



Dear Councillor

PLANNING COMMITTEE - THURSDAY, 28TH MARCH, 2024

Please find attached copies of the addendae and plans for the above meeting.

Agenda No	Item
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- | | |
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| 3. | <u>DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 3 - 186) |
|----|--|

Yours sincerely

Wendy Walters

Chief Executive

Encs

Wendy Walters

Prif Weithredwr, Neuadd y Sir,
Caerfyrddin, Sir Gaerfyrddin SA31 1JP

Chief Executive, County Hall,
Carmarthen, Carmarthenshire SA31 1JP



BUDDSODDWYR | INVESTORS
MEWN POBL | IN PEOPLE

Mae croeso i chi gysylltu â mi yn y Gymraeg neu'r Saesneg

You are welcome to contact me in Welsh or English

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**Adroddiad Pennaeth Lle a
Chynaliadwyedd
Lle a Seilwaith**

**Report of the Head of Place
and Sustainability
Place and Infrastructure**

28/03/2024

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/00152
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Proposal	Construction of a new effluent treatment plant to replace the current asset which has become outdated due to improvements in technology and treatment processes
Location	Dairy Partners, The Creamery, Aberarad, Newcastle Emlyn, SA38 9DQ

Details

Consultation

Local Member – Councillor Howells is a member of the Planning Committee and has not made prior comment.

Application No	PL/03344
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Proposal	Replacement Clean-In-Place (CIP) tanks and associated new bunding
Location	The Creamery, Aberarad, Newcastle Emlyn, SA38 9DQ

Details

Consultation

Local Member – Councillor Howells is a member of the Planning Committee and has not made prior comment.

Appraisal

On visiting the site again before Committee it was noted that the tanks have been installed and that the layout is not as shown on the submitted plans.

An amended layout has been submitted however assurances have been made that the tanks contain the substances shown on the original scheme so there is no material difference other than the order the tanks are positioned.

Conditions

Condition 2 needs to be amended to read as follows.

Condition 2

The development shall be carried out in accordance with the following approved plans and documents:

- Proposed CIP Site Location and Block Plan. (801 – Rev R02)
- Proposed CIP Containment Slab GA Plan (100 - Rev R07)
- Proposed CIP Containment Slab GA Sections Plan (100 - Rev R06)

dated 26 March 2024

- Noise Impact Assessment

dated 25 March 2022

Reason:

In the interests of visual amenity in accordance with Policy GP1 of the LDP.

Application No	PL/06623
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Proposal	Cessation of all use as a public house and the consolidation of the current residential component into 2 no. self contained 2 bed houses
Location	Angel Inn, Salem, Llandeilo, SA19 7LY

Details

Since completing the above report, further correspondence has been received from the local community group, Salem Gar Ltd, providing an update on their proposals to purchase the public house along with details of recent grant applications that have been submitted to seek to secure funds to enable this to take place. It is also stated that discussions have been undertaken with the applicant.

Given the particular circumstances of this case, it is considered that the recent submission of updated information from the local community group is worthy of further consideration by Officers having regard to Policy RT8 of the LDP which requires the Council to be satisfied that there is no interest in the public house as a going concern.

Therefore it is now recommended that determination of the application is **deferred** in order for Officers to fully consider the late submissions received and undertaken further discussions with the applicant.

Application No	PL/07177
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Proposal	Proposed Construction of Livestock Building for Mixed Agricultural and Equine Use with Ancillary Hardstanding and Landscaping [Resubmission of PL/05674 Refused on 18/07/2023]
Location	Land at Mellions, Heol Ddu, Ammanford, SA18 2UG

Details

Amended plans were received after the report was finalised which show the location of the manure storage and the extent of the hardstanding for the avoidance of doubt; of which are shown on the power point.

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Y Pwyllgor Cynllunio / Planning Committee

28/03/2024

**Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services**

Lle a Seilwaith | Place and Infrastructure



**Ceisiadau yr argymhellir
eu bod yn cael eu
cymeradwyo**

**Applications
recommended for
approval**

PL/00152

Gary Glenister

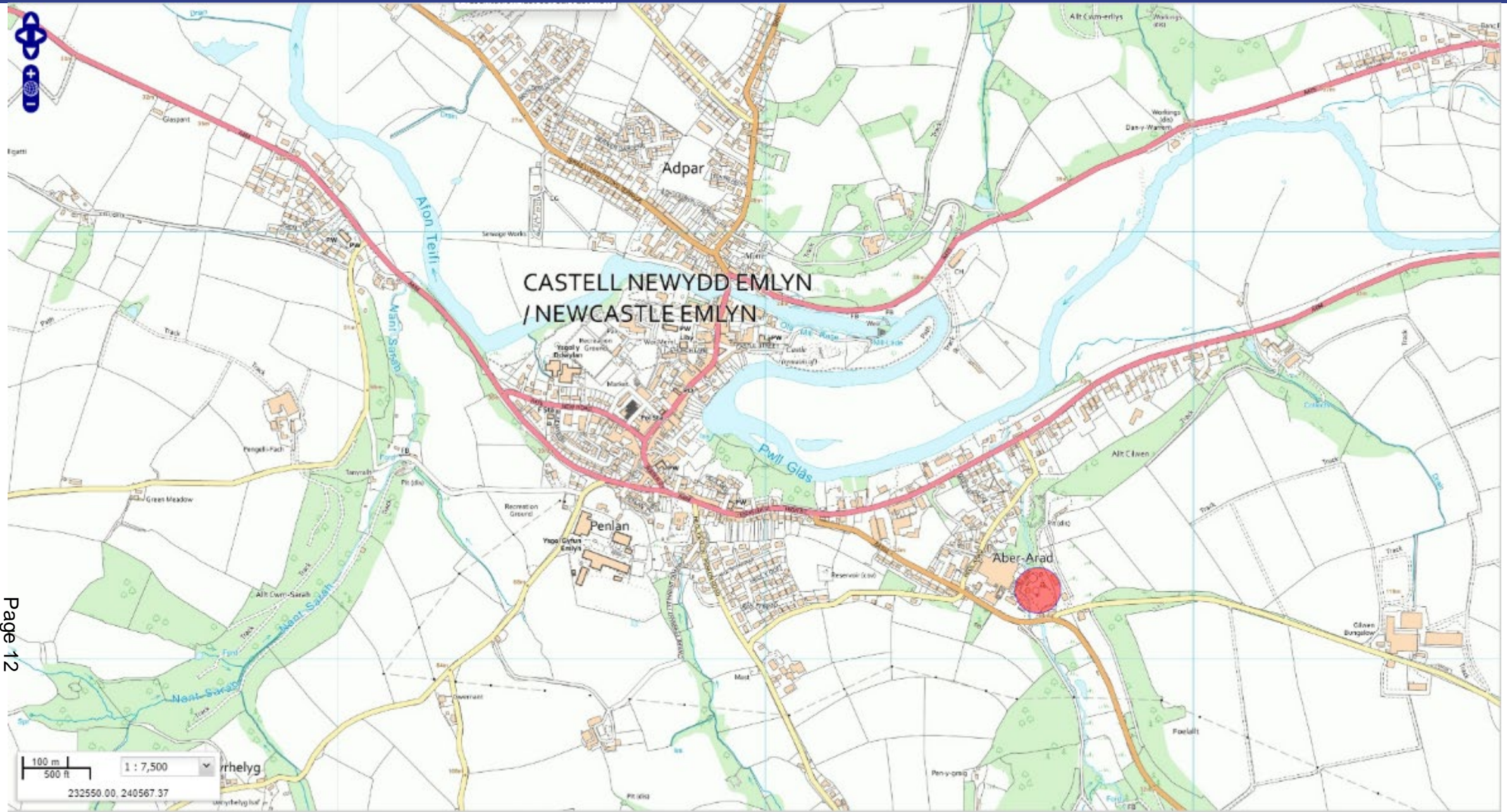
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

Page 11

Cyngor **Sir Gâr**
Carmarthenshire
County Council



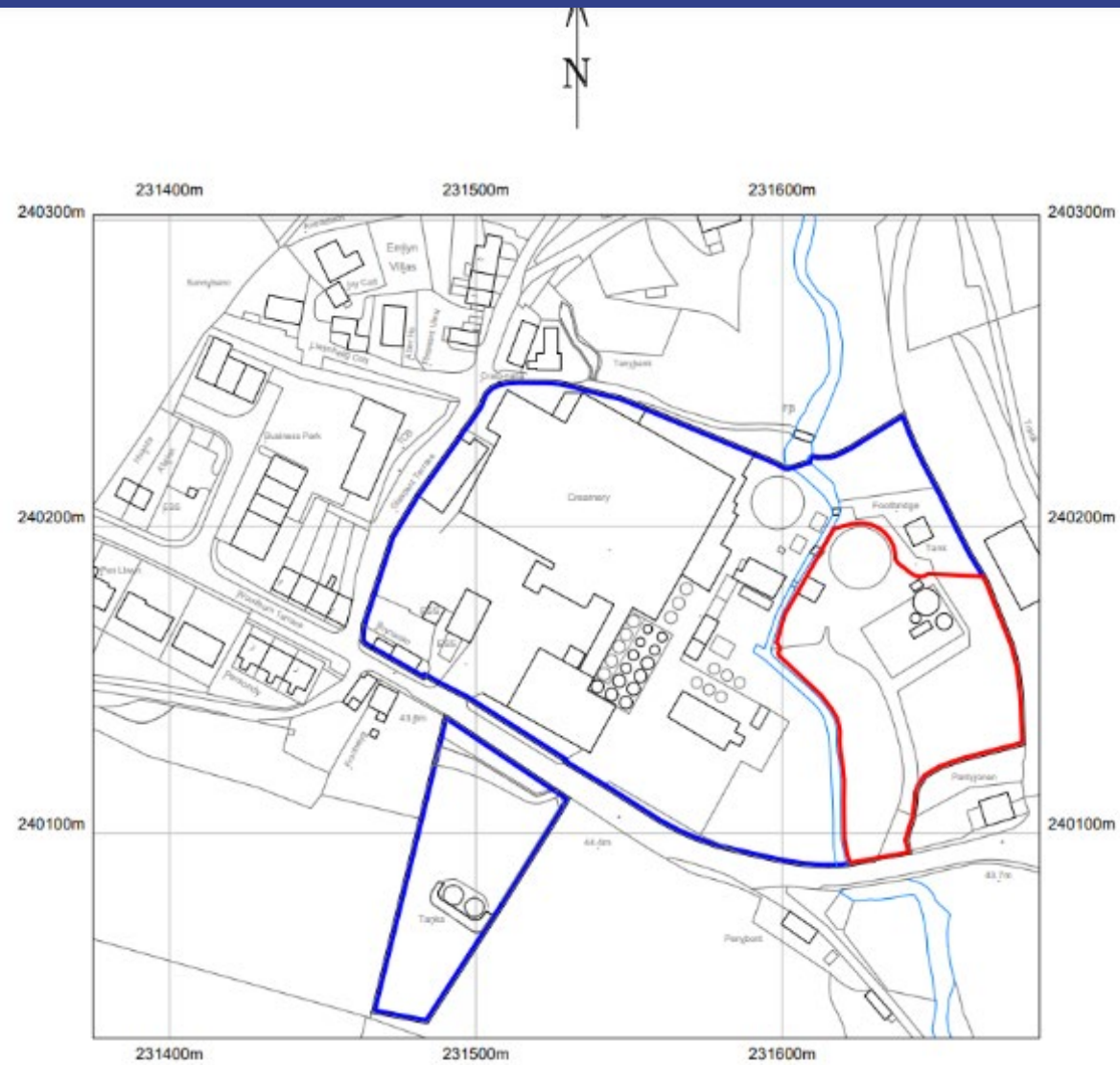


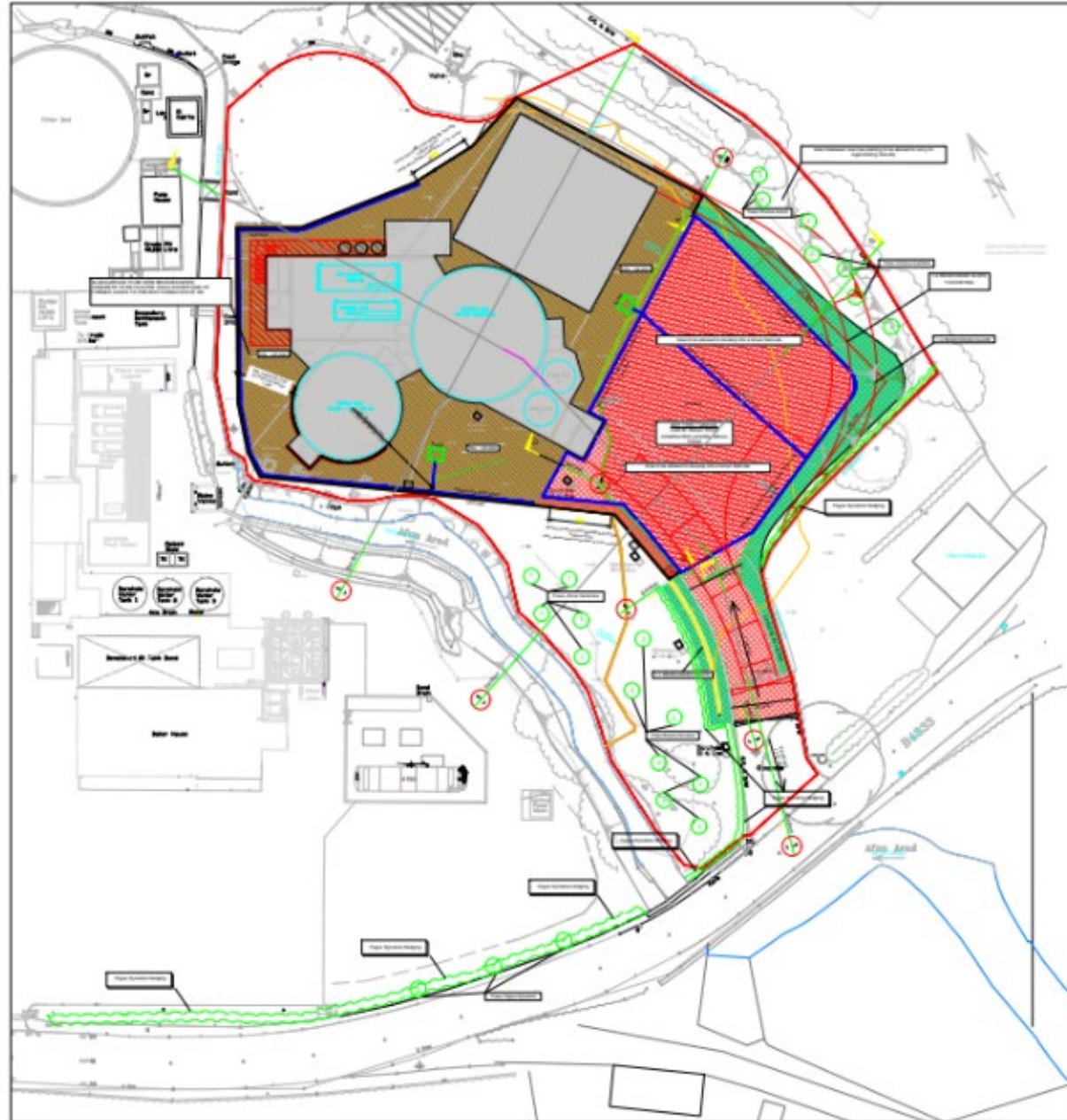












PLANT SCHEDULE			
SPECIMEN TREES			
1 Silver birch	standard	10-14cm girth	5 no.
2 Fagus sylvatica	standard	10-14cm girth	3 no.
3 Salix pendula	standard	10-14cm girth	7 no.
4 Cornus avellana	standard	10-14cm girth	4 no.
5 Prunus avium	standard	10-14cm girth	5 no.
HOEDING PLANTS			
Fagus sylvatica	SR hedging	100-120cm ht	450 no.

PLANTING SPECIES
 All specimen trees are to be root balled and planted in tree pits. 7 cubic metres in dimension and backfilled with screened topsoil (200mm for trees). 20% the trees are to be planted using water retention granules. 20% in length and secured with rubber bedding. All trees should be planted between November and March.

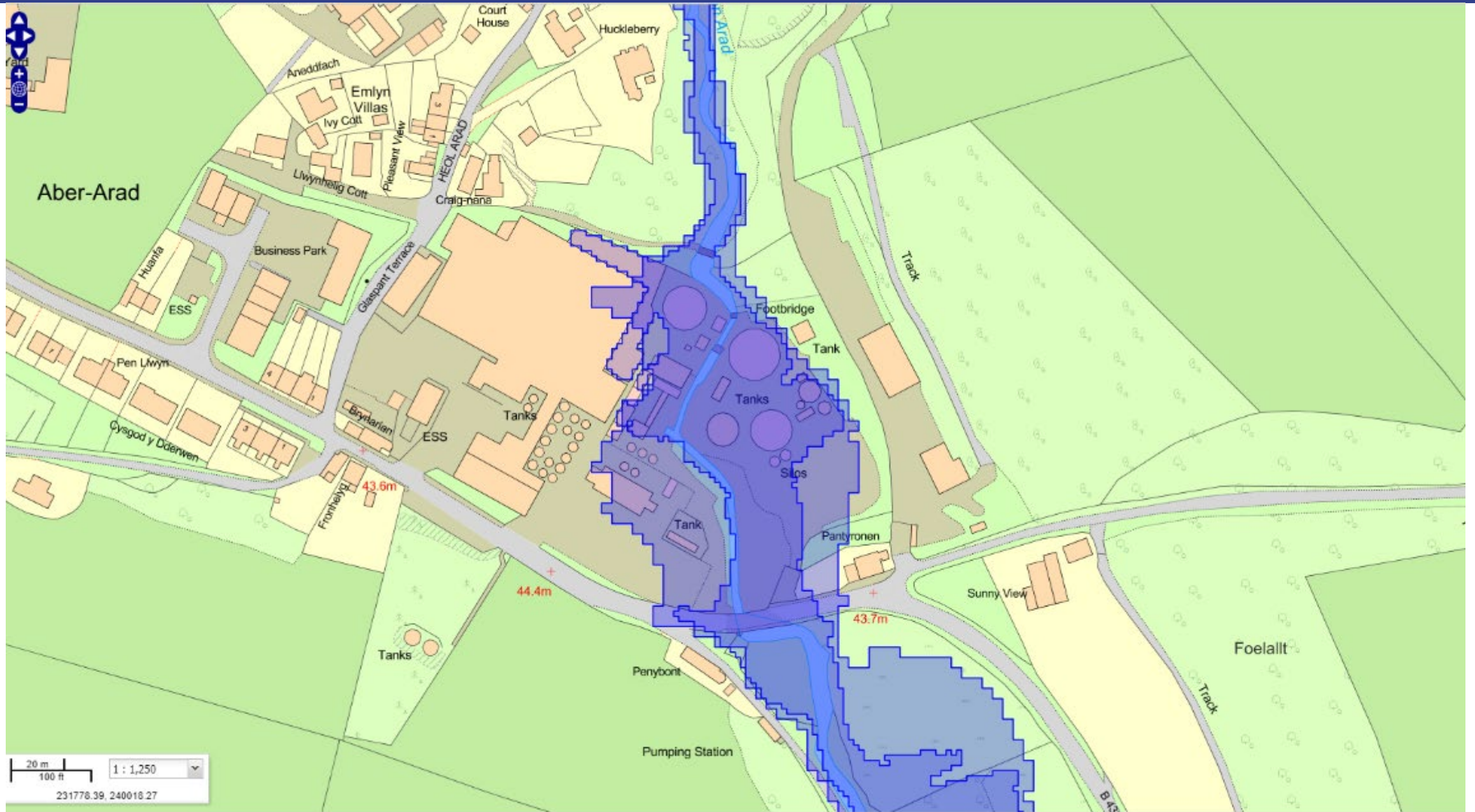
Hedging plants are to be planted in double-dugged rows with 200mm centres, in a trench. The same size specimen shrub, unrooted and unrooted, should plants to be for protection and supported using a 20mm spiral guard and bamboo cane. 100mm in height. Individual weaver weed mats are to be used for each plant. All hedging plants should be planted between November and March.

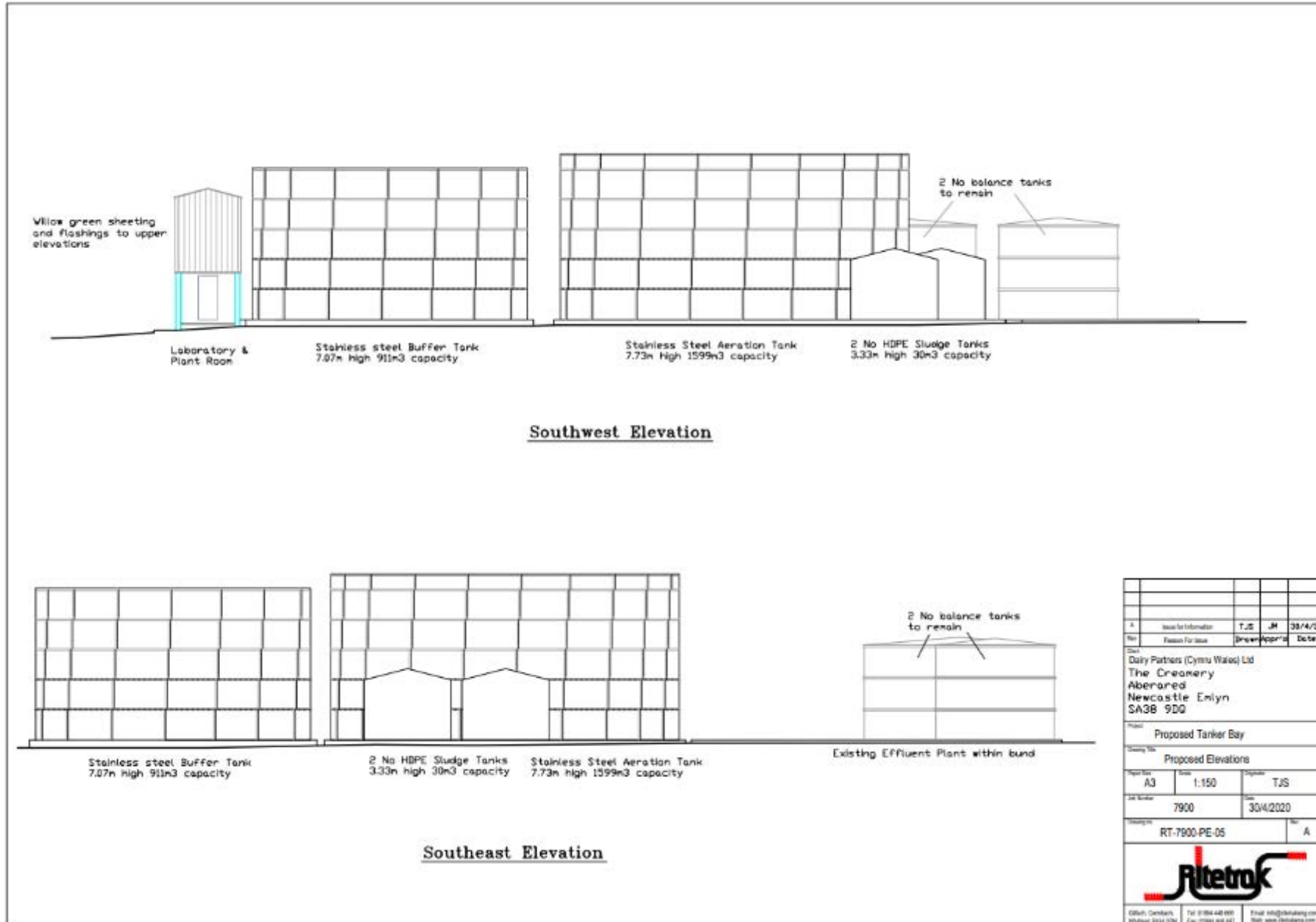
The newly installed trees are to be protected and supported using a 20mm spiral guard and bamboo cane. 100mm in height. Individual weaver weed mats are to be used for each plant. An overall weeding depth of 100mm should be provided, 200mm of which should be subject to a minimum depth of 100mm of topsoil. The trees should be planted between November and March.

WEED CONTROL MEASURES
 All plants should be weeded during the first year during hot dry spells of weather, or if they are showing signs of water stress at any time.
 All dead plants should be replaced during the first planting season after the initial planting.

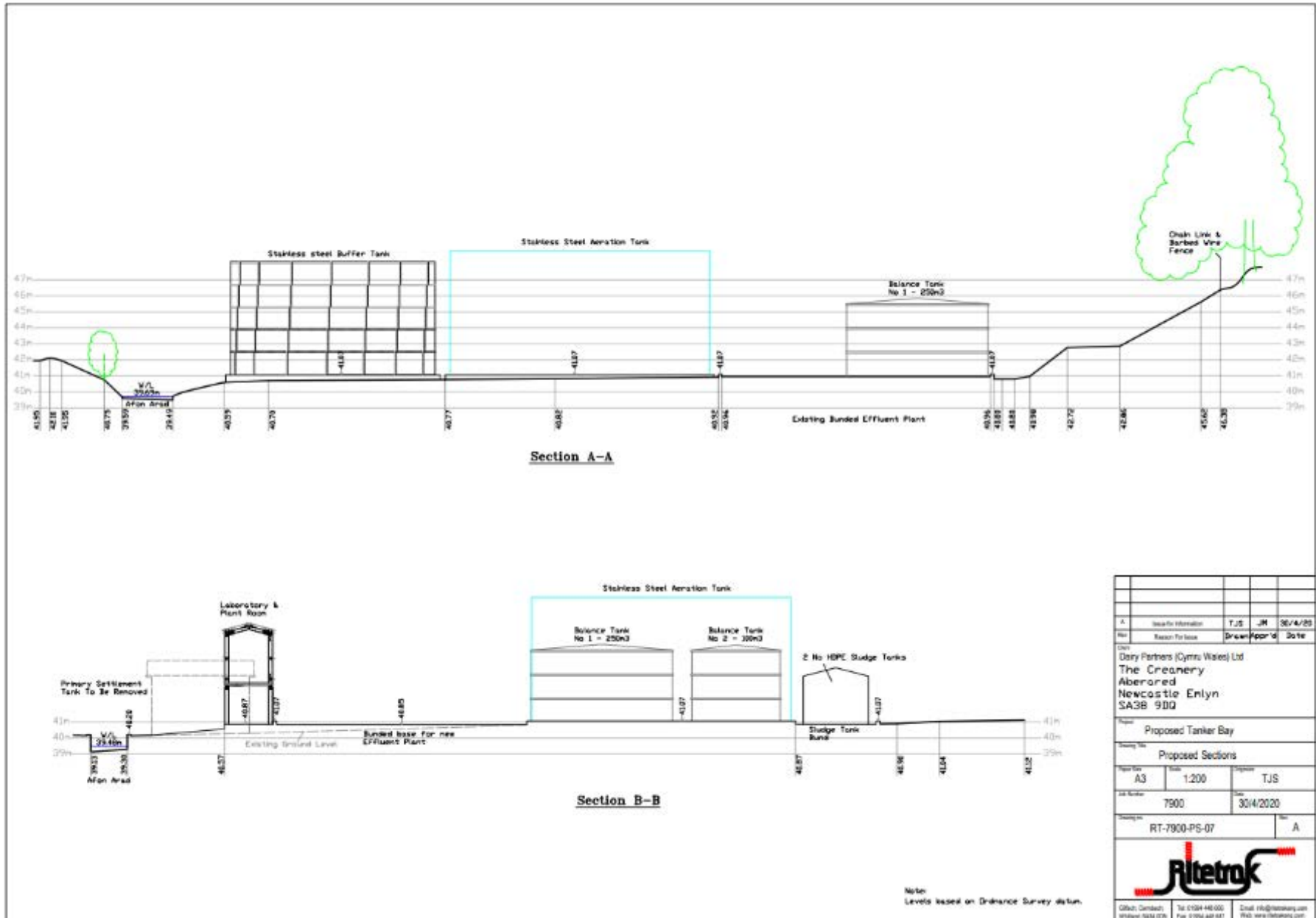
PLANT WATERING AND MAINTENANCE
 Tree bedding should be checked every year and topped if too high. Weeds can be removed 3 years after planting.
 Hedging can be cut once they have reached their required height. Cutting should take place yearly in the autumn.
 All plants that die in the first 3 years after planting should be replaced in the next planting season.
 Watering should be carried out during hot, dry spells of weather for the first 3 years after planting.

Drawing Status	Information	
Job Title		
Client	Dairy Partners (Cymru Wales) Ltd	
Drawing Title	Landscaping Plan	
Paper Size	Scale	Originator
A2	1:250	ARD
Job Number	Date	
0001	17-10-2022	
Drawing no.	Rev	
DP-0001	A	
Designed by	HELEN SCUTT LANDSCAPE DESIGNER The Walk Llandelo SA19 6RS 07767 217120 helen@helenscutt.co.uk	
Tel:	Email:	
Fax:		

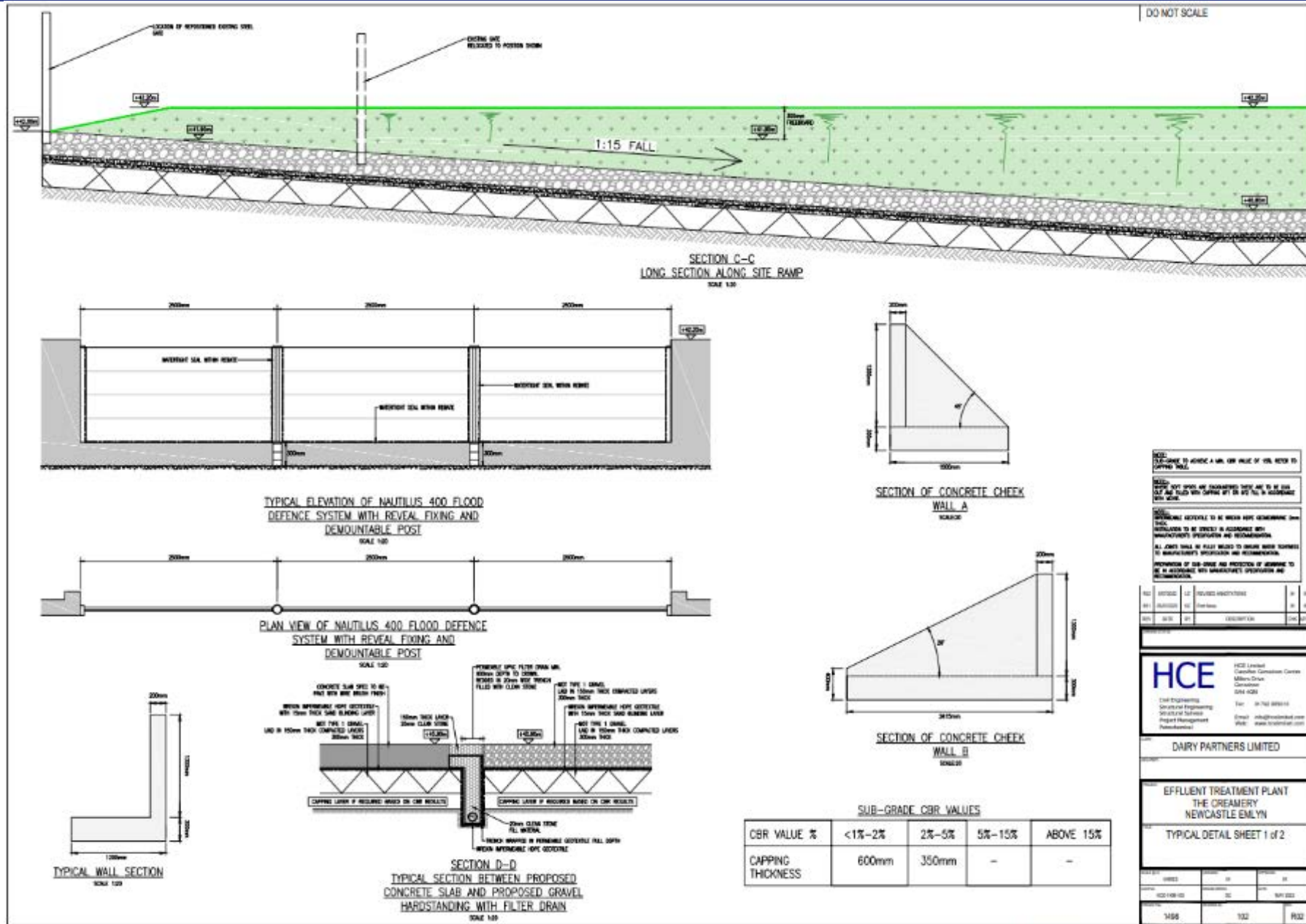




Issue for Information	TJS	JM	30/4/20
Reason For Issue	Drawn/Approved	Date	
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Project Proposed Tanker Bay			
Drawing Title Proposed Elevations			
Sheet Size A3	Scale 1:150	Designer TJS	
Job Number 7900	Date 30/4/2020		
Drawing No. RT-7900-PE-05	Rev A		
Office: Cardiff Whitland, SA33 2JH	Tel: 01994 441 000 Fax: 01994 441 021	Email: info@ritetrok.com Web: www.ritetrok.com	



A	Issue for Information	TJS	JM 30/4/20
Rev	Reason For Issue	Drawn/Issued	Date
Client Dairy Partners (Cymru) Wales) Ltd The Creanery Aberored Newcastle Elylyn SA38 9DQ			
Project Proposed Tanker Bay			
Drawing Title Proposed Sections			
Sheet No	Scale	Project	
A3	1:200	TJS	
Job Number	Date		
7900	30/4/2020		
Drawing No	Rev		
RT-7900-PS-07	A		
Global Contact: Wales: 01494 005		Tel: 01294 446 000 Fax: 01294 446 941	
Email: info@ritetrok.com Web: www.ritetrok.com			



NO.	REVISED	DATE	BY	REASON
01	ISSUED	02	CH/SM	FOR ISSUE
02	REVISED	03	CH/SM	FOR ISSUE

HCE

HCE Limited
 Cavendish Consultancy Centre
 Millers Drive
 Gosport
 Hants PO15 5DZ

TEL: 01703 600011
 FAX: 01703 600012
 EMAIL: info@hcelimited.com
 WWW: www.hcelimited.com

DAIRY PARTNERS LIMITED

EFFLUENT TREATMENT PLANT
 THE CREAMERY
 NEWCASTLE EMILYN

NO.	REVISED	DATE	BY	REASON
01	ISSUED	02	CH/SM	FOR ISSUE
02	REVISED	03	CH/SM	FOR ISSUE













PL/00152 (March 2024)





PL/00152 (March 2024)



PL/00152 (March 2024)







PL/00152 Drone Image (2020)



PL/00152 Drone Image (2020)



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PL/00152 Drone Image (2020)



PL/03344

Gary Glenister

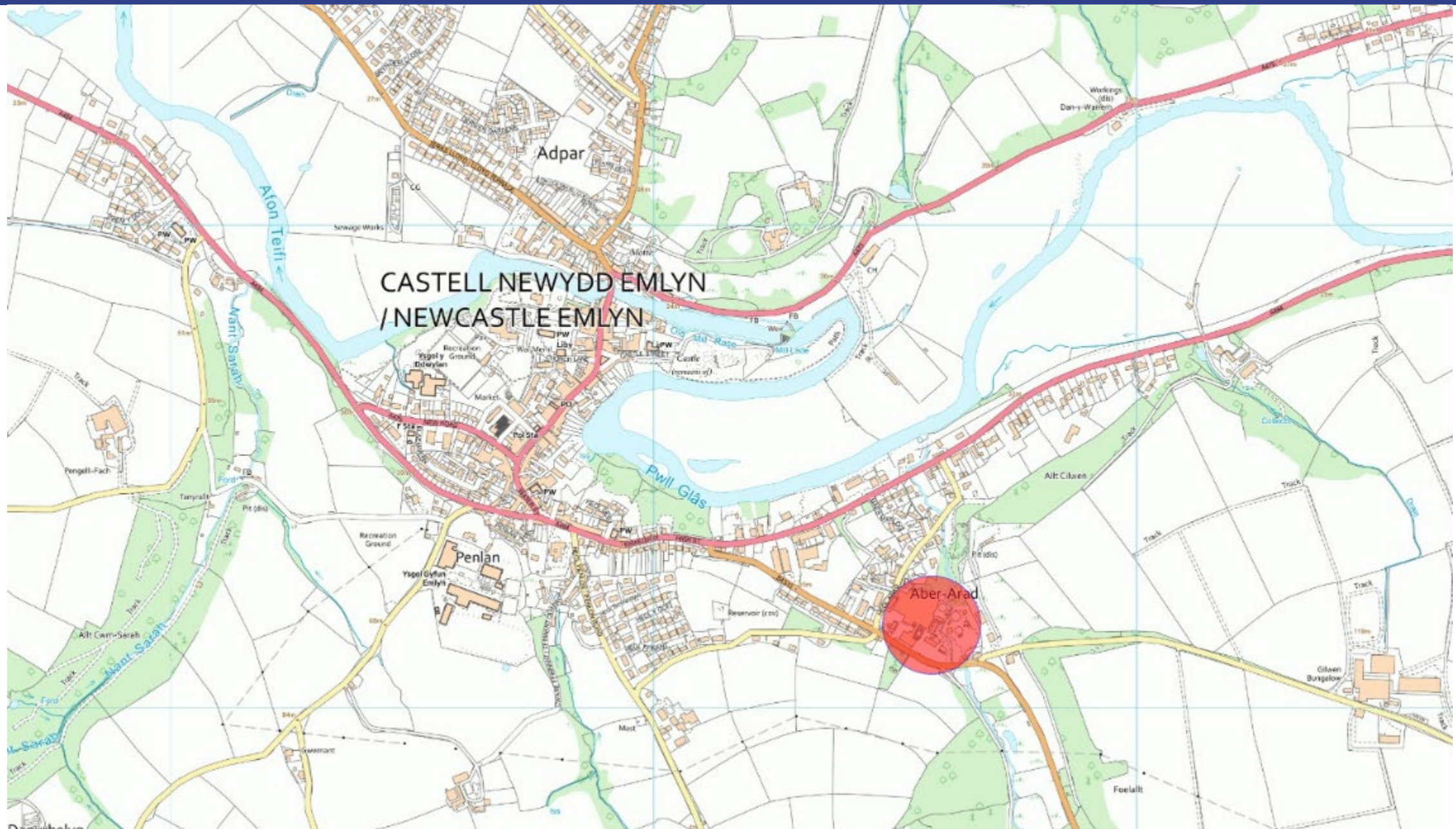
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Place and Sustainability - Planning Services

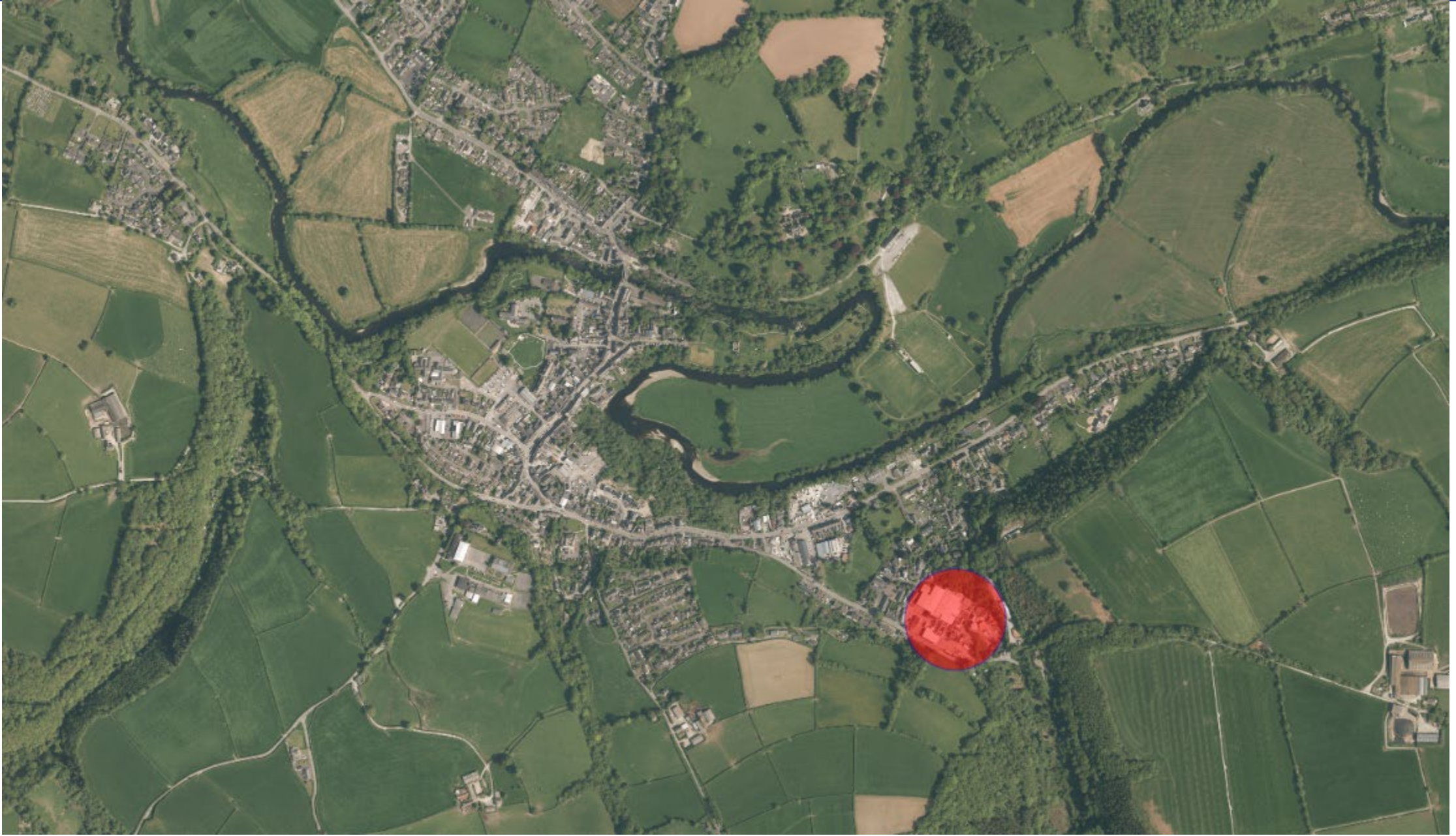
Lle a Seilwaith | Place and Infrastructure

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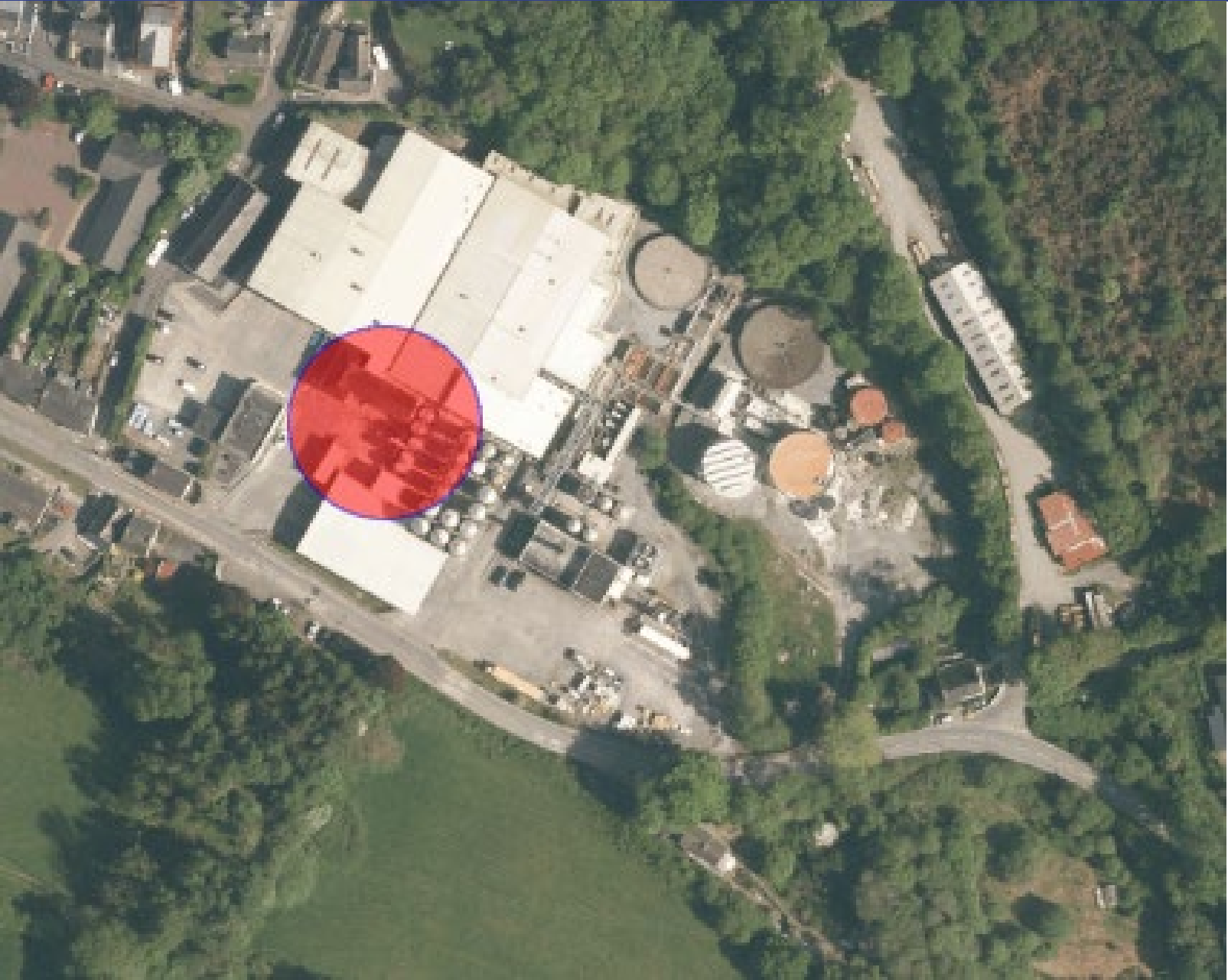
Cyngor **Sir Gâr**
Carmarthenshire
County Council

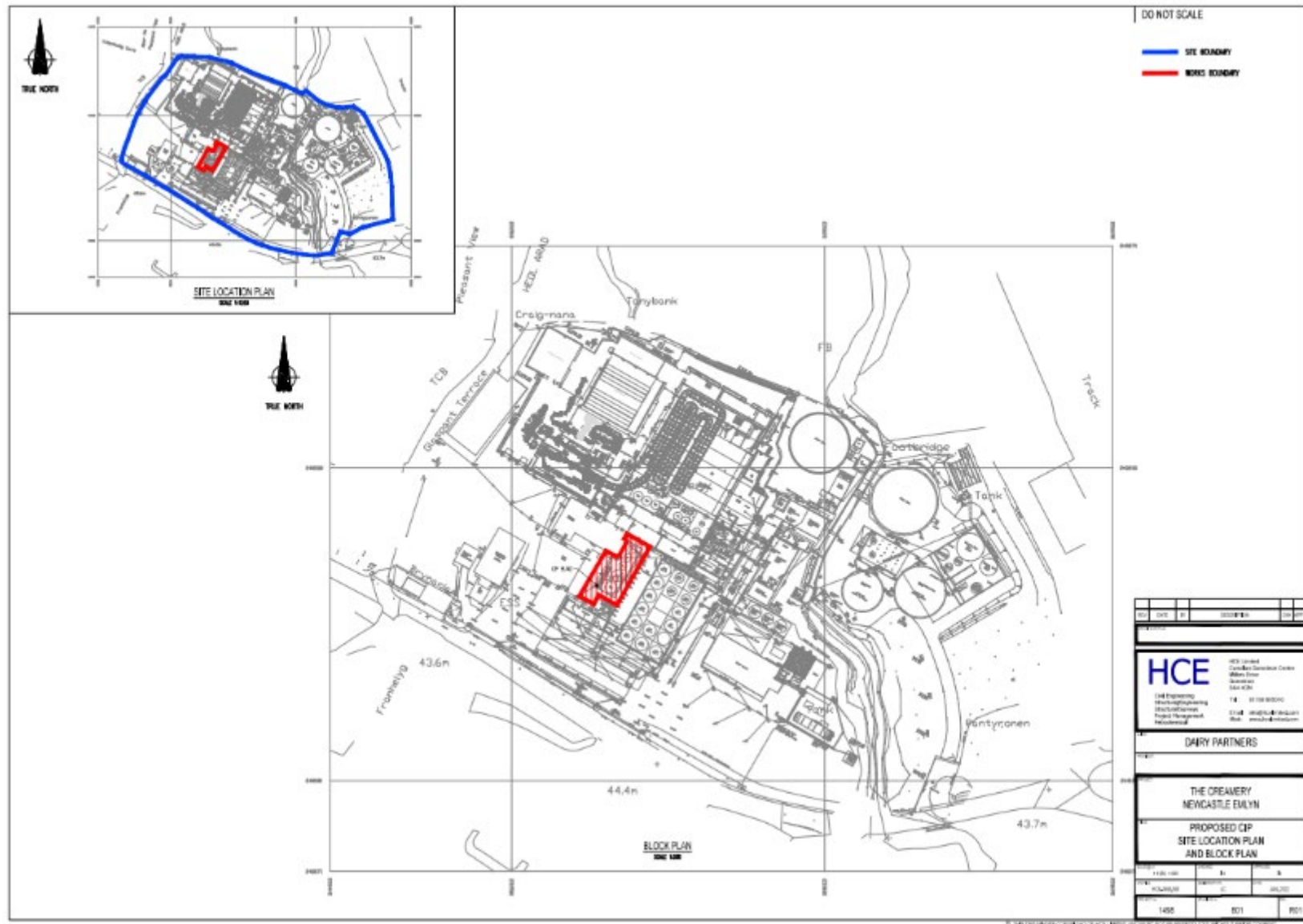


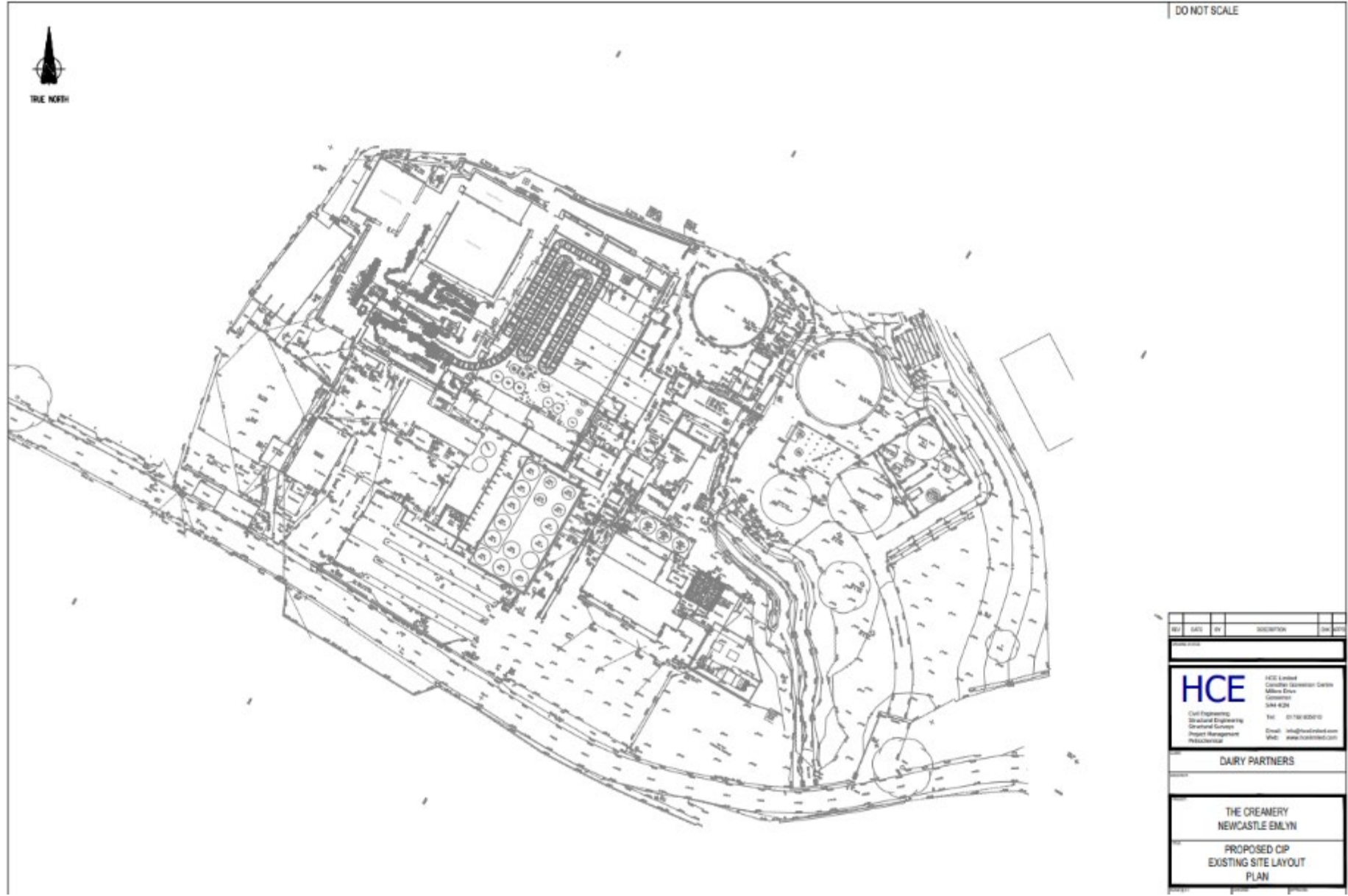










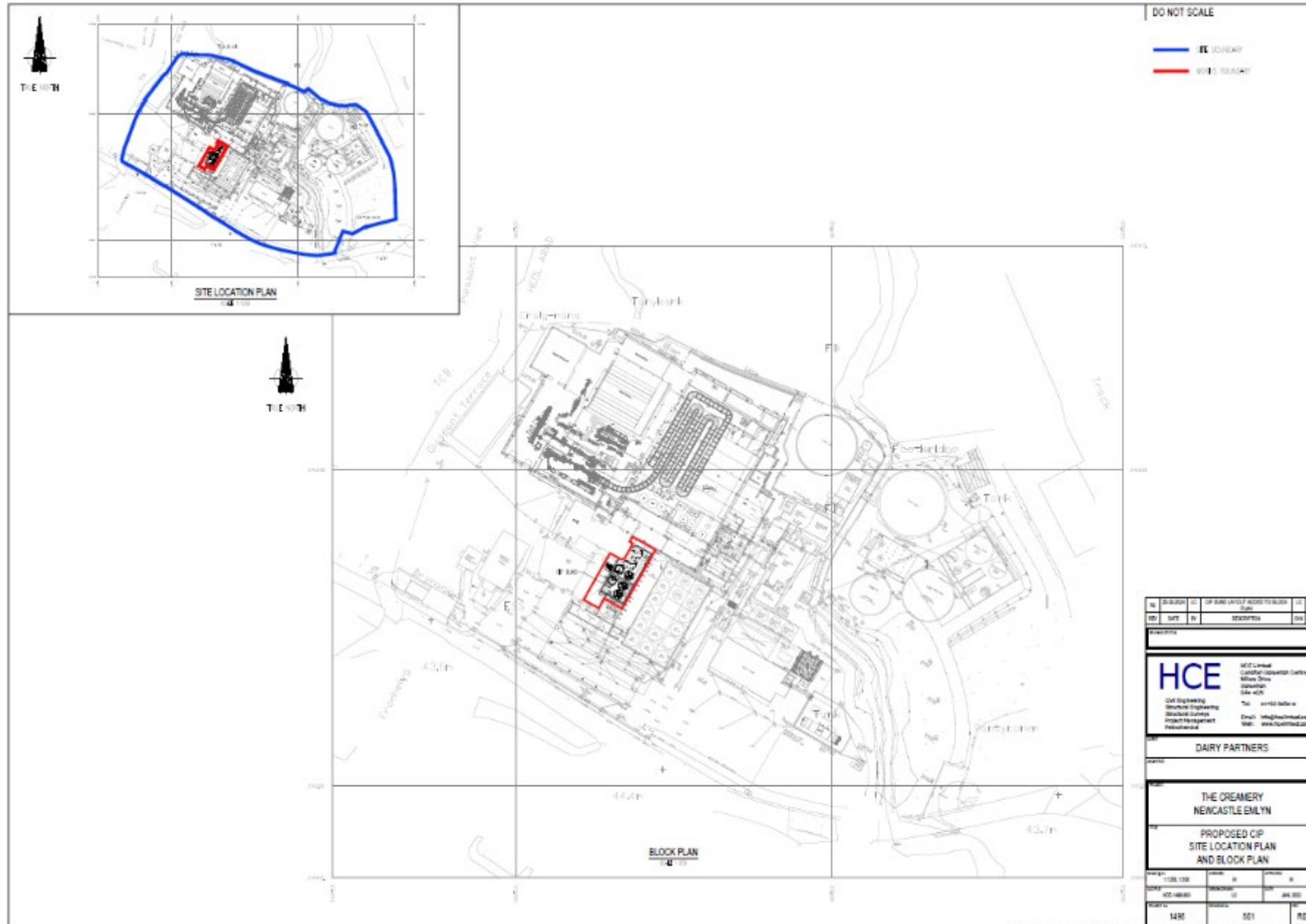


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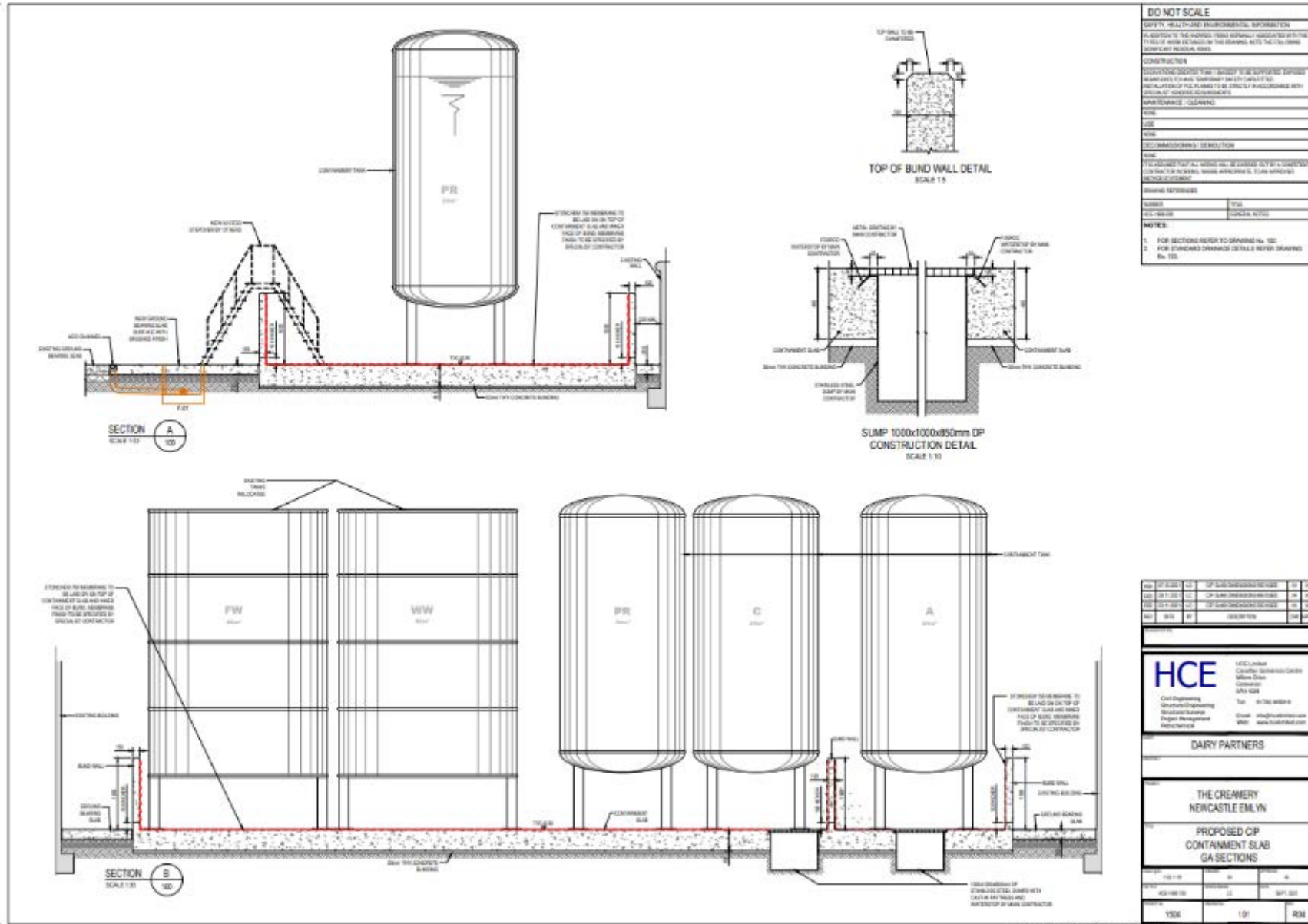


REV	DATE	BY	DESCRIPTION	CHK	APP
HCE HCE Limited Cauldley (Sunderland) Centre Millers Drive Cauldley SUN 42N Civil Engineering Tel: 01782 858410 Structural Engineering Email: info@hceuklimited.com Groundwork Services Project Management Web: www.hceuklimited.com Professional					
DAIRY PARTNERS					
THE CREAMERY NEWCASTLE EMLYN					
PROPOSED CIP EXISTING SITE LAYOUT PLAN					

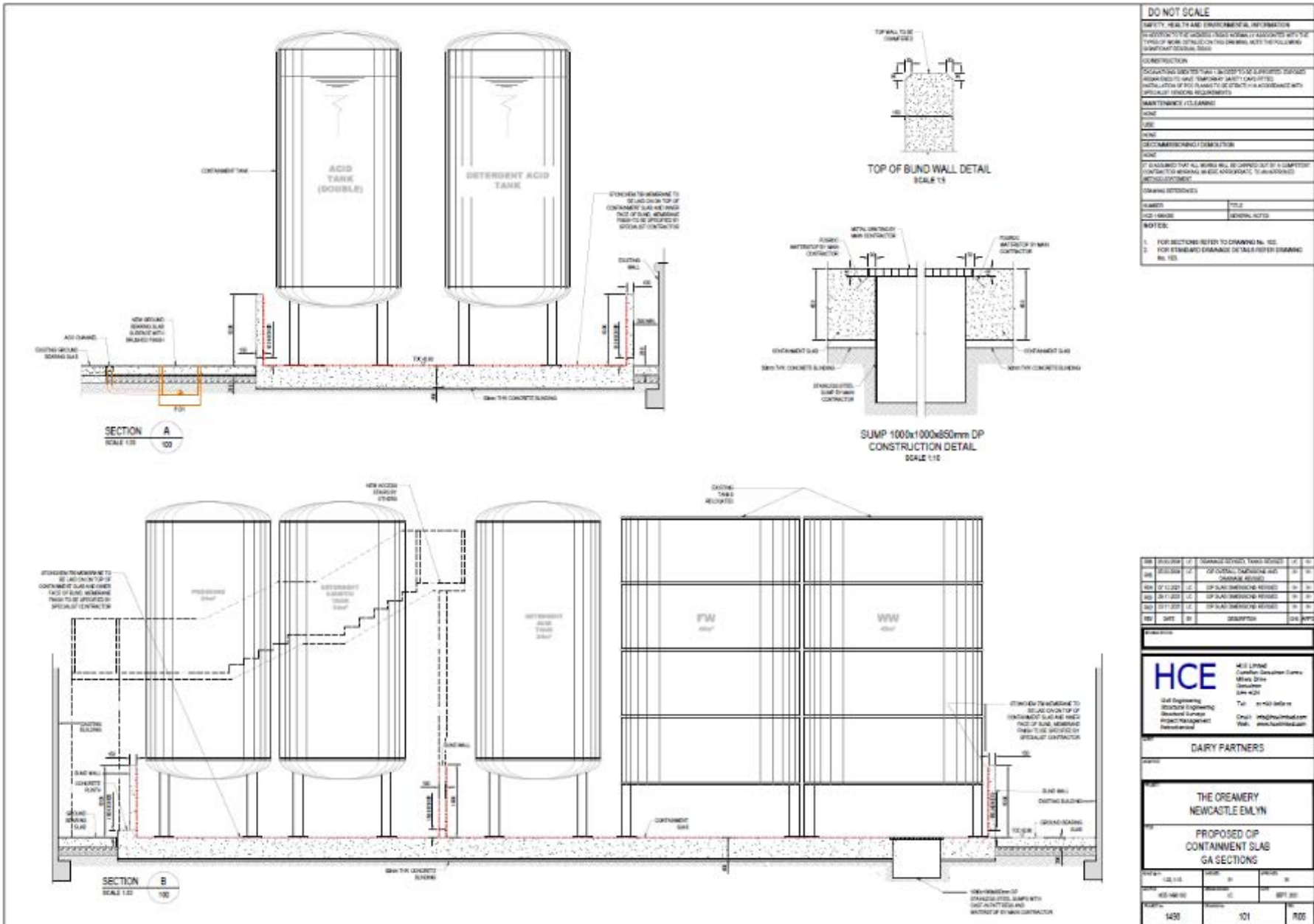
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<p>HCE HCE Limited Controlled Interim Premises Millers Drive Glasgow G4 4JN</p> <p>Civil Engineering Structural Engineering Mechanical Services Project Management Professional</p> <p>Tel: 0141 852 1616 Email: info@hce.co.uk Web: www.hce.co.uk</p>				
<p>DAIRY PARTNERS</p>				
<p>THE CREAMERY NEWCASTLE EMLYN</p>				
<p>PROPOSED CIP SITE LOCATION PLAN AND BLOCK PLAN</p>				
SCALE	1:1000	DATE	01/10/2023	BY
SCALE	1:100	DATE	01/10/2023	BY
SCALE	1:1000	DATE	01/10/2023	BY
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PL/03344 (As built)



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HCE
 Civil Engineering
 Structural Engineering
 Project Management
 Environmental

DAIRY PARTNERS

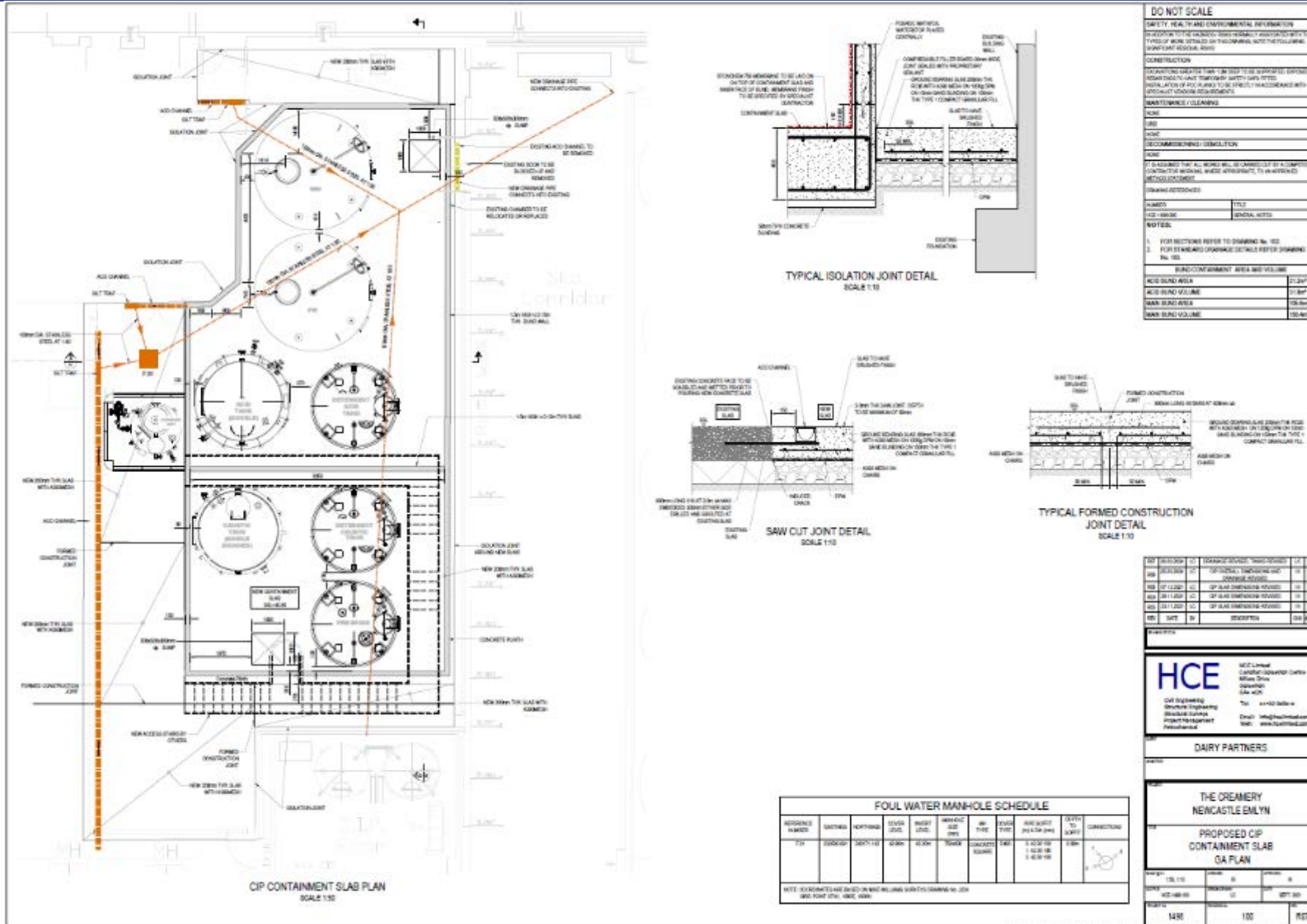
**THE CREAMERY
 NEWCASTLE EMLYN**

**PROPOSED CIP
 CONTAINMENT SLAB
 GA SECTIONS**

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PL/03344 (as built)



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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
 SECTION 10755 - HAZARDOUS WASTE HANDLING ASSOCIATED WITH THE TYPE OF WORK INSTALLED ON THIS DRAWING. NOTE THE FOLLOWING: HAZARDOUS WASTE HANDLING

CONSTRUCTION
 1. LOCATIONS IDENTIFIED WITH THIS SYMBOL TO BE SEPARATELY EXPOSED AND REPAIR TO MEET TYPICAL SAFETY STANDARDS
 2. INSTALLATION OF ALL WORK SHALL BE SUBJECT TO THE APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND STANDARDS
 3. MAINTENANCE / CLEANING

SCALE

DATE

REVISIONS

REVISION NO. DATE DESCRIPTION

1. 11/11/11

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NOTES

1. FOR SECTIONS REFER TO DRAWING NO. 102

2. FOR DETAILS REFER TO DRAWING NO. 103

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REV	DATE	BY	DESCRIPTION	APP
001	11/11/11	10	ISSUED FOR PERMIT	10
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HCE HCE Limited
 Chartered Professional Engineer
 Mechanical
 Electrical
 Civil Engineering
 Structural Engineering
 Building Services
 Project Management
 Environmental

100 Victoria Park
 Newcastle NSW 1590
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 Tel: +61 81 433 3333
 Email: info@hcelimited.com.au
 Web: www.hcelimited.com.au

DAIRY PARTNERS

**THE CREAMERY
 NEWCASTLE E.M.V.N.**

**PROPOSED CIP
 CONTAINMENT SLAB
 GA PLAN**

NO.	DATE	BY	DESCRIPTION	APP.
001	11/11/11	10	ISSUED FOR PERMIT	10
002	11/11/11	10	ISSUED FOR PERMIT	10
003	11/11/11	10	ISSUED FOR PERMIT	10
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005	11/11/11	10	ISSUED FOR PERMIT	10
006	11/11/11	10	ISSUED FOR PERMIT	10
007	11/11/11	10	ISSUED FOR PERMIT	10
008	11/11/11	10	ISSUED FOR PERMIT	10
009	11/11/11	10	ISSUED FOR PERMIT	10
010	11/11/11	10	ISSUED FOR PERMIT	10

FOUL WATER MAN-HOLE SCHEDULE

MAN-HOLE NUMBER	DATE	DEPTH (M)	DIAMETER (M)	INVERT LEVEL (M)	OUTLET LEVEL (M)	MAN-HOLE SIZE (M)	MAN-HOLE TYPE	MAN-HOLE MATERIAL	MAN-HOLE TO SLAB	CONNECTIONS
FM	11/11/11	1.0	0.75	0.00	0.00	0.75	CONCRETE	CONCRETE	0.00	

NOTE: DIMENSIONS ARE IN METERS UNLESS SPECIFIED OTHERWISE.





PL/00152 Drone Image (2020)



PL/00152 Drone Image (2020)



PL/00152 Drone Image (2020)



PL/06309

Helen Rice

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

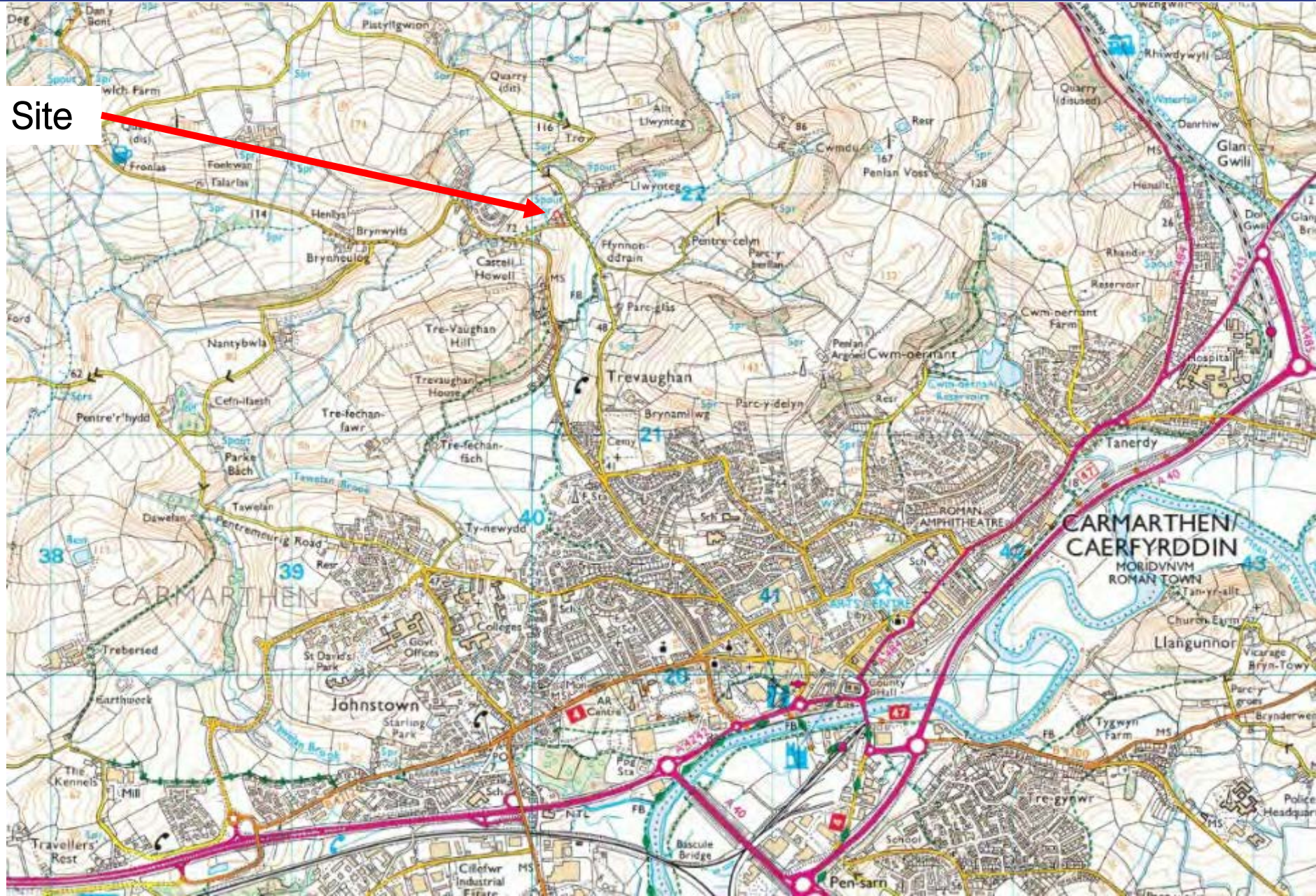
Lle a Seilwaith | Place and Infrastructure

Page 64

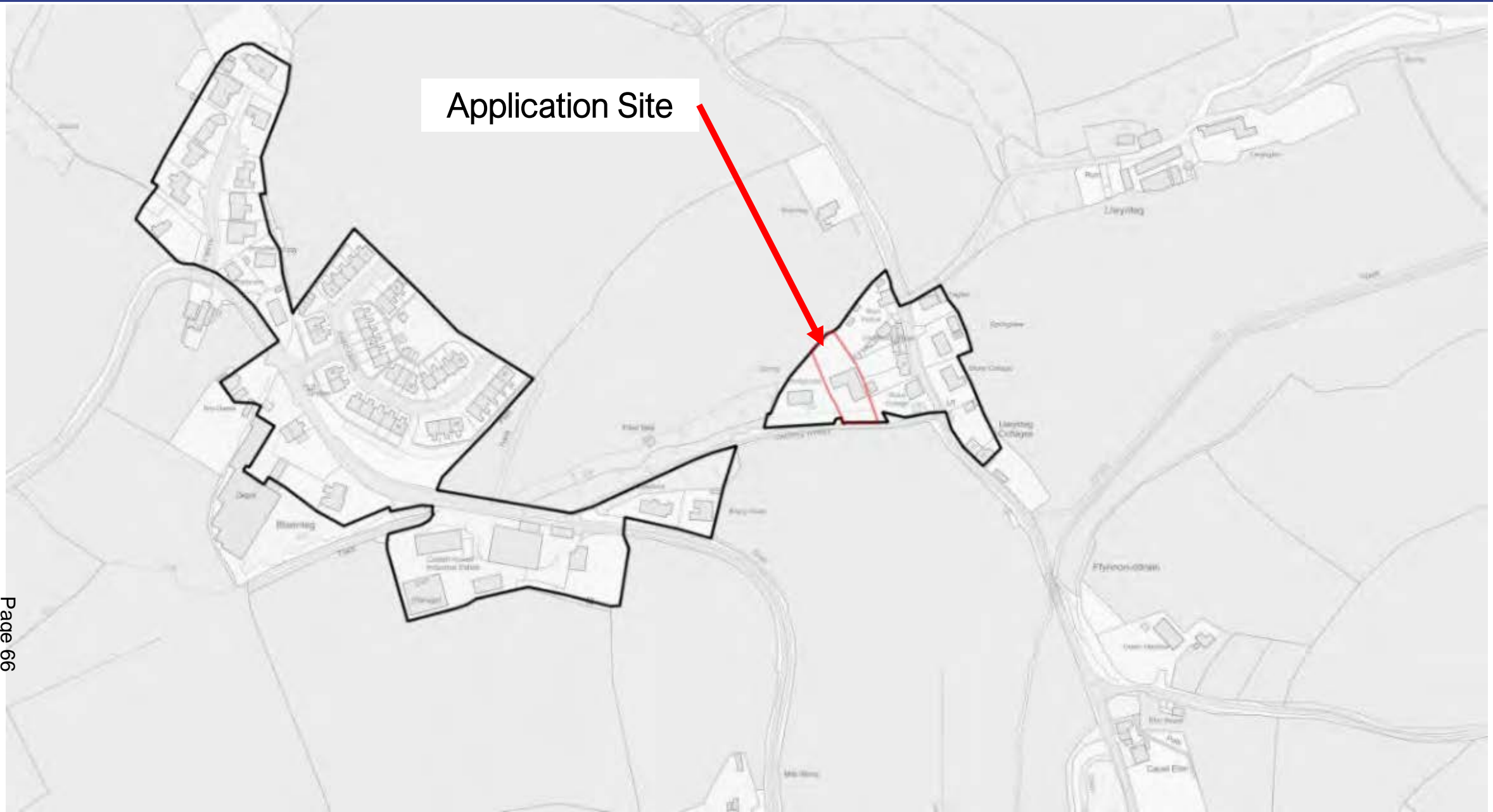
Cyngor **Sir Gâr**
Carmarthenshire
County Council



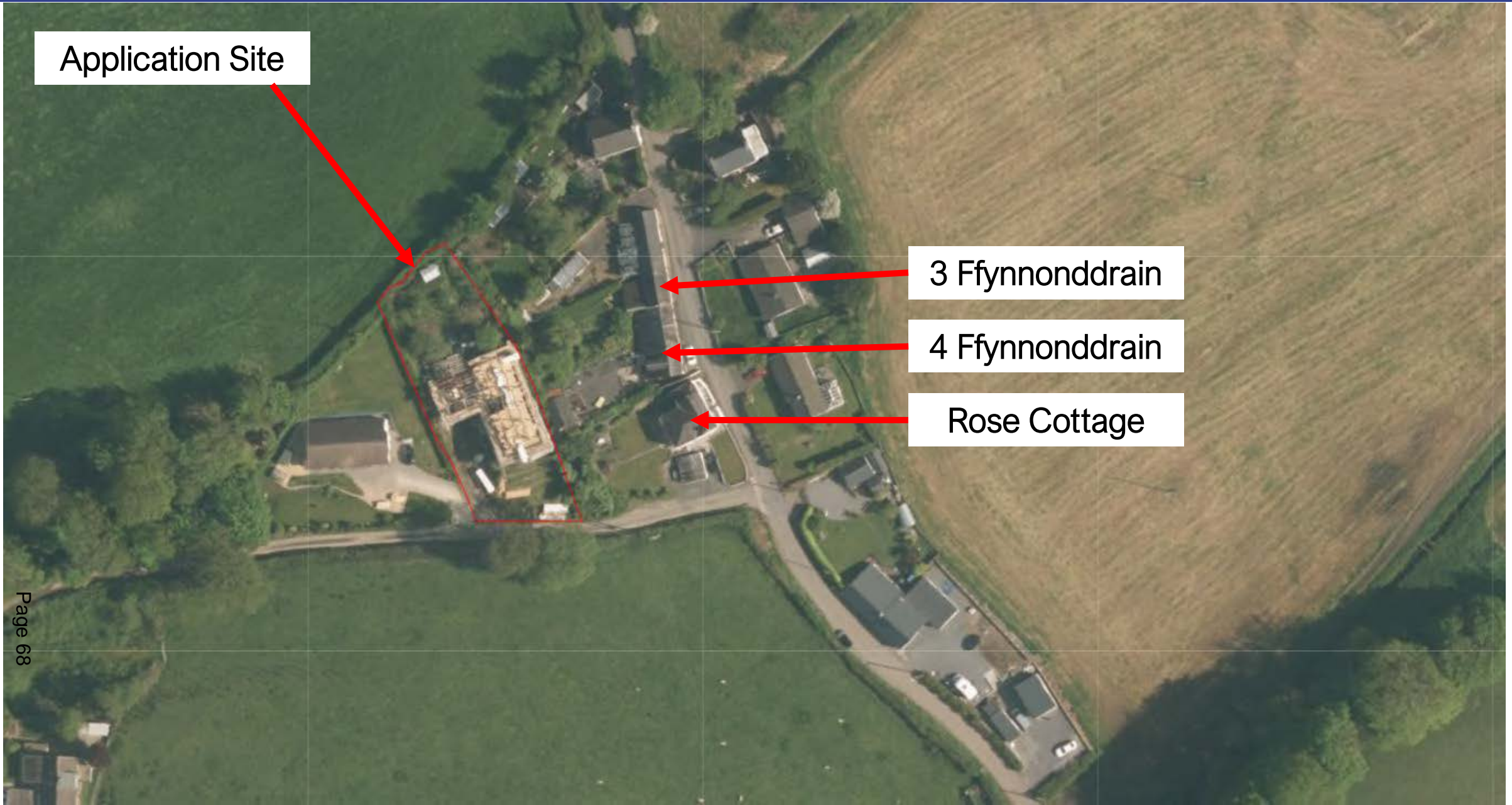
Application Site



Application Site







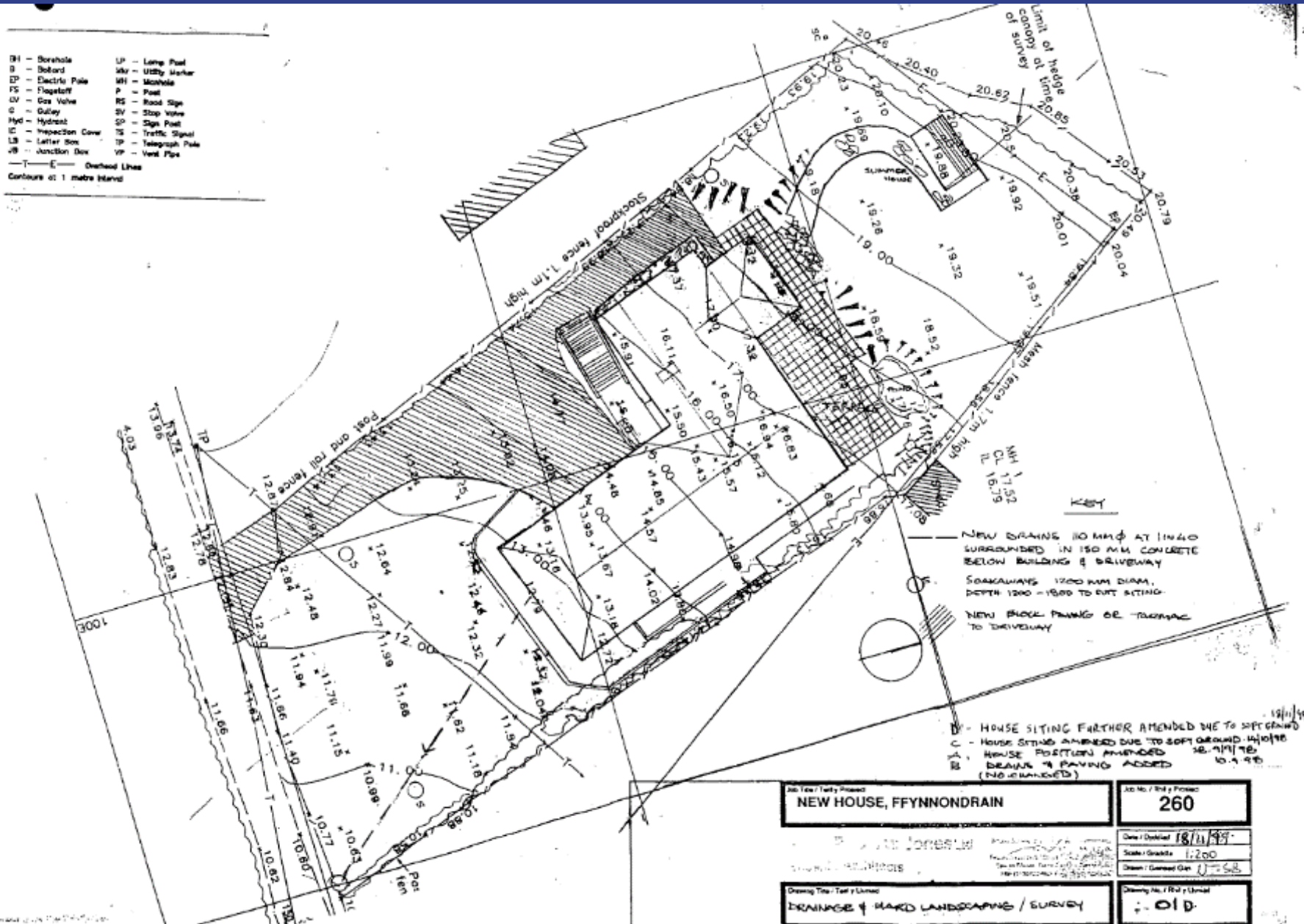
Application Site

3 Ffynnondrain

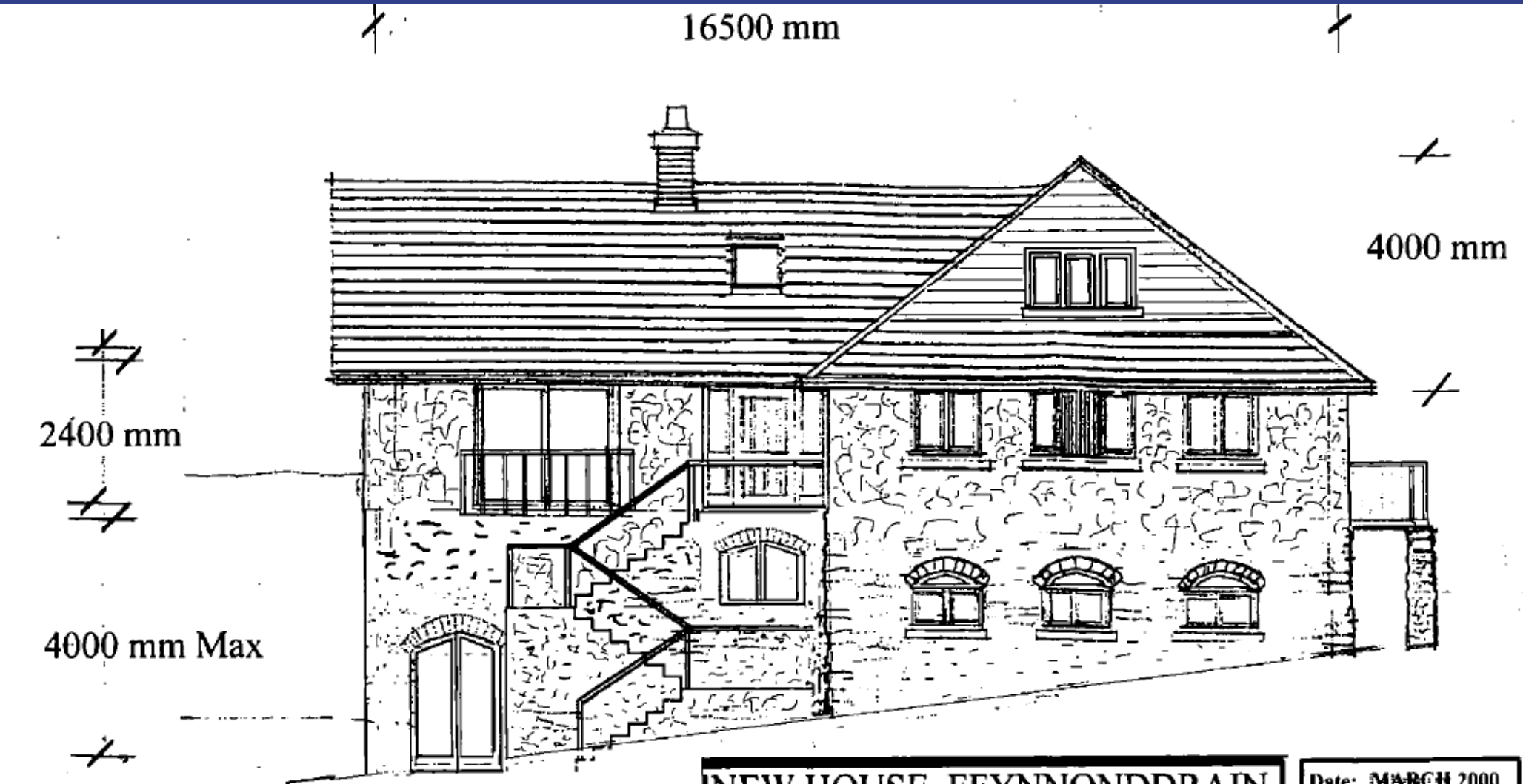
4 Ffynnondrain

Rose Cottage

PL/06309 Approved dwelling – Site Plan



PL/06309 Approved dwelling – South (Front) Elevation



SOUTH ELEVATION

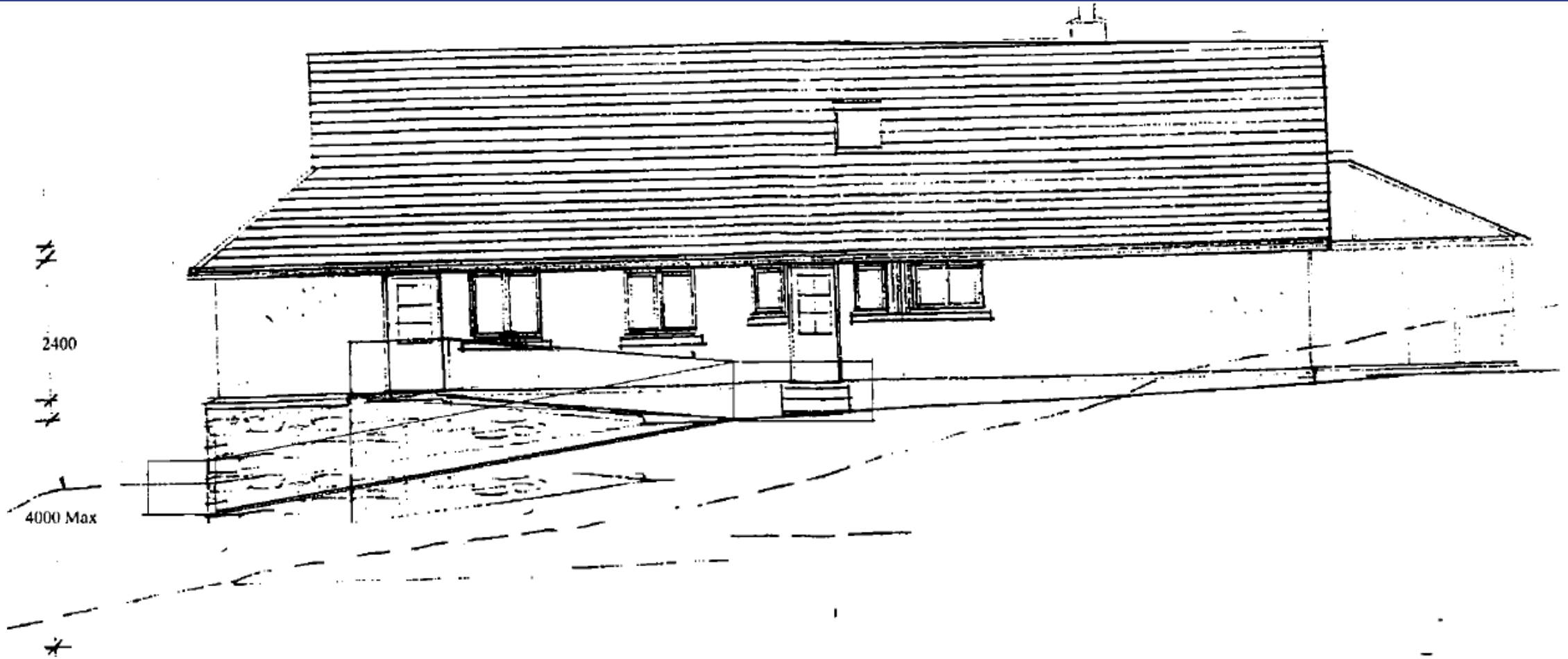
NEW HOUSE, FFYNNONDDRAIN

ELEVATION as proposed

Date: MARCH 2000
Scale: 1:100

Drawing No.
05 revised
1 of 2

PL/06309 Approved Dwelling – East (Side) Elevation



EAST ELEVATION

Page 71

NEW HOUSE, FFYNNONDDRAIN

ELEVATION as proposed

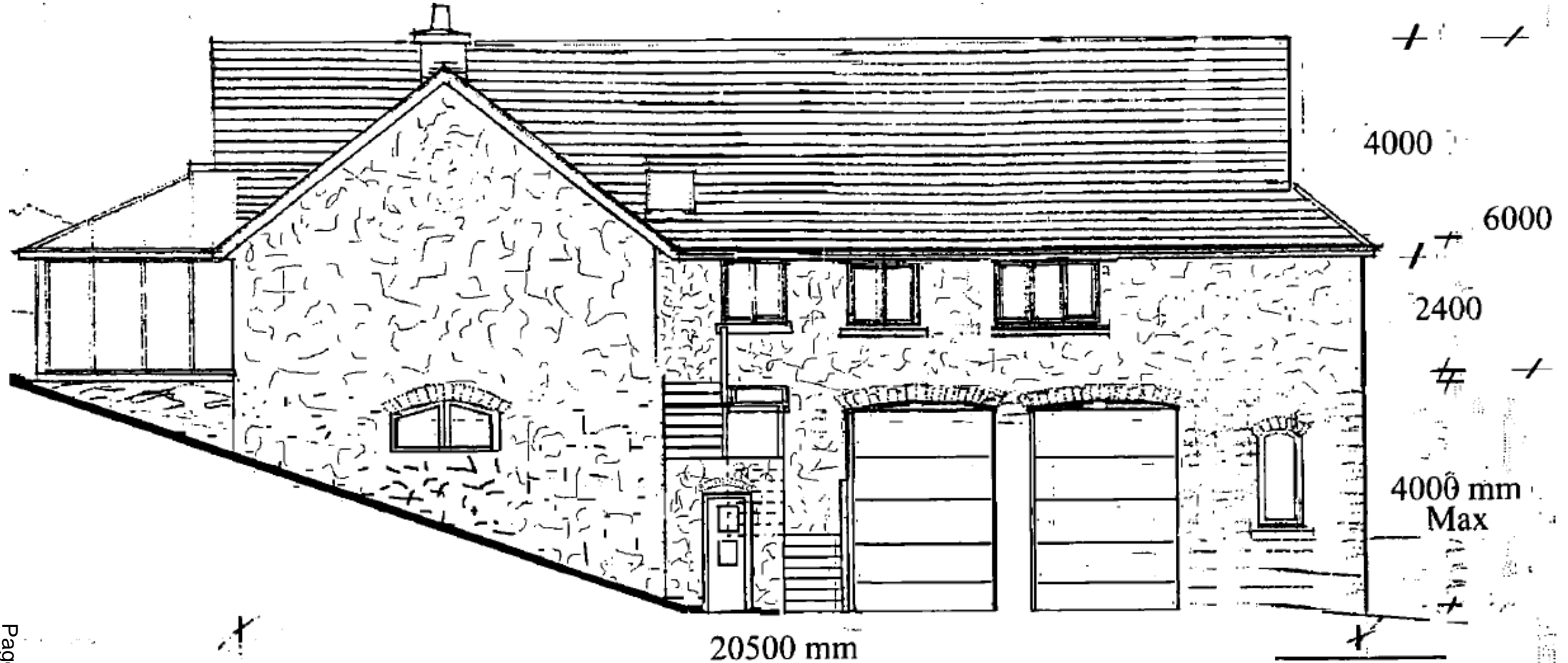
Date: October 1999

Scale: 1:100

Drawing No.

04 Revised 2 of 2

PL/06309 Approved Dwelling – West (Side) Elevation



Page 72

WEST ELEVATION

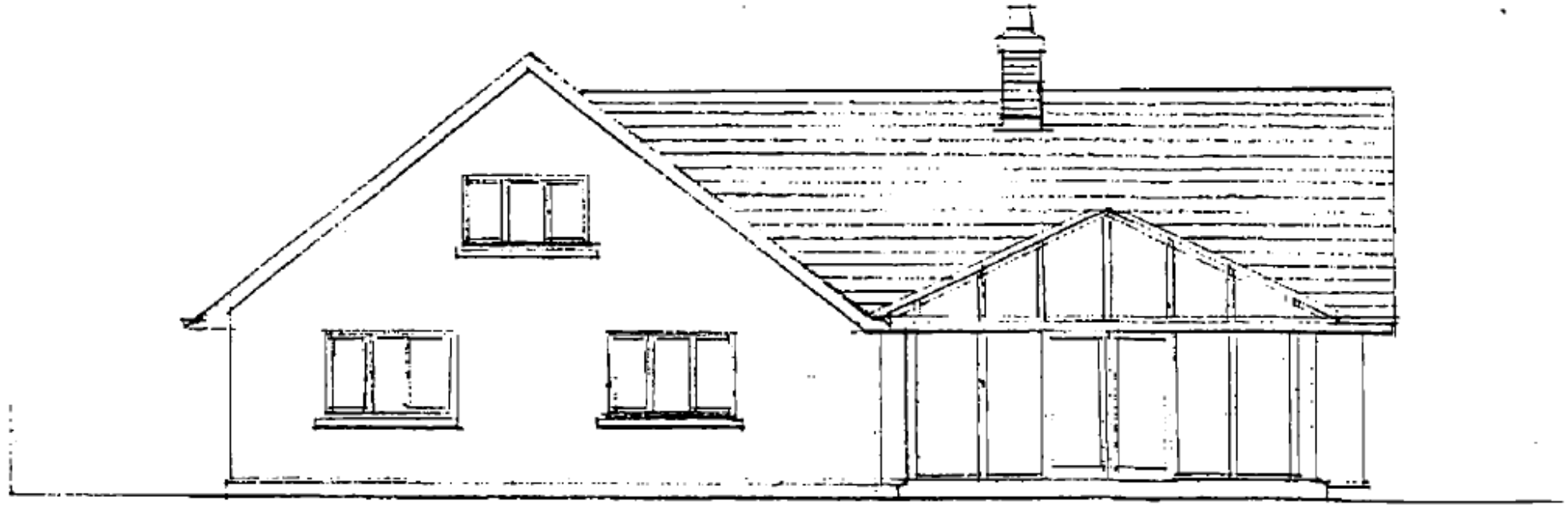
NEW HOUSE, FFYNNONDDRAIN

ELEVATION as proposed

Date: MARCH 2000
Scale: 1 : 100

Drawing No:
04 Revised
1 of 2

PL/06309 Approved Dwelling – North (rear) Elevation



NORTH ELEVATION

NEW HOUSE, FFYNNONDDRAIN

ELEVATION as proposed

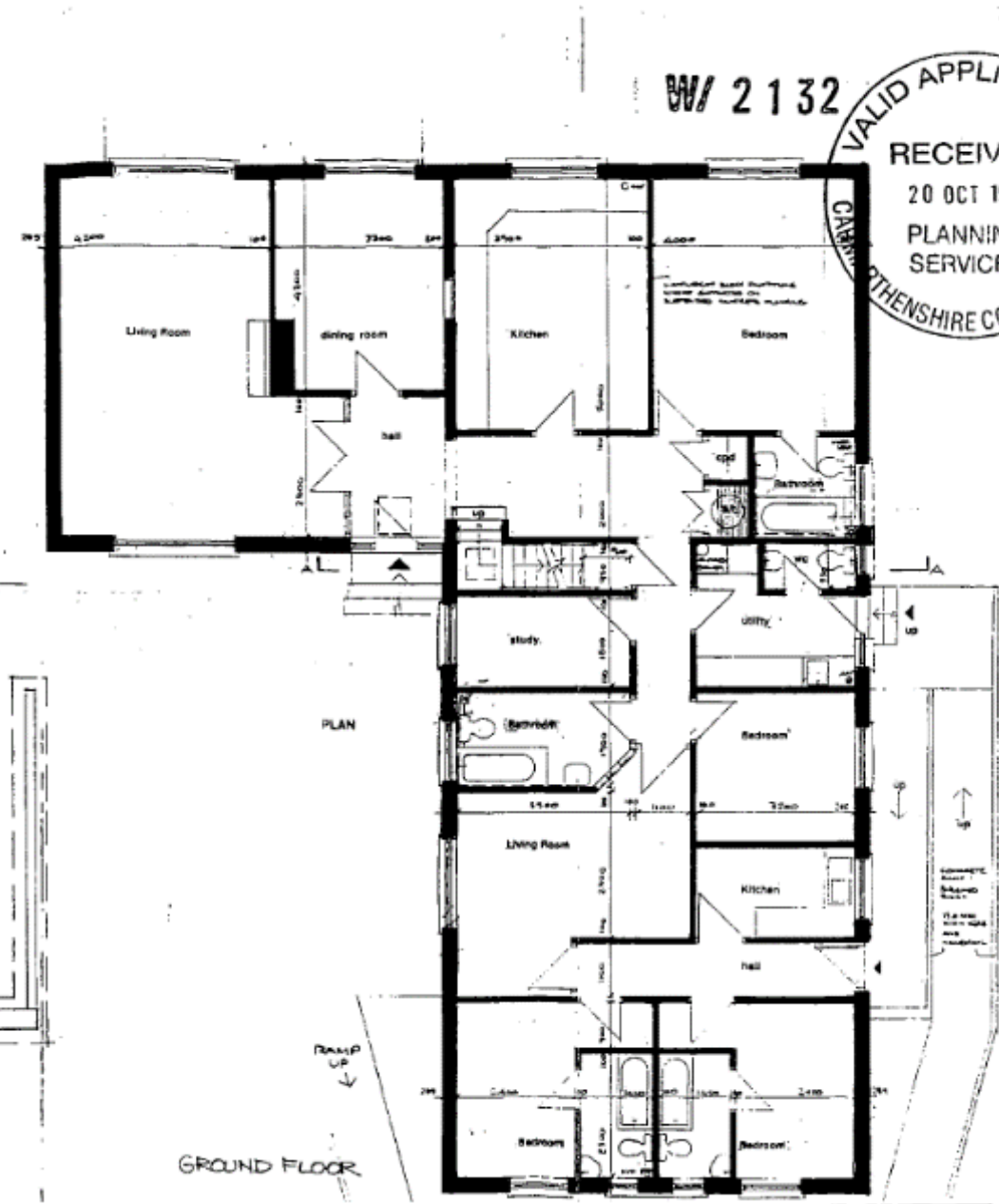
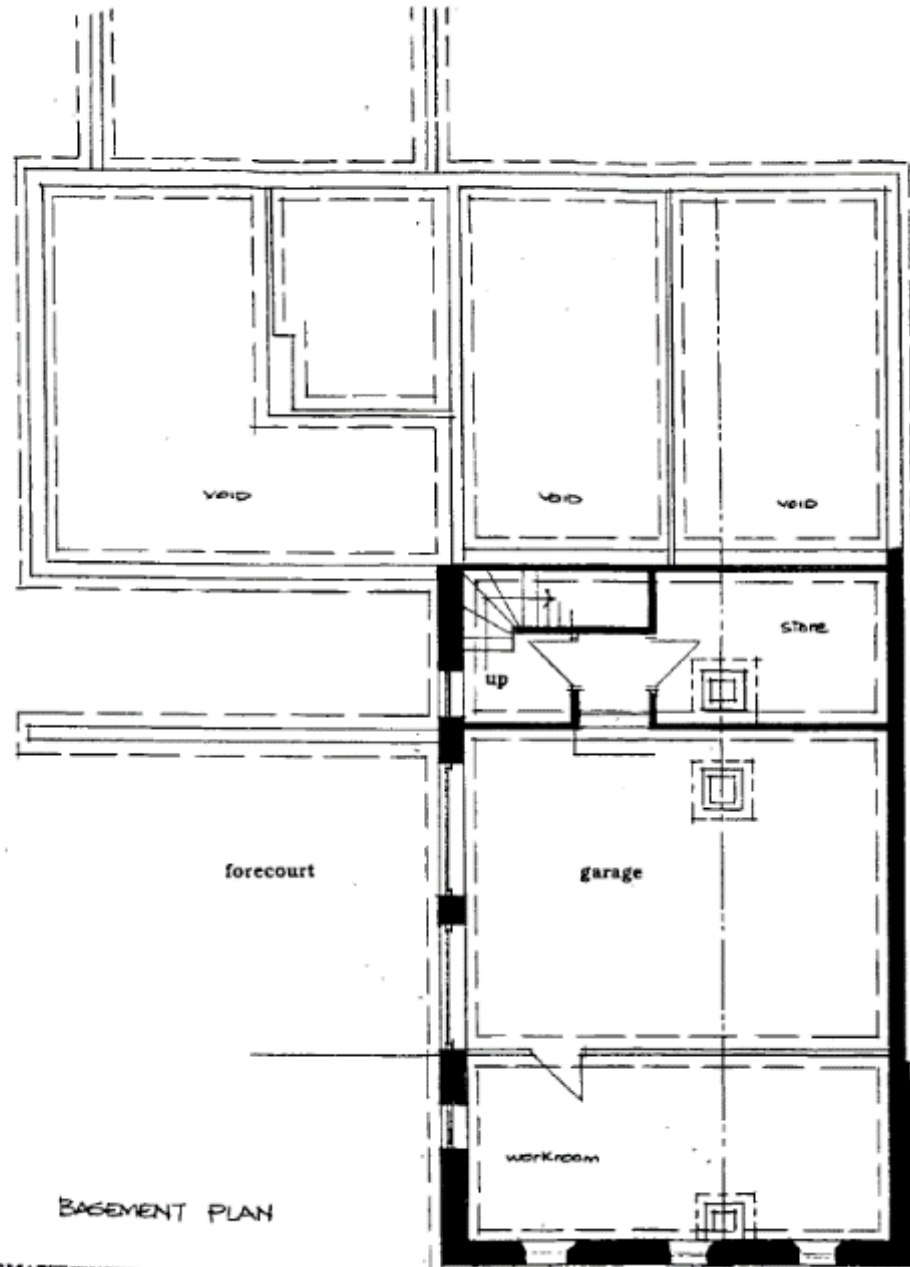
Date: October 1999

Scale: 1:100

Drawing No.

05 Revised 2 of 2

PL/06309 Approved Dwelling – Floor Plans



W/ 2132

VALID APPLICATION RECEIVED
20 OCT 1998
PLANNING SERVICES
CASSAMERTONSHIRE COUNTY

PL/06309 1999 & 2006 Aerials



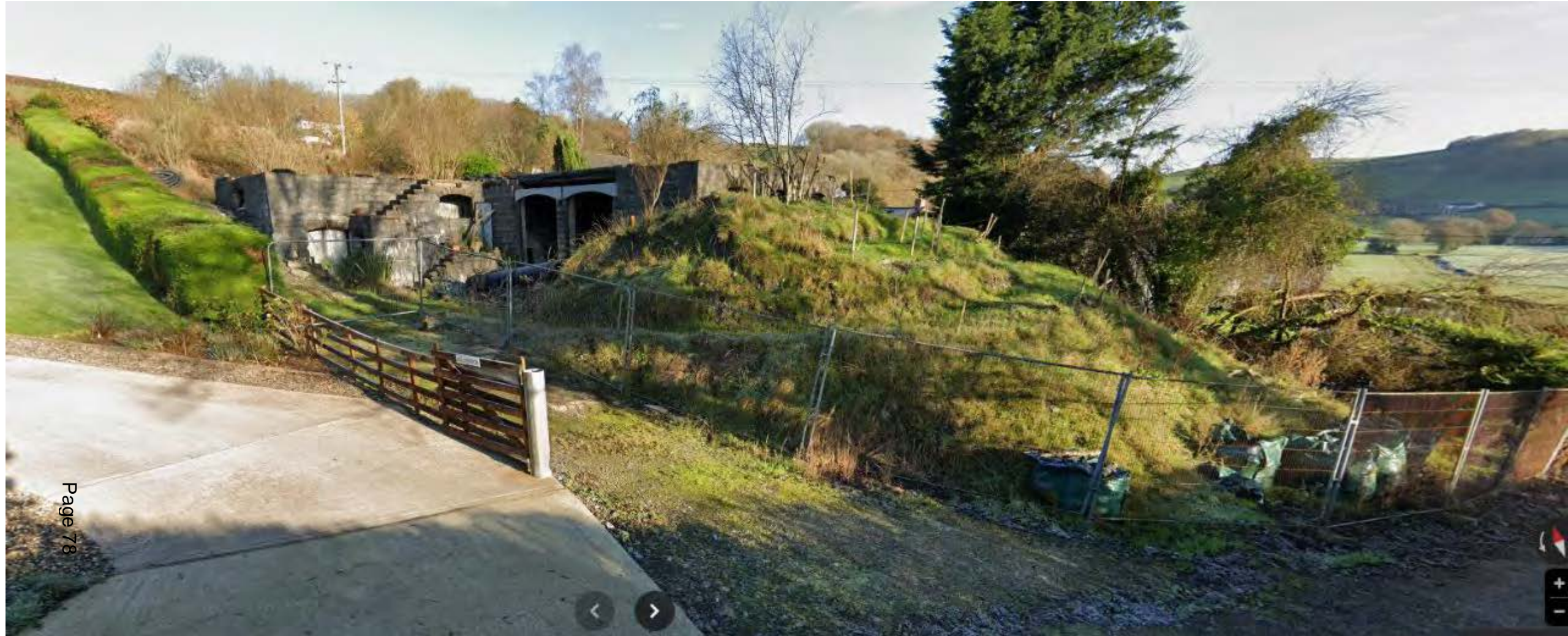
PL/06309 2009 & 2013 Aerials



PL/06309 Google Streetview Image July 2011



PL/06309 Google Streetview November 2021

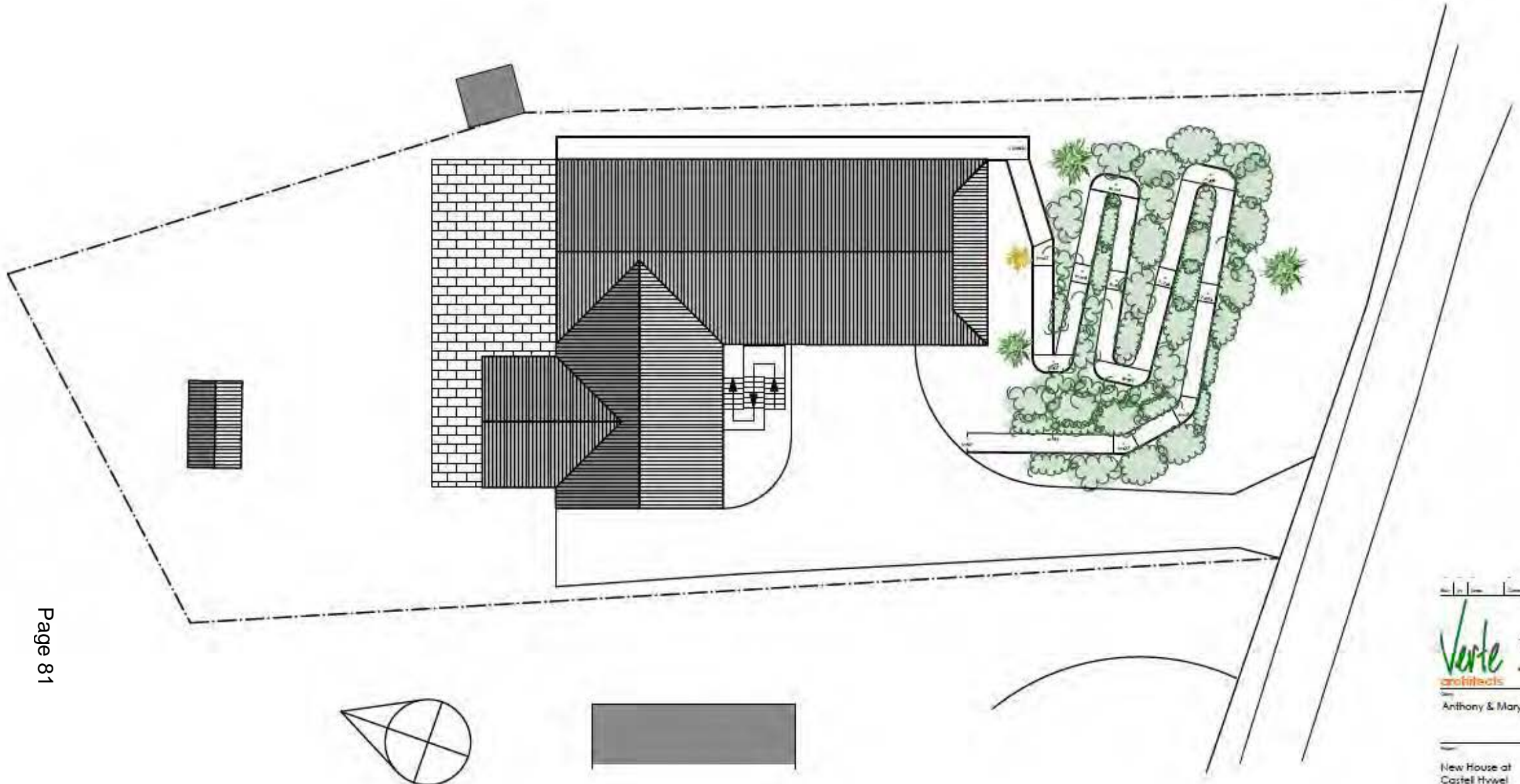




PL/06309 Aerial Photo 2023



PL/06309 Proposed dwelling



Scale: 1:1000

arb Architects
Rural Practice
2000 100, 100/100

Verte architects
The Barn, 32 Westwell, Neston, Cheshire
t: +44 (0)1367 4001
e: architects@vertearchitects.co.uk
w: www.vertearchitects.co.uk

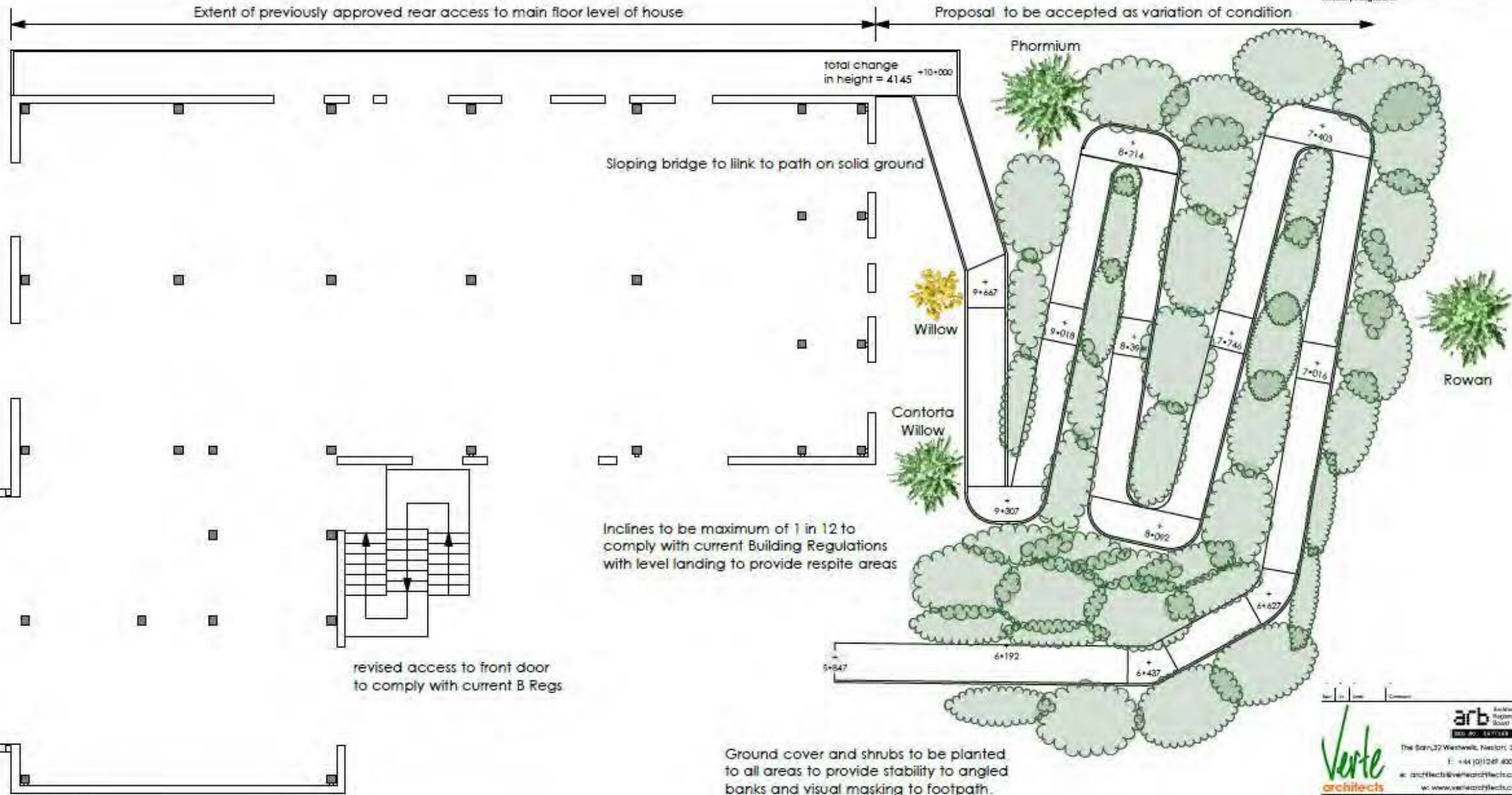
Anthony & Mary Sapsted

New House at
Castel Hywel

Block Plan showing rooms & circulation

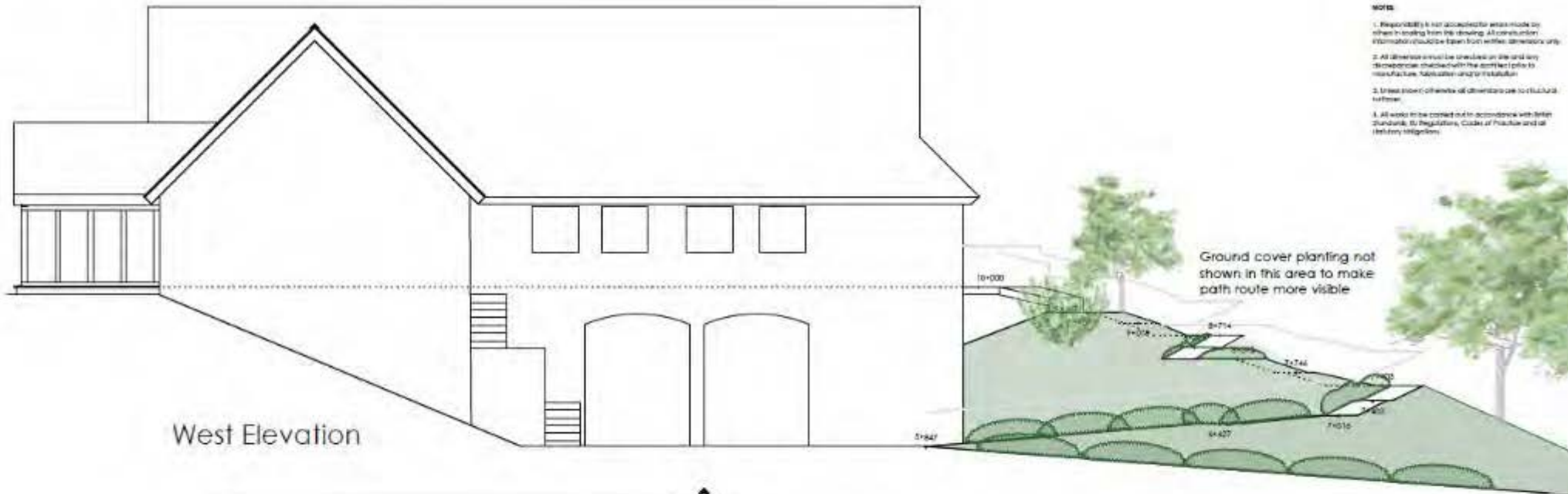
PL/06309 Proposed Dwelling

Statutory, or regulatory, codes of practice and all statutory obligations.



Page 82

Ground cover and shrubs to be planted to all areas to provide stability to angled banks and visual masking to footpath.



West Elevation

- NOTES**
1. Responsibility is not accepted for areas made on other drawings from this drawing. All construction dimensions should be taken from within dimensions only.
 2. All dimensions must be checked on the ground by the contractor and checked with the architect prior to manufacture, fabrication and installation.
 3. True position of levels of dimensions are to finished surface.
 4. All work to be carried out in accordance with Irish Standards, SI Regulations, Code of Practice and all relevant legislation.



South Elevation

From the previously approved platform at rear of house the sloping path is accessed via a short sloping bridge.

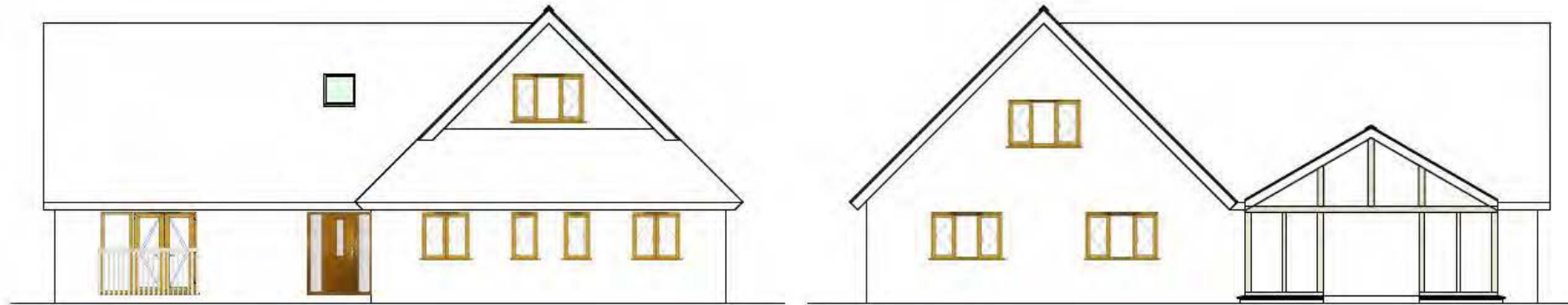
View from road will not be as this true elevation. This view will obscure all of the path due to the fact that the viewer will be looking upwards at this slope.

arb
 ANTHONY & MARY SOPPED
 15a Kesh Road, Kesh, Co. Wick
 Tel: +353 (0) 438 400 470
 Email: info@arb.ie
 www.arb.ie

Verte
 Tree Technology
 Anthony & Mary Sopped

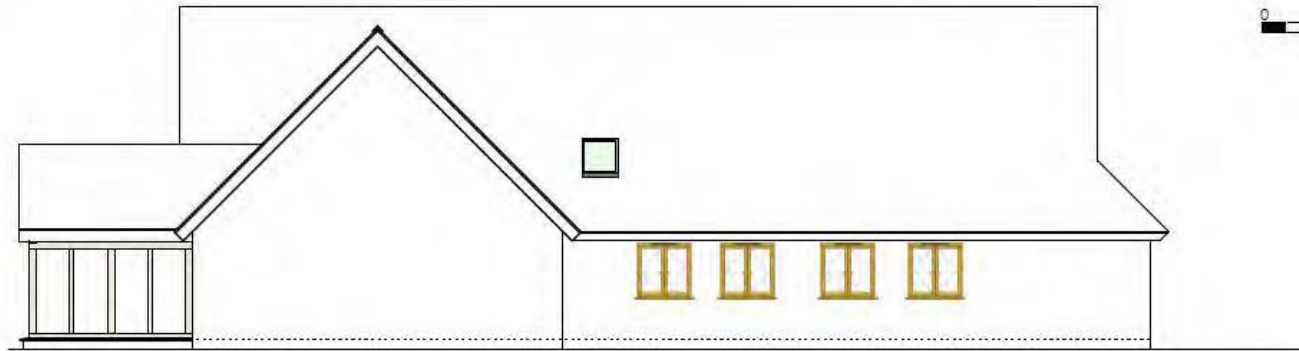
New House at
 Castle Hywel
 Elevations showing ramp & planting

Rev	Description	Date
1	11/40	25.1.24
2	2103	8/2/24

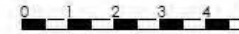


SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION

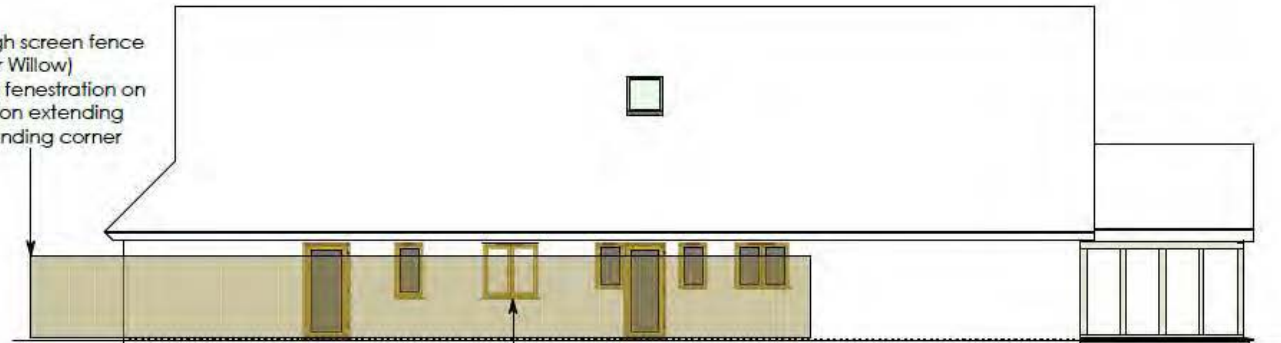


Metres

NOTES:

1. Responsibility is not accepted for errors made by others in scaling from the drawing. All construction information should be taken from written dimensions only.
2. All dimensions must be checked on site and any discrepancies checked with the architect prior to manufacture, fabrication and/or installation.
3. Lines shown otherwise all dimensions are to structural surfaces.
4. All works to be carried out in accordance with British Standards, BS Regulations, Codes of Practice and all statutory obligations.

1800mm high screen fence (Bamboo or Willow) covering all fenestration on east elevation extending 17m from landing corner



EAST ELEVATION

All fenestration on east elevation fitted with obscure glazing except Bedroom (as shown)

B 01WAZ01 Screening and obscure glazing shown
 A 270C02 Window Details added
 Date: _____
 Version: _____
 Comments: _____

arb Architects
 Registered Architect
 01629 475111
 The Barn, 32 Westwell, Neston, 2113
 E: +44 (0)1249 490 455
 M: arch@arb-architects.co.uk
 W: www.arb-architects.co.uk
 Drawn by: Anthony & Mary Sapsted

Project:
New House at
Castell Hywel

Drawings:
As Built Elevations

Scale	Sheet no.	Date	Drawn by
1:100	A3	OCT 23	Pwf
2103	B	031	B

Application Site



Application Site



Application Site



Application Site



Hollybrook









PL/06309 View from Trevaughan road



PL/06309 Dwelling as built (Mound & Path along front)



PL/06309 Path and steel structure connection



PL/06309 View west and south from mound top



PL/06309 As built west (side elevations)



PL/06309 Views east from windows in side elevation



4
Ffynnonddrain

Rose Cottage

PL/06309 View east from window in side elevation



PL/06309 View of installed frosted glazing in side elevation



PL/06309 View from rear garden of 4 Ffynnondrain

Approximate
ridge height as
approved



PL/06309 View from 4 Ffynnondrain



PL/06309 View of ramp corner from 4 Ffynnondrain



PL/06309 Views from ground and first floor windows 4 Ffynnonddrain



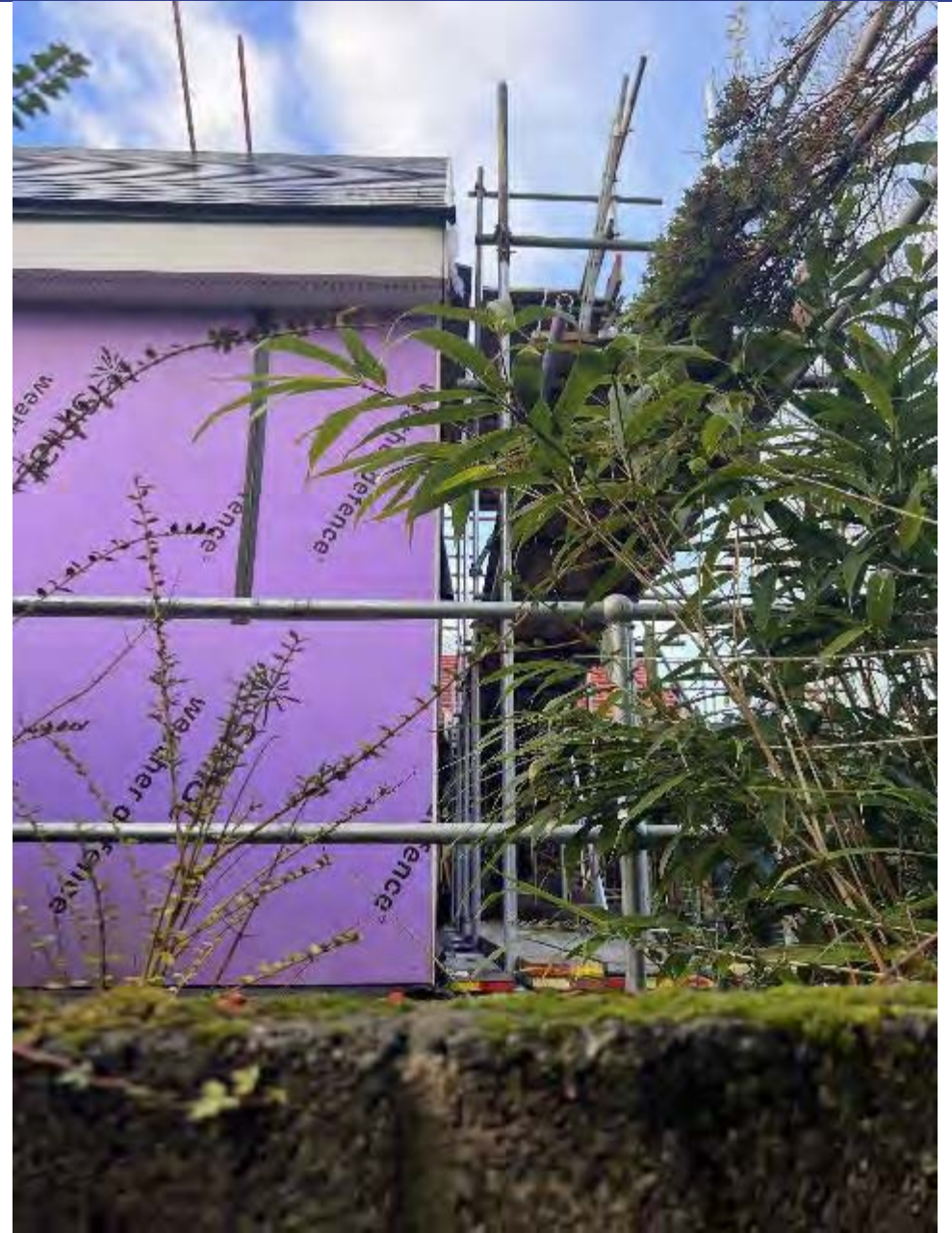
PL/06309 View from rear garden of 3 Ffynnondrain



PL/06309 Rear boundary of 3 Ffynnonddrain



PL/06309 Boundary with 3 Ffynnon drain



PL/06309 View from garden of Rose Cottage



PL/06309 View from Rose Cottage towards 4 Ffynnonddrain





Application Site

4 Ffynnonddrain

Rose
Cottage



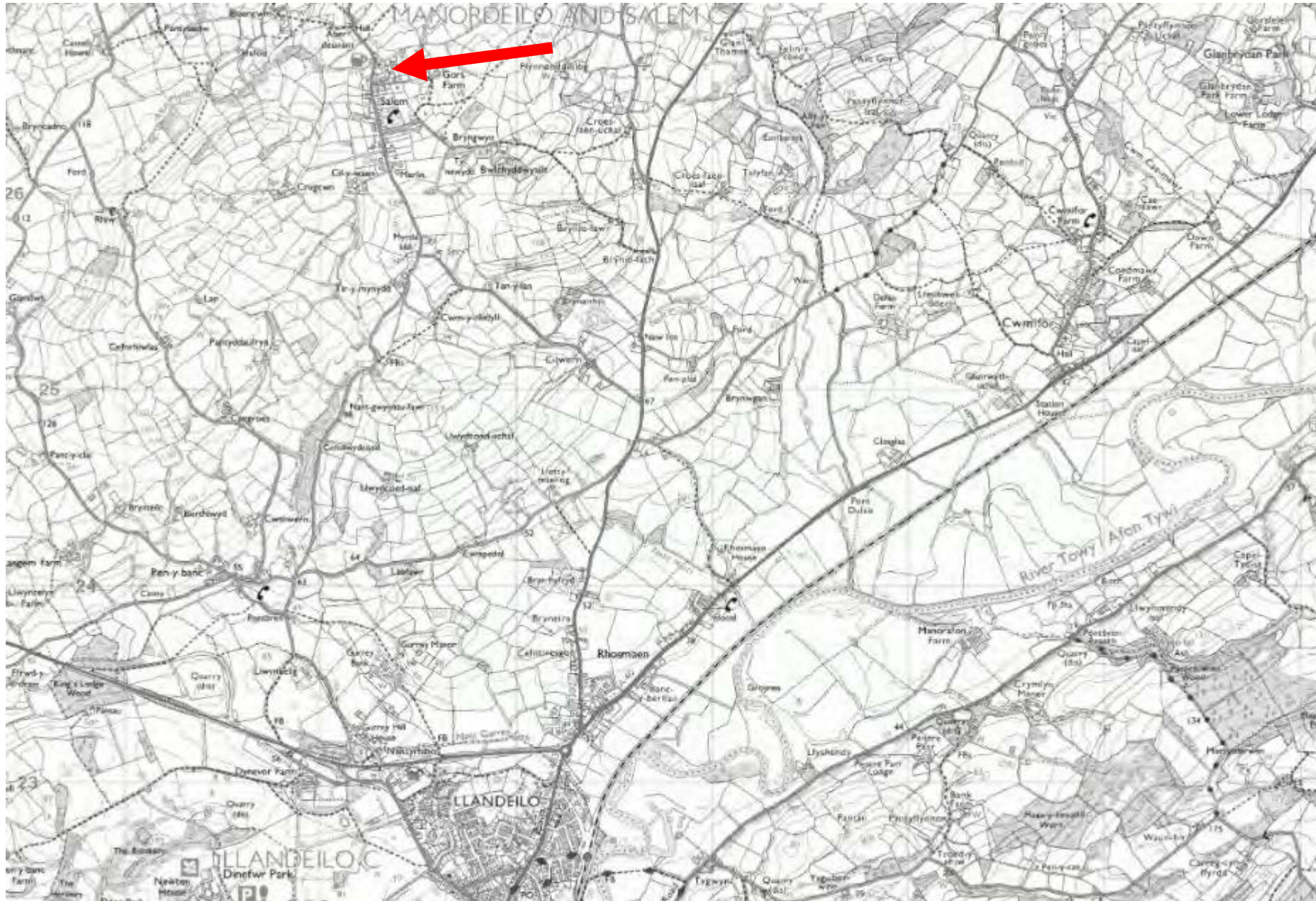
PL/06623

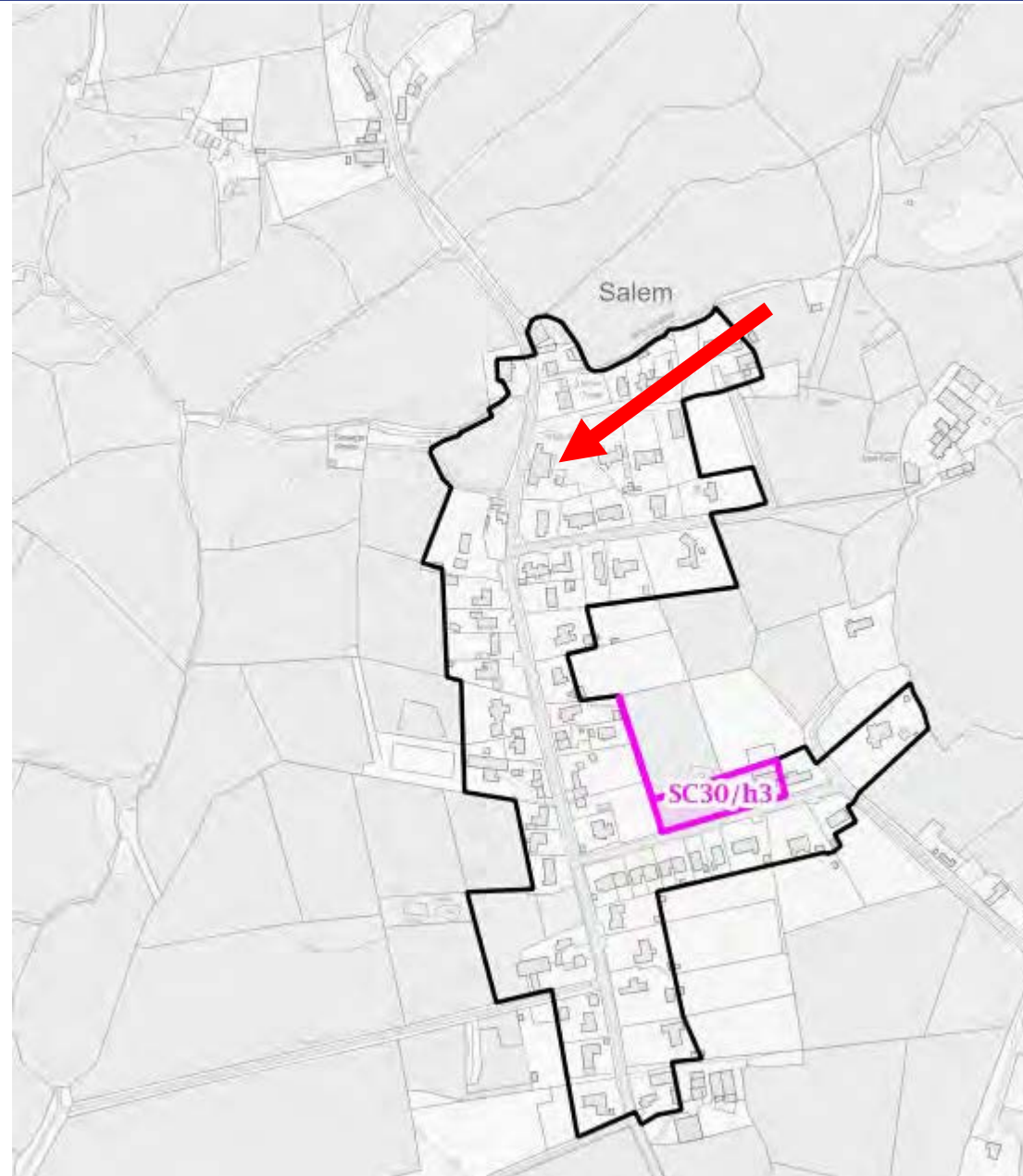
Kevin D Phillips

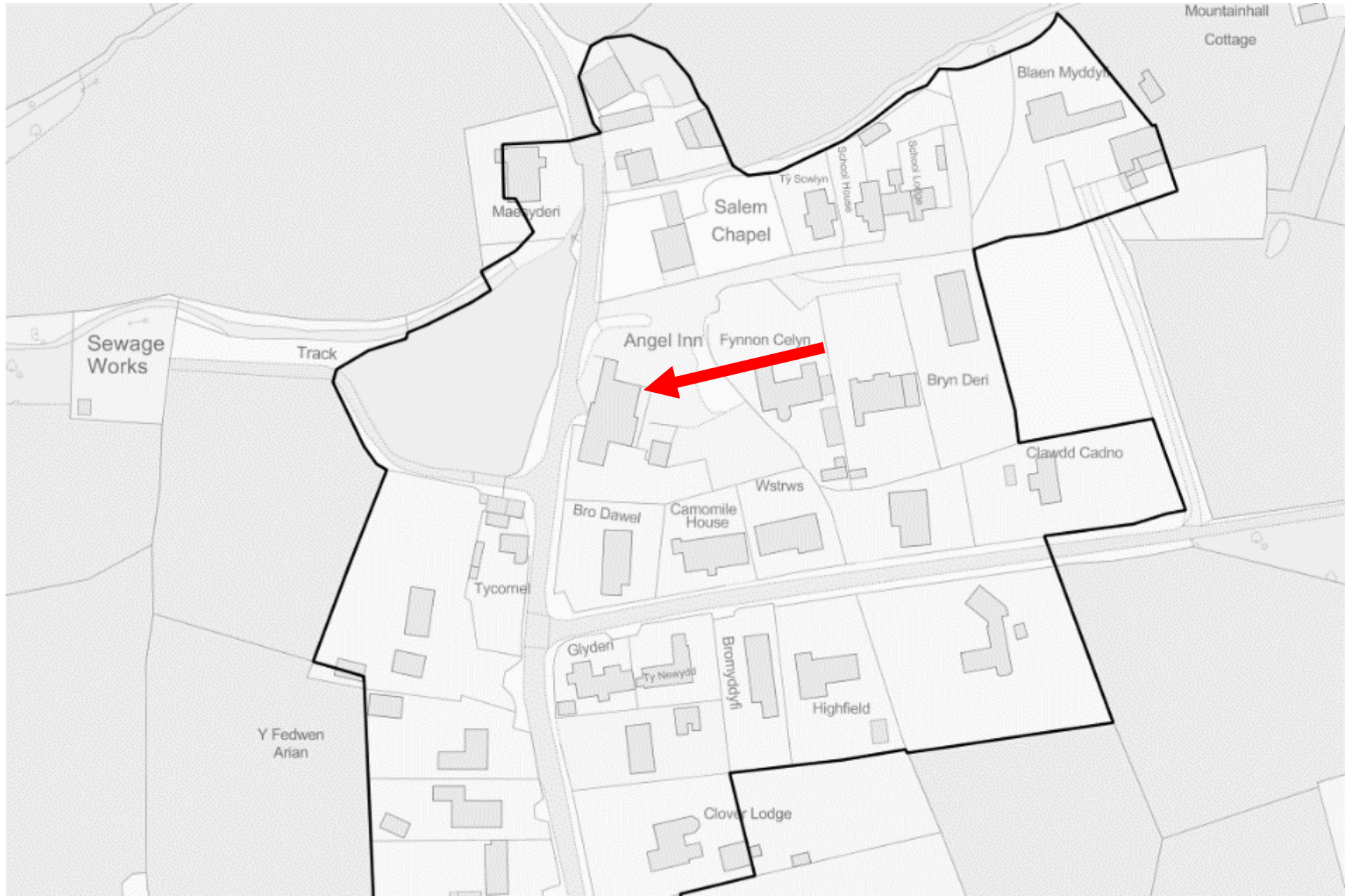
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

















1 Elevation 1 - a
1 : 200

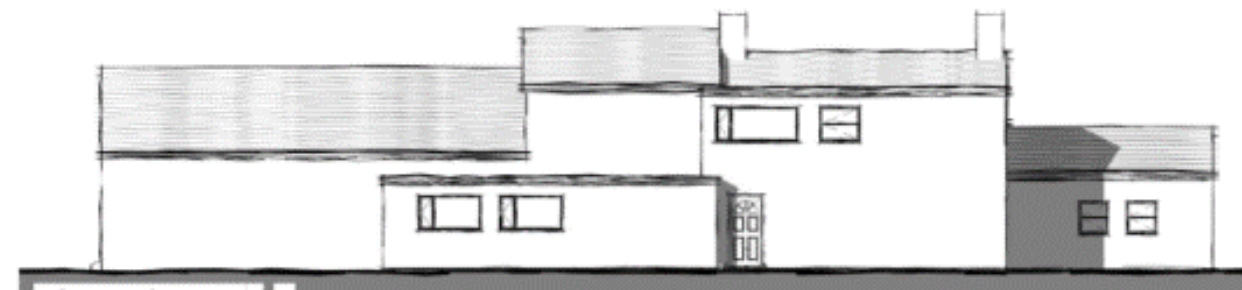


2 Elevation 2 - a
1 : 200



3 Elevation 3 - a
1 : 200

Page 119



4 Elevation 4 - a
1 : 200



1 Elevation 1 Proposed
1:200



2 Elevation 2 Proposed
1:200



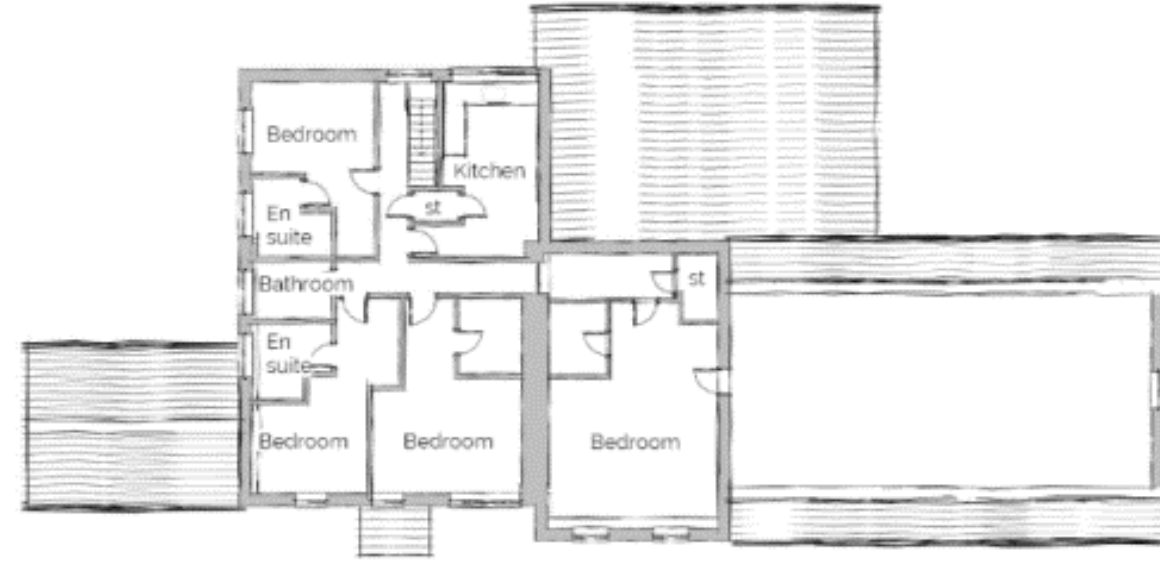
3 Elevation 3 Proposed
1:200



4 Elevation 4 Proposed
1:200



1 Existing GF
1 : 200



2 Existing FF
1 : 200



1 Proposed GF
1 : 200



2 Proposed FF
1 : 200

























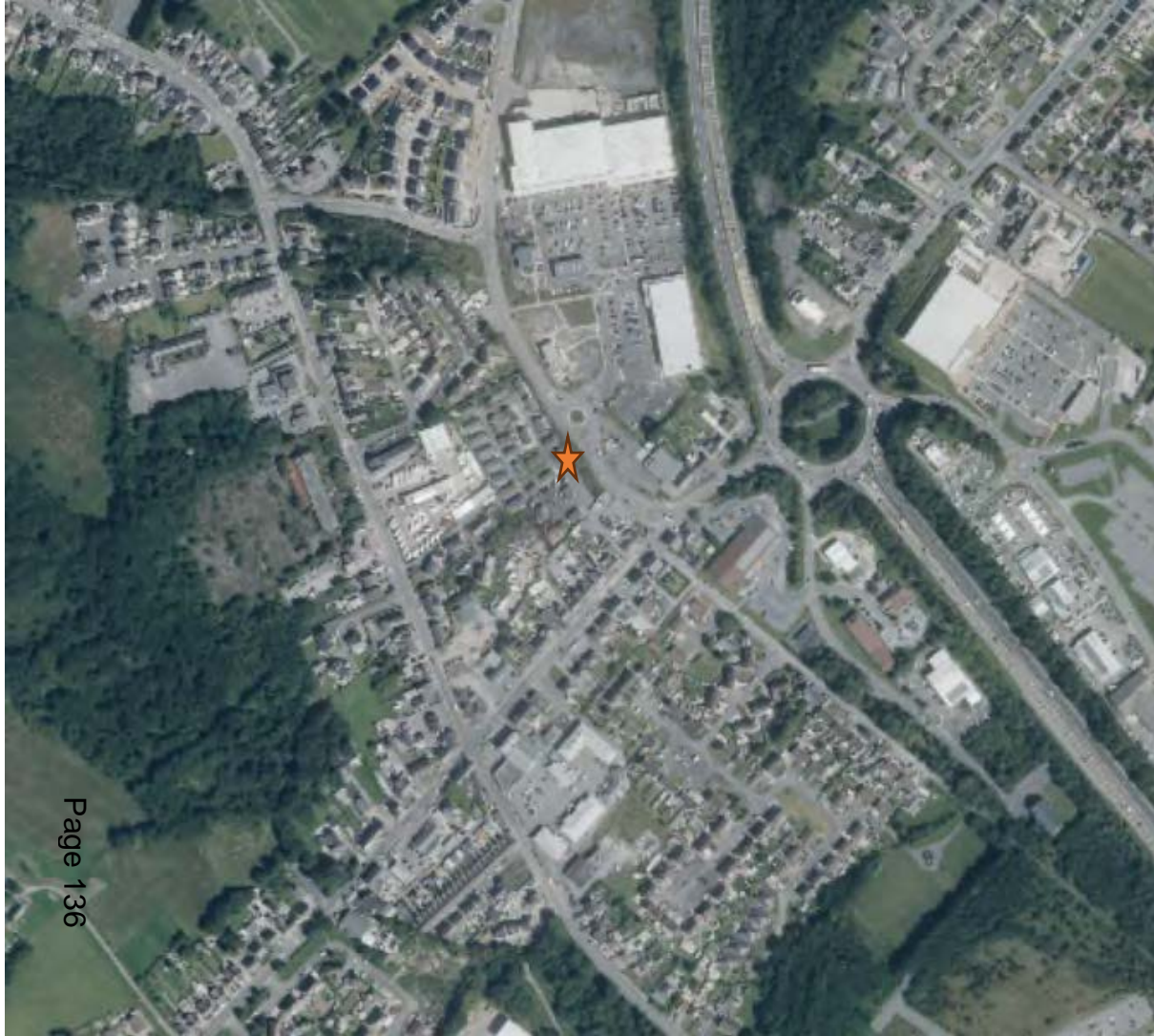
PL/06809

Adam Davies

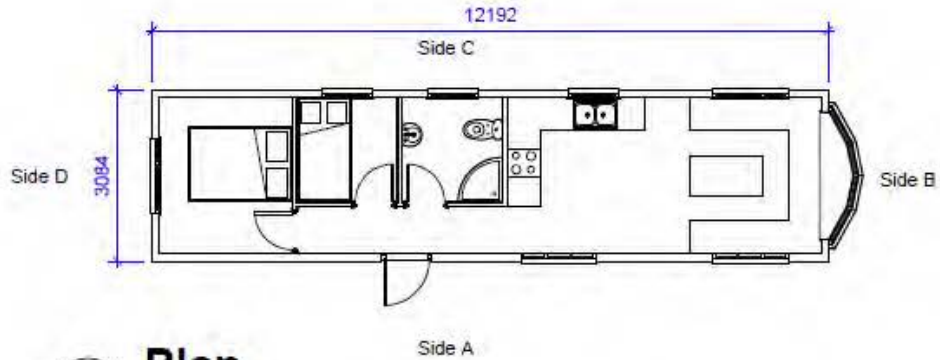
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

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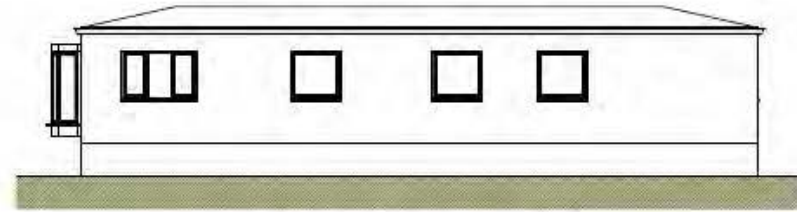




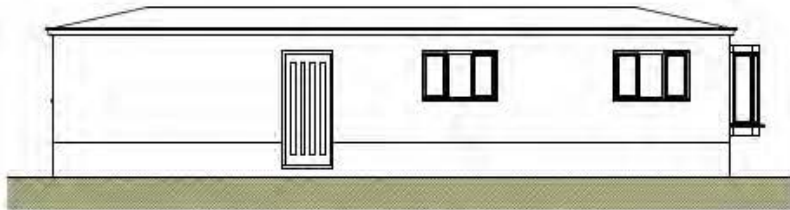




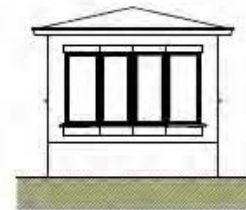
1 Plan
1 : 100



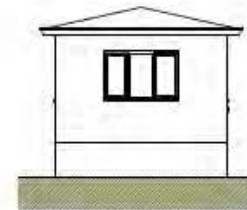
4 Elevation on C
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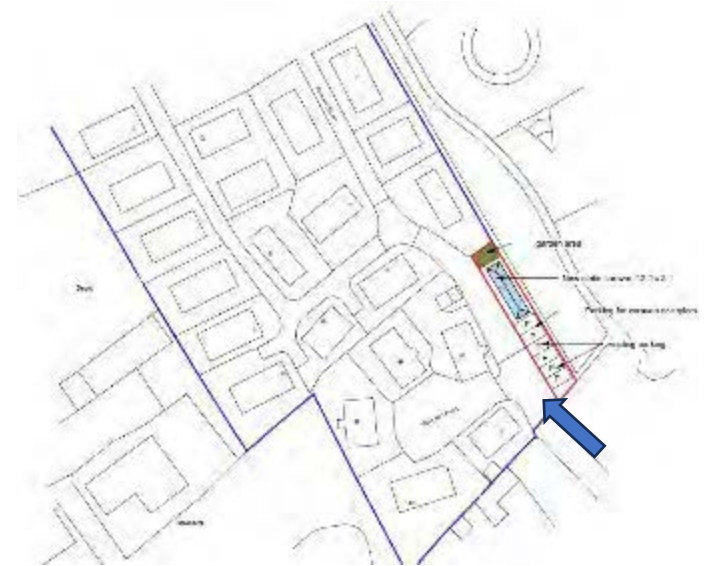
2 Elevation on A
1 : 100

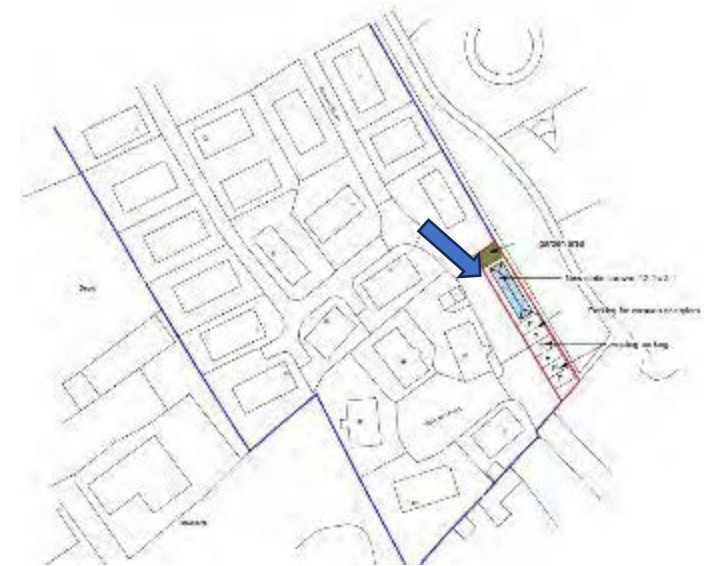


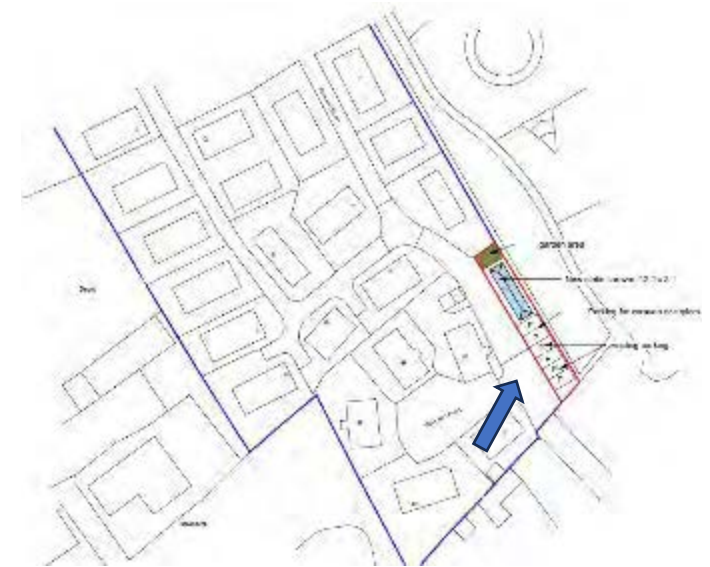
3 Elevation on B
1 : 100

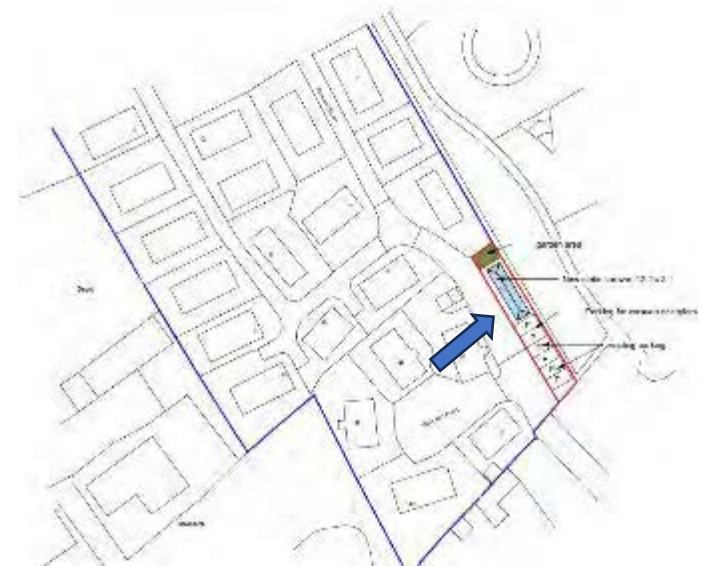


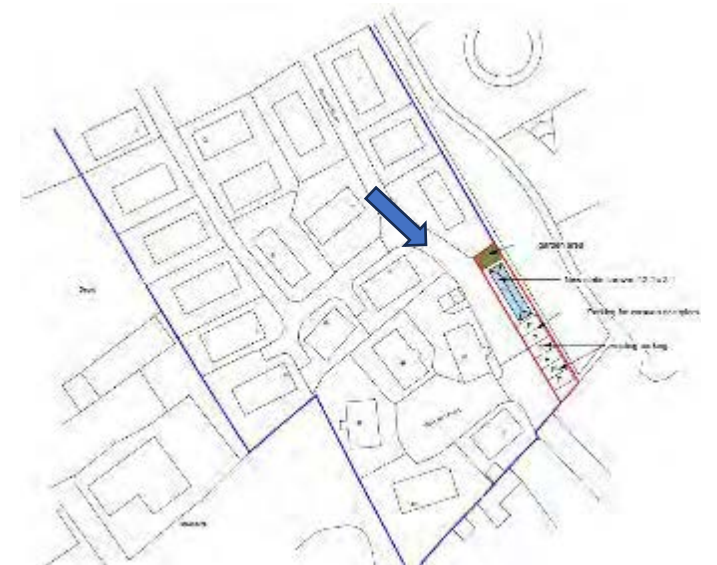
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1 : 100











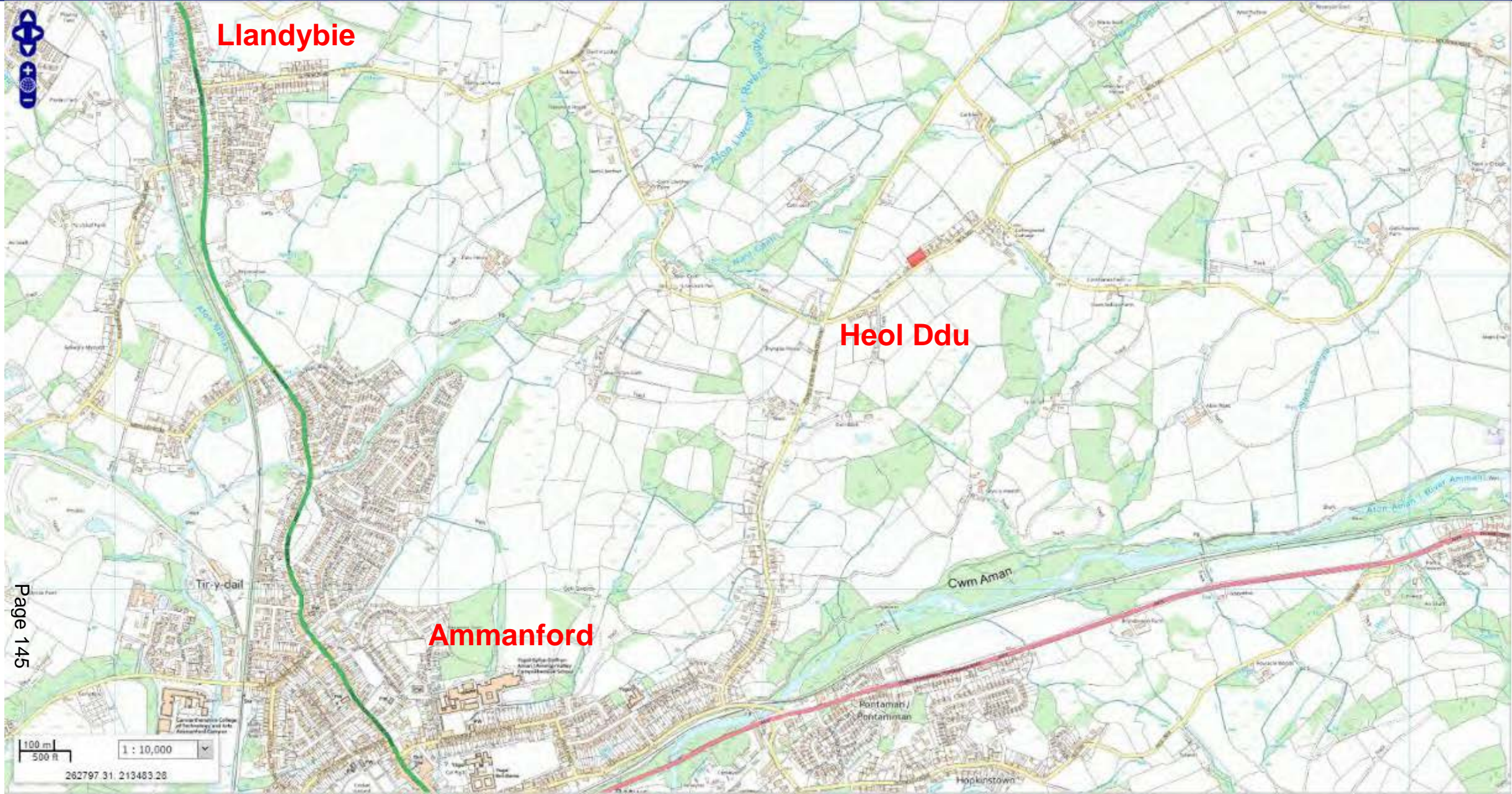
PL/06943

Andrew Francis

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Place and Sustainability - Planning Services

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PL/06943 – Plans



Proposed Front Elevation (SE)



Proposed Side Elevation (NE)



Proposed Rear Elevation (NW)



Proposed Side Elevation (SW)

Schedule of finishes:
 Brickwork detailing & cream render wall finish.
 Grey flat tile roof covering.
 Coloured uPVC/aluminium windows & doors.



Proposed Ground Floor Plan.



Ecological enhancement suggestions:
 Boxes to be implemented within 12 months of completion.
 1. 2 no. 30cm x 15cm x 15cm boxes to be installed at 1.2m level above ground to the NW elevation of the garage structure.



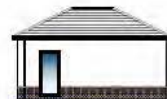
Proposed Front Elevation (SE)



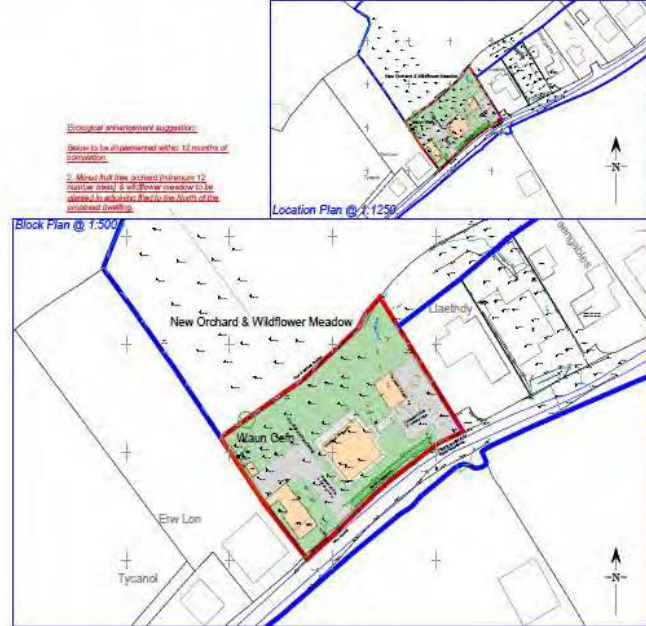
Proposed Side Elevation (NE)



Proposed Rear Elevation (NW)



Proposed Side Elevation (SW)



Ecological enhancement suggestions:
 Boxes to be implemented within 12 months of completion.
 2. Mixed fuel tree planting (minimum 12 native trees) to be planted around the site to the NW elevation of the proposed dwelling.

Plans have not received Building Regulations consent & should not be used for construction purposes.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE.
 ALL PLANS OR PARTS OF CONSTRUCTION WITH ALL THE INFORMATION CONCERNING THE PROPOSED CONSTRUCTION IS AVAILABLE.
 IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY CONSENTS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.
 IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY CONSENTS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.
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 IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY CONSENTS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

1. The proposed dwelling is to be constructed on the site shown on the site plan. The site is bounded by the following boundaries:
 To the North: New Orchard & Wildflower Meadow
 To the South: Waun Cefn
 To the East: Llaethdy
 To the West: Eryr Lon
 The site is situated on a plot of land measuring approximately 10m by 15m. The proposed dwelling is to be constructed on the eastern side of the plot, adjacent to the Llaethdy road. The site is shown on the site plan and is highlighted in green. The site is bounded by the following boundaries:
 To the North: New Orchard & Wildflower Meadow
 To the South: Waun Cefn
 To the East: Llaethdy
 To the West: Eryr Lon

REV	DESCRIPTION	DATE
D		
C		
B		
A		

DR Design
 Architectural Services
 Davies Richards Design Ltd.
 Llanochter - 01852 823311
 Mumbles - 01782 347552
 E-MAIL: info@drdesign.co.uk
 WWW: www.drdesign.co.uk

CLIENT: Mrs. A Thomas.

JOB TITLE:
 Proposed new dwelling & Garage at Plot adjacent to Waun Cefn, Heol Ddu, Ammanford, SA18 2UN.

DRAWING TITLE:
 Proposed Plans & Elevations.
 DRAWING STATUS:
 Planning.

SCALE: 1:50, 1:100 & as shown.

DRAWN BY: G.R.R. DATE: Nov '23.

PLAN No	REVISION
1902-01	



















PL/07084

Adam Davies

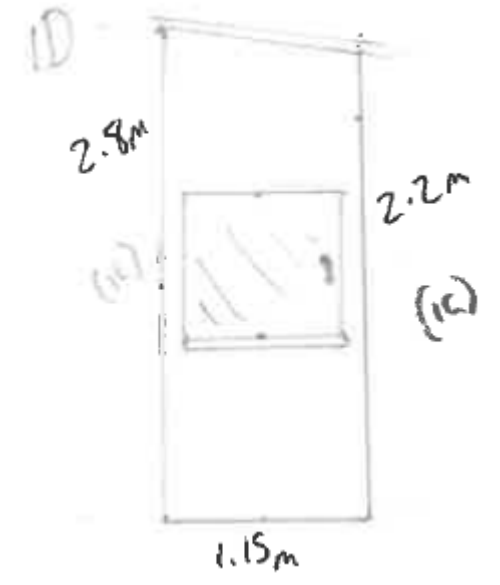
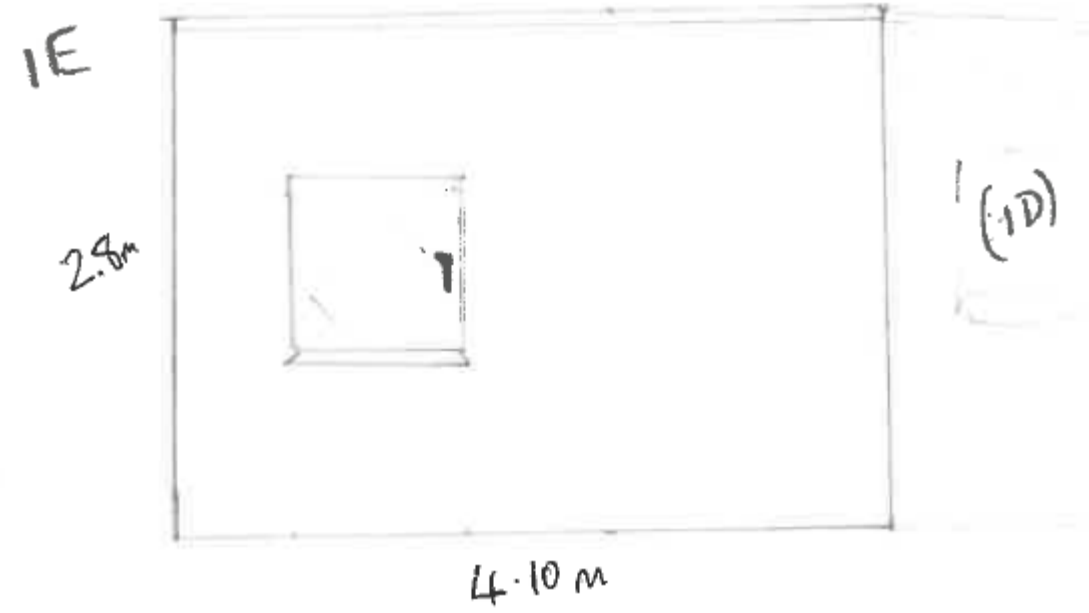
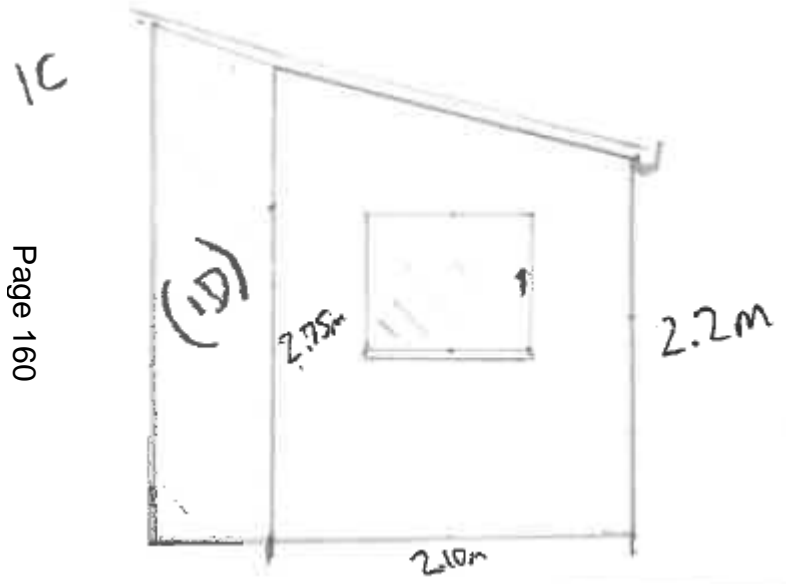
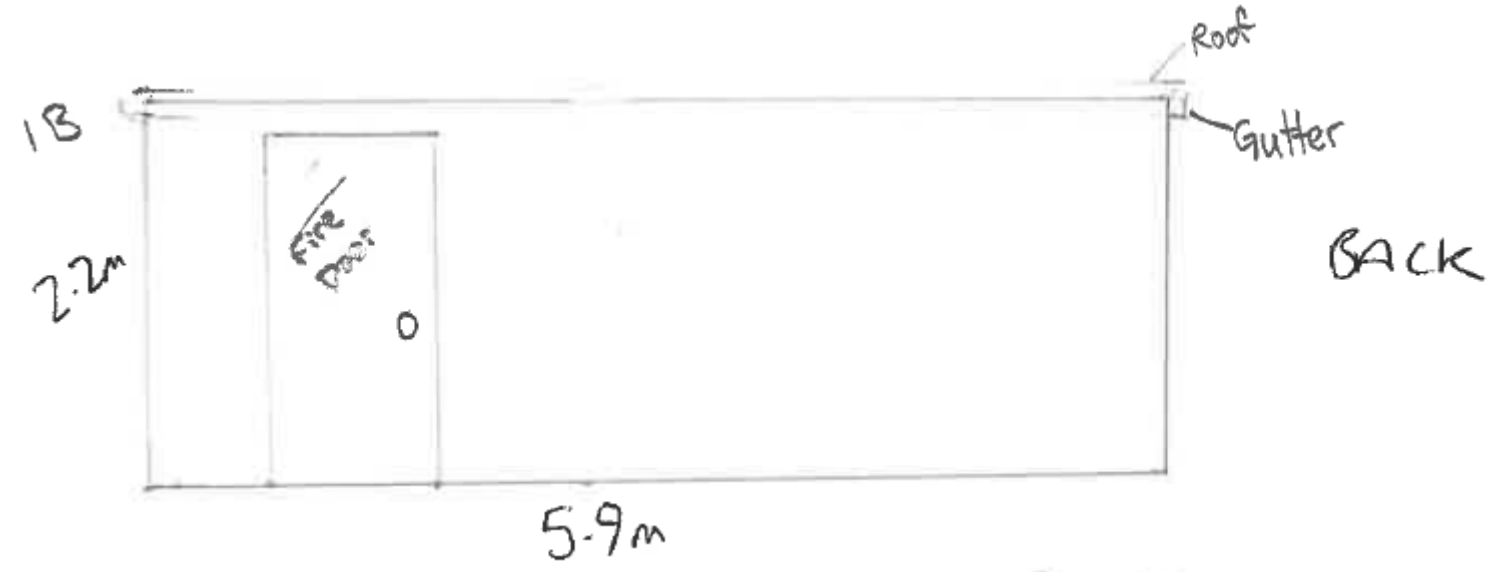
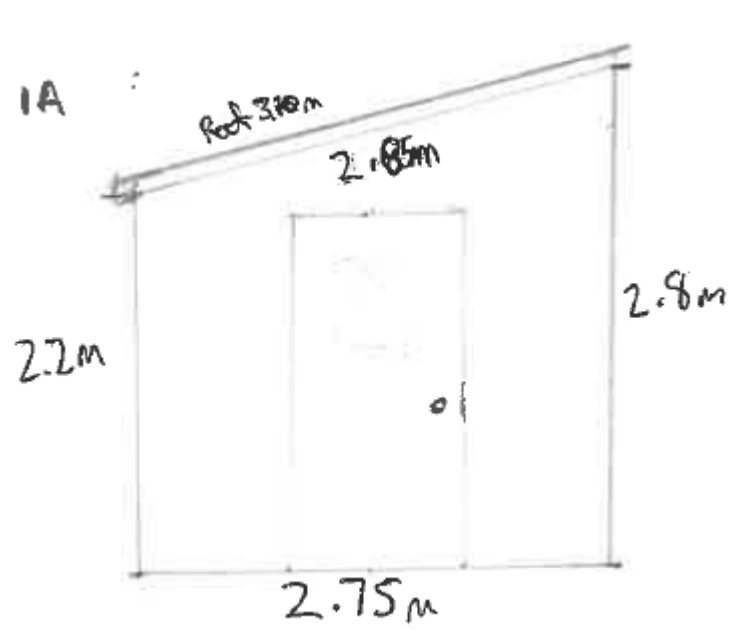
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure





PL/07084 - Elevations





Page 161









PL/07177

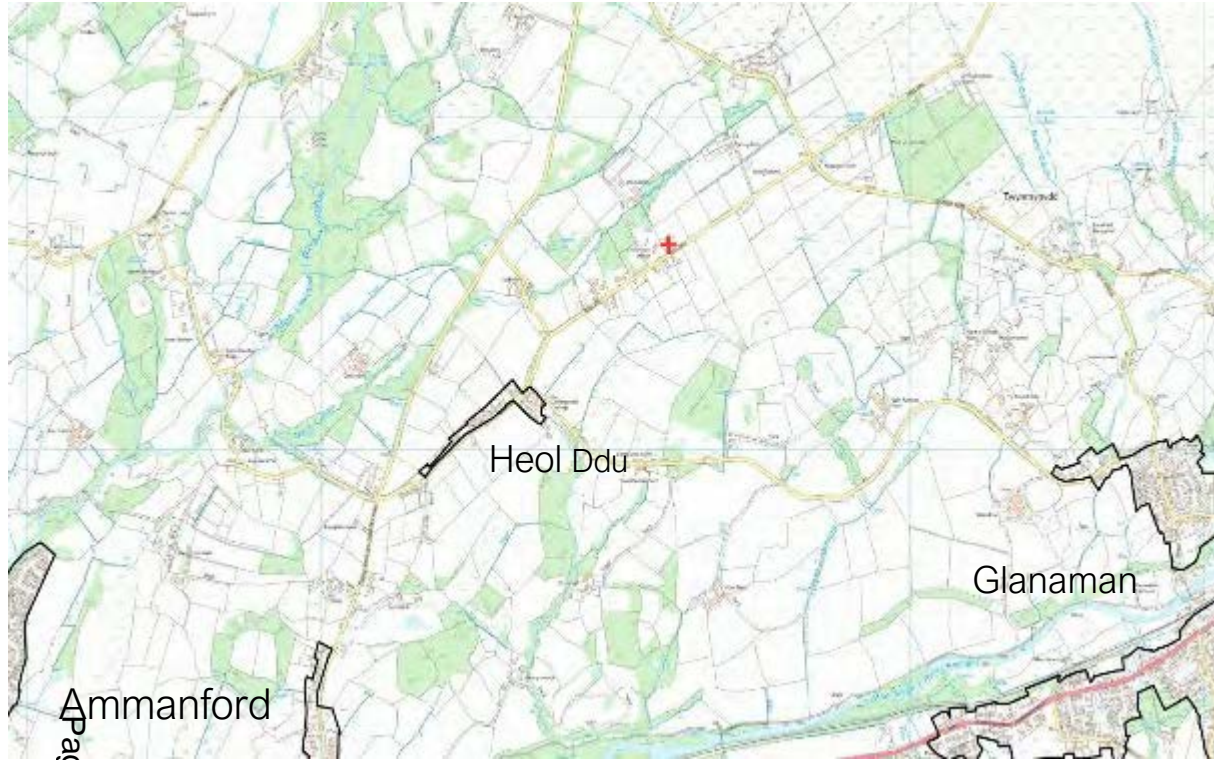
Adam Davies

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure



PL/07177 – Location Plan



Ammanford

Page 166



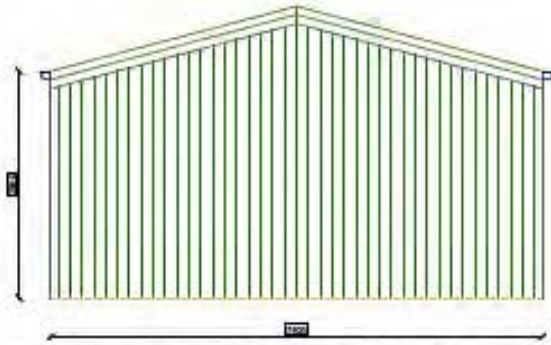
PL/07177 – Aerial Photography



PL/07177 – Site Plan



PL/07177 - Elevations

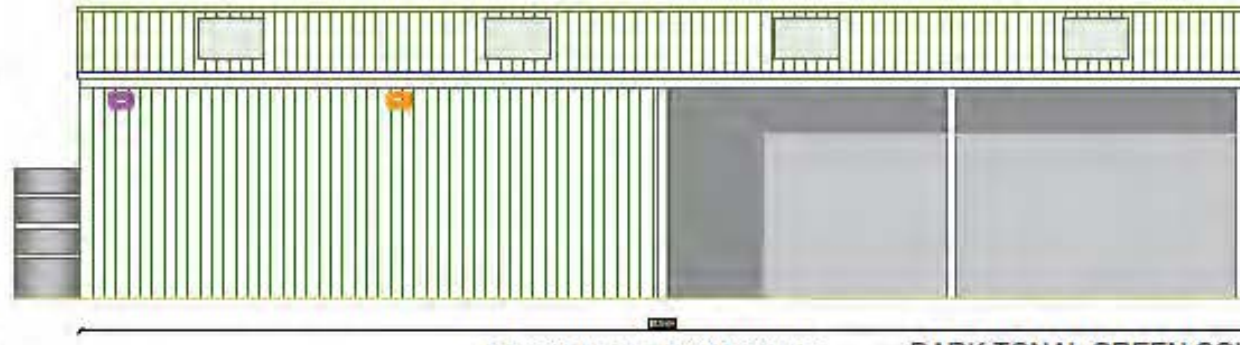


SIDE ELEVATION

ENDURAMAXX RAINWATER CAPTURE TANK OR SIMILAR AT GABLE END OR IBC WATER STORAGE TANKS WITH TAP OUTLET, PUMP AND SEALED LID (TBC @ SAB STAGE)

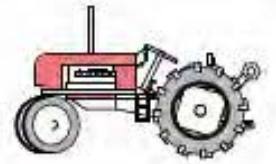


SIDE ELEVATION



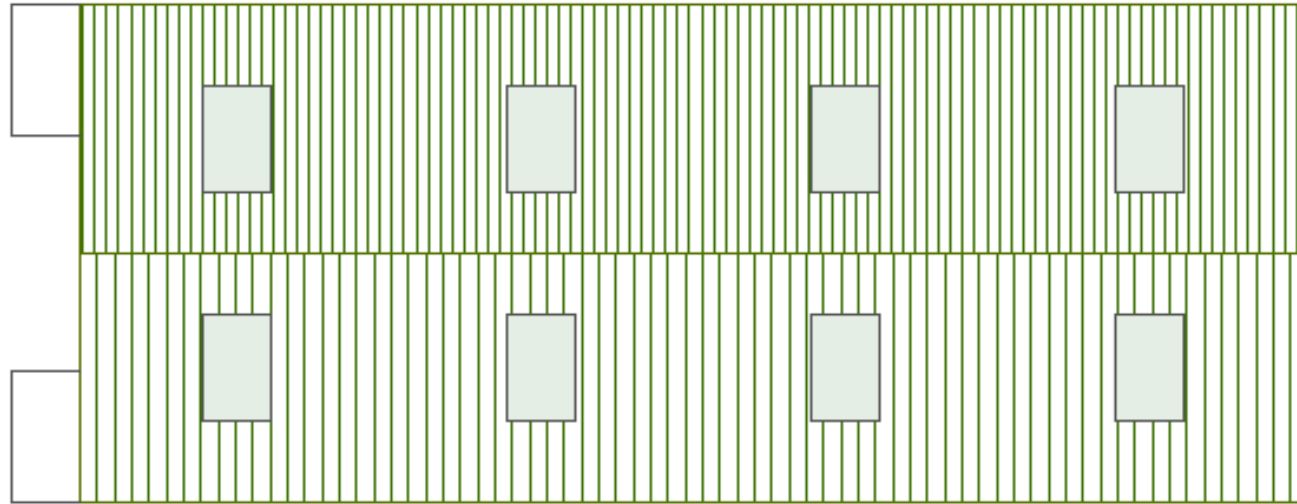
FRONT ELEVATION

DARK TONAL GREEN COLOUR TO ASSIST LANDSCAPE ASSIMILATION

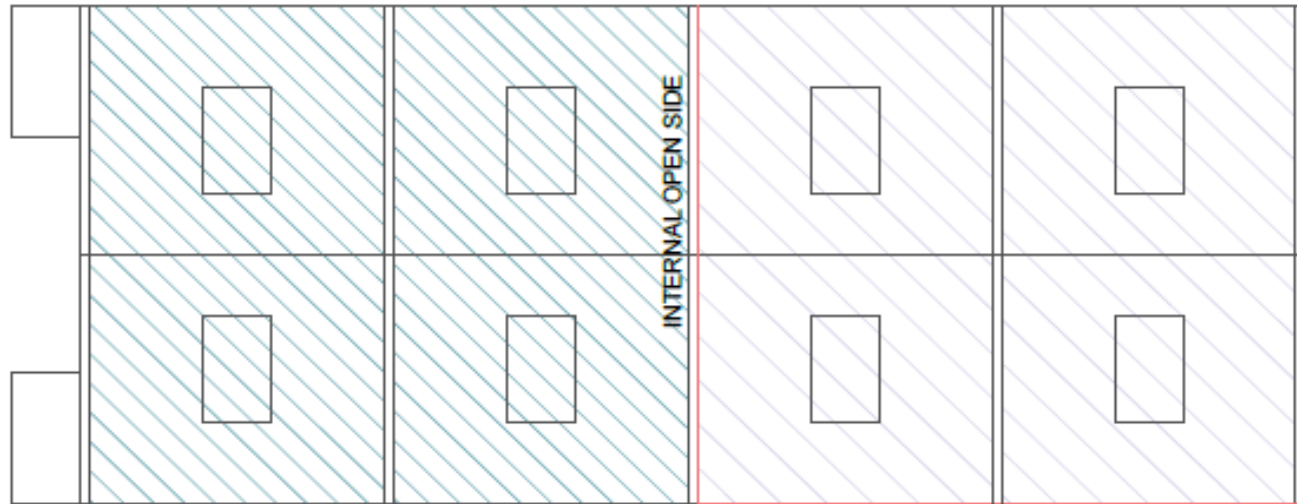


REAR ELEVATION

PL/07177 – Floor Plan



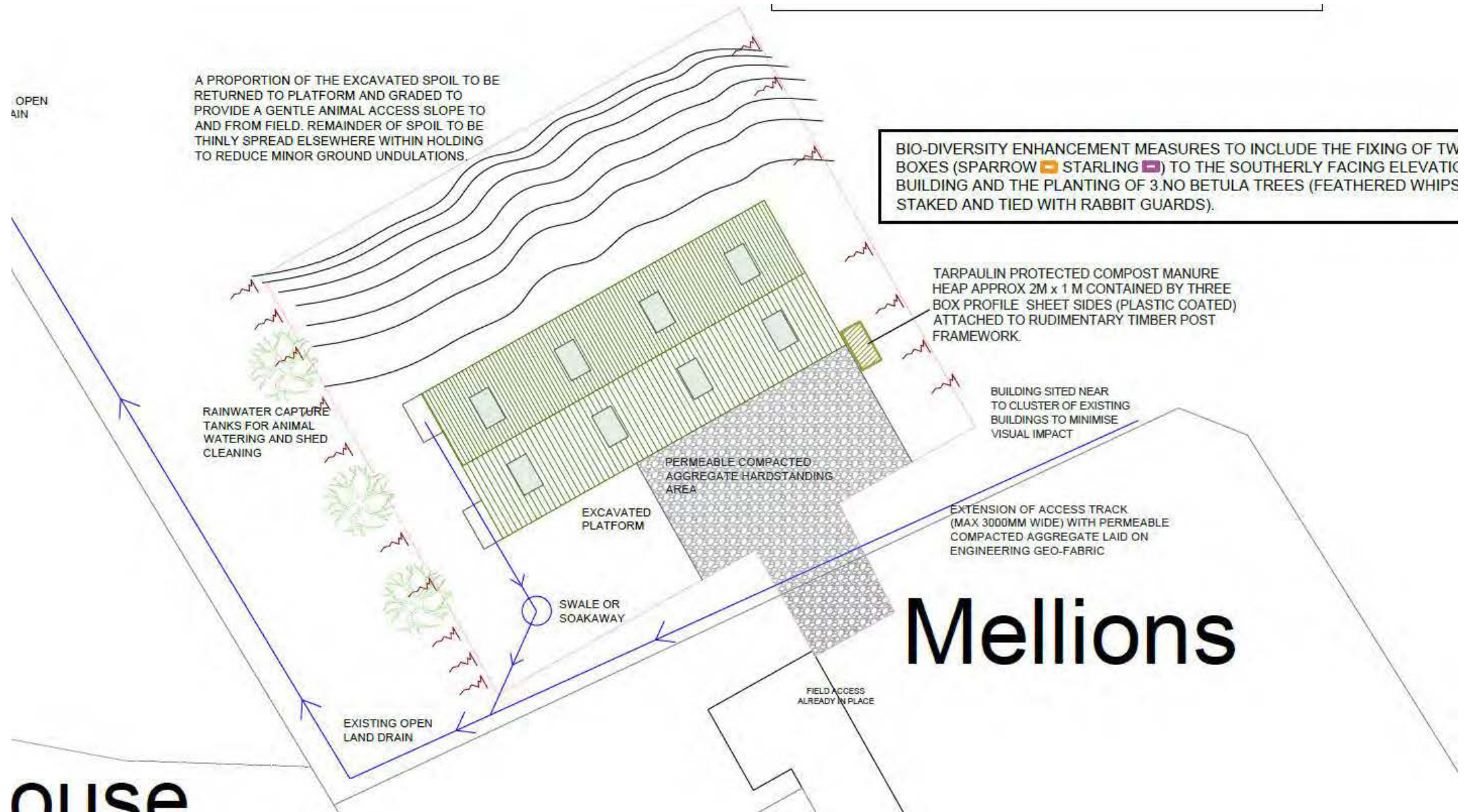
ROOF PLAN





FLOOR LAYOUT

EXTERNAL OPEN SIDE

PL/07177 – Plan showing extent of hardstanding



A PROPORTION OF THE EXCAVATED SPOIL TO BE RETURNED TO PLATFORM AND GRADED TO PROVIDE A GENTLE ANIMAL ACCESS SLOPE TO AND FROM FIELD. REMAINDER OF SPOIL TO BE THINLY SPREAD ELSEWHERE WITHIN HOLDING TO REDUCE MINOR GROUND UNDULATIONS.

BIO-DIVERSITY ENHANCEMENT MEASURES TO INCLUDE THE FIXING OF TWO BOXES (SPARROW  STARLING ) TO THE SOUTHERLY FACING ELEVATION OF BUILDING AND THE PLANTING OF 3 NO BETULA TREES (FEATHERED WHIPS STAKED AND TIED WITH RABBIT GUARDS).

TARPAULIN PROTECTED COMPOST MANURE HEAP APPROX 2M x 1 M CONTAINED BY THREE BOX PROFILE SHEET SIDES (PLASTIC COATED) ATTACHED TO RUDIMENTARY TIMBER POST FRAMEWORK.

BUILDING SITED NEAR TO CLUSTER OF EXISTING BUILDINGS TO MINIMISE VISUAL IMPACT

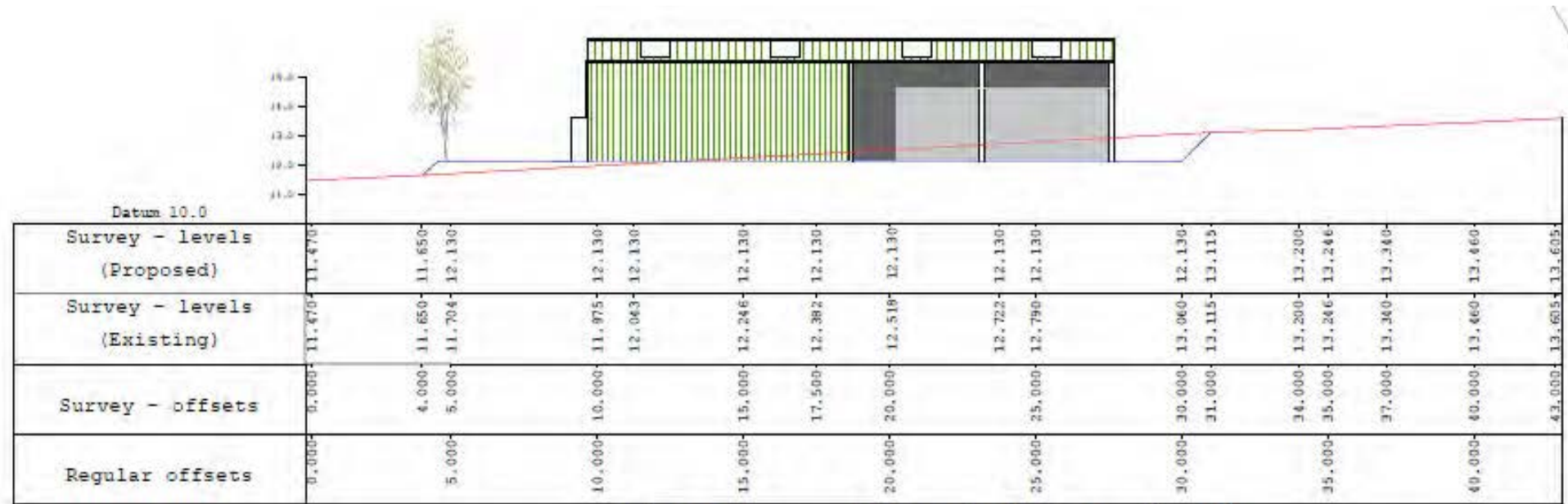
EXTENSION OF ACCESS TRACK (MAX 3000MM WIDE) WITH PERMEABLE COMPACTED AGGREGATE LAID ON ENGINEERING GEO-FABRIC

Mellions

PL/07177 – Access / Hedge Translocation Plan



PL/07177 – Cross Section



Cross Section A-A

13.84
+
13.96























Diolch | Thank you

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Cyngor **Sir Gâr**
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