

Planning, Environment & Economy,
 Flintshire County Council, County Hall,
 Mold, Flintshire, CH7 6NF.
 Chief Officer: Mr Andrew Farrow

Legend



Planning Application Site



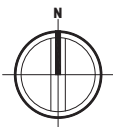
Adopted Flintshire Unitary
 Development Plan
 Settlement Boundary

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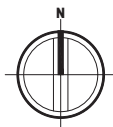
Map Scale 1:1250

OS Map ref SJ 2472

Planning Application **60699**



Location Plan - 1:1250



Block Plan - 1:500

The Contractor is responsible for checking all dimensions, tolerances and references. Any discrepancy is to be notified to Jig before proceeding with the work.

Where an item is covered by drawings to different scales, the larger scale drawing is to take precedence. Do not scale drawings, figured dimensions are to be worked to in all cases.

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Revisions	Issue No	Date	Drawn
1	001	15/05/18	JW
2	002	21/01/19	JW

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 City Buildings, 21 - 23 Old Hall Street, Liverpool, L3 9BS

Project		Proposed Residential Development At Tan y Bryn, Bryn Road, Flint, Flintshire, CH6 5HU	
Client	Mr & Mrs N Wallace		
Drawing title	Location Plan & Block Plan		
Scale	1:1250	1:500	1:500
Drawn	JW	002	001
Date	Feb. 19	JW/1557/18	ALB
Checked	JW	AL(0)1.1	



SITE SECTION LOCATIONS

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Revisions

Revised	Date	By	Checked

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Project		Proposed Residential Development At Tan y Bryn, Bryn Road, Flint, Flintshire, CH6 5HU																
Client	Mr & Mrs N Wallace																	
Drawing title	Site Sections 1.1 & 2.2																	
Scale	1:500 (B1)	<table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>																
Drawn	CSR	jg/1557/18																
Date	MARCH 20		AL(0)2															
Checked	JRJ																	

GENERAL NOTATION

ALTHOUGH SUBMITTED IN OUTLINE, THE APPLICATION IS ACCOMPANIED BY A FORMAL DESIGN & ACCESS STATEMENT PREPARED BY PLANNING, WHICH SETS OUT A NUMBER OF DESIGN PRINCIPLES AND AN ANALYSIS OF THE SITE TO ENSURE KEY ELEMENTS OF THE INDICATIVE PROPOSAL, THE INDICATIVE LAYOUT DEMONSTRATES THE POTENTIAL APPLICATION SITE COULD OFFER WITH A MIX OF SINGLE/SPLIT LEVEL, AND 2 STOREY DWELLINGS AND WITHIN THE SITE CONSTRAINTS INCLUDING THE LAYOUT OF THE ACCESS ROAD SERVING THE DWELLINGS. IT IS ENVIAGED THE FINAL SCHEME WILL INCORPORATE A MIXTURE OF DWELLINGS AS BEFORE DESCRIBED, WITH INGLE/SPLIT LEVEL DWELLINGS TO THE UPPER SECTIONS OF THE APPLICATION SITE. DUE CONSIDERATION WILL BE DETERMINED THROUGH THE RESERVED MATTERS APPLICATION SPECIFIC TO THE DETAILED APPEARANCE OF THE PROPOSED DWELLINGS AND INCLUDING THE PLOT LOCATIONS, THE RANGE, SCALE AND GENERAL PARAMETERS OF THE PROPOSED DWELLINGS. WILL BE CONSIDERED SUITABLY THROUGH THE RESERVED MATTERS APPLICATION AND TO REFLECT THE SURROUNDING AREA AND THE TOPOGRAPHY, WHILE ALSO CONSIDERING THE ADJACENT DWELLINGS AS REQUIRED, AS WILL BE REQUIRED, APPROPRIATE CUT AND FILL WILL BE UNDERTAKEN TO AVOID AN INCONGRUOUS AMOUNT OF SPLIT LEVEL HOUSING AND TO TAKE INTO CONSIDERATION MAINTAINING THE AMENITY OF THE ADJACENT DWELLINGS TO THE APPLICATION SITE. THE CURRENT SUGGESTED SCHEME DEMONSTRATES HOW THE PROPOSAL COULD BE POSITIVELY INTEGRATED WITHIN THE EXISTING CONSTRAINTS, WHILE PRESERVING THE AMENITY OF NEIGHBOURING PROPERTIES. THIS ILLUSTRATIVE PLAN ANNOTATED THUS SHOWN HAS BEEN DESIGNED WITH SHARED ARRANGEMENTS, GIVING PRIORITY TO THE SAFETY OF PEDESTRIANS AND THE LIKE WHERE APPROPRIATE WITH PRIVATE AND COMMUNAL CAR PARKING SO CAUSED WITHIN THE DWELLINGS' DESIGNATED PLOTS ETC.

GENERAL TYPE PARAMETERS

(RESERVED FOR FUTURE CONSIDERATION – REFER TO DESIGN & ACCESS STATEMENT)

THE ILLUSTRATIVE SCHEME DWELLING TYPE PARAMETERS ARE NOTED AS FOLLOWS AND ARE PRESCRIPTIVE ONLY AND SUBJECT TO THE FORMAL RESERVED MATTERS PLANNING APPLICATION MADE FOLLOWING THE GRANTING OF OUTLINE APPROVAL.

- THE LOWER LIMIT FOR HEIGHT = 5M
- THE UPPER LIMIT FOR HEIGHT = 8M
- THE LOWER LIMIT FOR WIDTH = 8M
- THE UPPER LIMIT FOR WIDTH = 16M
- THE LOWER LIMIT FOR LENGTH = 9M
- THE UPPER LIMIT FOR LENGTH = 11M

THE SCALE OF THE DWELLINGS IS SUGGESTED TO BE CONSIDERATE IN ALL CIRCUMSTANCES TO SURROUNDING DWELLING AND SO NOT TO COMPROMISE THE AMENITY SPACE AND GENERAL SPACE ABOUT DWELLING CRITERIA. THE DEVELOPMENT WILL INTEGRATE WELL AND BE PROPORTIONATE TO ADJACENT DWELLINGS. IT IS INTENDED IN ALL INSTANCES THAT THE PROPOSED SCALE OF THE DEVELOPMENT WILL NOT BE PROMINENT, VISUALLY DOMINANT AND WILL NOT COMPROMISE THE CHARACTER OF BRYN ROAD, MASSING WILL BE PROPORTIONATE TO PLOT SIZES AND RESPECTFUL OF THE PARAMETERS SET BY ADJACENT DWELLINGS.

ILLUSTRATIVE SITE LAYOUT



ILLUSTRATIVE SITE VISIBILITY/ACCESS

- KEY**
- GRASSED AREAS – BY BRITISH SEED HOUSES MAX A2 TO OPEN AREAS AND FRONT/REAR LAWNS
 - GRASSED AREAS – BY BRITISH SEED HOUSES MAX A2 TO ORNAMENTAL FRONT/REAR VERGES
 - FRONT, REAR & SIDE PAVED AREAS TO PLOTS
 - PROPOSED SITE ACCESS OFF BRYN ROAD
 - TYPICAL DWELLING
 - PEDESTRIAN ACCESS TO EXISTING FOOTPATH
 - EXISTING AIR RAID SHELTER TO BE RETAINED IN PERPETUITY OF THE DEVELOPMENT
 - TARMAC FINISH TO ALL VEHICULAR AREAS
 - FORMER ACCESS TO BE RETAINED WITHIN SITE/PLOT OWNERSHIP IN PERPETUITY

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Revisions

Rev	Date	By	Desc
1	14.02.19	AJU	INCH ALTERATION TO WEST SIDE CONFIGURATION
2	10.06.19	AJU	INCH ALTERATION TO SHT CLIENT REQUIREMENTS
3	03.08.19	AJU	INCH ALTERATION TO DRAINAGE STRATEGY
4	23.11.19	AJU	INCH AMENDMENT WITH CLIENT OWNERSHIP
5	10.02.20	AJU	INCH AMENDMENTS AS PER HIGHWAYS OFFICER COMMENTS
6	14.02.20	AJU	INCH AMENDMENTS AS PER HIGHWAYS OFFICER COMMENTS
7	19.02.20	AJU	INCH AMENDMENTS AS PER HIGHWAYS OFFICER COMMENTS
8	26.02.20	AJU	INCH AMENDMENTS TO LAYOUTS TO ACCOMMODATE FOR PUBLIC SPACE
9	19.03.20	AJU	INCH AMENDMENTS TO LAYOUTS TO ACCOMMODATE FOR PUBLIC SPACE
10	10.03.20	AJU	INCH AMENDMENTS TO LAYOUTS TO ACCOMMODATE FOR PUBLIC SPACE
11	10.03.20	AJU	REPORT OF DWELLINGS REFERRED TO IN IN ACCORDANCE WITH THE PLANNING OFFICER'S LETTER

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Project Proposed Residential Development At Tan y Bryn, Bryn Road, Flint, Flintshire, CH6 5HU

Client Mr & Mrs N Wallace

Drawing title Preliminary Site Plan

Scale 1:500, 1:200, A4

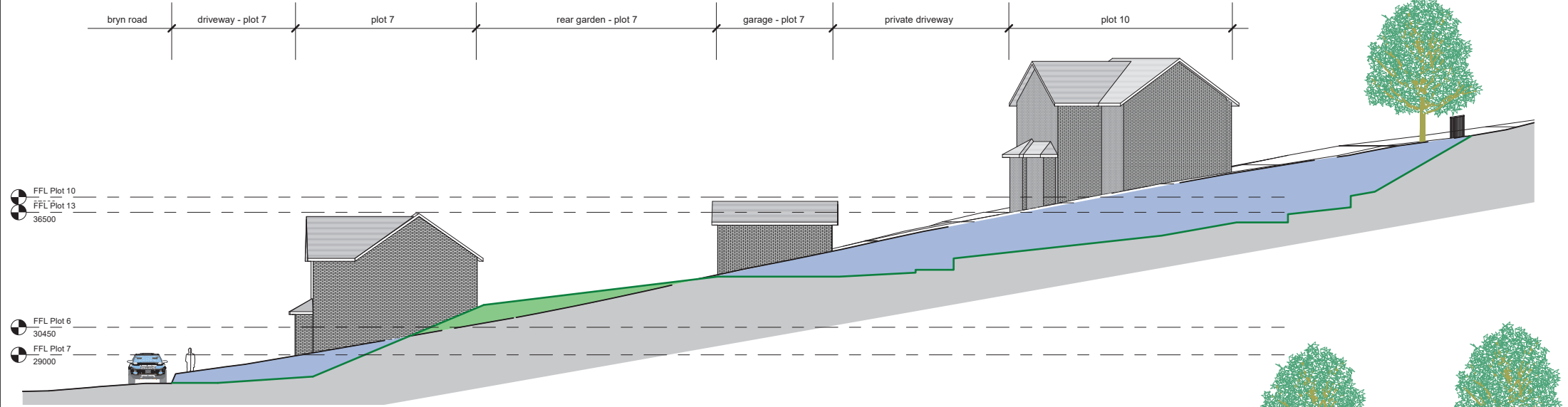
Drawn COR

Date Feb. 19

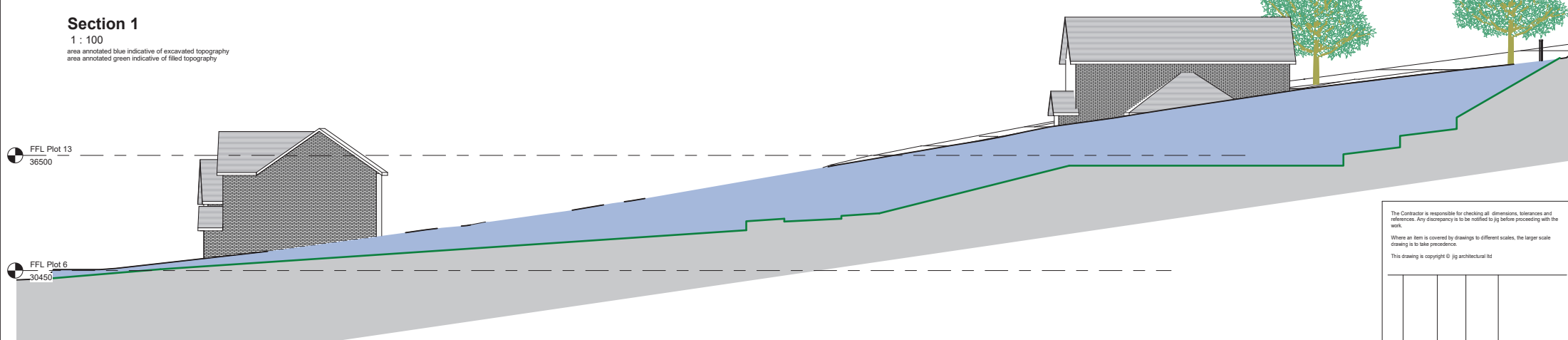
Checked JUJ

Issue JIG/1557/18 AL(0)1

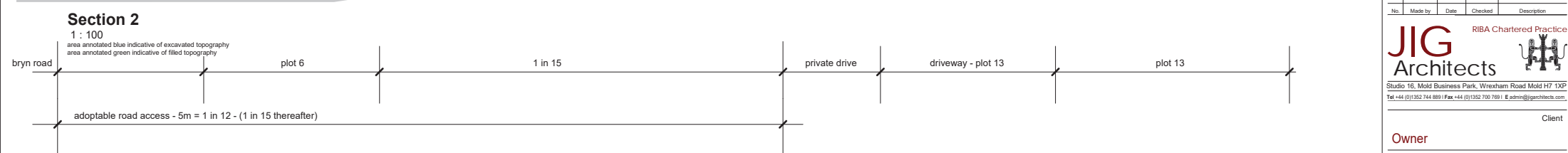
A	B	C	D	E	F
G	H	I	J	K	L



Section 1
1 : 100
area annotated blue indicative of excavated topography
area annotated green indicative of filled topography



Section 2
1 : 100
area annotated blue indicative of excavated topography
area annotated green indicative of filled topography



CARRIAGEWAY SURFACING
WEARING COURSE: 40MM THICK HOT ROLLED ASPHALT (DESIGN MIX) BS 594 PART 1: 1992, TABLE 3 COL. 3/2 50 PEN BINDER.
BASE COURSE: 40MM THICK DENSE MACADAM TO DOT SPEC. CL 6.5 BS 4987 PART 1: 200 PEN BINDER.
ROAD BASE: 70MM DENSE MACADAM (100 PEN) TO DOT SPEC. CLAUSE 803.
SUB-BASE: 300MM THICK IN ACCORDANCE WITH CBR TESTING.
CONCRETE FOR KERBS AND EDGINGS TO BE S11 MIX.
KERBS AND EDGINGS TO COMPLY WITH BS 7283 PART 1.
CAPPING LAYER: NOT REQUIRED BASED ON CBR TEST RESULTS.

VEHICULAR CROSSINGS
D/RCP KERBS SET IN 25MM ABOVE CHANNEL AND LAID ON 450 X 200MM 1:3:6 CONCRETE FOUNDATION. CRUSHED STONE HARDCORE BASE 200MM UNDER CROSSINGS.
WEARING COURSE OF 20MM THICKNESS DENSE BITUMEN MACADAM COMPLYING WITH BS 4987 CLAUSE 7.6 200 PEN 6MM NOM SIZE AGGREGATE ROCK TYPES 1 - 7 ONLY.
BASE COURSE OF 100MM THICK DENSE BITUMEN MACADAM 20MM NOM. COMPLYING WITH CL 6.5 BS 4987 PART 1: 200 PEN BINDER OF BS 4987. ROCK TYPES OT 1 - 8 ONLY.
FOUNDATION OF 100MM MINIMUM CONSOLIDATED GRANULAR SUB-BASE TYPE 1 COMPLYING WITH CLAUSE 803 WELSH OFFICE SPECIFICATION FOR ROADS AND BRIDGE WORKS.

FOOTWAY CROSSING
WEARING COURSE: 20MM THICK, 8MM DENSE WEARING COURSE TO BS 4987 PART 1.
BASE COURSE: 60MM THICK DENSE BITUMEN MACADAM TO DOT SPEC. CLAUSE 906. 20MM NOM. SIZE AGGREGATE.
SUB-BASE: 100MM SUB-BASE MATERIAL TO DOT SPEC. CLAUSE 803 TO BE INCREASED TO 150MM THICK AT VEHICULAR CROSSINGS.

GENERAL NOTES.
KERBS TO BE MANUFACTURED TO STANDARDS OF BS 7283 PART 1.
KERBS TO BE LAID ON 100MM DESIGNATION (6) HORTKAT ON PREPARED FOUNDATION. ALTERNATIVELY LAY KERBS ON WELL COMPACTED BED OF SANDRY CONCRETE. MAX. 35 SLUMP. ALL IN ACCORDANCE WITH BS7263 PART 2.
CONCRETE TO BE S11.
ALL CARRIAGEWAY, FOOTPATH AND PEDESTRIAN CROSSING TO BE IN STRICT ACCORDANCE WITH WREXHAM COUNTY BOROUGH COUNCIL SUPPLEMENTARY GUIDE TO DESIGN BULLETIN 32 - RESIDENTIAL ROADS AND FOOTPATHS.

GENERAL - CTD.
ALL TRAFFIC SIGNS AND ROAD MARKINGS ARE TO COMPLY WITH THE REQUIREMENTS OF THE TRAFFIC SIGNS REGULATIONS AND GENERAL DIRECTIONS (STATUTORY INSTRUMENT NO. 3113.2002), THE SPECIFICATION FOR HIGHWAYS WORKS AND ARE TO BE PROVIDED IN ACCORDANCE WITH ADVICE GIVEN IN THE TRAFFIC SIGNS MANUAL.
THE 'GIVE WAY' MARKINGS WHERE APPLICABLE ARE TO BE PROVIDED AT THE JUNCTION OF THE MAIN ROAD AND RESIDENTIAL SERVICE ROAD TO THE DWELLINGHOUSES. ENSURE THAT THE LAYOUT OF THE 'GIVE WAY' MARKING IS AS PER THE TRAFFIC SIGN MANUAL AND THAT THE 'GIVE WAY' TRIANGLE IS 3750MM LONG.
SIGNS TO BE POSITIONED IN OR ADJACENT TO THE FOOTWAY; MOUNTED AT 2100MM TO UNDERSIDE OF SIGNFACE. SIGNS ELSEWHERE MOUNTED AT 1200MM MINIMUM MOUNTING TO BE 500MM ABOVE GROUND LEVEL TO UNDERSIDE OF SIGNFACE.
ALL FOUNDATIONS TO POSTS TO BE IN STRICT ACCORDANCE WITH BS 573.
ALL POSTS POSITIONED IN FOOTWAYS TO ALLOW A CLEARANCE OF MINIMUM 1200MM TO KERB EDGE.

STREET NAMEPLATES TO BE BLACK LETTERING, SIZE AND STYLE TO BE CONFIRMED; WITH WHITE CLASS 2 REFLECTIVE BACKGROUND COVERED WITH PROTECTIVE OVERLAY FILM. ALL STREET SIGNAGE TO BE MOUNTED 500MM ABOVE EXTERNAL GROUND LEVEL TO UNDERSIDE OF SIGN.
ALL ROAD MARKINGS SHALL BE SCORED APPLIED REFLECTIVE THERMO-PLASTIC CLASS A MATERIAL AND TO BE IN STRICT ACCORDANCE WITH HIGHWAYS AUTHORITY REQUIREMENTS.
WHERE NECESSARY, PROVIDE A 'NO THROUGH ROAD' SIGN AT HEAD OF JUNCTION OF NEW RESIDENTIAL ROAD.
WHERE A BILINGUAL EQUIVALENT TO THE ESTATE NAME HAS BEEN SPECIFIED UNDER PLANNING REQUIREMENTS, ORDER OF LANGUAGES SHALL BE WELSH ABOVE ENGLISH. (TO BE APPROVED).
NEW ESTATE SIGNAGE TO BE SUPPORTED WITH 2ND 60MM DIAMETER GALVANISED STEEL POSTS IN 400MM X 400MM X 600MM DEEP 1:3:6 MIX CONCRETE FOUNDATION.
SIGNAGE TO BE POSITIONED TO BACK OF FOOTWAY AND TO BE CLEARLY VISIBLE TO PASSING MOTORISTS TRAVELLING IN EITHER DIRECTION ALONG BRYN ROAD ADJACENT TO NEW RESIDENTIAL ROAD.

ALL TRAFFIC SIGNS AND ROAD MARKINGS SHALL COMPLY IN EVERY RESPECT WITH THE REQUIREMENTS OF AND BE PROVIDED IN ACCORDANCE WITH THE ADVICE GIVEN IN -
1) TRAFFIC SIGNS AND ROAD MARKINGS SHALL COMPLY IN EVERY RESPECT WITH THE REQUIREMENTS OF AND BE PROVIDED IN ACCORDANCE WITH THE ADVICE GIVEN IN -
2) TRAFFIC SIGNS (WELSH & ENGLISH LANGUAGE PROVISIONS) REGULATIONS AND GENERAL DIRECTIONS
3) SPECIFICATION FOR HIGHWAYS WORKS.
4) TRAFFIC SIGNS MANUAL.

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No.	Made by	Date	Checked	Description

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Client

Owner

Project

Project Name

1557/18 Project number

Sheet Name

Typical Site Sections

Sheet Number Revision

A100

Date	26.05.20	Scale	1 : 100	A1
Drawn by	CGR	Checked by	JRJ	