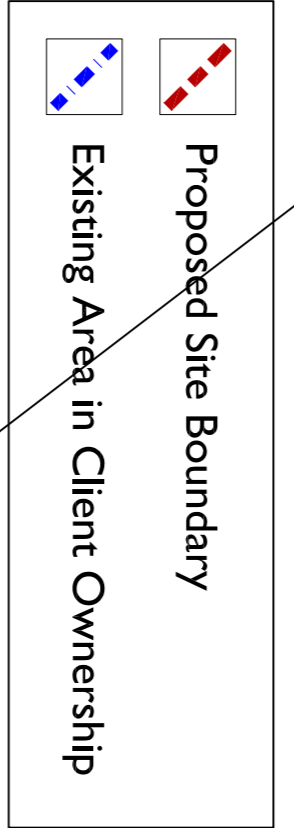


Total Number of Properties - 29  
 Total Number of Affordable Type Properties - 7  
 Total Number of Section-106 Properties - 4

This drawing is our General Arrangement plan. See also our drawing number '10-14 PL 100' for a more detailed overview of the revisions made / requested to the enclosed plan.



See DATRY'S CONSULTING ENGINEERS drawings for full details of entrance off roundabout.

See DATRY'S CONSULTING ENGINEERS drawings for:  
 General Arrangement & Setting Out,  
 Long Sections,  
 Chaise Sections,  
 Kerbing & White Lining layouts,  
 Construction Details,  
 Visibility layouts,  
 Entry Exit Alignments,  
 Swept path Analysis &  
 Drainage Details.

All the points highlighted in the RSA have been incorporated within the amended drawings.

Road bend widening to accommodate Pantechicon vehicle sweep paths throughout the site. See also G+T ARCHITECTS drawings '10-14 PL100' & '10-14 PL101' as well as DATRY'S CONSULTING ENGINEERS drawings for full highways details.

Flat Top Road Hump omitted.

Footpath extended.

Road bend widening.

Traffic calming 'Build-out' implemented to manage vehicle speeds. See G+T ARCHITECTS drawing '10-14 PL 100' for revisions to plan & all of DATRY'S CONSULTING ENGINEERS drawings for full details.

Raised Platform Junction omitted, to be replaced by a Traffic calming 'Build-out'.

Road bend widening.

See DATRY'S CONSULTING ENGINEERS drawing no. 13140/0001 for full details of entrance off roundabout.

ALLWEDD / KEY	
	EXISTING DWELLINGS
	AFFORDABLE TYPE DWELLINGS
	Affordable housing type S, Provided as 3no x 2 bed units & 4no x 3 bed units.
	SECTION-106 LEGAL RESTRICTIONS
	2 Bed / 3 Person Bungalow, To meet CSH code 3, complying with current building regs % of SAP reduction & achieving 57CSH points.
	2B/3P BUNGALOW
	2B/4P HOUSE
	2B/4P HOUSE
	2B/4P PASSIV HAUS
	3B/5P HOUSE
	4B/6P HOUSE
	4B/6P HOUSE
	3B/6P HOUSE
	GARAGE
	Abs - 10m <sup>2</sup>

**GEORGE + TOMOS**  
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 www.georgeandtomos.co.uk - georgeandtomos@bt.com

**Client:** Mr Hywel Evans  
**Project:** DATRYL VGIAO TAI NEWWOD PROPOSED NEW HOUSING DEVELOPMENT @ Tan y Bryn, Machynlleth

**Job No.:** 10 / 14  
**Drawing No.:** PL01 - E  
**Grand / Scale:** 1:200 @ A1  
**Printed Date:** 18/01/20  
**Rev:** 12

1. Issue for Client Approval  
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