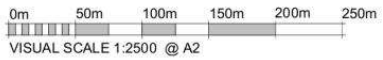


Key

- Client Ownership
- Site Boundary



03/12/24
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Revisions

Rev	Date	Description	By	Check
P01	08/10/24	Issued for Planning	GCM	AJ

Client

Welsh Government

Project Title

Parc Bryn Cegin

Sheet Name

Location Plan

Classification Status

Scale Date Drawn By Checked By Office

1 : 2500@A2 21/08/24 GCM AJ Wrexham

Job Number Project*Originator*Zone*Level*Type*Role*Number Revision

23035 PBC-TACP-ES-XX-DR-A-7000 P01

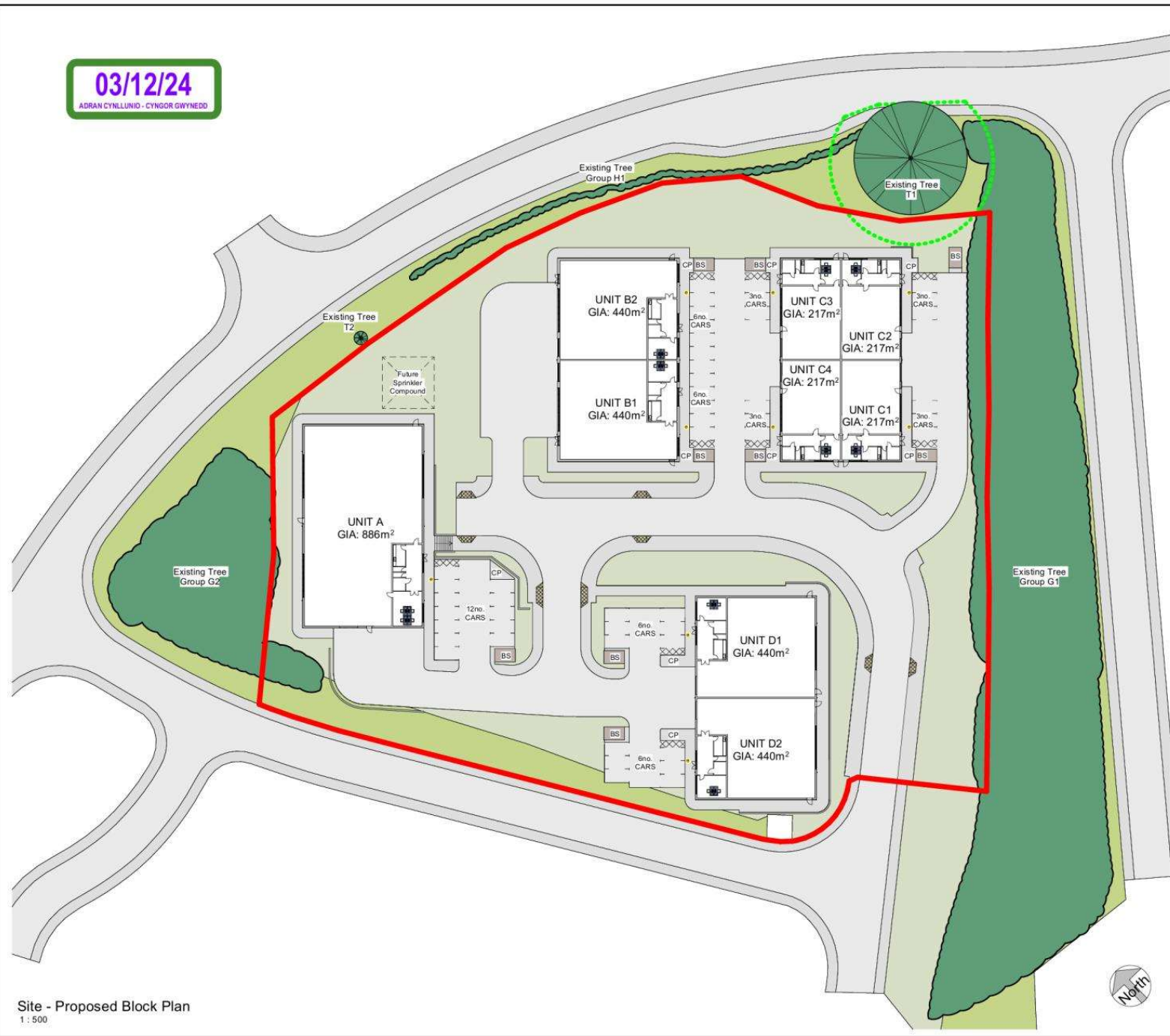
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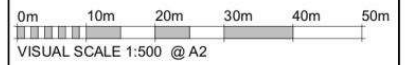
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KEY:

- BS Bin Store
- CP Cycle Parking
- Electric Vehicle Charger
- Tree Root Protection Zone
- Motorcycle parking bay / Accessible parking clear area
- Blistered tactile paving, Buff

Revisions

Rev	Date	Description	By	Check
P01	16/04/24	Revised internal layouts	GCM	AJ
P02	15/08/24	Updated GIAs for each unit	GCM	AJ
P03	08/10/24	Issued for Planning	GCM	AJ

Client
Welsh Government

Project Title
Parc Bryn Cegin

Sheet Name
Proposed Block Plan

Classification _____ Status _____

Scale _____ Date _____ Drawn By _____ Checked By _____ Office _____

As indicated@A08/04/24 GCM AJ Wrexham

Job Number _____ Project*Originator*Zone*Level*Type*Role*Number _____ Revision _____

23035 PBC-TACP-PS-XX-DR-A-7002 P03

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Site - Proposed Block Plan
1 : 500



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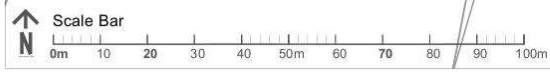
- KEY**
- General**
- Proposed Development Footprint. (Units)
- Civil Engineering Details**
- Areas of Hardstanding
 - Retaining Walls
- Landscape Drainage Features**
- Existing Ditch
 - Existing Gravel Drain
- Existing Trees and Vegetation to Remain**
- Existing Trees
 - Existing Trees, Shrub and Scrub
 - Existing Hedging
 - Species Rich Wildflower (Area of existing species rich wildflower and grass meadow to remain and be protected during works. (See drawing 114.01.05))
- Proposed Trees, Hedges and Vegetation**
- Trees (See Annotation and Schedules)
 - Ornamental Planting (See Schedule)
 - Mixed Species Native Hedging (See Schedules)
 - Species Rich Wildflower (Area of ground disturbed by works). Stripped soil, shale and seed bank from the eastern area of the site spread over areas shown to approximate 50mm depth. Seed areas with Over-seeding Schedule on drawing 14.01.04. Areas managed to maintain diversity of wildflower species.
 - Wildflower and Grassland Meadow Mixture (EM1 by Emorsgate Seeds)
 - Amenity Grass
- Tree Root Barrier**
- Tree Root Barrier (By Green Blue Urban (or similar) to be used to protect existing and proposed services and hard-standing and building foundations. Location and depth of product be continually reviewed and developed up to and during construction phase with engineering and M&E design. Depth of barrier to suit depth of construction, service or foundation.

Rev A: PAC amends 27.11.2024
Project: Parc Bryn Cegin, Bangor

Drawing Title: Soft Landscape GA Plan (Key to Layouts)

Scale: A3: 1/1000 A1: 1/500	Date: 21/10/2024
Status: Planning	Drawn: ES Checked: TS
Drawing Number: 114.01.01	Revision: A

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Landscape Planning
Landscape Management
Public Realm & Green Space
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See Layout 114.01.02

See Layout 114.01.03



Ecological Enhancement Plan

03/12/24
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-  Butterfly Bank
-  Bat Box (6)
-  Bird Nest Box (6)

The butterfly banks should be constructed from a medium-coarse aggregate material and should be capped with a layer of the existing shale/soil substrate in order to maintain an open, species-rich sward.

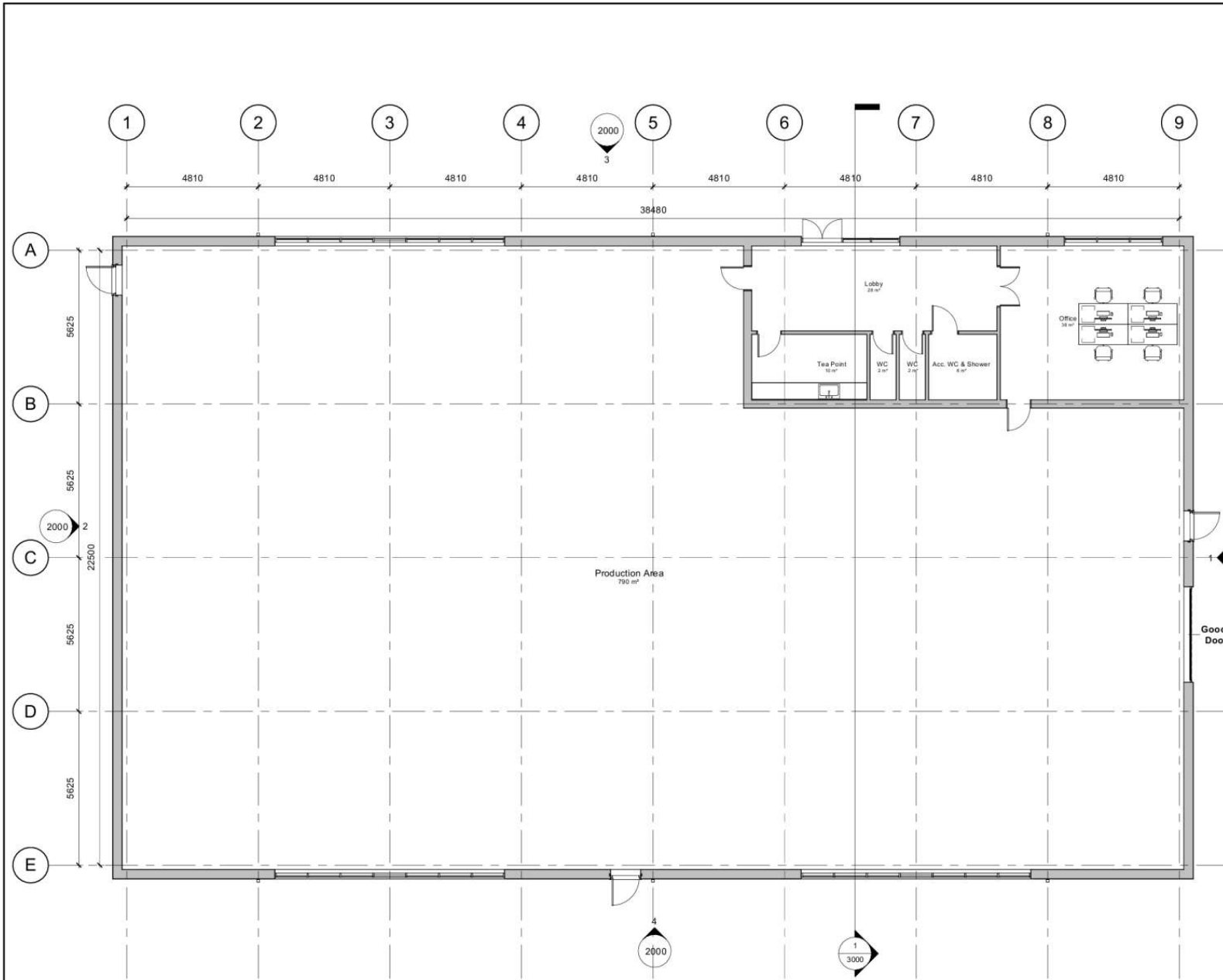
Bat and Swift boxes would be installed as a minimum height of 5 m and located immediately beneath the sheltered eaves of the proposed industrial units.

Project:
Parc Bryn Cegin, Bangor

Drawing Title:
Ecological Enhancement Plan

Scale: A3: 1/500 A1: 1/250	Date: 29/10/2024
Status: Planning	Drawn: Checked: ES TS
Drawing Number: 114.01.06	Revision: -

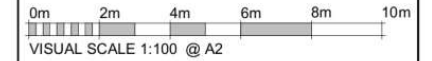
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Unit A - Ground Floor Plan
1 : 100

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Revisions

Rev	Date	Description	By	Check
PO1	16/04/24	Modified elevations and internal office layouts	GCM	AJ
PO2	11/06/24	Revised internal layouts including acc. shower	GCM	AJ
PO3	08/10/24	Issued for Planning	GCM	AJ

Client

Welsh Government

Project Title

Parc Bryn Cegin - Unit A

Sheet Name

Unit A - GA Plan - Ground Floor

Classification

Status

Scale	Date	Drawn By	Checked By	Office
1 : 100@A2	10/04/24	GCM	AJ	Wrexham

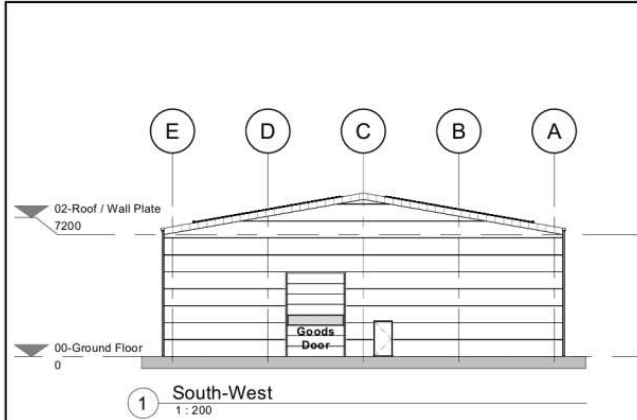
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23035	PBC-TACP-UA00-DR-A-1000	PO3

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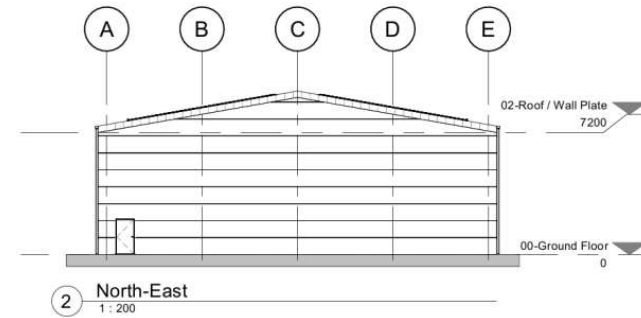
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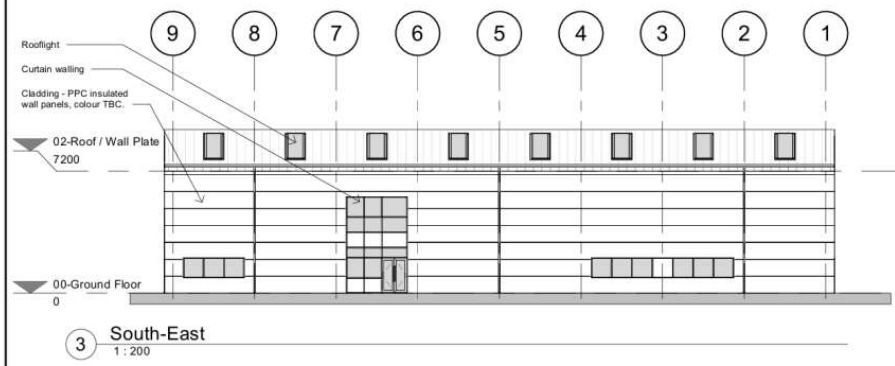




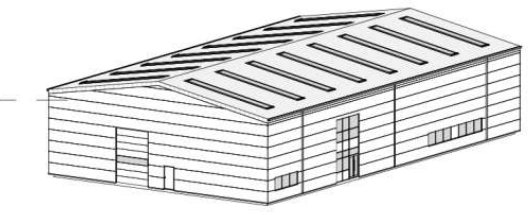
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1 : 200



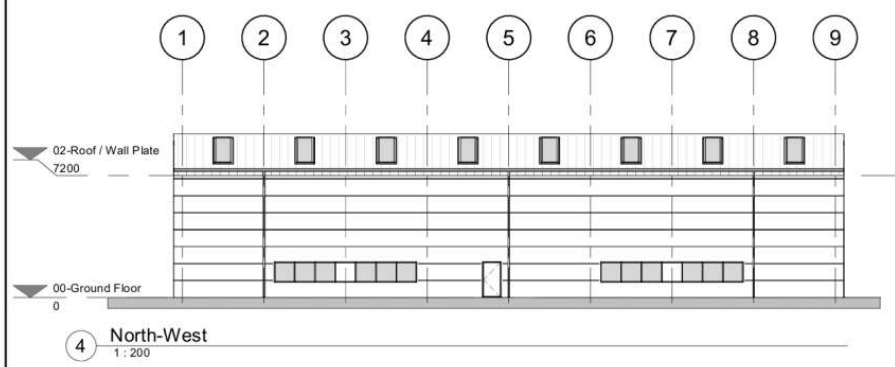
2 North-East
1 : 200



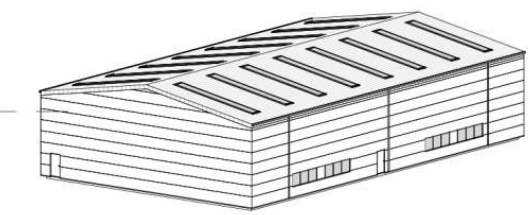
3 South-East
1 : 200



3D View 1



4 North-West
1 : 200



3D View 2

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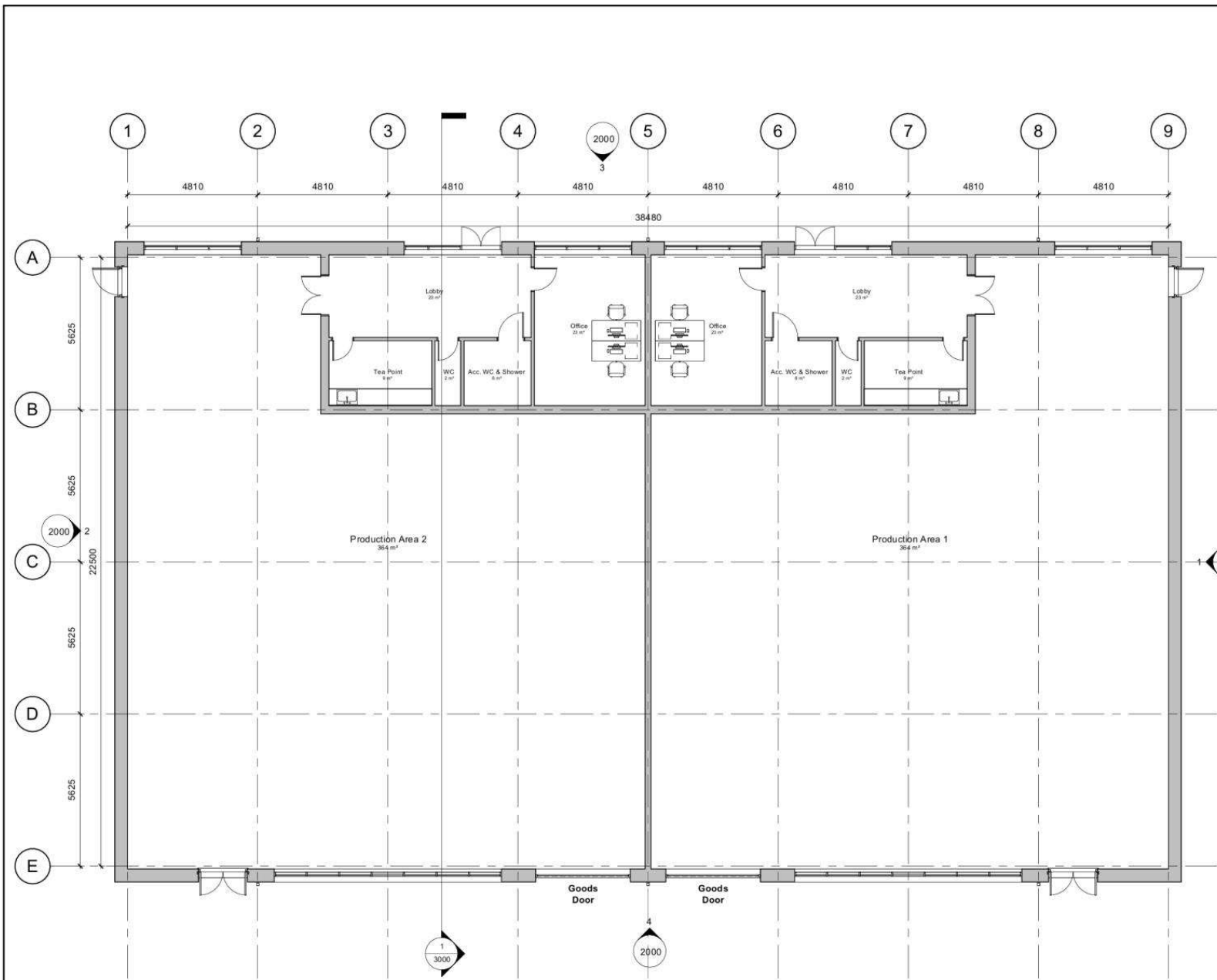
Revisions					
Rev	Date	Description	By	Check	
P01	16/04/24	Modified elevations and internal office layouts	GCM	AJ	
P02	08/10/24	Issued for Planning	GCM	AJ	

Client
 Welsh Government
 Project Title
 Parc Bryn Cegin - Unit A
 Sheet Name
 Unit A - GA Elevations
 Classification Status

Scale	Date	Drawn By	Checked By	Office
1 : 200@A2	10/04/24	GCM	AJ	Wrexham
Job Number	Project*Originator*Zone*Level*Type*Role*Number	Revision		
23035	PBC-TACP-UAXX-DR-A-2000	P02		

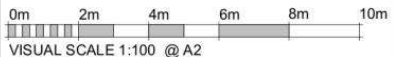
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ADRAN CYLLUNID - CYNGOR GWYNEDD

Revisions					
Rev	Date	Description	By	Check	
P01	16/04/24	Modified elevations and internal office layouts	GCM	AJ	
P02	11/06/24	Revised internal layouts including acc. shower	GCM	AJ	
P03	08/10/24	Issued for Planning	GCM	AJ	

Client

Welsh Government

Project Title
Parc Bryn Cegin - Unit B

Sheet Name
Unit B - GA Plan - Ground Floor

Classification Status

Scale Date Drawn By Checked By Office

1 : 100 @ A2 **10/04/24** **GCM** **AJ** **Wrexham**

Job Number Project Originator Zone Level Type Role Number Revision

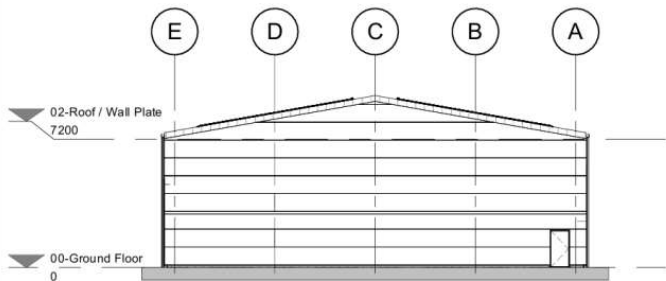
23035 **PBC-TACP-UB-00-DR-A-1000** **P03**

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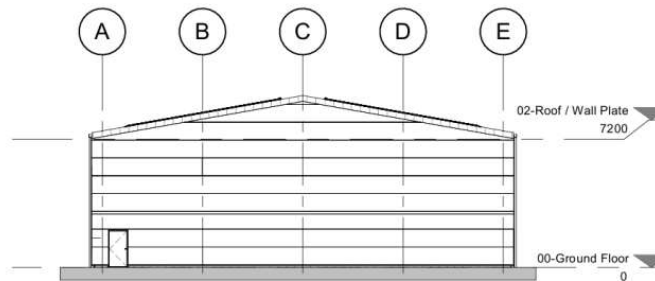
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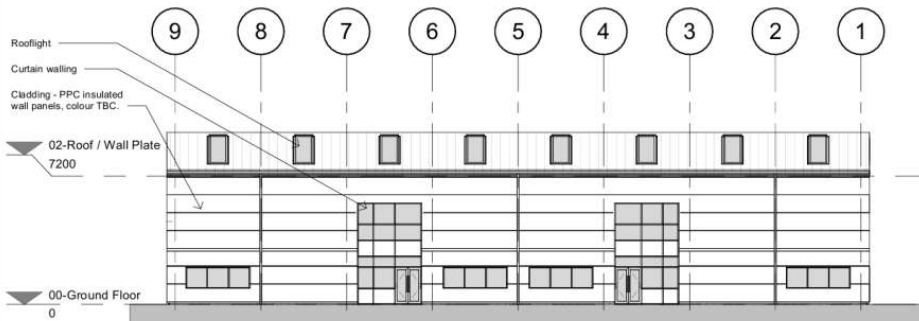
Unit B - Ground Floor Plan
1 : 100



1 South-West
1 : 200

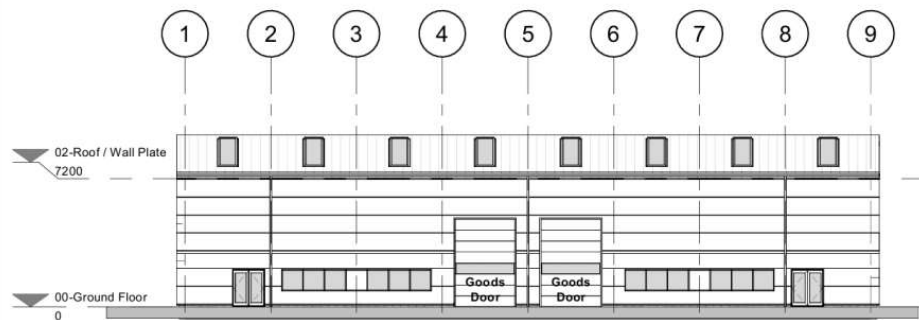


2 North-East
1 : 200



3 South-East
1 : 200

3D View 1



4 North-West
1 : 200

3D View 2

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Revisions

Rev	Date	Description	By	Check
P01	16/04/24	Modified elevations and internal office layouts	GCM	AJ
P02	08/10/24	Issued for Planning	GCM	AJ

Client

Welsh Government

Project Title

Parc Bryn Cegin - Unit B

Sheet Name

Unit B - GA Elevations

Classification

Status

Scale Date Drawn By Checked By Office

1 : 200@A2 10/04/24 GCM AJ Wrexham

Job Number Project•Originator•Zone•Level•Type•Role•Number Revision

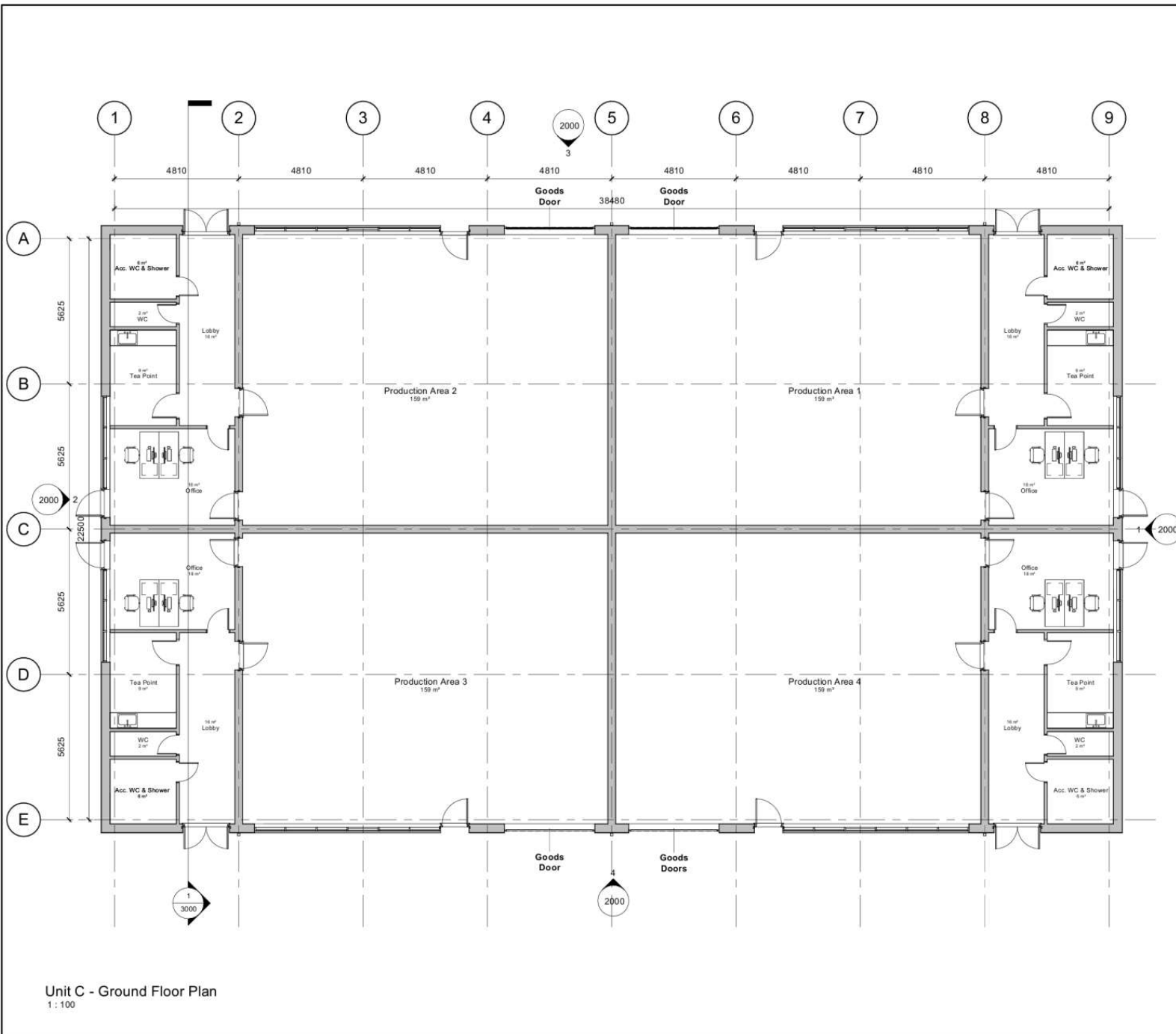
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0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A2

03/12/24
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Revisions

Rev	Date	Description	By	Check
P01	16/04/24	Modified elevations and internal office layouts	GCM	AJ
P02	11/06/24	Revised internal layouts including acc. shower	GCM	AJ
P03	08/10/24	Issued for Planning	GCM	AJ

Client
Welsh Government

Project Title
Parc Bryn Cegin - Unit C

Sheet Name
Unit C - GA Plan - Ground Floor

Classification _____ Status _____

Scale _____ Date _____ Drawn By _____ Checked By _____ Office _____

1 : 100@A2 10/04/24 GCM AJ Wrexham

Job Number _____ Project*Originator*Zone*Level*Type*Role*Number _____ Revision _____

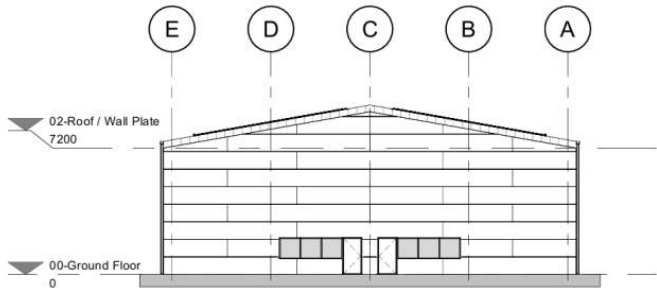
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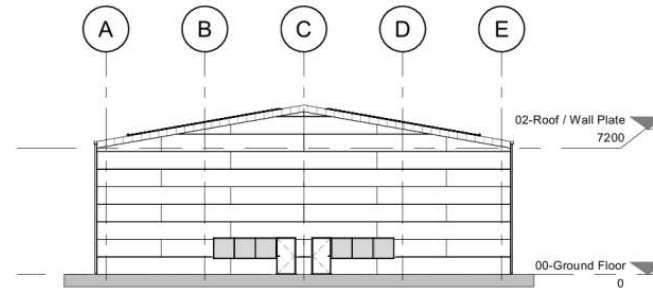
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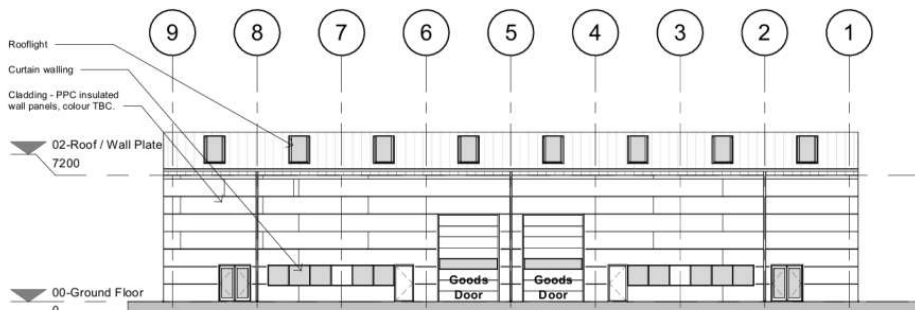




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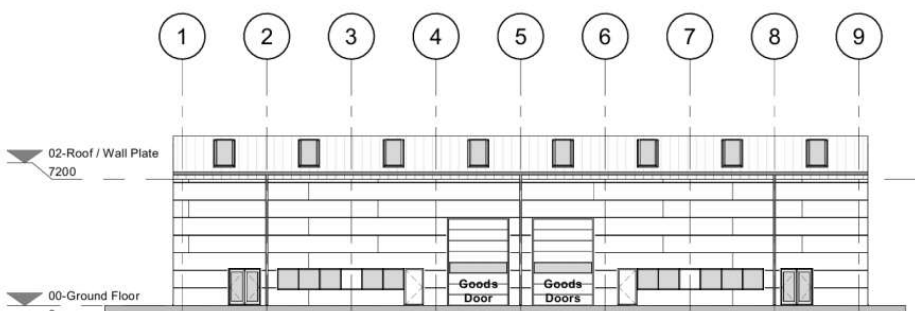
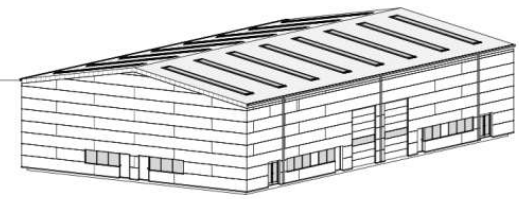


2 North-East
1 : 200



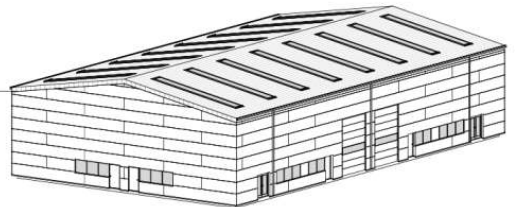
3 South-East
1 : 200

3D View 1



4 North-West
1 : 200

3D View 2



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Revisions				
Rev	Date	Description	By	Check
P01	16/04/24	Modified elevations and internal office layouts	GCM	AJ
P02	08/10/24	Issued for Planning	GCM	AJ

Client

Welsh Government

Project Title

Parc Bryn Cegin - Unit C

Sheet Name

Unit C - GA Elevations

Classification Status

Scale Date Drawn By Checked By Office

1 : 200@A2 10/04/24 GCM AJ Wrexham

Job Number Project*Originator*Zone*Level*Type*Role*Number Revision

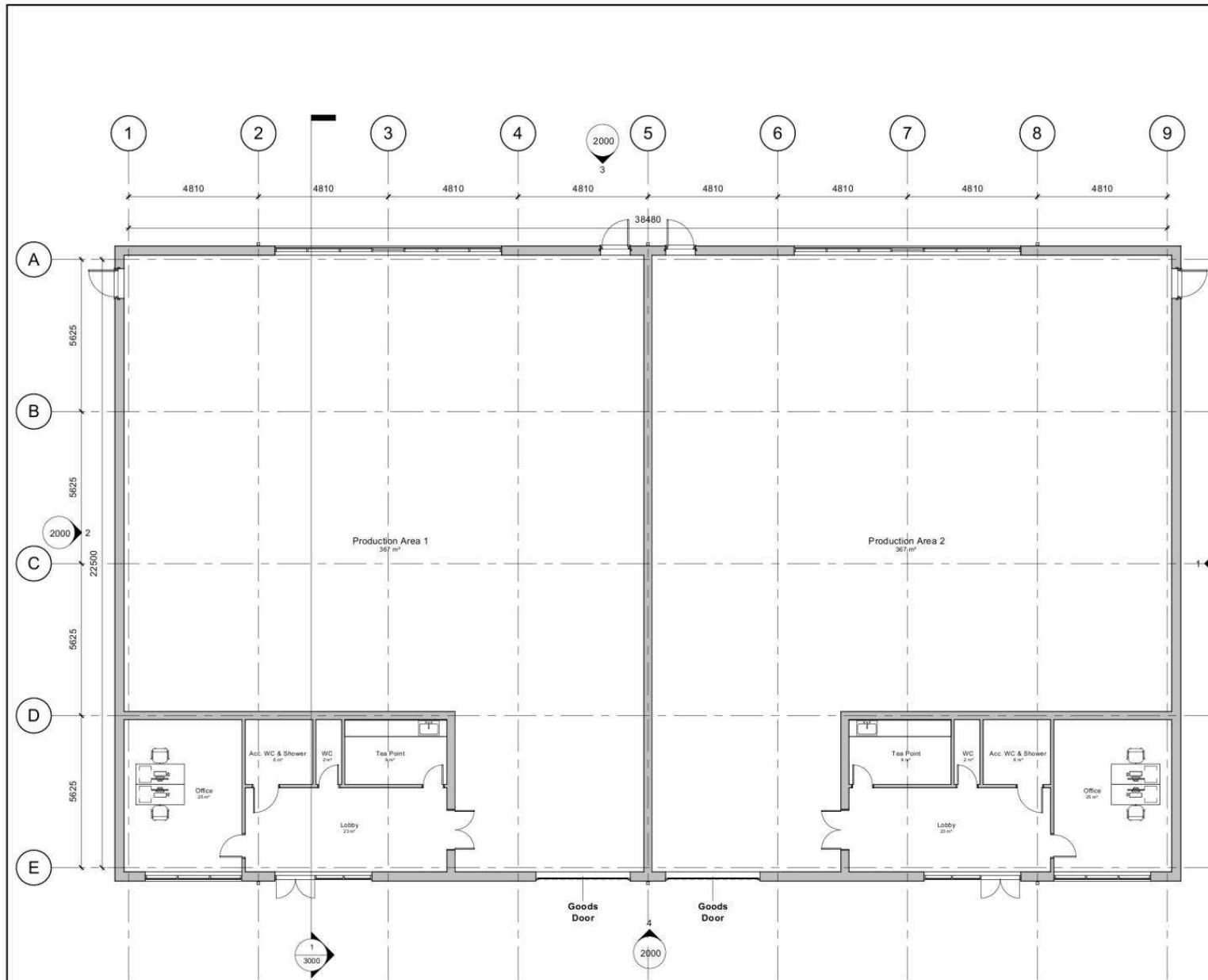
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Unit D - Ground Floor Plan
1:100

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VISUAL SCALE 1:100 @ A2



Revisions

Rev	Date	Description	By	Check
PO1	16/04/24	Modified elevations and internal office layouts	GCM	AJ
PO2	11/06/24	Revised internal layouts including acc. shower	GCM	AJ
PO3	08/10/24	Issued for Planning	GCM	AJ

Client

Welsh Government

Project Title

Parc Bryn Cegin - Unit D

Sheet Name

Unit D - GA Plan - Ground Floor

Classification

Status

Scale Date Drawn By Checked By Office

1:100@A2 10/04/24 GCM AJ Wrexham

Job Number Project*Originator*Zone*Level*Type*Role*Number Revision

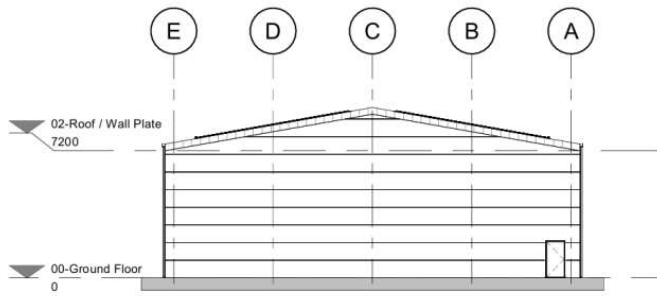
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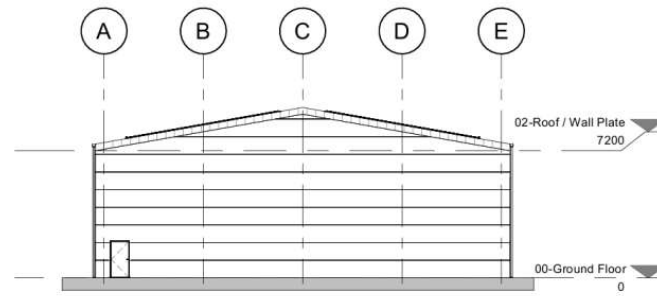
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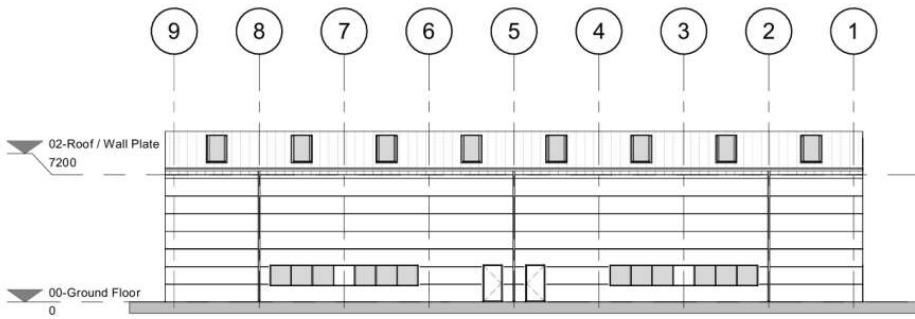




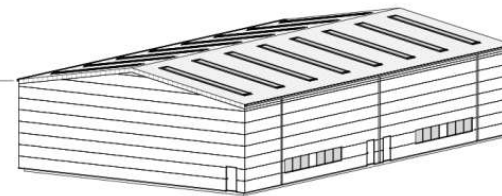
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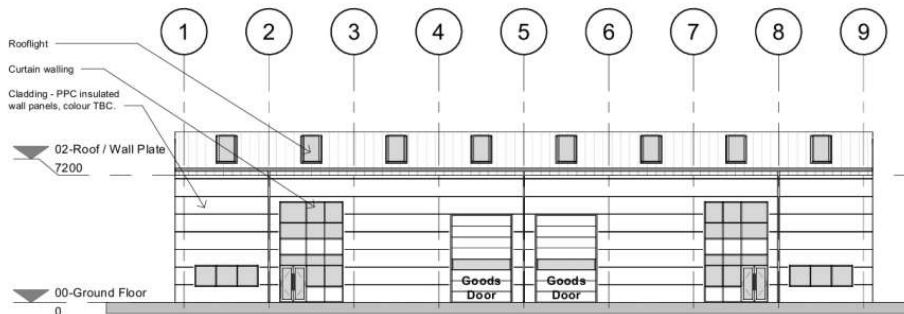
2 North-East
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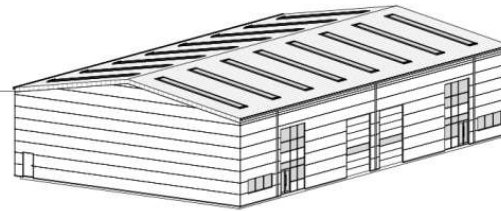
3 South-East
1 : 200



3D View 1



4 North-West
1 : 200



3D View 2

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03/12/24
ADRAN CYLLUND - CYNGOR GWYNEDD

Revisions				
Rev	Date	Description	By	Check
P01	16/04/24	Modified elevations and internal office layouts	GCM	AJ
P02	08/10/24	Issued for Planning	GCM	AJ

Client

Welsh Government

Project Title

Parc Bryn Cegin - Unit D

Sheet Name

Unit D - GA Elevations

Classification

Status

Scale	Date	Drawn By	Checked By	Office
1 : 200@A2	10/04/24	GCM	AJ	Wrexham

Job Number	Project	Originator	Zone	Level	Type	Role	Number	Revision
23035	PBC-TACP-UDXX-	DR-A-2000						P02

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