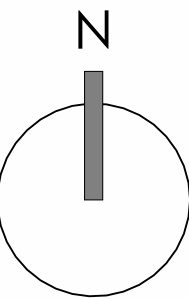


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All dimensions are in millimeters unless noted otherwise.

 Site Boundary



# 1 Site Location Plan - Hybrid

Rev	Date	By	Description	Chk
-----	------	----	-------------	-----



Project:  
Cardiff East  
Data Centre

Drawing Title:  
Site Location Plan - Hybrid

Date: 19.09.2025	Scale: As indicated	Drawn By: JB
Revision:	Media: A1	Checked By: RC

Drawing Status:

## PLANNING

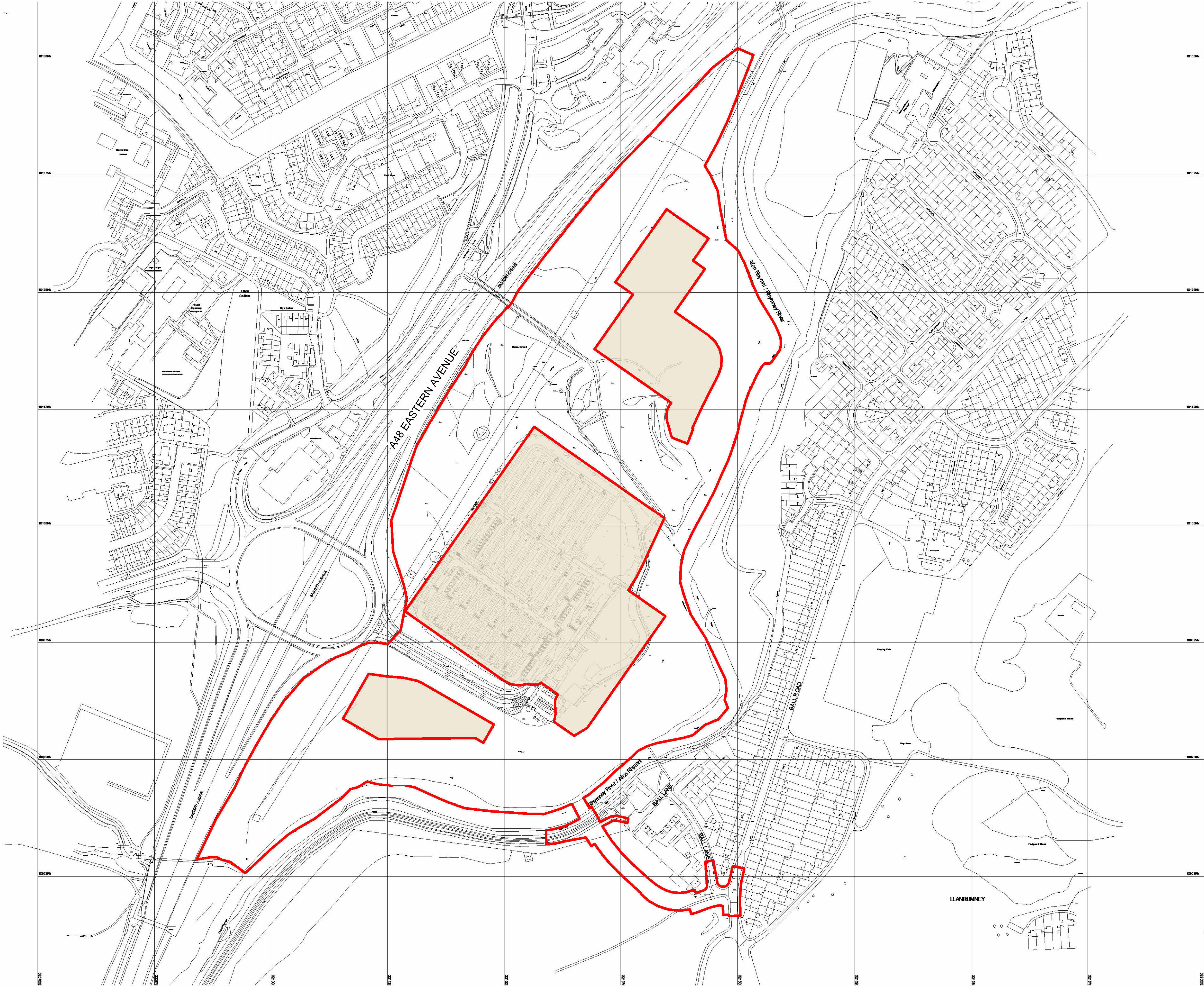
Drawing No.							
7683 MEIN-XX-XX-DR-A-70-001							
Project No.	Originator	Zone	Level	Type	Role	Drawing No.	Suitability

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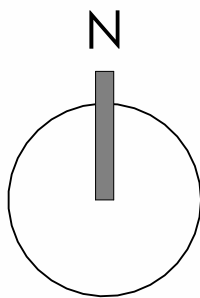
**LOCATION PLAN LEGEND**

- Site Boundary
- Outline Elements

**NOTES:**

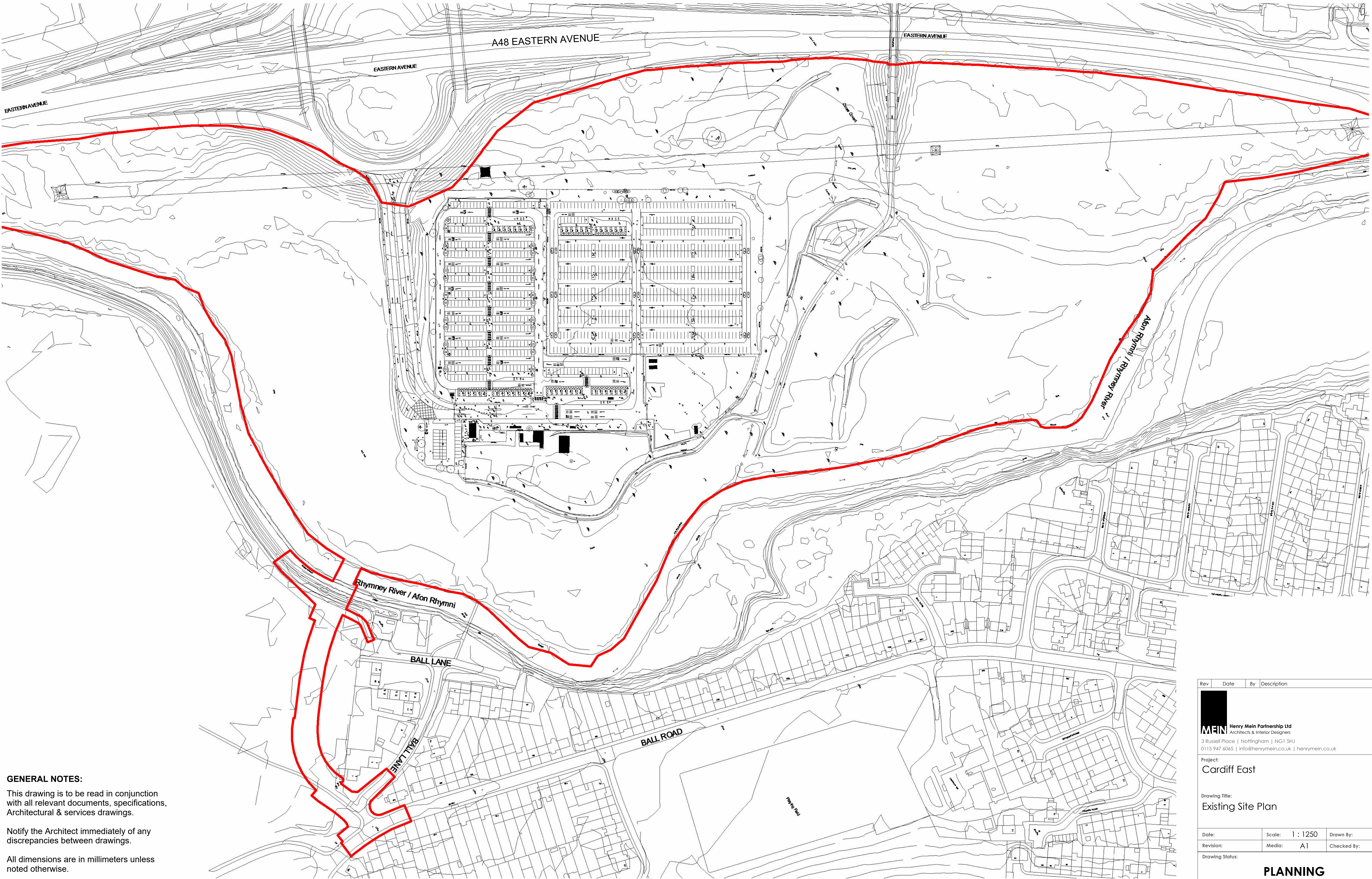
OS Map & Site survey information used has been provided by others.

0 20 40 60 80 100 125 150 200  
1:2000 Meters



Rev	Date	By	Description	Chkd
<div><div></div><div><div>Henry Mein Partnership Ltd</div><div>Architects &amp; Interior Designers</div><div>3 Russell Place   Nottingham   NG1 5HJ</div><div>0115 947 6065   info@henrymein.co.uk   henrymein.co.uk</div></div></div>				
Project:				
Cardiff East				
Data Centre				
Drawing Title:				
Site Location Plan - Detailed				





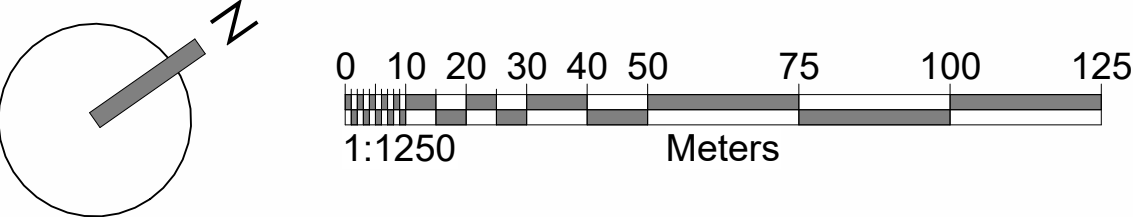
**GENERAL NOTES:**

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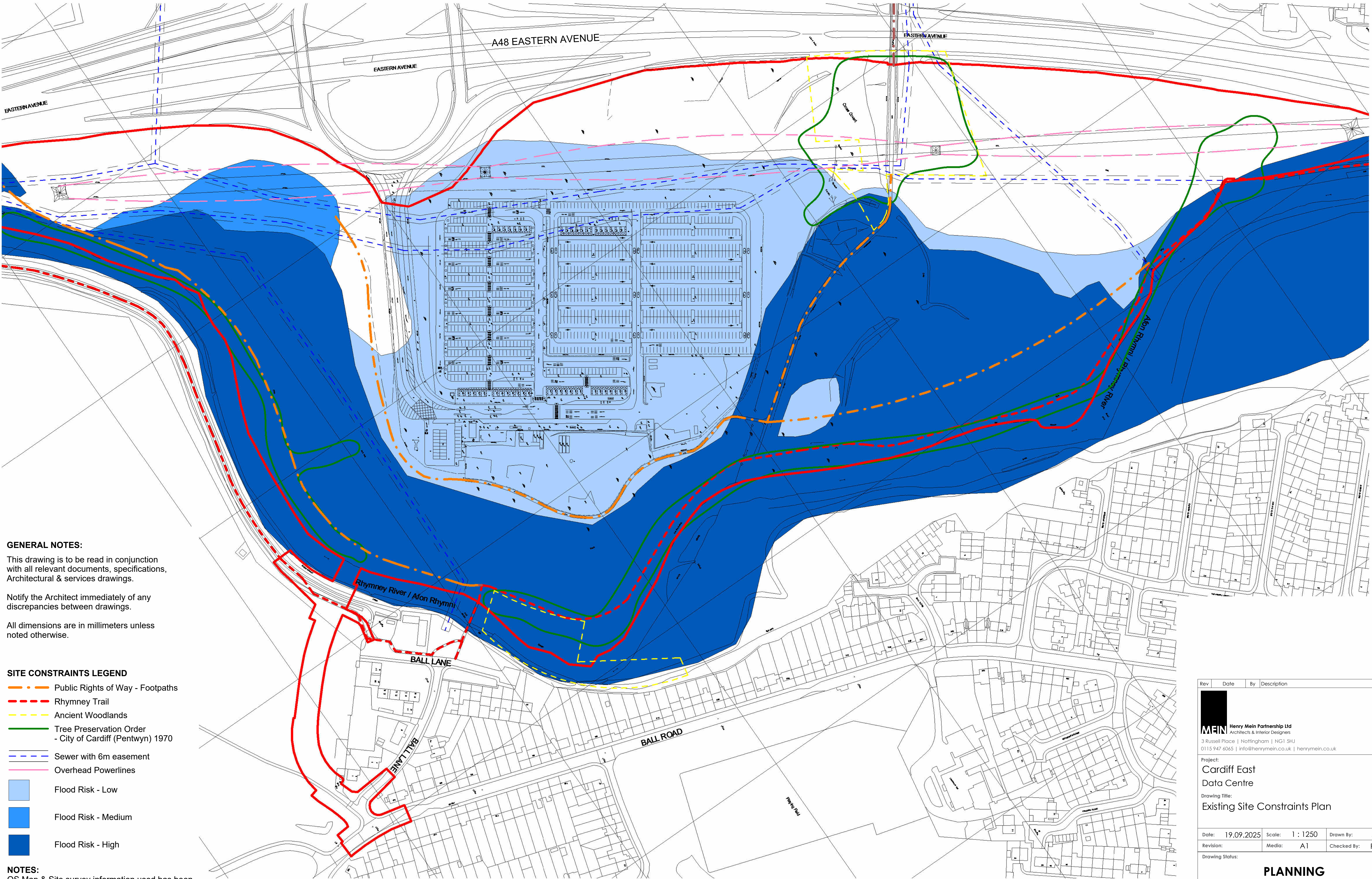
All dimensions are in millimeters unless noted otherwise.

**Existing Site Plan**  
1 : 1250



Rev	Date	By	Description	Chkd			
<div><b>MEIN</b> Henry Mein Partnership Ltd Architects &amp; Interior Designers 3 Russell Place   Nottingham   NG1 5HJ 0115 947 6065   info@henrymein.co.uk   henrymein.co.uk</div>							
Project: Cardiff East							
Drawing Title: Existing Site Plan							
Date:	Scale: 1 : 1250	Drawn By:					
Revision:	Media: A1	Checked By:					
Drawing Status: <b>PLANNING</b>							
Drawing No. 7683 MEIN-XX-XX-DR-A-70-004							
Project No.	Originator	Zone	Level	Type	Role	Drawing No.	Suitability
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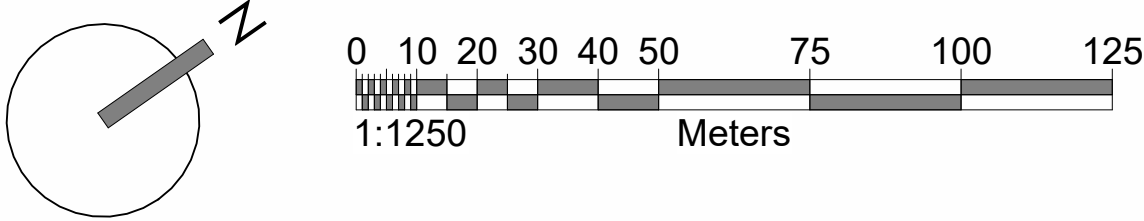
- SITE CONSTRAINTS LEGEND**
- Public Rights of Way - Footpaths
  - Rhymney Trail
  - Ancient Woodlands
  - Tree Preservation Order - City of Cardiff (Pentwyn) 1970
  - Sewer with 6m easement
  - Overhead Powerlines
  - Flood Risk - Low
  - Flood Risk - Medium
  - Flood Risk - High

**NOTES:**

OS Map & Site survey information used has been provided by others.

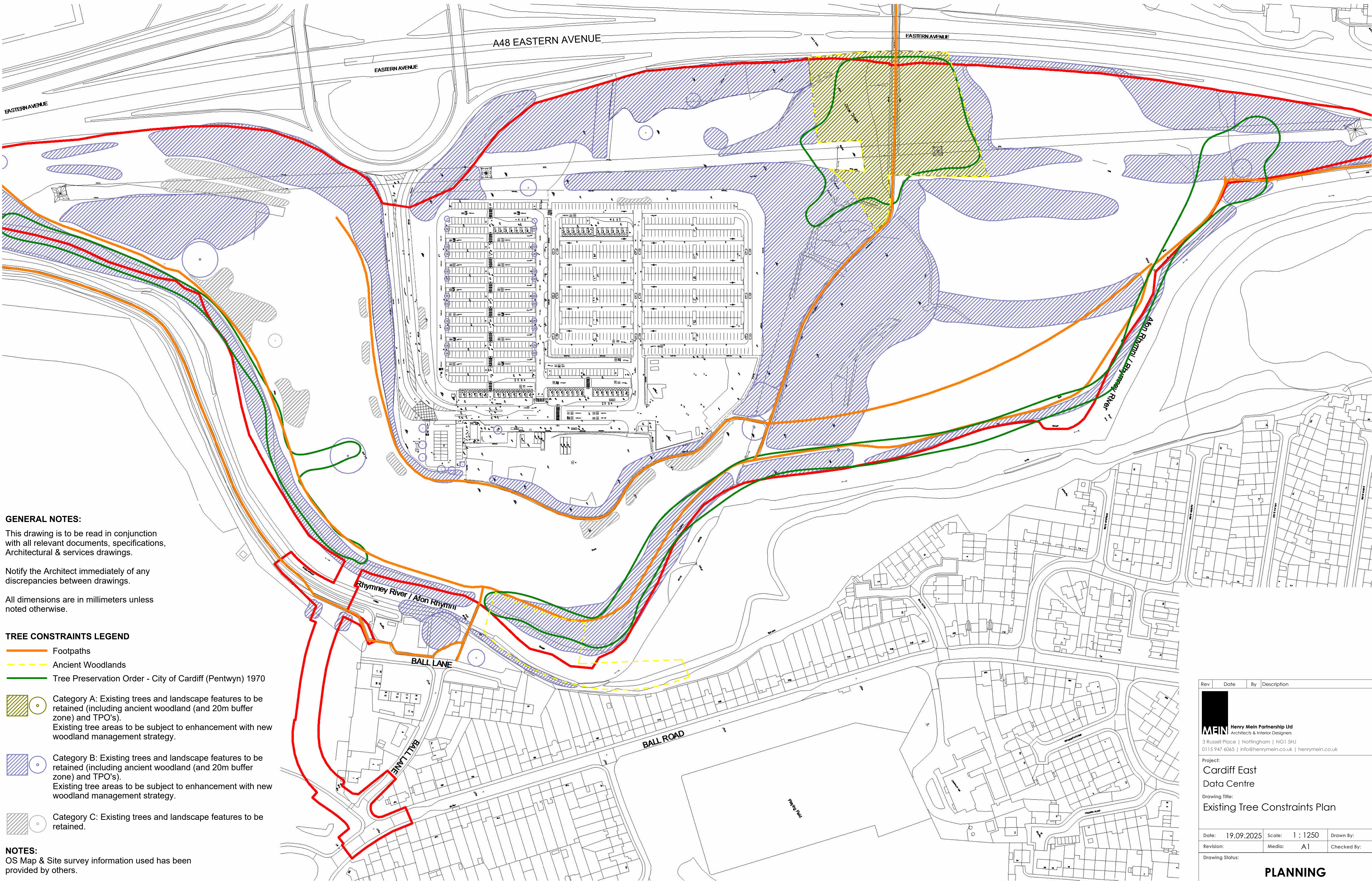
**Existing Site Constraints Plan**

1 : 1250



Rev	Date	By	Description	Chkd	
 <b>Henry Mein Partnership Ltd</b> Architects & Interior Designers 3 Russell Place   Nottingham   NG1 5HJ 0115 947 6065   info@henrymein.co.uk   henrymein.co.uk					
Project: Cardiff East Data Centre					
Drawing Title: Existing Site Constraints Plan					
Date:	19.09.2025	Scale:	1 : 1250	Drawn By:	JB
Revision:		Media:	A1	Checked By:	RC
Drawing Status: <b>PLANNING</b>					
Drawing No. 7683 MEIN-XX-XX-DR-A-70-005					
Project No.   Originator   Zone   Level   Type   Role   Drawing No.   Suitability					
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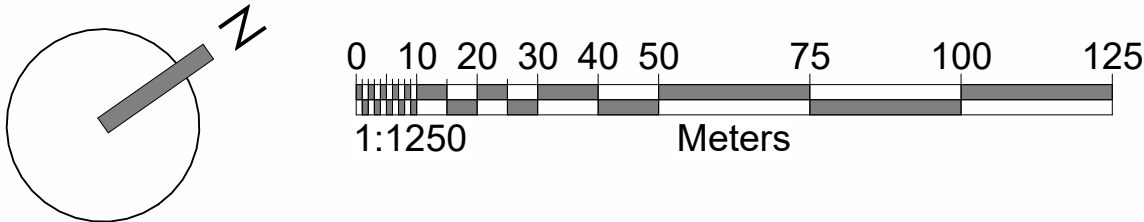


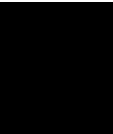


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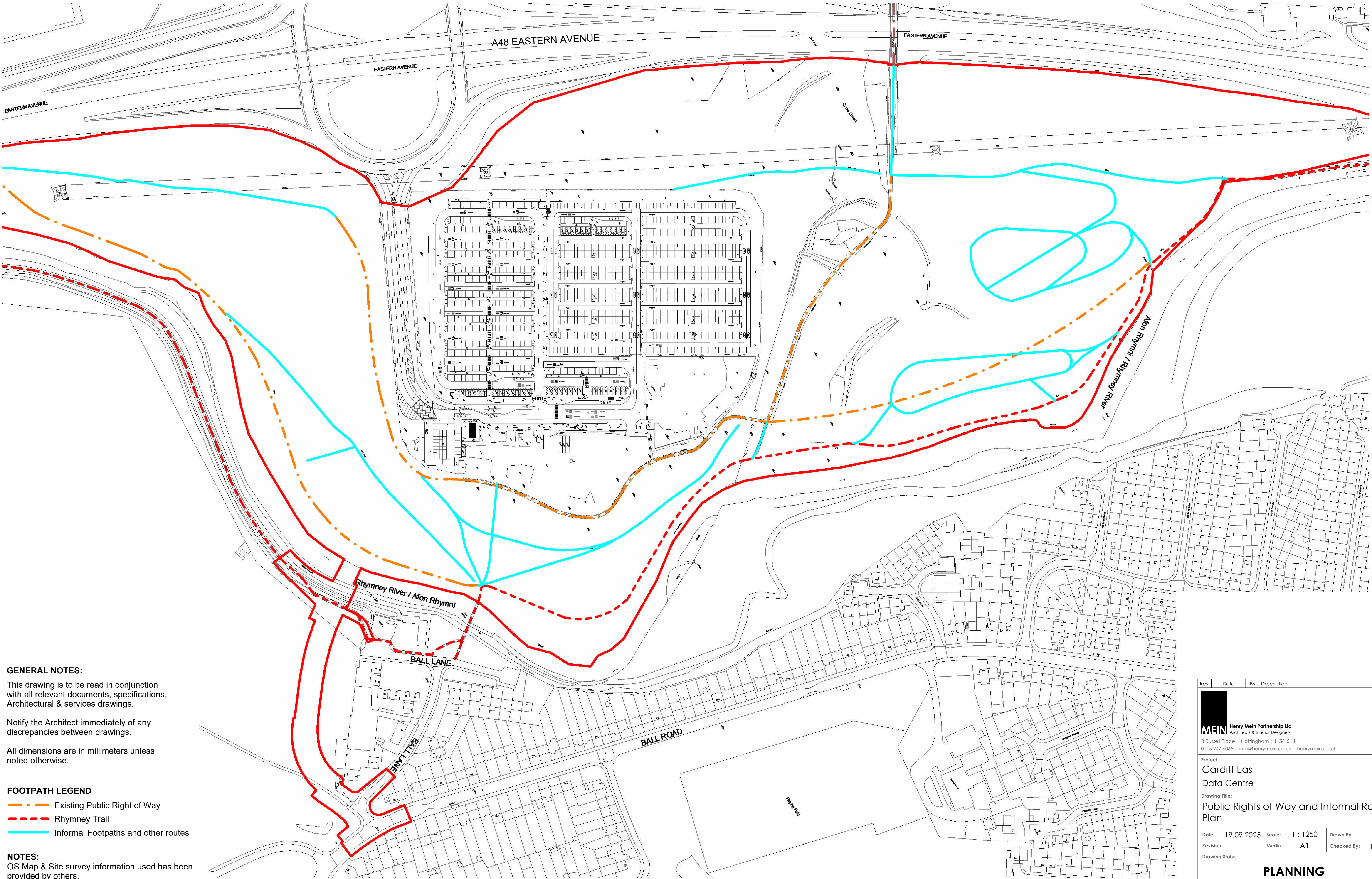
- TREE CONSTRAINTS LEGEND**
- Footpaths
  - Ancient Woodlands
  - Tree Preservation Order - City of Cardiff (Pentwyn) 1970
- Category A:** Existing trees and landscape features to be retained (including ancient woodland (and 20m buffer zone) and TPO's). Existing tree areas to be subject to enhancement with new woodland management strategy.
- Category B:** Existing trees and landscape features to be retained (including ancient woodland (and 20m buffer zone) and TPO's). Existing tree areas to be subject to enhancement with new woodland management strategy.
- Category C:** Existing trees and landscape features to be retained.

**NOTES:**  
OS Map & Site survey information used has been provided by others.



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Project: Cardiff East Data Centre					
Drawing Title: Existing Tree Constraints Plan					
Date:	19.09.2025	Scale:	1 : 1250	Drawn By:	JB
Revision:		Media:	A1	Checked By:	RC
Drawing Status: <b>PLANNING</b>					
Drawing No. 7683 MEIN-XX-XX-DR-A-70-006					
Project No.   Originator   Zone   Level   Type   Role   Drawing No.   Suitability					
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**FOOTPATH LEGEND**

- Existing Public Right of Way
- Rhymney Trail
- Informal Footpaths and other routes

**NOTES:**

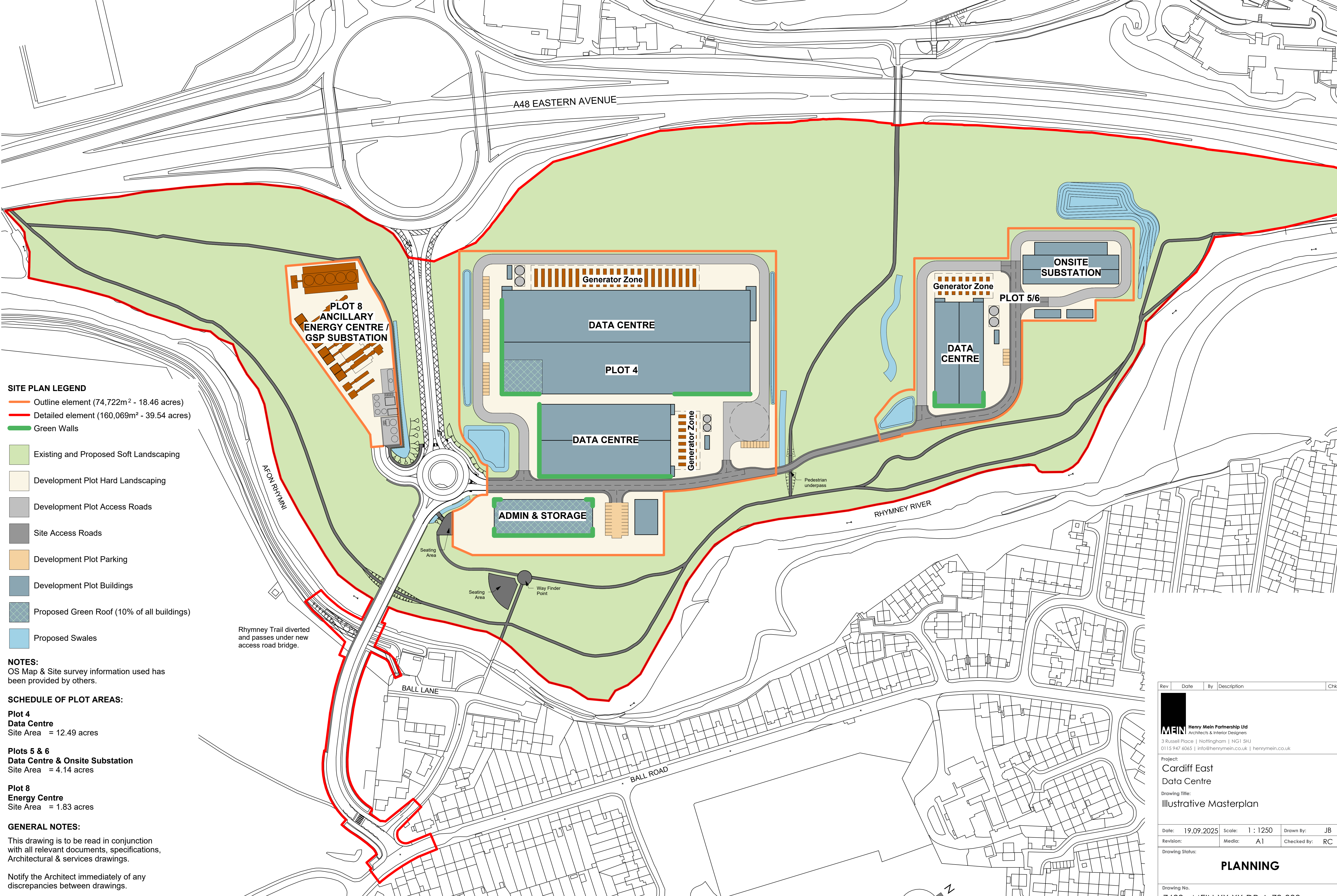
OS Map & Site survey information used has been provided by others.

**Existing Public Rights of Way and Informal Routes Plan**

1 : 1250

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 <b>Henry Mein Partnership Ltd</b> Architects & Interior Designers 3 Russell Place   Nottingham   NG1 5HJ 0115 947 6065   info@henrymein.co.uk   henrymein.co.uk				
<b>Project:</b> Cardiff East Data Centre				
<b>Drawing Title:</b> Public Rights of Way and Informal Routes Plan				
<b>Date:</b> 19.09.2025		<b>Scale:</b> 1 : 1250	<b>Drawn By:</b> JB	
<b>Revision:</b>		<b>Media:</b> A1	<b>Checked By:</b> RC	
<b>Drawing Status:</b> <b>PLANNING</b>				
<b>Drawing No.</b> 7683 MEIN-XX-XX-DR-A-70-007				
<small>Project No.    Originator    Zone    Level    Type    Role    Drawing No.    Suitability</small>				
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- SITE PLAN LEGEND**
- Outline element (74,722m<sup>2</sup> - 18.46 acres)
  - Detailed element (160,069m<sup>2</sup> - 39.54 acres)
  - Green Walls

- Existing and Proposed Soft Landscaping
- Development Plot Hard Landscaping
- Development Plot Access Roads
- Site Access Roads
- Development Plot Parking
- Development Plot Buildings
- Proposed Green Roof (10% of all buildings)
- Proposed Swales

**NOTES:**  
OS Map & Site survey information used has been provided by others.

**SCHEDULE OF PLOT AREAS:**

- Plot 4**  
**Data Centre**  
Site Area = 12.49 acres
- Plots 5 & 6**  
**Data Centre & Onsite Substation**  
Site Area = 4.14 acres
- Plot 8**  
**Energy Centre**  
Site Area = 1.83 acres

**GENERAL NOTES:**  
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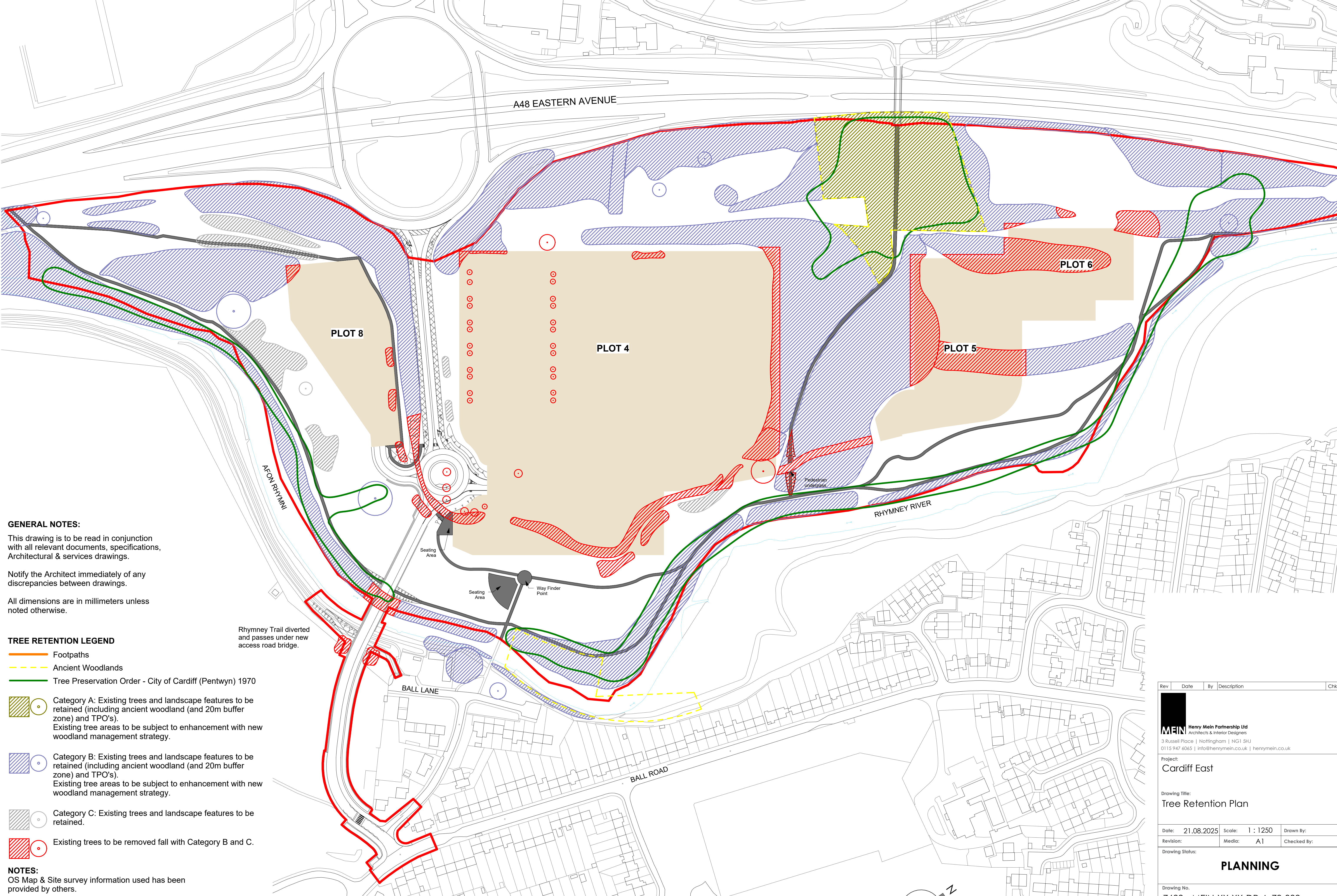
**1 Illustrative Masterplan**

1 : 1250



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<div><b>Henry Mein Partnership Ltd</b> Architects &amp; Interior Designers 3 Russell Place   Nottingham   NG1 5HJ 0115 947 6065   info@henrymein.co.uk   henrymein.co.uk</div>								
Project: Cardiff East Data Centre								
Drawing Title: Illustrative Masterplan								
Date:	19.09.2025	Scale:	1 : 1250	Drawn By:	JB			
Revision:		Media:	A1	Checked By:	RC			
Drawing Status: <b>PLANNING</b>								
Drawing No. 7683 MEIN-XX-XX-DR-A-70-008								
Project No.		Originator	Zone	Level	Type	Role	Drawing No.	Suitability
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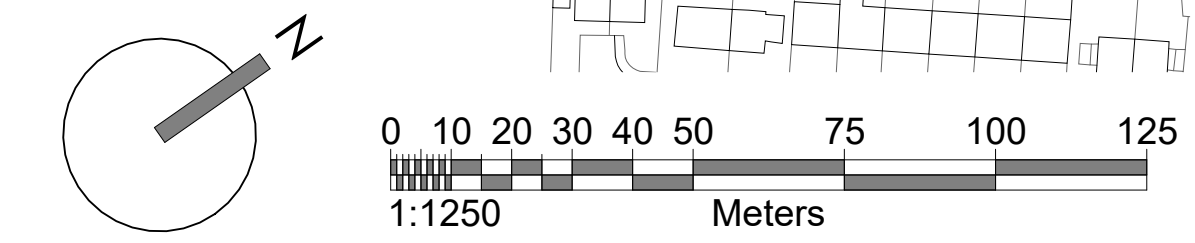
All dimensions are in millimeters unless noted otherwise.

- TREE RETENTION LEGEND**
- Footpaths
  - Ancient Woodlands
  - Tree Preservation Order - City of Cardiff (Pentwyn) 1970
- Category A: Existing trees and landscape features to be retained (including ancient woodland (and 20m buffer zone) and TPO's). Existing tree areas to be subject to enhancement with new woodland management strategy.
- Category B: Existing trees and landscape features to be retained (including ancient woodland (and 20m buffer zone) and TPO's). Existing tree areas to be subject to enhancement with new woodland management strategy.
- Category C: Existing trees and landscape features to be retained.
- Existing trees to be removed fall with Category B and C.

**NOTES:**

OS Map & Site survey information used has been provided by others.

1 **Tree Retention Plan**  
1 : 1250



Rev	Date	By	Description	Chkd

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Architects & Interior Designers  
3 Russell Place | Nottingham | NG1 5HJ  
0115 947 6065 | info@henrymein.co.uk | henrymein.co.uk

Project:  
**Cardiff East**

Drawing Title:  
**Tree Retention Plan**

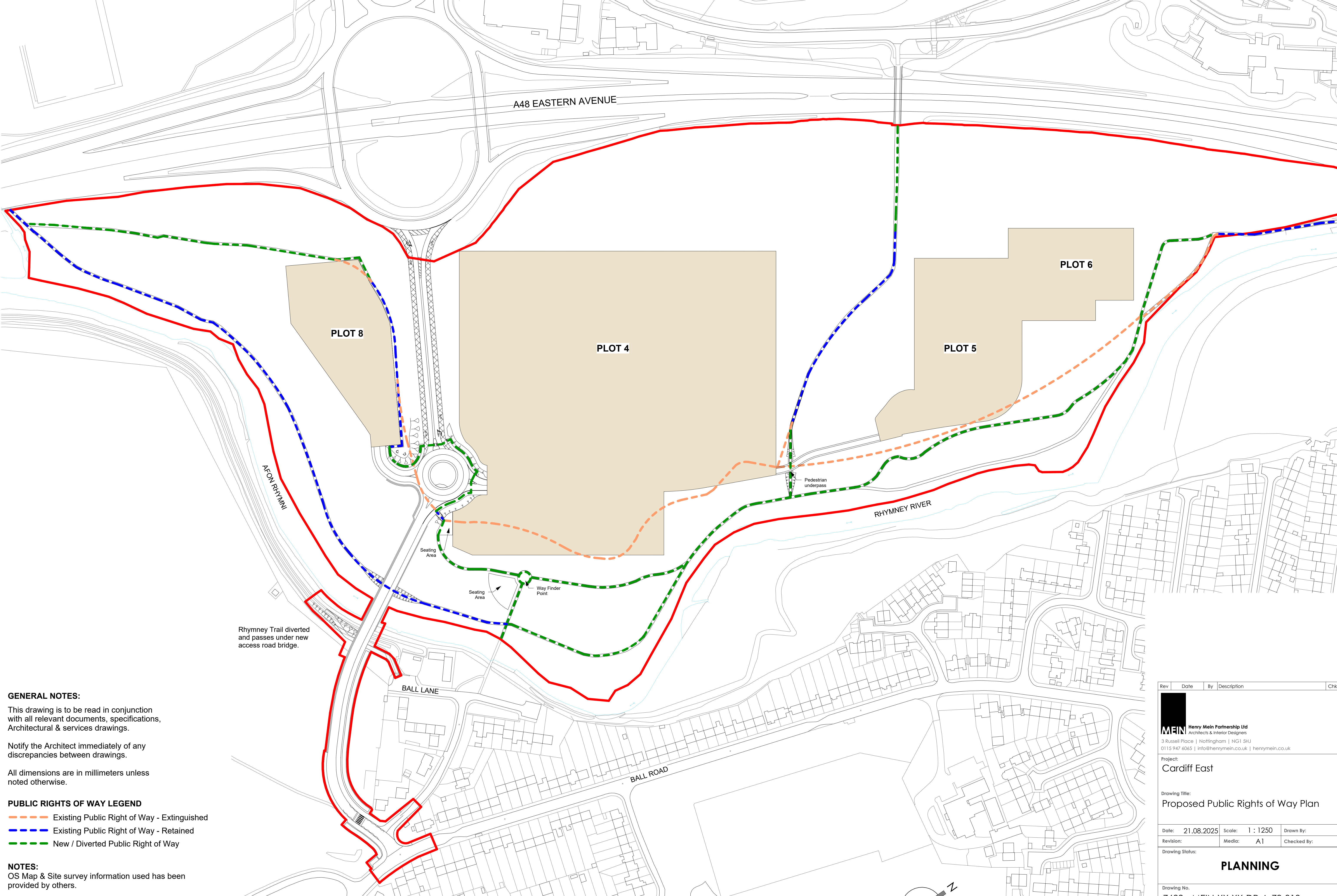
Date: 21.08.2025	Scale: 1 : 1250	Drawn By:
Revision:	Media: A1	Checked By:

Drawing Status:  
**PLANNING**

Drawing No. <b>7683 MEIN-XX-XX-DR-A-70-009</b>	
Project No.	Originator Zone Level Type Role Drawing No. Suitability

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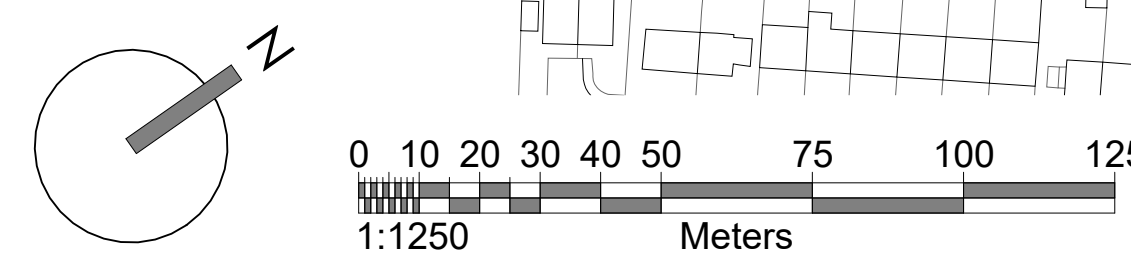
**PUBLIC RIGHTS OF WAY LEGEND**

- Existing Public Right of Way - Extinguished
- Existing Public Right of Way - Retained
- New / Diverted Public Right of Way

**NOTES:**

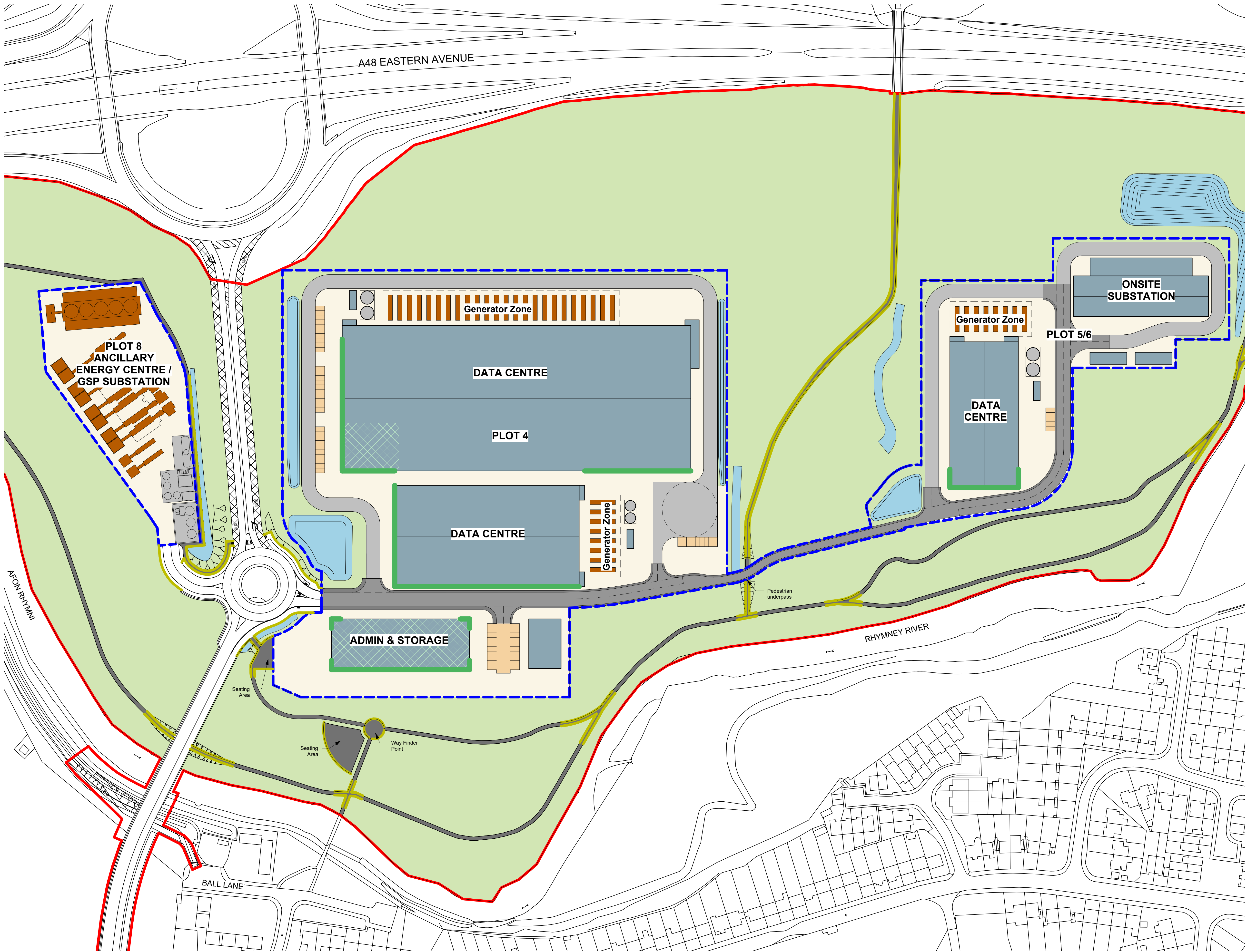
OS Map & Site survey information used has been provided by others.

1 Proposed Public Rights of Way Plan  
1 : 1250



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<div><div>MEIN</div><div>Henry Mein Partnership Ltd Architects &amp; Interior Designers 3 Russell Place   Nottingham   NG1 5HJ 0115 947 6065   info@henrymein.co.uk   henrymein.co.uk</div></div>							
Project: Cardiff East							
Drawing Title: Proposed Public Rights of Way Plan							
Date:	21.08.2025	Scale:	1 : 1250	Drawn By:			
Revision:		Media:	A1	Checked By:			
Drawing Status: <b>PLANNING</b>							
Drawing No. 7683 MEIN-XX-XX-DR-A-70-010							
Project No.	Originator	Zone	Level	Type	Role	Drawing No.	Suitability
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**LANDSCAPE AND BOUNDARIES LEGEND**

- Denotes 3.0m high metal fence**  
3.0m high Paladin panel fence and posts with compatible site entrance gates. Colour RAL 9006 Black.
- Denotes 450mm high knee rail fence**  
450mm high knee rail fence with posts maximum 1.5m centres.
- Denotes Green Walls**  
Vertical garden living walls to specialist design. Indicative position shown.
- Denotes grass / vegetation space**  
To specialist design.
- Denotes Concrete Paving Slabs**  
To engineers details.
- Denotes Concrete Turning Area**  
To engineers details.
- Denotes Tarmac Road**  
To engineers details.
- Denotes Block Paved Parking Bays**  
Permeable paving to engineers details.
- Denotes Tarmac Footpaths**  
To engineers details.
- Proposed Green Roof**  
10% of all buildings to specialist design.
- Denotes Attenuation Swales and Basins**  
To specialist design.

**NOTES:**  
OS Map & Site survey information used has been provided by others.

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Project:							
Cardiff East							
Data Centre							
Drawing Title:							
Proposed Landscaping and Boundaries							
Date: 19.09.2025		Scale: As indicated		Drawn By: JB			
Revision:		Media: A1	Checked By: RC				
Drawing Status:							
PLANNING							
Drawing No.							
7683		MEIN-XX-XX-DR-A-70-011					
Project No.	Originator	Zone	Level	Type	Role	Drawing No.	Suitability
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# 1 On and Offsite Supplementary Habitat Planting

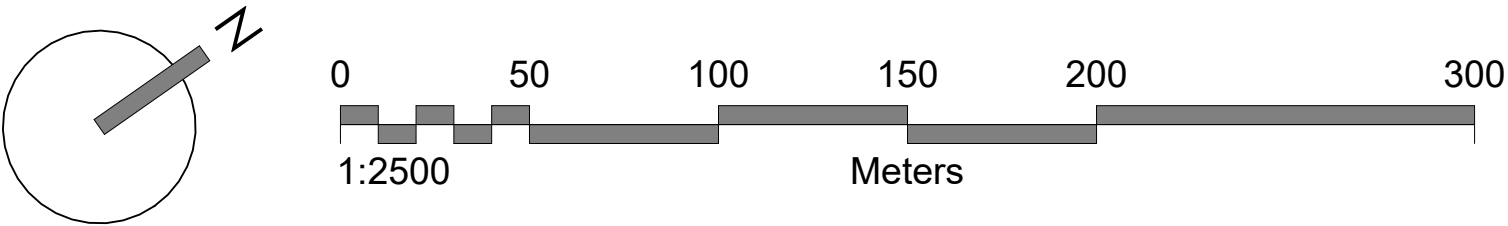
1 : 2500

## ON AND OFFSITE HABITAT PLANTING LEGEND

- Site Boundary - 23 ha
- Ancient Woodlands
- Supplementary Dormouse Habitat Planting - 1.11 acres / 0.45 ha
- Offsite Dormouse Habitat Planting - 11.89 acres / 4.81 ha
- Loss of suitable habitat

## SCHEDULE OF AREAS

Plot 4	
Lost Habitat Area	= 3,636m <sup>2</sup> / 0.89 acres
Plot 5/6	
Lost Habitat Area	= 8,961m <sup>2</sup> / 2.21 acres
Plot 8	
Lost Habitat Area	= 6,010m <sup>2</sup> / 1.48 acres
Access and Bridge Infrastructure	
Lost Habitat Area	= 2,321m <sup>2</sup> / 0.57 acres
Total	
Lost Habitat Area	= 20,928m <sup>2</sup> / 5.17 acres



Rev	Date	By	Description	Chkd			
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Project: Cardiff East							
Drawing Title: On and Offsite Supplementary Habitat Planting							
Date: 21.08.2025		Scale: As indicated		Drawn By:			
Revision:		Media: A1	Checked By:				
Drawing Status: <b>PLANNING</b>							
Drawing No. 7683 MEIN-XX-XX-DR-A-70-012							
Project No.	Originator	Zone	Level	Type	Role	Drawing No.	Suitability
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**LEGEND**

Application Boundary

Land under same ownership

Public Open Space / Landscaping

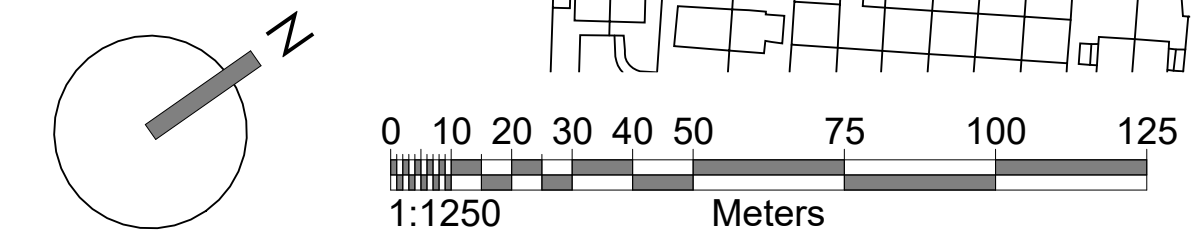
Development Plots - Use Class B8 (Data Centre), associated parking, services, ancillary buildings and structures, drainage and landscaping.

**NOTES:**  
OS Map & Site survey information used has been provided by others.

**GENERAL NOTES:**  
This drawing is to be read in conjunction with all relevant documents, specifications, Architectural & services drawings.

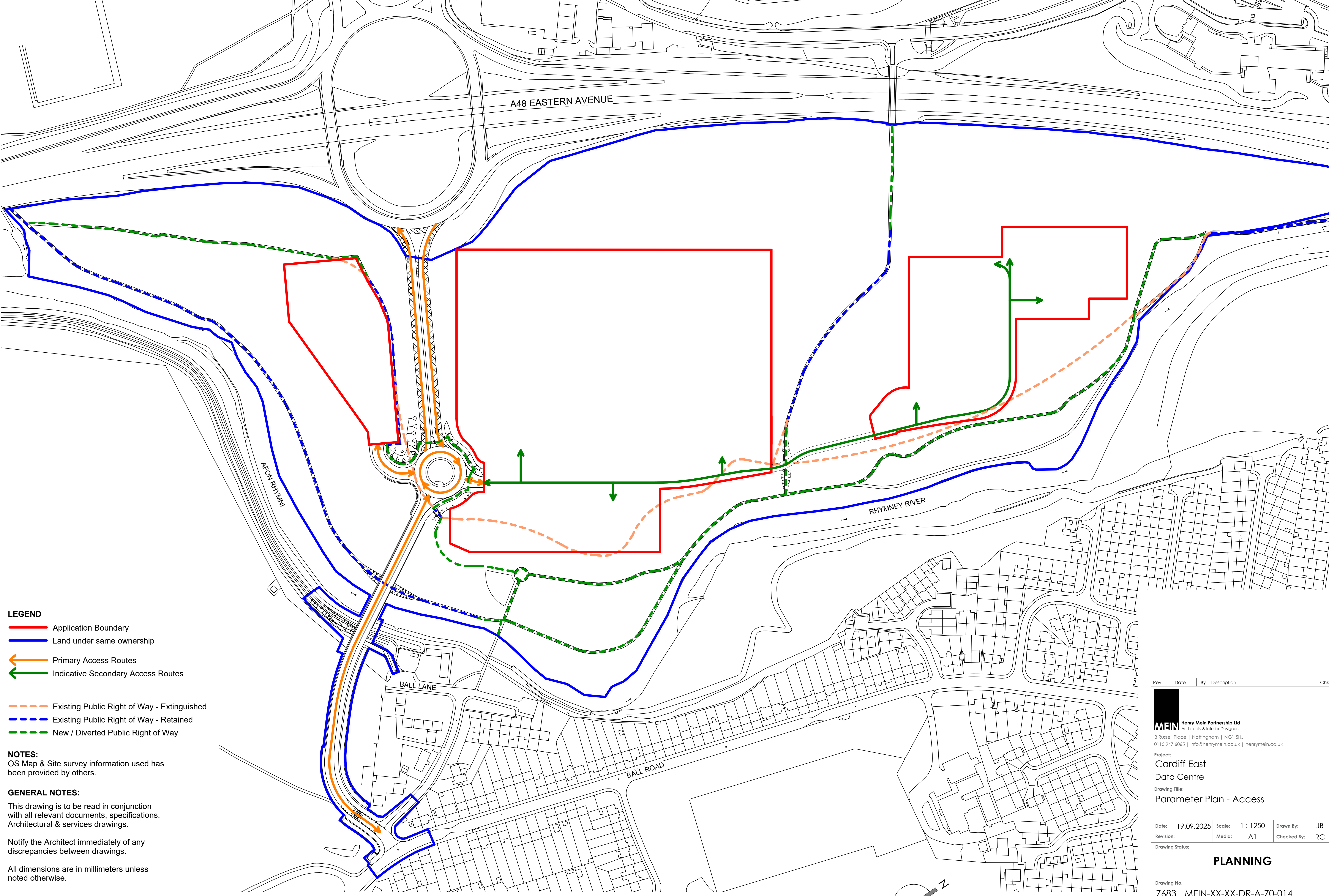
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<div><b>Henry Mein Partnership Ltd</b> Architects &amp; Interior Designers 3 Russell Place   Nottingham   NG1 5HJ 0115 947 6065   info@henrymein.co.uk   henrymein.co.uk</div>								
Project: Cardiff East Data Centre								
Drawing Title: Parameter Plan - Land Use								
Date:	19.09.2025	Scale:	1 : 1250	Drawn By:	JB			
Revision:		Media:	A1	Checked By:	RC			
Drawing Status: <b>PLANNING</b>								
Drawing No. 7683 MEIN-XX-XX-DR-A-70-013								
Project No.		Originator	Zone	Level	Type	Role	Drawing No.	Suitability
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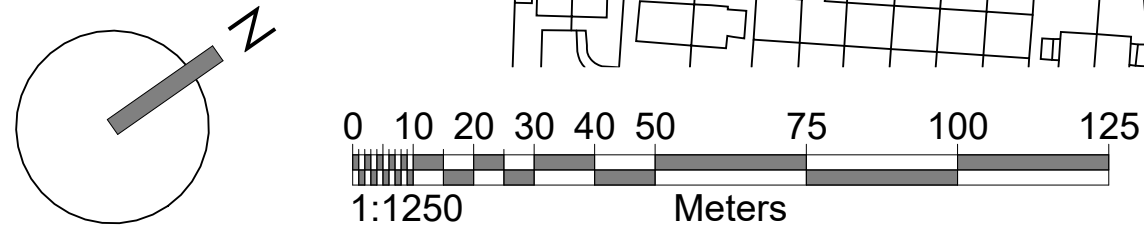
- LEGEND**
- Application Boundary
- 
- Land under same ownership

**NOTES:**  
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Architects & Interior Designers

3 Russell Place | Nottingham | NG1 5HJ

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Project:

Cardiff East Data Centre

Drawing Title:

Parameter Plan - Access

Date: 19.09.2025Scale: 1 : 1250Drawn By: JB

Revision:Media: A1Checked By: RC

Drawing Status:

PLANNING

Drawing No.

7683 MEIN-XX-XX-DR-A-70-014

Project No.

Originator

Zone

Level

Type

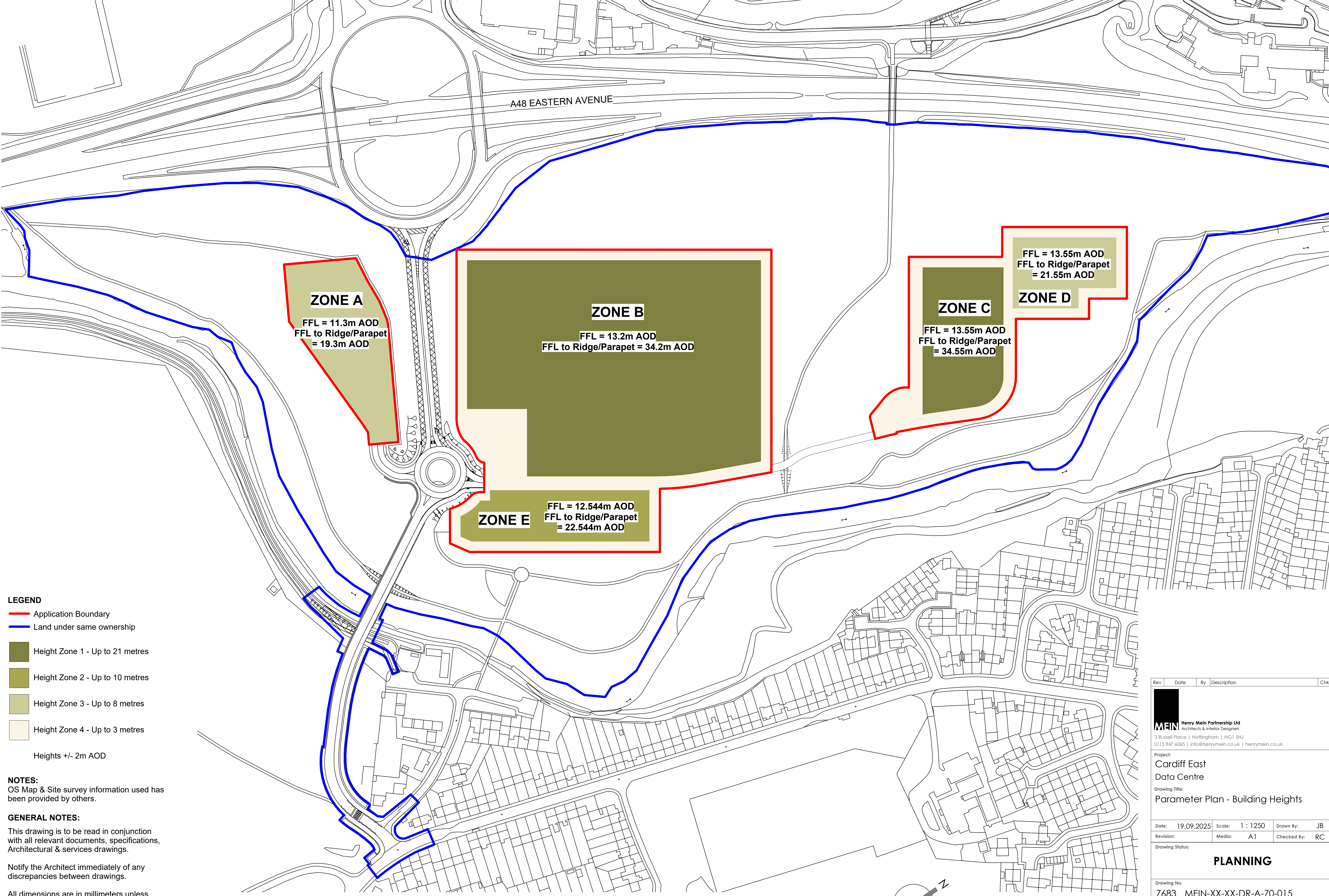
Role

Drawing No.

Suitability

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**LEGEND**

Application Boundary

Land under same ownership

Height Zone 1 - Up to 21 metres

Height Zone 2 - Up to 10 metres

Height Zone 3 - Up to 8 metres

Height Zone 4 - Up to 3 metres

Heights +/- 2m AOD

**NOTES:**  
OS Map & Site survey information used has been provided by others.

**GENERAL NOTES:**  
This drawing is to be read in conjunction with all relevant documents, specifications, Architectural & services drawings.

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1 Building Heights

1 : 1250

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Project: Cardiff East Data Centre								
Drawing Title: Parameter Plan - Building Heights								
Date:	19.09.2025	Scale:	1 : 1250	Drawn By:	JB			
Revision:		Media:	A1	Checked By:	RC			
Drawing Status: <b>PLANNING</b>								
Drawing No. 7683 MEIN-XX-XX-DR-A-70-015								
Project No.		Originator	Zone	Level	Type	Role	Drawing No.	Suitability
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