



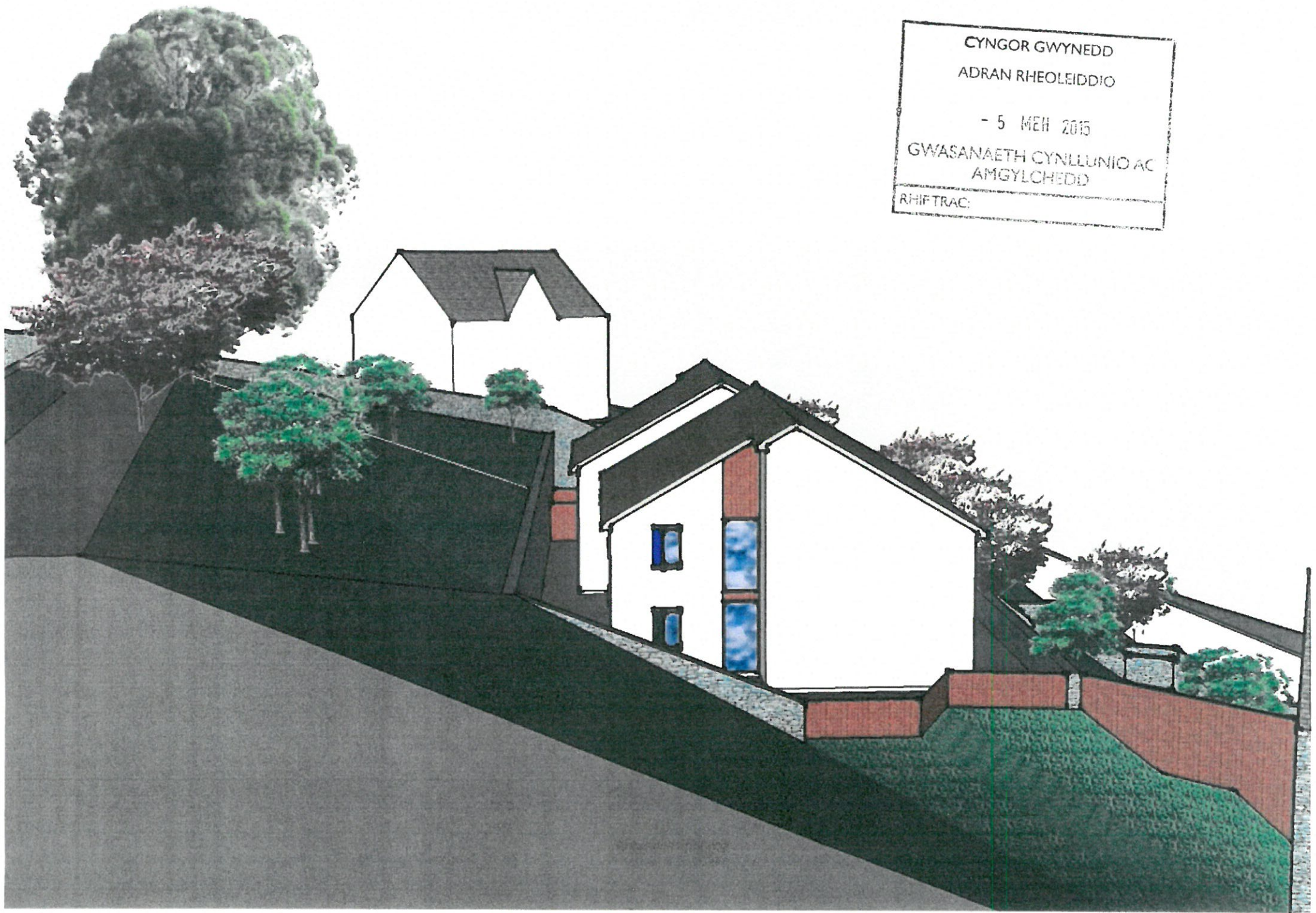
Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



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Cynllun Gwynedd - 100023387 - 2006

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Cynllun Gwynedd - 100023387 - 2006

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ADRAN RHEOLEIDDIO
- 5 MEH 2015
GWASANAETH CYNLLUNIO AC
AMGYLCHEDD
RHIF TRAC:



CYNGOR GWYNEDD

ADRAN RHEOLEIDDIO

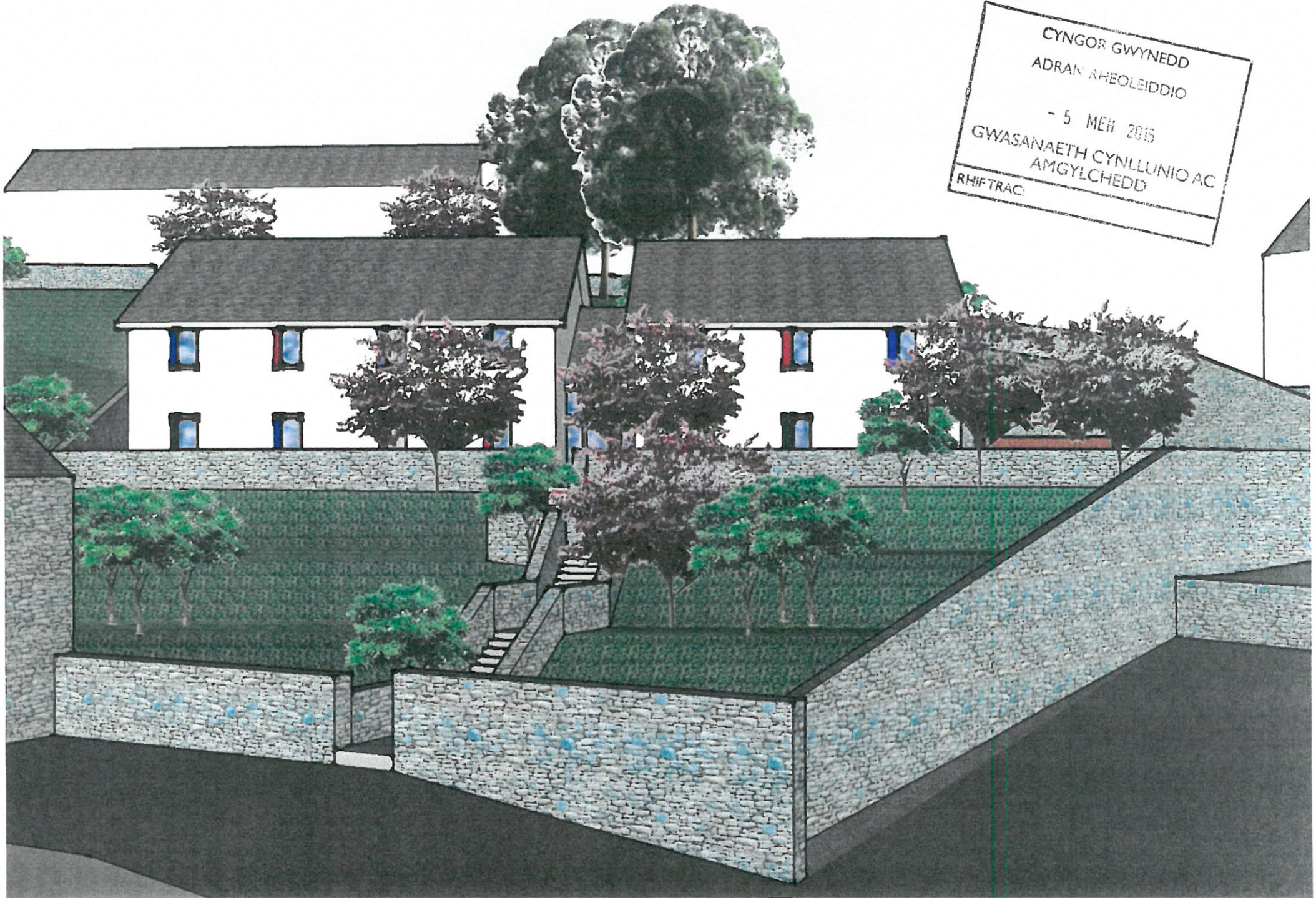
- 5 MEH 2015

GWASANAETH CYNLLUNIO AC
AMGYLCHEDD

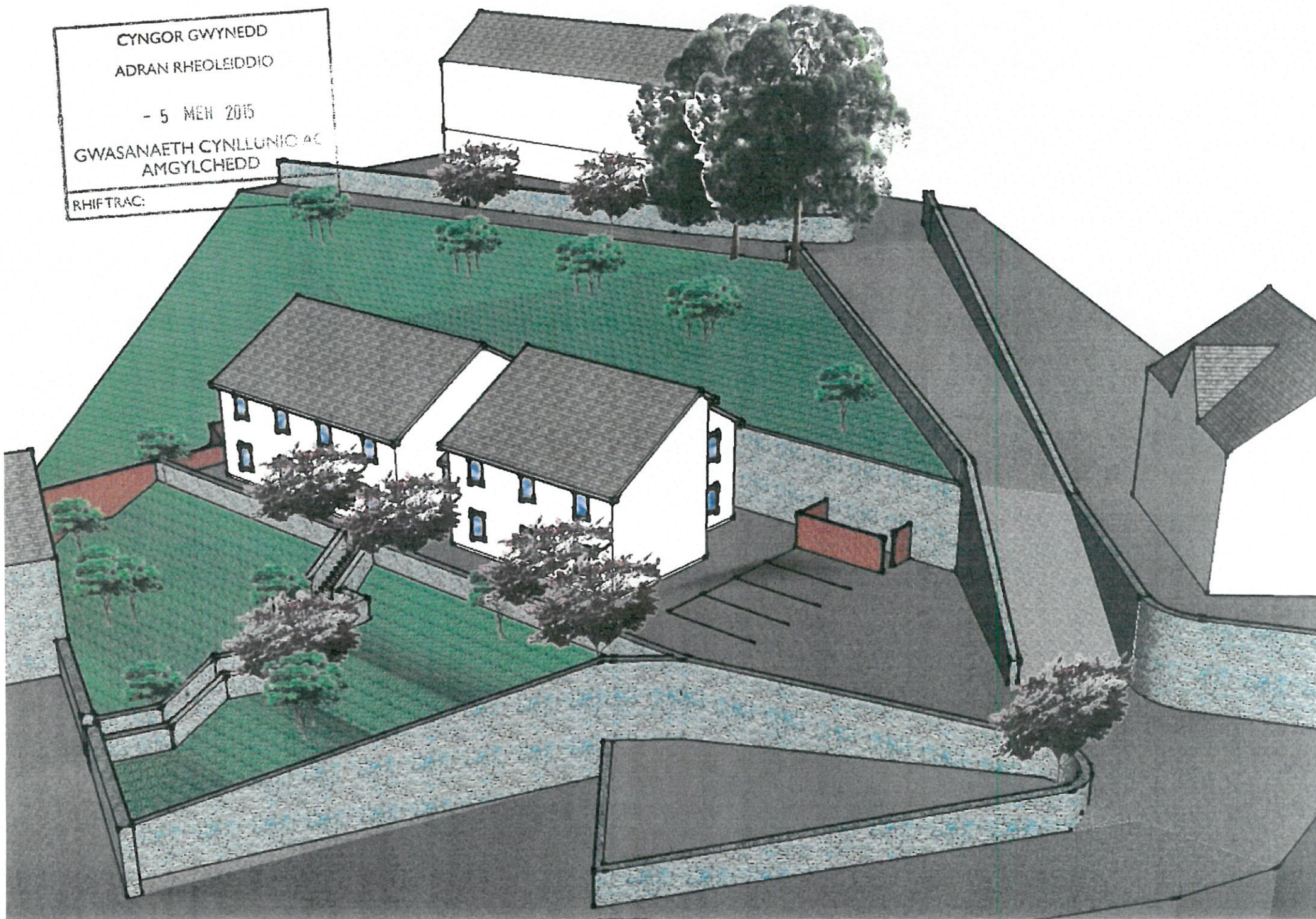
RHIFTRAC:



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ADRAN RHEOLEIDDIO
- 5 MEH 2015
GWASANAETH CYNLLUNIO AC
AMGYLCHEDD
RHIFTRAC:



CYNGOR GWYNEDD
ADRAN RHEOLEIDDIO
- 5 MEN 2015
GWASANAETH CYNLLUNIC AC
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RHIFTRAC:



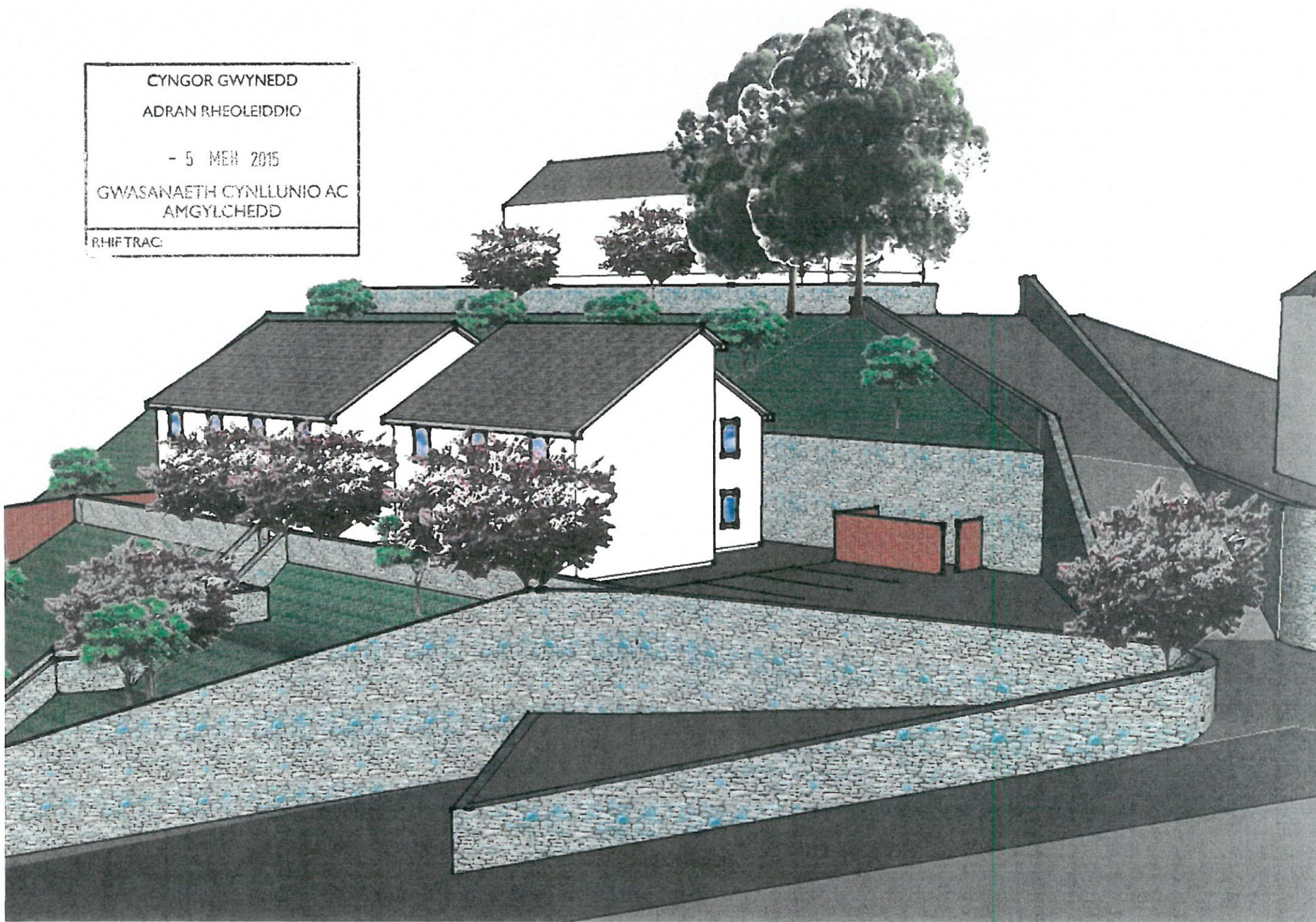
CYNGOR GWYNEDD

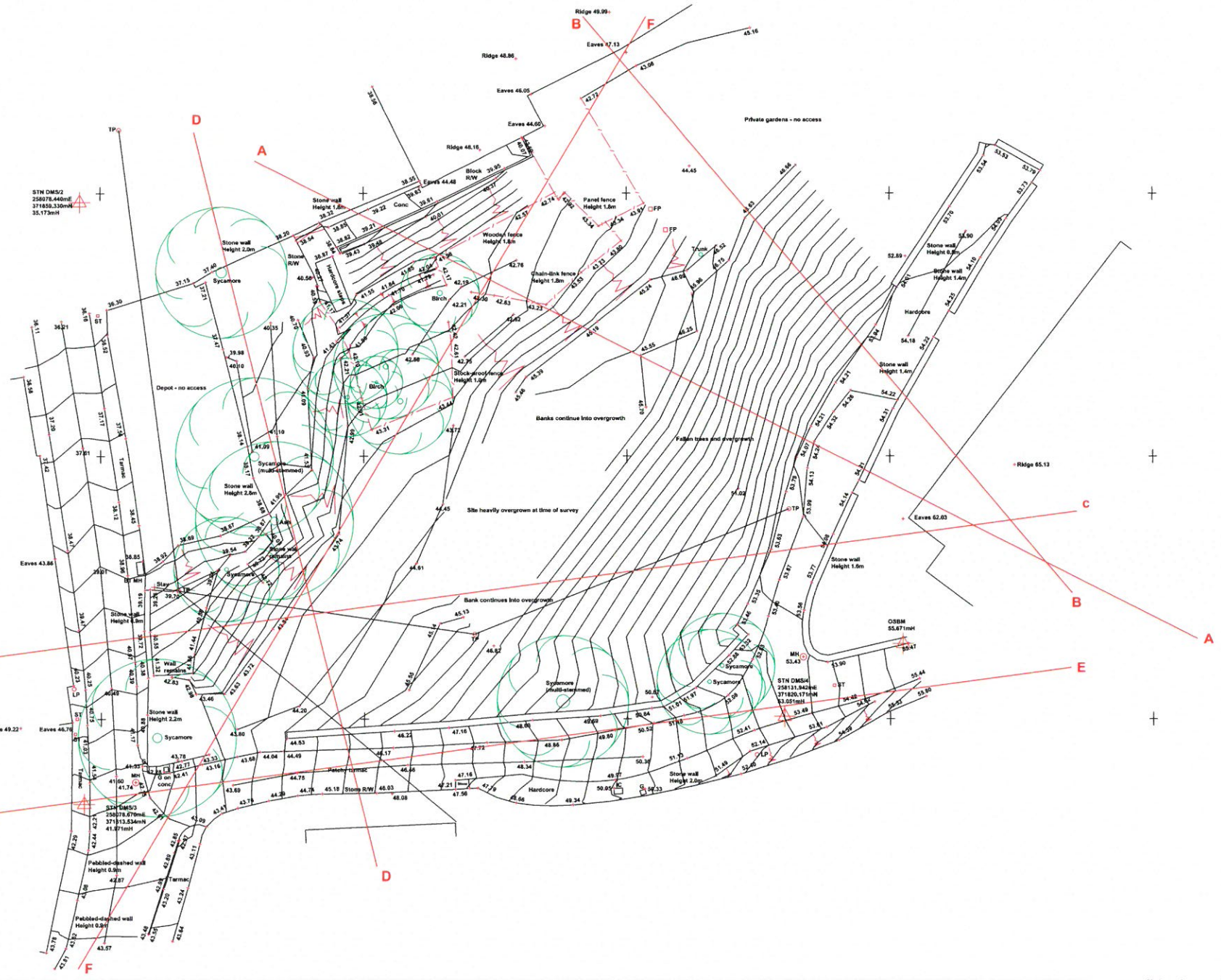
ADRAN RHEOLEIDDIO

- 5 MEH 2015

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Peibwch a chystrwyd i mwyhau'r graffig hon yn y dyfodol i'n Os yn amau - gofynnwch
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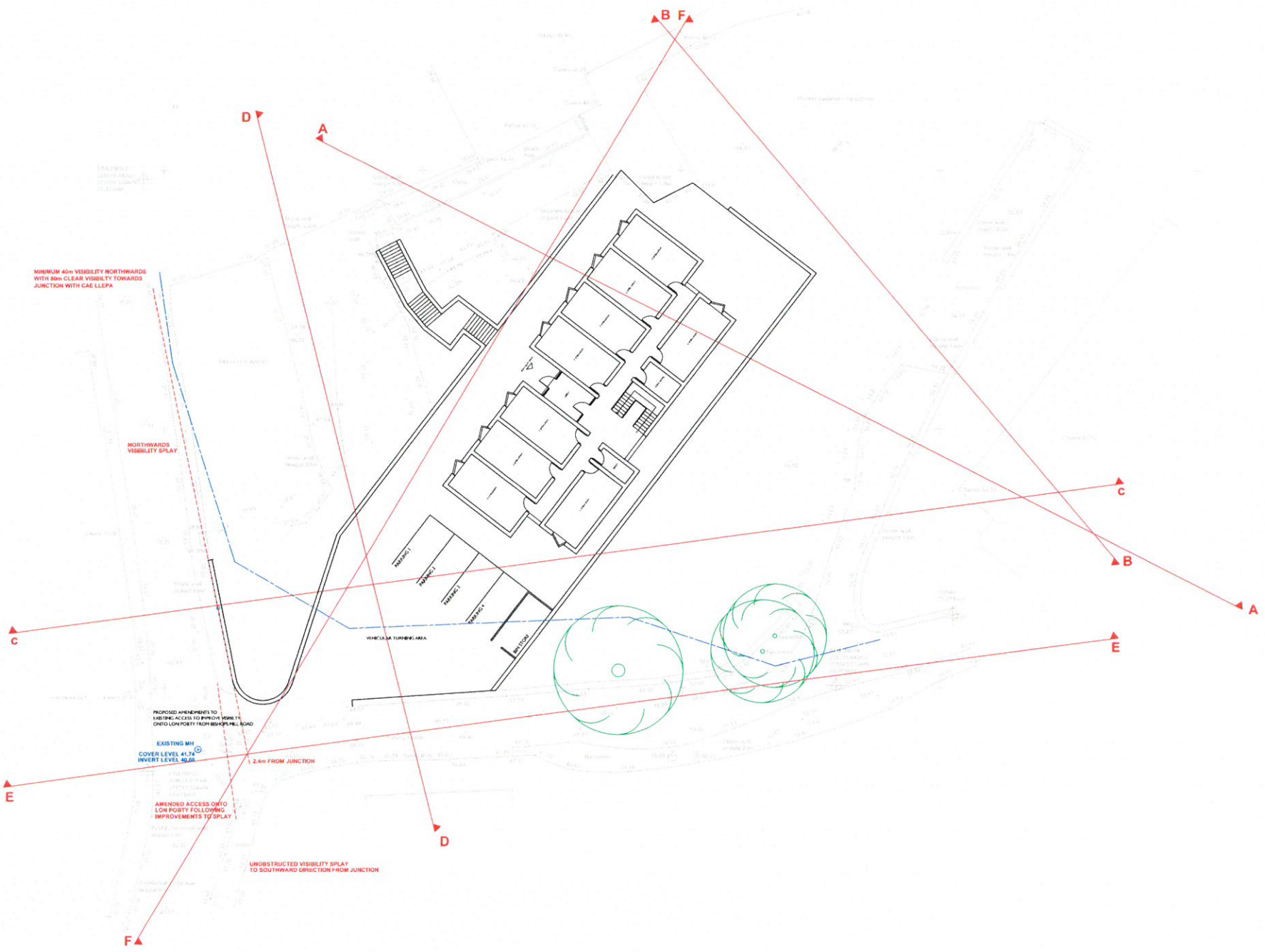
Neuaddur - Ammuniadau

Cyflwyno - Job
**LAND AT LON POBTY,
 BANGOR**
 Dyfynnod - Drawing
EXISTING SITE PLAN

Rif Dyfynnod - Drawing No.
2082:13:2
 Graffig - Scale
1:200
 Dyddiad - Date
September 2013

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Peirch a thymyd mesurtau graffu oddi ar y ddiagram
 Os yn amau - gofynnwch
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 Mwy o wybllir iwy hysbwtio Penrth Russell-Hughes ac ni
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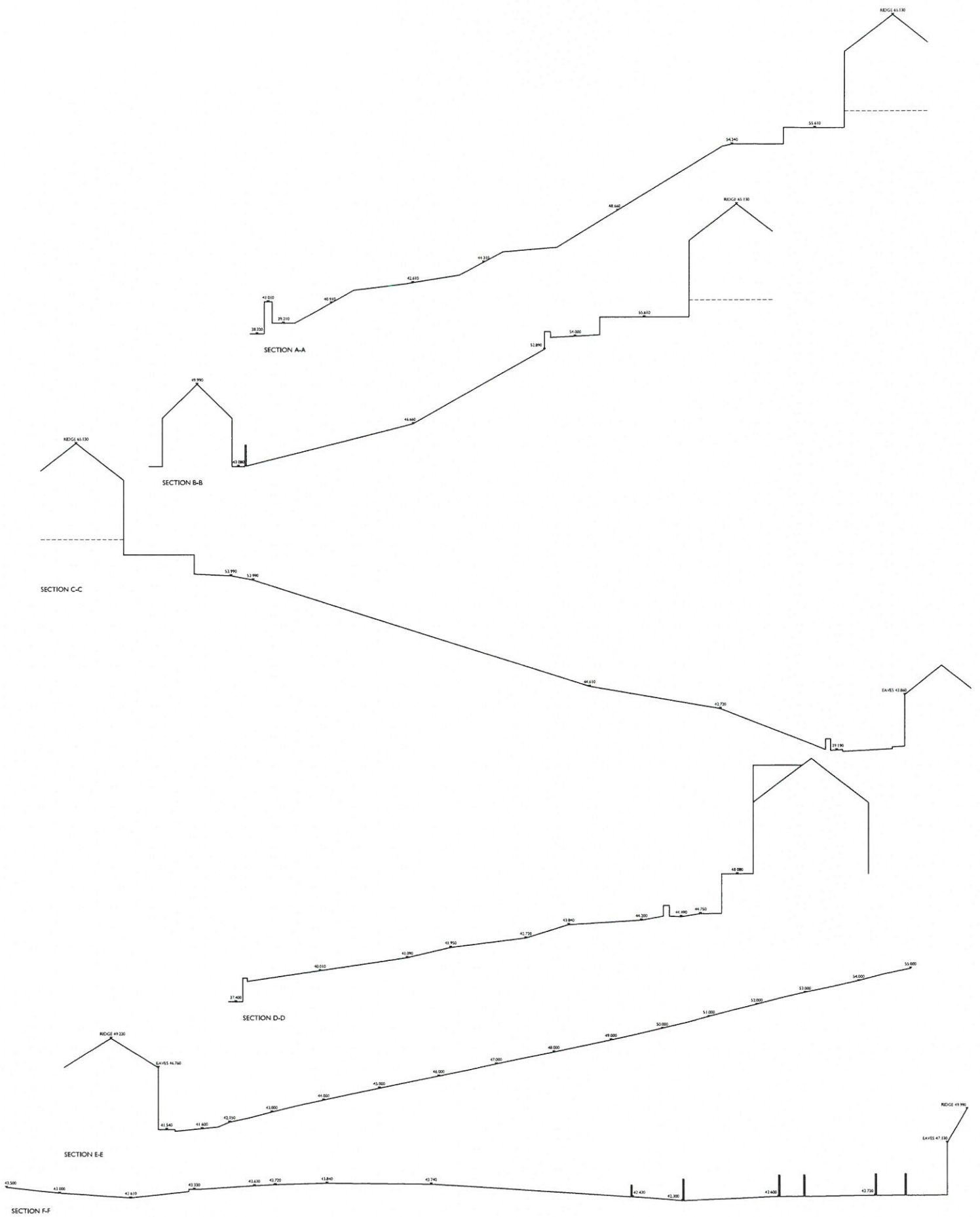
Nawddau - Annotations

Cyflun - Job
**LAND AT LON POBTY,
 BANGOR**
 Dydiad - Drawing
PROPOSED SITE PLAN

RHF Dydiad - Drawing No.
2082:13:3j
 Graddfa - Scale
1:200
 Dydiad - Date
June 2014

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Pweraeth a chymerid mesurauddu graidd oddi ar y ddiagram hon
 Os yn amau - gofynnwch
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Neveldidau - Amendments

Cyfeirir - Job

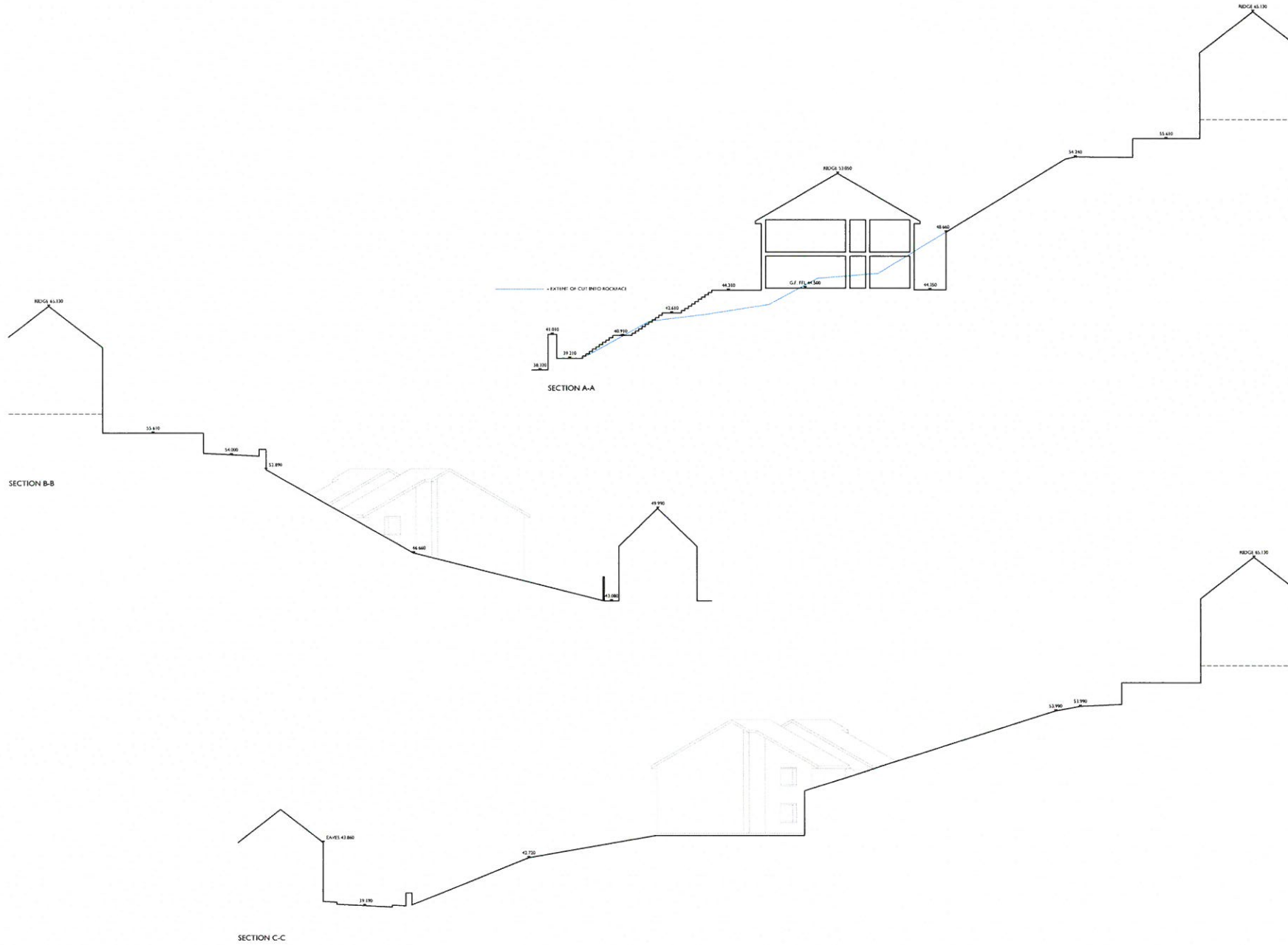
**PROPOSED STUDENT ACCOMMODATION
 LON POBTY, BANGOR**
 Dyluniad - Drawing
EXISTING SITE SECTIONS

Rif Dyluniad - Drawing No.
2082:13:10
 Graddfa - Scale
1:200
 Dyddiad - Date
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Paithen'n a chymryd mesurauddu graffig oidd ar y dyluniad hwn
 Os yn armar - golyfnewch
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Mae'r dyluniad hwn yn hysbysu Pensaer Russell-Hughes ac ni
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Heiriadu - Amendments

Cyflun - Job

**PROPOSED STUDENT ACCOMMODATION
 LON POBTY, BANGOR**

Dyluniad - Drawing

PROPOSED SITE SECTIONS A-A, B-B & C-C

Riad Dyluniad - Drawing No.

2082:13:12

Gwedd - Scale

1:200

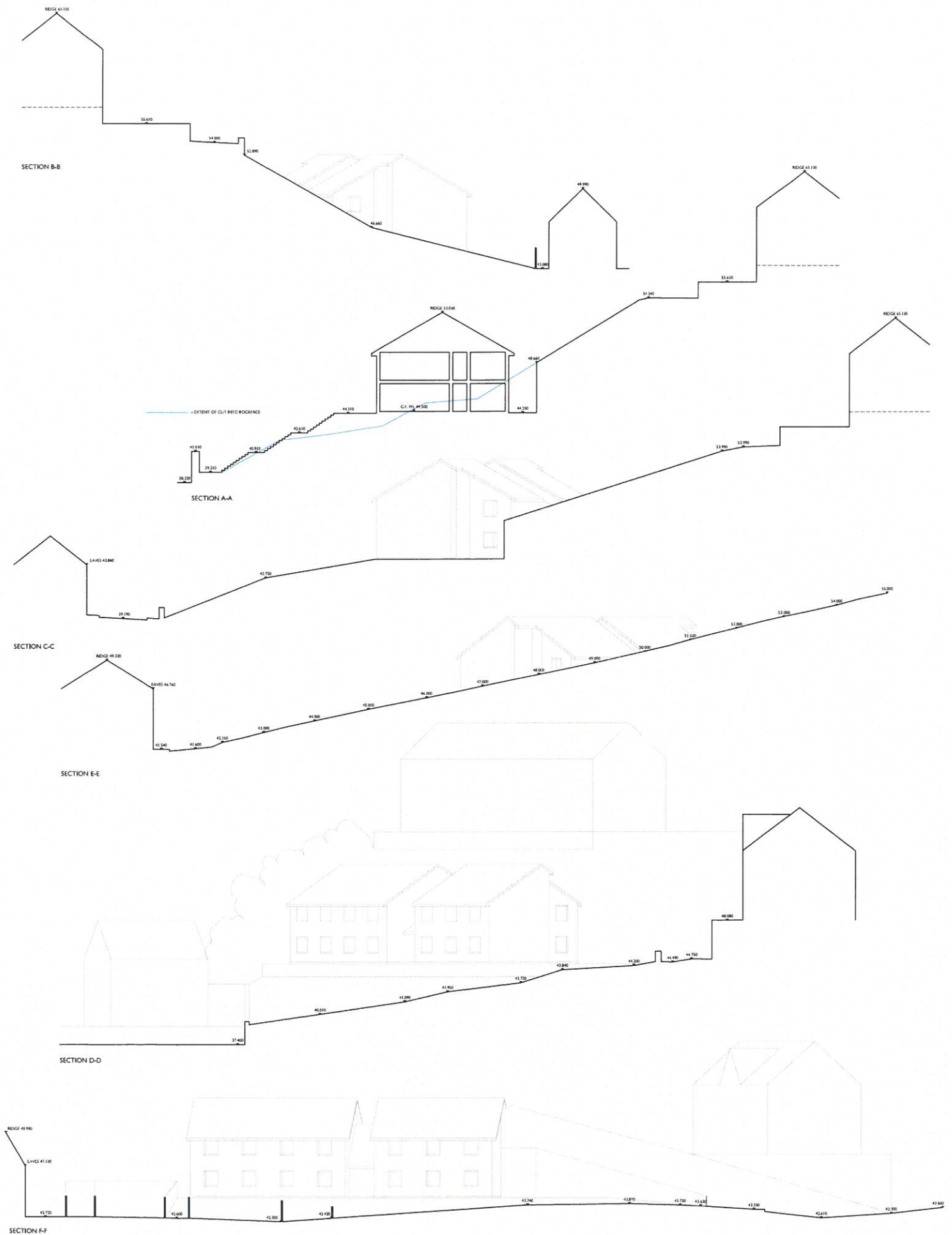
Ffurfio - Date

June 2014

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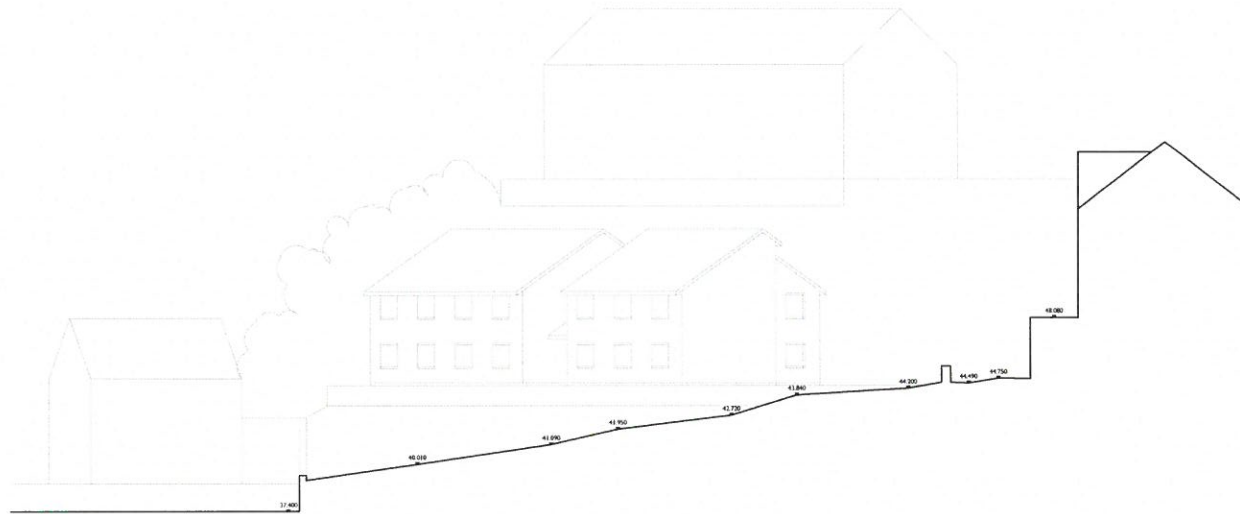
Ffediach a dymuniad mewnolddu graddio oddi ar y dyfariad trwm
 Cŵ ym 1000mm - golyfwrdd
 Do not scale from this drawing
 If in doubt - ask
 Mae'r dyluniad hwn yn hysgrifwrdd Russell-Hughes ac ni
 ddisgwylid ei gopïo heb eu hysgrifwrdd hysgrifwrdd
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Newyddiad - Amendments

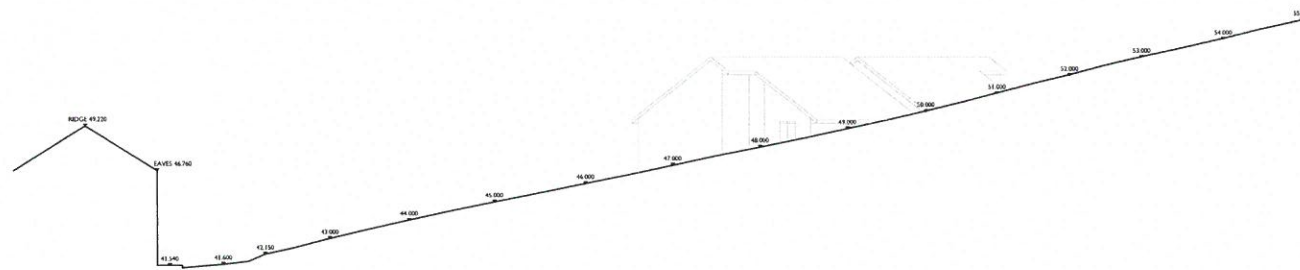
Cyflwyn - Job
PROPOSED STUDENT ACCOMMODATION
LON POBTY, BANGOR
 Dyfariad - Drawing
PROPOSED SITE SECTIONS

Rhif Dyluniad - Drawing No.
2082:13:12
 Graddio - Scale
1:200
 Dyfariad - Date
June 2014

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SECTION D-D



SECTION E-E



SECTION F-F

Pŵerhys a chyngryd masnachol graffio oddi ar y dyluniad hwn
Dio sicr oheredd - gofynnwch
If in doubt - ask

Mae'r dyluniad hwn yn hysbysu Penseiri Russell-Hughes ac ni
Chawstus ei gopïo neu ei signtio'n rhyw beth gennad
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Newidolau - Amendments

Cyflun - Job

PROPOSED STUDENT ACCOMMODATION
LON POBTY, BANGOR

Dyluniad - Drawing

PROPOSED SITE SECTIONS D-D, E-E & F-F

Nof Dyluniad - Drawing No.

2082:13:13

Graddf - Scale

1:200

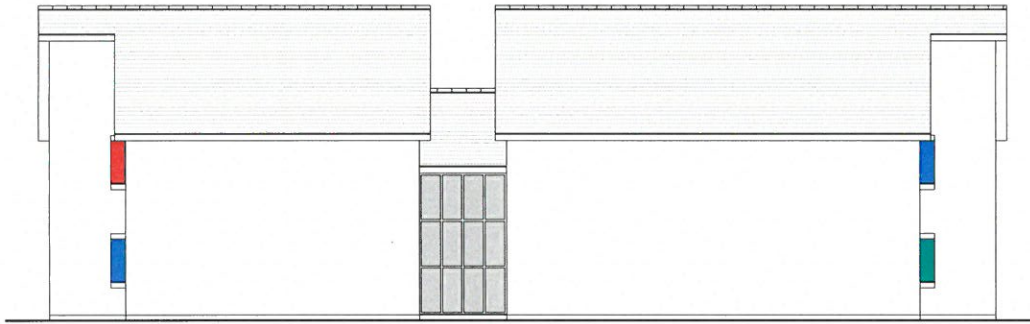
Dyddiad - Date

June 2014

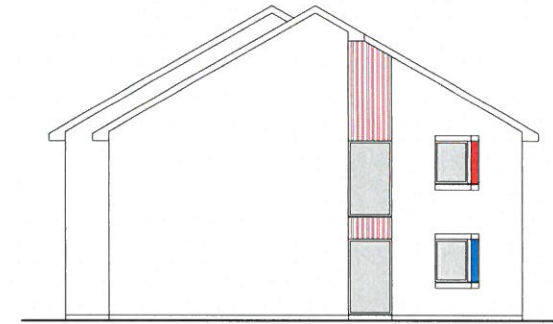
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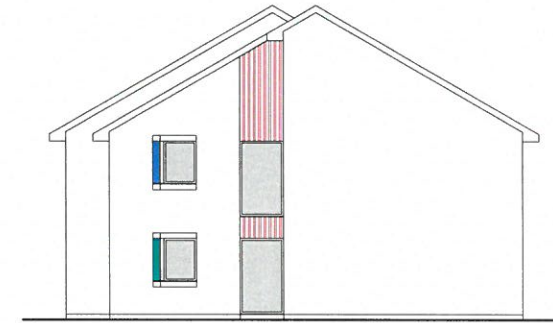
REAR ELEVATION



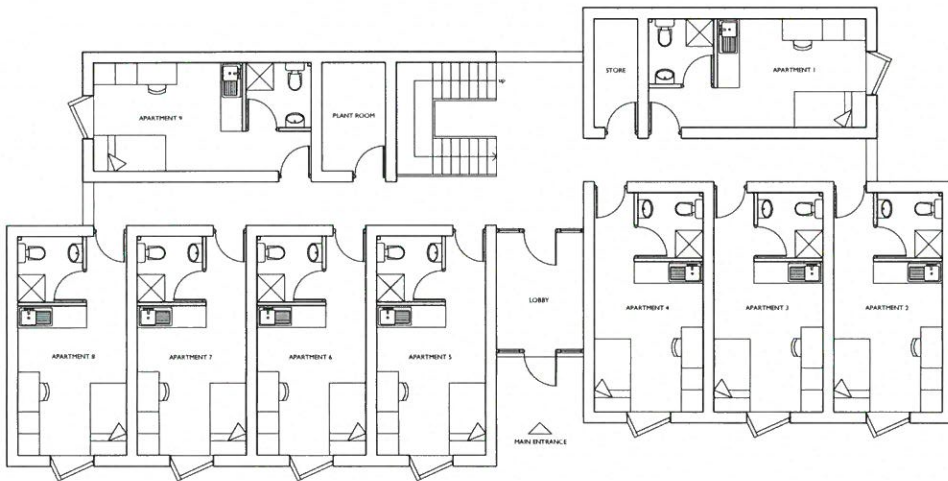
SIDE ELEVATION



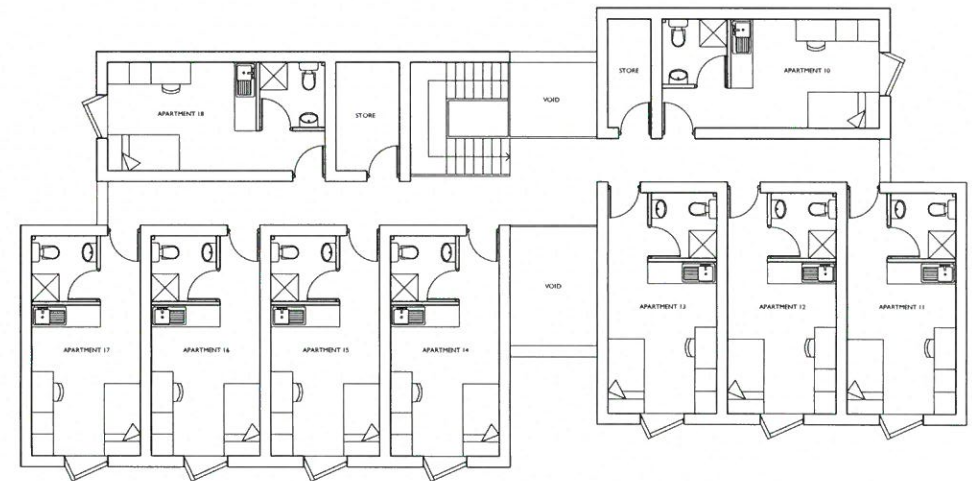
FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ffithch's dymryd mesurirddu graffig oddi ar y dyluniad hon.
 Os yn amau - gofynnwch
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Newsbodaeth - Amserirddau

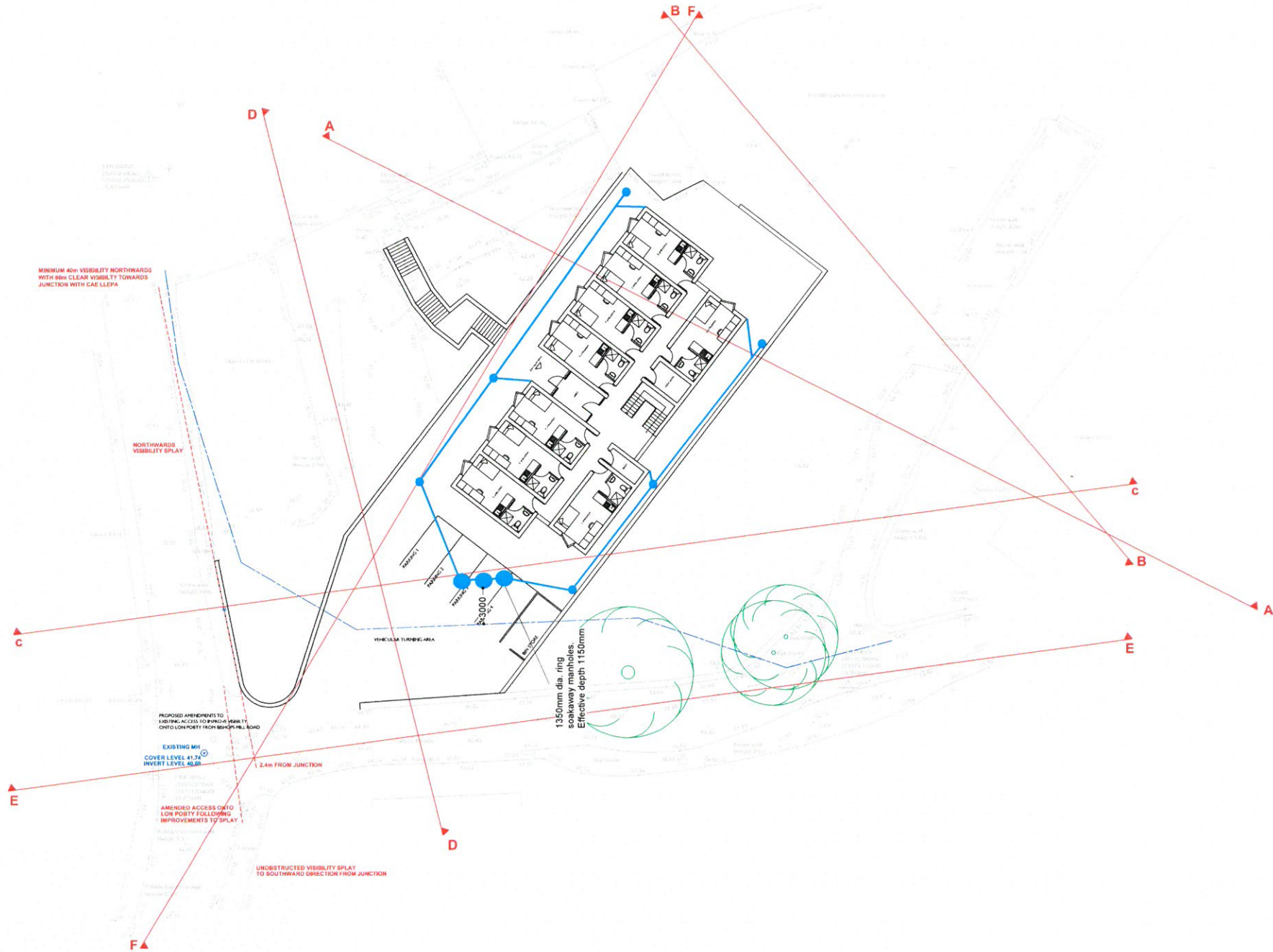
Cynllun - Job

**PROPOSED STUDENT ACCOMMODATION
 LON POBTY, BANGOR**
 Dyluniad - Drawing
PROPOSED FLOOR PLANS & ELEVATIONS

RHJ Dyluniad - Drawing No.
2082:13-4j
 Graffig - Scale
1:100
 Dyluniad - Date
June 2014

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Footpath is shown if necessary; gradients odd or y dyked from OS yn ardd - golyfwrch
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Cyflun - job

LAND AT LON POBTY,
BANGOR
Dyfed - Drawing
PROPOSED SITE PLAN

RH Drawing - Drawing file

2082:14:3
Grade & Scale
1:200
Dyddiad - Date
July 2014

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 10 MEH 2015
 GWASANAETH CYNLLUNIO AC
 AMGYLCHEDD
 RHIF TRAC:

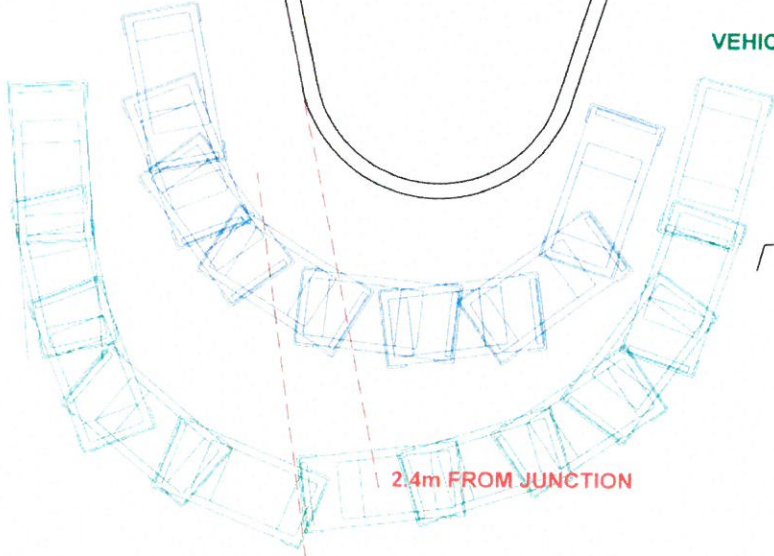
**MINIMUM 40m VISIBILITY NORTHWARDS
 WITH 80m CLEAR VISIBILITY TOWARDS
 JUNCTION WITH CAE LLEPA**

VEHICLES ENTERING SITE

VEHICLES EXITING SITE

YBYBODAETH YCHWANEB
 ADDITIONAL INFORMATION
 10/6/15
 CDM

PARKING 1
 PARKING 2
 PARKING 3



2.4m FROM JUNCTION

**AMENDED ACCESS ONTO
 LON POBTY FOLLOWING
 IMPROVEMENTS TO SPLAY**

**PROPOSED AMENDMENTS TO
 EXISTING ACCESS TO IMPROVE VISIBILITY
 ONTO LON POBTY FROM BISHOPS MILL ROAD**

**UNOBSTRUCTED VISIBILITY SPLAY
 TO SOUTHWARD DIRECTION FROM JUNCTION**

Ffediach a chymed mesuradwy gwybys oddi ar y ddiagram hwn
 Os ydych chi - gofynnwch
 Do not scale from this drawing
 If in doubt - ask
 Ples y ddiagram hwn yn hysbysu, Penseir Russell-Hughes ac ni
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Cynllun - Job
**LAND AT LON POBTY,
 BANGOR**
 Dyluniad - Drawing
LON POBTY ACCESS TRAFFIC FLOW DIAGRAM

Arf Dyluniad - Drawing No.
2082:15:9a
 Creadfwr - Scale
1:100
 Dyddiad - Date
June 2015

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 ADRAN RHEOLEIDDIO
 10 MEH 2015
 GWASANAETH CYNLLUNIO AC
 AMGYLCHEDD

**MINIMUM 40m VISIBILITY NORTHWARDS
 WITH 80m CLEAR VISIBLTY TOWARDS
 JUNCTION WITH CAE LLEPA**

GWYBODAETHYD YCHWANEGL
 YN BWRBWR
 16/6/15
 am



NEW BOUNDARY WALL

NEW BOUNDARY WALL

AMENDED FOOTWAY TO FOLLOW
 PROFILE OF NEW BOUNDARY WALL

NEW BOUNDARY WALL

**PROPOSED AMENDMENTS TO
 EXISTING ACCESS TO IMPROVE VISIBLTY
 ONTO LON POBTY FROM BISHOPS MILL ROAD**

**EXTENT OF FOOTWAY & WALLING TO BE REMOVED
 TO IMPROVE VISIBILITY & TURNING RADIUS**

2.4m FROM JUNCTION

**AMENDED ACCESS ONTO
 LON POBTY FOLLOWING
 IMPROVEMENTS TO SPLAY**

**UNOBSTRUCTED VISIBILITY SPLAY
 TO SOUTHWARD DIRECTION FROM JUNCTION**

Pŵerch a chymryd mesurau grafffa oddi ar y dylunad hwn
 Os ydych chi gynnwys - gofynnwch
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 ydych chi gynnwys - gofynnwch
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Cynllun - Job
**LAND AT LON POBTY,
 BANGOR**
 Dylunad - Drawing
LON POBTY AMENDED ACCESS PLAN

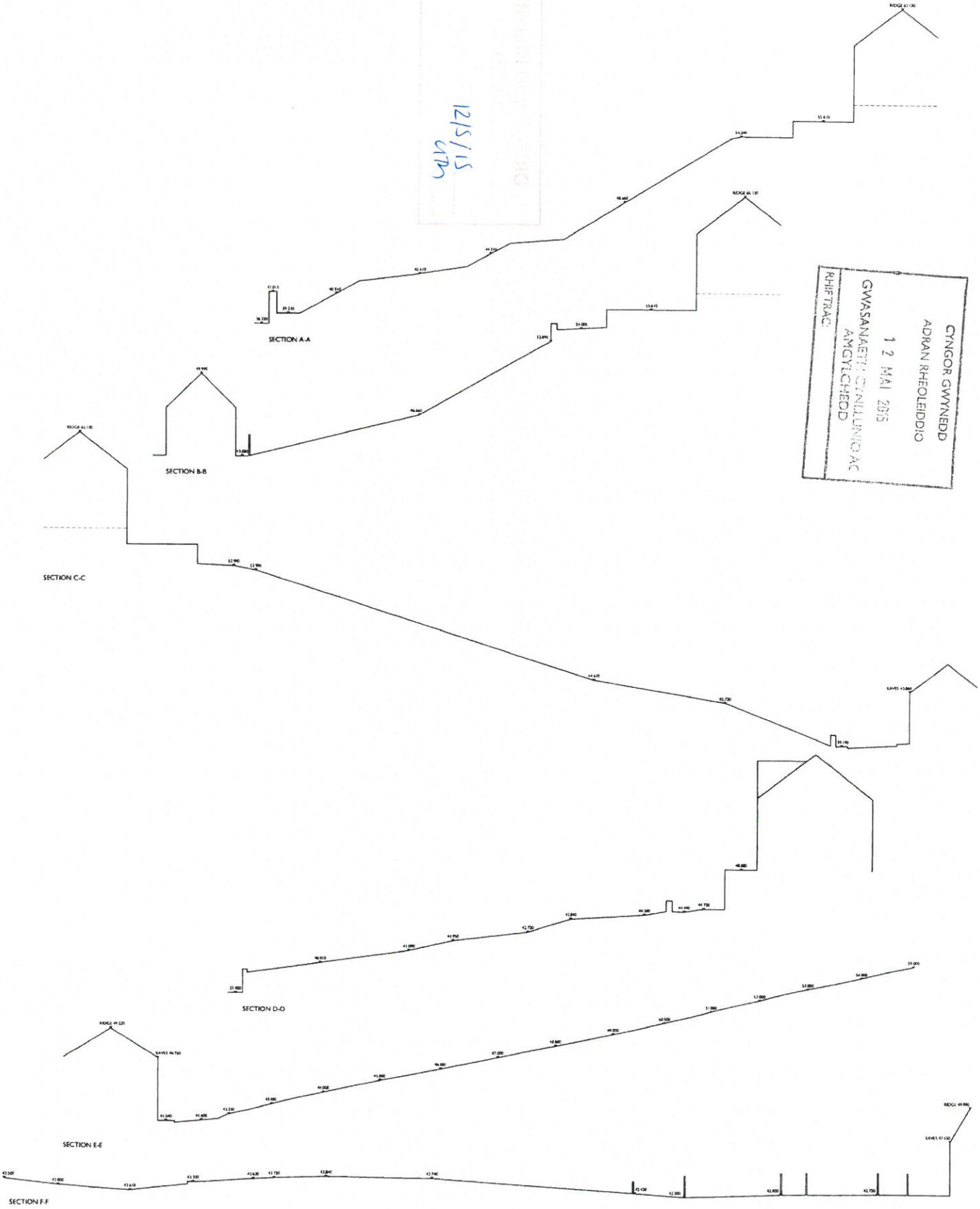
Rif Dylunad - Drawing No
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1:100
 Dyddiad - Date
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 ADRIAN RHEOLEDDIO
 12 MAI 2015
 GWASANAETH CYLLUNGOAC
 AMGYTHIEDD
 RHIFTRAC



Radwch a dyfynwch manodau graffig i'w ddiwyllwr.
 Os yn arddal - gofynnwch.
 Dim nodwch o'r ddiwyllwr.
 Os yn ddiwyllwr - i'w.
 Rhwyb arddal i'w gofynnwch. Rhwyb arddal i'w
 diwyllwr a dyfynwch manodau graffig i'w ddiwyllwr.
 Dim nodwch o'r ddiwyllwr.
 Os yn ddiwyllwr - i'w.

North Arrow

Cyflun - Job
**PROPOSED STUDENT ACCOMMODATION
 LON POBTY, BANGOR**
 Diwyllwr - Drawing
EXISTING SITE SECTIONS

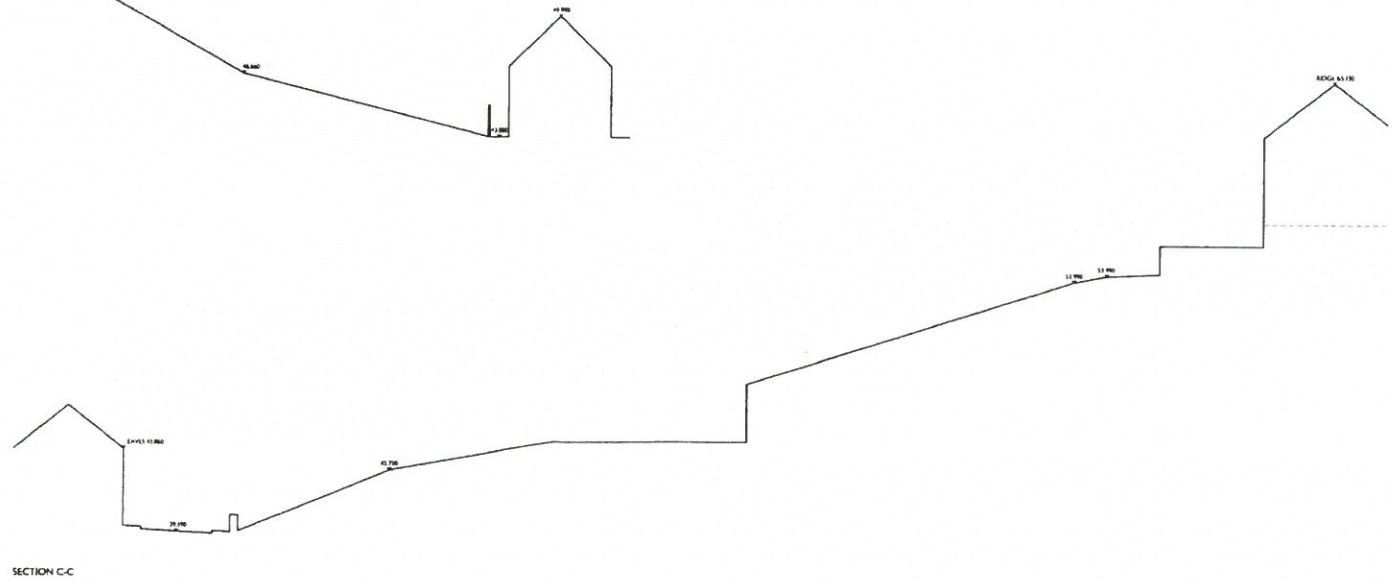
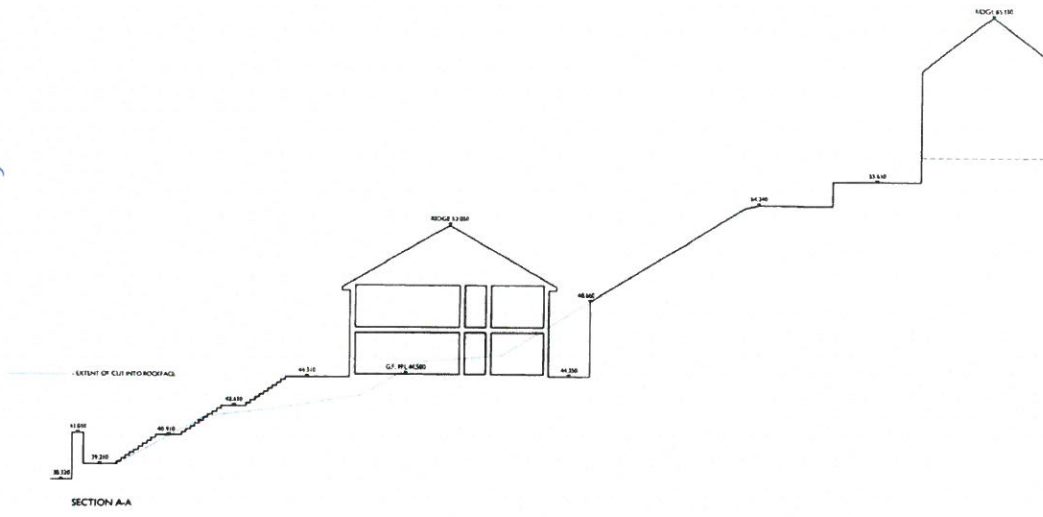
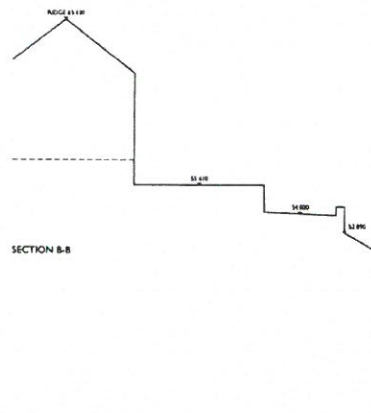
RH Dafydd - Drawing No
2082:13:10
 Graddfa - Scale
1:200
 Dyddiad - Date
June 2014

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 ADRAN RHEOLEIDDIO
 12 MAI 2015
 GWASANAETH CYNLLUNIO AC
 AMGYLCHEDD
 RHIFTRAC:

12/5/15
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Ffynhonnau a rheolwrdd masnachol gwyboda, bôn a y ddiarhio i
 Os yn arml - gofynnwch
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 If in doubt - ask
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 chofnodi ar ydych chi'n i'w agor a'u hysbysu heb ganiatáu
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Cellar job
**PROPOSED STUDENT ACCOMMODATION
 LON POBTY, BANGOR**
 Dyfynnod: Drawing
PROPOSED SITE SECTIONS A-A, B-B & C-C

Architect: Drawing No.
2082:13:12
 Scale: 1:200
 Date: June 2014

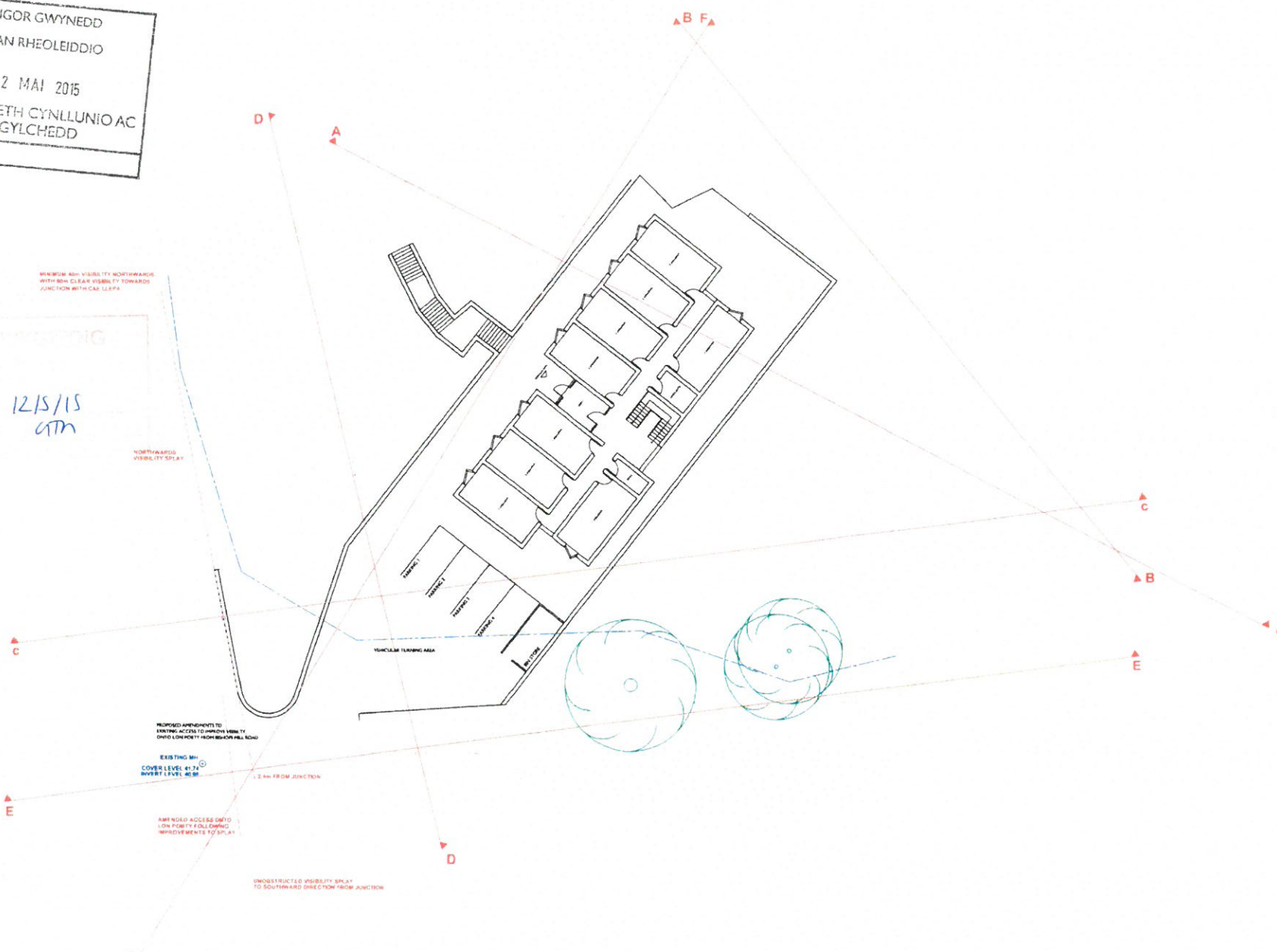
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CYNGOR GWYNEDD
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Parhysu'r ddiwydiant rheoleiddio gribellu oddi ar y ddiwydiant hon
 Os yn amau - gofynwch
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**LAND AT LON POBTY,
 BANGOR**
 Dyluniad - Drawing
PROPOSED SITE PLAN

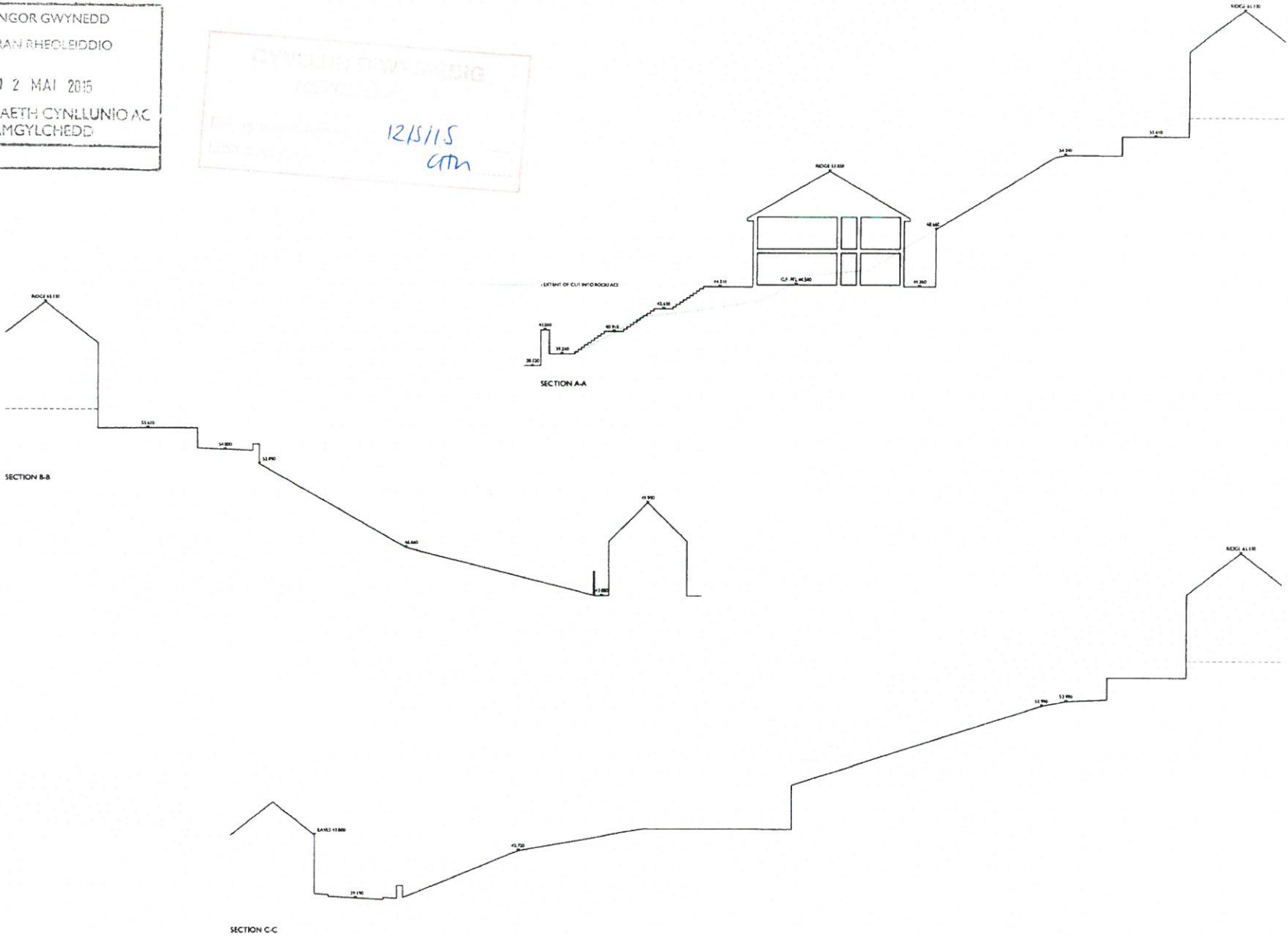
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CYNGOR GWYNEDD
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Yn eiddo a chynwagol masnachol gwisgell, oidd ar y ddiwedd hon
 OY yn amlau - golygweth
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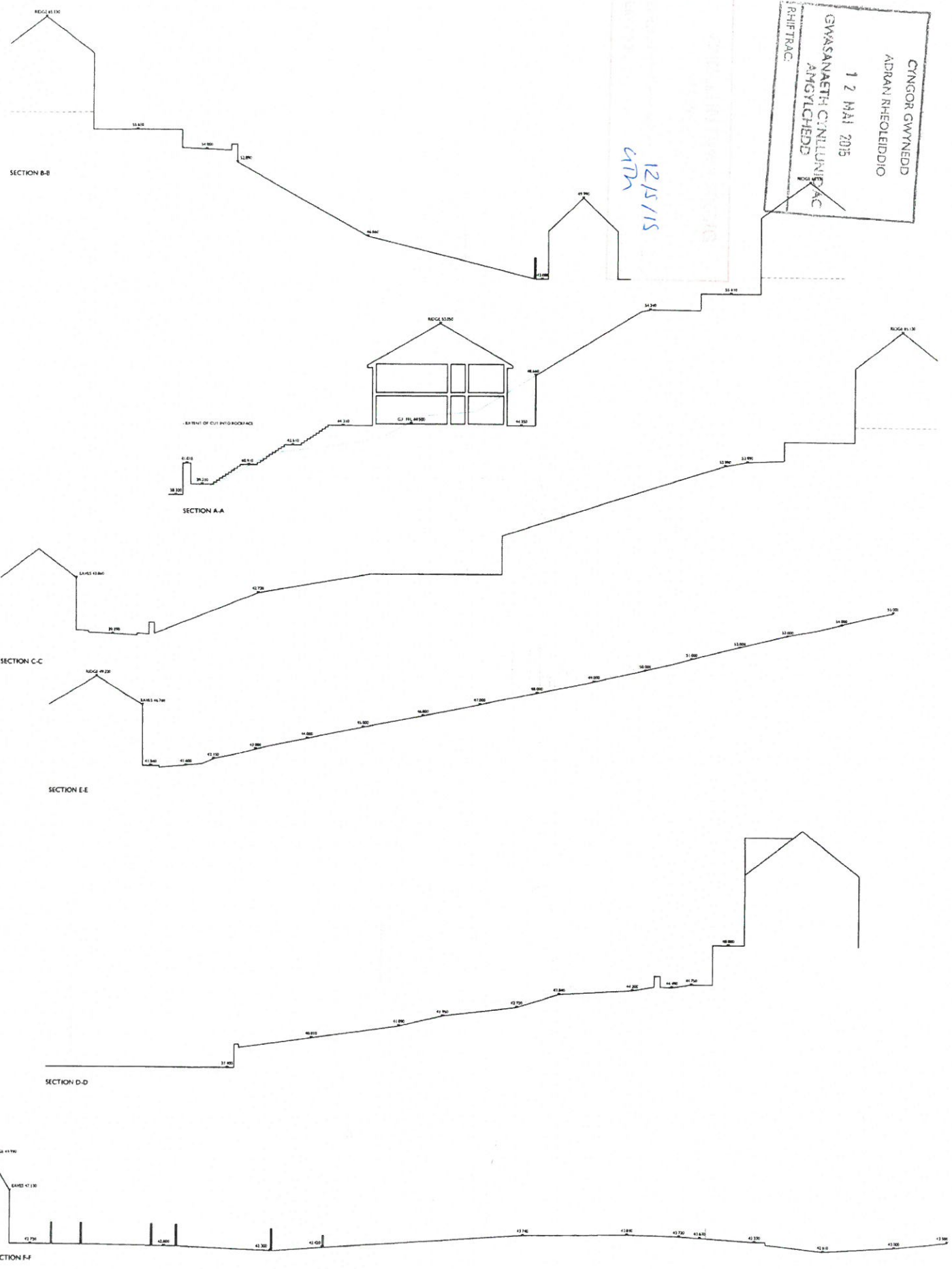
Cyflun - job
PROPOSED STUDENT ACCOMMODATION
LON POBTY, BANGOR
 Proposed Site Sections A-A, B-B & C-C

Rev/Drawn/ Drawing No
2082:13:12
 Created/ Date
1:200
 Drawn/ Date
June 2014

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ADRAN RHEOLEDDIO
1 2 MAI 2015
GWASANAETH CYNLLUNIAEAC
AMGYLCHEDD
RHEITRAC

12/15/15
GTM



Yn eiddo a chofrestrir ymstrawngedig, gellir addu ei y ddiwyllwrion
Oe yn amau - gwybomach
Do not scale from this drawing
If in doubt - ask
Plan y ddiwyllwrion yn hysbysu'r holl ddiwyllwrion a'r holl
diwyllwrion a'r holl ddiwyllwrion a'r holl ddiwyllwrion
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Nodynau - Annotations

Cyflun - Job
**PROPOSED STUDENT ACCOMMODATION
LON POBTY, BANGOR**
Dyddiad - Drawing
PROPOSED SITE SECTIONS

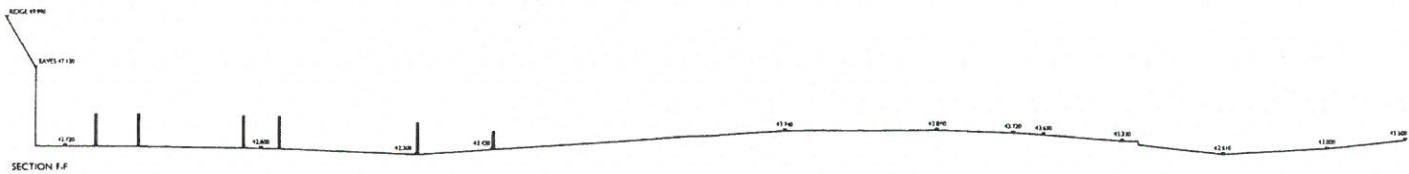
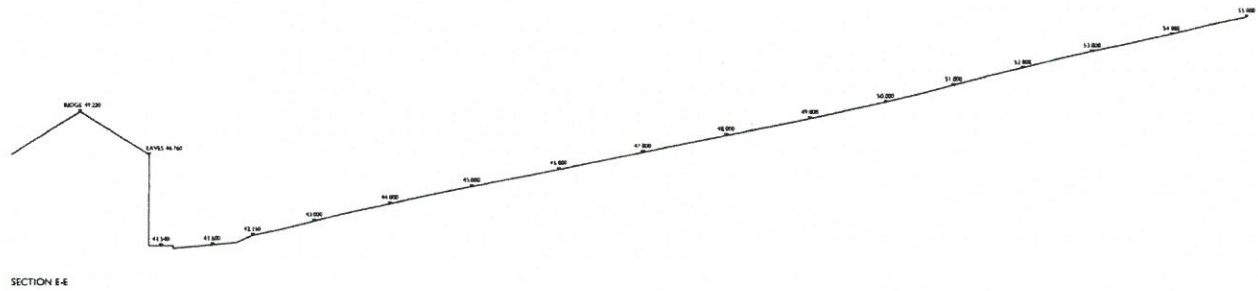
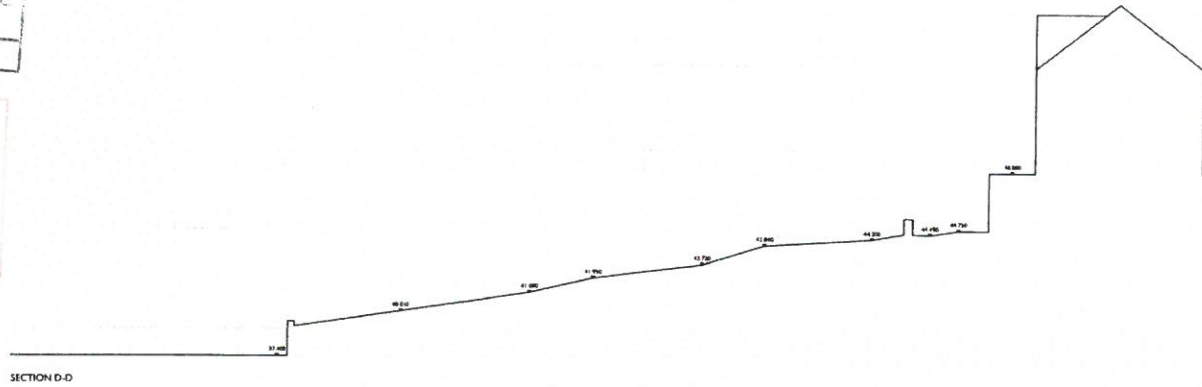
Raf Dyfryn - Drawing No
2082:13:12
Gradd - Scale
1:200
Dyddiad - Date
June 2014

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CYNGOR GWYNEDD
 ADRAN RHEOLEIDDIO
 12 MAI 2015
 GWASANAETH CYNLLUNIO AC
 AMGYLCHEDD
 RHIFTRAC:

12/5/15
 CTH



Yn ôl y rheolau a ddiwybuwyd yn y ddeddf hon
 Os ydych chi chi gyswrtu
 Os ydych chi chi gyswrtu
 Os ydych chi chi gyswrtu

Yn ôl y rheolau a ddiwybuwyd yn y ddeddf hon

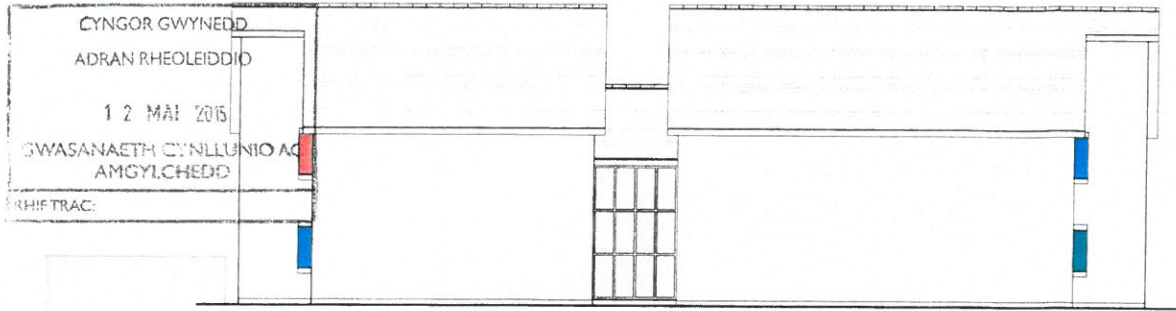
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 Os ydych chi chi gyswrtu
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 Os ydych chi chi gyswrtu

Cyflwyno
PROPOSED STUDENT ACCOMMODATION
LON POBTY, BANGOR
 Ddwydd - Drawing
PROPOSED SITE SECTIONS D-D, E-E & F-F

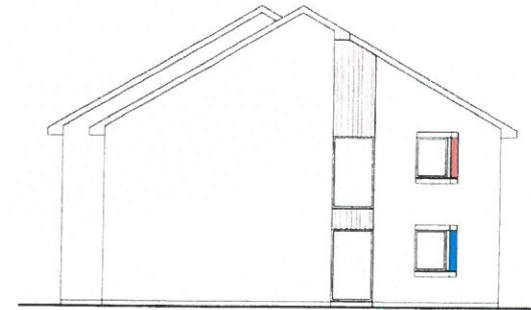
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 Ddiwydd - Date
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REAR ELEVATION

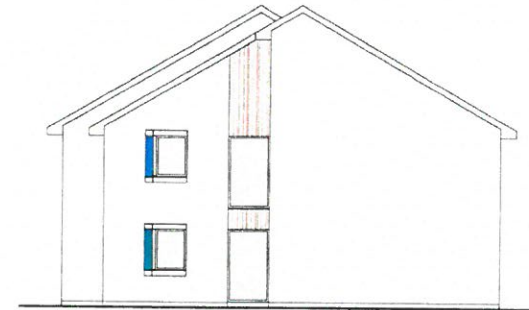


SIDE ELEVATION

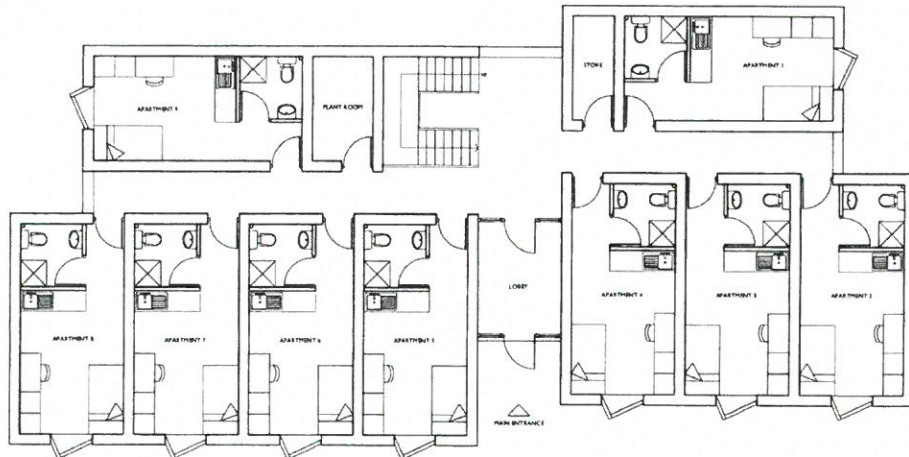
R/S/S/5
5/7/11



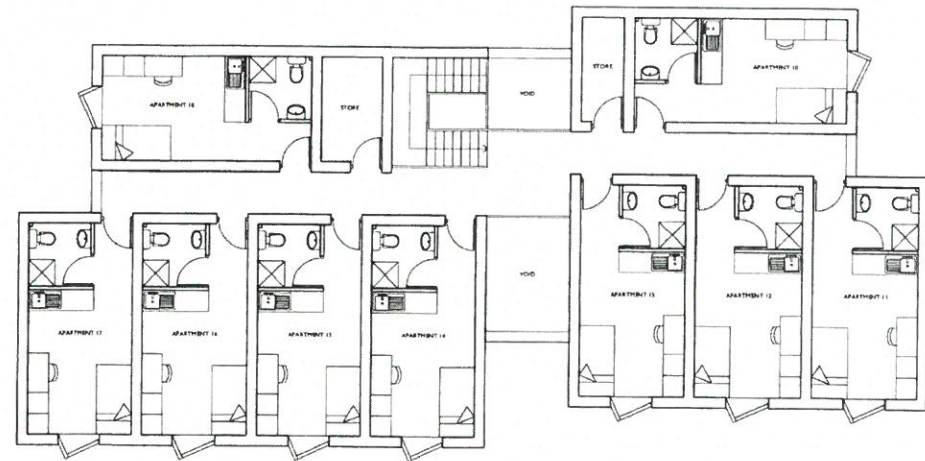
FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Planhwyb a ddiwyllwch ymstrawngedig yn unig yn y ddarlun hon.
Os ydych chi chi - gofynnwch
Os ydych chi chi - gofynnwch
Os ydych chi chi - gofynnwch

Planhwyb a ddiwyllwch ymstrawngedig yn unig yn y ddarlun hon.

Planhwyb a ddiwyllwch ymstrawngedig yn unig yn y ddarlun hon.
Os ydych chi chi - gofynnwch
Os ydych chi chi - gofynnwch
Os ydych chi chi - gofynnwch

Cyflwyno - job
**PROPOSED STUDENT ACCOMMODATION
LON POBTY, BANGOR**
Dyddiad - Drawing
PROPOSED FLOOR PLANS & ELEVATIONS

Net Ddiwyllwch - Drawing No
2082:13:4j
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1:100
Dyddiad - Date
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 GWASANAETH CYNLLUNIO AC
 AMGYLCHEDD
 RHIFTRAC:

2/5/15
 STR

MINIMUM 40M VISIBILITY NORTHWARDS
 WITH 60M CLEAR VISION TO TOWARDS
 JUNCTION WITH CAR LEESA

NORTHWARDS
 VISIBILITY SPLIT

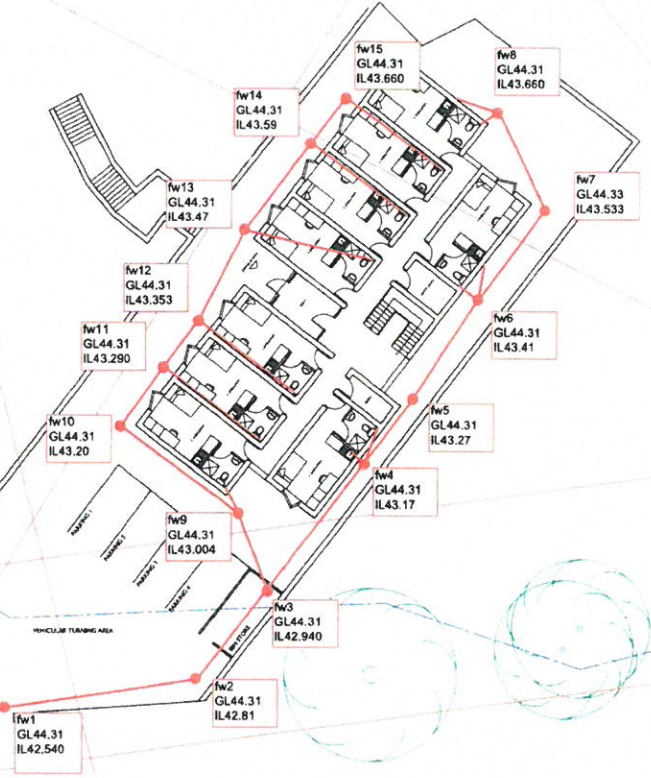
PROPOSED AMENDMENTS TO
 PAVING, REFER TO PARISH WITH
 DATED LON POBTY FROM 1980/1981

EXISTING 8M
 COVER LEVEL 81.70
 INVERT LEVEL 80.88

AMENDED ACCESS ONTO
 LON POBTY FOLLOWING
 IMPROVEMENTS TO PAVING

3.4m FROM JUNCTION

UNOBSTRUCTED VISIBILITY SPLIT
 TO SOUTHWARD DIRECTION FROM JUNCTION



Plasmau a strwythurau masnachol gwyddu aeddi a y dyfynid i'w
 Os yn strwythur golygredig
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Northwards - Amendments

Cyflun 306
 LAND AT LON POBTY,
 BANGOR
 Proposed Site Plan

RHD Ddiwedd Drawing No
 2082-14:3
 Creadid - Scale
 1:200
 Dyfynid - Date
 July 2014

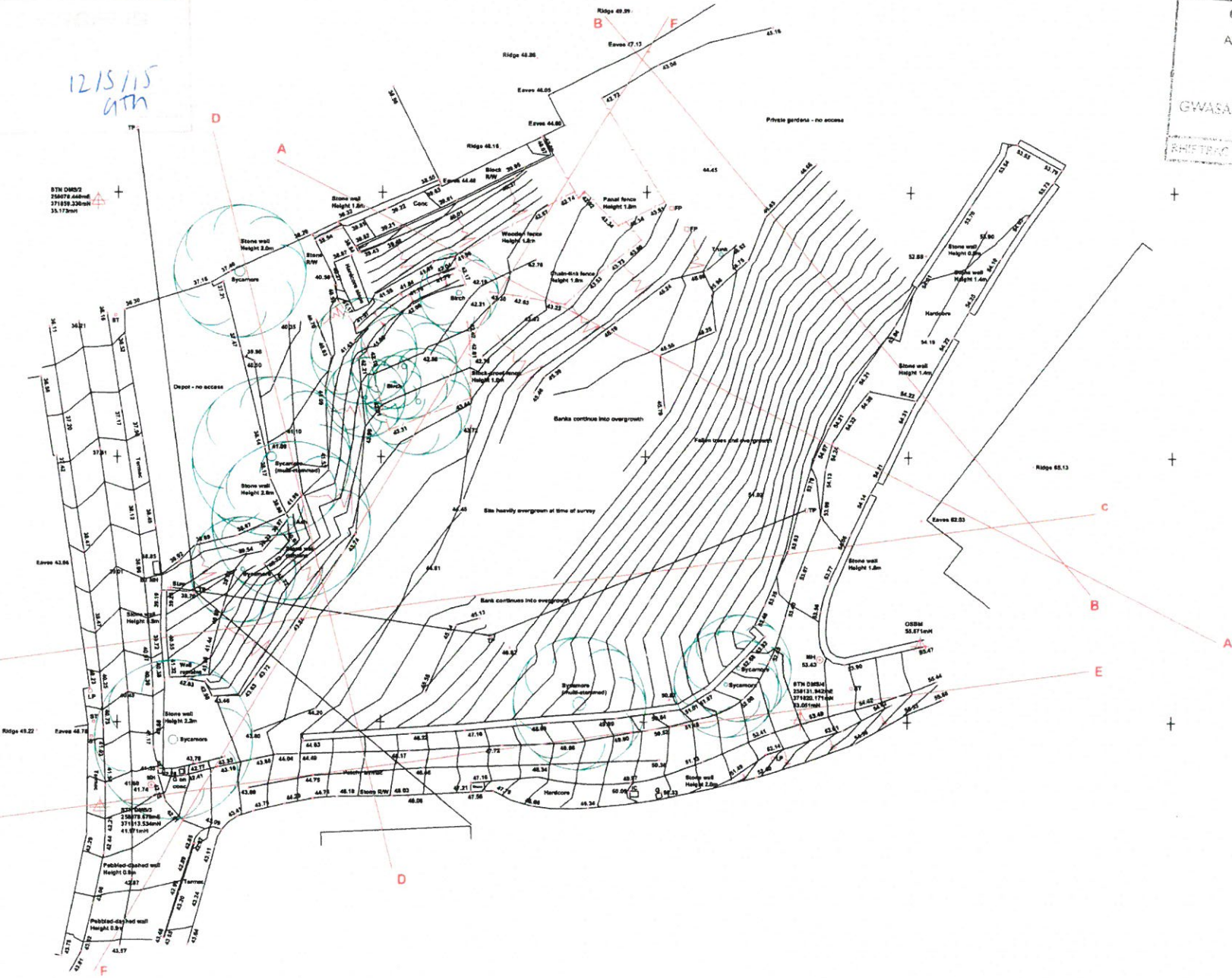
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12 MAI 2015
GWASANAETH CYNLLUNIO AC
AMGYLCHEDD
RHIF 780

87M OMS52
250779 87m
371859.330m
35.173m



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thawrdd ac ni ddarparu dim gwarantwr neu gyswrt.

Nennidau: Amnerth

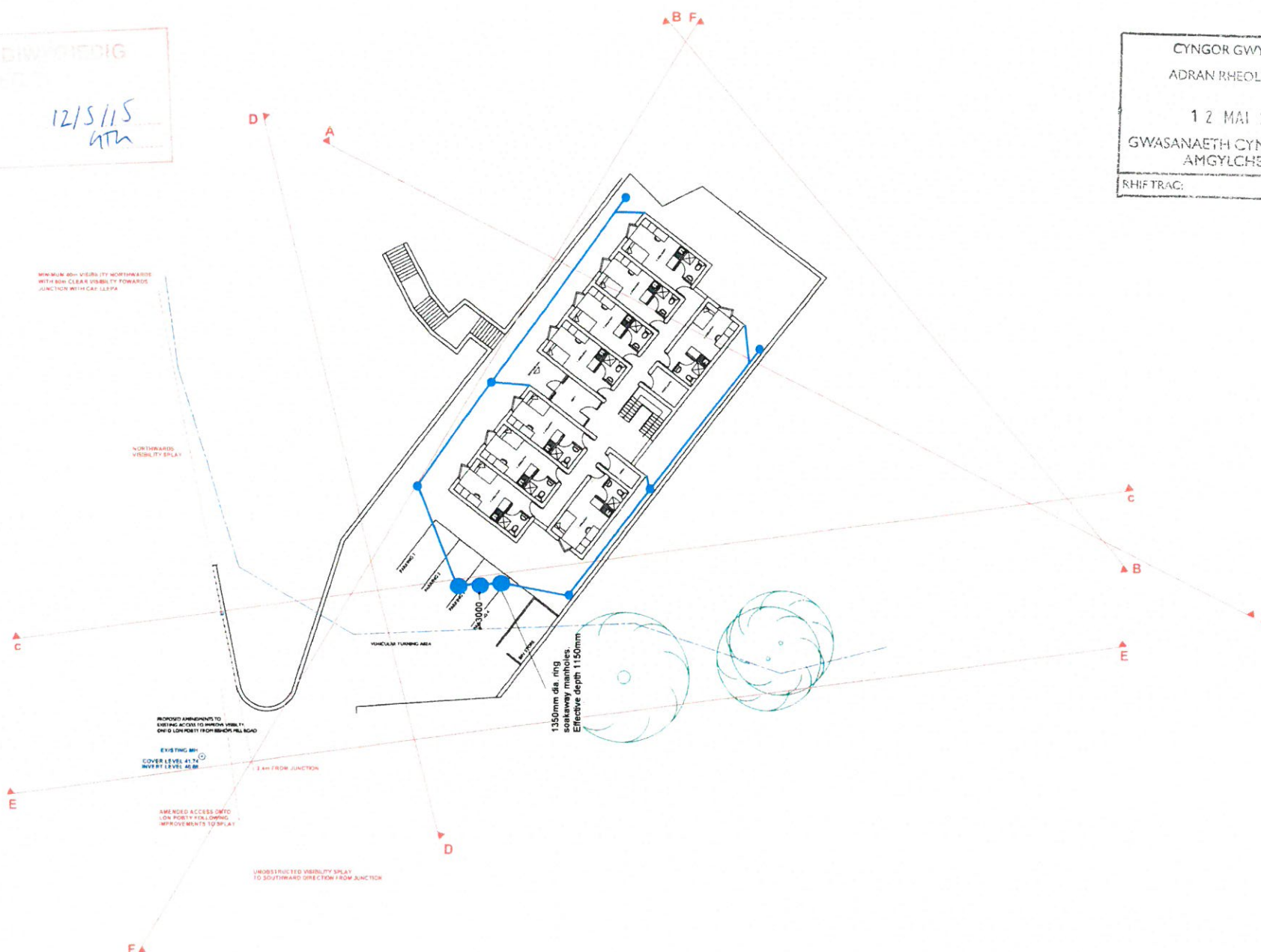
Crëwr - jsh
**LAND AT LON POBTY,
BANGOR**
Dylunio - Drawing
EXISTING SITE PLAN

Red Drawing - Drawing No
2082:13:2
Crëwr - jsh
1:200
Dyddiad - Date
September 2013

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CYNLLUN GWYBODAETH
 12/5/15
 KTH

CYNGOR GWYNEDD
 ADRAN RHOLEIDDIO
 12 MAI 2015
 GWASANAETH CYNLLUNIO AC
 AMGYLCHEDD
 RHIFTRAC:



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Northwards - Northwards

Cyflun - 30
**LAND AT LON POBTY,
 BANGOR**
 D'Amur - Drawing
PROPOSED SITE PLAN

Map Drawn - Drawing
2082:14:3
 Grid - Scale
1:200
 Drawn - Date
July 2014

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proposed trees



large tree
(4m spread)



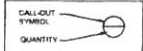
medium tree
(2m spread)



multi-stem tree
(3m spread)



tree type
& quantity

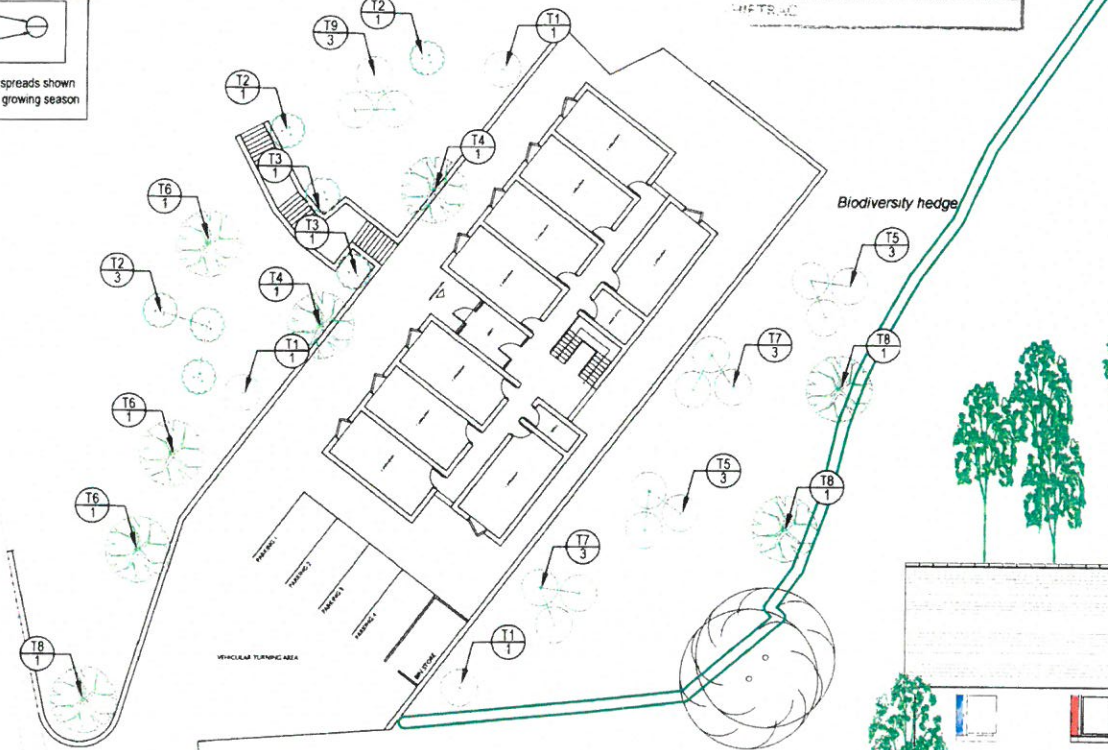


Note: tree crown spreads shown
are at planting +1 growing season

PLANTING PLAN (1:200)

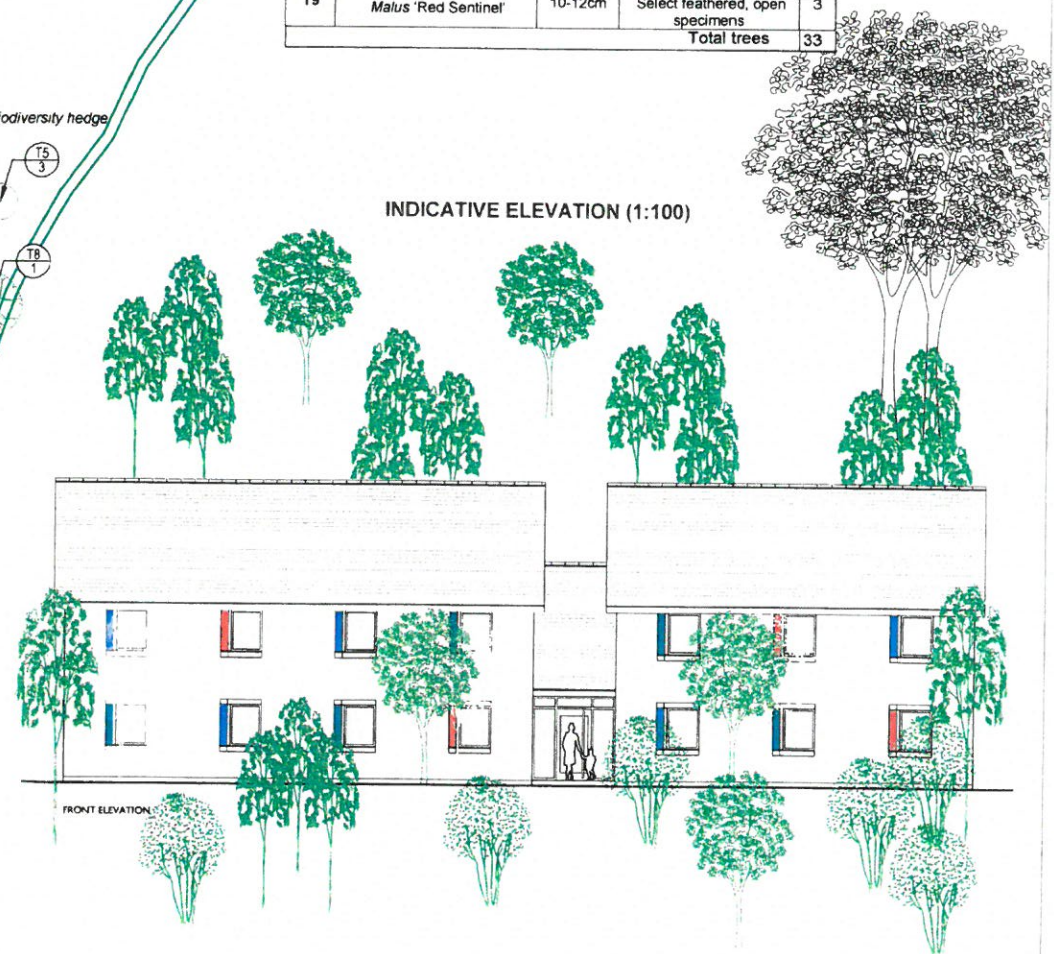
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1 2 MAI 2015
GWASANAETH CYNLLUNIG AC
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code	SPECIES	SIZE	COMMENTS	ID
T1	<i>Acer campestre</i> 'Elsrijk'	16-18cm	select for good clear stems	3
T2	<i>Betula utilis</i> var <i>jacquemontii</i> ('Doorenbos')	45l (M/S)	open, M/S form, 4+ breaks in lower third	5
T3	<i>Magnolia</i> 'Sayonara'	14-16cm	Place such that crown can open and develop	2
T4	<i>Liquidamber styraciflua</i> 'Lane Roberts'	14-16cm	Select well-matched pair for symmetry	2
T5	<i>Betula pendula</i>	10-12cm	Plant in natural-looking informal groups	6
T6	<i>Pinus sylvestris</i>	60l	Select specimens with strong leader	3
T7	<i>Acer campestre</i>	10-12cm	Plant in natural-looking informal groups	6
T8	<i>Quercus petraea</i>	14-16cm	Select feathered, open specimens	3
T9	<i>Malus</i> 'Red Sentinel'	10-12cm	Select feathered, open specimens	3
Total trees				33

INDICATIVE ELEVATION (1:100)



amenity/biodiversity hedge

A hedgerow boundary treatment is proposed for the upper boundaries of the site in order to provide a soft visual transition from the poorly-defined drive on Bishop's Mill into the site proper, without needlessly impeding views over the site from the dwellings above.

Plant a double of plants at 400mm centres, with rows 400mm apart. Plants to include a matrix (70% of plants) of Hawthorn (*Crataegus monogyna*) and Blackthorn (*Prunus spinosa*). Random interplanting (30% of remaining plant numbers) to include wild privet (*Ligustrum vulgare*), spindle (*Euonymus europaeus*), field maple (*Acer campestre*) and dog rose (*Rosa canina*).

Hedge should be trimmed to a height not exceeding 1.8m annually.



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Job No.	
Sheet no.	1
Date	22/09/14
By	AO
Checked	
Reviewed	

MasterDrain
SW 13.2

Project Lon Popty, Bangor, Gwynedd

Title Concrete ring soakaway calculations for BANGOR

Data:-

Location hydrological data (FSR):-

Location	= BANGOR	Grid reference	= SH5872
M5-60 (mm)	= 17.5	r	= 0.27
Soil index	= 0.45	SAAR (mm/yr)	= 1150
WRAP	= 4	Area	= England and Wales

Soil classification for WRAP type 4
Clayey, or loamy over clayey soils with an impermeable layer at shallow depth.

Design data:-

Safety factor = 1.5 - No damage or inconvenience
 Fill porosity = 0.45 - Clean stone (porosity = 0.4 - 0.5)

Equivalent porosity (n1) = 0.36

Ring diameter = 1350 mm

Pit dimensions = 1.8 x 1.8 metres

Area drained = 88 m²

Infiltration coefficient = 0.6316 m/hr
 Effective inf. coeff (q) = 0.4210667

Return period = 100 yrs

Climate change factor = 30%

Calculations :-

Concrete ring design:-

Perimeter of pit = (2 x Excavation Width)+(2 x Excavation Length)
 Area of base = Excavation Width x Excavation Length
 Infiltration area = (Area of base)+(Perimeter of pit x Hmax)
 Temporary constant 'a'
 = (Area of base / perimeter) - ((AreaDrained x Rainfall depth /1000)/(Perimeter/Inf. coeff))
 Temporary constant 'b' = (Perimeter/Inf. coeff) / (Area of base x porosity)
 Hmax = a*((EXP(-1 x b x Duration of storm))-1)

Note: The Hmax calculation is iterated to a maximum value of Hmax.

Note: Duration of storm in hours, Rainfall depth in mm/hr x Climate Change factor.

Results :-

Emptying time to 50% volume = 0:10 (hr:min)

hMax (Depth) = 1.15 metres

Time to maximum = 0:00 hr:min

Rainfall at maximum = 81.86mm/hr

Width (m) = 1.8

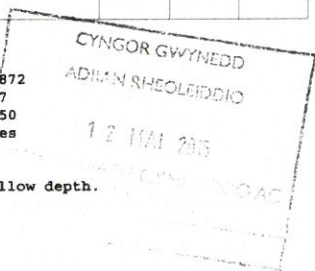
Length (m) = 1.8

Total Infiltration area = 11.5m² (base area + sidewall area).

Total available volume = 3.02m³

N.B. The rainfall rates are calculated using the location specific values above in accordance with the Wallingford procedure.

Formulae and methods from CIRIA 156.
Custom safety factor used in preference to CIRIA values.





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Job No.	
Sheet no.	1
Date	22/09/14
By	AO
Checked	
Reviewed	

MasterDrain
SW 13.2

Project: **Lon Popty, Bangor, Gwynedd**
Title: **Data for Permeable Paviers Exfiltration system**

Local Hydrology constants for BANGOR:-

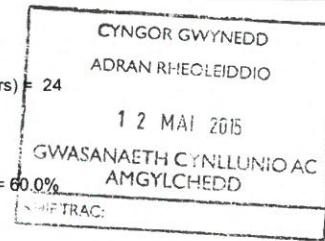
M5-60 = 17.5
Storm Return period = 100 years
Climate change factor = 30%

$r = 0.27$
Storm duration (hrs) = 24

Roadbase material:-

Voids = 33.0%

Saturation depth = 60.0%



Roadbase dimensions for water storage:-

Storage depth = 633 mm

Rainfall depth = 125.34 mm

Storage volume

Calculated storage volume = 0.00 m³

Total available = 0.00 m³

Loadings

Load category = Cat 1 - Domestic (GVW 2000Kg)
Safety factor = Certain
Roadbase stability = D. Tp Cl.803 Type 1 material

Sub-base material = 150mm - D. Tp Cl.803 Type 1 material
Capping Layer = 0mm capping material

Structural roadbase thicknesses

Structural roadbase - Cement stabilised open graded crushed rock = 0 mm
Structural roadbase - Open graded crushed rock = 135 mm

Additional thickness equivalent to sub-base and capping layer amounts to 150mm

Required minimum infiltration coefficient is 0.005222m/hour (0.001 l/s)

Total depth is equal to Water storage depth + Extra contributing area factor + equivalent sub-base and capping layer. Therefore, calculated storage thickness amounts to 783 mm

Specification:-

Wearing surface = 210 x 105 x 65 Permeable Paviers
Bedding course = 50mm x 6mm crushed stone
Storage roadbase depth exceeds structural roadbase depth
Roadbase(1) = 150mm 20-5 coarse graded crushed rock

Roadbase(2) = 633mm 150-25 coarse graded crushed rock
Geotextile = Woven Geotextile