

Y Pwyllgor Cynllunio / Planning Committee

24/10/2023

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

Lle a Seilwaith | Place and Infrastructure

Cyngor **Sir Gâr**
Carmarthenshire
County Council



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

**Applications
recommended for
approval**

PL/03083

Gary Glenister

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

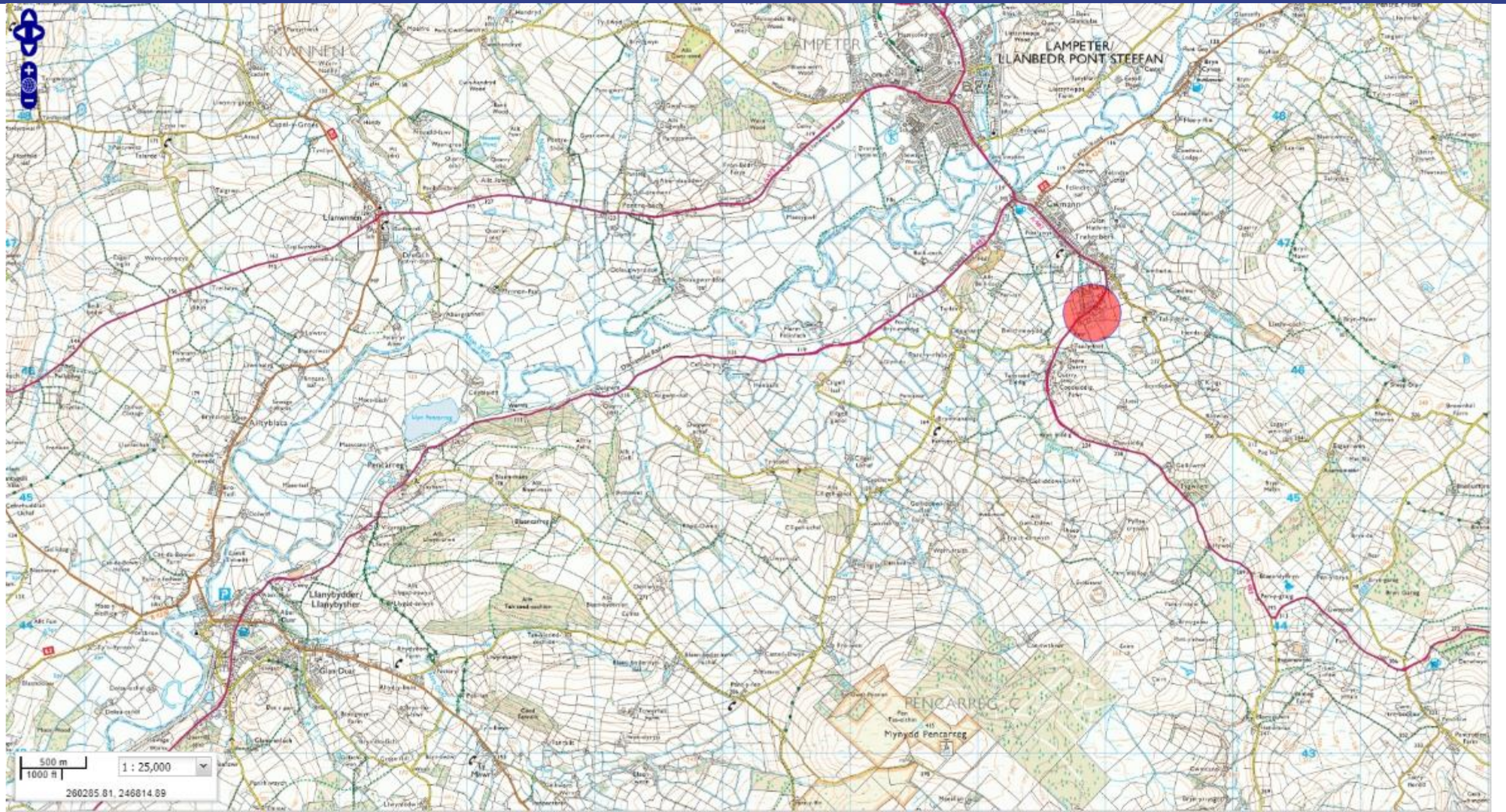
Lle a Seilwaith | Place and Infrastructure

Cyngor **Sir Gâr**
Carmarthenshire
County Council

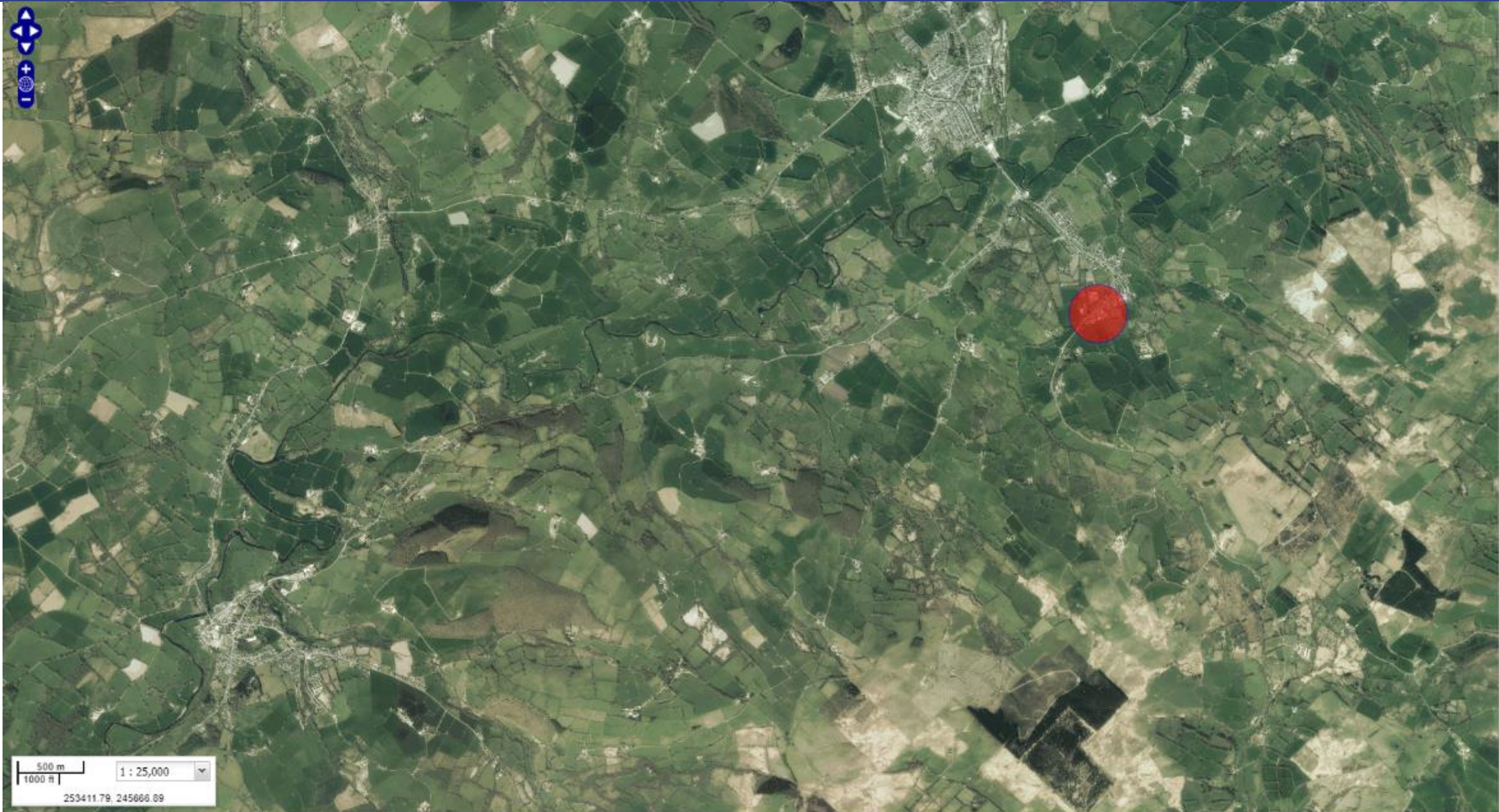


**Ceisiadau yr argymhellir
eu bod yn cael eu
cymeradwyo**

**Applications
recommended for
approval**



PL/03083



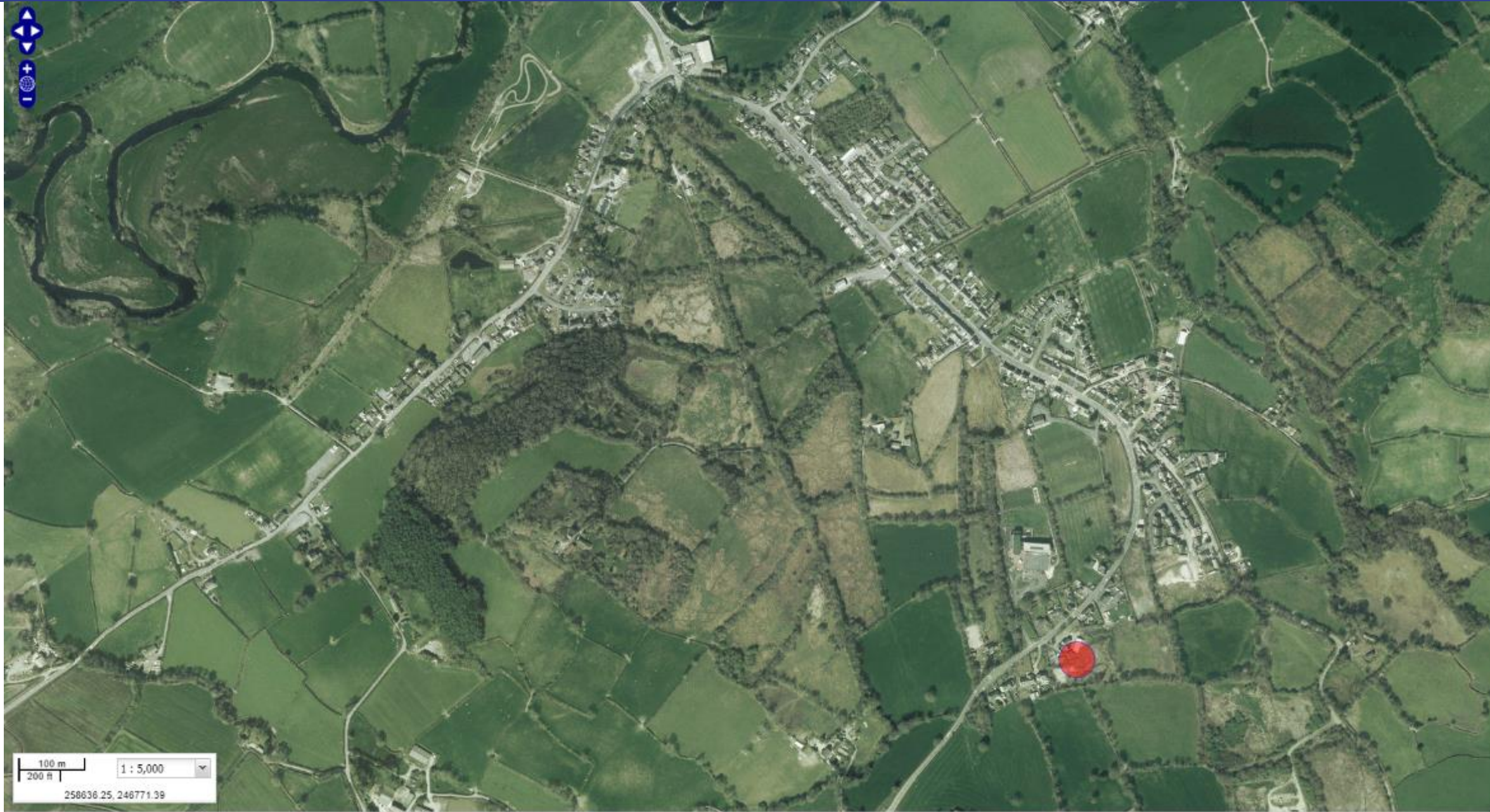
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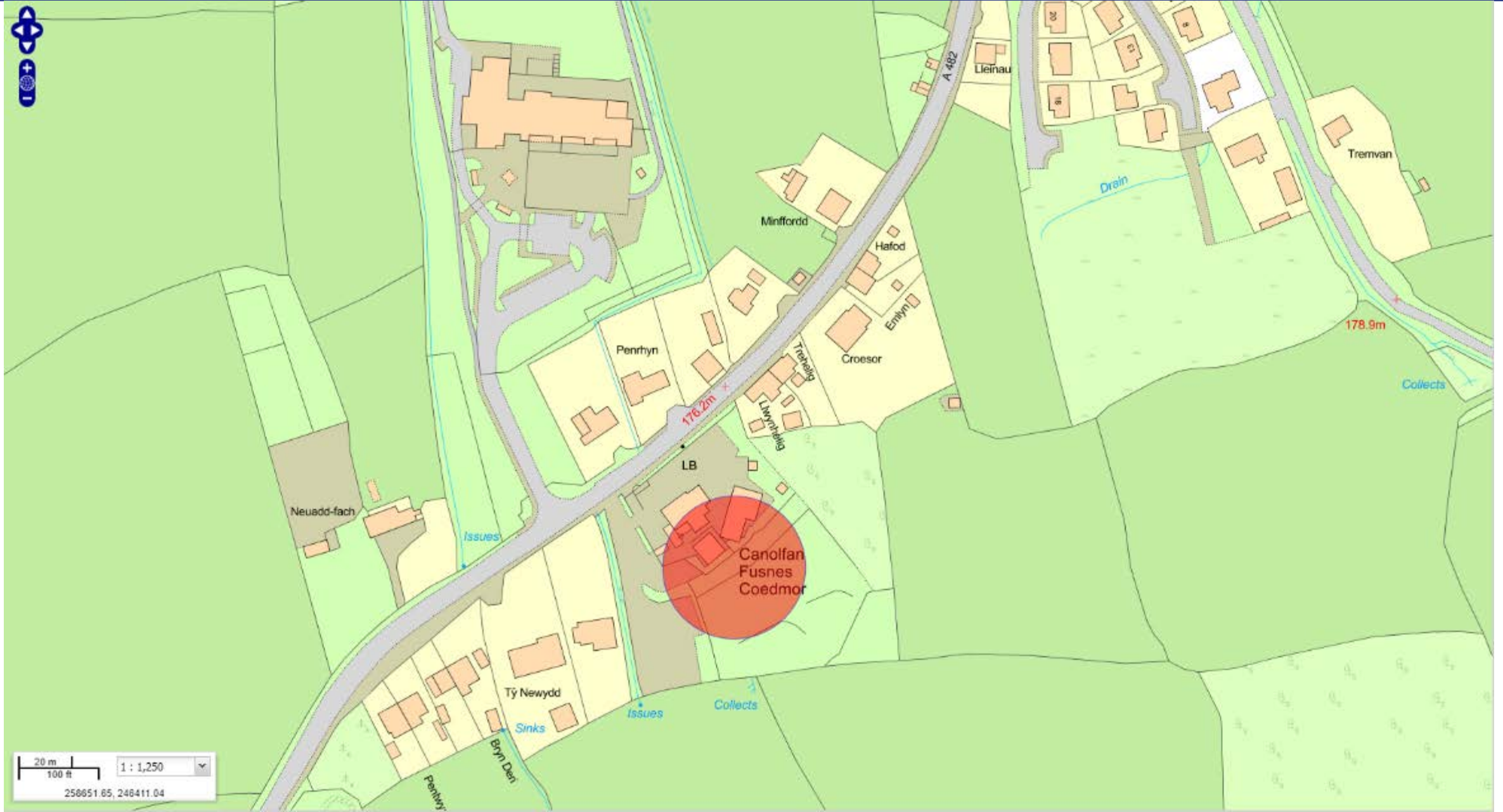
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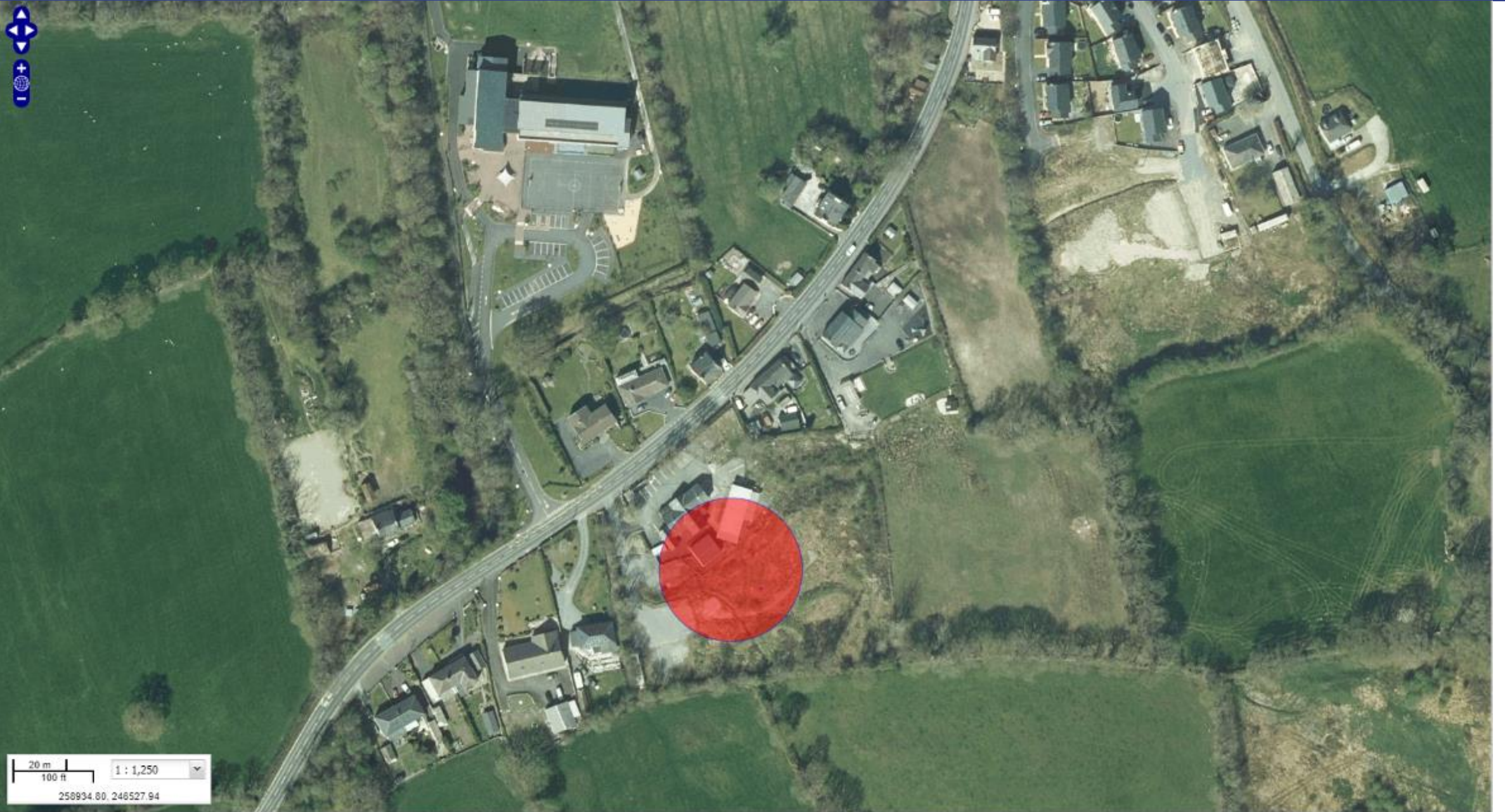


PL/03083

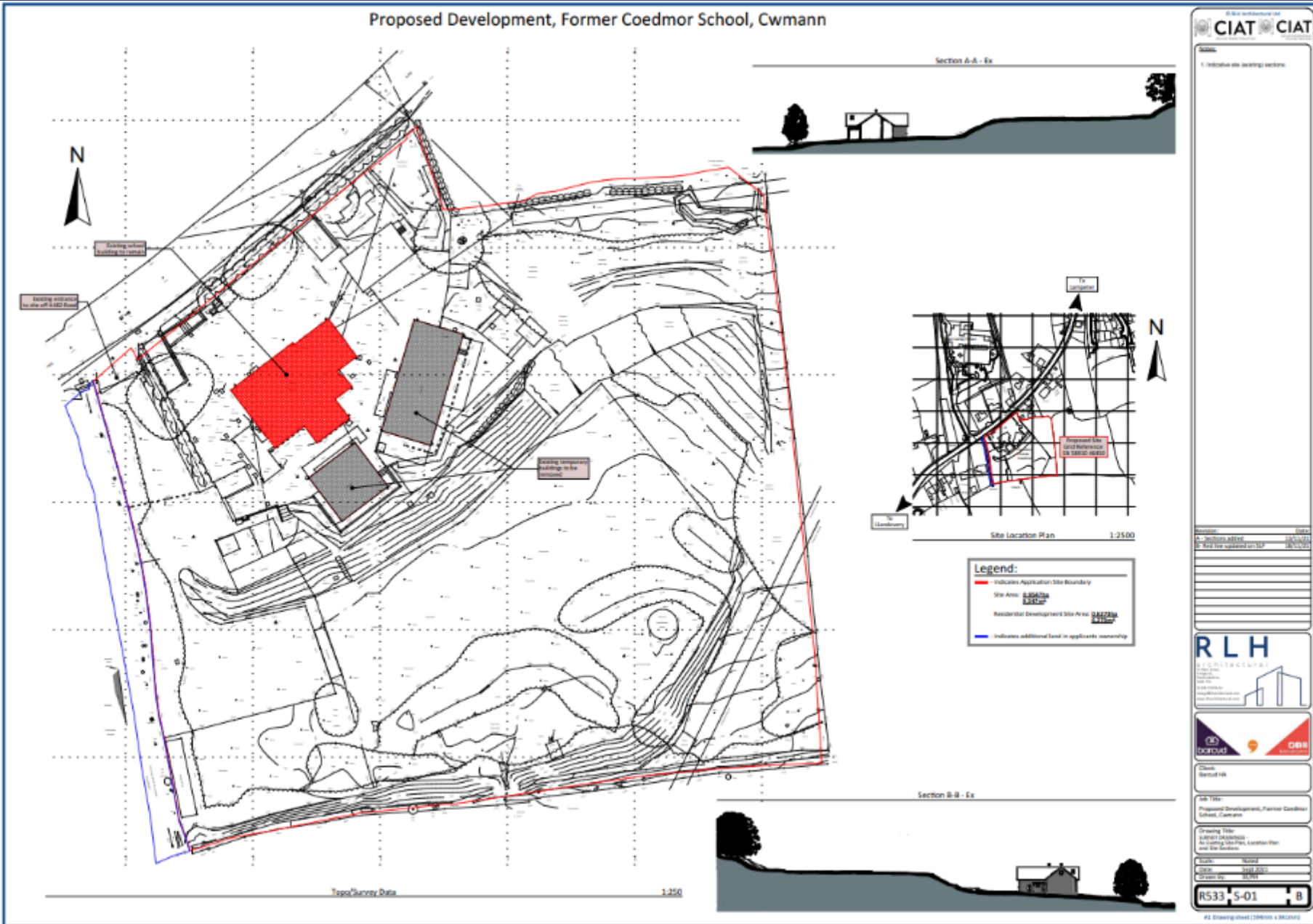


100 m
200 ft
1 : 5,000
258636 25, 246771.39





Proposed Development, Former Coedmor School, Cwmann



CIAT

1. Indicate the existing sections.

RLH
RURAL LAND HOLDINGS

boroid **CBR**

Client: **Boroid Ltd**

Job Title: **Proposed Development, Former Coedmor School, Cwmann**

Drawing Title: **Topo/Survey Data, Site Location Plan, Location Plan and Site Boundary**

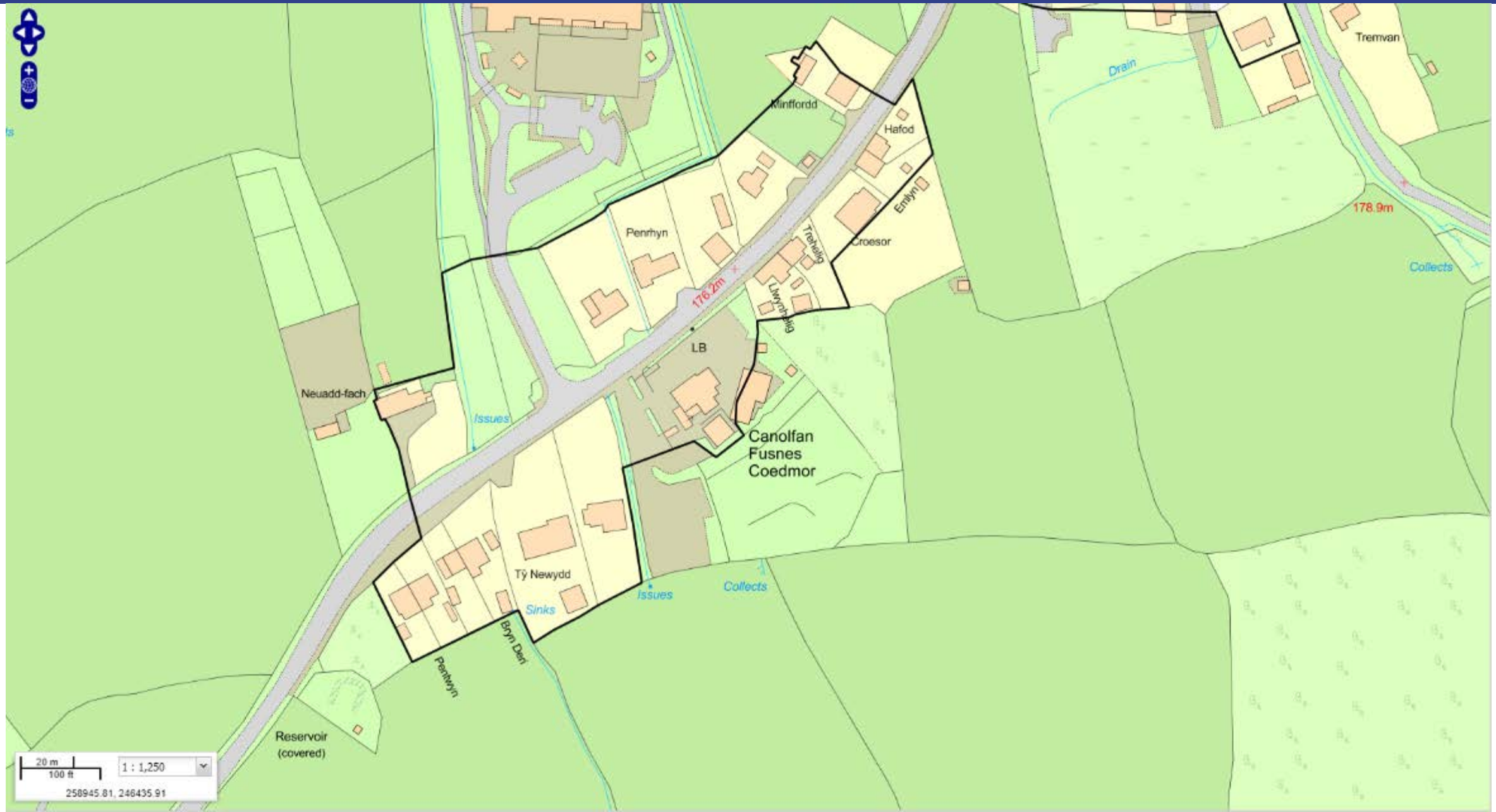
Scale: **1:250**

Date: **2024-05-01**

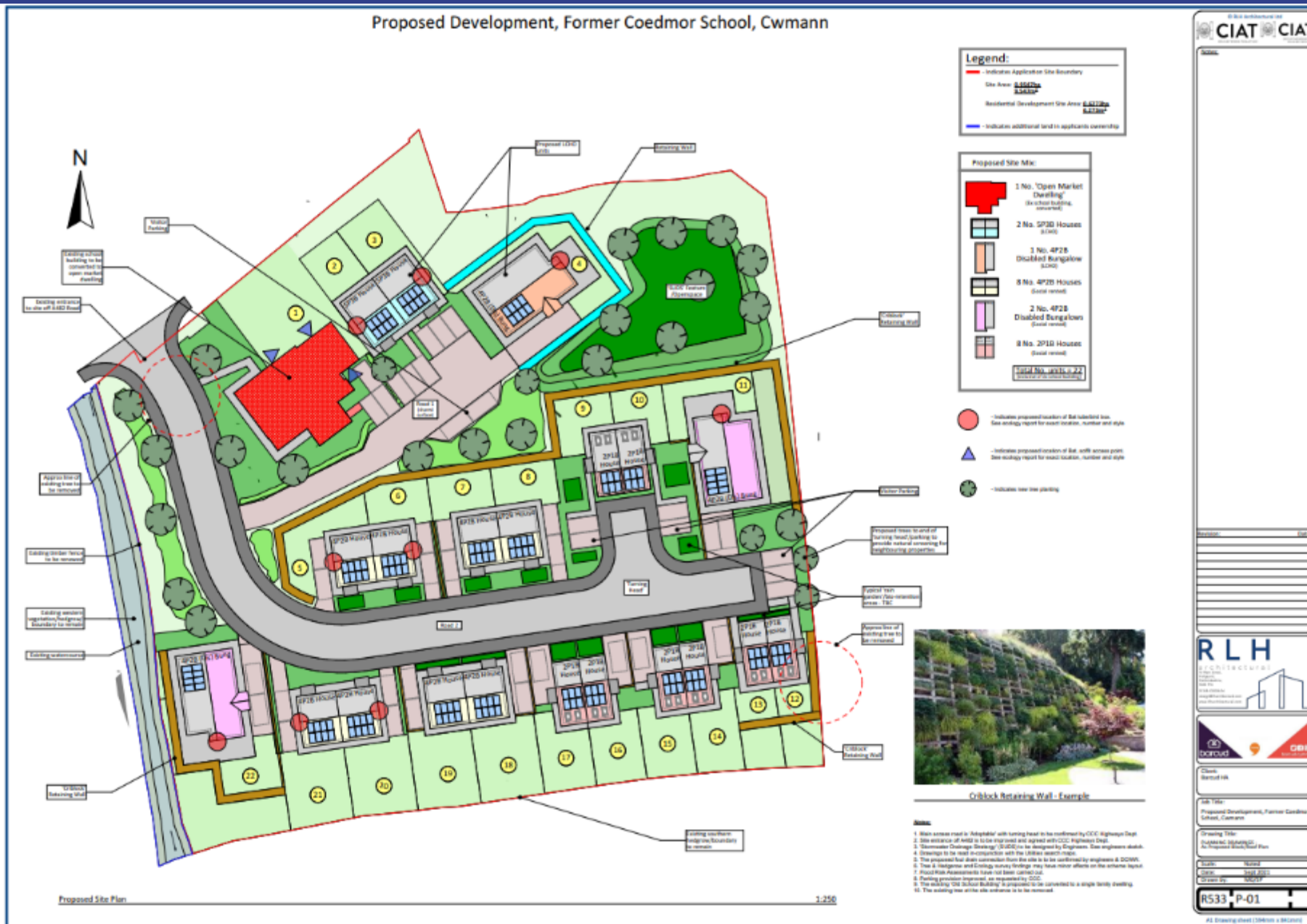
Drawn by: **RLH**

R533-5-01 **8**

All Drawing/Plans/Drawings © 2024/2025



PL/03083 (As Submitted)



CIAT CIAT

RLH

barrut GMR

Client: Cwmann

Job Title: Proposed Development, Former Coedmor School, Cwmann

Drawing Title: Technical Drawing A: Proposed Site Plan

Scale: 1:250

Date: 04/04/2023

Drawn by: MGP

R533 P-01

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PL/03083 (As Proposed)

Proposed Development, Former Coedmor School, Cwmam



CIAT

RLH

CONRAD

GBR

Client: **RESIDENTIAL**

Site Title: **Proposed Development, Former Coedmor School, Cwmam**

Drawing Title: **PLANNING DRAWING: Proposed Site Plan**

Scale: **1:500**

Revision: **R533-P-01**

Sheet: **A**

All Drawing sheet numbers are sequential



- Notes:**
- Main access road to 'Substation' with turning head to be confirmed by CCC Highway Dept. Site entrance off A465 to be improved and agreed with CCC Highway Dept.
 - Site entrance off A465 to be improved and agreed with CCC Highway Dept.
 - Site entrance off A465 to be improved and agreed with CCC Highway Dept.
 - Drawings to be read in conjunction with the Planning Search Maps.
 - The proposed layout and construction from the site is to be confirmed by engineers & DCWRM.
 - Tree & Hedgepole and Ecology survey findings may have minor effects on the scheme layout.
 - Disabled Accessway to be confirmed and agreed with CCC.
 - Drainage proposals to be confirmed and agreed with CCC.
 - The existing 'The Garden Building' is proposed to be converted to a single family dwelling.
 - The existing trees at the site entrance is to be removed.



CIAT
REGISTERED PRACTICE

Former Coedmor CP School, Cwmann, Lampeter SA48 8ET



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CIAT
REGISTERED PRACTICE



First Floor Plan 1:100



Left Side Elevation 1:100



Rear Elevation 1:100

Areas:

Green Internal Ground Floor Area = 585.22sqm (5,914.64sqft)

Green Internal First Floor Area = 55.71sqm (595.88sqft)

Total Green Internal Floor Area = 235.96sqm (2,493.91sqft)

Key/Legend:

- Proposed soft play/office/office boxes
- Proposed access point for soft play/office/office boxes



Ground Floor Plan 1:100



A-A Building Section 1:100



Right Side Elevation 1:100



Front Elevation 1:100

Revision:	Date:	By:	Notes:						



RLH
REGISTERED PRACTICE



GIBB
GROUP



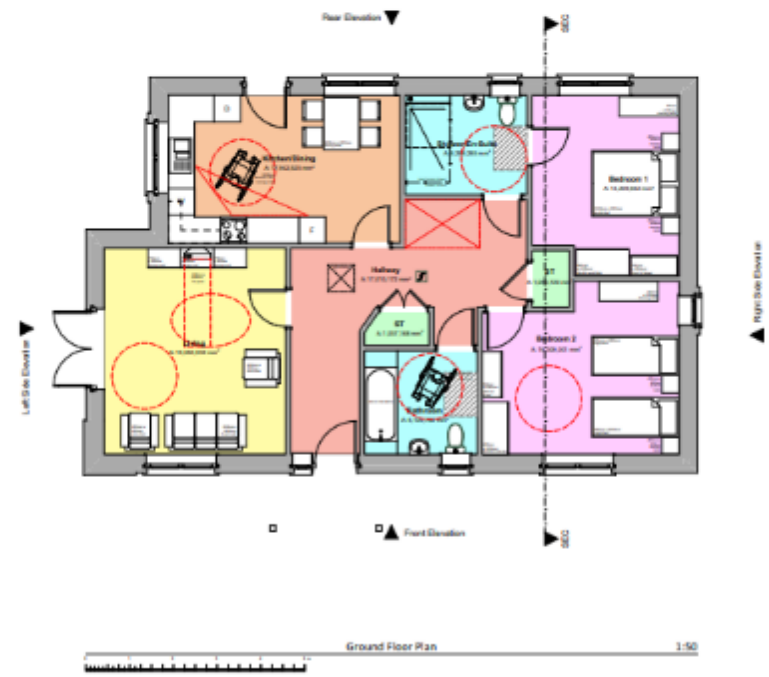
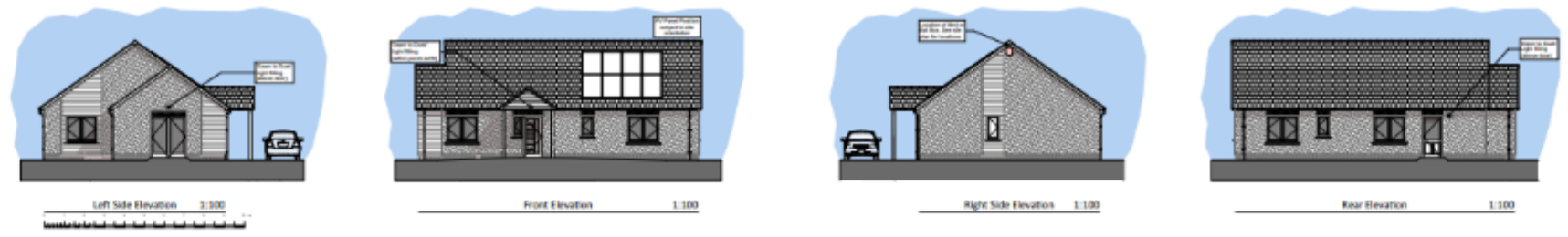
Client:
Renovating
Order Ref: 21
Order No: 21



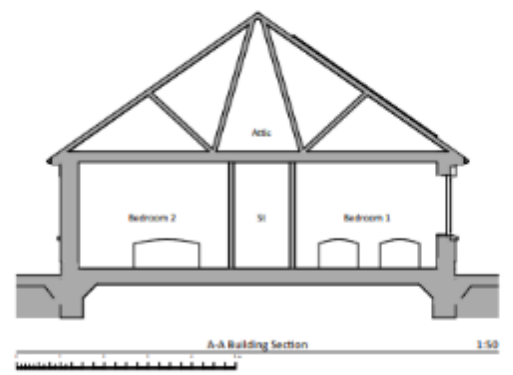
Drawing Title:
Former Coedmor CP School, Cwmann,
Lampeter SA48 8ET

Job Title:
Former Coedmor CP School, Cwmann,
Lampeter SA48 8ET

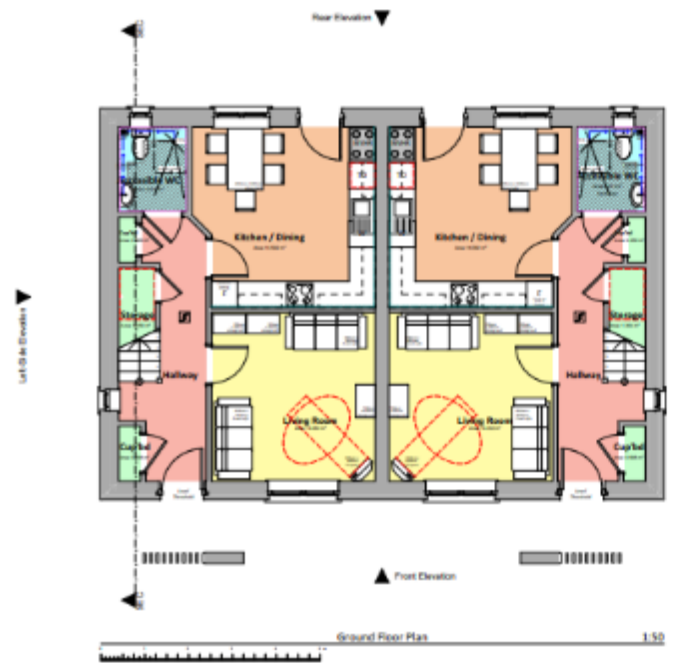
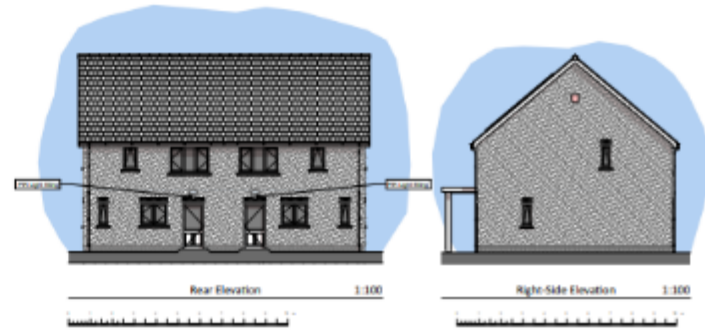
R533-P-09



Areas:
Gross Internal Ground Floor Area = 102.48sqm (1,093.57sqft)
Total Gross Internal Floor Area = 102.48sqm (1,093.57sqft)
Storage Areas:
Storage Areas: 1sq Height or light green colour
Labelled Storage Areas = 2.88sqm
Ground Floor Storage Area = 2.88sqm
Total Labelled Storage Area = 2.88sqm
Key/Legend:
Proposed location of integrated hot box

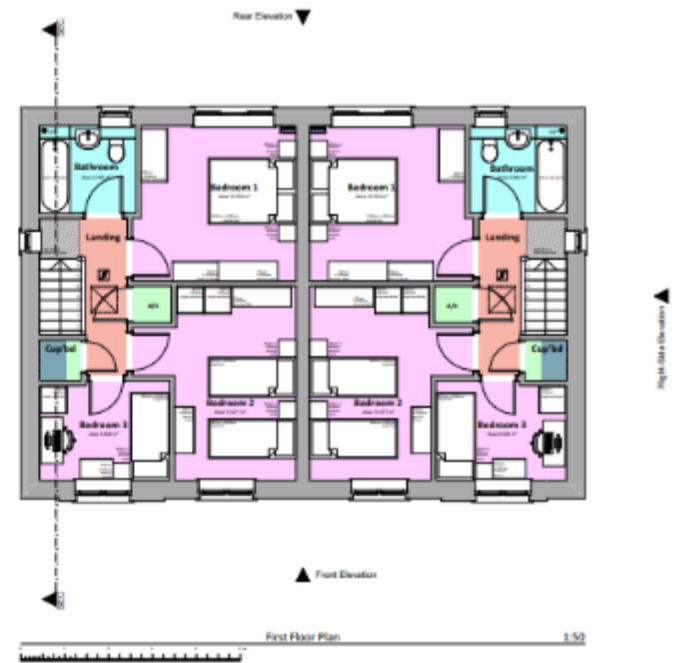
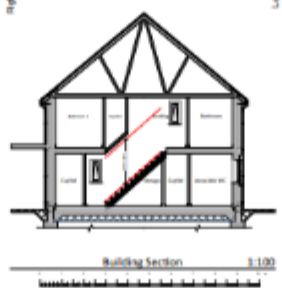


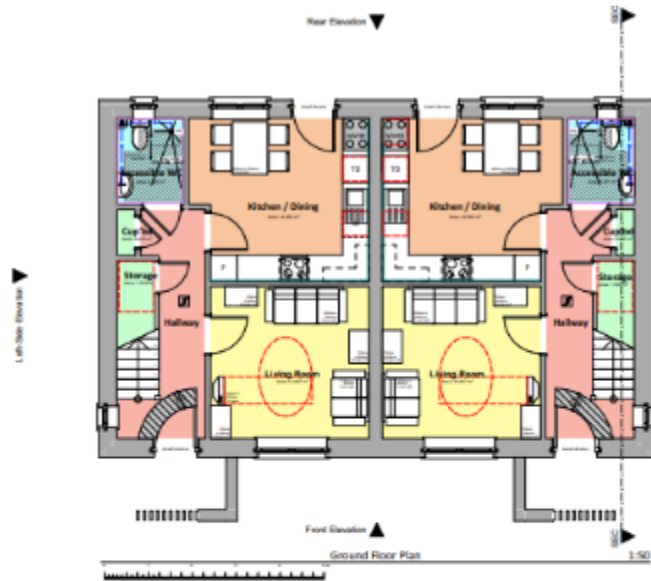
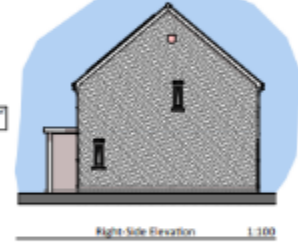
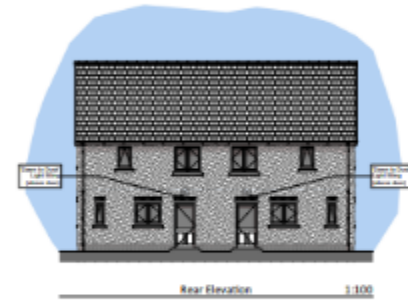
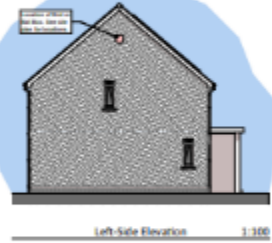
Former Coedmor CP School, Cwmann, Lampeter SA48 8ET "Planning Drawings" - 5P3B Semi-Detached House



Floor Areas:
 Total Gross Internal Ground Floor Area = 42.24sqm (450.25sqft)
 Total Gross Internal First Floor Area = 42.24sqm (450.25sqft)
 Total Gross Internal Area = 84.48sqm (900.50sqft)

Storage Areas:
 Storage areas highlighted in light green colour
 Ground Floor Storage Area = 2.89sqm
 First Floor Storage Area = 1.89sqm
 Total Building Storage Area = 4.78sqm





Floor Areas:

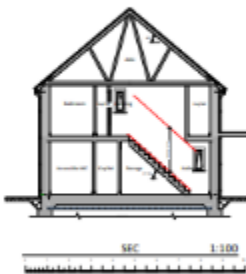
Total Gross Internal Ground Floor Area = 46.432m ² (100.266sqft)
Total Gross Internal First Floor Area = 41.849m ² (451.28sqft)
Total Gross Internal Area = 88.281m ² (951.546sqft)

Storage Areas:

Storage areas highlighted in light green colour
Proposed Storage Areas:
Ground Floor Storage Area = 1.43m ²
First Floor Storage Area = 0.84m ²
Total Storage Storage Area = 2.27m ²

Key/Legend:

	Proposed location of integrated hot box
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Revised	Date	By	Notes

Notes:
 1. To be read in conjunction with proposed floor type & site external finishes drawing - Ref. No. R532-P-07.



Client: Newell Housing	Scale: Noted Date: June 20 Version: 01/20	Drawing Title: Former Coedmor CP School, Cwmann, Lampeter SA48 8ET
Job Title: Former Coedmor CP School, Cwmann, Lampeter SA48 8ET	R532-P-07	


A1 Drawing sheet (504mm x 843mm)




Former Coedmor CP School, Cwmann, Lampeter SA48 8ET


"Planning Drawings" - 2P1B Semi-Detached House

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Left-Side Elevation 1:100




Front Elevation 1:100



Right-Side Elevation 1:100




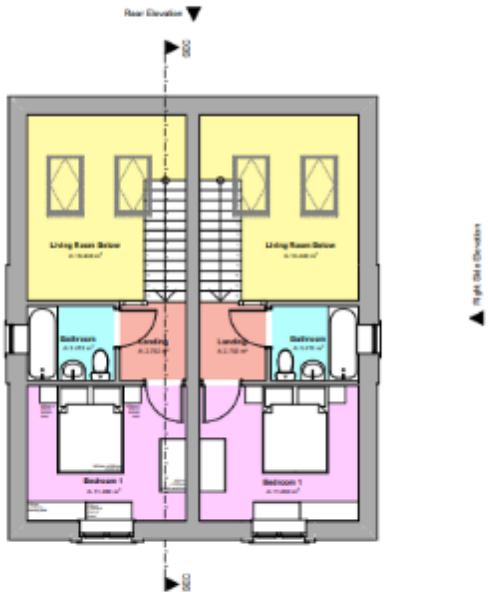
Rear Elevation 1:100



Ground Floor Plan 1:50

High Rise Elevations





First Floor Plan 1:50

Floor Areas:

Total Gross Internal Ground Floor Area = 22,742m² (263,485sqft)

Total Gross Internal First Floor Area = 22,742m² (263,485sqft)

Total Gross Internal Area = 45,484m² (526,970sqft)

Storage Areas:


(Storage areas highlighted in light green colour)

General Storage Area = 1,000m²

Garage Floor Storage Area = 4,554m²


First Floor Storage Area = 4,800m²


Total Storage Storage Area = 10,354m²



SEC 1:100

Revision	Date	By	Notes





Client: **Rebuild/Refurb**

Order Ref: **2018-07-13**

Order Ref: **2018-07-13**

Job Title: **Former Coedmor CP School, Cwmann, Lampeter SA48 8ET**

Drawing Title: **R533-P-05**

PL/03083 (Proposed Levels Strategy Layout)



---	SITE BOUNDARY
---	PROPOSED PERIMETER WALL
---	PROPOSED EXISTING OVERHEAD SERVICES
---	PROPOSED EXISTING UNDERGROUND SERVICES
---	PROPOSED CONTAINERS
---	PROPOSED CONDUITS
---	PROPOSED CABLES
---	PROPOSED OVERHEAD CABLES

- Comments:**
- Drawing to be used in conjunction with all other relevant project drawings.
 - Use of this drawing does not absolve the client from his responsibilities under the Health and Safety, The Construction Design and Management Regulations 2015. The Principal Designer is required to ensure that the contractor is given the opportunity to provide his own safety information with any construction work.
 - The drawing shall be used in conjunction with the health and safety information provided and/or within the pre-construction information. Before commencement of work associated with this drawing refer to all relevant health and safety information for the works including relevant risk information.
 - This drawing has been based on information provided to other parties and Hydrock do not accept the accuracy of this information. The drawing indicates the design intent for the works and dimensions may vary in-situ as to indicate the design. The drawing does not show all components that may be necessary to locate services in a fully coordinated manner.
 - It is known that existing utility company underground services and apparatus is present within the proposed works area and it is the contractor's responsibility to locate existing services on site accurately. The Contractor should comply with HSE's "Working Safely from Underground Services" when working around existing services. The Contractor is to verify the line, level and diameter of existing services before commencing any works.
 - The Contractor should allow for all necessary investigation work (e.g. trenching, trial holes, etc.) to determine make and depth of all underground services to avoid damage and ensure compliance to existing users.
 - The drawing shall be used for the intended purpose only and Hydrock does not warrant the accuracy of this information.
 - Dimensions shall not be scaled from the drawing and the contractor shall be responsible for obtaining all dimensions and levels on site for the actual setting out of the works.
 - Hydrock is not responsible for checking dimensions on site.
 - Hydrock is not responsible for setting out grid lines, building line etc.
 - Hydrock is not responsible for dimensions used in the ordering and manufacturing of equipment and this defines the responsibility of the CONTRACTOR.
 - All figures and levels are to include and include existing survey points unless unless stated otherwise.
 - All figures of dimensions are in metres unless stated otherwise.

<p>Hydrock</p> <p>1000 BARCLID</p> <p>PROJECT FORMER SCHOOL SITE, CWMANN</p> <p>DATE PROPOSED LEVELS STRATEGY LAYOUT</p> <p>PROJECT NUMBER C-20315</p> <p>PROJECT DATE 1 : 200</p> <p>INFORMATION S2</p> <p>PROJECT NUMBER LAM-HYD-XX-XX-DR-C-2100</p> <p>PROJECT DATE PO2</p>	<p>NO. 10 15</p> <p>NO. 10 15</p> <p>NO. 10 15</p> <p>NO. 10 15</p>
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PL/03083 (Contour Plan Showing Sections)



NOTES

- 1. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT DOCUMENTS.
- 2. USE OF THE DRAWING IMPLIES ACCEPTANCE OF THE DESIGN AND CONSTRUCTION RESPONSIBILITY BY THE USER AND ACCEPTANCE OF THE DESIGN AND CONSTRUCTION RESPONSIBILITY BY THE USER AND ACCEPTANCE OF THE DESIGN AND CONSTRUCTION RESPONSIBILITY BY THE USER.
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GENERAL NOTES

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REVISIONS

REV	DESCRIPTION	DATE	BY
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02	ISSUED FOR PERMIT	10/10/18	ABC
03	ISSUED FOR PERMIT	10/10/18	ABC

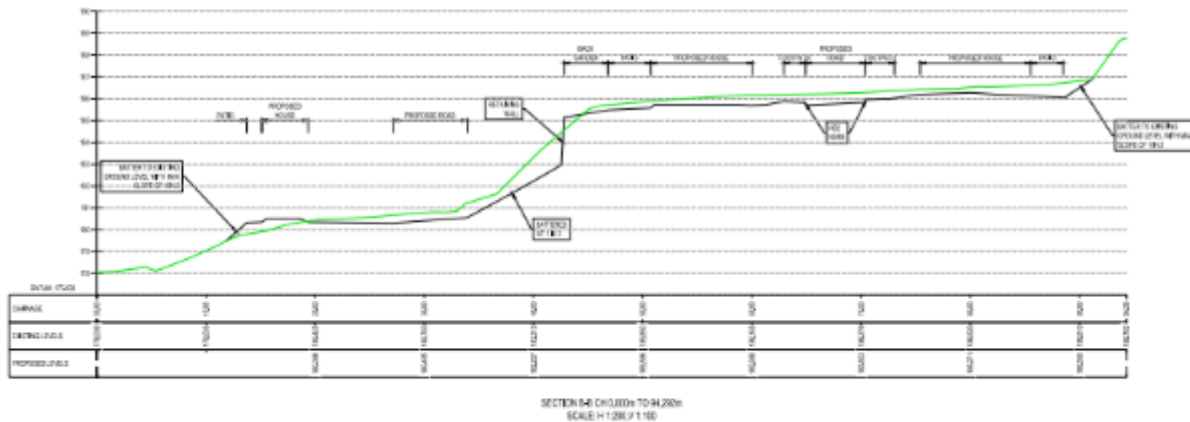
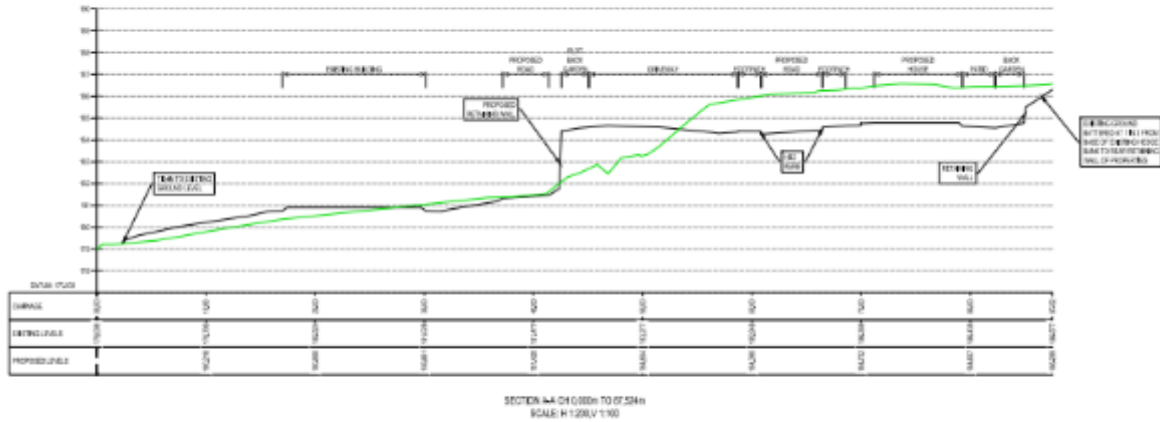
Hydrock

PROJECT
FORMER SCHOOL SITE, CWMANN

TYPE
CONTOUR PLAN SHOWING SITE SECTIONS

PROJECT INFORMATION

PROJECT NUMBER	C-20315-C	SCALE	1 : 200
DATE	10/10/18	DRAWN BY	SJ
PROJECT LOCATION	FORMER SCHOOL SITE, CWMANN	CHECKED BY	POB
PROJECT REFERENCE	PL/03083	DATE	10/10/18



EXISTING GRADE
PROPOSED GRADE

- GENERAL NOTES**
1. DRAWING FOR INFORMATION ONLY. ALL OTHER RELEVANT PROJECT DRAWINGS.
 2. USE OF THE DRAWINGS DOES NOT IMPLY THE CONTRACTOR'S RESPONSIBILITY UNDER THE ROAD NAME ACT. THE CONTRACTOR'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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NO.	DATE	DESCRIPTION	BY	CHK
001	10/10/2015	ISSUED FOR PERMIT	XXX	YYY
002	10/10/2015	ISSUED FOR PERMIT	XXX	YYY
003	10/10/2015	ISSUED FOR PERMIT	XXX	YYY
004	10/10/2015	ISSUED FOR PERMIT	XXX	YYY

Hydrock
10000 10th Street, Suite 100
Edmonton, Alberta T6E 1K1
Canada
Tel: 780-443-8888
Fax: 780-443-8889
www.hydrock.com

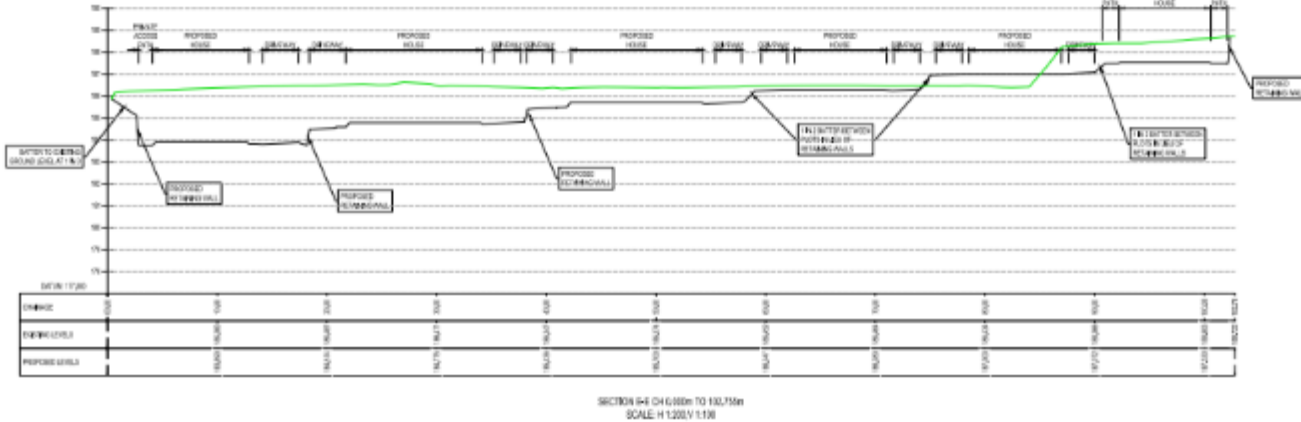
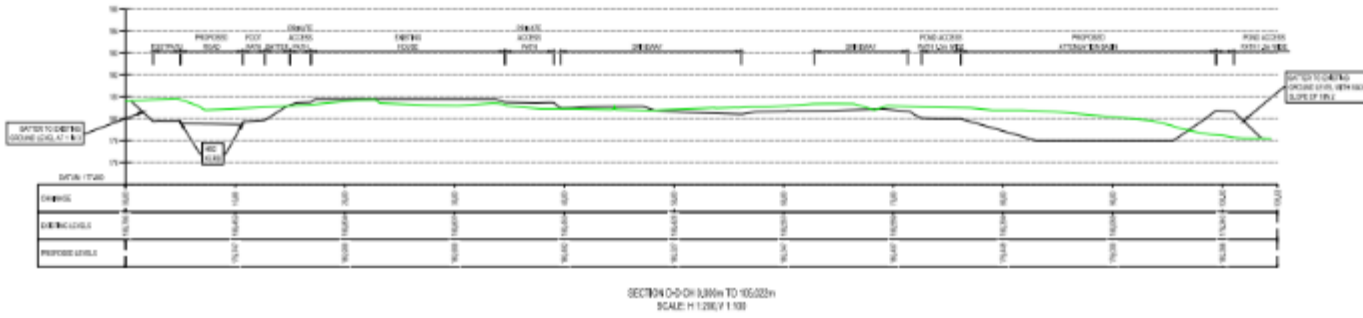
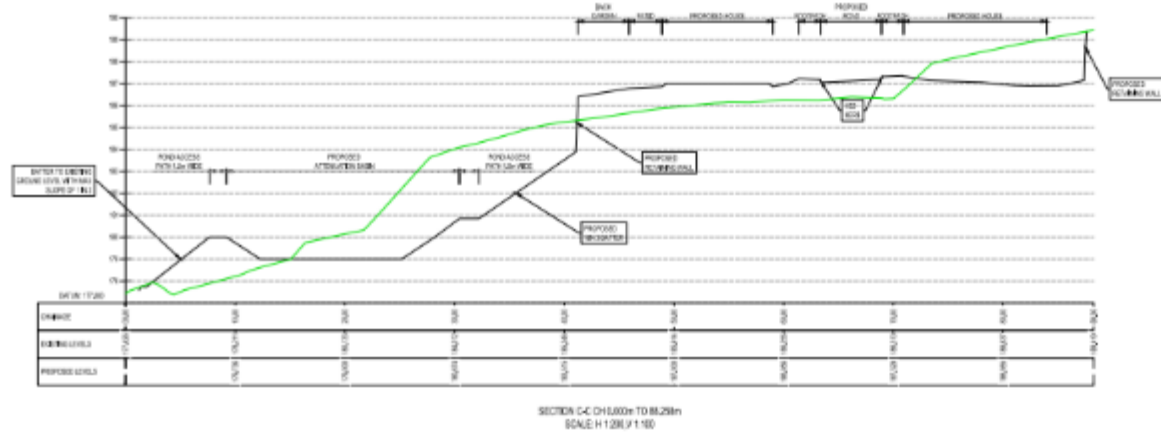
PROJECT: BARCLUD
FORMER SCHOOL SITE, CWMANN
SITE SECTIONS SHEET 01 OF 02

PROJECT NO: C-20315-C
SCALE: AS SHOWN
DATE: 5/2
DRAWN BY: POB



Legend

Red outline	Site boundary
Yellow hatched	Proposed road
Blue hatched	Proposed drainage ditch
Green hatched	Proposed retaining wall
Black hatched	Proposed building
Grey hatched	Proposed parking
White	Existing ground level
Green	Proposed grade



GENERAL NOTES

- DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENT PROJECT DOCUMENTS
- USE OF THE DRAWING SHALL BE LIMITED TO THAT WHICH IS SPECIFICALLY IDENTIFIED ON THIS DRAWING. ANY OTHER USE IS UNAUTHORIZED.
- THE DRAWING SHALL BE REPRODUCED IN FULL AND IN ORIGINAL FORM AND NOT IN PART.
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Hydrock

PROJECT INFORMATION

PROJECT NO.	C-20315-C
CLIENT	AS SHOWN
DATE	S2
ISSUED FOR	POS
SCALE	AS SHOWN



LEGEND

- EXISTING GROUND LEVEL
- PROPOSED GROUND LEVEL

GENERAL NOTES

- USE OF THE DRAWING SHALL BE LIMITED TO THAT WHICH IS SPECIFICALLY IDENTIFIED ON THIS DRAWING. ANY OTHER USE IS UNAUTHORIZED.
- THE DRAWING SHALL BE REPRODUCED IN FULL AND IN ORIGINAL FORM AND NOT IN PART.

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R533 - Cwmanyn School - Current Site Layout Overlaid on OS Map

28th SEP '23



NTS

R533 - Cwmanyn School - Current Site Layout Overlaid on OS Map

28th SEP '23



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Diolch | Thank you

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Cyngor **Sir Gâr**
Carmarthenshire
County Council

