



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

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



Y safle/The site

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

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Key

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



0 500 1000 1500 metres

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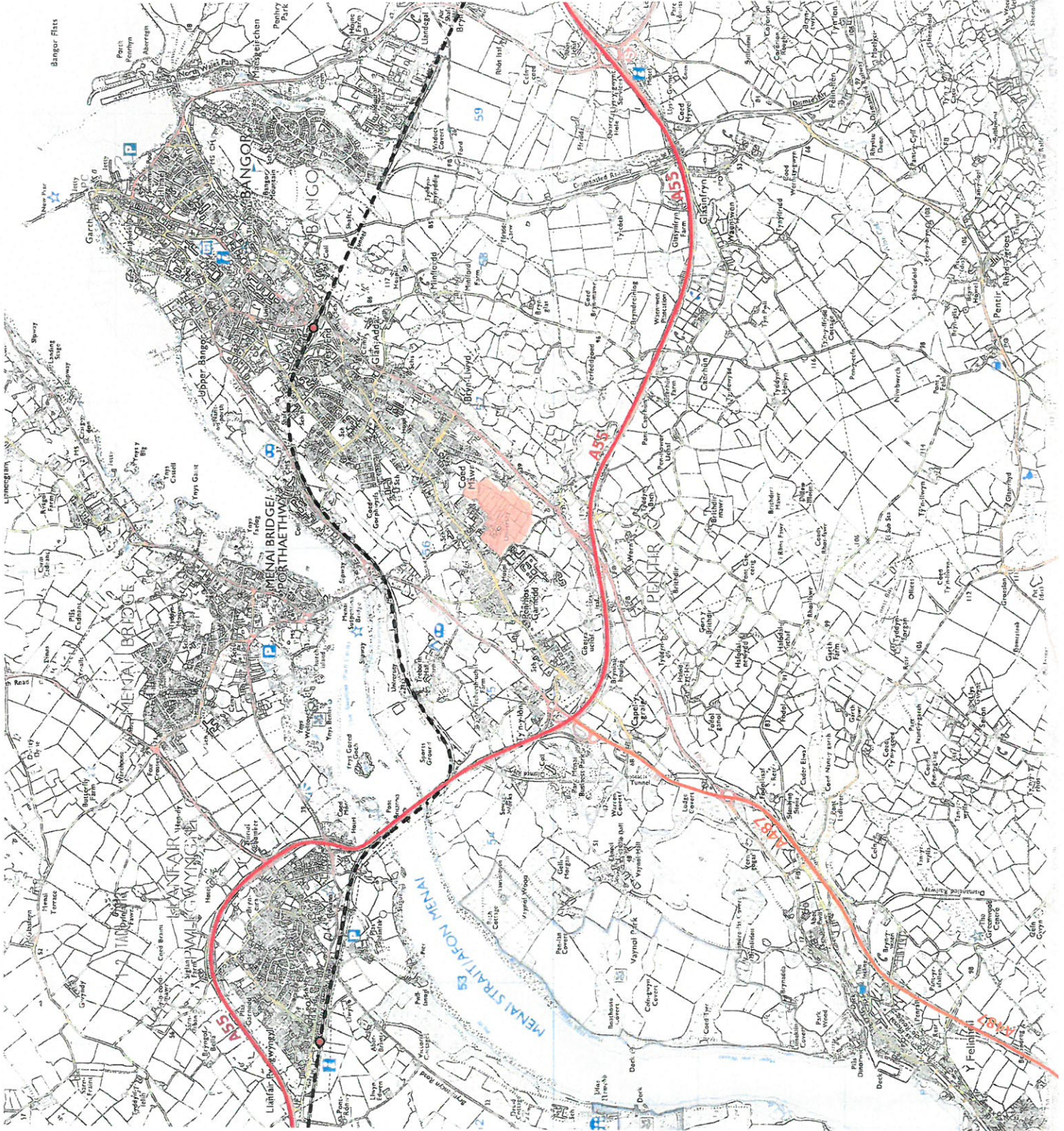
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12 June 2013

**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

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

09

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)



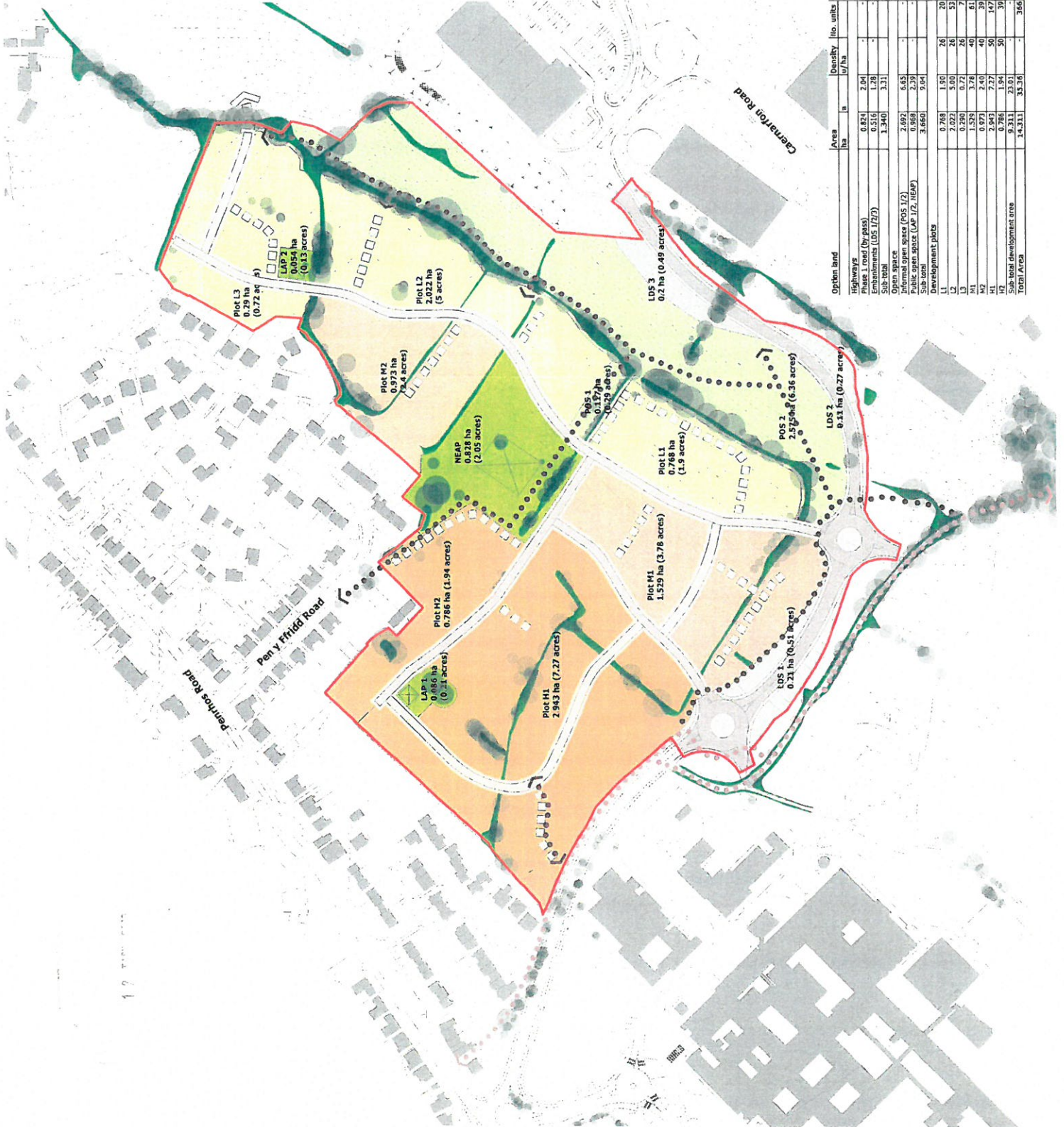
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Option land	Area ha	Area a	Density l/ha	l/ha	units
Highways	0.824	1.984	2.04		
Phase I road (by pass)	0.516	1.28			
Embankments (LOS 1/2/3)	1.340	3.31			
Sub-total	2.692	6.65			
Open space	0.988	2.39			
Informal open space (POS 1/2)	3.061	7.64			
Public open space (LAP 1/2, NEAP)	0.768	1.90	26	26	26
Sub-total	2.022	5.00	26	53	53
L1	0.290	0.72	26	7	7
M1	1.529	3.78	40	61	61
M2	0.975	2.40	40	39	39
M3	0.942	2.36	40	37	37
L1	0.211	0.51	26	3	3
Sub-total development area	6.311	15.01	26	103	103
TOTAL AREA	14.311	35.36			366



**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



0 50 100 150 250 metres

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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



North

0 50 100 150 250 metres

A079679drg11 revision A

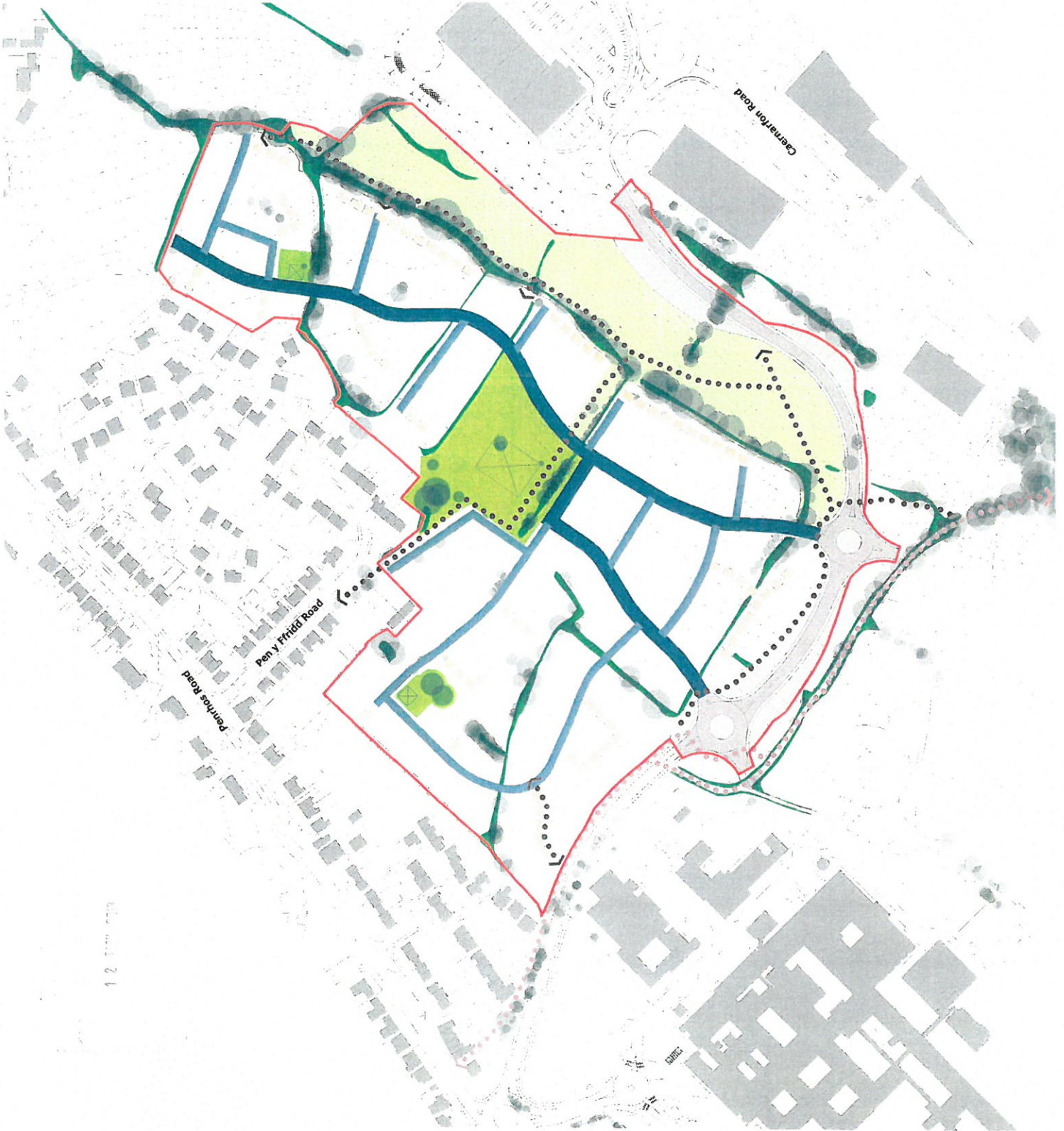
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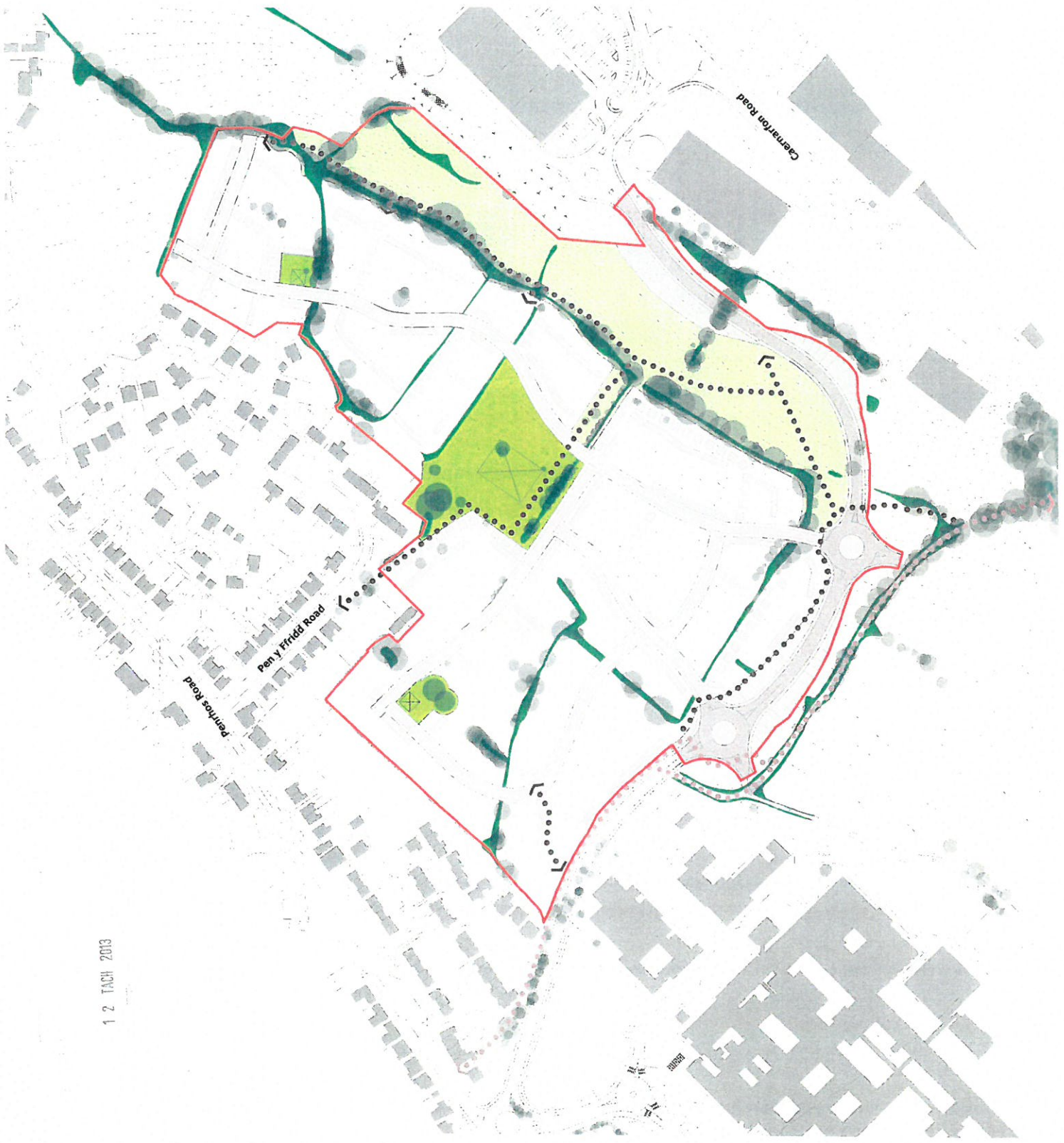


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Land off Pen y Ffridd Road,
Bangor
Morbaine Limited
Landscape
(illustrative layout)

- 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

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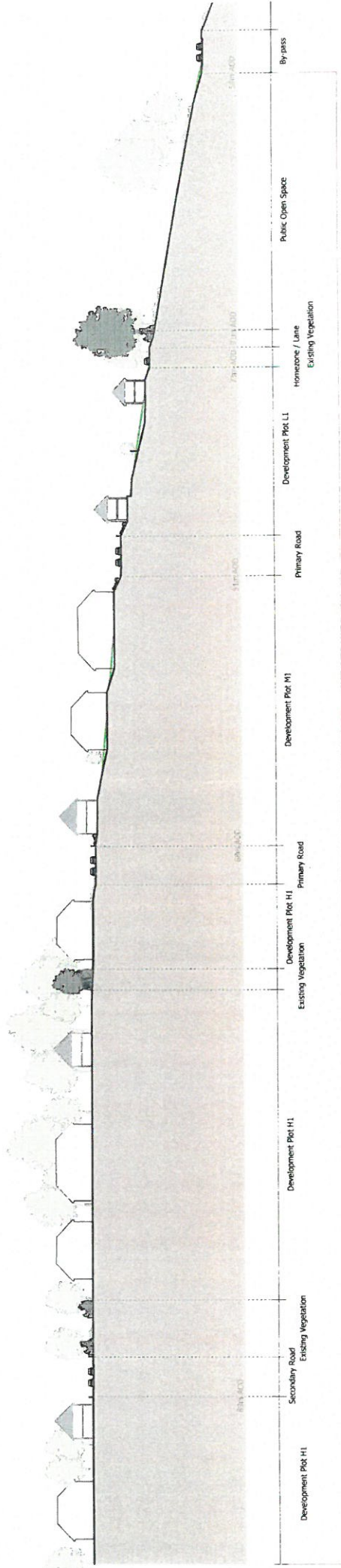
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Land off Pen y Ffridd Road,
Bangor
Morbaine Limited

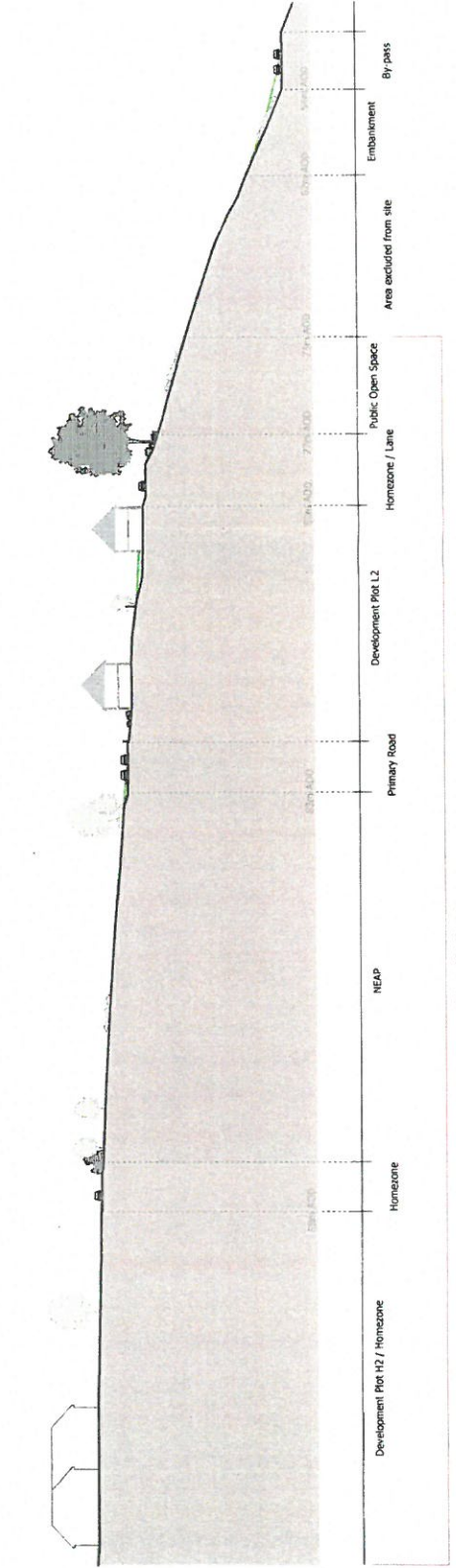
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Proposed sections
(illustrative)

Cross Section: A - A1



Cross Section: B - B1



Extent of Site Boundary

Extent of Site Boundary



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