

LEGEND	
	PROPOSED SITE BOUNDARY
	CLIENT OWNERSHIP SITE BOUNDARY
	WORKS WITHIN HIGHWAY OWNED LAND



PSD	11.07.2021	EXTENT OF WORKS WITHIN HIGHWAY CORRECTED ACROSS TO LAYOUT	KB	BT	BT
PSD	18.03.2024	BLUE LINE BOUNDARY UPDATED	KB	BT	BT
PSD	12.03.2024	RED LINE BOUNDARY ADJUSTED TO REFLECT REVISED JUNCTION	KB	BT	BT
PSD	10.03.2024	CONTOURS REMOVED FROM LAYOUT FOR CLARITY	KB	BT	BT
PSD	07.03.2024	BLUE LINE BOUNDARY ADDED	KB	BT	BT
PSD	04.11.2021	BOUNDARY UPDATED TO INCLUDE JUNCTION WORKS	KB	KB	KB
PSD	28.08.2021	BOUNDARY LINE CHANGED FROM GREEN TO RED	KB	KB	KB
PSD	18.03.2021	PRELIMINARY ISSUE	KB	KB	KB
PSD	17.03.2021	PRELIMINARY ISSUE	KB	KB	KB
REV	DATE	DESCRIPTION	BY	CHK	APP

PRELIMINARY

CLIENT: SIMON AND SERENA MELBOURNE

ARCHITECT:

PROJECT: GRAFOG FARM, GROESLON

TITLE: SITE LOCATION PLAN

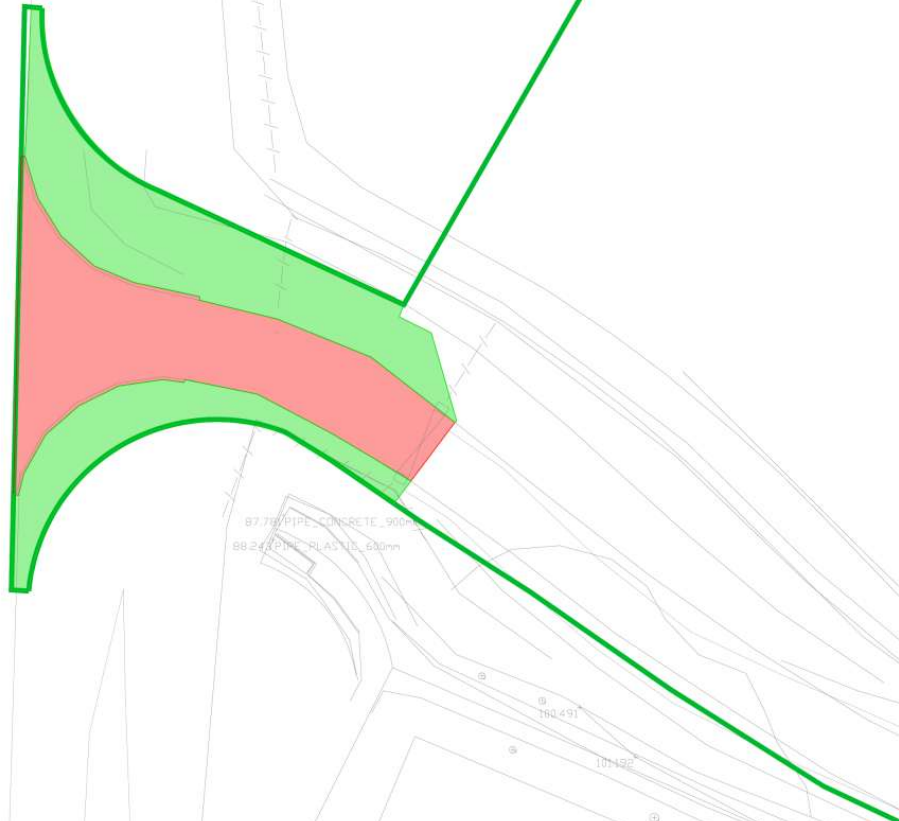
STATUS	PROJECT NO.	000	REV	P09
SZ	225			

SCALE @ A1:	DESIGNED:	DRAWN:	CHECKED:	APPROVED:	DATE:
1:1250	BT	KB	KB	BT	APRIL 2021

MÓN CIVILS
LIMITED



<small> Prepared by: Checked by: Drawn by: Approved by: Date: </small>	Grafog Farm, Groeslon, LL54 7UE.	DRAWN BY: DATE:
	Existing Block Plan	Full Planning Permission Touring Caravans Including Toilet Block & Treatment Plant
PROJECT: A2/002	REVISION: *	JOB NO: *



87.75 PIPE - CONCRETE - 900mm
 88.24 PIPE - PLASTIC - 630mm

Cynllunio
 Darbyn 22.05.20

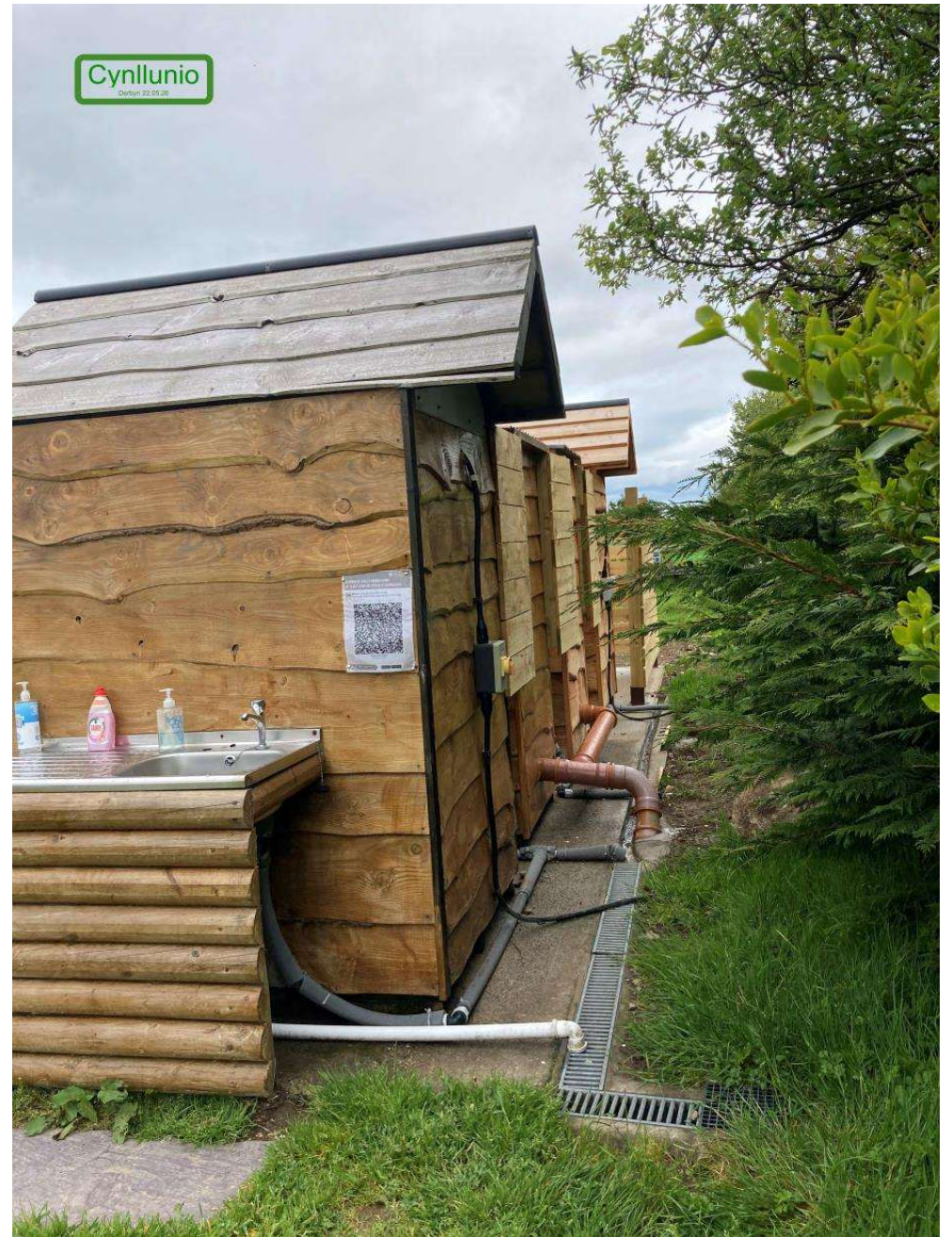
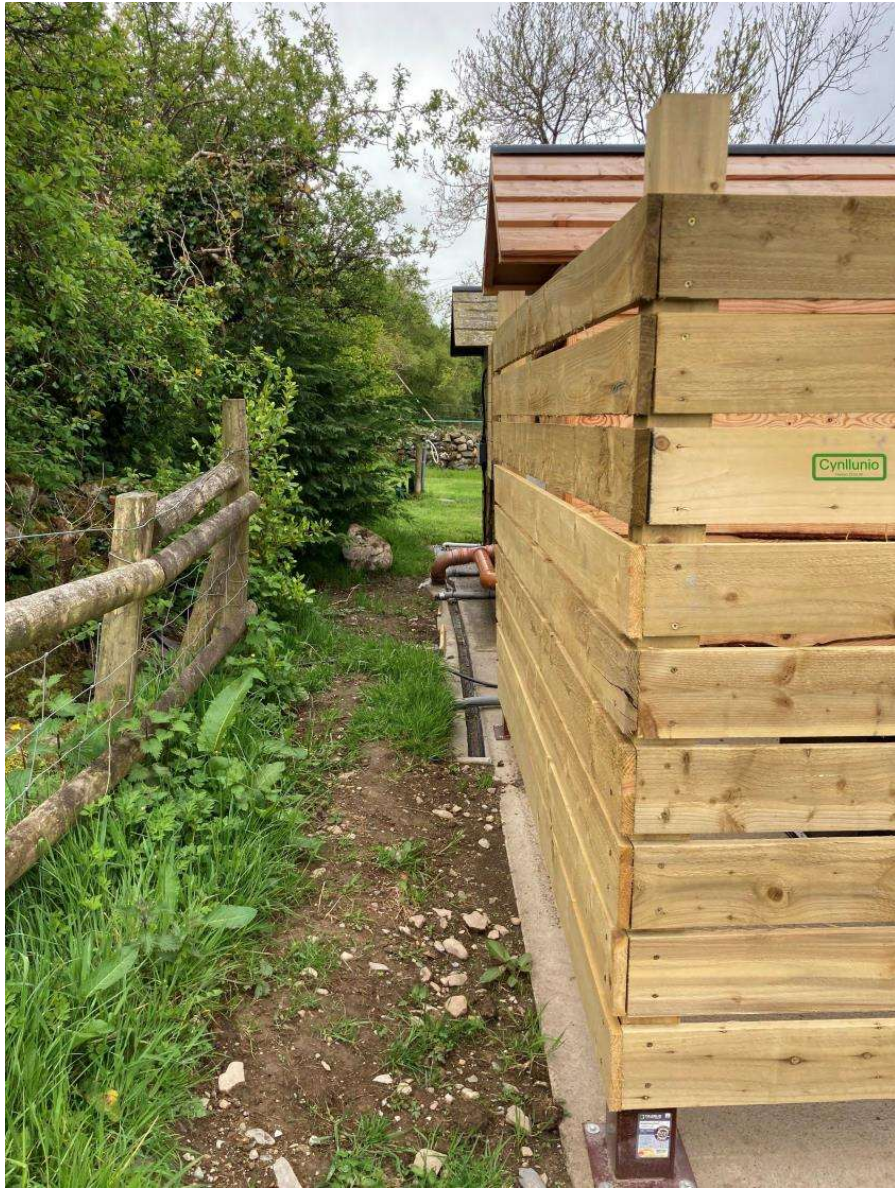
LEGEND

- DENOTES EXISTING GRASSSED AREA
- DENOTES EXISTING TARMAC ROAD AREA
- DENOTES PROPOSED SITE BOUNDARY

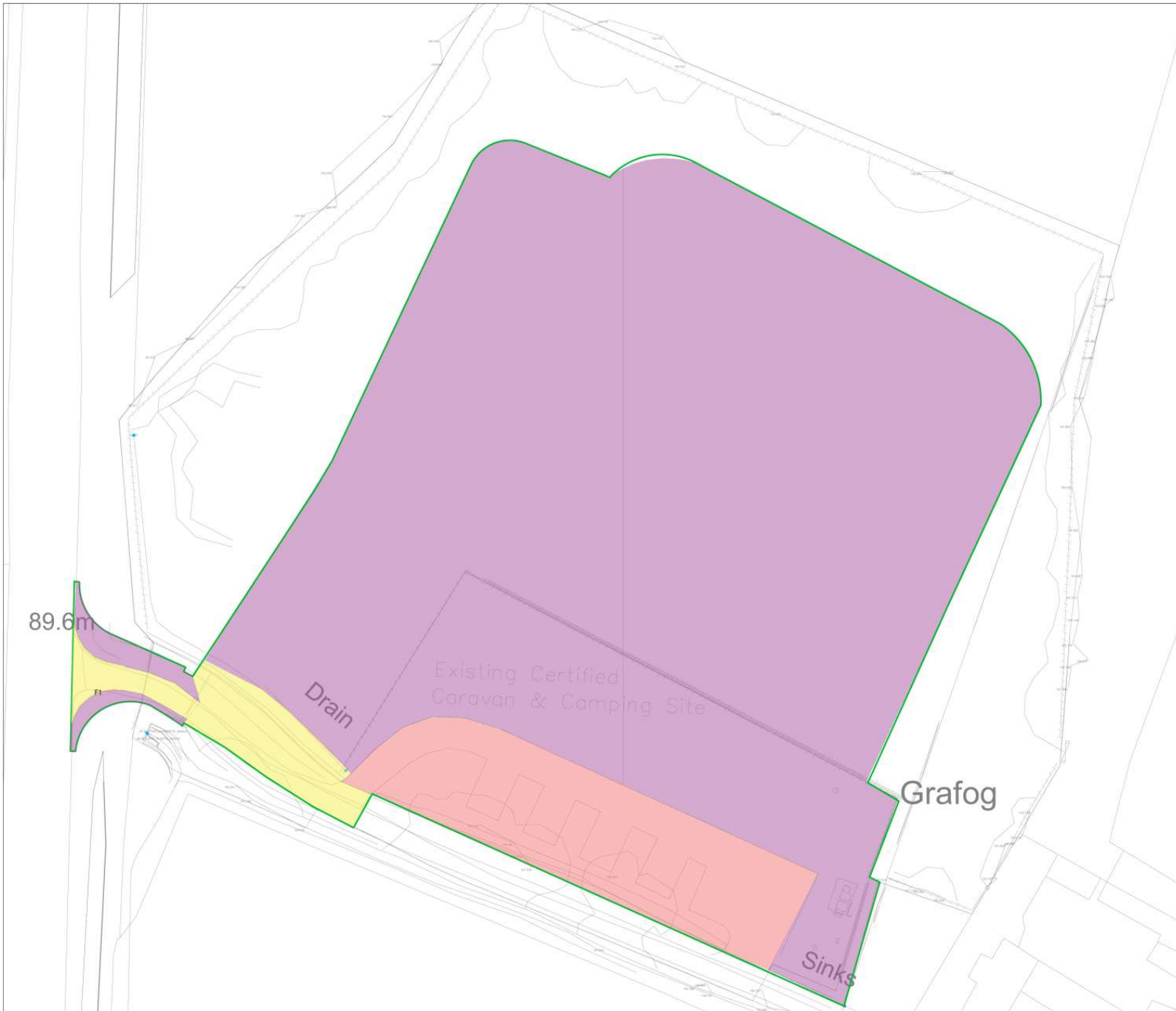
EXISTING AREAS			
SURFACE	TOTAL AREA		CUMULATIVE AREA
GRASSSED	81.458	0.350	31.310
TARMAC ROAD	78.868	0.650	91.264
TOTAL	160.326m²		

REV	NO	DATE	PRELIMINARY TITLE	NO	BY	CHK	APP
			DESCRIPTION				
DRAWING STATUS: PRELIMINARY							
CLIENT: SIMON AND SERENA MELBOURNE							
ARCHITECT:							
PROJECT: GRAFOG FARM, GROESLON							
TITLE: JUNCTION EXISTING AREAS PLAN							
STATUS:	PROJECT No:	018				REV:	P01
S2	225-001						
SCALE & A1:	DESIGNED:	DRAWN:	CHECKED:	APPROVED:	DATE:		
1:100	KB	KB	KB	KB	OCTOBER 2021		









LEGEND

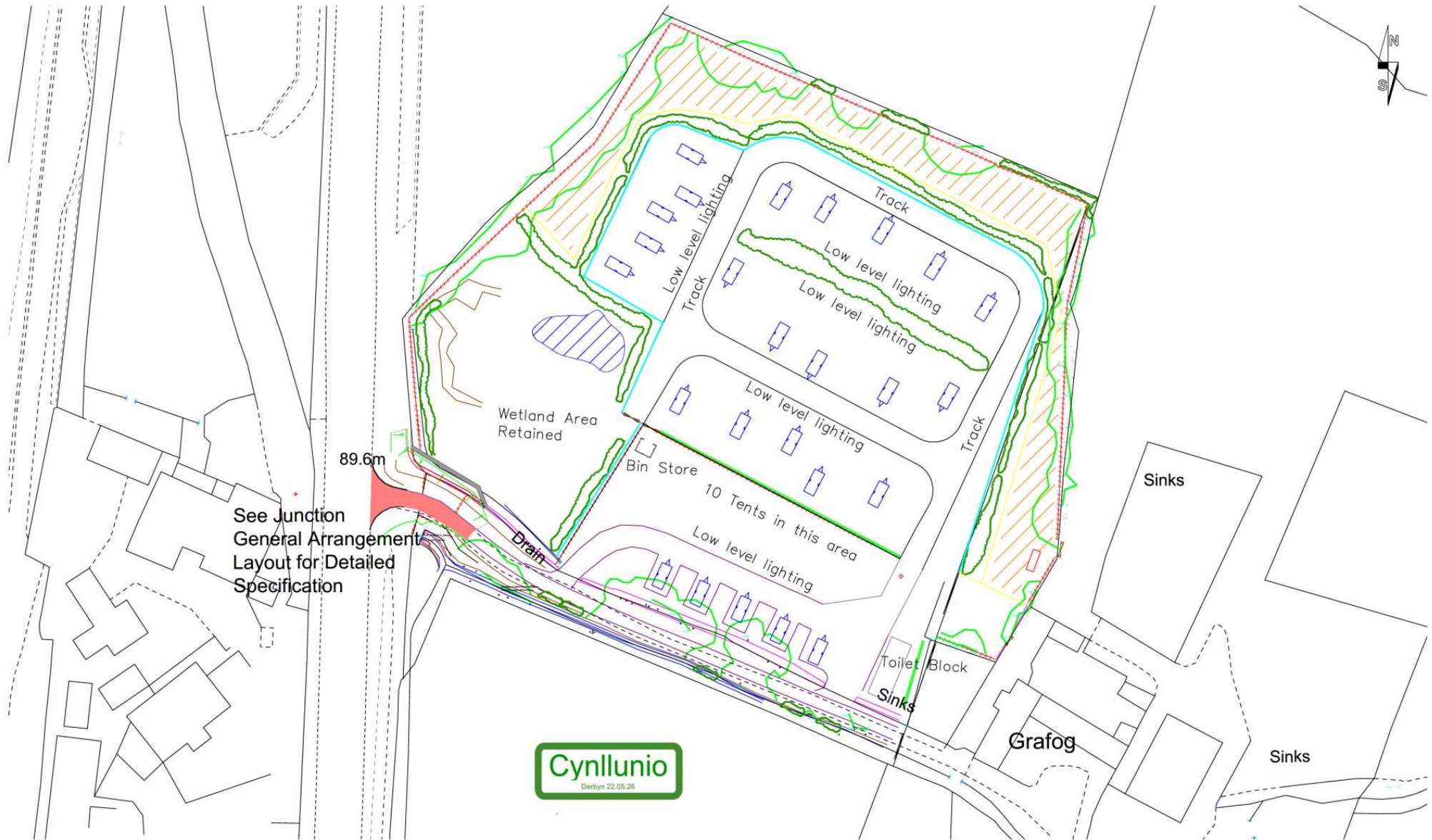
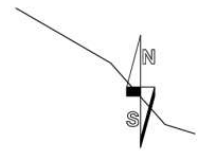
- DENOTES EXISTING GRASSED AREA
- DENOTES TRACK AREA
- DENOTES TARMAC AREA
- DENOTES PROPOSED SITE BOUNDARY

EXISTING AREAS		
SURFACE	TOTAL AREA	CUMULATIVE AREA
GRASSED	7,316.519	2,770.431
TRACK	953.787	619.948
TARMAC	315.795	238.848
TOTAL = 8,886.570m ²		



REV	DATE	DESCRIPTION	BY	CHK	APP
04	11.2021	BOUNDARY UPDATED TO INCLUDE JUNCTION WORKS	KB	KB	KB
03	08.2021	GREEN LINE BOUNDARY UPDATED EXISTING CARPETE WEAR AREAS	KB	PSL	KB
01	05.2021	PRELIMINARY ISSUE	KB	KB	KB

PRELIMINARY					
CLIENT: SIMON AND SERENA MELBOURNE					
ARCHITECT:					
PROJECT: GRAFOG FARM, GROESLON					
TITLE: EXISTING AREAS PLAN					
STATUS: S2	PROJECT No: 225-001	001		REV: P03	
SCALE: A1	DRAWN: KB	CHECKED: KB	DESIGNED: KB	APPROVED: KB	DATE: APRIL 2021



See Junction
General Arrangement
Layout for Detailed
Specification

89.6m



Key

Grassed Touring Caravan / Motor Home Pitch	Existing Trees Retained Field Boundaries	Existing Hedge within Site	Proposed Indigenous Planting (refer to Planting Specification)	Cellular grass reinforcement access track	Existing stock proof fencing	Proposed Mesh Wirebreak Fencing & Lighting Barrier 1.5 m height	Proposed Stock Proof Fence 1.1 m height	Attenuation / Ecological Pond	Managed Wildflower Meadow
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<small> DRAWN BY: J. HUGHES CHECKED BY: J. HUGHES DATE: 07.09.25 SCALE: 1:500 PROJECT: A2/003 SHEET: K </small>	Grafog Farm, Gwosion, LL54 7UE. Proposed Block Plan	Full Planning Permission Touring Caravans Toilet Block, Altered Access & Treatment Plant	DATE: 07.09.25 SCALE: 1:500 PROJECT: A2/003 SHEET: K
	A2/003		K
	A2/003		K
	A2/003		K



- GENERAL:**
- G1 ALL LEVELS IN METRES UNLESS NOTED OTHERWISE ON DRAWING.
 - G2 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS AND ARCHITECTS DRAWINGS AND RELEVANT SPECIFICATION CLAUSES.
 - G3 PLEASE REFER TO ARCHITECTS DRAWINGS FOR FINAL BUILDING LOCATION.
 - G4 ALL PROPOSED LEVELS ARE TO BE CONFIRMED BY THE ARCHITECT.

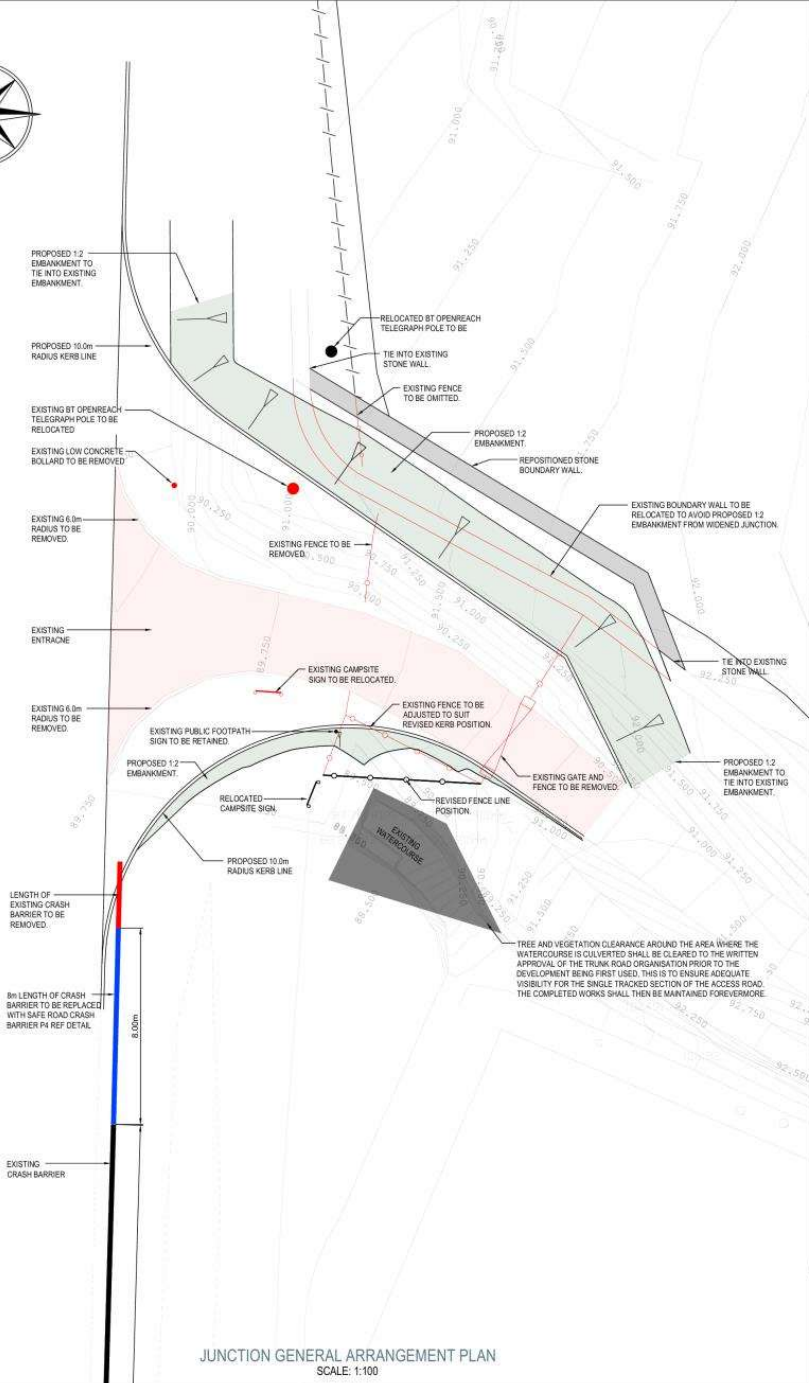
LEGEND		
	PROPOSED SITE BOUNDARY	
	PROPOSED GRASSED AREA	
	PROPOSED HIGHWAY AREA	

PROPOSED AREAS		
SURFACE	TOTAL AREA	CUMULATIVE AREA
GRASSED	73,01 m ² 0.350	25,985 m ²
HIGHWAY	214,040 m ² 1.000	214,040 m ²
TOTAL	287,141 m ²	239,625 m ²

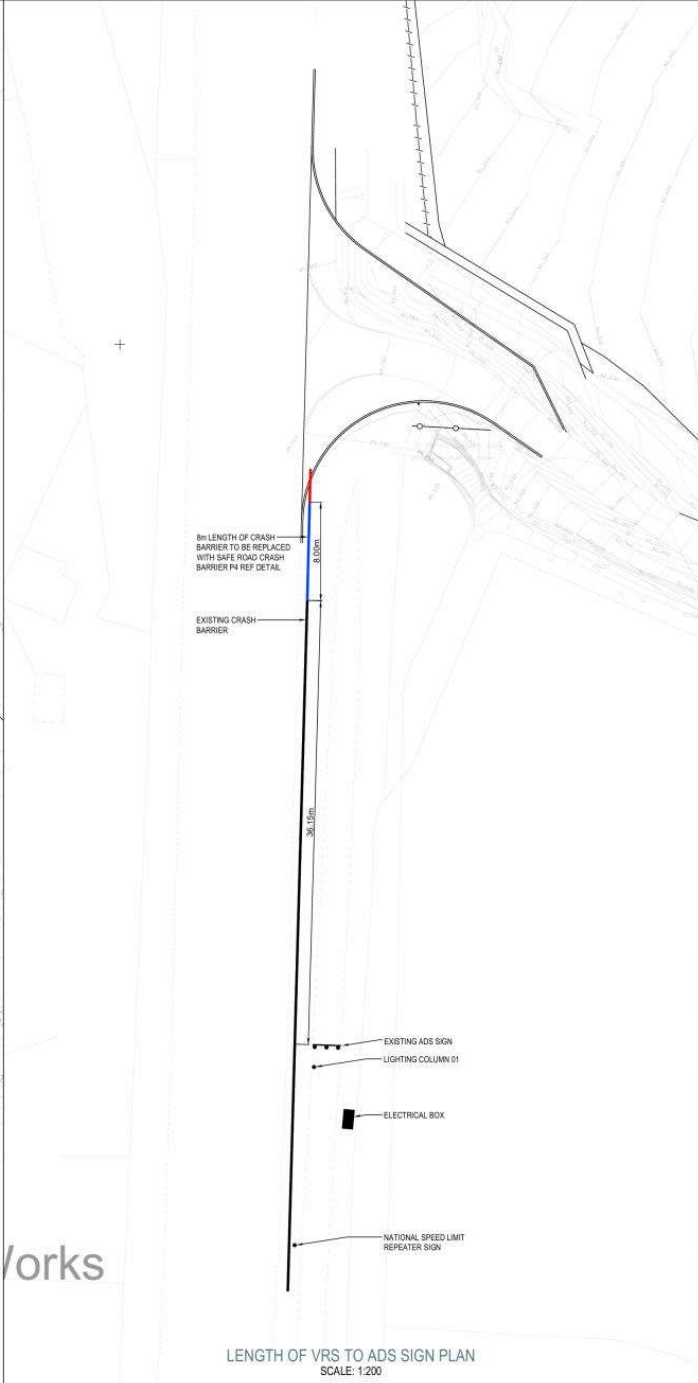


REV	18/03/24	UPDATED TO MATCH REVISED ACCESS	KB	BT	BT
REV	07/03/24	UPDATED TO SUIT REVISED JUNCTION ARRANGEMENT	KB	BT	BT
REV	04/11/23	PRELIMINARY ISSUE	KB	KB	KB
REV	04/05	DESCRIPTION	BT	KB	KB

DRAWING STATUS		PRELIMINARY	
CLIENT		SIMON AND SERENA MELBOURNE	
ARCHITECT			
PROJECT		GRAFOG FARM, GROESLON	
TITLE		JUNCTION PROPOSED AREAS PLAN	
STATUS	PROJECT NO.	019	NO.
S2	225		P03
SCALE @ A1:	DESIGNED:	DRAWN:	CHECKED:
1:500	BT	KB	KB
	APPROVED:	DATE:	
	BT	OCTOBER 2021	
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JUNCTION GENERAL ARRANGEMENT PLAN
SCALE: 1:100



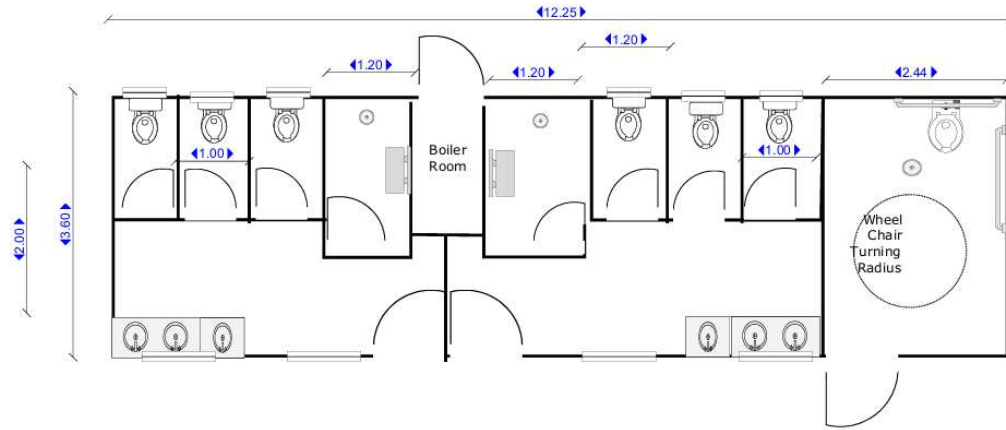
LENGTH OF VRS TO ADS SIGN PLAN
SCALE: 1:200

REFERENCE SHOULD BE MADE TO SAFE ROAD DRAWING P4-GA-02 & P4-GA-08 FOR CRASH BARRIER ARRANGEMENT



REV	1710202	VEGETATION CLEARANCE NOT AMENDED	KB	KB	KB
REV	0422202	EXTENT OF VEGETATION UPDATED TO SUIT VISIBILITY FROM TRUCK	KB	KB	KB
REV	0423202	VEGETATION NOTE ADDED	KB	KB	KB
REV	0812204	ADDITION INFORMATION ADDED TO SUPPORT QUALITY BY RISK ASSESSMENT REPORT	KB	KB	KB
REV	0203204	UPDATED FOLLOWING RISK COMMENTS	KB	KB	KB
REV	1102204	PRELIMINARY ISSUE	KB	KB	KB
REV	0425	DESCRIPTION	BT	KB	KB

DRAWING STATUS			
PRELIMINARY			
CLIENT			
SIMON AND SERENA MELBOURNE			
PROJECT			
GRAFOG FARM, GROESLON			
TITLE			
JUNCTION GENERAL ARRANGEMENT LAYOUT			
STATUS	PROJECT NO	DRAWING NO	REV
S2	225	025	P07
SCALE @ A1	DESIGNED	DRAWN	CHECKED
STATED	BT	KB	KB
APPROVED		DATE	
BT		OCTOBER 2021	
MON CIVILS LIMITED			



Revised Toilet Block 07/08/21



- GENERAL**
- G1 ALL LEVELS IN METRES UNLESS NOTED OTHERWISE ON DRAWING
 - G2 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS AND ARCHITECTS DRAWINGS AND RELEVANT SPECIFICATION CLAUSES
 - G3 PLEASE REFER TO ARCHITECTS DRAWINGS FOR FINAL BUILDING LOCATION
 - G4 ALL PROPOSED LEVELS ARE TO BE CONFIRMED BY THE ARCHITECT

LEGEND

█	PROPOSED SITE BOUNDARY
█	PROPOSED CELLULAR GRASS TRACK AREA
█	PROPOSED CARAVAN AREA
█	PROPOSED GRASSED AREA
█	PROPOSED SWALE & FILTER STRIP AREA

PROPOSED AREAS			
SURFACE	TOTAL AREA	0.350	CUMULATIVE AREA
CELLULAR GRASS TRACK	1,218.684 m ²	0.350	425.942 m ²
CARAVAN	228.660 m ²	1.000	228.660 m ²
GRASSED	4,581.739 m ²	0.350	1,603.609 m ²
SWALE & FILTER STRIP	1,278.907 m ²	0.350	447.617 m ²
TOTAL	7,306.028 m²		2,705.747 m²



REV	DATE	DESCRIPTION	BY	CHK	APP
P06	16.03.2024	UPDATED TO MATCH REVISED ARCHITECTS LAYOUT	KB	BT	BT
P05	07.03.2024	UPDATED TO MATCH REVISED ARCHITECTS LAYOUT	KB	BT	BT
P04	26.11.2023	UPDATED TO MATCH REVISED JUNCTION	KB	BT	BT
P03	20.09.2023	UPDATED TO MATCH REVISED JUNCTION	KB	BT	BT
P02	28.04.2023	UPDATED TO MATCH REVISED JUNCTION	KB	BT	BT
P01	31.05.2021	PRELIMINARY ISSUE	KB	KB	KB

DRAWING STATUS: PRELIMINARY

CLIENT: SIMON AND SERENA MELBOURNE

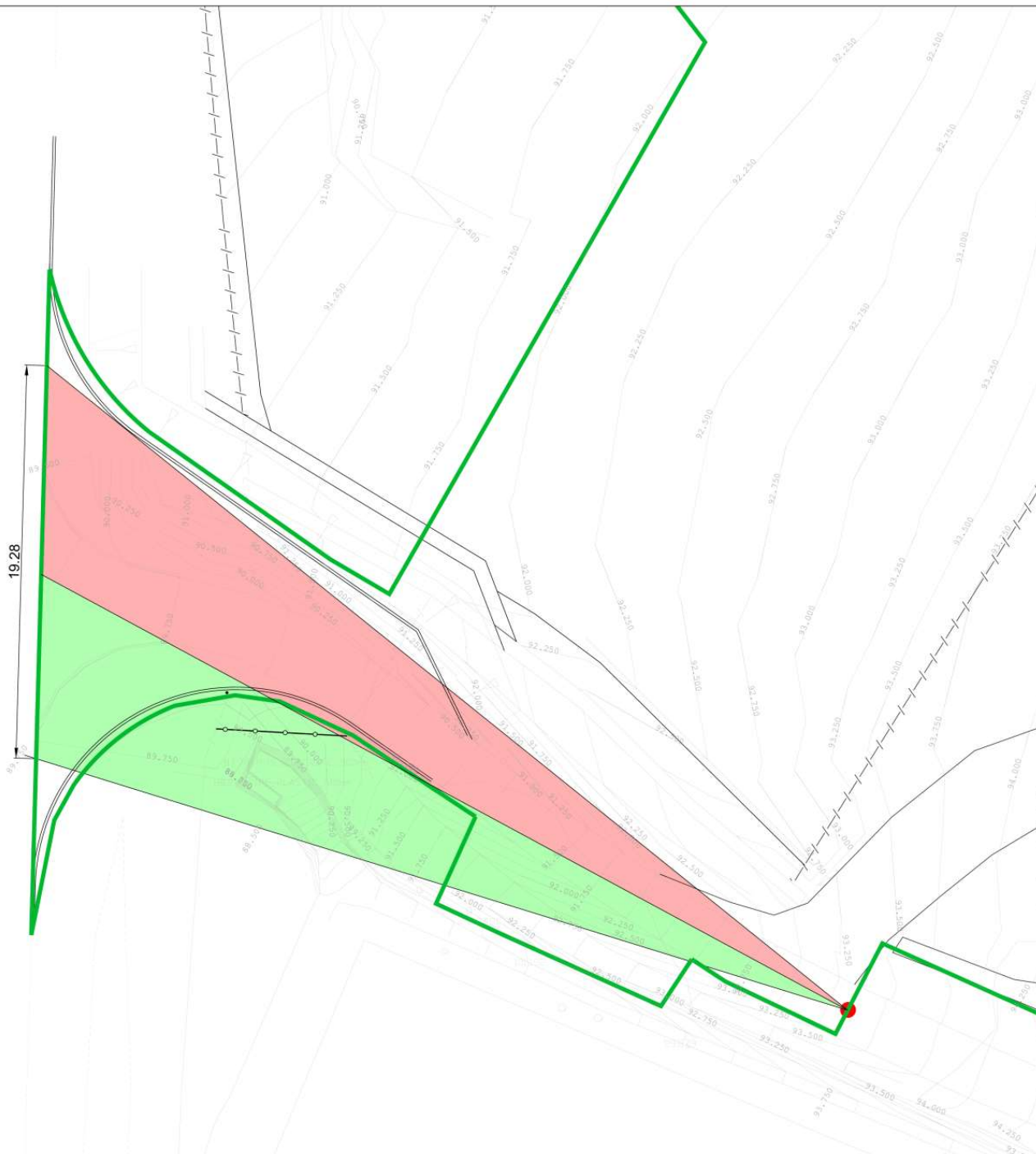
ARCHITECT:

PROJECT: GRAFOG FARM, GROESLON

TITLE: PROPOSED AREAS PLAN

STATUS: S2	PROJECT NO: 225	002	REV: P06
SCALE @ 1:1250	DESIGNED: BT	DRAWN: KB	CHECKED: KB
	APPROVED: BT	DATE: OCTOBER 2024	

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- NOTES**
- G1 ALL LEVELS IN METRES UNLESS NOTED OTHERWISE ON DRAWING.
 - G2 ALL MEASUREMENTS IN METRES UNLESS NOTED OTHERWISE ON DRAWING.
 - G3 ROAD SPEED IS 20mph AND THEREFORE IS CLASSIFIED AS A BUILT-UP AREA.
 - G4 IN LINE WITH TABLE B OF TAN18 THE PROPOSED VISIBILITY SPAY SHOULD BE 22m FOR A 20mph ROAD.

LEGEND	
█	LEFT HAND VISIBILITY
█	RIGHT HAND VISIBILITY



REV	NO	DATE	DESCRIPTION	BY	CHK	APP

DRAWING STATUS: **PRELIMINARY**

CLIENT: SIMON & SERENA MELBOURNE

ARCHITECT: NA

PROJECT: GRAFOG FARM, GROESLON

TITLE: JUNCTION VISIBILITY FROM TRACK

STATUS: S2 PROJECT NO: 225 DRAWING NO: 028 REV: P01

SCALE @ 1:100 DRAWN BY: KB CHECKED BY: KB APPROVED BY: KB DATE: FEBRUARY 2025

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