



For details of drainage works undertaken by others refer to Hall O'Hanlon drawing 5710 - 003 as tabled by MB Esq  
 For exact boundary and new fence locations refer separately to ABP drawings as yet unseen

New 11.7metre diameter turning circle as agreed on with Welsh Water by MB

New retaining wall at rear of parking to suit site levels

THE VALE OF GLAMORGAN COUNCIL  
 TOWN AND COUNTRY PLANNING ACT 1990  
**APPROVED**  
 SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)

This drawing to be read in conjunction with all specifications and all other consultants design information. Any contradictions between this drawing and any other design information to be advised to the contract administrator and author immediately  
 The contractor to site measure, check and verify all information issued, and confirm the correctness of the contents prior to the commencement on site.  
 The contractor to comply with all current statutory legislation, Building Regulations, British Standards, and good building practice.  
 Do not scale from this drawing.

Mitigation Measures as recommended by Sanderson Associates (Consulting engineers) Ltd's report dated 13 November 2014  
 Any proposed development that has the potential to change the flood mechanisms on a site is to be designed such that there is no increased flood risk to the site itself, or sites upstream and downstream of the development. Any critical plant or water sensitive stored goods within the site should be raised to a minimum of 600mm above the finished floor level of the proposed units where practicable to do so. The floor slab of the unit and internal walls up to 600mm above slab level should be sealed with a treatment that will prevent the leaching of flood waters. This will assist in the cleaning of the units should a flood event occur. Drains within the limits of the site should be regularly inspected and cleared wherever necessary to reduce the risk of blockages and subsequent flooding. A flood evacuation plan should be provided for the site staff. The flood evacuation plan should include the following information for the current occupiers and must be passed on to any subsequent occupiers to ensure continuity as far as is practicably possible:  
 • How to register for 'Flood Warnings Direct', a free NRW service which provides flood warnings to each registered member by selected media such as telephone, email, text message which is tailored to each registered members requirements.  
 • What the different flood codes mean for the property when issued by the NRW (Natural Resources Wales) and what actions to take.  
 • Confirmation on what the sources of flood risk are to the property  
 • Confirmation of escape routes from the site should evacuation be attempted  
 • Advice on what to include in the flood kit  
 • Useful contact numbers if required.

Client: Windmill Property Development  
 Units 11 and 12  
 Title: ENABLING WORKS  
 Scale: 1 : 100 @ A1  
 Date: April 2014  
 Drawing No: A 003  
 Revision: C

B - September 2015 - Unit 11 changed as client instruction  
 C January 2016 - Unit 11 further changed as client instruction  
 © the drawing, design and the building works depicted are the copyright of Windmill Property Development Ltd & may not be reproduced or amended, except by the written permission by Windmill Property Development Ltd. No liability will be accepted for any amendments made by other persons.  
 The issue of this drawing/document does not confer any license for use of the design to any party whatsoever save as expressly agreed by Windmill Property Development Ltd.