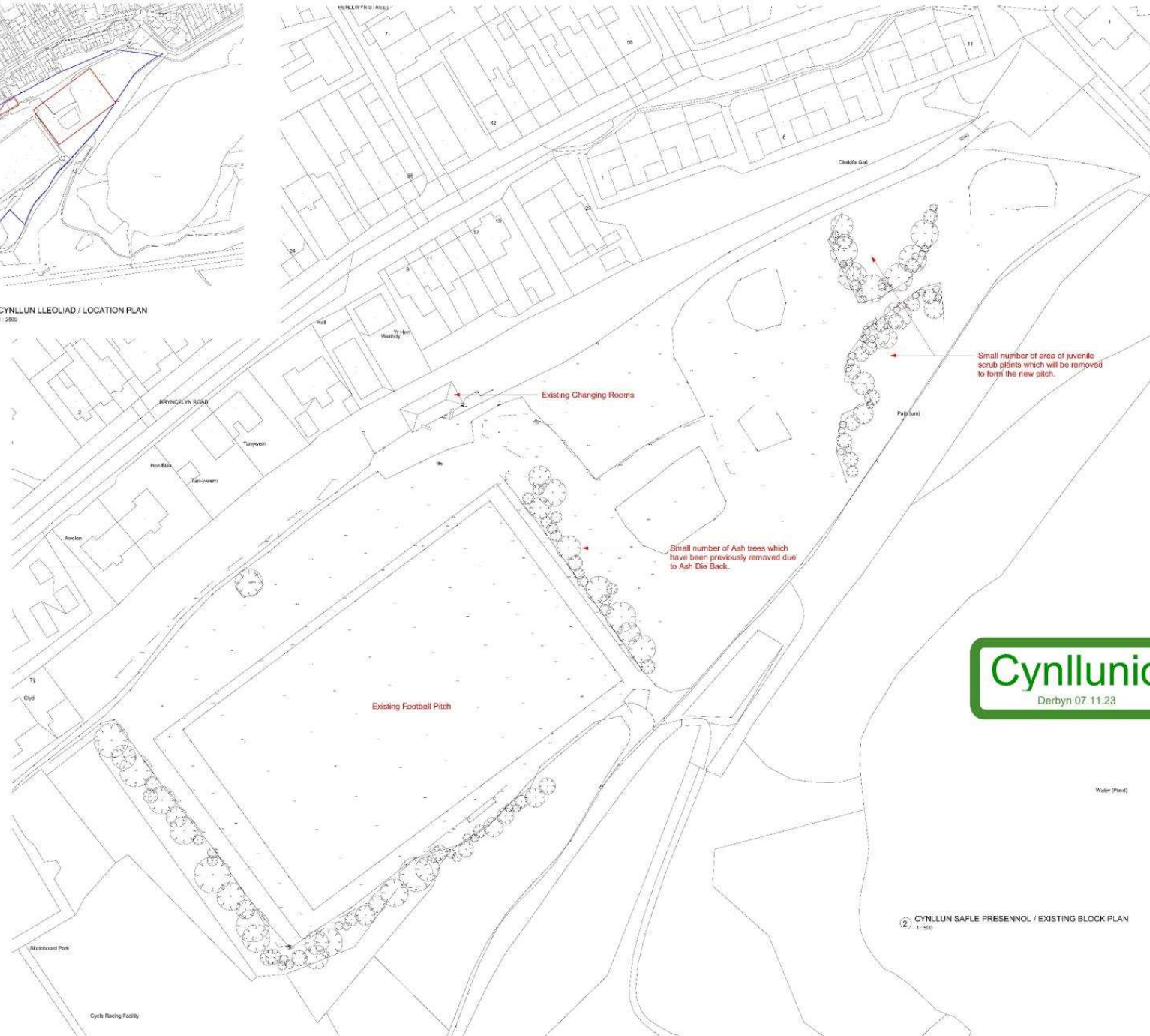




1 CYNLLUN LLEOLIAD / LOCATION PLAN  
1:2500



2 CYNLLUN SAFLE PRESENNOL / EXISTING BLOCK PLAN  
1:500

No.	Description	Date
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CPD Talywern Celta  
Gladfys Gle, Talywern,  
Gwynedd, LL54 6BY

Cynlluniau Lleoliad  
Location Plans

Drawn by: GJJ	Date: Hyd 2023
Drawing No:	Rev:
OBS-2023-056 GAD01	







**Biodiversity Enhancements**

The following enhancements / mitigation measures have been taken from the Preliminary Ecological Assessment (PEA), Reptile Survey Report and Bat Survey Report as prepared by BeDon Moseley.

**Recommendations from PEA**

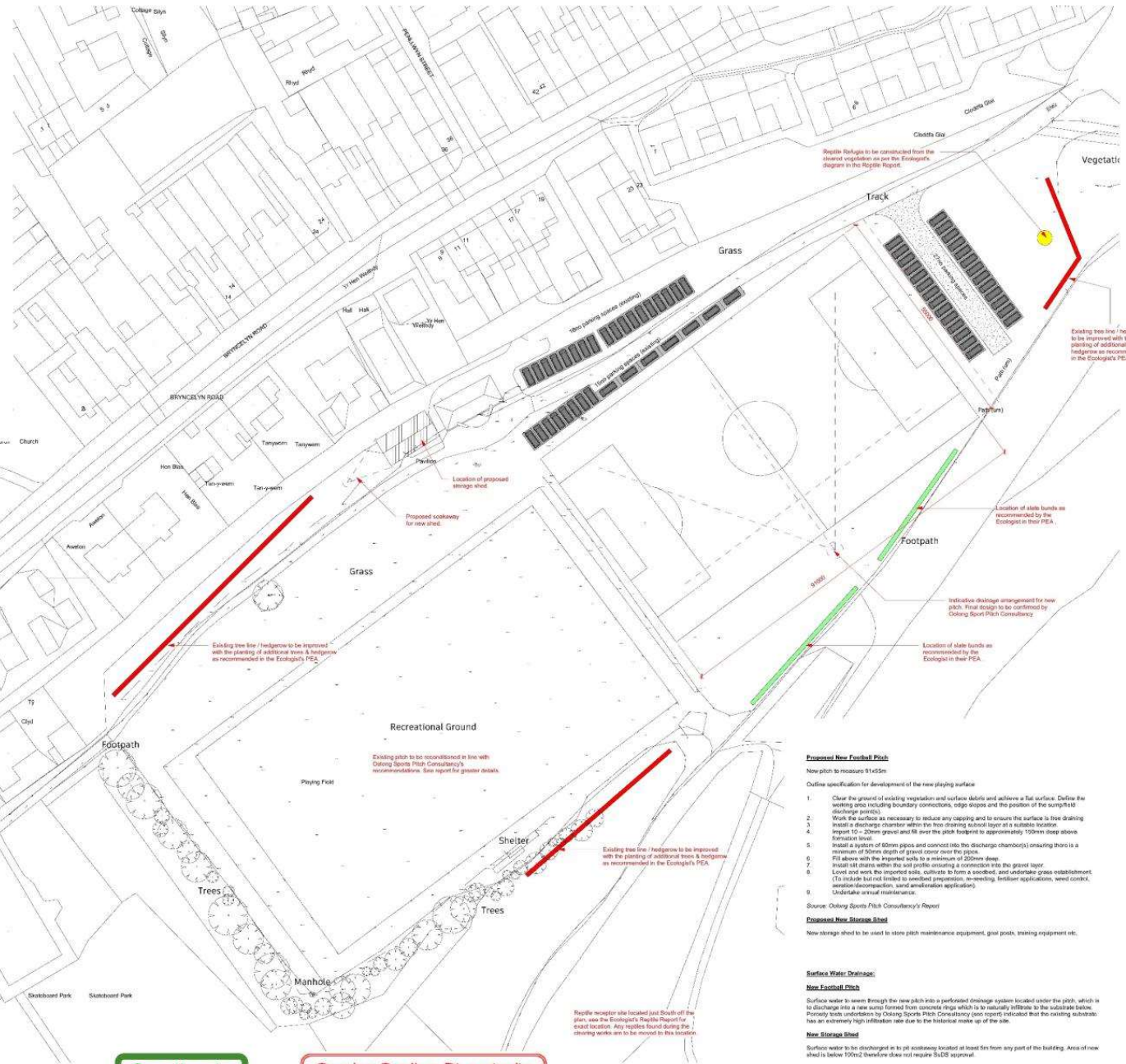
- Following the preliminary ecological bat survey it is recommended that emergence surveys take place on the north and western side of the changing rooms. See attached survey results.
- The open mosaic habitat of previously developed land is listed on section 7 habitat. Loss of the open mosaic habitat of previously developed land would need to be compensated for. It is proposed that native occurring trees are planted on the northern and southern boundary of the new football field along with a fund of slabs to provide habitat for various invertebrate bug habitats.
- The layout for the area of the open mosaic habitat should be retained and used in the slabs band on the site boundary. This will ensure that any seed stock is retained.
- No invasive non-native species will be planted on site even so all machinery, equipment and tools should be cleaned and sprayed with 'vicon' disinfectant before entering and leaving site to stop the introduction of invasive non-native species and pathogens.
- Suitable excavated material can be reused on site.
- Any excavations should have a mineral ladder or timbered back sides to allow escape.
- The trees on the site boundary will be retained, only a few remaining trees between the existing football pitch and proposed football pitch will be lost (see species list in table 10). The trees were relatively young in age and any trees lost will be replaced by native trees on the site boundary.
- The ecologist will check the trees and scrub for nesting birds immediately before the works start (if within the bird nesting season (March to August inclusive), if active nests are found the works will be postponed until all broods have fledged a slabs band will be constructed on the site's southern boundary this will provide habitat for invertebrates and any common reptiles found on site will also be moved to this location.
- The root stock of plants found on site will be retained in the area of the slabs band and vegetation on the site boundary to provide invertebrates such as butterflies or moths habitat to complete their life cycle.
- No additional external lighting is expected to be placed on the building or the football pitch roof.
- If floodlights are included on site in the future a HRA to identify if the proposal is likely to have a significant effect on LMS bats of Gwent SAC need to be completed.
- The proposed development and mitigating proposals identified is likely to have much less of an ecological impact than the current permitted development rights for the site, under planning CGBA/04/2224.

**Recommendations from the Reptile Report**

- Vegetation clearance should be undertaken in stages; stage 1 is clear to 30cm height, stage 2 is to clear the remaining vegetation the following day to enable the reptiles time to relocate from the area.
- All vegetation clearance and ground stripping within areas of scrubland and scrubs should be completed and/or an ecological watching brief for reptiles by a suitably experienced and qualified ecologist. Vegetation clearance should only be undertaken during the reptile active season (April to October inclusive) and dates allow 10°C.
- If any individuals are found during the works, they should be moved to the predetermined receptor site (see Reptile Report appendix 1, figure 2 for location details).
- Vegetation cleared should be left in a pre-determined location to safeguard reptiles that may use the cleared vegetation as refuge during construction.
- A toolbox talk will be given to construction workers on site.

**Recommendations from the Bat Report**

- Two integrated bat roost boxes must be included in the new building and located on the north facing wall.
- External lighting will be avoided especially in the area of the integrated bat roost on the northern wall.
- All machinery, equipment including staff boots will be disinfected and washed before entering and leaving the area of the works to stop the introduction or movement of invasive non-native species to the area of the works.
- If the proposed works have not been undertaken within 21 months from the date of its assessment or if there has been any deterioration of the building, a repeat survey needs to be carried out.
- There are opportunities for the landowner to plant local occurring trees and shrubs. This will increase local foraging opportunities for bats and birds along the existing site boundaries.
- A check for nesting birds will be completed before the works start (if within the bird breeding season generally 1<sup>st</sup> March to 31<sup>st</sup> August).
- Bats are highly mobile animals and can move into a property at any time after the survey has taken place. In the unlikely event a bat is found during the works, all works must stop, and the licensed bat worker called to assist (the impacts are expected on the changing room building now that a separate building is proposed to be constructed).



**Parking**

Currently the majority of the people who attend the club park in the public car park of Caerleon Talywain which is located across the road.

Those who do park on site do so in the areas highlighted opposite as existing.

The formation of a new pitch merely adds the pressure on the existing parking facilities on the location of the new pitch does not take up space used for parking. The location of the pitch is currently overgrown scrub.

The formation of a new pitch merely adds the pressure on the existing parking facilities on the location of the new pitch does not take up space used for parking. The location of the pitch is currently overgrown scrub.

Additional parking spaces can be formed with slabs areas which will allow and surface water to permeate through into the substrate.

No.	Description	Date
B	Biodiversity notes added	19/03/23
A	Additional notes on parking added	19/03/23
N/A		

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CPD Talywain Cells  
Gladflla Gŵ, Talywain,  
Gwynedd, LL54 6BY

Cynllun Proffesiynol  
Proposed Block Plan

Drawn by: GJL Date: Hyd 2023  
Drawing No: OBS-2023-056 GA002 Rev: B



Gweler Cynllun Diwygiedig  
See Amended Plan

**Proposed New Football Pitch**

New pitch to measure 91x55m

Outline specification for development of the new playing surface

- Clear the ground of existing vegetation and surface debris and achieve a flat surface. Define the working area including boundary connections, edge slopes and the position of the sump/drain discharge points.
- Work the surface as necessary to reduce any clumping and to ensure the surface is free draining install a discharge chamber within the free draining subsoil layer at a suitable location.
- Import 10 - 20mm gravel and fill over the pitch footprint to approximately 150mm deep above formation level.
- Install a system of 60mm pipes and connect into the discharge chamber(s) ensuring there is a minimum of 20mm depth of gravel cover over the pipe.
- Fill above with the imported soils to a minimum of 200mm deep.
- Install tall drains within the soil profile ensuring a connection into the gravel layer.
- Level and work the imported soils, cultivate to firm a smooth, and undertake grass establishment. (This include but not limited to seedbed preparation, increasing fertilizer applications, weed control, aeration/decompaction, and aeration application).
- Undertake annual maintenance.

Source: Orling Sports Pitch Consultancy's Report

**Proposed New Storage Shed**

New storage shed to be used to store pitch maintenance equipment, goal posts, training equipment etc.

**Surface Water Drainage**

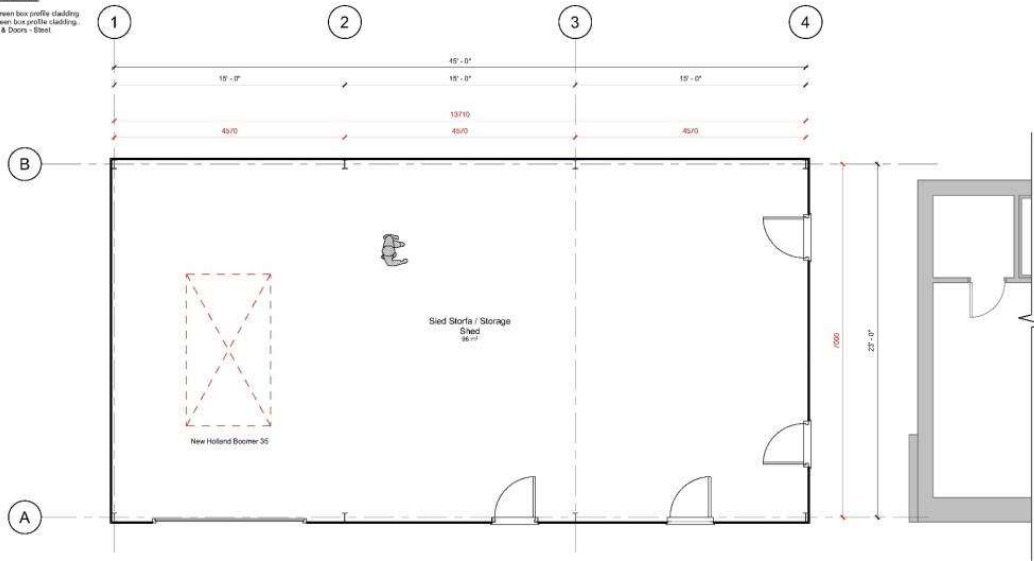
**New Football Pitch**

Surface water to be seen through the new pitch into a perforated drainage system located under the pitch, which is to discharge into a wet well formed from concrete pipe which is to be installed 100mm to the substrate below. Priority to be undertaken by Orling Sports Pitch Consultancy (see report) indicated that the existing substrate has an extremely high infiltration rate due to the historical make up of the site.

**New Storage Shed**

Surface water to be discharged in to pit eastwardly located at least 5m from any part of the building. Area of new shed to be below 100m2 therefore does not require SuDB approval.

**Proposed Materials:**  
Walls - Green box profile cladding  
Roof - Green box profile cladding  
Windows & Doors - Steel



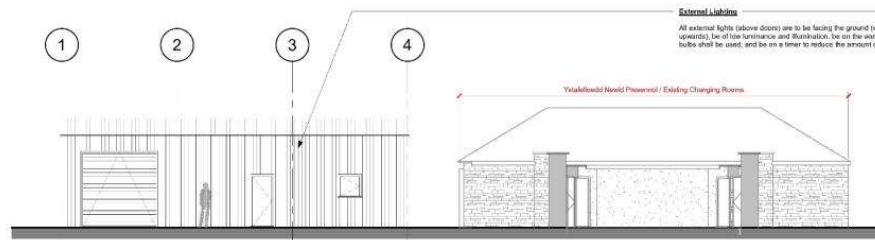
1 CYNLLUN LLAWR ARFAETHEDIG / PROPOSED FLOOR PLAN  
1:50



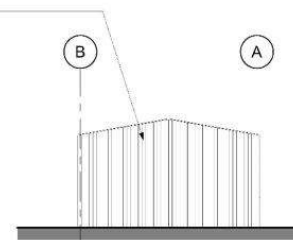
**GWYBODAETH YCHWANEGOL  
ADDITIONAL INFORMATION**



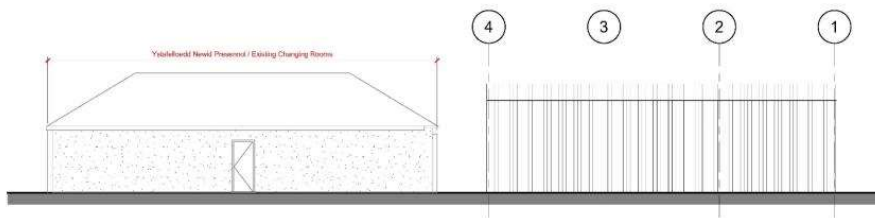
2 DRYCHIAID 3D ARFAETHEDIG / PROPOSED 3D VIEW



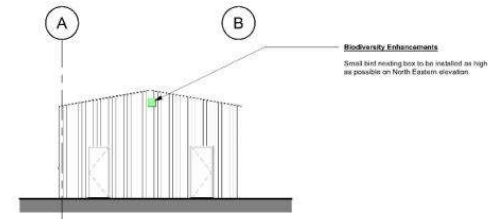
3 DRYCHIAID DE-DDWYREINIOL ARFAETHEDIG / PROPOSED SOUTHEASTERN ELEVATION  
1:100



4 DRYCHIAID DE-GORLLEWINOL ARFAETHEDIG / PROPOSED SOUTHWESTERN ELEVATION  
1:100



5 DRYCHIAID GOGLEDD-ORLLEWINOL ARFAETHEDIG / PROPOSED NORTHWESTERN ELEVATION  
1:100



6 DRYCHIAID GOGLEDD-DDWYREINIOL ARFAETHEDIG / PROPOSED NORTHEASTERN ELEVATION  
1:100

Scale @ A1  
As indicated

A	Position of existing changing rooms added	Rev
No.	Description	Date

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CPD Talyarn Ceis  
Gladys Gŵ, Talyarn,  
Gwynedd, LL54 6BY

Sled Arfaethedig  
Proposed Shed

Drawn by	GLJ	Date	Hyd 2023
Drawing No		Rev	
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