



Site Legend

- Application Site
  - Boundary Enclosure
  - Permeable Shingles / Granite Set
  - Block Pavement
  - Tarmac / Rolled Chippings
  - Existing Easement
  - Existing Mine Shaft
  - Denotes Parking Space
  - External Door
  - Garage Door
  - Refuse Collection Point
  - Affordable Home
  - 1.8M High Timber Garden Gate
  - Ornamental Tree - Proposed
  - Rain Gardens / Shrub Planting - Proposed
  - Existing FROW
  - Existing Bridleway
  - Open Water Course
- External Works**
- Highway Road
  - Highway Footpath
  - Highway Shared Surface
  - Private Shared Drive
  - Private Drive
  - Private Footpath
  - Existing Track
  - Front Garden
  - Rear Garden
  - Rain Gardens / Shrub Planting
  - Whitewash
- Note: Colors for illustrative purposes only

Surface Finishes

Roads and Footpaths to be finished in tarmac to adoptable highway standards.

Shared Surfaces to be finished in block pavers to adoptable highway standards.

Block Pavers (Herringbone Pattern, Natural Grey).

Shared Private Drives in tarmac with rolled buff chippings.

Private drives to be finished in tarmac.

Private footpaths to be 900mm wide to front entrance doors, 750mm wide to side and rear with 150mm wide gravel strip.

Affordable footpaths to be 900mm wide to front and rear entrance doors.

House Type Schedule

| Persimmon Homes (118 units)           |      |      |            |  |
|---------------------------------------|------|------|------------|--|
| Name                                  | Area | Beds | Total      |  |
| Almshouse                             | 0643 | 2    | 26         |  |
| Epping                                | 0763 | 3    | 14         |  |
| Osprey                                | 0811 | 3    | 09         |  |
| Sherwood                              | 0868 | 3    | 09         |  |
| Diamond                               | 0993 | 3    | 03         |  |
| Charmwood                             | 1012 | 3    | 04         |  |
| Charmwood Corner                      | 1012 | 3    | 14         |  |
| Saunter                               | 1035 | 3    | 08         |  |
| Braunton                              | 1043 | 3    | 04         |  |
| Ashdown                               | 1088 | 3    | 06         |  |
| Burnham                               | 1115 | 4    | 10         |  |
| Whitewash                             | 1299 | 4    | 11         |  |
| Sub Total                             |      |      | 118        |  |
| Affordable Housing DQR 10% (13 units) |      |      |            |  |
| 1 Bed Apartment 2.1.1                 | 0593 | 1    | 06         |  |
| 2 Bed House 4.2.1                     | 0805 | 2    | 05         |  |
| 3 Bed House 5.3.1                     | 1023 | 3    | 02         |  |
| Sub Total                             |      |      | 13         |  |
| <b>Site Total</b>                     |      |      | <b>131</b> |  |

Total sq ft: 118,774  
Gross Site Area: 12.3 acres  
Net Developable Site Area: 7.63 acres  
Coverage: 15,566 sq ft net acre

Twynyrodyn  
Merthyr Tydfil

Site Plan as Proposed

SP-02-Rev 00

Scale: 1:500 @ A0

Date: 04.10.2021

Technical

Planning

Persimmon Homes  
East Wales

Persimmon House  
Llanfair Business Park  
Llanfair  
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