6.1

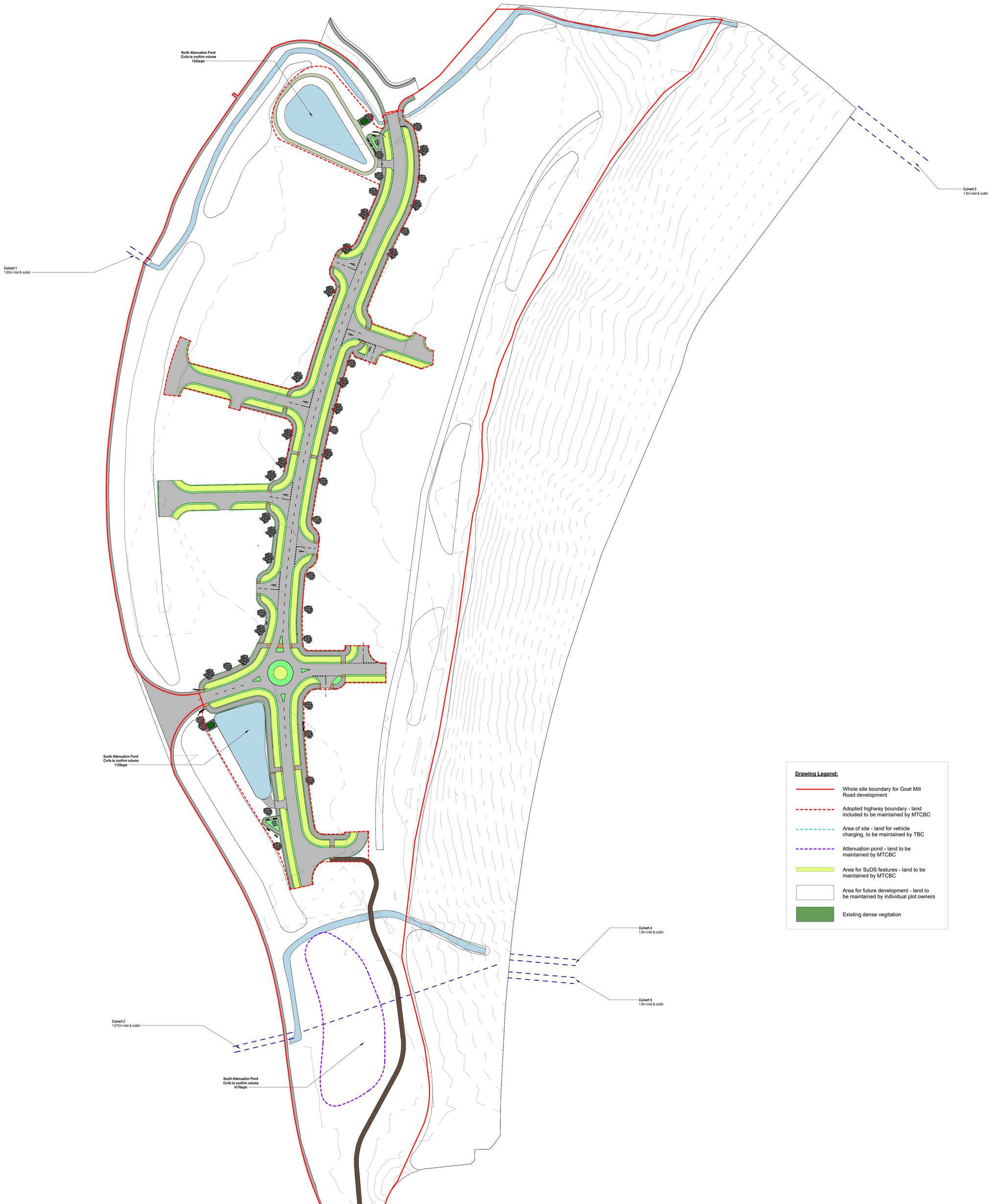
A – Masterplan

Notes

Do not scale from this drawing.

All dimensions are to be checked prior to construction and any discrepancies are to be identified to the Architect.

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Drawing Legend:

- Whole site boundary for Goat Mill Road development
- Adopted highway boundary - land included to be maintained by MTCBC
- Area of site - land for vehicle charging, to be maintained by TBC
- Attenuation pond - land to be maintained by MTCBC
- Area for SuDS features - land to be maintained by MTCBC
- Area for future development - land to be maintained by individual plot owners
- Existing dense vegitation

Highways Adoption Plan

Rev	Date	Description	Issued By	Aprvd By
P00	19.10.26	Issued for Planning	MT	IM

Purpose: A3 - RIBA Stage 3

Status Code:

Client: Merthyr Tydfil County Bourough Council

Project: Goat Mill Road Development

Title: Proposed Highways Adoption

Scale	Size	Date	Drawn	Checked
As indicated	A0		IM	IM

Capital Quarter,
Tyndall Street, Cardiff, CF10 4BZ
United Kingdom
Reg No. 1624854
Reg No. GB 376 0865 21

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Drawing No. (Project Code - Originator - Geographical Breakdown - Spatial Breakdown - Form - Discipline - Number)

70116992-WSP-XX-ZZ-DR-A-910002

Rev. (P - Preliminary, C - Construction)

P00

Classification ID: PM_40_40_01

Time Stamp: 29/10/2025 14:44:51



PLOT A

Site area indicated in plan: 3.23 acres

PLOT B

Site area indicated in plan: 1.13 acres

PLOT C

Site area indicated in plan: 0.84 acres

PLOT D

Site area indicated in plan: 0.86 acres

PLOT E

Site area indicated in plan: 3.69 acres

PLOT F

Site area indicated in plan: 2.35 acres

PLOT G

Site area indicated in plan: 2.15 acres

Adopted Highway Boundary

Illustrative Masterplan

Notes

Do not scale from this drawing.

All dimensions are to be checked prior to construction and any discrepancies are to be identified to the Architect.

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N

Rev	Date	Description	Issued By	Aprvd By
P00	19.10.26	Issued for Planning	MT	IM

Purpose: A3 - RIBA Stage 3

Status Code:

Client: Merthyr Tydfil County Bourough Council

Project: Goat Mill Road Development

Title: Illustrative Masterplan

Scale	Size	Date	Drawn	Checked
1 : 1000	A0		IM	IM

Capital Quarter,
Tyndall Street, Cardiff. CF10 4BZ
United Kingdom
Reg No. 1622998
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Drawing No.: 70116992-WSP-XX-ZZ-DR-A-910003

Rev.: P00

Classification ID: PM_40_40_01

Time Stamp: 29/10/2025 14:44:59