

Rhif y Cais / Application Number : C13-1143-11-AM

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**Land off Pen Y Ffridd Road,
Bangor
Morbaine Limited
Site context**

00

Key

-  The site
-  A55 (North Wales Expressway)
-  A487
-  North Wales Coast railway line
-  Railway station



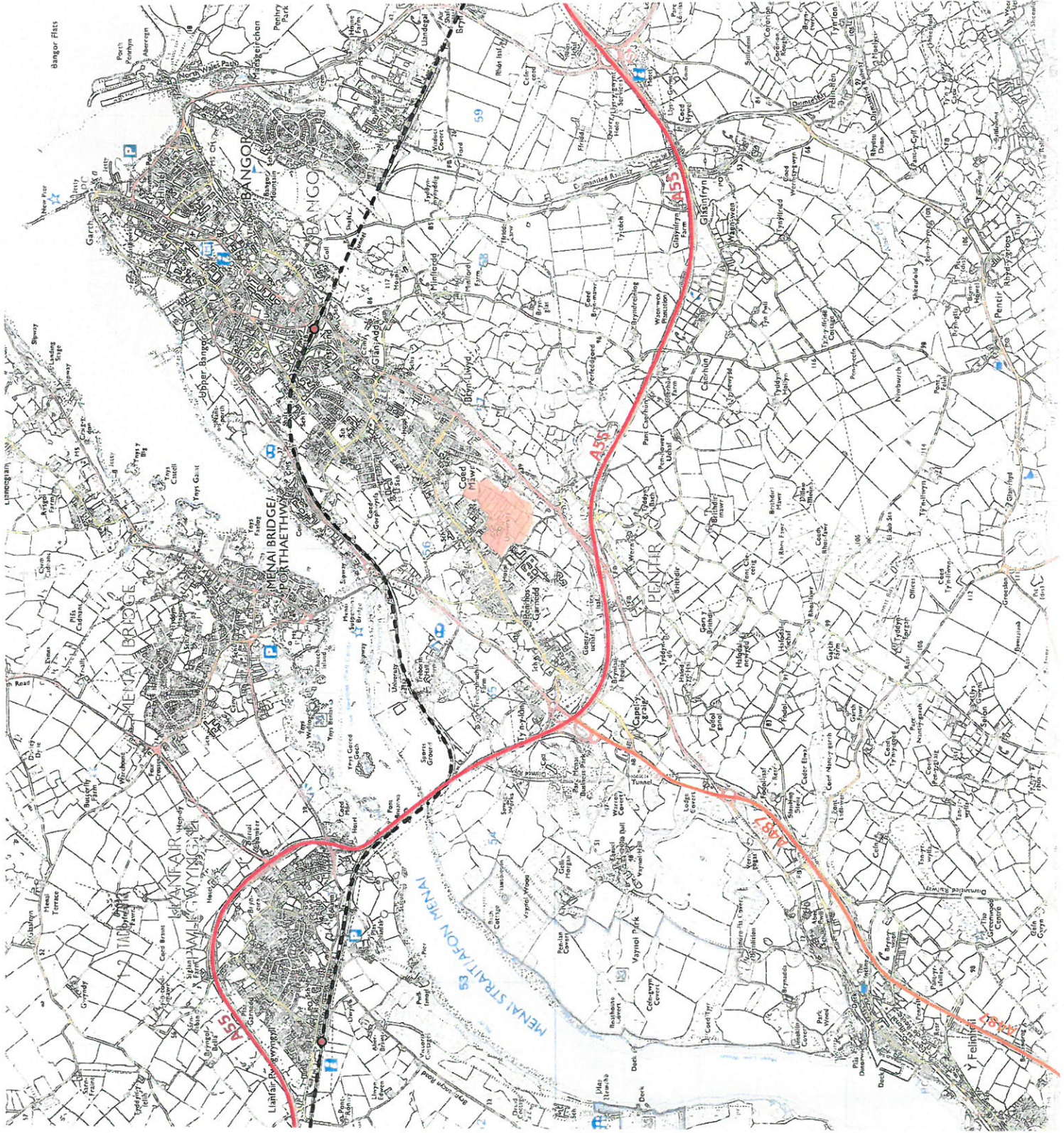
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A079679drg00
Scale: 1:2500 @ A3
Date: July 2013

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WYG Environment Planning Transport
Pen-y-Ffridd, Capel Penarth Road, Cardiff, CF24 0AD
Tel: +44 (0)1924 2012 9200 Fax: +44 (0)1924 2045 5321
Email: p.penarth@cardiff.wyg.com www.wyg.com

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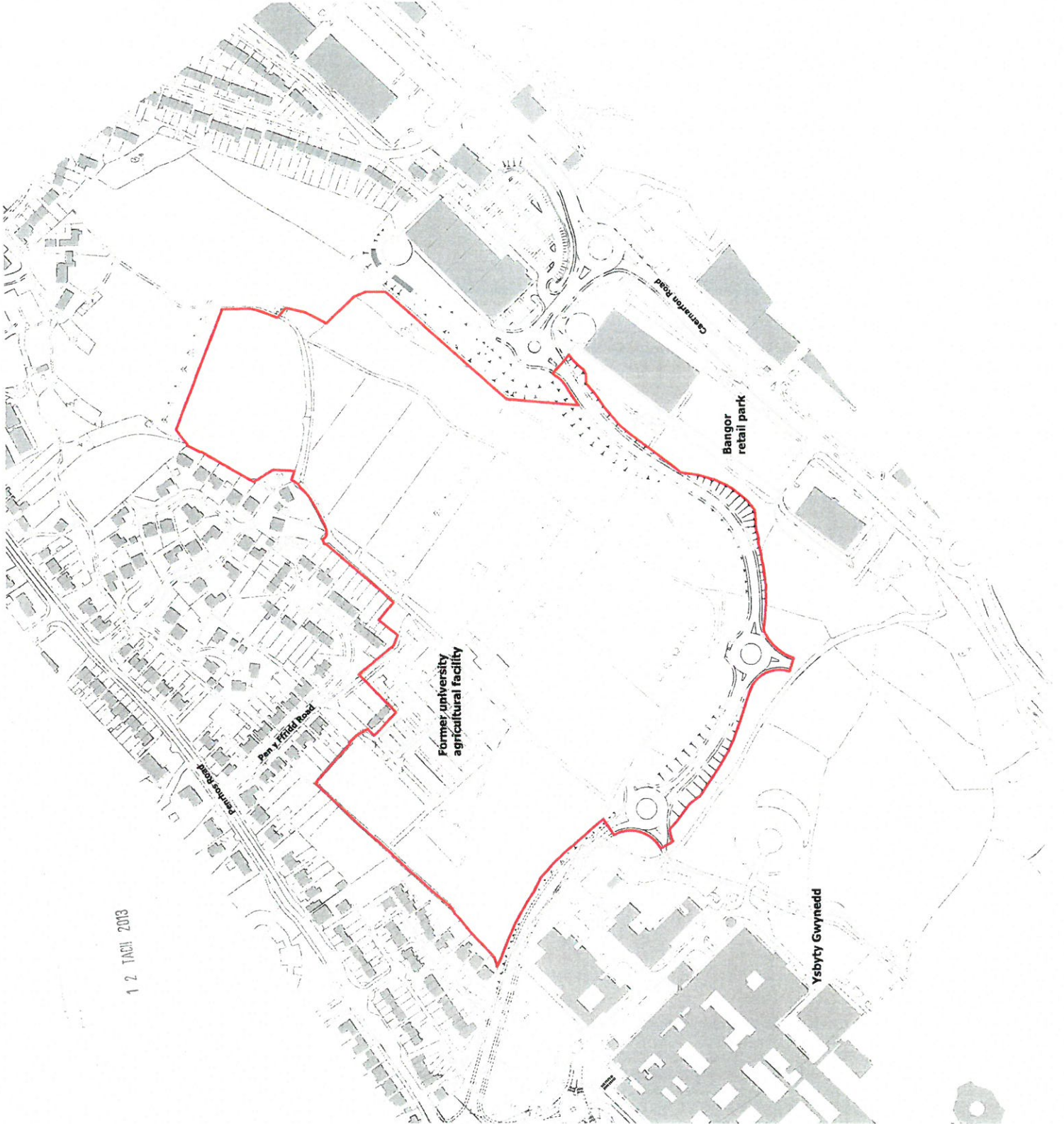
01

Land off Pen y Ffridd Road,
Bangor
Morbaine Limited
Application site

Key



Planning Application Site Boundary



1 2 TACH 2013



North



A079679drg01 revision B Scale: 1:3000 @ A3
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WYG Environment Planning Transport
Fflur S. Llojocss Court, 47 Newport Road, Cardiff, CF24 0AD
Tel: +44 (0)29 2082 9200 Fax: +44 (0)29 2015 5321
Email: planning.cardiff@wyg.com www.wyg.com

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12 June 2013

**Land off Pen y Ffridd Road,
Bangor**
Morbaine Limited
**Development framework
(illustrative layout)**

08

Key

- Key frontages
- Development areas
- Formal open space
- Informal open space
- Landscape/embankments
- Phase I road (by pass)
- Phase II road (by pass)
- Primary road (through site)
- Secondary road (through site)
- Shared surface / homezone
- Pedestrian and non-vehicular links
- Existing and realigned bridleway
- Existing hedgerows (subject to survey)
- Existing trees (subject to survey)



0 50 100 150 250 metres

A079679drg08 revision A

Scale: 1:2500 @ A3

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 Floor 5, Morgens Court, 47 Newport Road, Cardiff, CF24 0AD
 Tel: +44 (0)29 2082 9200 Fax: +44 (0)29 2045 5321
 Email: planning@wyg.com www.wyg.com

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09

**Land off Pen y Ffridd Road,
Bangor
Morbaine Limited
Density plan
(illustrative layout)**

Key

- Site boundary
- High density: 50 uph
- Medium density: 40 uph
- Low density: 26 uph
- Formal open space
- Informal open space
- Landscape/embankments
- Phase I road (by pass)
- Phase II road (by pass)
- Primary road (through site)
- Secondary road (through site)
- Minor roads (shared surface)
- Pedestrian and non-vehicular links
- Existing and realigned bridleway
- Existing hedgerows (subject to survey)
- Existing trees (subject to survey)

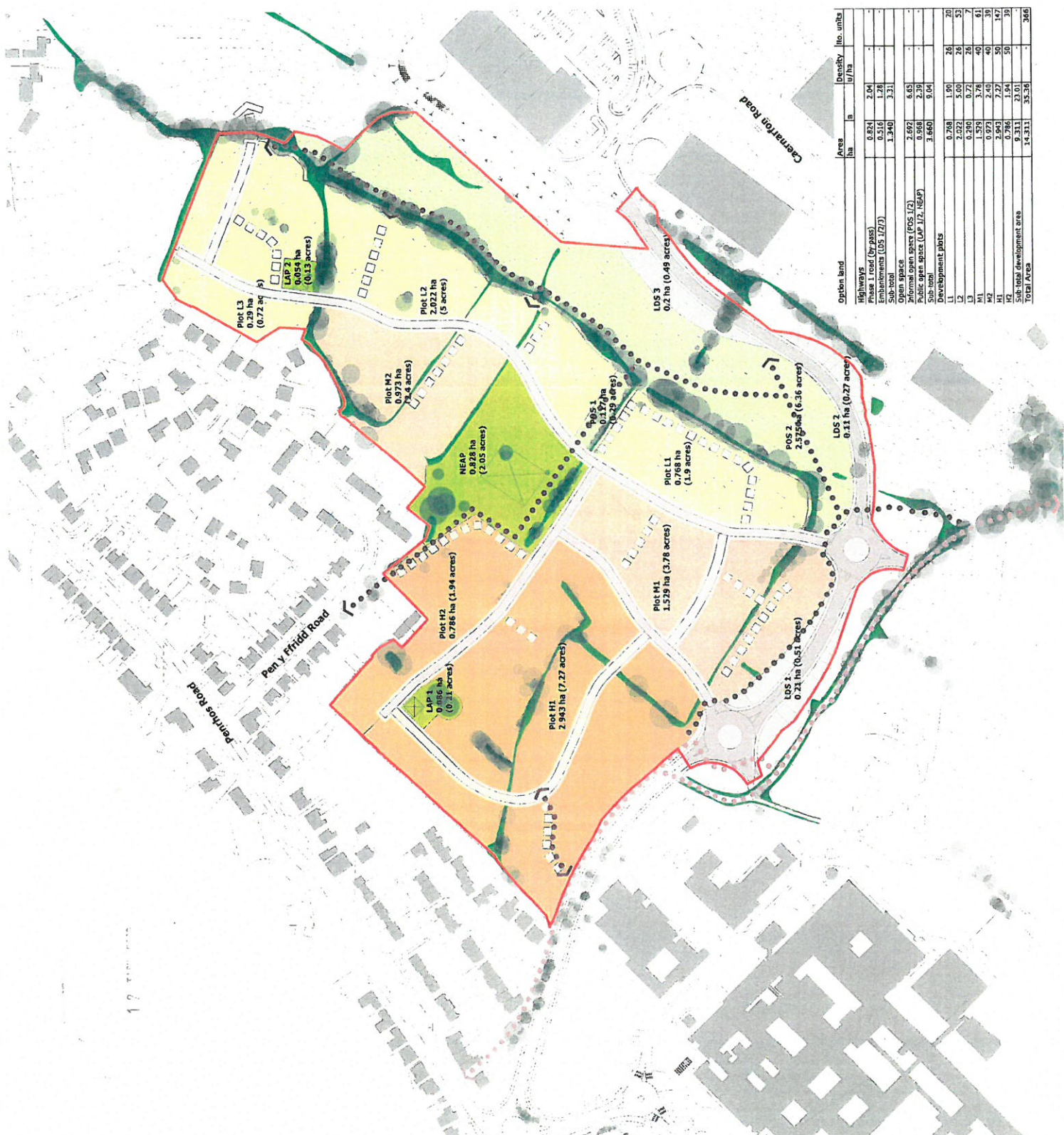


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WYG Environment Planning Transport
Floor 5, Longcross Court, 47 Newport Road, Cardiff, CF24 0AD
Tel: +44 (0)29 2082 9200 Fax: +44 (0)29 2015 5321
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Option land	Area ha	Density	Imp. units
Highways	0.824	2.04	-
Embankment (by pass)	0.516	1.78	-
Embankment (LOS 1/2/3)	1.240	3.31	-
Sub-total	2.580	-	-
Open space	2.697	6.65	-
Informal open space (POS 1/2)	0.968	2.39	-
Public open space (LAP 1/2, NEAP)	3.660	9.04	-
Sub-total	6.357	-	-
Development plots			
L2	0.248	1.90	26
L3	2.022	5.00	26
M1	0.240	0.72	26
M2	1.278	3.78	40
M3	0.973	2.40	39
H1	2.943	7.27	347
H2	0.911	23.0	31
H3	0.311	35.36	31
Total Area	14.311		366

1:2500



**Land off Pen Y Ffridd Road,
Bangor
Morbaine Limited
Urban form
(illustrative layout)**

10

Key

- Urban form
- Public realm
- Formal open space
- Informal open space
- Landscape/embankments
- Phase I road (by pass)
- Phase II road (by pass)
- Primary circulation route
- Secondary circulation route
- Pedestrian and non-vehicular links
- Existing and realigned bridleway
- Existing hedgerows (subject to survey)
- Existing trees (subject to survey)
- Play areas



North

0 50 100 150 250 metres

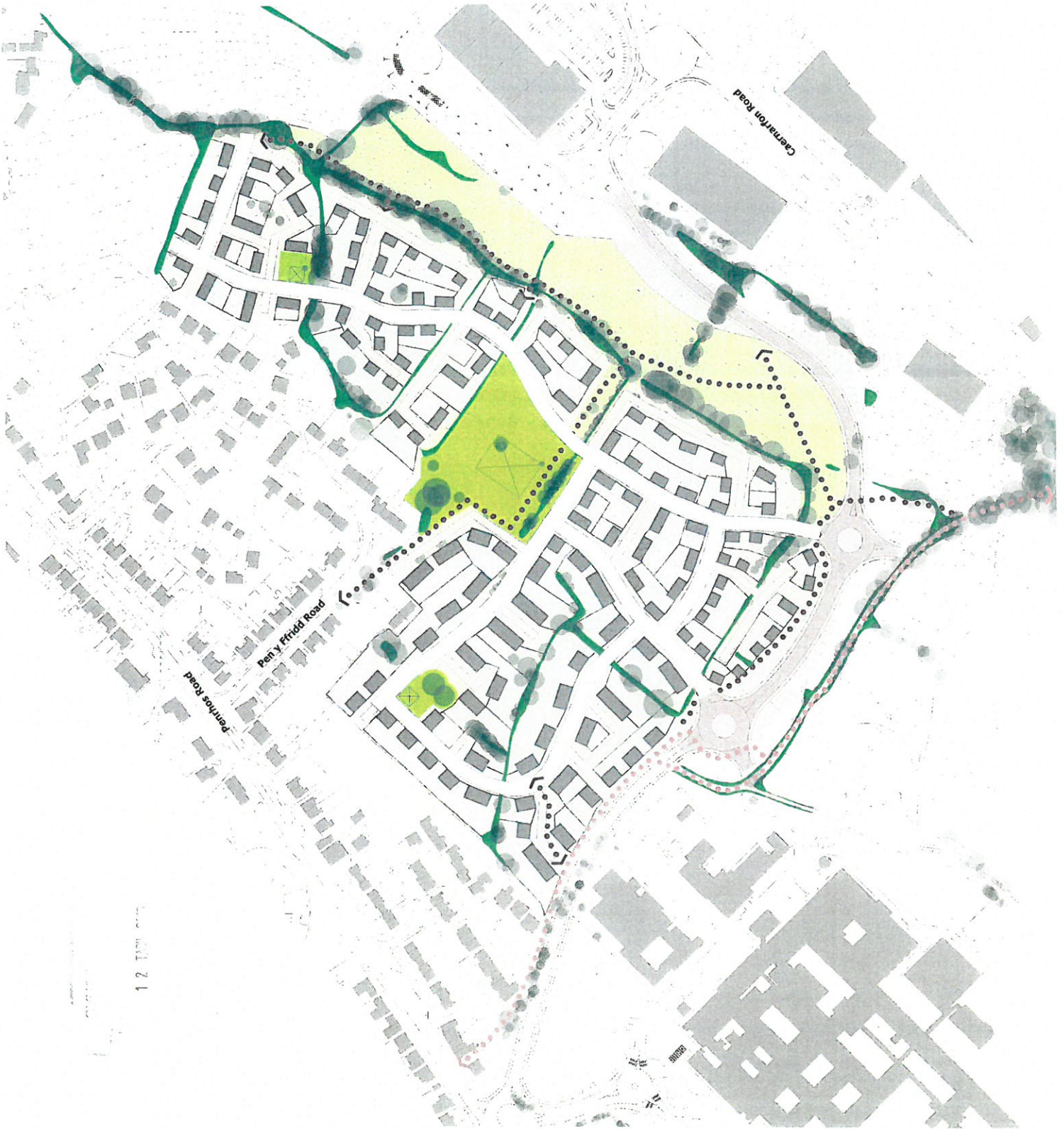
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 Floor 5, Longcross Court, 47 Newport Road, Cardiff, CF24 0AD
 Tel: +44 (0)29 2082 9200 Fax: +44 (0)29 2045 5321
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**Land off Pen y Ffridd Road,
Bangor
Morbaine Limited
Movement Strategy
(illustrative layout)**

11

Key

- Site boundary
- Main street
- Local street
- Lane
- Informal open space
- Landscape/embankments
- Phase I road (by pass)
- Phase II road (by pass)
- Pedestrian and non-vehicular links
- Existing and realigned bridleway
- Existing hedgerows (subject to survey)
- Existing trees (subject to survey)
- Play areas



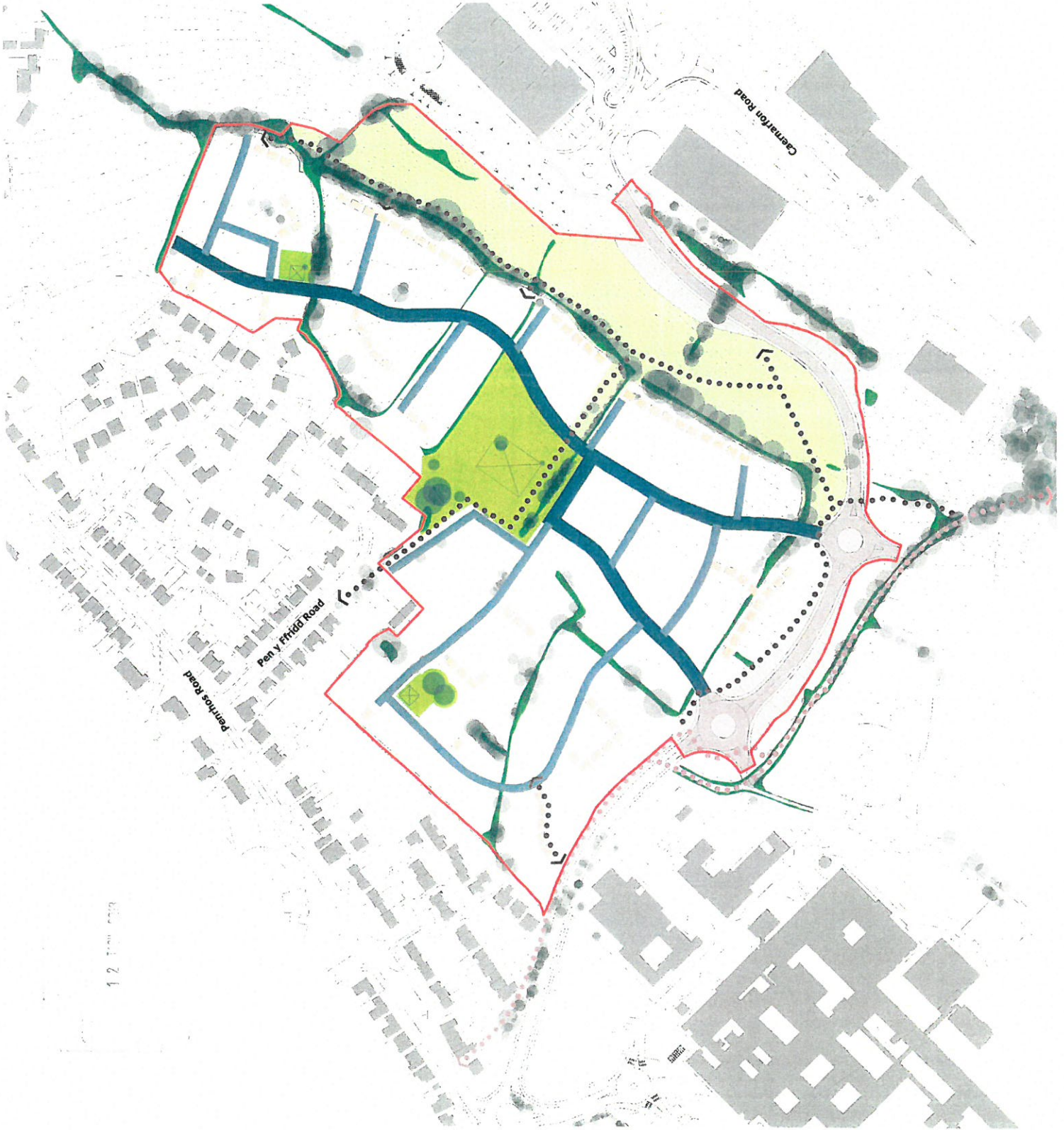
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WYG Environment Planning Transport
Floor 5, Longcross Court, 47 Newport Road, Cardiff, CF24 0ND
Tel: +44 (0)20 2082 9200 Fax: +44 (0)20 2015 5321
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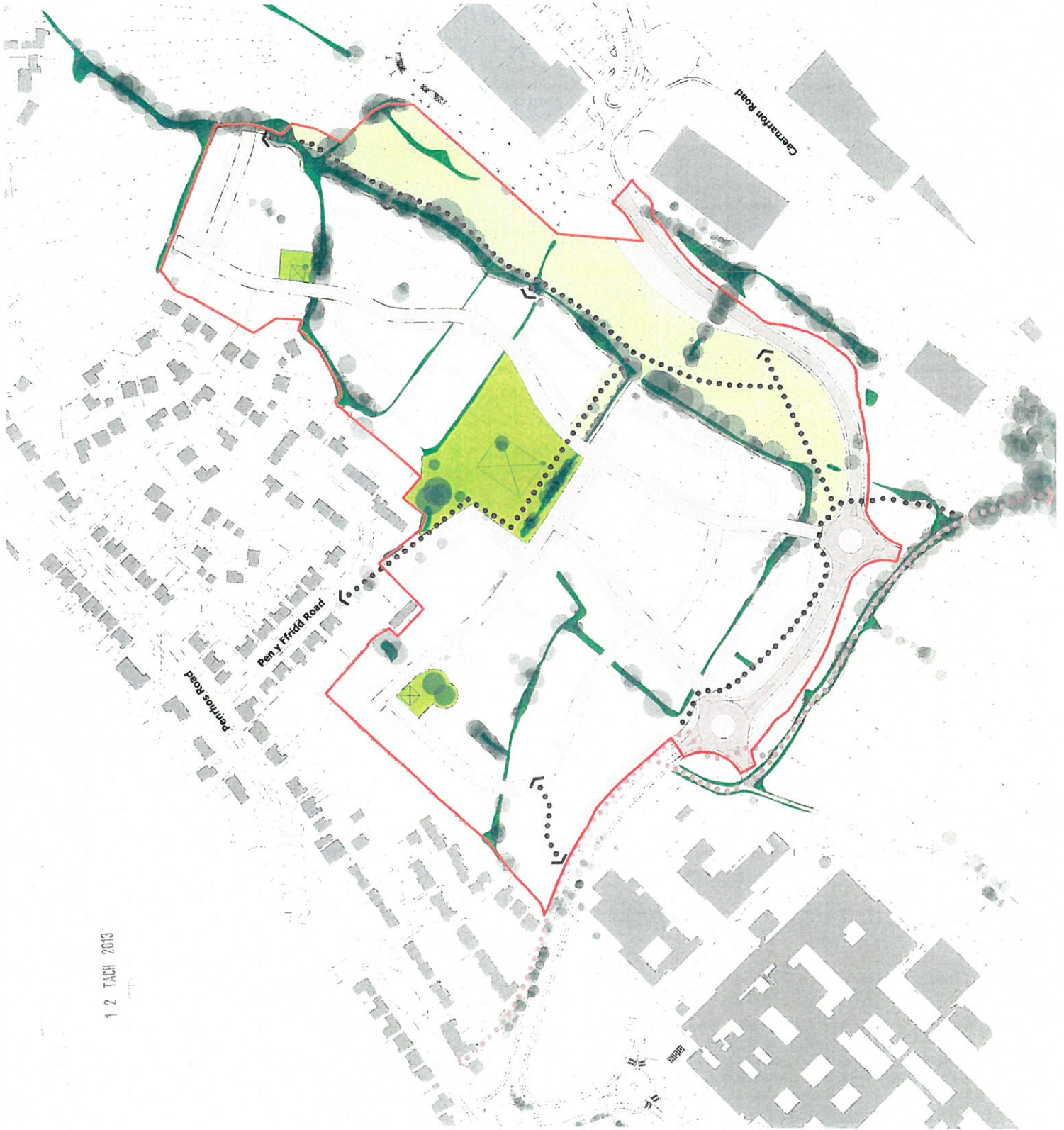
12



Land off Pen y Ffridd Road,
Bangor
Morbaine Limited
Landscape
(illustrative layout)

Key

- Site boundary
- Existing hedgerows (subject to survey)
- Existing trees (subject to survey)
- Formal open space
- Informal open space
- Play areas



0 50 100 150 250 metres

A079679drg12 revision A
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WYG Environment Planning Transport
Floor 5, Llanerch Court, 47 Market Road, Cardiff, CF24 0AD
Tel: +44 (0)199 2082 9700 Fax: +44 (0)199 2015 5321
Email: planning@wyg.com www.wyg.com

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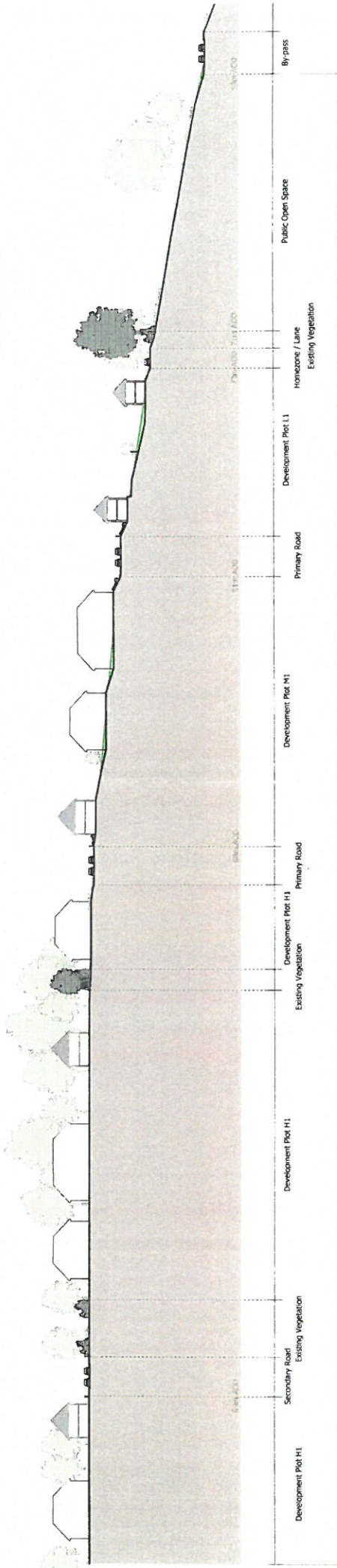
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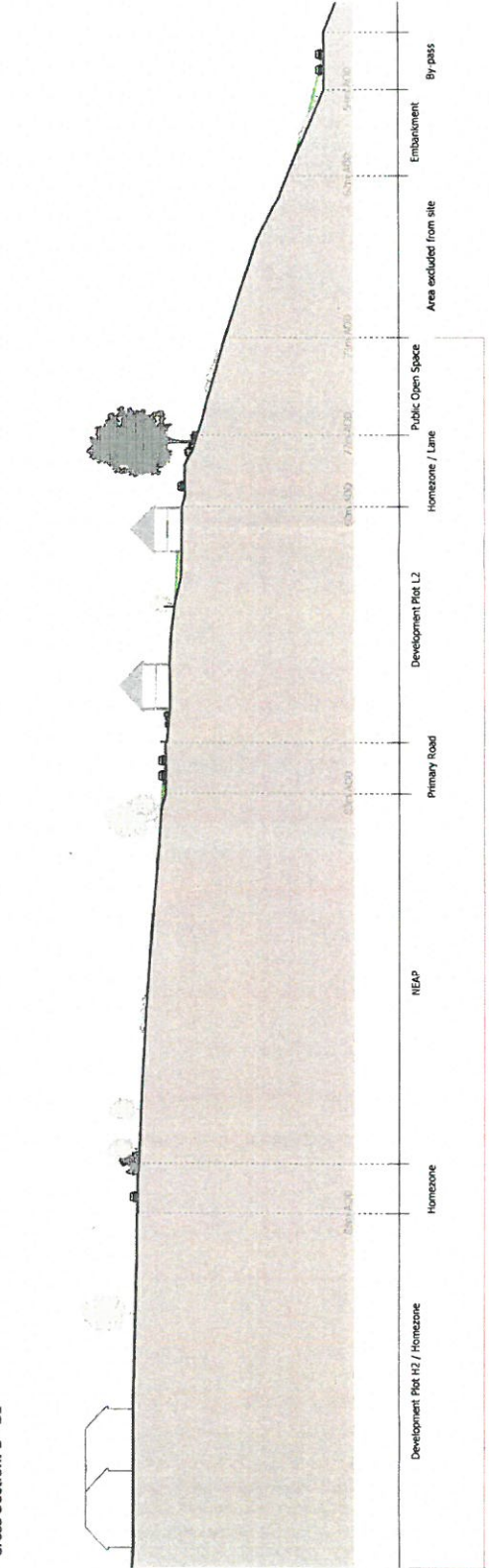
13

Proposed sections
(illustrative)

Cross Section: A - A1



Cross Section: B - B1



A079679drg13 revision A

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WYG Environment Planning Transport
 Floor 5, Longcross Court, 47 Newport Road, Cardiff, CF24 0AD
 Tel: +44 (0)192 2082 9200 Fax: +44 (0)192 2015 5321
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