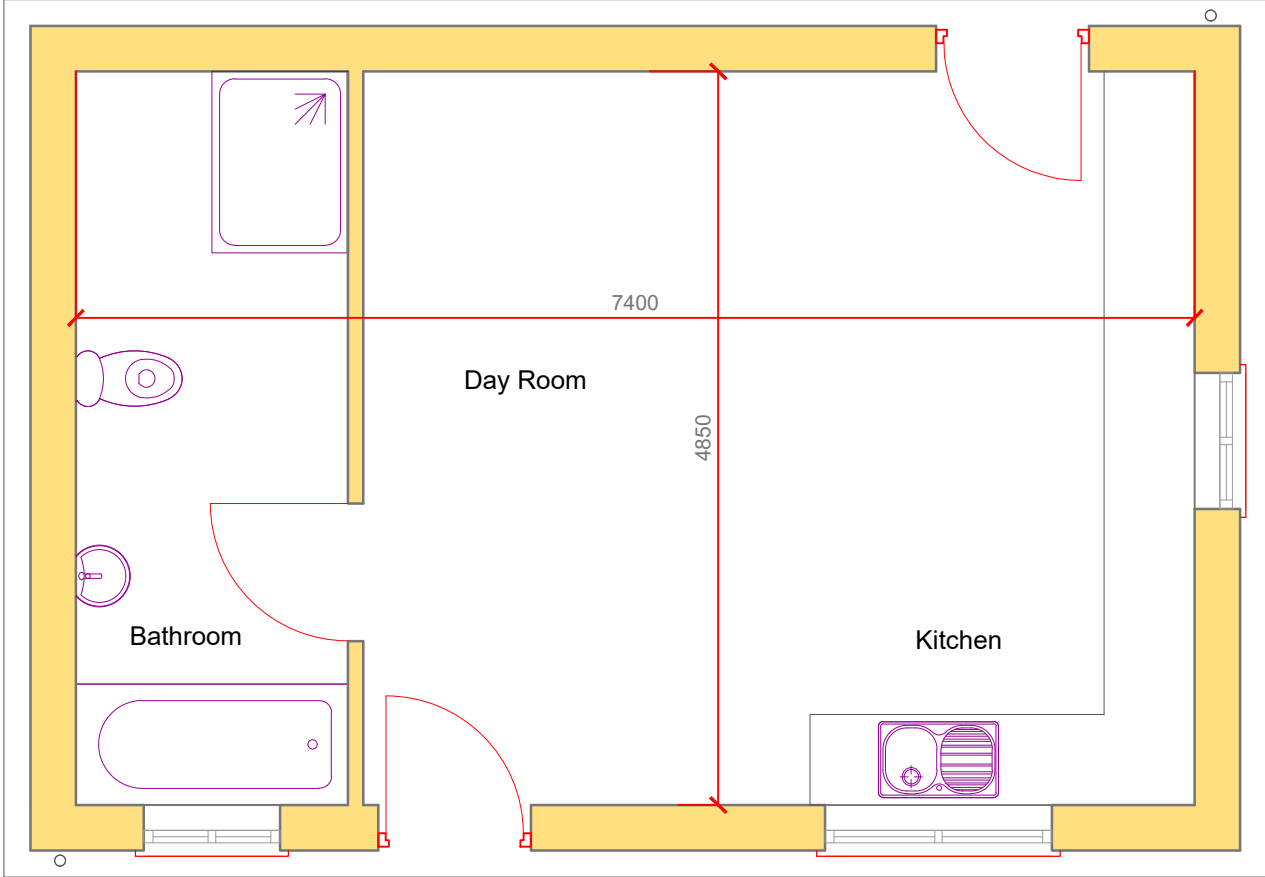




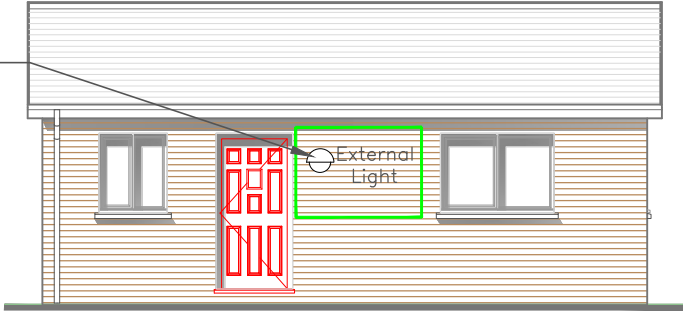
Floor Plan - Scale 1:50

EXTERNAL FINISHES

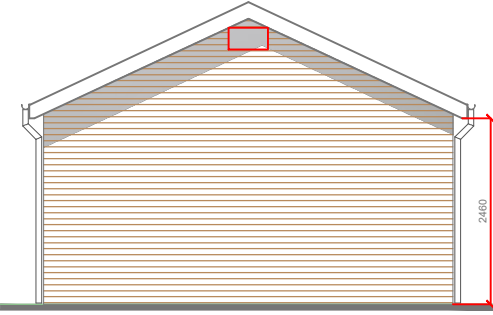
1. Roof Covering	Blue/Black slate or interlocking clay tiles
2. Walls	Timber or composite cladding with horizontal emphasis
3. Rain Water Goods	Black uPVC half round guttering with circular downpipes
4. Windows	Profiled uPVC windows (or wood) - white in colour
5. Doors	Profiled uPVC doors (or wood) - white in colour

Note - Gross internal floor area = 35.60 sqm

Proposed external lighting type HUR163 with 1 no 16watt 2d lamp (See manufacturer data sheet, or similar approved)



South Elevation



West Elevation

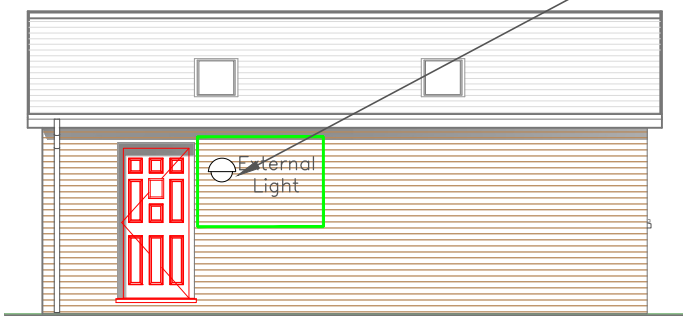
- Location of proposed bird box
- Location of proposed bat box

Flood Mitigation

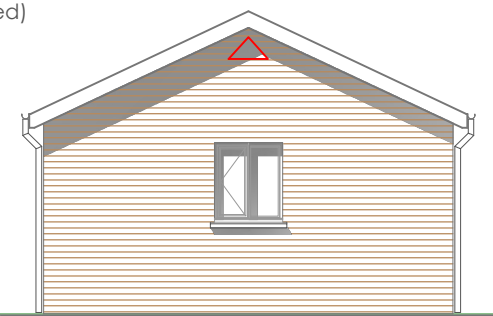
- Compound moved to an area north of the existing developed site
- The day room is raised 300mm above the ground levels
- Flood proofing measures as identified in Section 4 of Francis Sant FCA Report dated May 2025 be considered
- Consideration given to installing non-return valve on foul sewer system
- A sustainable drainage system be included in the design
- SAB approval should be applied for if required
- The site is registered on the flood warning scheme provided by NRW
- A flood response plan is prepared, maintained and effectively disseminated to all future occupiers of the development



The Planning Studio, Hayston Bridge
Johnston, Haverfordwest
Pembrokeshire SA62 3HJ
01437 891 817
07515 851 704
andrew@haystonplanning.co.uk
www.planningpembrokeshire.co.uk



North Elevation



East Elevation

Elevations - Scale 1:100

PROVISION OF TRAVELLER PITCH, DAYROOM, STATIC CARAVAN AND TOURER (RELOCATION OF EXISTING STATIC CARAVAN, RELOCATION TO HIGHER GROUND WITH ECOLOGICAL ENHANCEMENTS)
CARAVAN 2 STABLES REAR OF YNYSYGORED COTTAGES, ABERFAN ROAD
ABERFAN, MERTHYR TYDFIL CF48 4QD

Designed by	Checked by	File name	Date	Scale	Client
		AVH_1385	23.02.2026	A3 - As Shown	Mr & Mrs Ben and Catherine Price & Family
Drawing Title					Dwg No.
Proposed Utility / Day Room					04