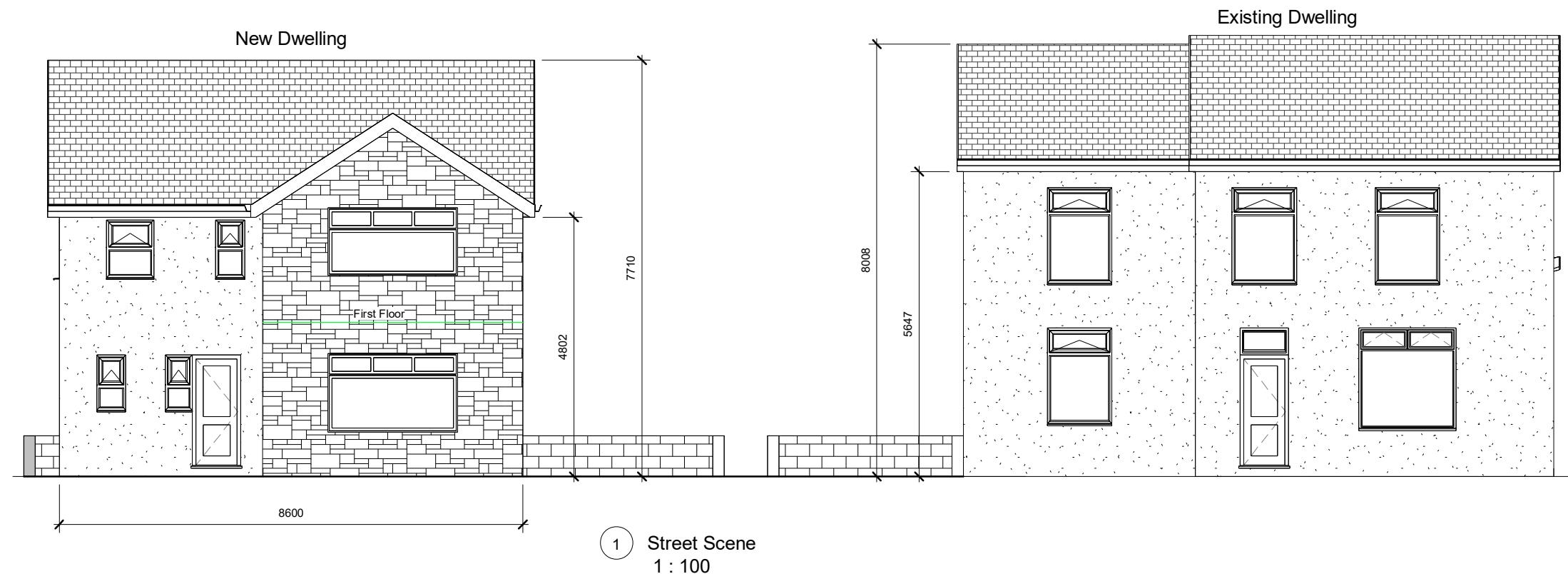
1 Existing Site Plan
1 : 200

INDIGO DESIGN (Part of 3dcadwales Ltd) 5 Ashlea Drive, Merthyr Tydfil, CF47 0NY Tele 01685 385746 Mob - 07940913216 Email: philip@3dcadwales.co.uk				
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PURPOSE OF ISSUE	DRAWING NUMBER			
Planning Approval	MH-01			
PROJECT				
Outline Planning New detached dwelling				
SHEET				
Existing Site Plan				
Address				
Land adjoining Maesyffynnon House, Pontsticill, Merthyr CF48 2UG				
Checked by	Drawn by	Scale (@ A3)		
JH	PH	1 : 200		
Rev No	Description	Date		
A	Issue	18/07/2025		

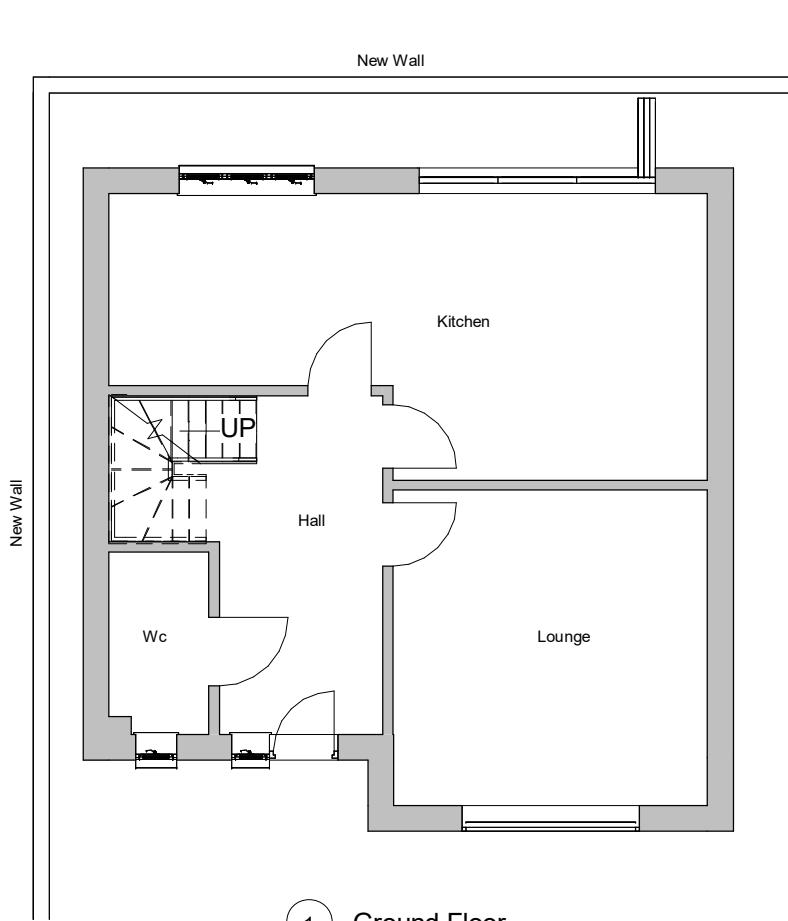


1 Proposed Site Plan
1 : 200

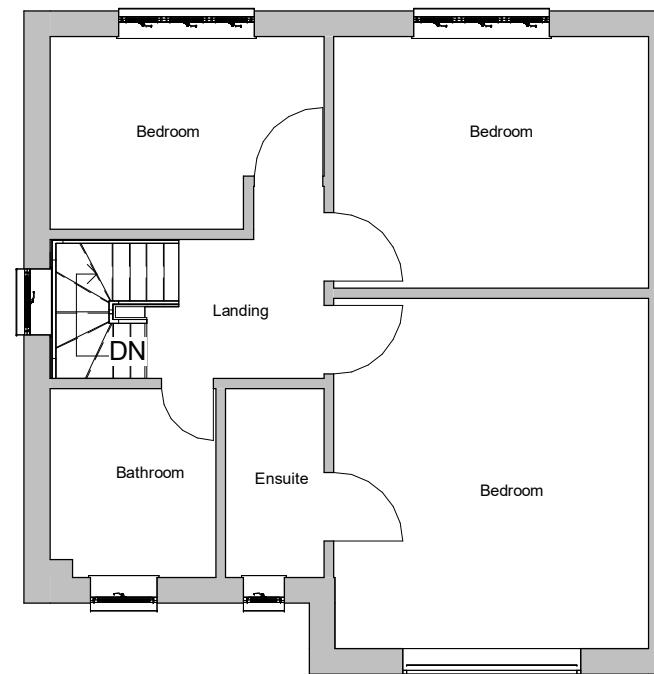
PROJECT		SHEET		This Drawing is Copyright, Dimensions to be checked on site and not scaled from this drawing	 3D CAD WELLES Indigo 3d Design	Checked by		Drawn by	Scale (@ A3)	
Outline Planning New detached dwelling		Proposed Site Plan				JH	PH	1 : 200		
INDIGO DESIGN (Part of 3dcadwales Ltd) 5 Ashlea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



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PURPOSE OF ISSUE	DRAWING NUMBER	MH-03
Planning Approval		
PROJECT Outline Planning New detached dwelling		
SHEET Min Max Height		
Address Land adjoining Maesyffynnon House, Pontsticill, Merthyr CF48 2UG		
Checked by JH	Drawn by PH	Scale (@ A3) 1 : 100
Rev No A	Description Issue	Date 18/07/2025



1 Ground Floor
1 : 100



2 First Floor
1 : 100

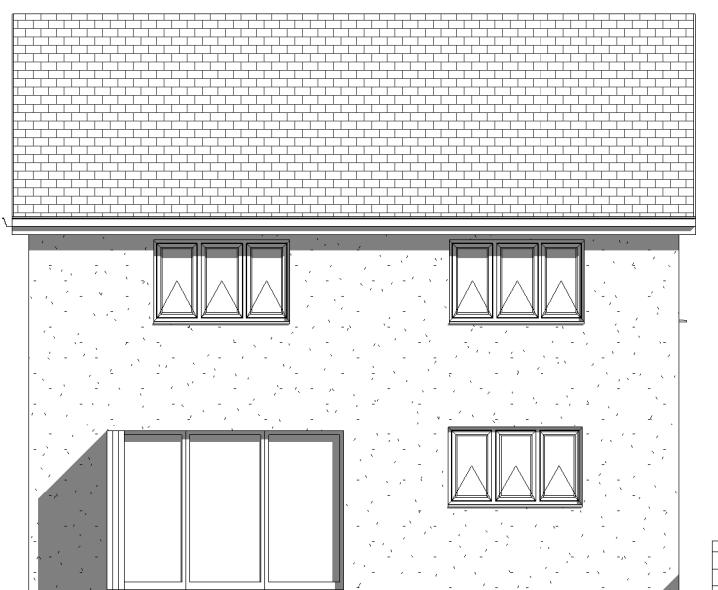


3 Front Elevation
1 : 100

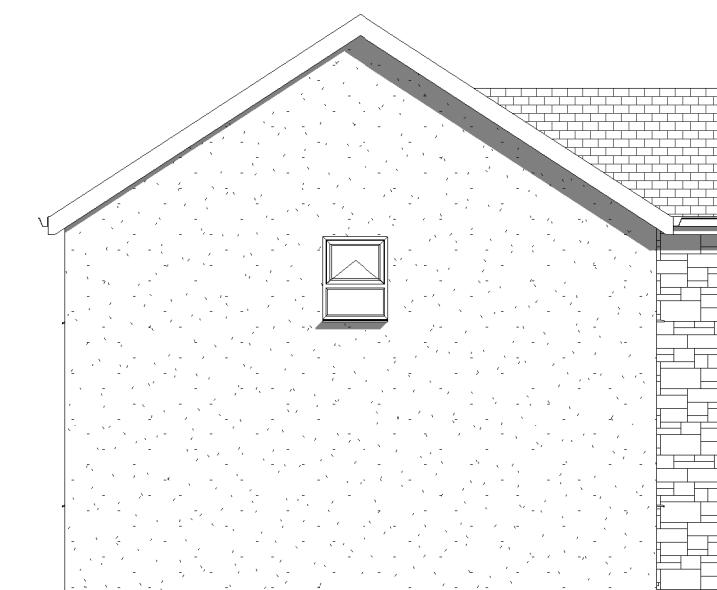
The proposed scheme acknowledges the requirement to achieve a Net Benefit for Biodiversity and from the beginning this has been built into the planning of the project. It is recognized that the footprint of the scheme removes a no vegetation and is within a highly urbanized area. The applicant aims to 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

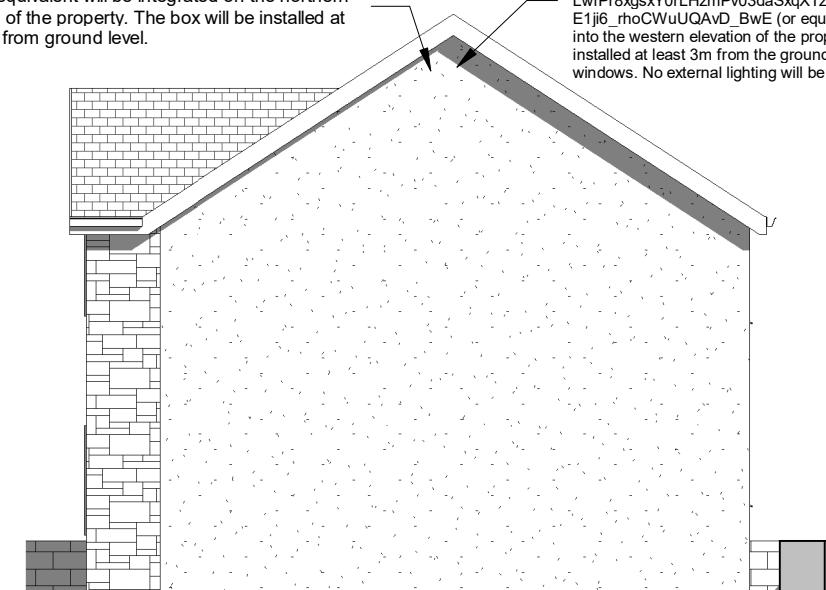
A https://www.nhbs.com/ib-vl-05-vivara-pro-build-in-woodstone-batbox?bfkno=2522138ca_id=1495&adlocate=uk&gad_source=1&gclid=CjwKCAjwreW2BhBhEiwAvLwfPr8gsxy0rLHzmPV03daSxqXTz4ce28pDzznLhJhQlzVE1j6_rhoCVuUQAVD_BwE (or equivalent) will be integrated into the western elevation of the property. The box will be installed at least 3m from the ground and away from windows. No external lighting will be placed on this elevation.



4 Rear Elevation
1 : 100



5 Side 1 Elevation
1 : 100



6 Side 2 Elevation
1 : 100

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PURPOSE OF ISSUE DRWAING NUMBER
Planning Approval MH-04

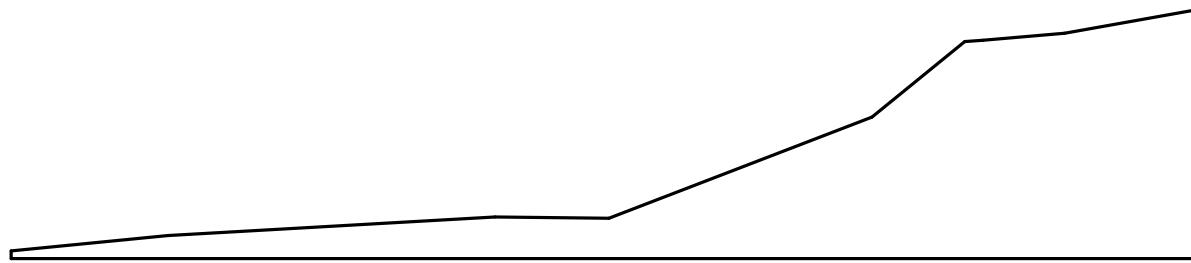
PROJECT
Outline Planning New detached dwelling

SHEET
Proposed Floor plans and Elevations

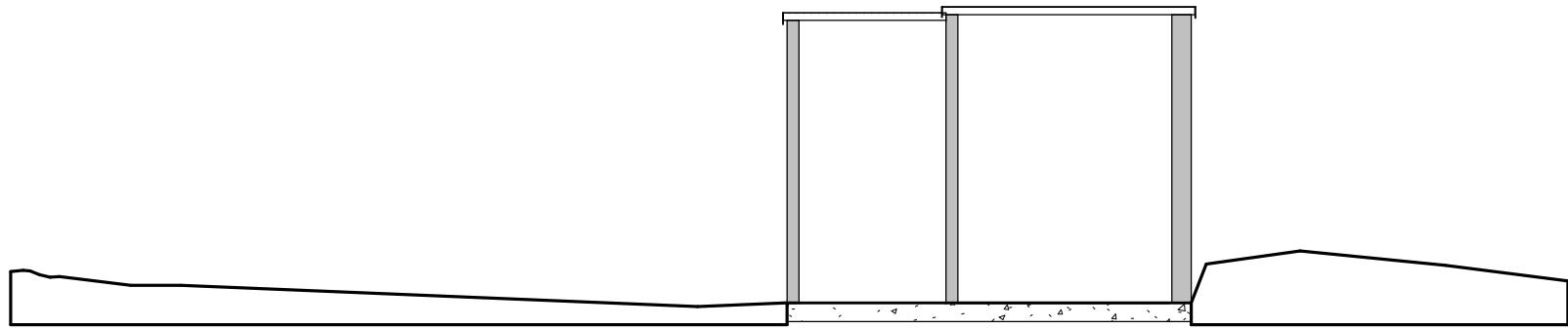
Address Land adjoining Maesyfynnon House, Pontsticill, Merthyr CF48 2UG

Checked by Drawn by Scale (@ A3)
JH PH 1 : 100

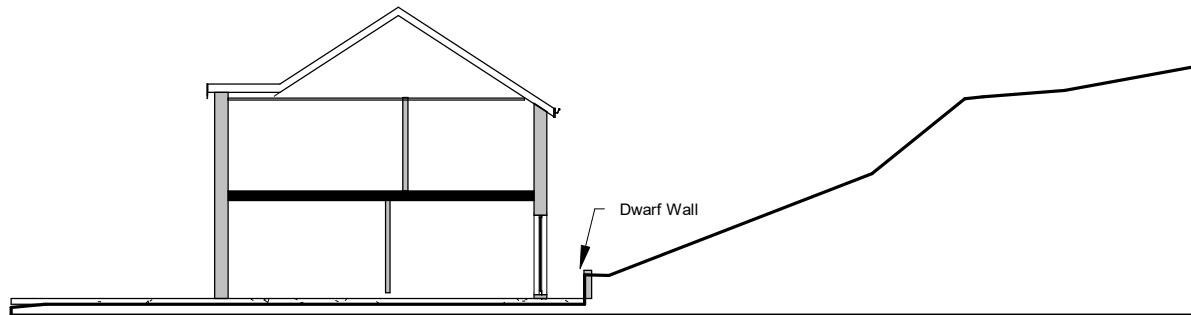
Rev No	Description	Date
A	Issue	18/07/2025



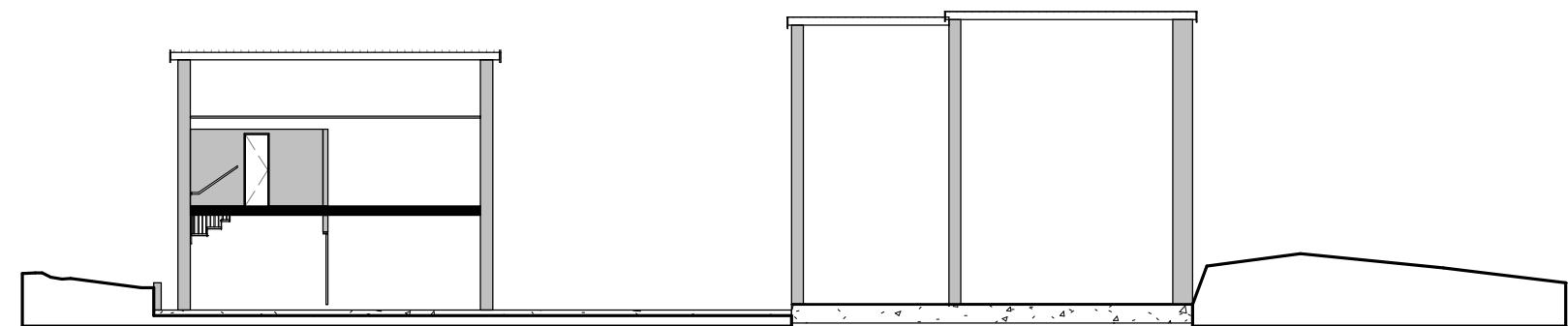
1 Existing Section 1
1 : 200



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 DRWAING NUMBER
Planning Approval MH-05

PROJECT
Outline Planning New detached dwelling

SHEET
 Sections

Address Land adjoining Maesyffynnon House,
Pontsticill, Merthyr CF48 2UG

Checked by Drawn by Scale (@ A3)
JH PH 1 : 200

Rev No	Description	Date
A	Issue	18/07/2025