



***Y PWYLLGOR
CYNLLUNIO***

05 MEDI 2017

RHANBARTH Y DE

**PLANNING
COMMITTEE**

21 SEPTEMBER 2017

AREA SOUTH



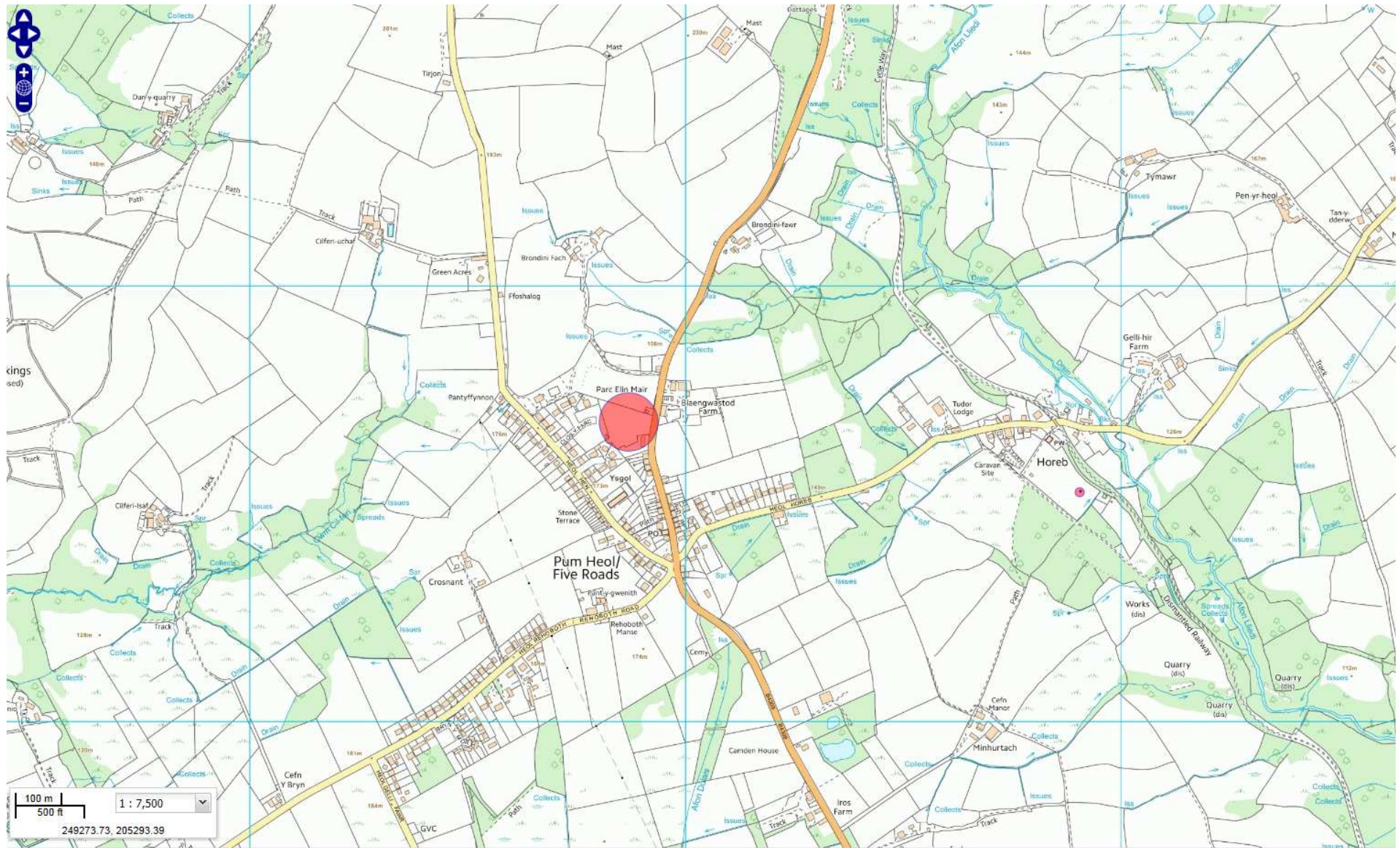
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



S/33277

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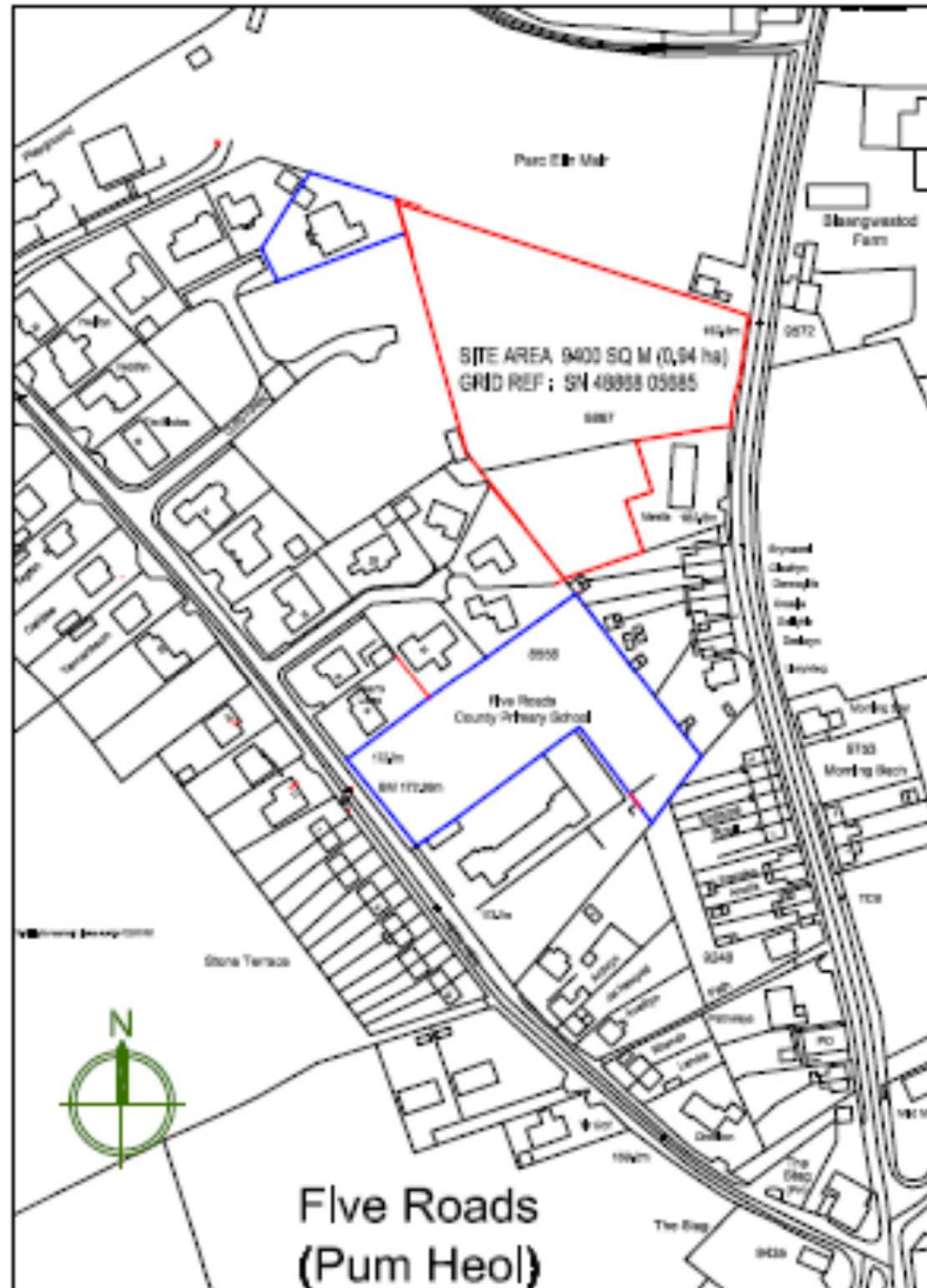
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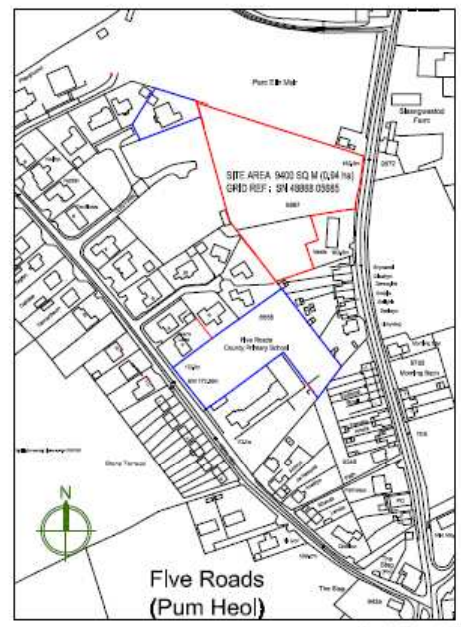
SCALE:
 NOMINAL FOOTPRINTS SEE BELOW
 (MIN 6.2 M BY 6.2M - MAX 11M BY 11M)
 HEIGHT OF DWELLING FROM SLAB LEVEL TO RIDGE NOT EXCEEDING 15.2M
 TWO AND THREE STOREY DWELLINGS REFLECTING SCALE AND APPEARANCE OF ADJACENT PROPERTIES
 NEW ACCESS CONSTRUCTED TO ADAPTABLE STANDARDS COMPRISING 5.5M CARRIAGEWAY WITH TWO 1.8M WIDE FOOTWAYS. TURNING HEAD PROVIDED FOR REFUSE VEHICLES ETC. FULL TRAFFIC CALMING MEASURES TO BE CONFIRMED AT DETAILED STAGE.

- DWELLING FOOTPRINTS
- 6 M x 8.5 M = 102 M² (4 NO.)
 - 8 M x 10 M = 160 M² (3 NO.)
 - 7.5 M x 10 M = 150 M² (5 NO.)
 - 9.5 M x 10 M = 190 M² (8 NO.) (INTEGRAL GARAGE)



THIS BLOCK PLAN IS OS PLAN BASED AND IS LARGELY SCHEMATIC. NO ACCOUNT HAS BEEN TAKEN OF ANY UTILITY SERVICES OR APPARATUS THAT MAY BE ON SITE, GROUND LEVELS OR OTHER GEO-PHYSICAL CONDITIONS. THE PURPOSE OF THE BLOCK PLAN IS TO DEMONSTRATE THAT AN APPROPRIATE LAYOUT SOLUTION CAN BE DEvised FOR THE SITE TO SATISFY ALL NORMAL DEVELOPMENT CONTROL CONSIDERATIONS. EXACT SITE BOUNDARIES TO BE CONFIRMED.

DRAFT



PROPOSED RESIDENTIAL DEVELOPMENT LAND OFF THE B4309 ROAD, ADJ TO MARETTA, FIVE ROADS, LLANELLI, CARMARTHENSHIRE SA15 5HJ

SCHEMATIC LAYOUT & LOCATION PLAN

SCALE : 1 : 500, 2500 @ A2
 DRAWING : GEN/PL/RB/00234A
 DATE : DECEMBER 2015



CHARTERED TOWN PLANNING AND DEVELOPMENT CONSULTANCY
 43 POTTERY STREET, LLANELLI, CARMARTHENSHIRE, SA15 1BU TEL: 01554 927111

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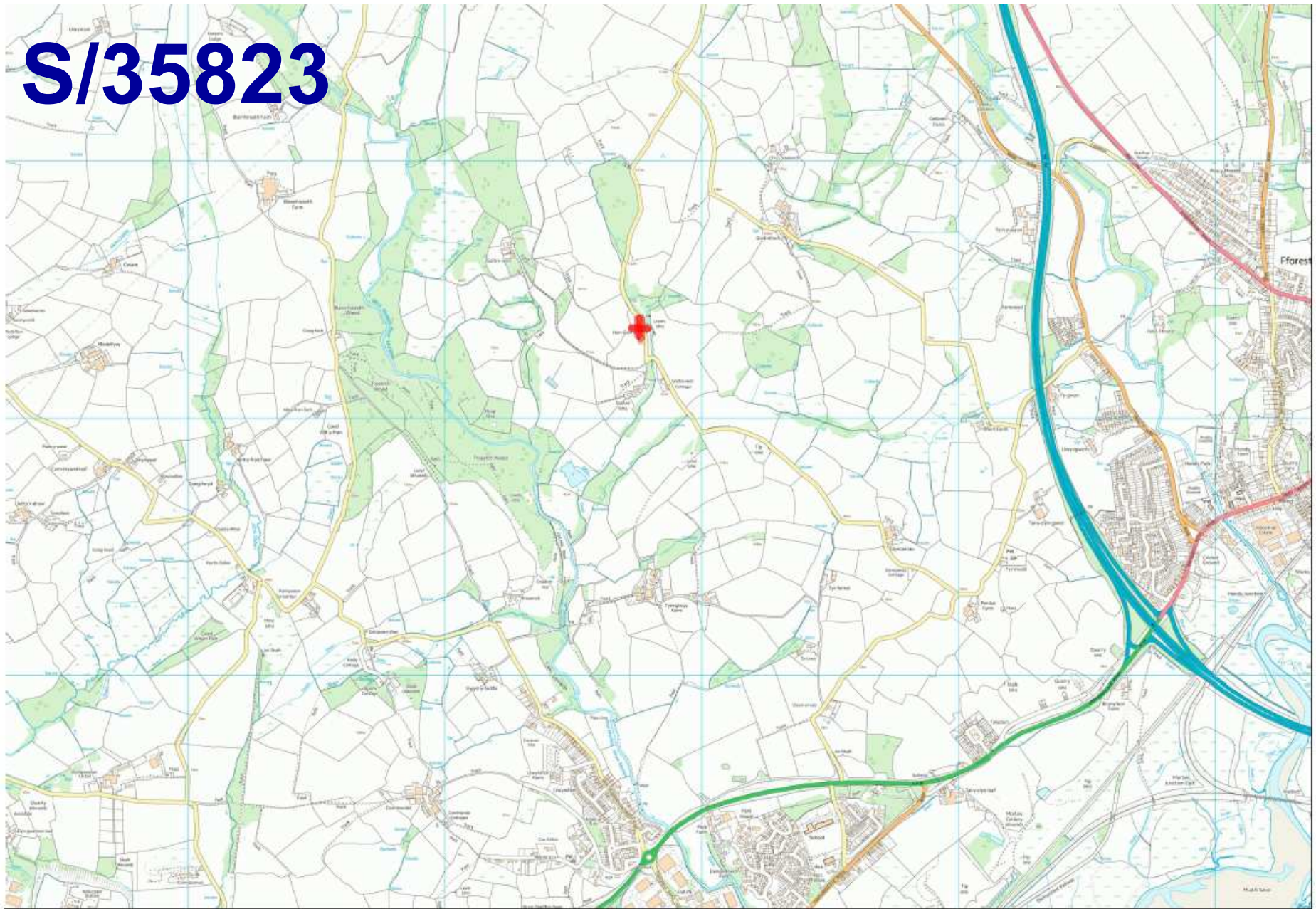
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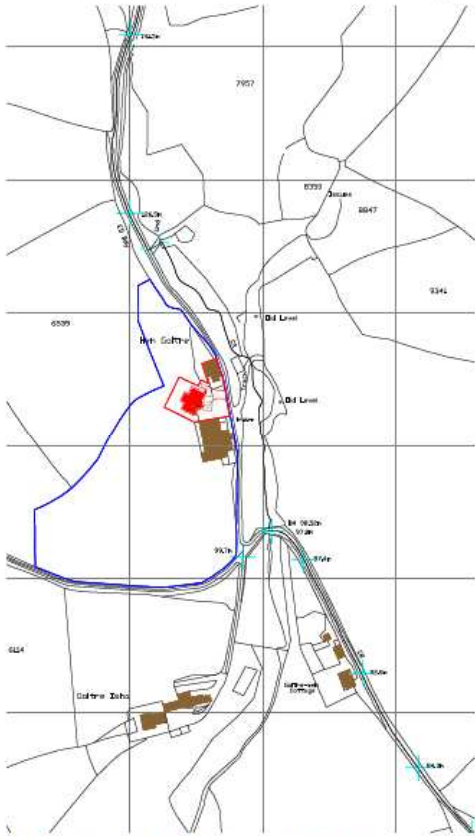
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Sustainable Solutions
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The plan shows information taken from the index map. It is illustrative only and does not define the extent of the land in any individual title. For information about general boundaries of a title please refer to the register and filed plan.



SITE LOCATION PLAN - 1 : 2500 Scale
PLAN LLEOLIAD (Cyfeiriad Grid SN55734 04322)

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Welsh national
regeneration award
winners 2010

NODIADAU/NOTES

MAE'R LLEOLIAD HYN WED E' WNEUD AR GYFRIFADUR, NE
DYFUD GYMRHO OYDA LLAW. (AutoCAD Revit Pennameath 2012)

THIS IS A CAD PRODUCED DRAWING, AND SHOULD NOT BE
AMENDED BY HAND. (AutoCAD Revit Architectural Suite 2012)

CYFADDASIAD LLAWR ISAF GROUND FLOOR ACCOMMODATION

See Drawing

CYFADDASIAD LLAWR CYNTAF FIRST FLOOR ACCOMMODATION

See Drawing

PROTECTION OF DRAINS

All drains within 1.0m of building to be encased in concrete

Drains through walls to be protected both sides with non-degradable
sheets and with prestressed brick support above walls.

SOILWASTE CONNECTIONS

All Soil/Waste connections to sizes shown below:

- a) WC's 100 diam up to 6.0m
- b) Basins 22 diam up to 1.7m / 40 diam up to 3.0m
- c) Basins 32 diam up to 1.7m / 40 diam up to 3.0m
- d) Sinks 40 diam up to 3.0m / 50 diam up to 4.0m
- e) Showers 40 diam up to 3.0m / 50 diam up to 4.0m

ND: All traps to be 75mm Min Trap Seal trap

EXTERNAL FINISHES

For Specification of Finishes refer to Elevation Drawings

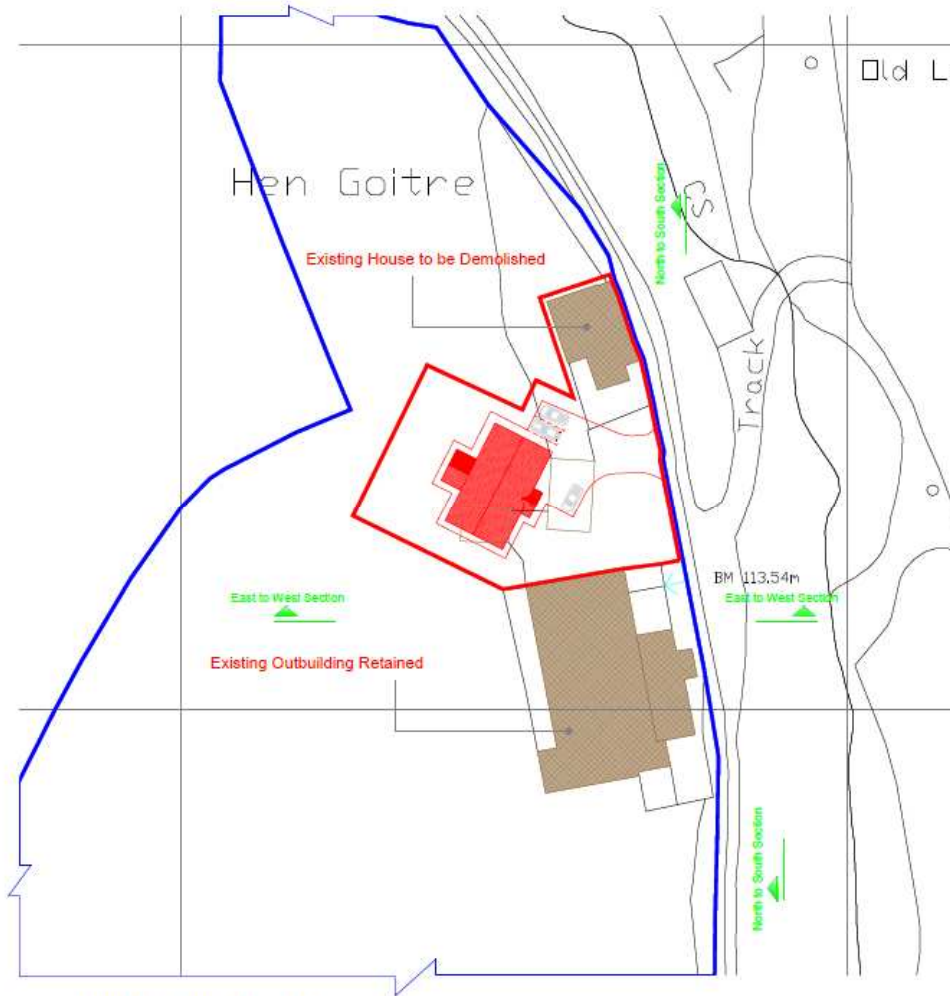
BUILDING REGULATIONS

For Building regulations Submission refer to Dr Series drawings for
Detailed Information
(Not Applicable to Planning Approval Submission)



NB - Drawings should NOT BE SCALED if in doubt ask!
Do not scale this drawing work to figure dimensions only
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BLOCK PLAN @ 1 : 500

- Site Boundary / Curtilage (0.2213 Hectare)
- Land in Ownership

Planning Drawing Issue No 2
Submission Date: 21.08.2017

S/35823

A2

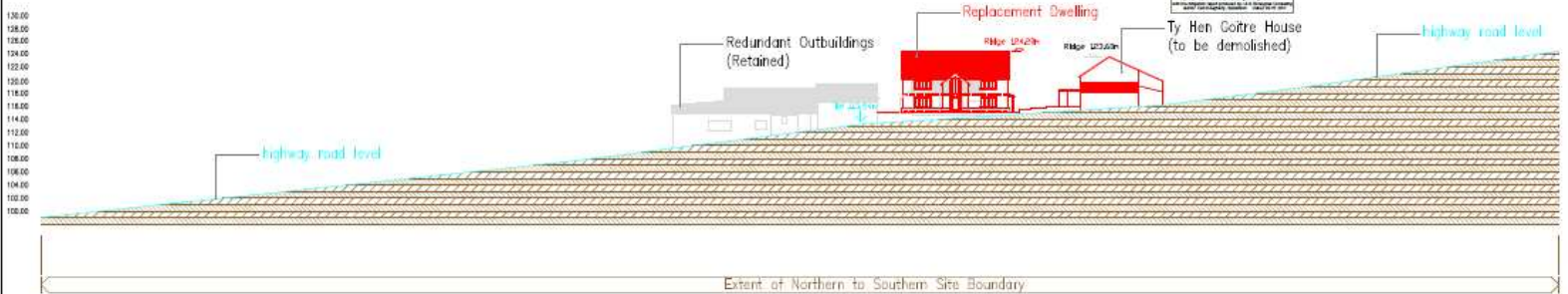
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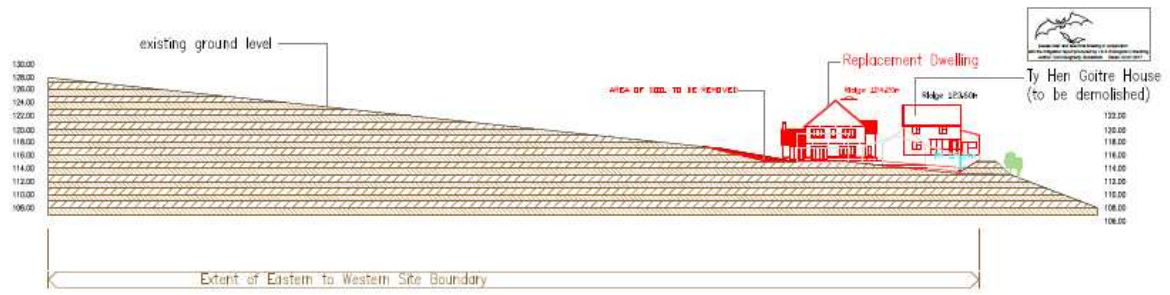
NOIDIADAU/NOTES
MAE'R LLUNAD HWN WEDI E' WNEUD A'R GYFRIFADUR, NID DDFYLD GYMRHO GYDA LLAW. (AutoCAD Revit Pweraeth 2012)
THIS IS A CAD PRODUCED DRAWING, AND SHOULD NOT BE AMENDED BY HAND. (AutoCAD Revit Architecture Suite 2012)

CYFADDASIAD LLAWR ISAF
GROUND FLOOR ACCOMMODATION
See Drawing

CYFADDASIAD LLAWR CYNTAF
FIRST FLOOR ACCOMMODATION
See Drawing



TRAWSDORIAD / SITE SECTION - GOGLEDD I'R DE / NORTH TO SOUTH



TRAWSDORIAD / SITE SECTION - DWYRAIN I'R GORLLEWYN / EAST TO WEST

PROTECTION OF DRAINS
All drains within 1.0m of building to be encased in concrete
Drains through walls to be protected both sides with non-degradable sheets and with grouted-in inside support above walls.

SOIL/WASTE CONNECTIONS
All Soil/Waste connections to sizes shown below:
a) WC's 100 diam up to 6.0m
b) Basins 32 diam up to 1.7m / 40 diam up to 3.0m
c) Sinks 32 diam up to 1.7m / 40 diam up to 3.0m
d) Sinks 40 diam up to 3.0m / 50 diam up to 4.0m
e) Showers 40 diam up to 3.0m / 50 diam up to 4.0m
NB: All traps to be 75mm Min Over Seal Trap

EXTERNAL FINISHES
For Specification of Finishes refer to Elevation Drawings

BUILDING REGULATIONS
For Building regulations Submission refer to B- Series drawings for detailed information.
(Not Applicable to Planning Approval Submission)



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Dyma nodiadau'r Ddwyllun, na'u Strich a'u Dyfodol

Planning Drawing Issue No 2
Submission Date: 21.08.2017

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NOODIAU/NOTES

MAE'R LLUNAD HYN WEDD I' WNEUD AR GYFFRWDIAD, NE
DYULID GWYBRO CYDA LLAW (AIA/CAD) Newberr/2017
THIS IS A CAD PRODUCED DRAWING, AND SHOULD NOT BE
AMENDED BY HAND. (AIA/CAD) Newberr/2017

CYFADDASIAD LLAWR ISAF GROUND FLOOR ACCOMMODATION

See Drawing

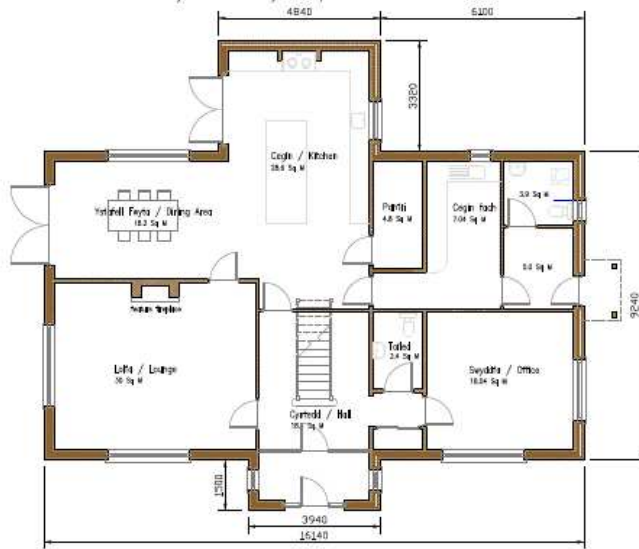


Wyneb i'r Dwyrain / East Elevation

Wyneb i'r De / South Elevation

CYFADDASIAD LLAWR CYNTAF FIRST FLOOR ACCOMMODATION

See Drawing



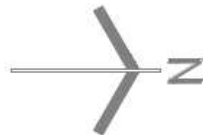
Cynllun Llwr Daeorol / Ground Floor Plan (147 Sq M)



0 1 2 3 4 5 10



Cynllun Llwr Cyntaf / First Floor Plan (129 Sq M)



PROTECTION OF DRAINS

All drains within 1.0m of building to be enclosed in concrete

Drains through walls to be protected both sides with non-degradable sheets and with prestressed brick support above walls.

SOILWASTE CONNECTIONS

All Soil/Waste connections to sizes shown below:

- a) WC's 100 diam up to 1.7m / 40 diam up to 3.0m
- b) Basins 32 diam up to 1.7m / 40 diam up to 3.0m
- c) Sinks 32 diam up to 1.7m / 40 diam up to 3.0m
- d) Sinks 40 diam up to 3.0m / 50 diam up to 4.0m
- e) Showers 40 diam up to 3.0m / 50 diam up to 4.0m

NB: All traps to be 75mm Min Over Seal traps

EXTERNAL FINISHES

For Specification of Finishes refer to Elevation Drawings

BUILDING REGULATIONS

For Building regulations Submission refer to B Series drawings for detailed information
(Not Applicable to Planning Approval Submission)



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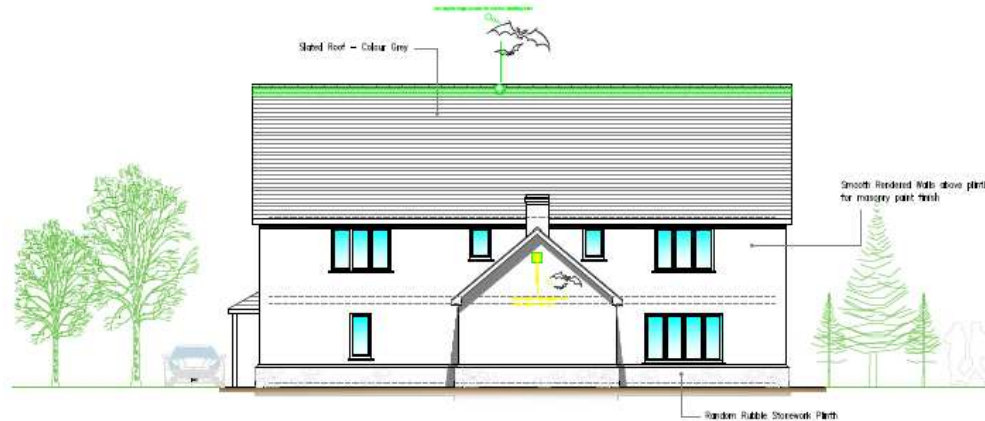
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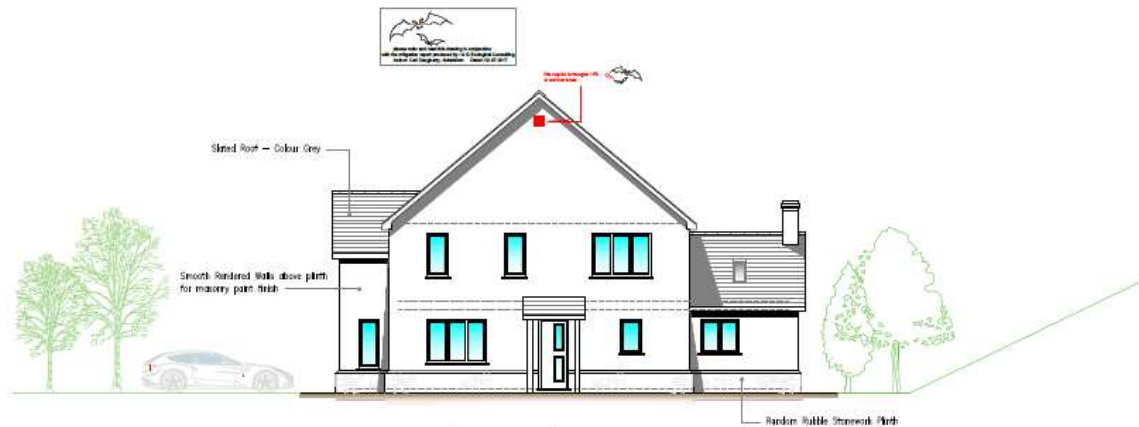
Planning Drawing Issue No 1
Submission Date: 07.07.2017

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Wyneb i'r Gorllewin / West Elevation



Wyneb i'r Gogledd / North Elevation

NODIADAU/NOTES

MATER LUNAD HYN WEDI E WNEUD AN GYFFRIFADUR, NI DOYLD GWYBRO OYDA LLAW. (AUCAD Ffwd Pwerau/maeb 2012)
THIS IS A CAD PRODUCED DRAWING, AND SHOULD NOT BE AMENDED BY HAND. (AUCAD Ffwd Architectural Suite 2012)

CYFADDASIAD LLAWR ISAF GROUND FLOOR ACCOMMODATION

See Drawing

CYFADDASIAD LLAWR CYNTAF FIRST FLOOR ACCOMMODATION

See Drawing

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SOILWASTE CONNECTIONS

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- a) WC's 100 diam up to 6.0m
- b) Basins 50 diam up to 1.7m / 40 diam up to 3.0m
- c) Basins 32 diam up to 1.7m / 40 diam up to 3.0m
- d) Sinks 40 diam up to 3.0m / 50 diam up to 4.0m
- e) Showers 40 diam up to 3.0m / 50 diam up to 4.0m

NE: All traps to be 75mm Min Over Seal traps

EXTERNAL FINISHES

For Specification of Finishes refer to Elevation Drawings

BUILDING REGULATIONS

For Building Regulations Submission refer to B1 Series drawings for detailed information
(Not Applicable to Planning Approval Submission)



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Planning Drawing Issue No 1
Submission Date: 07.07.2017

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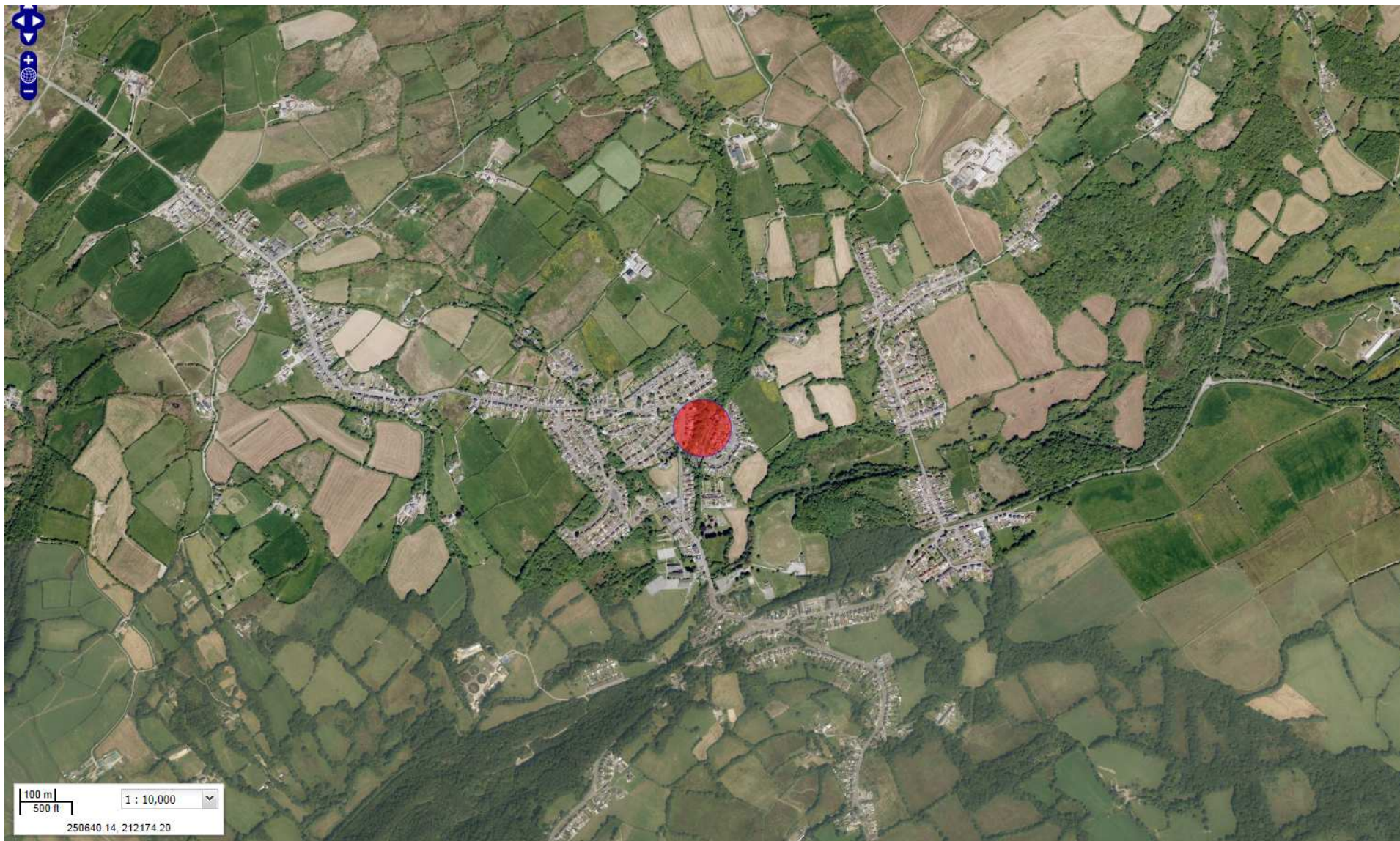
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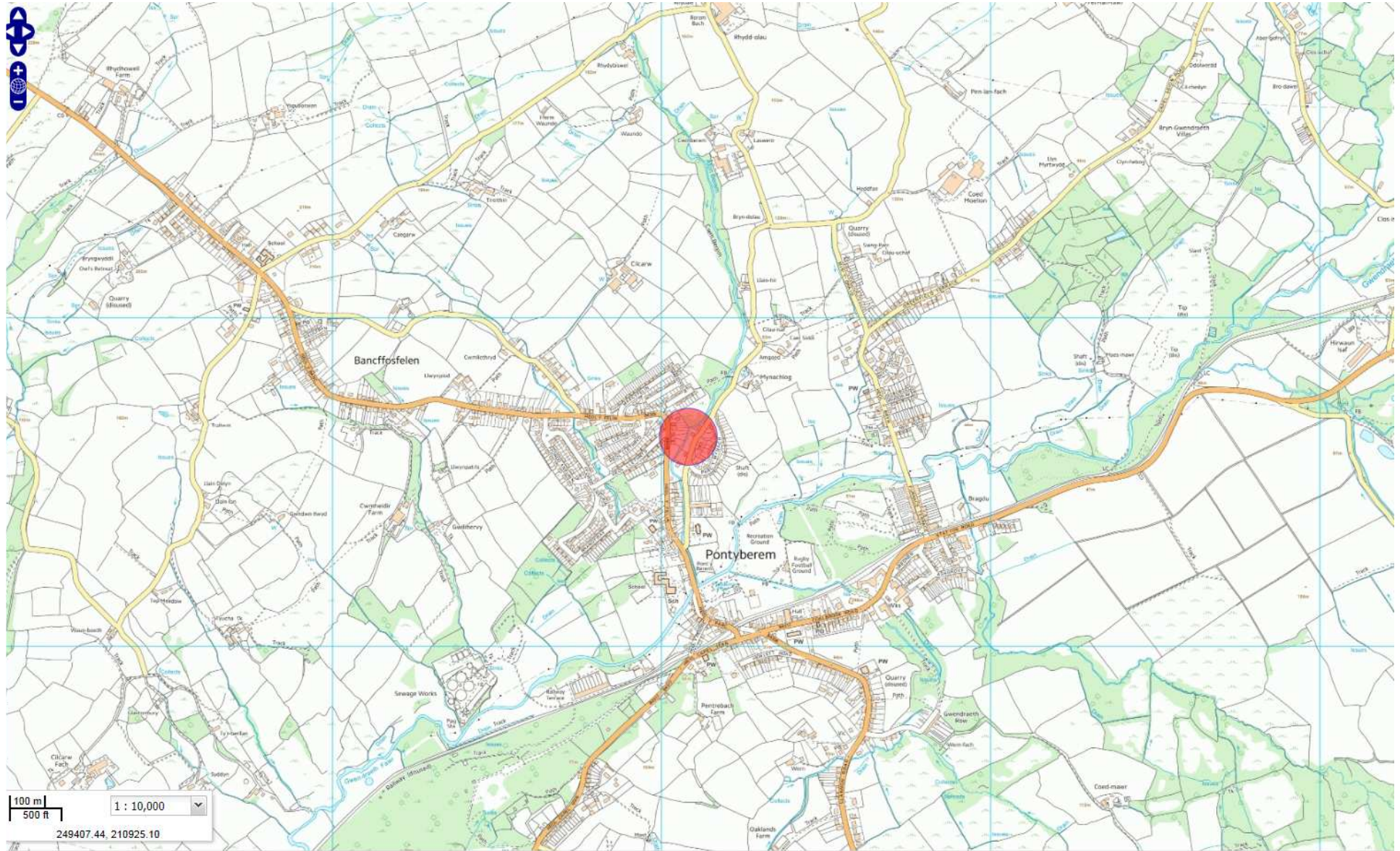


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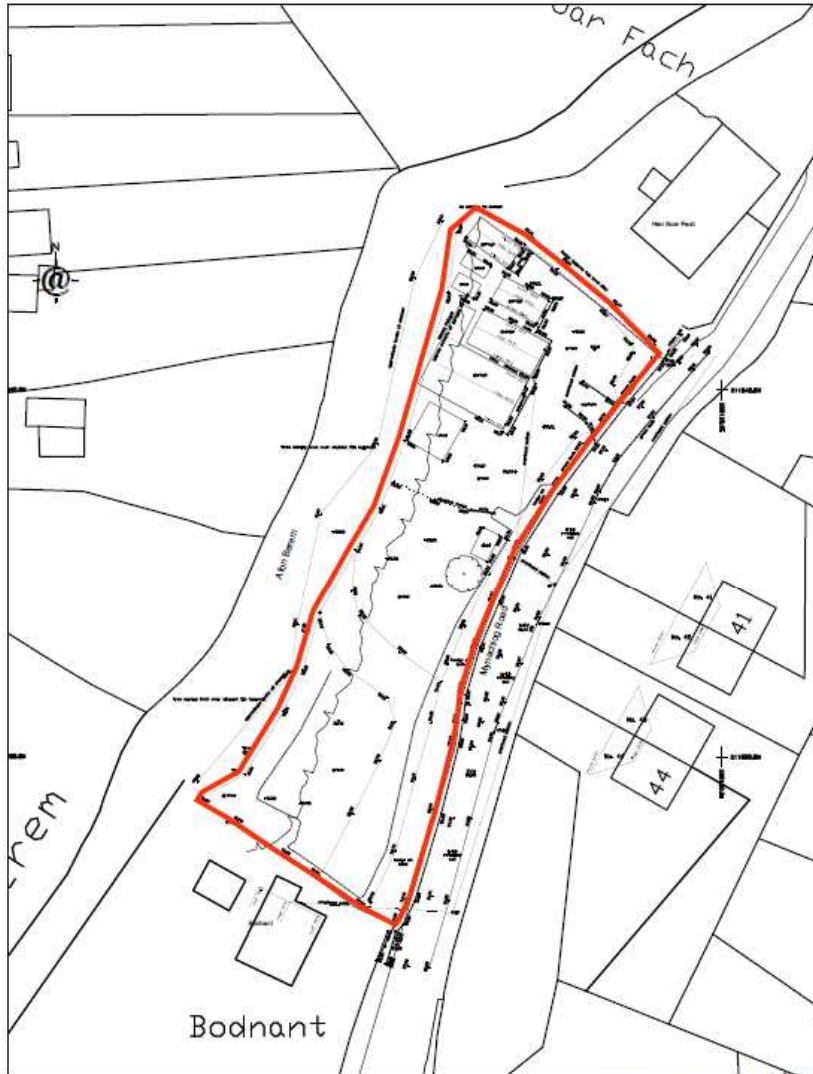


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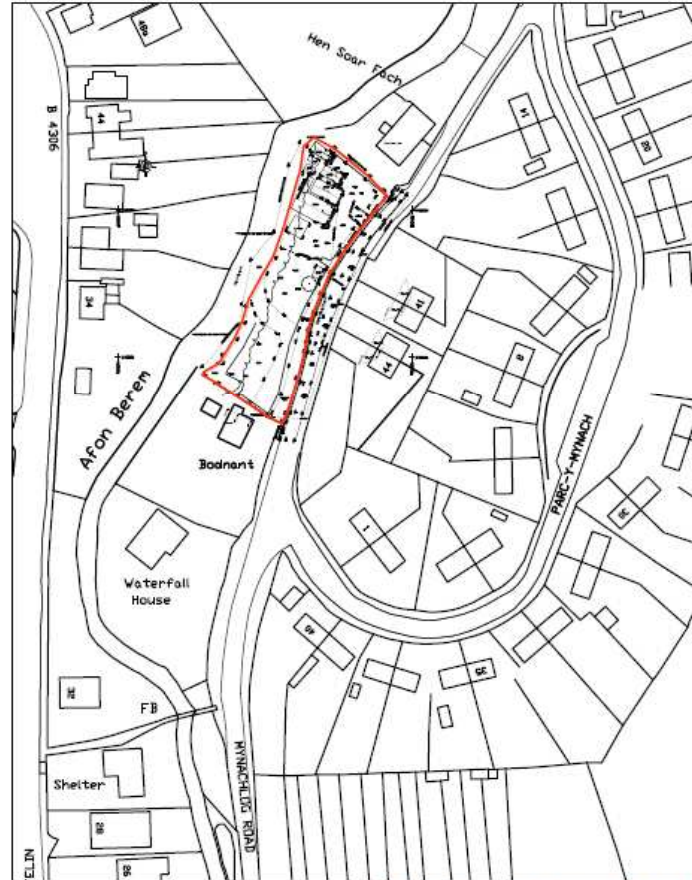
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PROPOSED SITE PLANS



Site Block Plan 1:500

LAND ADJACENT TO HEOL MYNACHLOG, PONTYBEREM



Site Location Plan 1:1250

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 (CIP) need are identified in order to ensure compliance with relevant standards identified during the design stage. You can contact us to review the accuracy of this data and may need to provide additional information or cost to meet the requirements of the regulations etc.

Revision:	Description:	Date:

Drawing Station:
PLANNING



A: Unit 4, 3 Lansdown Road, Cross Hands, SA14 6NA
 T: 01269 842 575
 E: info@prime-arch.co.uk
 W: www.prima-arch.co.uk

Client:
 Mr Jeff Thomas

Project Title:
 Outline Planning For 3 Residential Dwellings

Drawing Title:
 Proposed Block Plan & Site Location Plan

Scale:
 1:500 & 1:1250 @ A3

Date:
 November 2016

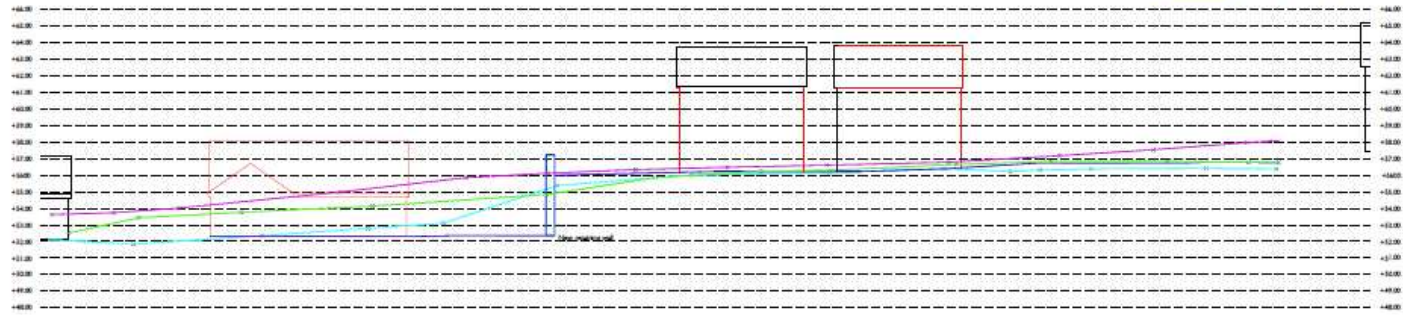
Job No:	Drawing No:	Rev:
534	04	-

PROPOSED PLANS

S/35875

LAND ADJACENT TO HEOL MYNACHLOG, PONTYBEREM

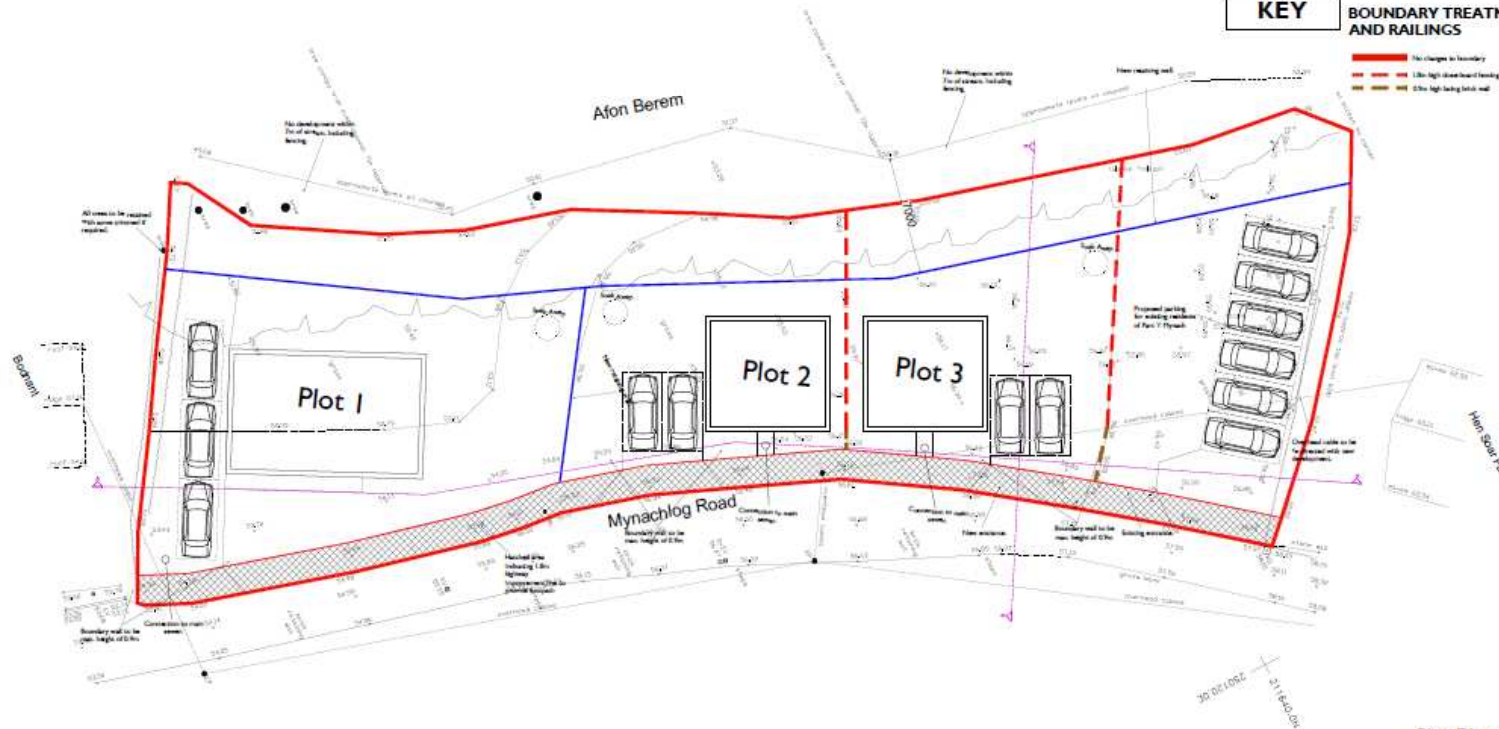
- Existing Ground Level
- Road Level
- Ground Levels Through Section A-A
- Proposed Ground Level



Section A-A 1:200

KEY BOUNDARY TREATMENTS AND RAILINGS

- No change to boundary
- 1.5m high stone-faced kerb
- 0.5m high brick kerb



Site Plan 1:200

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 E: info@prime-arch.co.uk
 W: www.prim-arch.co.uk

Client:
 Mr Jeff Thomas

Project Title:
 Outline Planning For 3 Residential Dwellings

Drawing Title:
 Proposed Site Plan & Section A-A

Scale:
 1:200 @ A2
 Date:
 November 2016

Job No	Drawing No	Rev
534	02	-

S/35875

PROPOSED PLANS

LAND ADJACENT TO HEOL MYNACHLOG, PONTYBEREM



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CDM cover are provided to assist the contractor in managing health & safety identified during the design stage. They will have to be updated as the construction of their sites and may not provide full details of each task or related equipment, risk assessments, etc.

Revision:	Description:	Date:

Drawing Status:

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 E: info@prime-arch.co.uk
 W: www.primewarch.co.uk

Client:

Mr Jeff Thomas

Project Title:

Outline Planning For 3 Residential Dwellings

Drawing Title:

Proposed Section B-B

Scale:

1:100 @ A3

Date:

November 2016

Job No:	Drawing No:	Rev:
534	03	-

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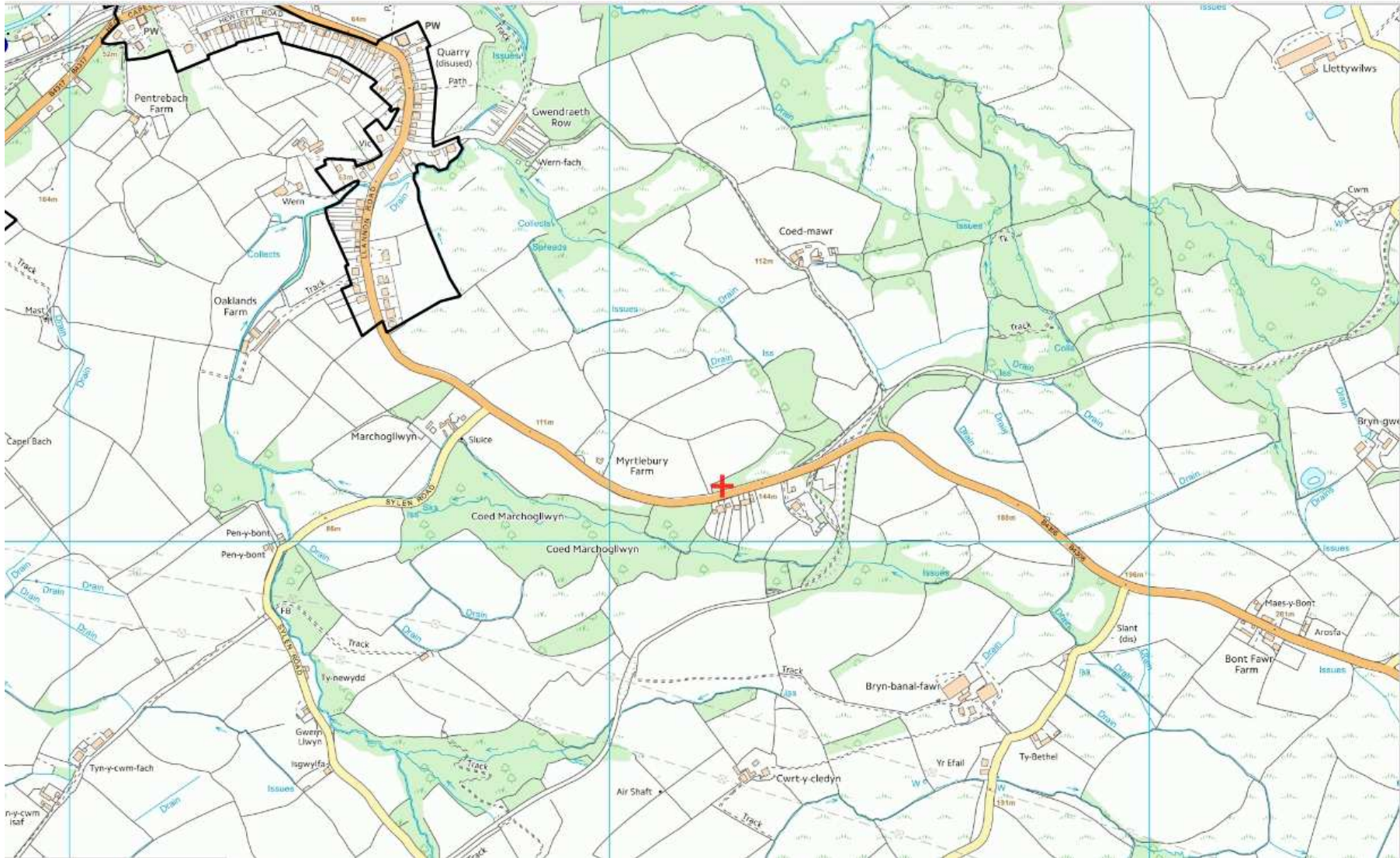


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S/35189



S/35189



S/35189

SITE BLOCK & LOCATION PLAN

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SITE BLOCK PLAN 1:500



SITE LOCATION PLAN 1:1250

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PLANNING

Rev/No	Description	Date



Project Client

Mr & Mrs Lewis

Project Title
Residential development 2 detached dwellings Land known as Cwmblawd Sawrills, Llannon Road, Pontyberem, SA15 5NB

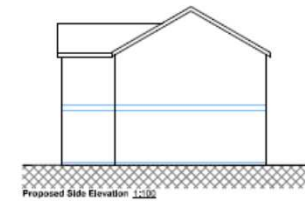
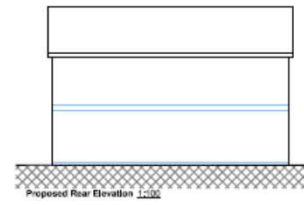
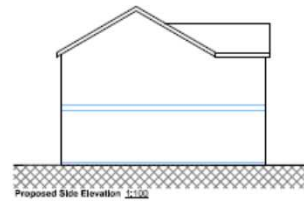
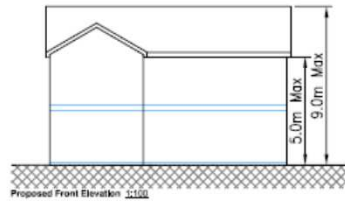
Drawing Title
Site Block & Location Plan

Scale 1:500-1250	Drawn by 03	
Date 26.01.2017	Job No. 701	Drawing No. LP-01
Rev. No. *	Checked	Sheet Size A3

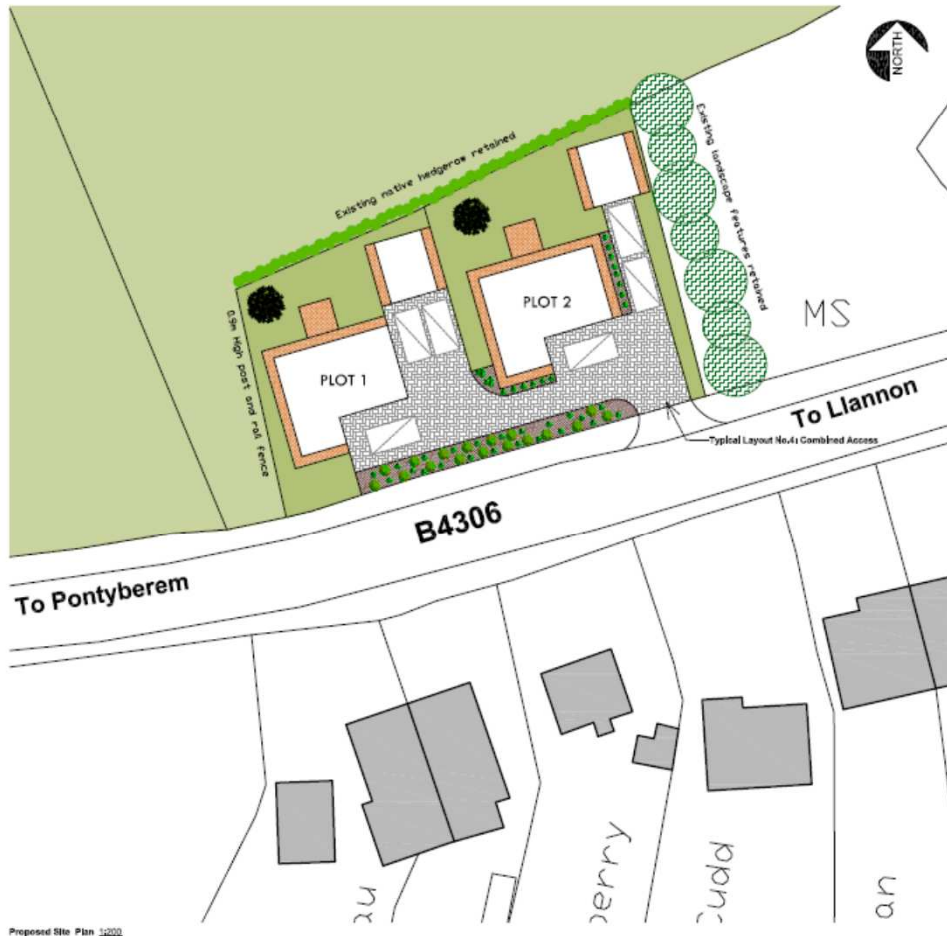
SAURO ARCHITECTURAL DESIGN
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CARMARTHENSHIRE, SA31 1HA.
Tel: 01267 233 684
email: design@sauroarchitectural.co.uk
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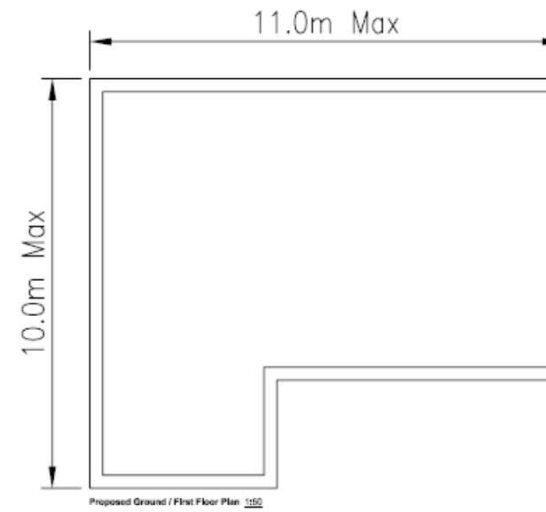
INDICATIVE SITE PLAN & SCALE PARAMETERS



EXTERNAL FINISHES	
Walls	Facing Brickwork
Roof	Concrete Block/Insulated
Windows	UPVC
Roofing	Black UPVC



CWMBLAWD SAWMILLS, LLANNON ROAD, PONTYBEREM



600 pavers / Terracotta



Proposed tree planting



Concrete steps to paths & drives



Grass (shown with 10% landscaping area)



Hedging and/or landscape planting



Furred base



Hedging landscape features and trees

<p>SAURO ARCHITECTURAL DESIGN</p> <p>11, GLEBE ROAD, PONTYBEREM, SAU 10</p> <p>01492 511111</p>	
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PLANNING	
Project No:	S/35189
Client:	Mr & Mrs Larkin
Site:	Plot 1 & 2, CWMBLAWD SAWMILLS, LLANNON ROAD, PONTYBEREM, SAU 10

Project No:	S/35189
Client:	Mr & Mrs Larkin
Site:	Plot 1 & 2, CWMBLAWD SAWMILLS, LLANNON ROAD, PONTYBEREM, SAU 10

Project No:	S/35189
Client:	Mr & Mrs Larkin
Site:	Plot 1 & 2, CWMBLAWD SAWMILLS, LLANNON ROAD, PONTYBEREM, SAU 10

Date:	11/04/2017
Scale:	A1
Author:	SAURO
Checker:	SAURO
Issue No:	01

<p>SAURO ARCHITECTURAL DESIGN</p> <p>11, GLEBE ROAD, PONTYBEREM, SAU 10</p> <p>01492 511111</p>	
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