

NANTYGLO & BLAINA TOWN COUNCIL

CYNGOR TREF NANT-Y-GLO A BLAENAU

Mrs V Williams - Town Clerk/RFO

Council Offices, Blaina Institute, High Street, Blaina NP13 3BN
Swyddfa'r Cyngor, Sefydliad Blaenau, Y Stryd Fawr, Blaenau NP13 3BN

Tel: 01495 292817 E-mail: clerk@nantygloandblainatc.co.uk

Dear Member,

You are summoned to attend a hybrid meeting of the Highways and Planning Committee at Town Council Chamber, Blaina Institute, High Street, Blaina. to be held on **Tuesday 14th July 2026 at 6:00pm.**

If any Council Member or member of the public wishes to attend the meeting remotely, please contact the Town Clerk at the above e-mail or phone by 3pm on Tuesday 14th July 2026 for details of how to access the meeting.

Yours sincerely

Town Clerk

AGENDA

A meeting to which members of the public are entitled to attend.

Declaration of Interest

Members are invited to declare matters of interest either at the beginning or at any time during the proceedings. Members are reminded that all declarations of interest must be recorded in the book provided.

1. Apologies for absence:

Members are invited to consider the apologies for absence and to formally resolve to accept.

2. Questions from the public:

To receive any questions from the public regarding matters on the agenda. There is a 10-minute allocation time for any questions from the public.

3. Correspondence:

Members are invited to consider the listed correspondence, plus with the Chair's permission, any urgent information that may well be received prior to the date of the meeting.

No correspondence received to date.

4. Planning Applications:

Members are invited to consider the applications listed below and, with the permission of the Chair, any further applications that may be received prior to the date of the meeting:

a) Plan Application No. P/2026/0129 60 Lancaster Street, Blaina, NP13 3EQ

Proposed two storey rear house extension.

5. Licence Applications:

Members are invited to note the application(s) for information only:

None received to date.

Please quote : P/2026/0129

Direct line : 01495364847

26 June 2026

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

I write to advise that an application for planning permission has been submitted

Proposed Two Storey Rear House Extension
60 Lancaster Street, Blaina, Abertillery, Blaenau Gwent, NP13 3EQ
Grid Reference: 320178.66 207382.55

Please use the following link <https://developmentsservices.blaenau-gwent.gov.uk/planning/index.html?fa=getApplication&id=125717> to view the application documents. Please return any comments with 21 days of the date of this letter.

Yours sincerely

Thomas Engel
Planning Officer
Email: planning.bgcbc@blaenau-gwent.gov.uk



Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990

If printed, please complete using BLOCK CAPITALS and BLACK ink.

1. Applicant Name and Address

Title:	Mr	First name:	Joel		
Last name:	Fewings				
Company (optional):					
Unit:		House number:	60	House suffix:	
House name:					
Address 1:	Lancaster Street				
Address 2:					
Address 3:	Blaina				
Town:	Abertillery				
County:					
Country:					
Postcode:	NP13 3EQ				

2. Agent Name and Address

Title:	Mr.	First name:	Paul
Last name:	Parsons		
Company (optional):	Creation Design Wales		
Unit:		House number:	
		House suffix:	
House name:	Room 229 The Innovation Centre,		
Address 1:	Festival Drive,		
Address 2:	Victoria Business Park,		
Address 3:	Victoria		
Town:	Ebbw Vale,		
County:	Blaenau Gwent		
Country:			
Postcode:	NP23 8XA		

3. Description of Proposed Works

Please describe the proposed works:

Proposed Two Storey Rear House Extension

Has the work already started?

Yes ☐ No ☒

If Yes, please state when the work was started (DD/MM/YYYY):
(Date must be pre-application submission)

Has the work already been completed?

Yes ☐ No ☒

If Yes, please state when the work was completed (DD/MM/YYYY):
(Date must be pre-application submission)

4. Site Details

Please provide the full postal address of the application site.

Unit:		House number:	60	House suffix:	
House name:					
Address 1:	Lancaster Street				
Address 2:					
Address 3:	Blaina				
Town:	Abertillery				
County:					
Postcode: (optional)	NP13 3EQ				

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site – for example "field to the North of the Post Office".

Easting:	320183	Northings:	207384
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Description:

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?	Yes ☐	No ☒
Do the proposals require any diversions, extinguishments and/or creation of public rights of way?	Yes ☐	No ☒

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Description:

6. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes

☐

No

☒

If Yes, please complete the following information about the advice you were given.
(This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible:

☐

Officer name:

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

Details of the pre-application advice received:

7. Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building?

Yes

☒

No

☐

(ii) alterations or enlargement to your roof?

Yes

☒

No

☐

(iii) the loss of any trees or hedges?

Yes

☐

No

☒

If you have answered YES to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further.

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes

☐

No

☒

If Yes, please describe:

9. Authority Employee/Member

With respect to the Authority, I am:

a) a member of staff;

b) an elected member;

c) related to a member of staff;

d) related to an elected member.

Do any of these statements apply to you?

Yes

☐

No

☒

If Yes, please provide details of the name, relationship and role:

10. Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

Yes

☐

No

☒

If you have answered YES, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required. All tree surveys should accord with BS5837.

11. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

Certificate of Ownership – Certificate A

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed – Applicant:	
Or signed – Agent:	Paul Parsons
Date (DD/MM/YYYY):	18/06/2026

Certificate of Ownership – Certificate B

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed – Applicant:	
Or signed – Agent:	
Date (DD/MM/YYYY):	

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

- Neither Certificate A or B can be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

--

Name of Owner	Address	Date Notice Served

11. Ownership Certificates (continued)

Certificate of Ownership – Certificate D

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that:

- Certificate A cannot be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

12. Agricultural Holdings

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration – You Must Complete Either A or B.

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

13. Planning Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Applications for planning permission in Wales must be accompanied by certain additional supporting documents if they exceed certain thresholds. For detailed information please refer to Welsh Government Circular WGC 002/2012. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form.



The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North.



The original and 3 copies of a design and access statement where proposed work falls within a World Heritage Site.



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application.



The correct fee.



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D – as applicable).



The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings).



14. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):
(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers:

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers:

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

17. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

☒

No

☐

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

Agent

☐

Applicant

☒

Other (if different from the agent/applicant's details)

☐

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



www.creationdesign-wales.com

Room 229 - The Innovation Centre,
Festival Drive,
Victoria Business Park,
Ebbw Vale,
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 - 07508890294
 - info@creationdesign-wales.com
-

June 2026

Project Ref: 26/062

DRAINAGE STATEMENT

PROPOSED TWO-STOREY REAR EXTENSION

60 LANCASTER STREET, BLAINA, NP13 3EQ



Photo 1 – Rear Elevation of House

1. INTRODUCTION

- This Drainage Statement supports the full householder planning application for a two-storey rear extension at **60 Lancaster Street, Blaina**.
- The proposal replaces an existing single-storey rear projection with a **6.5m ground-floor** and **4.5m first-floor** extension, as confirmed in the Planning Statement:
- The extension is to replace the existing single-storey structure.
- Surface water drainage arrangements are shown on the submitted **Proposed Site Plan (Drg. 26-062/P/10)**, which the Planning Statement notes:
 - "Surface water drainage arrangements are shown on the proposed block plan, in accordance with the LPA's validation requirements."
 - The development does **not** increase impermeable area beyond the footprint of the proposed extension and does not alter access or parking.

2. EXISTING DRAINAGE CONDITIONS

- The property is a mid-terrace dwelling with an existing single-storey rear extension and a long rear garden.
- The existing surface water from the rear roof slopes drains to downpipes discharging into the existing drainage system.
- The site is not known to be at risk of surface water flooding and is not within a flood zone requiring a Flood Consequences Assessment.
- The existing foul drainage system serves the kitchen and bathroom and connects to the public combined sewer in Lancaster Street.

The Planning Statement confirms no drainage constraints: "There are no changes to access, parking, or highway arrangements."

3. PROPOSED DEVELOPMENT AND DRAINAGE IMPLICATIONS

3.1 Surface Water Drainage

- The proposed extension introduces a modest increase in roof area of 15.7 Sq.M
- In accordance with the Flood and Water Management Act 2010 and Blaenau Gwent CBC validation requirements, the following approach is adopted:

a) Roof Water Management

- All new roof water will be collected via gutters and downpipes shown on the proposed elevations and site plan.
- Discharge will be directed to **on-plot soakaway infiltration**, subject to ground conditions, or to the existing rear garden drainage arrangement if infiltration proves unsuitable.

b) SuDS Compliance

Although the development is below the **100m² threshold** requiring SAB approval, the application incorporates SuDS principles proportionate to its scale:

- Use of infiltration where feasible
- Disconnection from the public sewer
- Management of runoff within the curtilage
- No increase in runoff rate or volume beyond existing conditions

The Planning Statement acknowledges statutory duties under the Environment (Wales) Act 2016:

"Each application ... must now propose ecological mitigation and enhancements." This includes drainage considerations integrated into the Green Infrastructure Statement.

c) Hardstanding

- The proposal does **not** introduce new impermeable hardstanding.
- The existing patio and astroturf areas remain unchanged, as shown on Drg. 26-062/P/10.

4. FOUL WATER DRAINAGE

- Foul water from the new ground-floor WC and first-floor bathroom will connect to the existing foul drainage system serving the dwelling.
- All works will comply with **Building Regulations Part H**.
- No new connection to the public sewer is required beyond the existing arrangement.
- The proposal does not increase occupancy in a way that would materially affect sewer capacity.

5. CONSTRUCTION PHASE DRAINAGE MANAGEMENT

During construction:

- Surface water will be managed to prevent runoff onto neighbouring land.
- Materials will be stored to avoid blocking existing drainage routes.
- Any temporary downpipes will direct water to permeable ground within the garden.

These measures ensure no adverse impact on neighbouring properties or the public highway.

6. SUMMARY AND CONCLUSION

The drainage strategy for the proposed two-storey rear extension at 60 Lancaster Street:

- Manages all surface water **within the site boundary**
- Uses SuDS-compliant principles proportionate to the scale of development
- Maintains existing foul drainage connections without intensification
- Introduces **no increase in flood risk** on or off site
- Aligns with Blaenau Gwent LDP Policies **DM1**, **DM2**, and **SP10**, and with the drainage expectations referenced in the Planning Statement

The proposal therefore provides a **safe, sustainable, and policy-compliant drainage solution** appropriate for a domestic extension of this scale.



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-

Project Ref: 26/062

21st May 2026

GREEN INFRASTRUCTURE STATEMENT

PROPOSED TWO STOREY HOUSE EXTENSION **60 LANCASTER STREET. BLAINA. NP13 3EQ**



Photo 1 – Rear Elevation of House

1. INTRODUCTION

- This Green Infrastructure (GI) Statement supports a householder planning application for a **two-storey rear extension** at 60 Lancaster Street, a traditional terraced dwelling located within the established urban area of Blaina.
- The proposal affects an area currently comprising hardstanding and no soft landscaping, or porous areas, within the site. There are no trees, plants or ecological features. Refer to photo 1
- The purpose of this statement is to demonstrate how the development will:
 - Protect and enhance local green infrastructure assets
 - Integrate biodiversity enhancement opportunities
 - Manage surface water sustainably
 - Contribute positively to the wider GI network
- in accordance with:
 - **Planning Policy Wales (PPW 12)**
 - **Future Wales – The National Plan 2040**
 - **Blaenau Gwent Local Development Plan (LDP)**
 - **Section 6 Duty of the Environment (Wales) Act 2016**

2. EXISTING SITE CONDITIONS

2.1 Site Description

- The property is a mid-terraced dwelling fronting Lancaster Street, with no front garden.
- The rear yard is enclosed and predominantly surfaced in concrete patio and artificial grass.
- There is existing tree cover, no permeable surfacing, and no planting.
- The area is of **low ecological value**, providing no meaningful habitat or GI function.

2.2 Surrounding Context

- The neighbourhood is characterised by dense terraced housing with limited private green space.
- Nearby GI assets include:
 - The River Ebbw corridor (approx. 180m west)
 - Incidental street trees and grass verges
 - Central Blaina Park (approx. 350m south)
- The site currently makes no contribution to these wider networks.

3. GREEN INFRASTRUCTURE OPPORTUNITIES AND CONSTRAINTS

Constraints

- Small enclosed rear yard
- Limited soil depth and no existing planting beds
- Overshadowing from neighbouring terraces
- Restricted space for ground-level planting

Opportunities

- Introduction of raised planters and vertical greening
- Installation of bat and bird boxes
- Use of rainwater harvesting (water butt)

4. PROPOSED DEVELOPMENT AND GI INTEGRATION

- The proposed two-storey extension will occupy part of the existing rear yard.
- Although the footprint reduces the external area, the development will **increase the overall GI value** of the site through targeted enhancements, including permeable surfacing, planting, and ecological features.

5. GREEN INFRASTRUCTURE ENHANCEMENTS

5.1 Permeable Surfaces

- Where external hardstanding is reinstated, the proposal will incorporate:
 - Permeable paving or gravel beds

5.2 Soft Landscaping and Planting

The proposal includes:

- Raised timber planter along boundary walls
- Pollinator-friendly planting such as lavender, sedum, hebe, thyme, and hardy herbs
- Climbing plants (e.g., honeysuckle, clematis) on trellis to increase vertical greening

These measures will provide nectar sources, micro-habitats, and visual amenity.

5.3 Materials and Climate Considerations

- High-insulation materials to reduce energy demand
- Durable, low-maintenance external finishes
- Responsibly sourced landscaping materials

6. COMPLIANCE WITH POLICY

Planning Policy Wales (PPW 12)

The proposal supports PPW's GI objectives by:

- Enhancing biodiversity
- Improving surface water management
- Introducing green features into a previously hard-surfaced area

Future Wales – The National Plan 2040

The development contributes to:

- Micro-scale GI enhancement
- Climate resilience through SuDS-aligned measures and planting

7. GREEN INFRASTRUCTURE ENHANCEMENTS

- To deliver measurable biodiversity enhancement, the following features will be installed as part of the development:
- 1No. Bat box
- 1No. Bird Box
- 1No Raised timber planter

8 PROPOSED MEASURES - ENHANCING BIODIVERSITY:

- Install bat / bird boxes to encourage wildlife.

8.1 ENHANCEMENT FOR BATS FEATURES

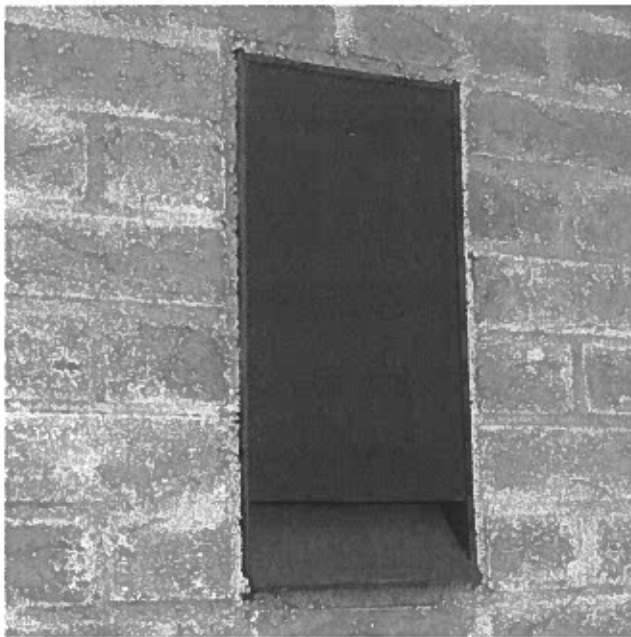
- In line with the National Planning Policy Framework, the development should aim to enhance the site for bats.
- Bat boxes should be installed to provide roosting habitat for species such as pipistrelle.
- In general, bats seek warm places and for this reason boxes should be located where they will receive full/partial sun, although installing boxes in a variety of orientations will provide a range of climatic conditions.
- Position boxes at least 3m above ground to prevent disturbance from people and/or predators.
- Only Bat friendly lighting to be installed externally
- N.B. Bat boxes should be fitted as high as possible (>3m) on the rear elevation.



Integrated Eco Bat Box



Crevice bat Box



Eco Bat Access Box



Maternity Roost Bat Box

- **Available from: The NestBox Company***
- Accessed on 27/11/2021.
- Available at: <https://www.nestbox.co.uk/>

8.2 ENHANCEMENT FEATURES FOR BIRDS

- 2 No Bird Boxes to be installed on site, one on the rear elevation of the house
- Bird boxes should be fitted between 2m-4m high, on a rear elevation of the property, as indicated in diagram above.



Apex Bird Box



Large Bird Nest Box

- **Available from: The NestBox Company***
- Available at: <https://www.nestbox.co.uk/>

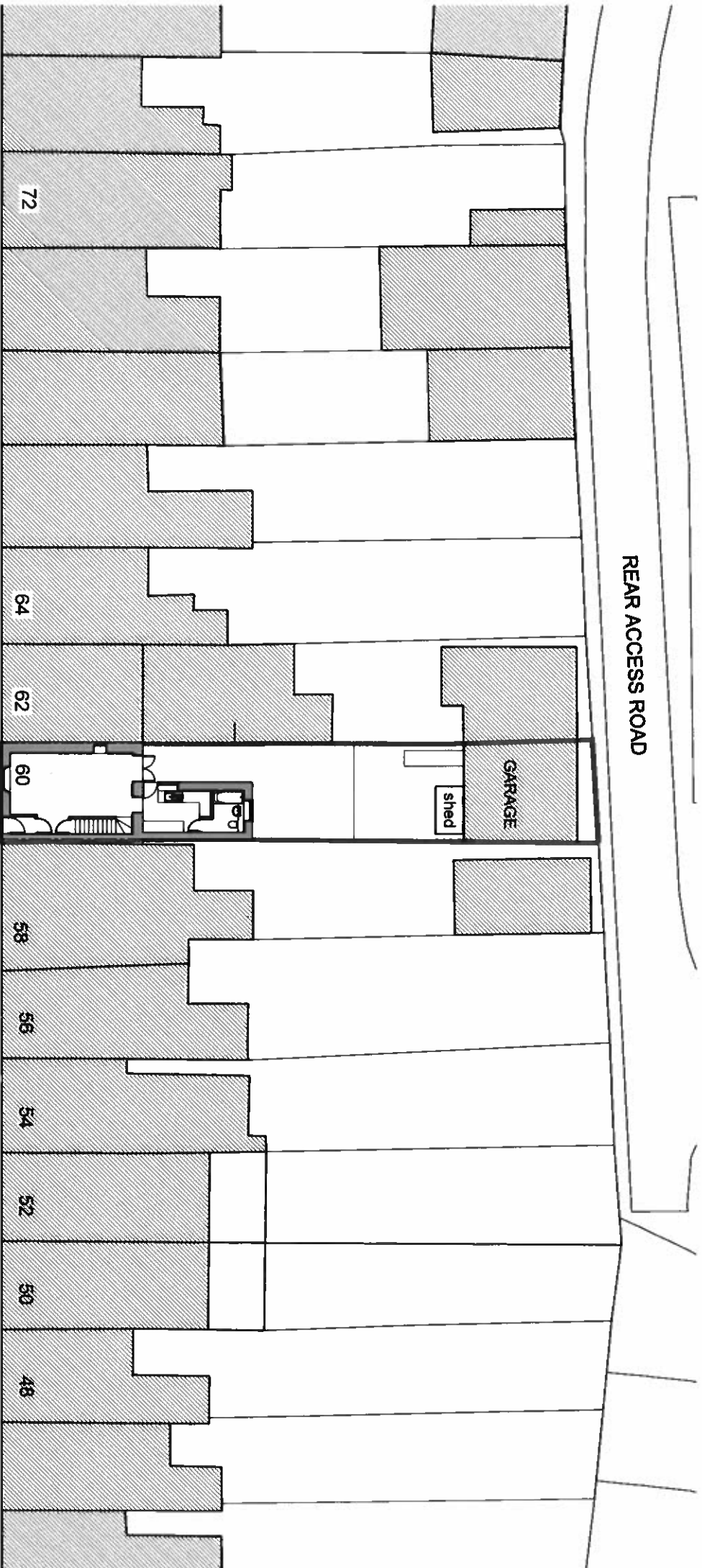
*Many other makes and designs are available across the country.

9. DRAINAGE AND GI RELATIONSHIP

- As confirmed in the Drainage Statement:
 - There is no increase in impermeable area
 - Existing drainage patterns remain unchanged
 - No SuDS features are required, but the retained garden areas continue to provide natural infiltration and ecological value

10. CONCLUSION

- The proposed development at 60 Lancaster Street will protect and enhance the site's green infrastructure through the installation of bat and bird boxes and planter box.
- These measures deliver a clear net biodiversity benefit, comply with national and local policy, and are proportionate to the scale of the householder development.
- The Green Infrastructure implications of the proposal are therefore acceptable.



DESIGNED FOR:

**PLANNING
APPLICATION
USE**



Creation Design

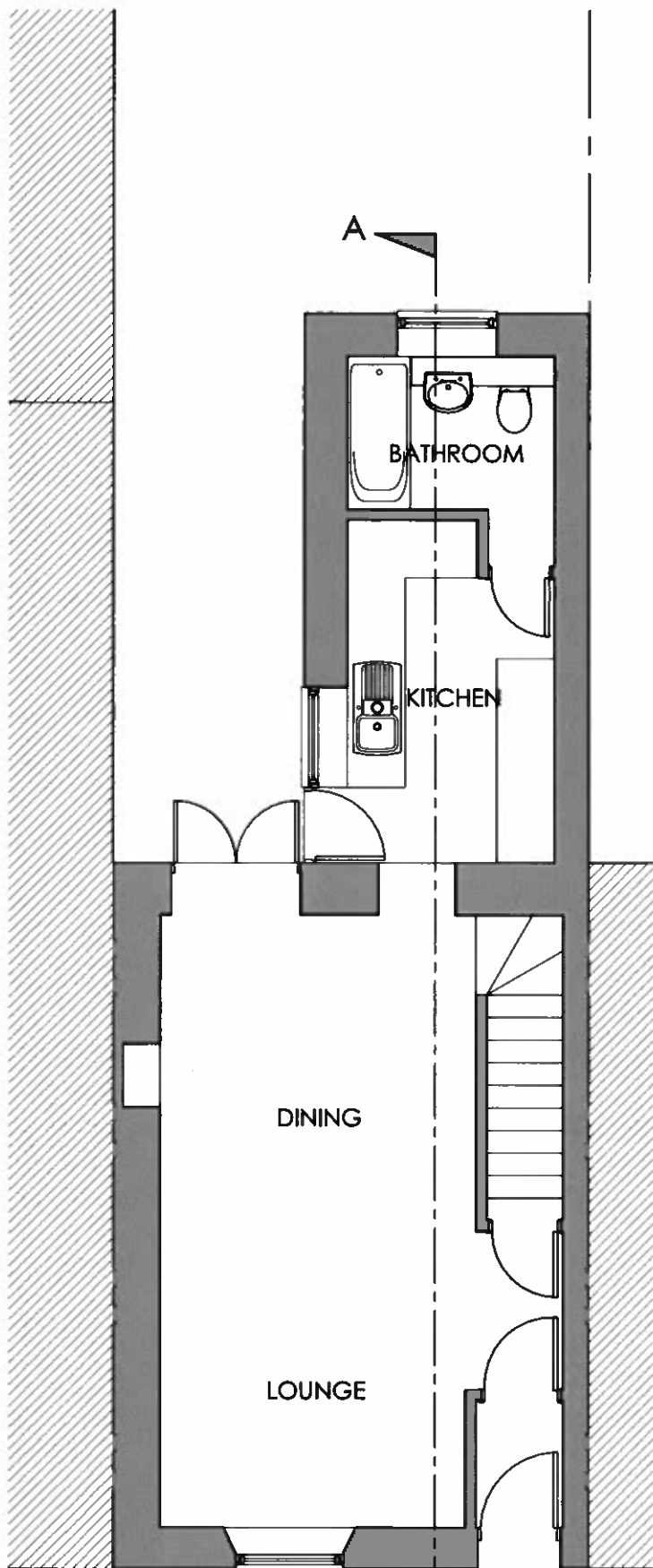
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Email: info@creationdesign-wales.com

PROPOSED HOUSE EXTENSION

60 LANCASTER STREET
BLAINA
NP12 3EQ

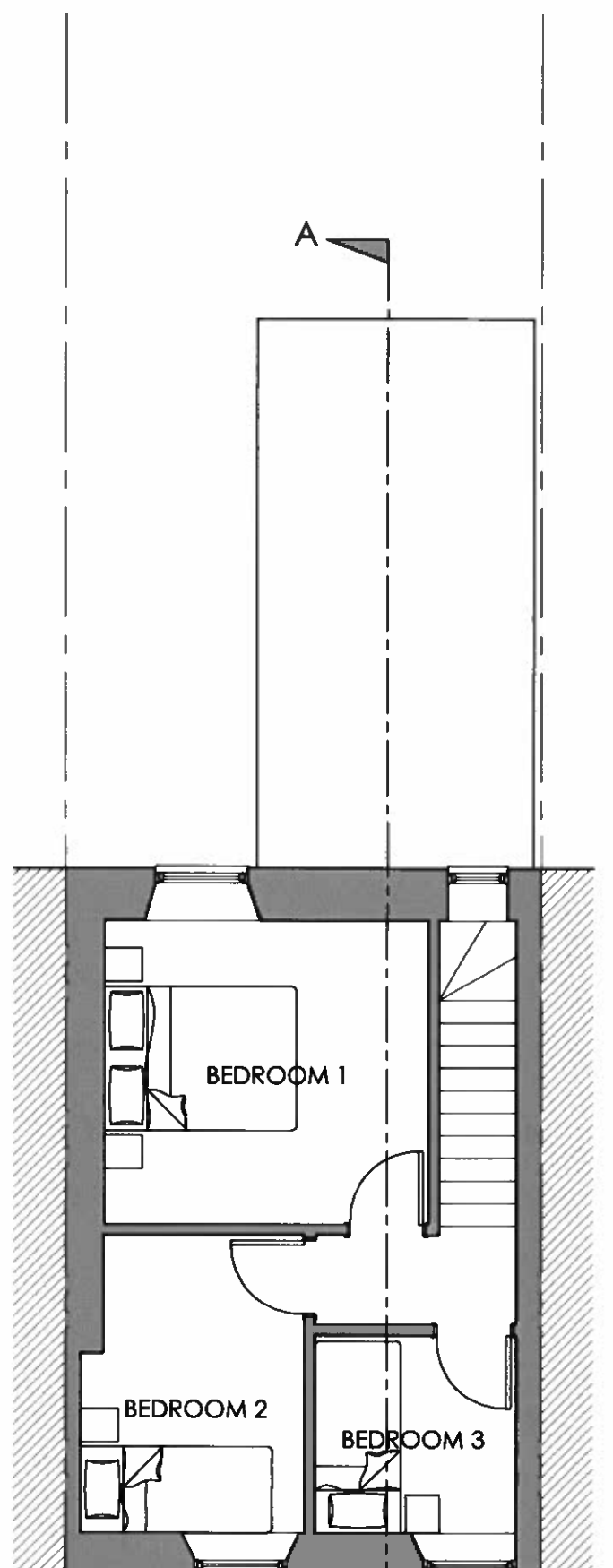
BLOCK PLAN AS EXISTING

DATE: June 2026	DRAWN BY: P.P.
SCALE(S): 1:200 @ A3	DRAWING NO.: 26-062/P/02
	REV:



GROUND FLOOR PLAN
AS EXISTING

A



FIRST FLOOR PLAN
AS EXISTING

A



Creation Design

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Tel: 01495 616277 / 07508890294
www.creationdesign-wales.com
E-mail: info@creationdesign-wales.com

PROPOSED HOUSE EXTENSION
60 LANCASTER STREET
BLAINA
NP12 3EQ

FLOOR PLANS AS EXISTING

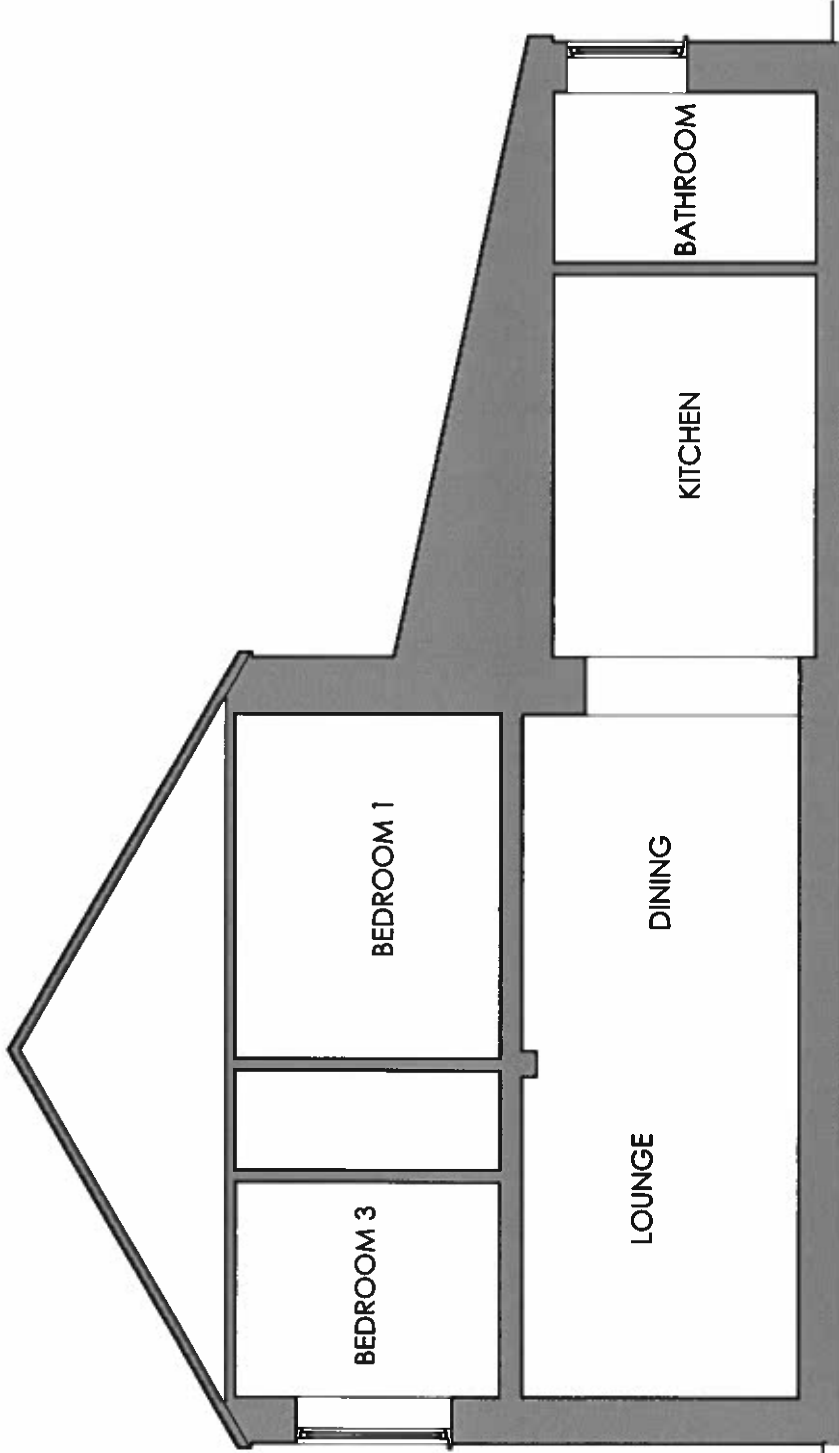
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June 2026

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P.P.

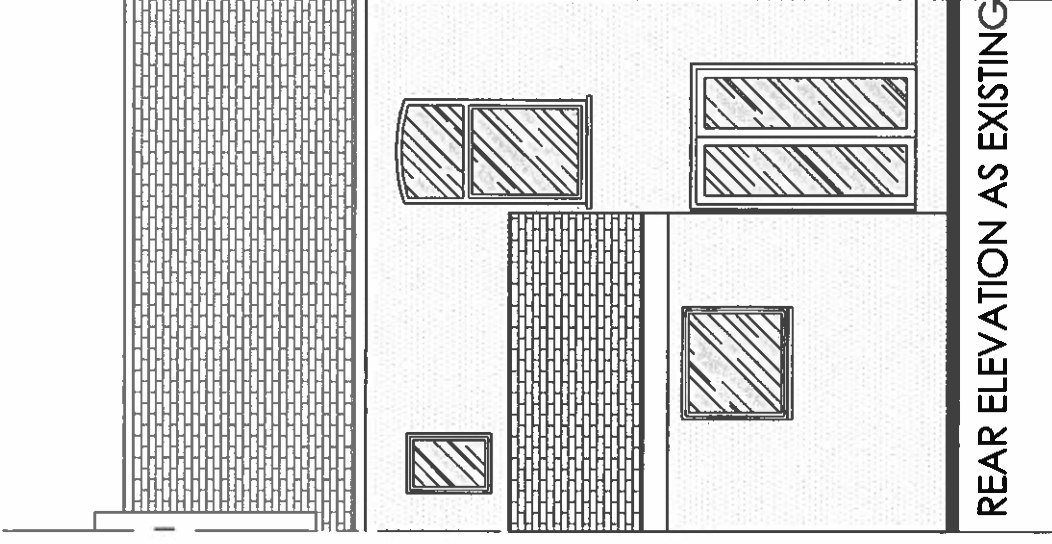
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DRAWING NO:
26-062/P/03

REV:



SECTION A-A AS EXISTING



REAR ELEVATION AS EXISTING

ISSUED FOR:

**PLANNING
APPLICATION
USE**



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Email: info@creationdesign-wales.com

PROPOSED HOUSE EXTENSION

60 LANCASTER STREET

BLAINA

NP12 3EQ

ELEVATIONS AS EXISTING

DATE:

June 2026

DRAWN BY:

P.P.

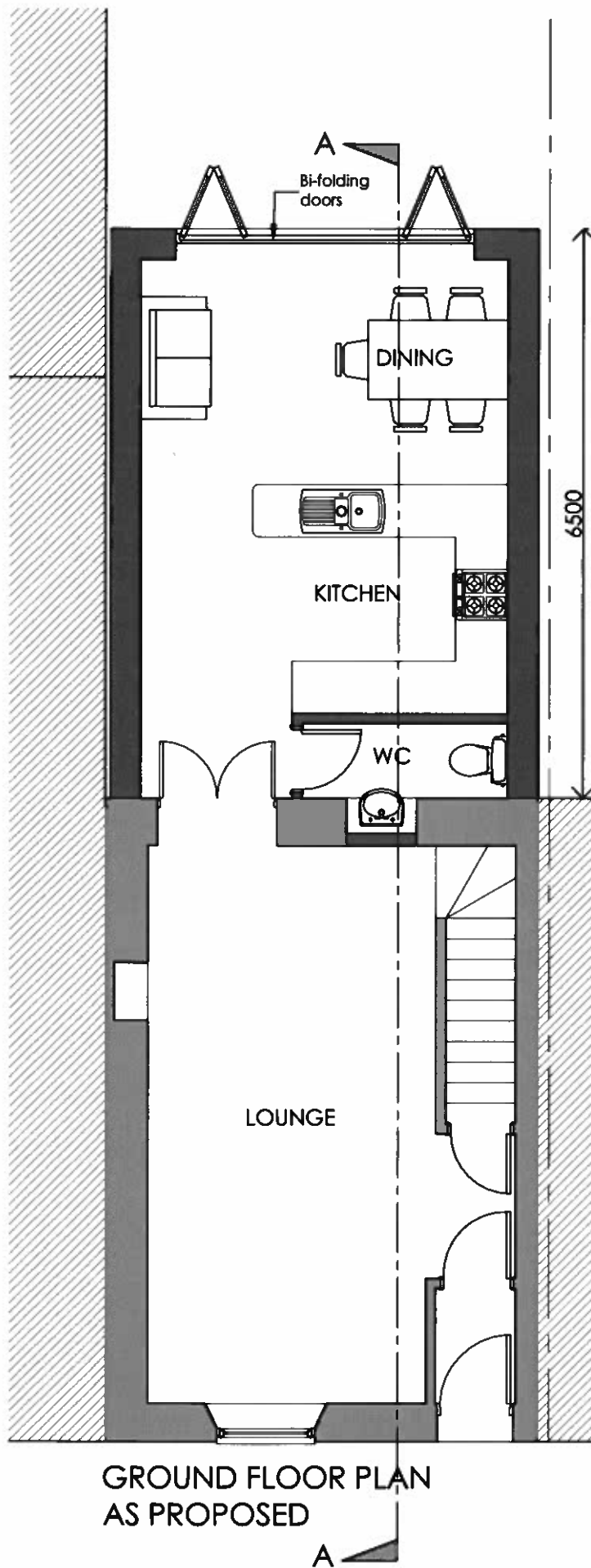
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26-062/P/04

REV:



Creation Design

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PROPOSED HOUSE EXTENSION

60 LANCASTER STREET

BLAINA

NP12 3EQ

PROPOSED GROUND FLOOR

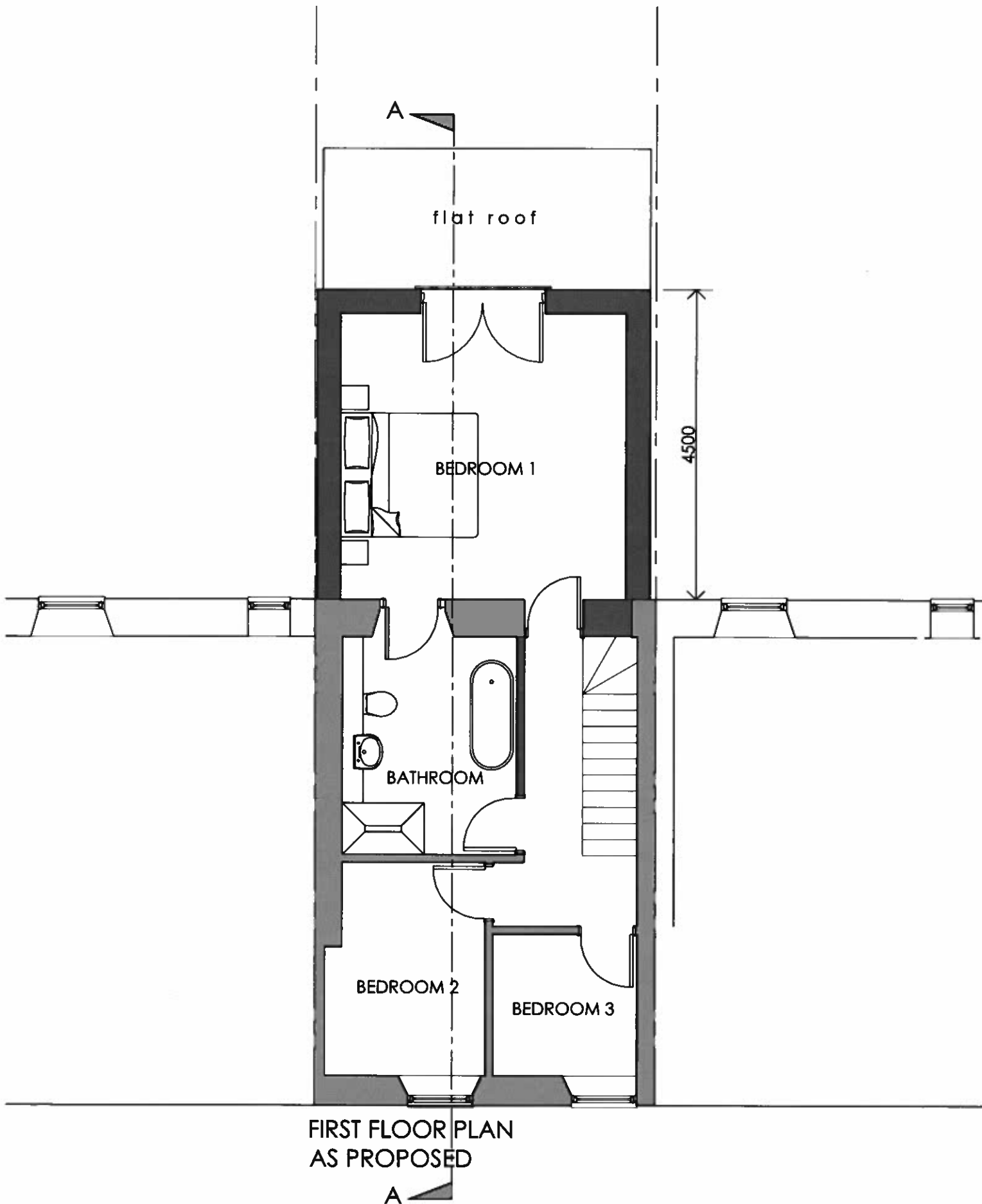
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June 2026

DRAWN BY:
P.P.

SCALE(S):
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DRAWING NO:
26-062/P/05

REV:



Creation Design

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E-mail: info@creationdesign-wales.com

PROPOSED HOUSE EXTENSION

60 LANCASTER STREET
BLAINA
NP12 3EQ

PROPOSED FIRST FLOOR PLAN

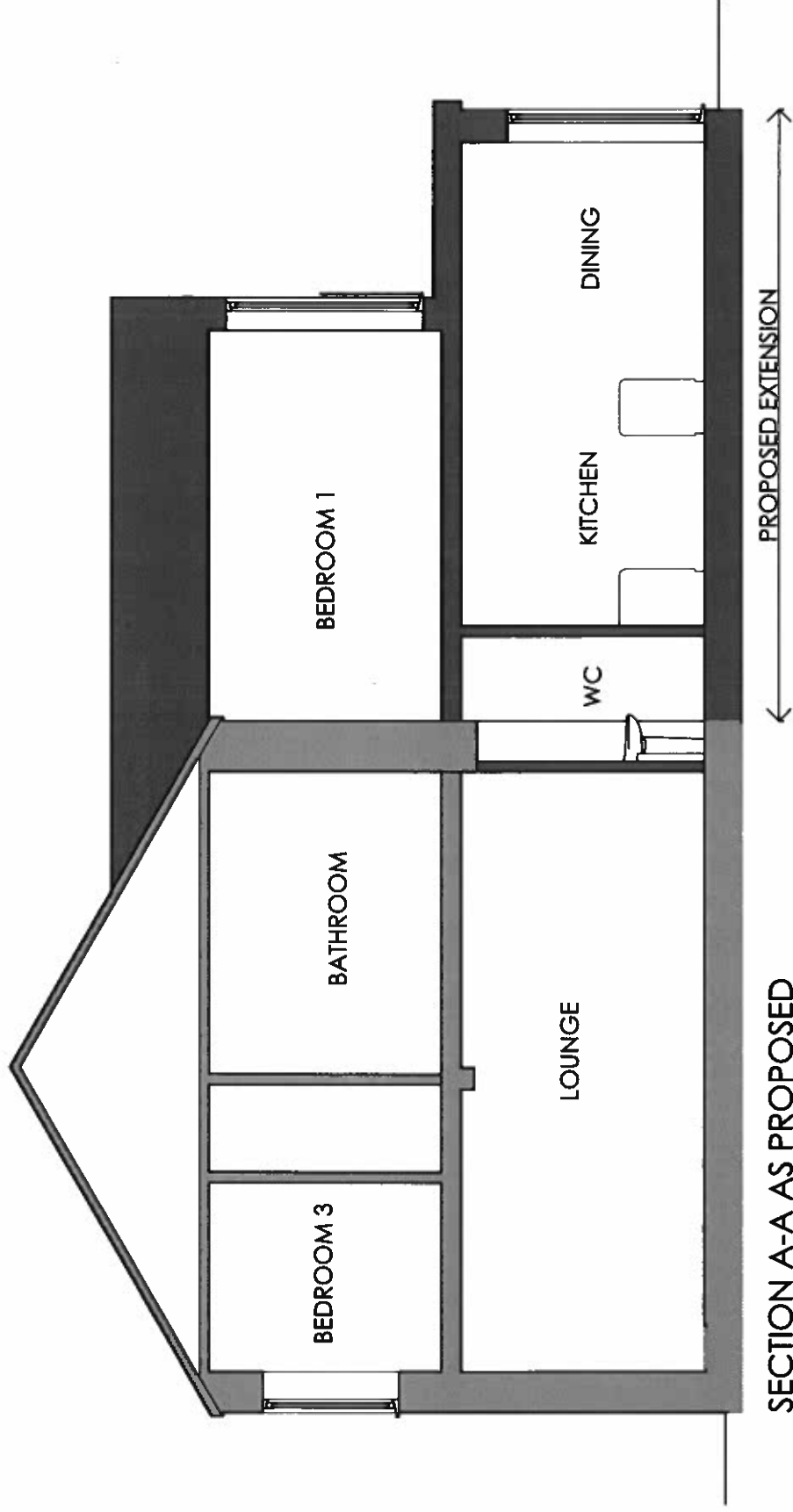
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June 2026

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P.P.

SCALE(S):
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DRAWING NO:
26-062/P/06

REV:



SECTION A-A AS PROPOSED

ISSUED FOR:

**PLANNING
APPLICATION
USE**



PROPOSED HOUSE EXTENSION

60 LANCASTER STREET

BLAINA

NP12 3EQ

SECTION A-A AS PROPOSED

DATE: **June 2026**

DRAWN BY: **P.P.**

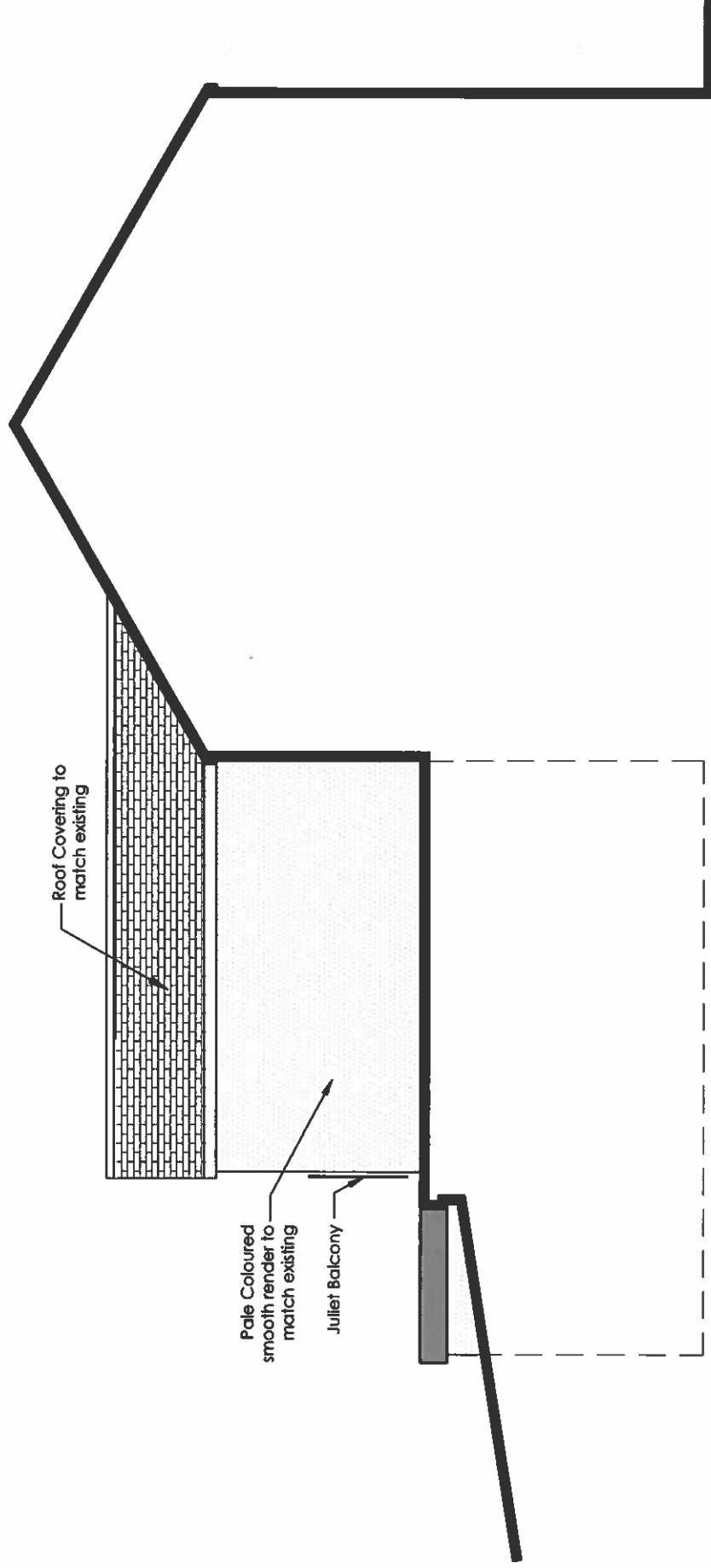
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DRAWING NO:

26-062/P/07

REV:



SIDE ELEVATION AS PROPOSED
(from 62 Lancaster Street)

ISSUED FOR:

**PLANNING
APPLICATION
USE**



PROPOSED HOUSE EXTENSION
60 LANCASTER STREET
BLAINA
NP12 3EQ

PROPOSED ELEVATIONS 2

DATE: **June 2026**

DRAWN BY: **P.P.**

SCALES: **1:50 @ A3**

DRAWING NO: **26-062/P/09**

REV: