

Non spec plant

SITE AREA:
11265 sq m / 2.784 Acres

SCHEDULE OF AREAS (TYPE 1300):

SALES	=1334 m ²
WAREHOUSE	=410 m ²
ANCILLARY	=218 m ²
GIA	=1962 m ²

SCHEDULE OF AREAS GIA (UNITS):

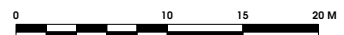
UNIT 1	=131m ²
UNIT 2	=133m ²
UNIT 3	=131m ²
NURSERY (GF FOOTPRINT ONLY)	=352m ²

CAR PARKING NUMBERS:

TOTAL CAR PARKING NUMBERS	134
LIDL CAR PARKING	104
NURSERY & RETAIL PARKING	30

KEY:

1. NEW ENTRANCE IN ACCORDANCE WITH HIGHWAYS CONSULTANT DESIGN/DETAILS
2. NEW CYCLE STAND
3. RED LINE BOUNDARY LOCATION
4. 1 FEEDER UNIT AND 2 SPACES (RAPID CHARGERS)
5. 3m WIDE FOR SHARED PEDESTRIAN ACCESS TO SOUTH SITE
6. BUS, DELIVERY AND REFUSE ACCESS FOR NURSERY
7. NEW PROPOSED NURSERY
8. PEDESTRIAN ACCESS FROM BESSEMER ROAD
9. NEW PROPOSED RETAIL UNITS
10. DELIVERY AND REFUSE ACCESS FOR UNITS
11. FUTURE PEDESTRIAN ACCESS TO SOUTH OF SITE
12. RAIN GARDEN WITH TREE PLANTING



T	12/04/2025	Site	BMS
S	21/05/2025	UPDATED RETAIL UNITS INTERNAL LAYOUT	BMS
R	18/05/2025	Rain garden added to plan. Nursery layout amended	BMS
Q	03/04/2025	Updated in line latest Concession drawings received 01.04.2025	KA
P	31/03/2025	Updated to reflect latest Highways comments	KA
Rev	Date	Description	Drawn

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project
**Glan Llyn
Newport**

drawing title
**Proposed Setting Out
Masterplan**

date **July 2024**
status **Planning**
scale **1:500 @ A3**
drawn **BMS** checked -
job no. **3211** dwg no. **P401** rev. **T**