



DESIGN PRINCIPLES

- Site Boundary
- Extent of 15m safeguarded area for POS / GI / ATR / Metro Station
- Variable 10-15m safeguarded area for POS / GI / ATR

STRATEGIC LAND USE REQUIREMENTS

- Residential
- Community Hub
- Employment development (1.61ha)
- Potential location for Community Heat Hub
- Future Metro Station / Platform (indicative)
- Green Infrastructure / Open Space (1.79 ha minimum)
- Location of POS / SUDS attenuation feature (indicative)
- Existing Boundary Trees (retain where site remediation permits)
- Indicative strategic tree planting
- Play / Heritage Opportunities

ACCESS & MOVEMENT

- A1 New northerly access onto Merthyr Road
- A2 New southerly access onto Merthyr Road (south of existing access)
- PB Pentrebach Station (Existing)
- M New/Relocated Metro/Rail Station

Future Metro Transport Hub area (Interchange & Parking)

- FB Existing Footbridge
- Potential location for future ATR bridge over rail line & river
- Primary Street (Site access)
- Primary Street (indicative alignment)
- Indicative Access/Replacement bus turning area for Metro Station & Transport Hub (indicative)
- Existing access to Employment area / Community Heat Hub
- Active Travel Route (Foot / Cycle - indicative)
- Toucan Crossing
- ATR connectivity (wider area)
- Existing / Proposed Bus Stop(s)
- FOCAL POINT / GATEWAY BUILDING
 - Built form outward facing
 - Gateway Focal Building
- KEY SITE FEATURES / CONSTRAINTS
 - Overhead Pylon + Easement
 - Mineshaft
 - Existing Sub Station, access & screening
 - Existing surface water outfall (6m easement - refer to CCTV)
 - Existing water main (12m easement - refer to CCTV)