



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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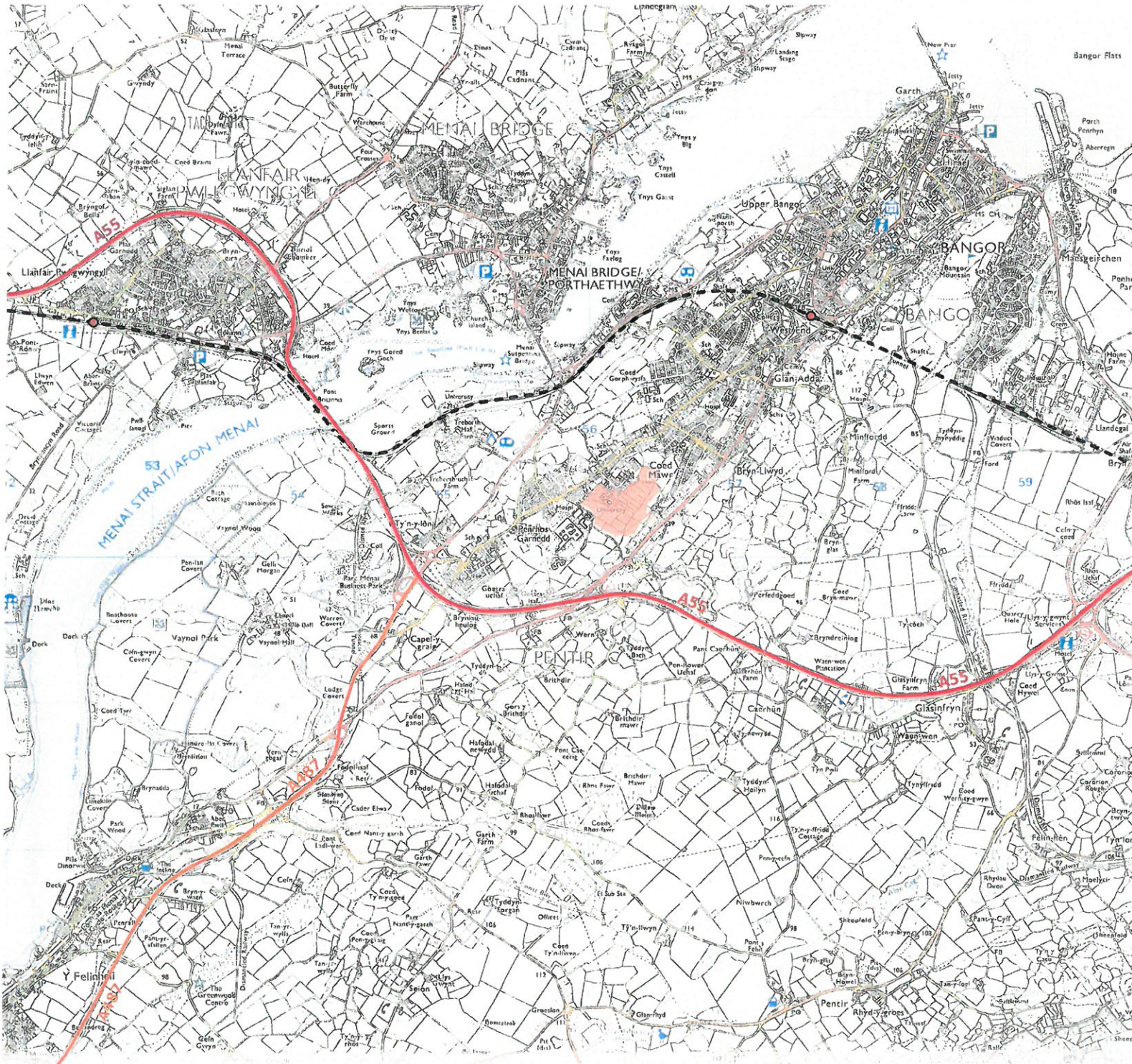


**Land off Pen y Ffridd Road,
Bangor
Morbaine Limited
Site context**

00

Key

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



North

0 500 1000 1500 metres

A079679drg00

Scale: 1:2500 @ A3
Date: July 2013

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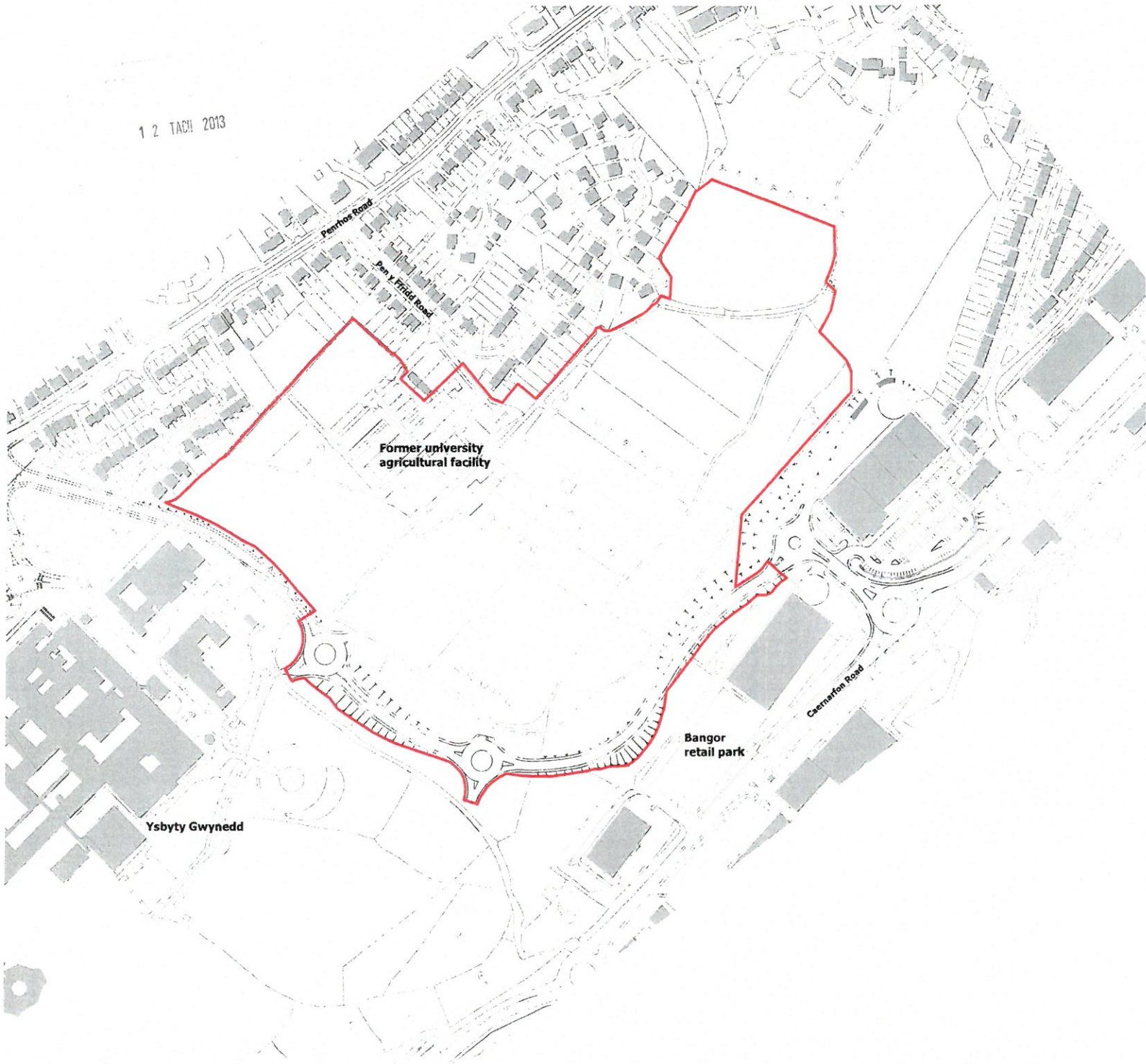
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**Land off Pen y Ffridd Road,
Bangor**
Morbaine Limited
Application site

01

Key

 Planning Application Site Boundary



North



A079679drg01 revision B

Scale: 1:3000 @ A3
Date: September 2013

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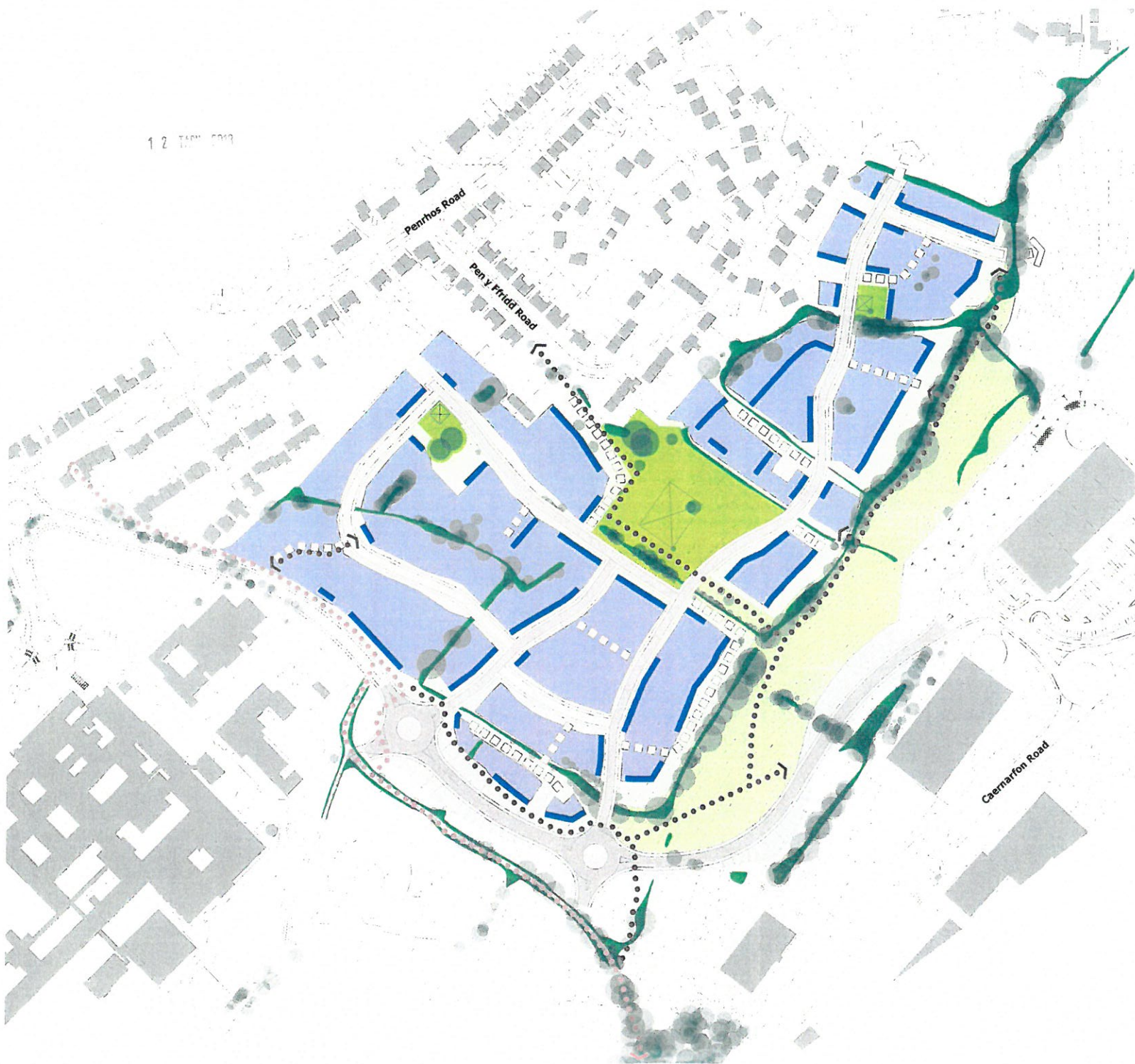
1 2 TADY 0003

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)



North

0 50 100 150 200 metres

A079679drg08 revision A

Scale: 1:2500 @ A3
Date: July 2013

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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)



North

0 50 100 150 250 metres

A079679drg09 revision D

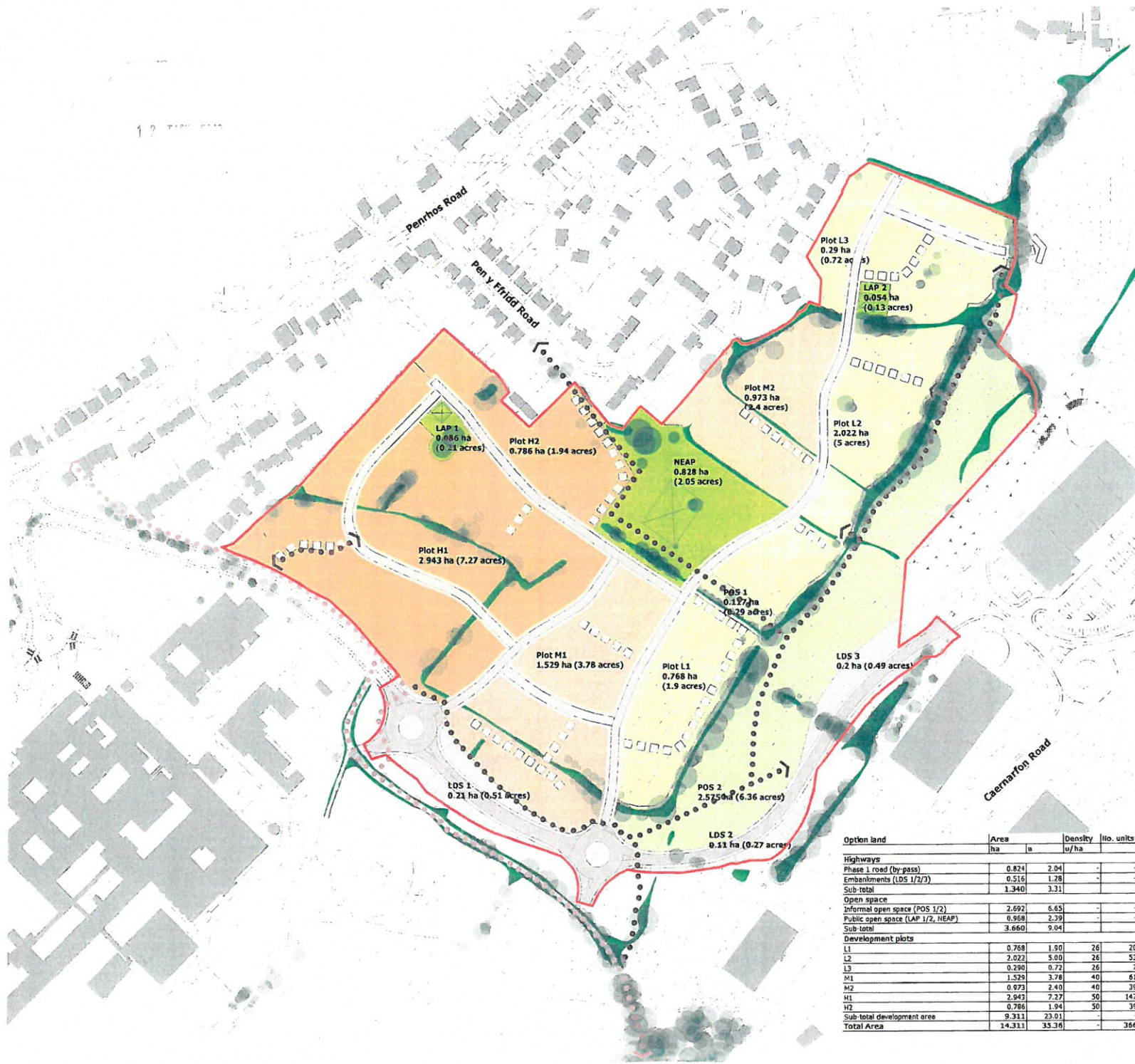
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Date: July 2013

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Option land	Area		Density	No. units
	ha	a		
Highways				
Phase I road (by-pass)	0.824	2.04	-	-
Embankments (LDS 1/2/3)	0.516	1.28	-	-
Sub-total	1.340	3.31		
Open space				
Informal open space (POS 1/2)	2.692	6.65	-	-
Public open space (LAP 1/2, NEAP)	0.968	2.39	-	-
Sub-total	3.660	9.04		
Development plots				
L1	0.768	1.90	26	20
L2	2.022	5.00	26	53
L3	0.290	0.72	26	7
M1	1.529	3.78	40	61
M2	0.973	2.40	40	39
H1	2.943	7.27	50	147
H2	0.786	1.94	50	39
Sub-total development area	9.311	23.01	-	-
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 brideway
- Existing hedgerows (subject to survey)
- Existing trees (subject to survey)
- Play areas



North

0 50 100 150 250 metres

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1:2500



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

12

Key

-  Site boundary
-  Existing hedgerows (subject to survey)
-  Existing trees (subject to survey)
-  Formal open space
-  Informal open space
-  Play areas



North

0 50 100 150 250 metres

A079679drg12 revision A

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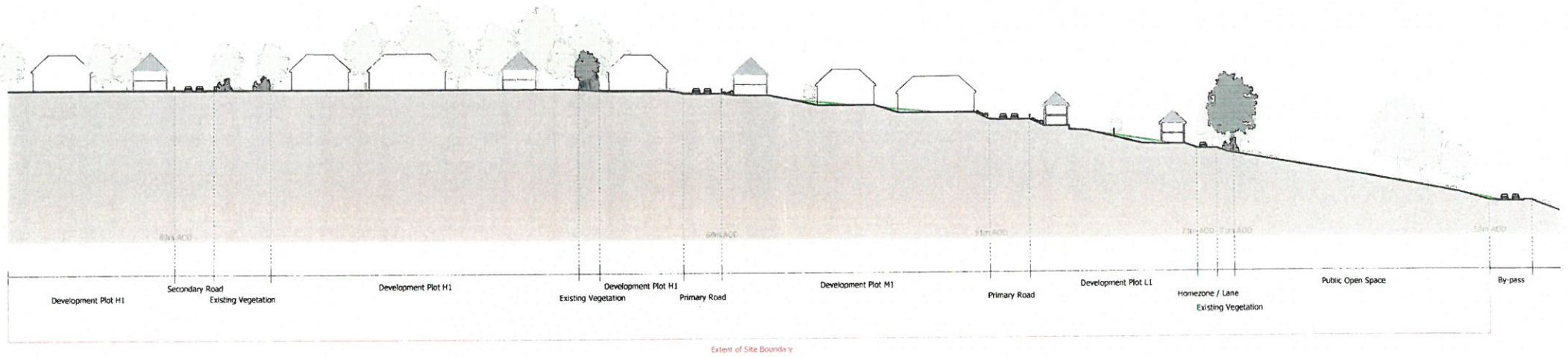
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Land off Pen y Ffridd Road,
Bangor
Morbaine Limited

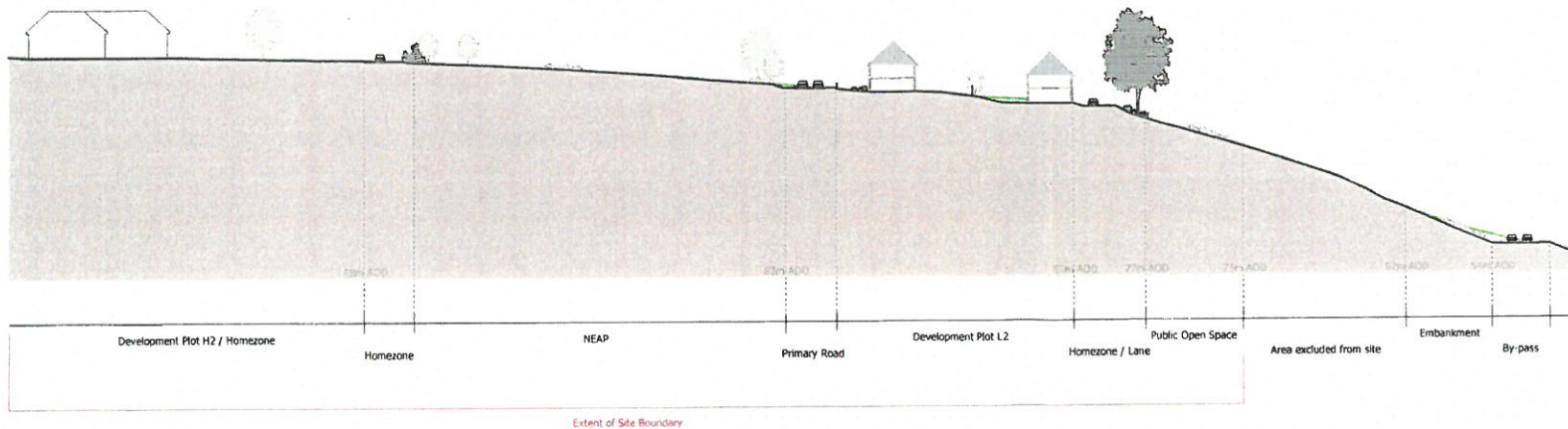
Proposed sections
(illustrative)

13

Cross Section: A - A1



Cross Section: B - B1



A079679drg13 revision A

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