

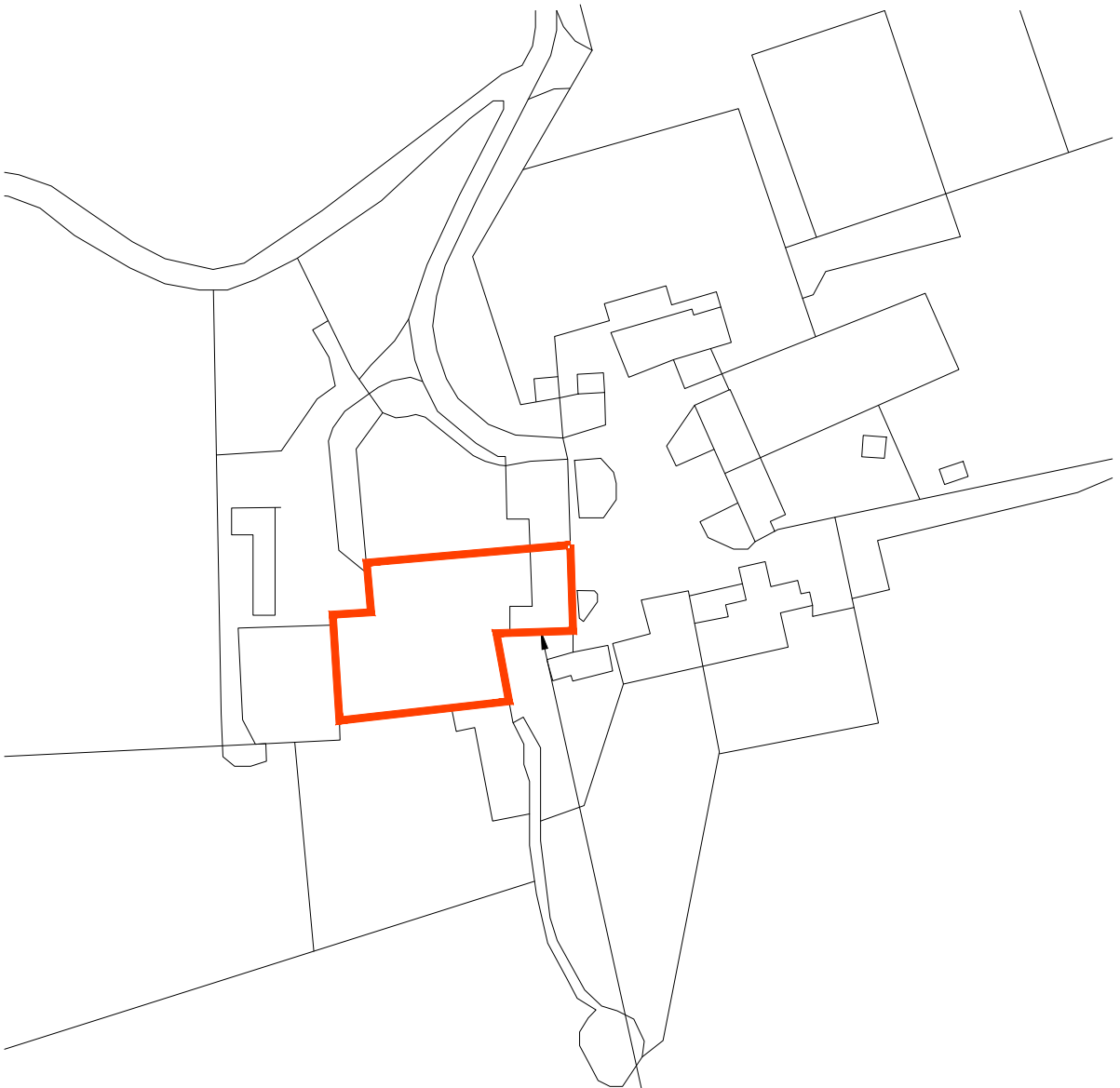
FOR PLANNING PURPOSES ONLY

PRIOR TO COMMENCEMENT OF WORKS ON SITE AND WITH ADVANCED NOTICE,
CLIENT-CONTRACTOR TO SUBMIT APPLICATION TO WELSH WATER AND A BUILDING NOTICE
APPLICATION TO BUILDING CONTROL. NO WORKS TO COMMENCE UNTIL APPROVALS GRANTED.
FULL PARTY WALL AGREEMENT TO BE SUBMITTED BY CLIENT APPOINTED PARTY WALL
SURVEYOR.



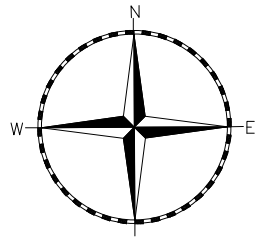
SITE LOCATION PLAN
Scale 1:500@A1

OAK BARN, TYN-Y-BRWYN FARM,
COEDKERNEW, NP10 8UD



SITE LOCATION PLAN
Scale 1:1250@A1

OAK BARN, TYN-Y-BRWYN FARM,
COEDKERNEW, NP10 8UD



THE DRAWINGS RELATE TO THE PROPOSED
WORKS AT OAK BARN, TYN-Y-BRWYN FARM,
COEDKERNEW, NP10 8UD.

FOR STRUCTURAL DETAILS PLEASE REFER
TO CLIENT APPOINTED STRUCTURAL
ENGINEERS DESIGN AND FULL
SPECIFICATION.

THE DRAWING HAS BEEN PRODUCED FOR
PLANNING PURPOSES ONLY.

CONTRACTOR MUST ENSURE A FULL
BUILDING CONTROL APPLICATION IS
SUBMITTED PRIOR TO COMMENCEMENT OF
ANY WORKS ON SITE.

ALL DEMOLITION WORKS SUBJECT TO
STRUCTURAL ENGINEERS APPROVAL AND
FULL DESIGN AND SPECIFICATION.

ALL PLANNING CONDITIONS TO BE
APPROVED PRIOR TO COMMENCEMENT OF
RELATED WORKS.

DRAINAGE DETAILS ARE INDICATIVE ONLY.
CLIENT APPOINTED SPECIALIST TO PROVIDE
DESIGN AND TO BE APPROVED BY BUILDING
CONTROL AND WELSH WATER - PRIOR TO
INSTALLATION.

CONTRACTOR TO CHECK ALL DIMENSIONS
ON SITE, BEFORE COMMENCEMENT OF ANY
WORKS, ANY ANOMALIES MUST BE
REPORTED. DO NOT SCALE FROM
DRAWINGS.

REV: BY: CHK: DATE:

REVISION NOTE:

DRAWING STATUS:

PLANNING

CLIENT:

MR COLIN MCMAHON

PROJECT:

OAK BARN, TYN-Y-BRWYN FARM,
COEDKERNEW, NP10 8UD

franks + toms
ARCHITECTS

DRAWING TITLE:
SITE LOCATION PLAN

JOB NUMBER:	BY:	CHK:	DATE:
4355	NH	SF	SEPT 2025
DRAWING NUMBER:	REV:	SCALE:	
(23) 190	*	1:500/1250 @ A1	

Franks and Toms Architects Limited
Office 8 St Andrews Crescent, Cardiff, CF10 3DD.
T 02920 390099 E info@franksandtoms.com
www.franksandtoms.com