

# Tan-y-bryn

Retention & development of the existing Public Footpath along the northern boundary of the site in accordance with the CC and Local Access and Rights of Way (LAW) Regulations. See drawing number 10-14 / P109 for more details.

# Tan-y-bryn

Continued access through the site to the existing Tan-y-bryn properties. Site graded by means of battering at the top and bottom of the site to provide a level descent between the site levels.

Vehicular access to the existing properties of Tan-y-bryn provided with a 4.8 meter wide carriageway and a dedicated 1.8 meter wide footpath on the principal side of the road allowing connection with the proposed footpath / cycle provision as well as the properties at Tan-y-bryn.

5.5 meter wide carriageway width provided with 10.5 meter junction radii where vehicular route through the site branches off. All principal footways are provided at 1.8 meters on both sides of the road predominantly, reducing to 1.2 meters where deemed appropriate, one footway has been omitted in places and a 0.5 meter wide verge provided over short lengths. See Engineering Drawings for more information.

Dedicated amenity space provided centrally within the proposed layout to provide and establish a more rural feel to the residential development. Size of amenity increased into adjacent plot in accordance with PCC Planning Officer's comments & recommendations.

Branching vehicular route through site ensuring the reduction of vehicle speeds

Dedicated footpath / cycle route providing linkage between the site & town. Lane width retained as existing in accordance with PCC Public Footpath department suggestions.

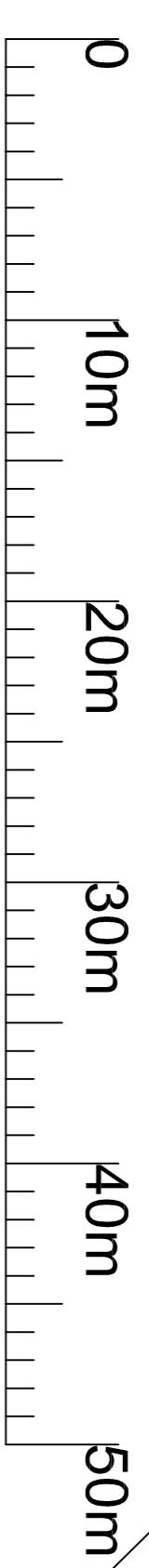
Tree lined boulevard creating visual screen to the site

Dedicated Vehicular parking spaces

Tree screens provided at the entrance to the site limit what is seen into the site. See details provided by Haire Landscape Consultants for full details.

See associated drawings & supporting documentation for full details of proposed junction & site entrance details.

Junction radii used to create a feature entrance with open area, benches and slow growing shrubs in accordance with the principles and advice of the 'Manual For Streets' in mind also, in part to the sites proximity to the outskirts of the town of Machynlleth.



## CYNLLUN SAFLU SITE PLAN

Potential for future footpath link to adjacent candidate site beyond the allocated site boundary of this application

Turning provisions for public transport & release partitioning forms based on Anoroprus Turning Heads 2 detail from the Powys County Council Technical Specification for Industrial and Residential Infrastructure handbook

Existing hedgerow & mature trees along the key footpath to be protected & enhanced wherever possible. See details provided by Haire Landscape Consultants for full details.

Boundary definitions within the site so as to distinguish between plots to be a combination of 1800mm and 1200mm high fencing to Secure by Design proposals as well as native, indigenous hedgerows. Final details and amount of each to be agreed with the Planning Officer and ALDO Officer

**GEORGE + TOMOS**  
 PENSERI ARCHITECTS CYF  
 12 Heol Penallt, Machynlleth, Powys, SY20 9BL  
 www.georgetomos.co.uk | georgios@georgetomos.co.uk | 01545 70037

**Client:** Mr Hywel Evans  
**Project:** Cynllun Site Plan / Proposed Detailed Site Plan  
**Date:** 10/14  
**Drawing No.:** P102-C  
**Scale:** 1:500 @ A3  
**Date:** Jan 12 '20

**Project:** DAI'BYGLAD TAI NEWDD  
 PROPOSED NEW HOUSING DEVELOPMENT  
 @ Tan y Bryn, Machynlleth