

Y Pwyllgor
Cynllunio

Planning
Committee

14.11.2019

**RHANBARTH
Y DE**

**AREA
SOUTH**



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

**APPLICATIONS
RECOMMENDED
FOR APPROVAL**



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S/39156



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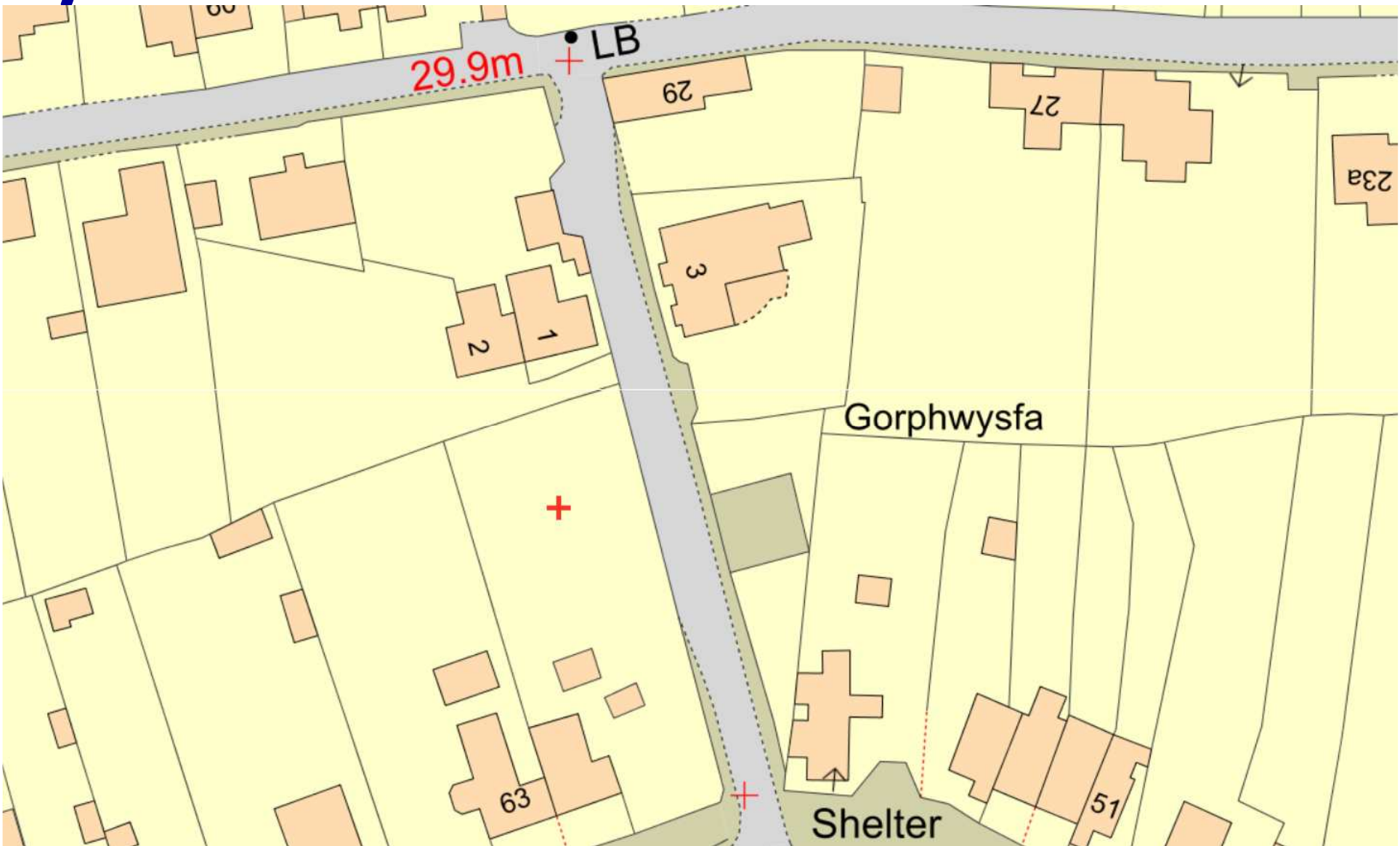
S/39156



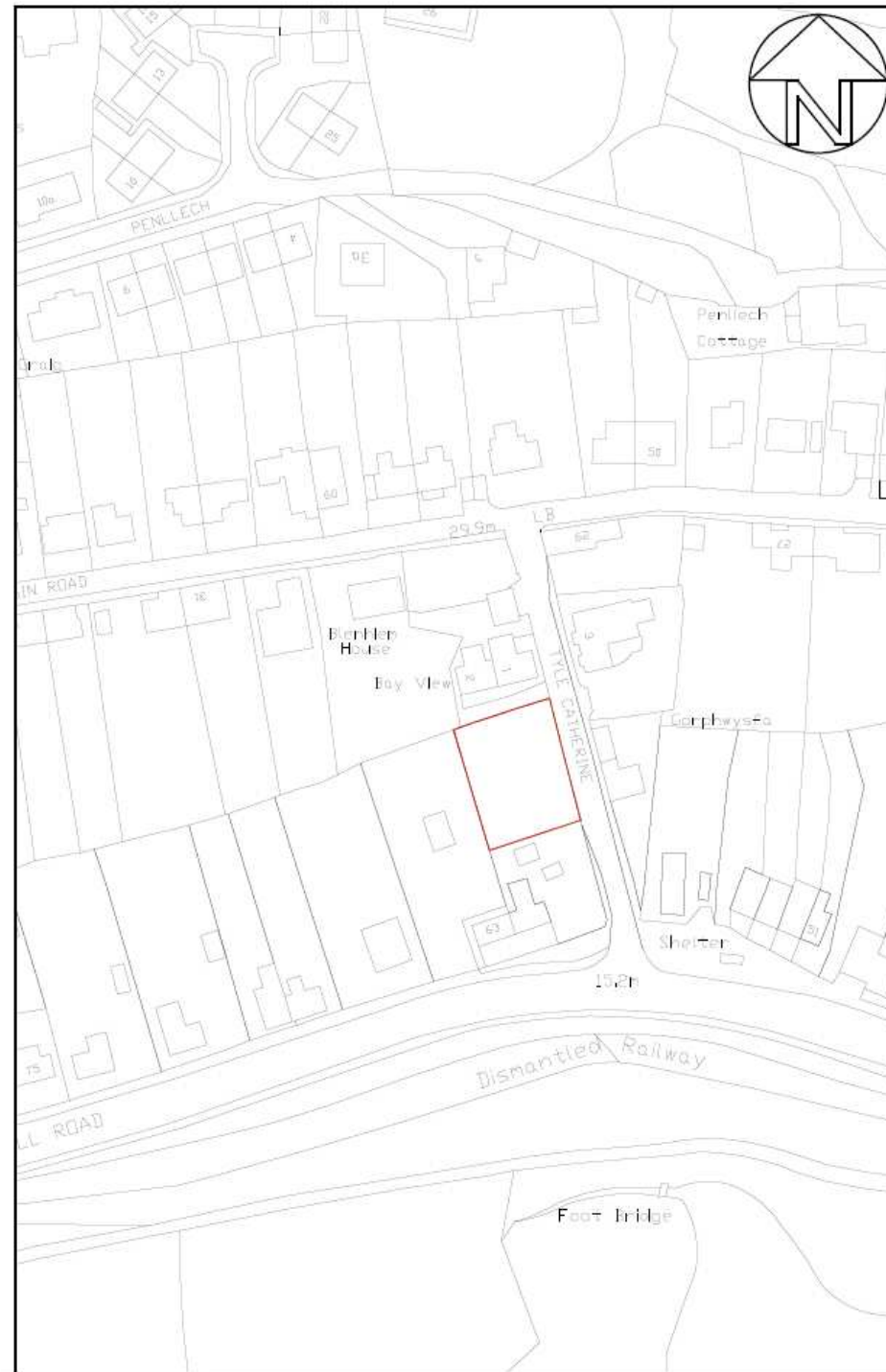
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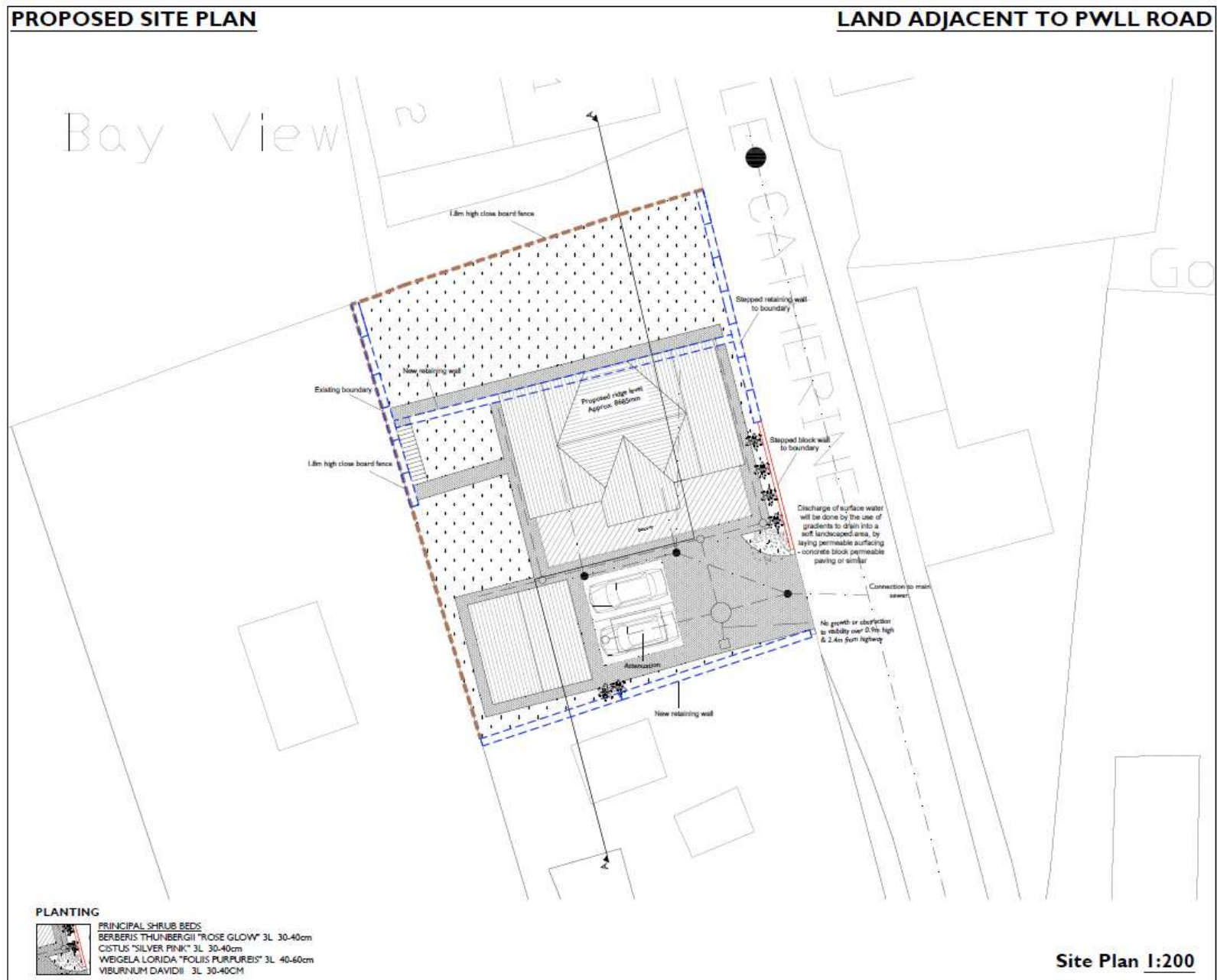
A map of the Gorphwysfa area. A watercourse, shown in blue, runs diagonally from the top left towards the bottom right. At the top left, a red cross marks a point labeled 'LB' with a distance of '29.9m' indicated in red. Buildings are shown as orange shapes, some with numbers: 62, 27, 23a, 3, 1, 2, 63, and 51. A building labeled 'Shelter' is at the bottom right, with an arrow pointing to it. A red cross is also located in the lower-left quadrant. The area is labeled 'Gorphwysfa' in the center.



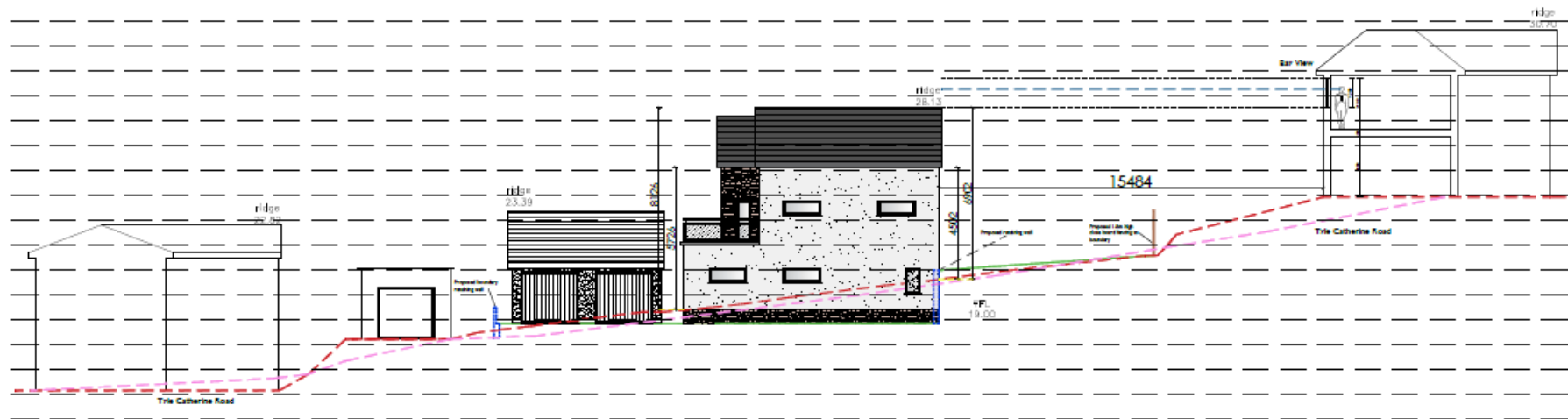
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S/39156



Site Section A-A 1:200

S/39156

PROPOSED FLOOR PLANS & ELEVATIONS

LAND ADJACENT TO PWLL ROAD



Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



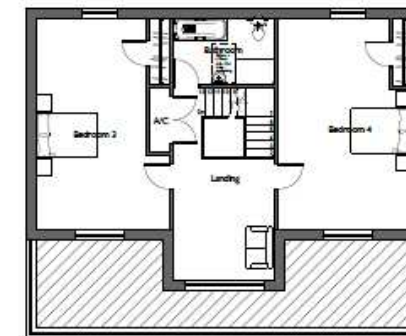
Side Elevation 1:100



Ground Floor Plan 1:100



First Floor Plan 1:100

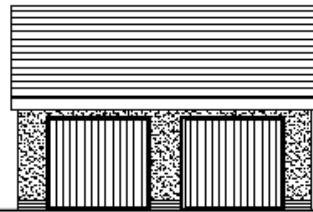


Second Floor Plan 1:100

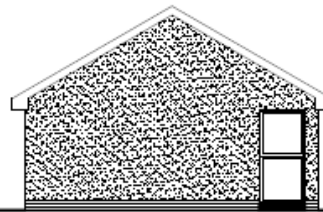
S/39156

PROPOSED GARAGE FLOOR PLAN & ELEVATIONS

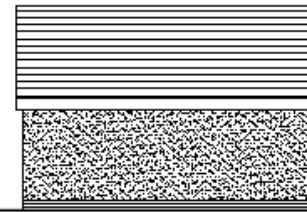
LAND ADJACENT TO PWLL ROAD



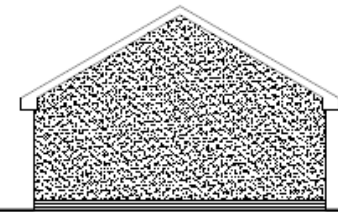
Front Elevation 1:100



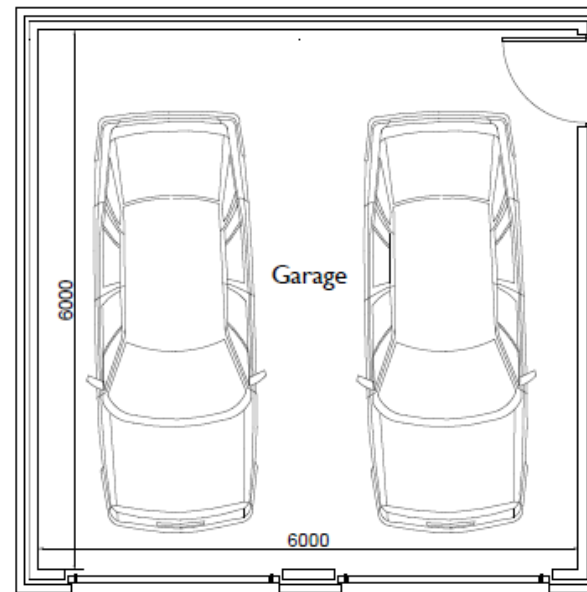
Side Elevation 1:100



Rear Elevation 1:100

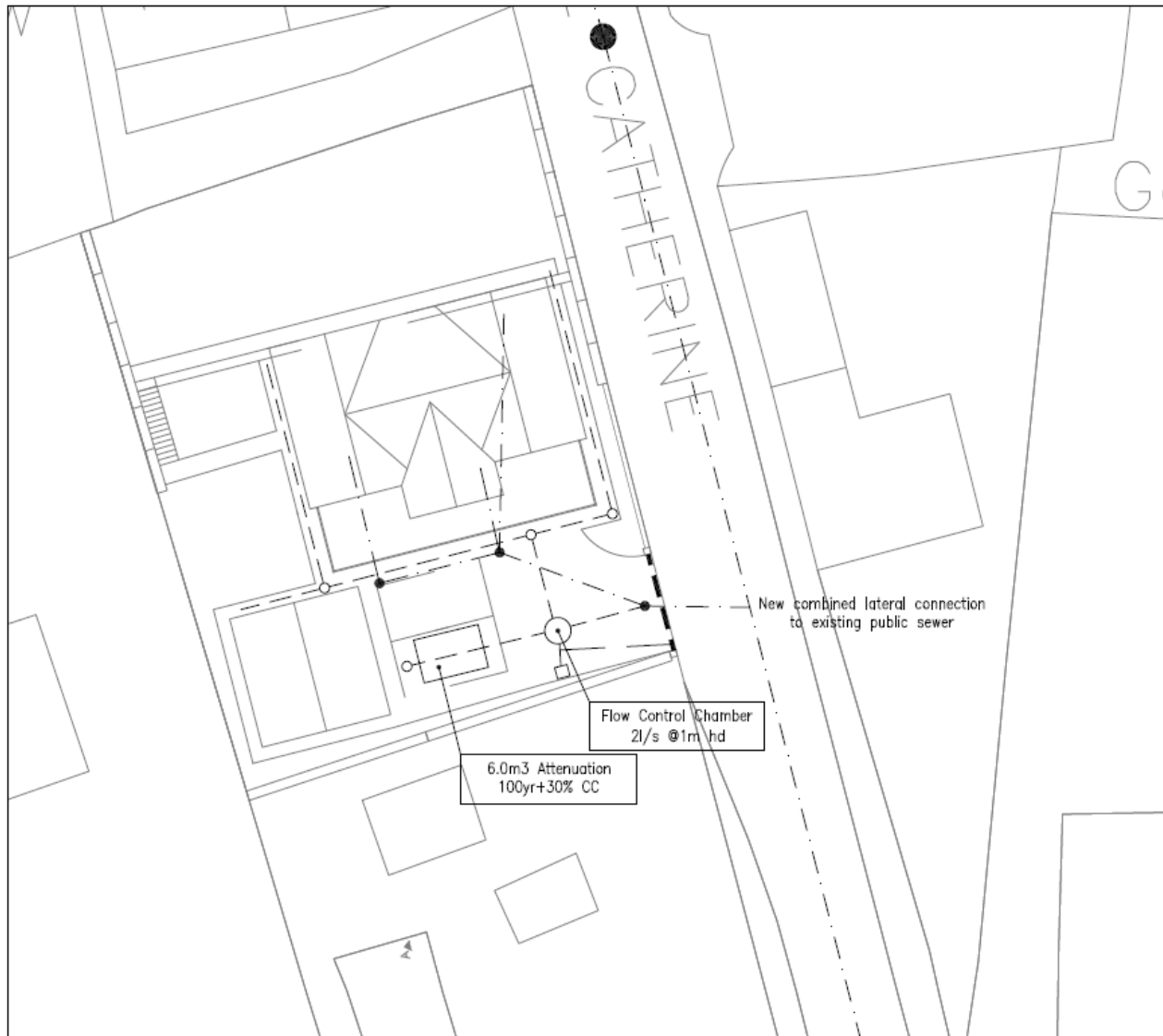


Side Elevation 1:100



Floor Plan 1:50

S/39156



LEGEND	
	Surface water inspection chambers and manhole
	Foul water inspection chambers and manhole
	Sewer to be abandoned
	Drainage Channel
	Yard gully and connection
	Surface water rodding eye
	Rainwater pipe and bottle/back inlet gully
	Foul SVP, SS, WO (See Architects block plans for exact locations)
	Foul back inlet gully

NOTES

1. uPVC inspection chambers to be :
min. 250mm dia. for depths up to 600mm
min. 450mm dia. for depths between 600mm to 1000mm
2. Drainage design and construction is in accordance with 'Sewers for Adoption' 7th Ed, and the requirements of the Statutory Undertaker.
3. Existing invert levels to be checked onsite, and reported to engineer for confirmation.
4. Access chamber covers to be Grade A in highways, Grade B in parking areas and driveways, and Grade C elsewhere.
5. All domestic drainage to be between 1:10 and 1:30 gradient, unless noted otherwise.
6. All proposed pipework to 100mm dia. unless noted otherwise.
7. All spur drainage connections beneath public highway to be 150mm Dia.
8. Please note that the architects drawings are overriding with regard to SVP/RWP locations
9. All adoptable drainage to be Wavin Twin wall or similar approved.
All domestic drainage to be Osma or similar approved

S/39156



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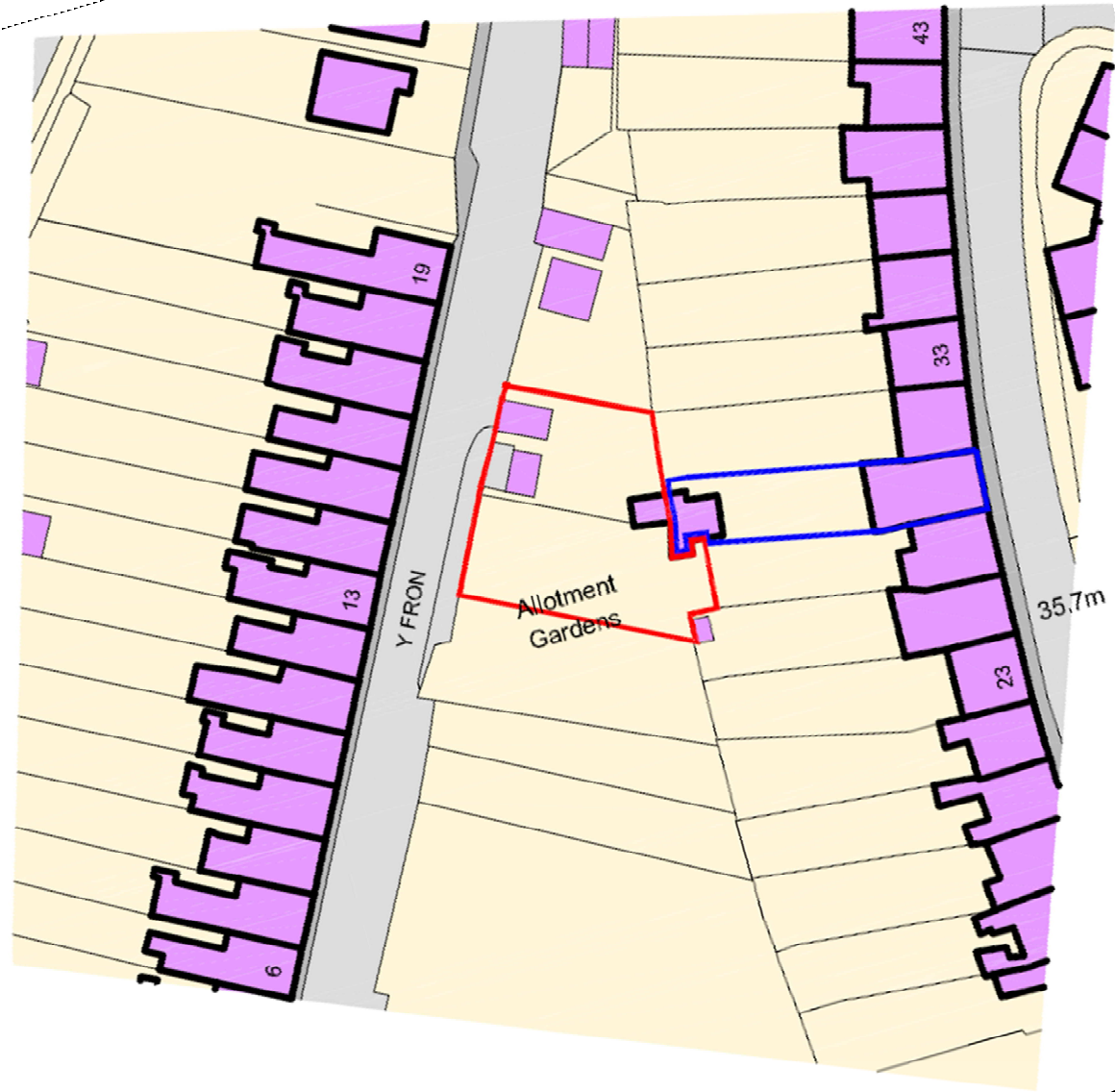
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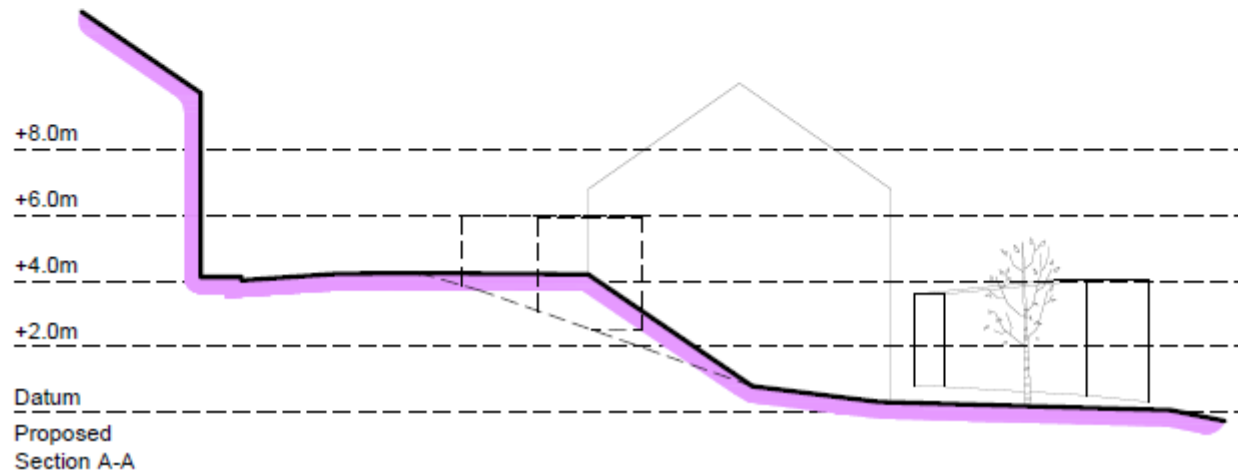
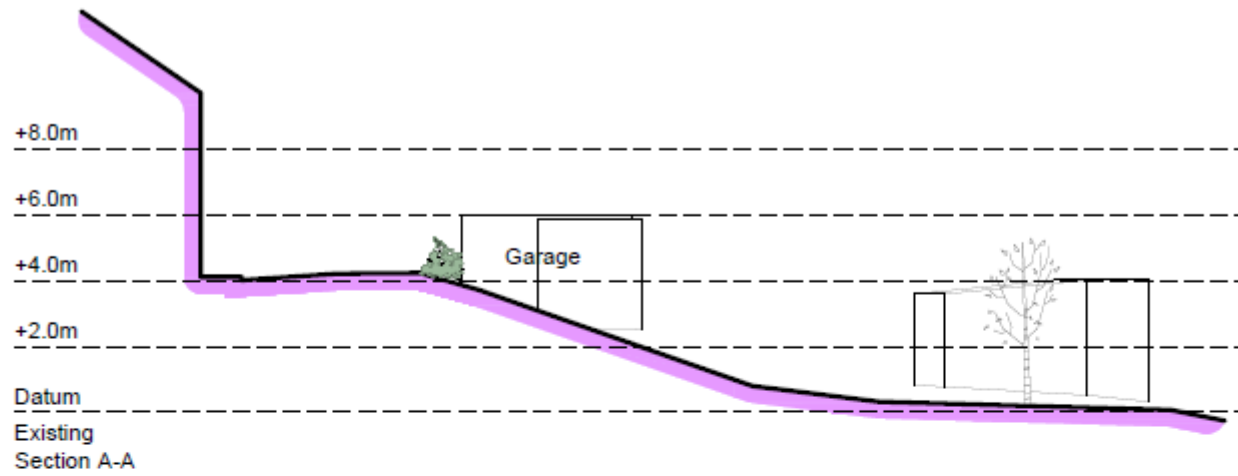


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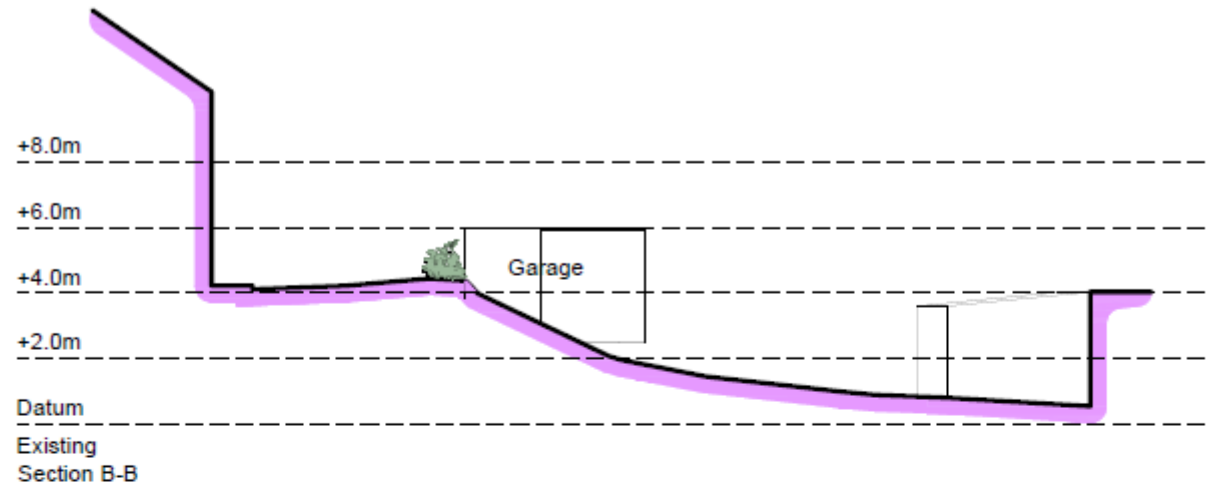
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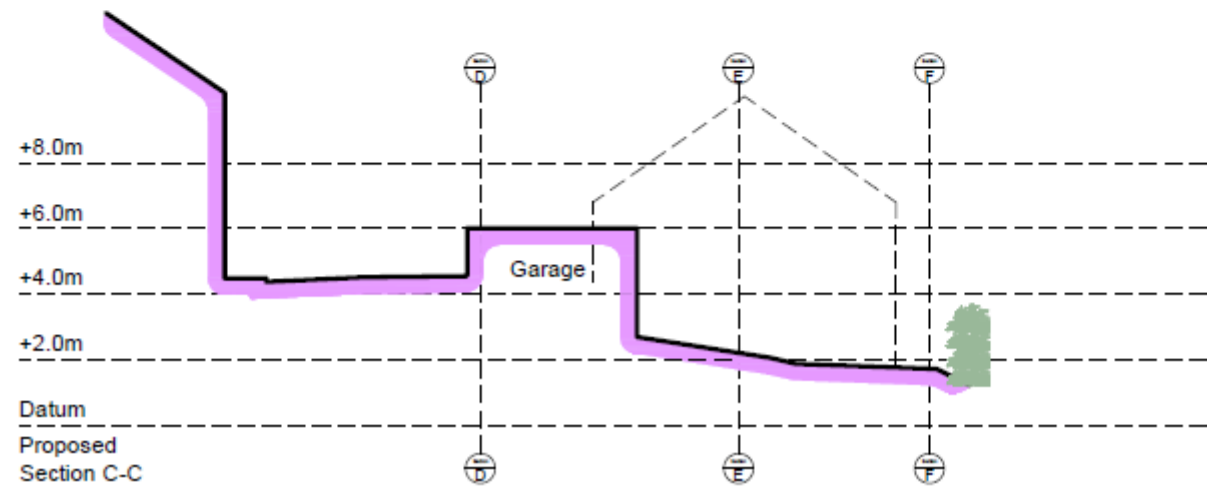
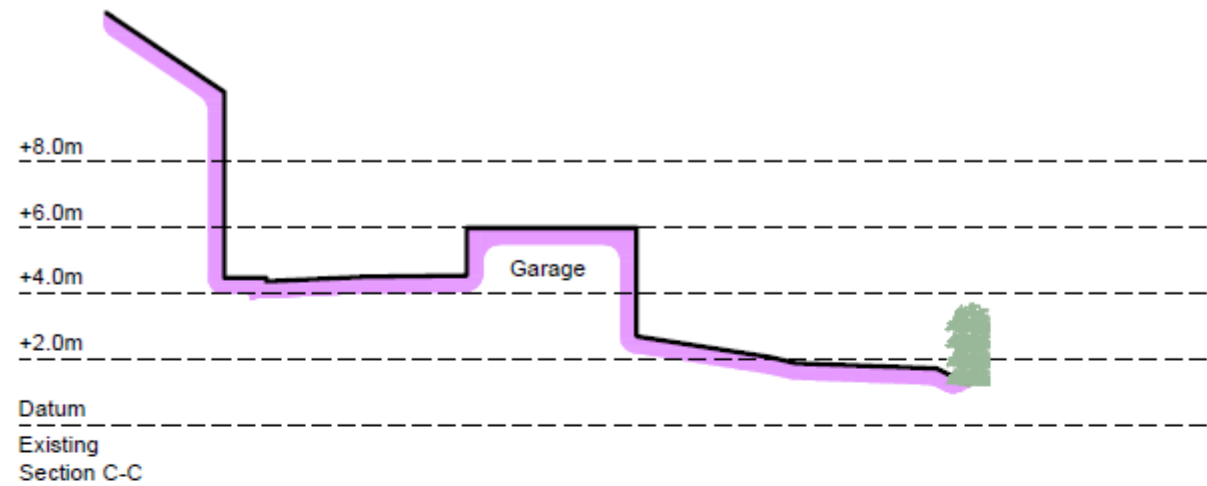
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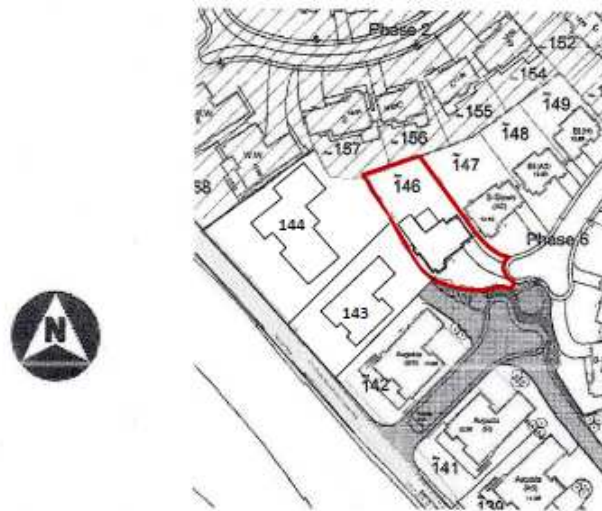
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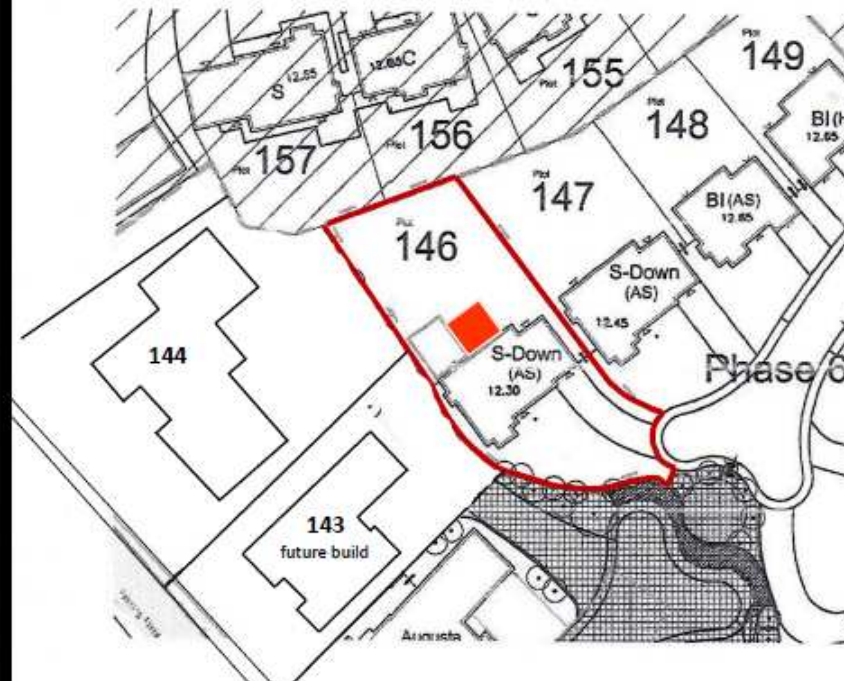
SITE AND BLOCK PLAN RELATING TO 146 PENTRE NICKLAUS, LLANELLI, SA15

Drawing No. 19 / 47 / 08

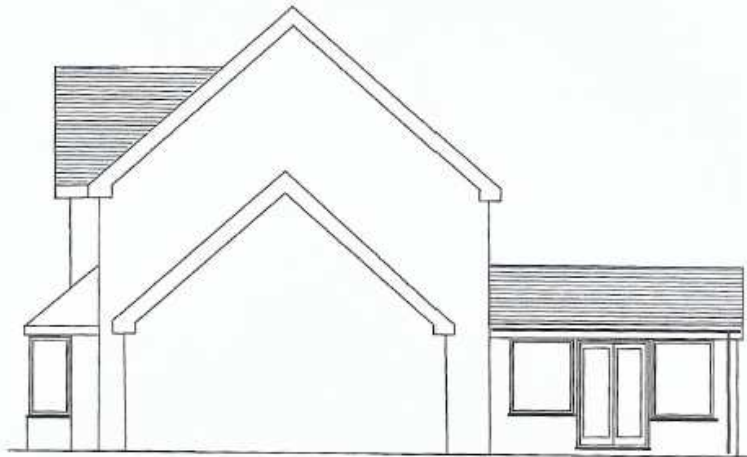
SITE PLAN SCALE 1 : 1250



BLOCK PLAN SCALE 1 : 500



S/39430



Existing Side Elevation



Existing Rear Elevation

Proposed kitchen extension at
146 Pentre Nicklaus, Llanelli SA15 2AF

Scale 1 : 100
Drawing Number 19 / 47 / 03

S/39430



Existing Front Elevation



Existing Side Elevation

Proposed kitchen extension at
146 Pentre Nicklaus, Llanelli SA15 2AF

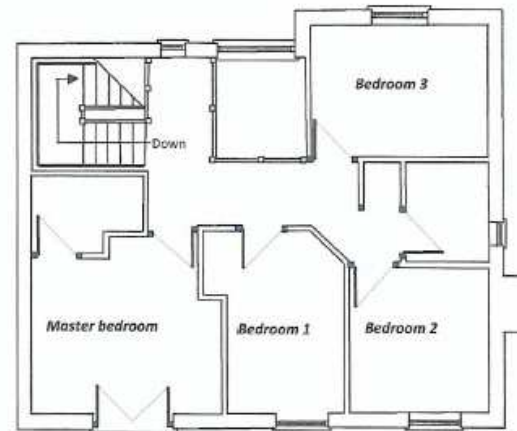
Scale *1 : 100*

Drawing Number *19 / 47 / 02*

S/39430



Existing Ground Floor Plan

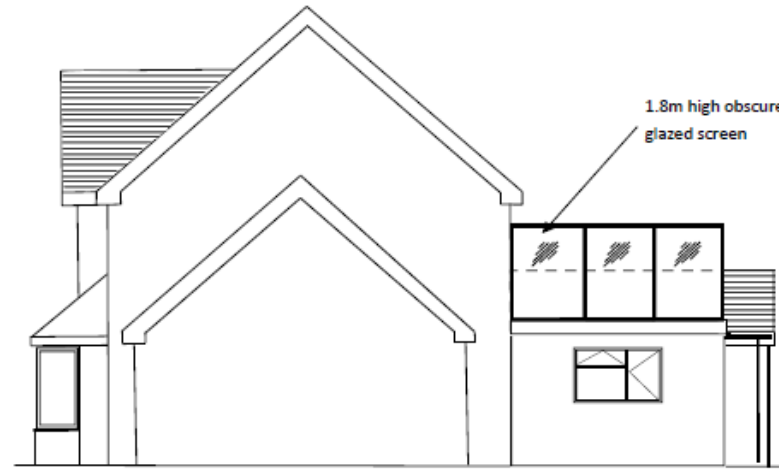


Existing 1st Floor Plan

Proposed kitchen extension at
146 Pentre Nicklaus, Llanelli SA15 2AF

Scale 1 : 100
Drawing Number 19 / 47 / 01

S/39430



Proposed Side Elevation



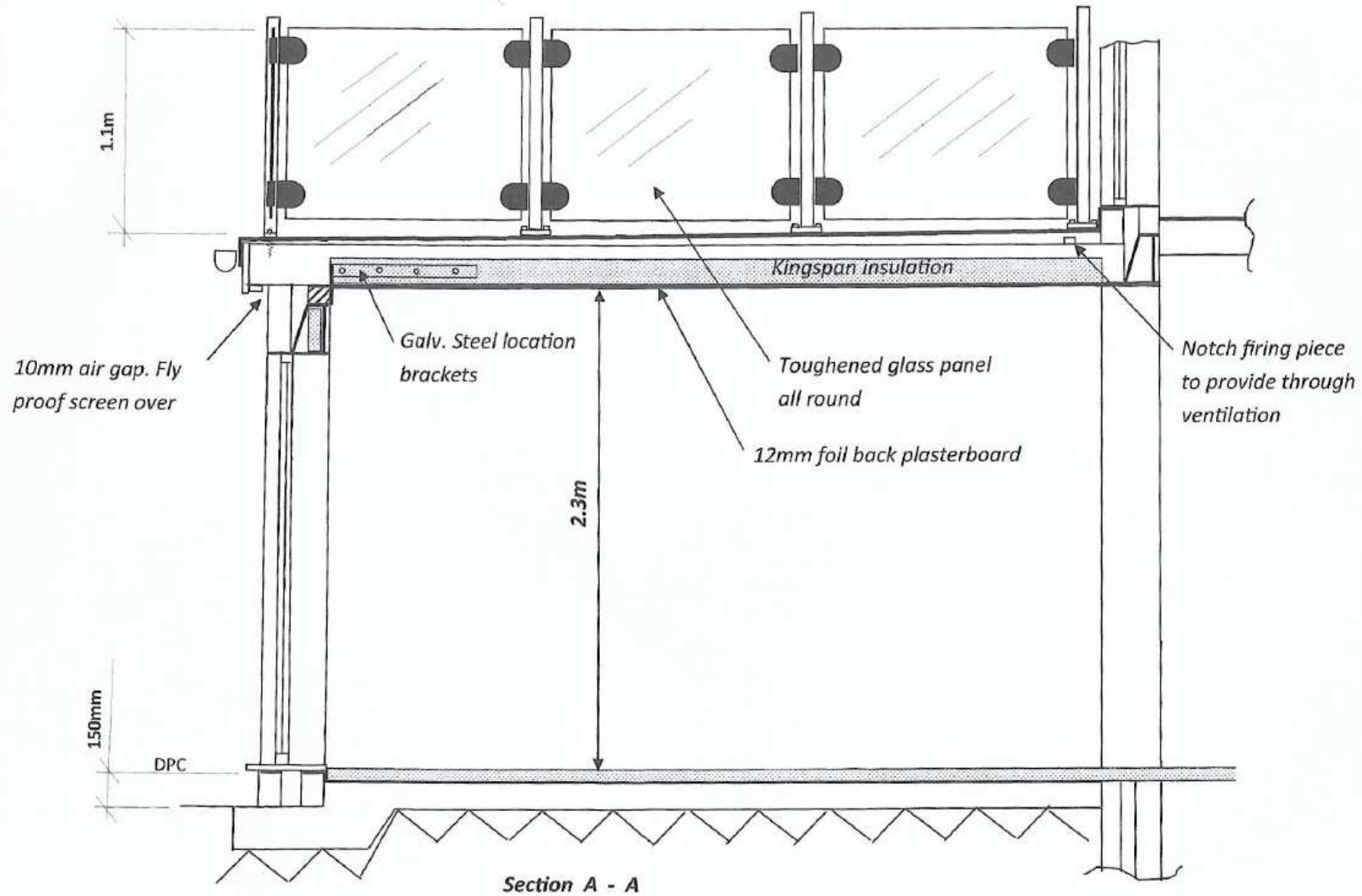
Proposed Rear Elevation

Proposed kitchen extension at

146 Pentre Nicklaus, Llanelli SA15 2AF

Scale 1 : 100

Drawing Number 19 / 47 / 04b



Proposed kitchen extension at
146 Pentre Nicklaus, Llanelli SA15 2AF

Scale 1 : 25
Drawing Number 19 / 47 / 06

S/39430



Proposed Ground Floor Plan

The proposed extension is to be built on existing foundations laid during the construction of the main house in order to accommodate a future kitchen extension. The area is currently used as an external patio with flag stones which will be removed to reveal the structure of the foundations and therefore the dimensions shown above could alter slightly to suit the design conditions.

An assessment will be made at this time as regards to the suitability of the foundations to comply with the current building regulations and structural soundness

Proposed kitchen extension at

146 Pentre Nicklaus, Llanelli SA15 2AF

Scale 1 : 100

Drawing Number 19 / 47 / 05

S/39430



Proposed 1st Floor Plan

*Proposed kitchen extension at
146 Pentre Nicklaus, Llanelli SA15 2AF*

Scale 1 : 100

Drawing Number 19 / 47 / 09

S/39430



S/39430



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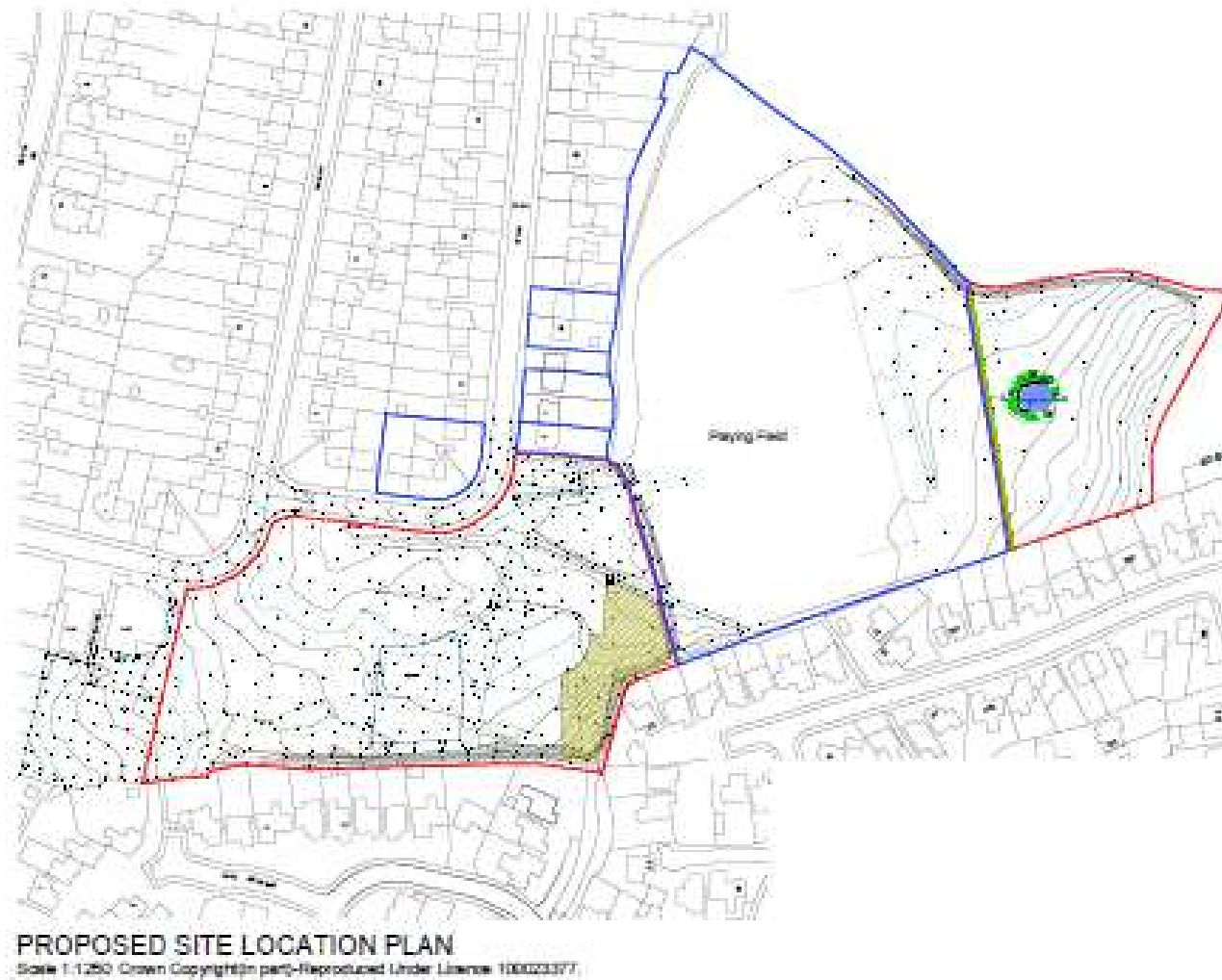
S/39538



S/39538



S/39538



Site plan of the proposed development at 1000 West 10th Street. The plan shows the layout of the buildings, parking spaces, and landscaping. The development is bounded by 10th Street to the north, 11th Street to the south, and 10th Avenue to the east. The site is divided into several blocks, each containing a row of buildings. The buildings are labeled with their addresses and the number of units. The parking spaces are located along the streets and within the blocks. The landscaping is indicated by green areas and symbols for trees and shrubs.

S/39538

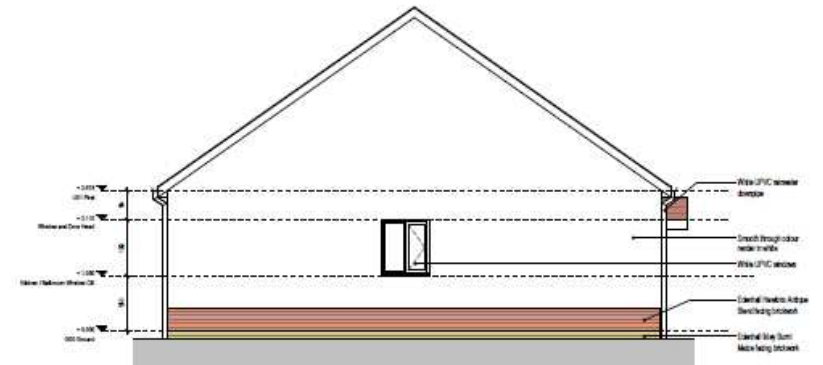


Previously approved site layout under original permission reference.
S/36465

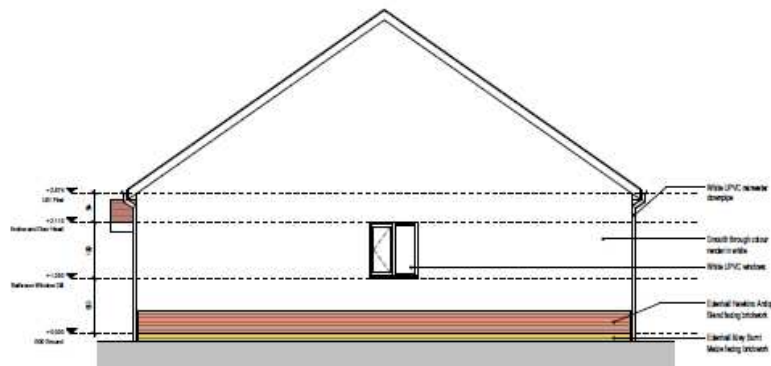
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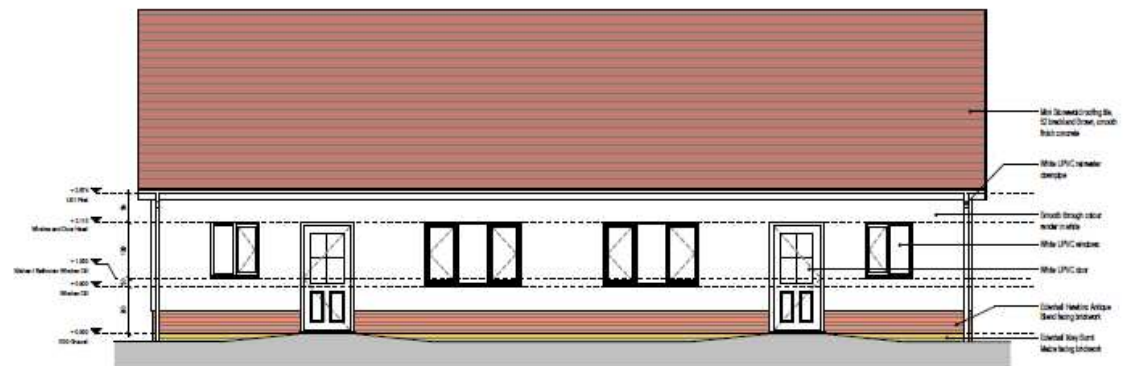
Front Elevation



Side Elevation 1

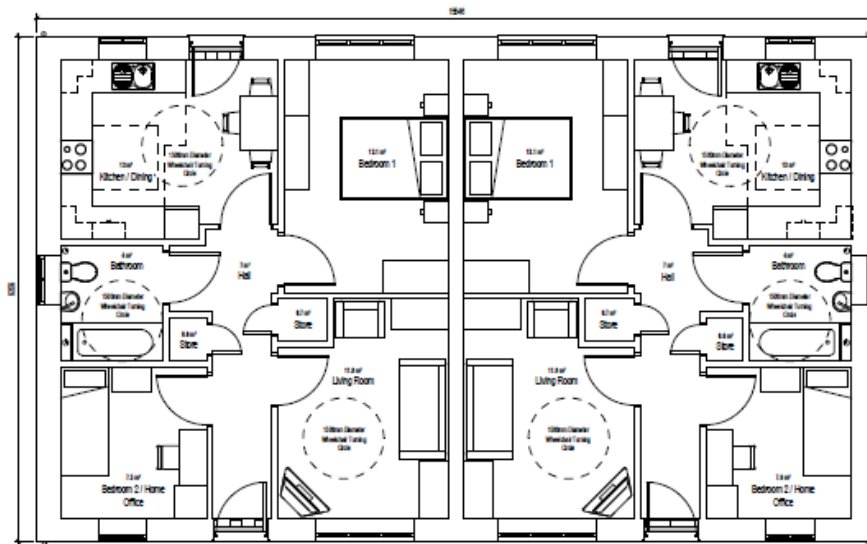


Side Elevation 2

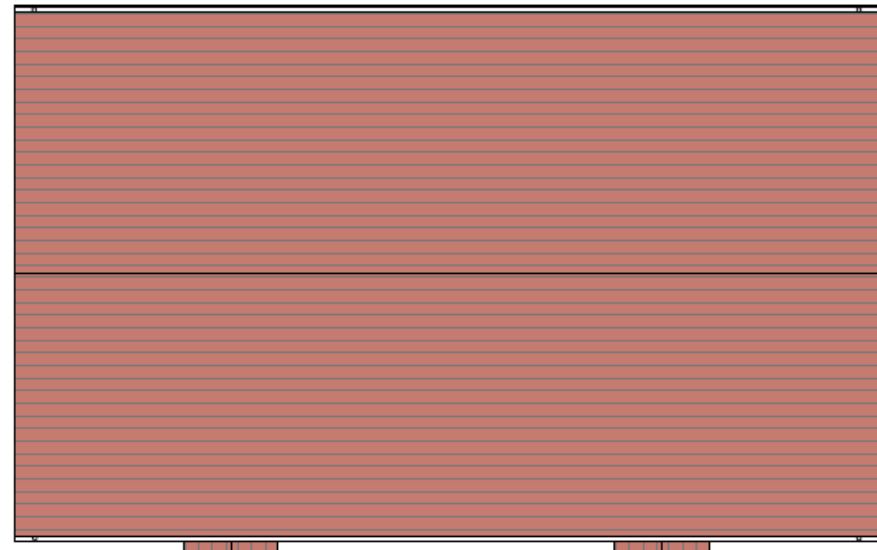


Rear Elevation

S/39538



Proposed Ground Floor Plan



Proposed Roof Plan

Architectural drawings showing the front and side elevations of a two-story house.

01 Front Elevation

Labels for Front Elevation:

- 10'0" (3'0" Min)
- 10'0" (3'0" Max)
- 100' Ground
- White UPVC window
- Horizontal Wood in Direction Oak
- Smooth through colour render in white
- White UPVC window frame
- White UPVC window
- White UPVC door
- Central Window Airlock (Self-closing device)

03 Side Elevation

Labels for Side Elevation:

- 10'0" (3'0" Min)
- 10'0" (3'0" Max)
- 100' Ground



S/39538



S/39538



S/39538



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**EITEMAU
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**ADDITIONAL
ITEMS FOR
DECISION**



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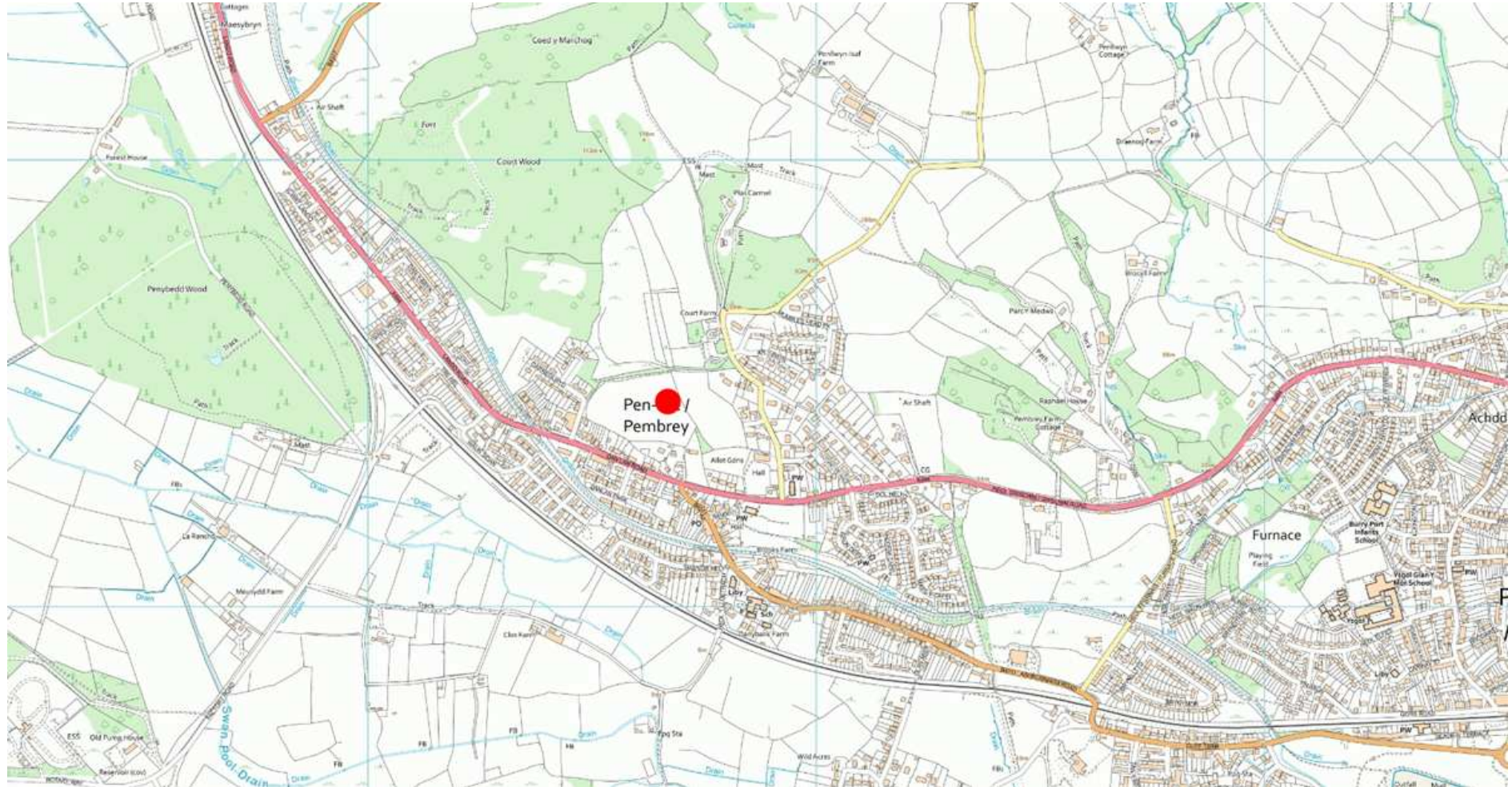
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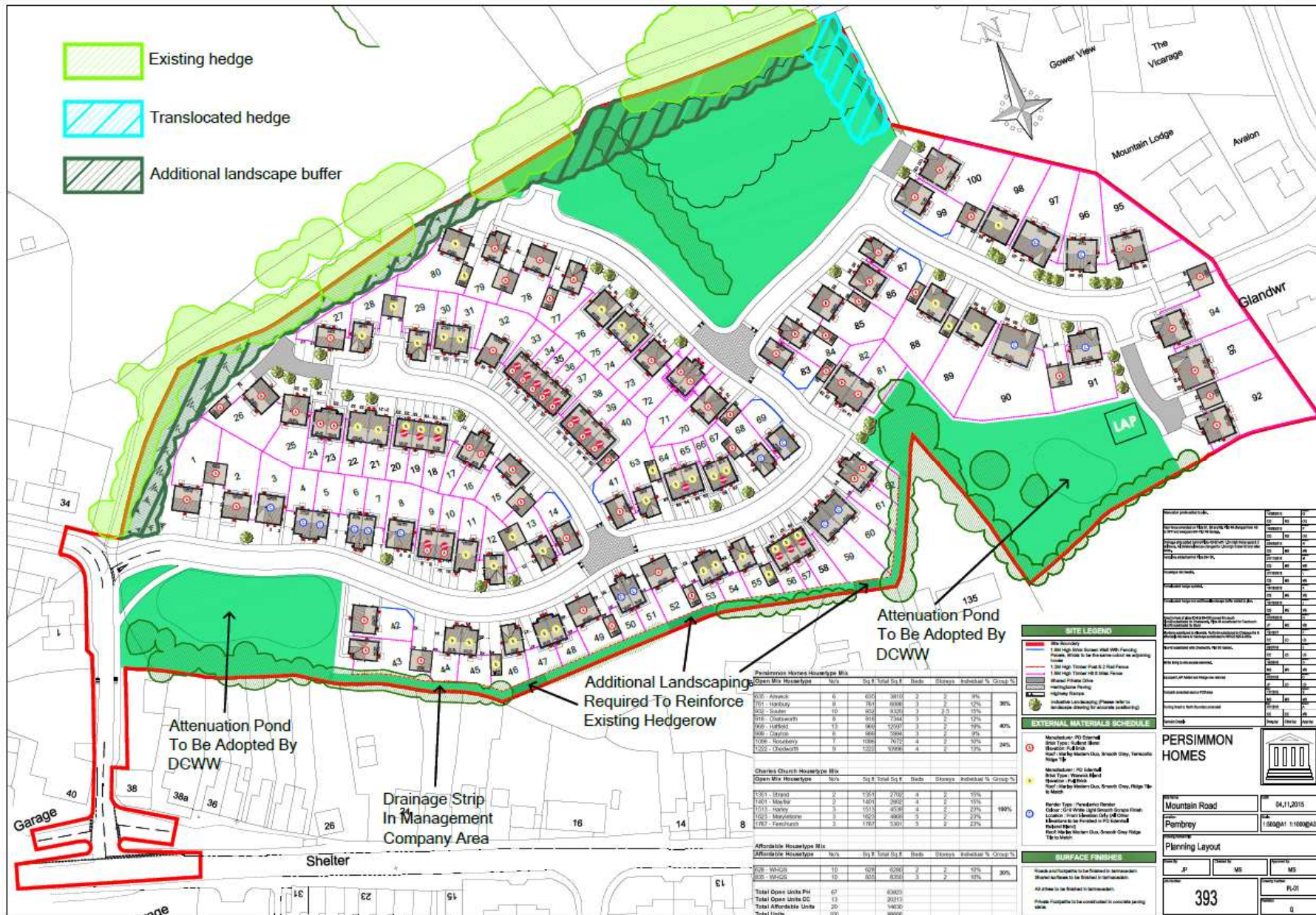
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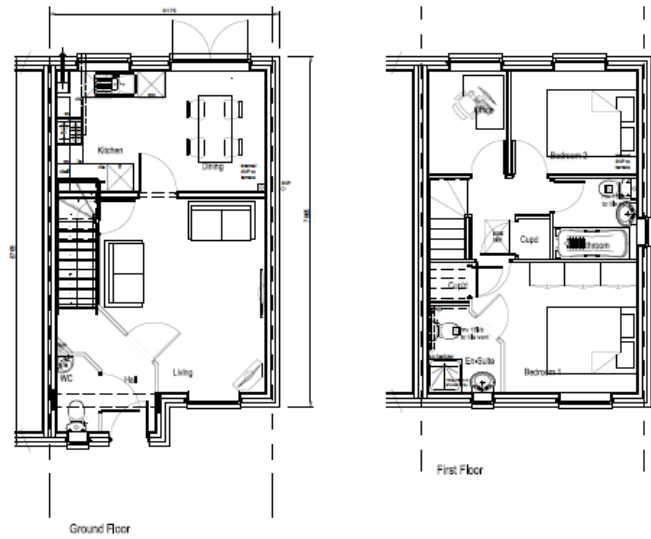
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S/21597



PERSIMMON
HOMES



761sqft	
Hanbury (Village)	240413
HB-WD16	50@A1, 100@A3
Plans & Elevations (Planning)	
	Rev W

S/21597



S/21597



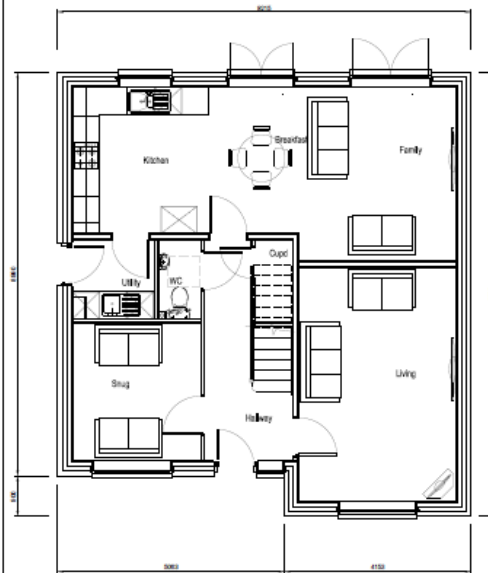
Front Elevation



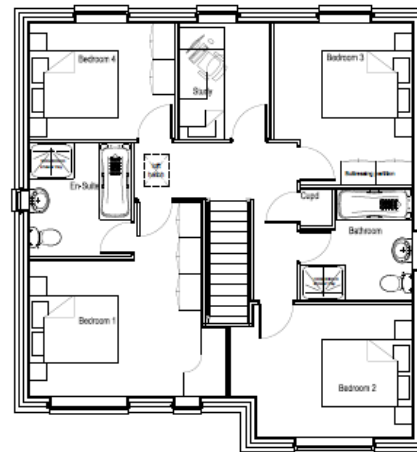
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan



Side Elevation



Charles Church

1623sqft	
Marylebone	221113
ME-WD10	50@A1, 100@A3
Plans & Elevations (Planning)	
	Rev H

S/21597



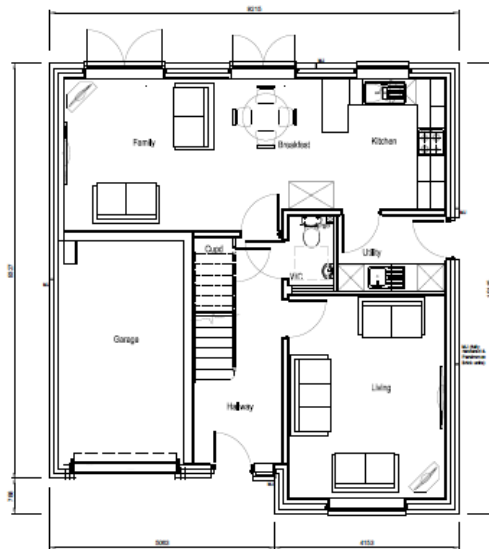
Front Elevation



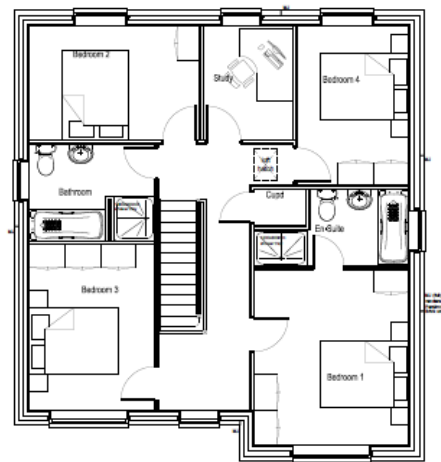
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan



Side Elevation



1513sqft	
Harley	221113
HY4WD10	50@A1, 100@A3
Plans & Elevations (Planning)	
	Rev N

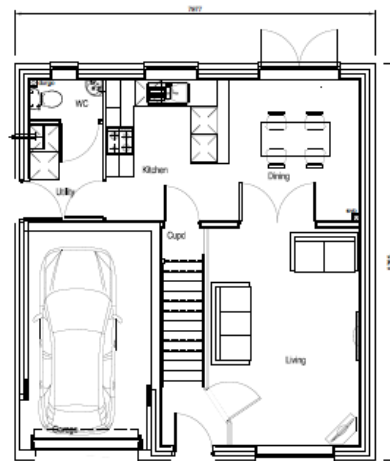
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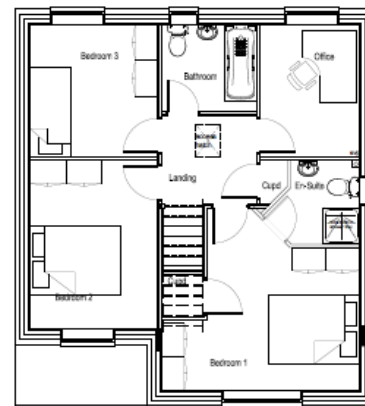
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S/21597



Ground Floor Plan



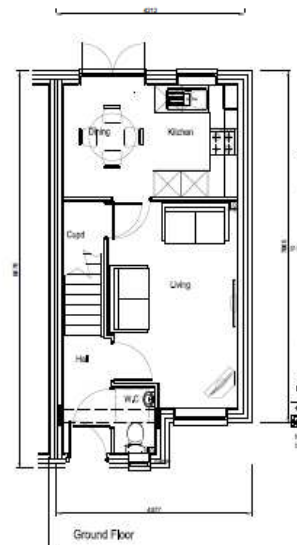
First Floor Plan

PERSIMMON
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1098sqft	
Roseberry (Village)	190613
RS-WD16	50@A1, 100@A3
Plans & Elevations (Planning)	
	Rev U

S/21597



Rev A: Draft of house elevation 10.11.18 MPP
 Rev B: Finalised elevation to the 10.11.18 MPP
 Rev C: Bedroom 1 window height corrected on basis 1000mm width
 Rev D: Window width corrected on basis 1000mm width
 Rev E: Window height corrected on basis 1000mm width
 Rev F: Window height corrected on basis 1000mm width
 Rev G: Window height corrected on basis 1000mm width
 Rev H: Window height corrected on basis 1000mm width
 Rev I: Window height corrected on basis 1000mm width
 Rev J: Window height corrected on basis 1000mm width
 Rev K: Window height corrected on basis 1000mm width
 Rev L: Window height corrected on basis 1000mm width

PERSIMMON
HOMES



638sqft	
The Alnwick (Village)	10/25/13
AN-WD16	600x1100x100
Plans & Elevations (Planning)	
	Rev L

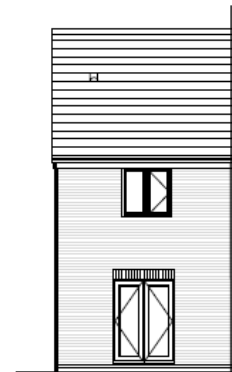
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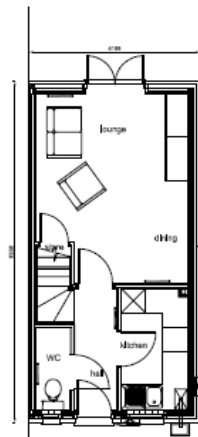
Front Elevation



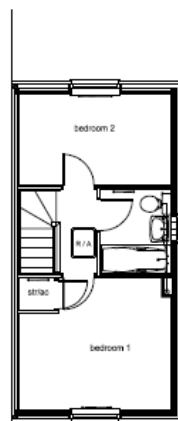
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

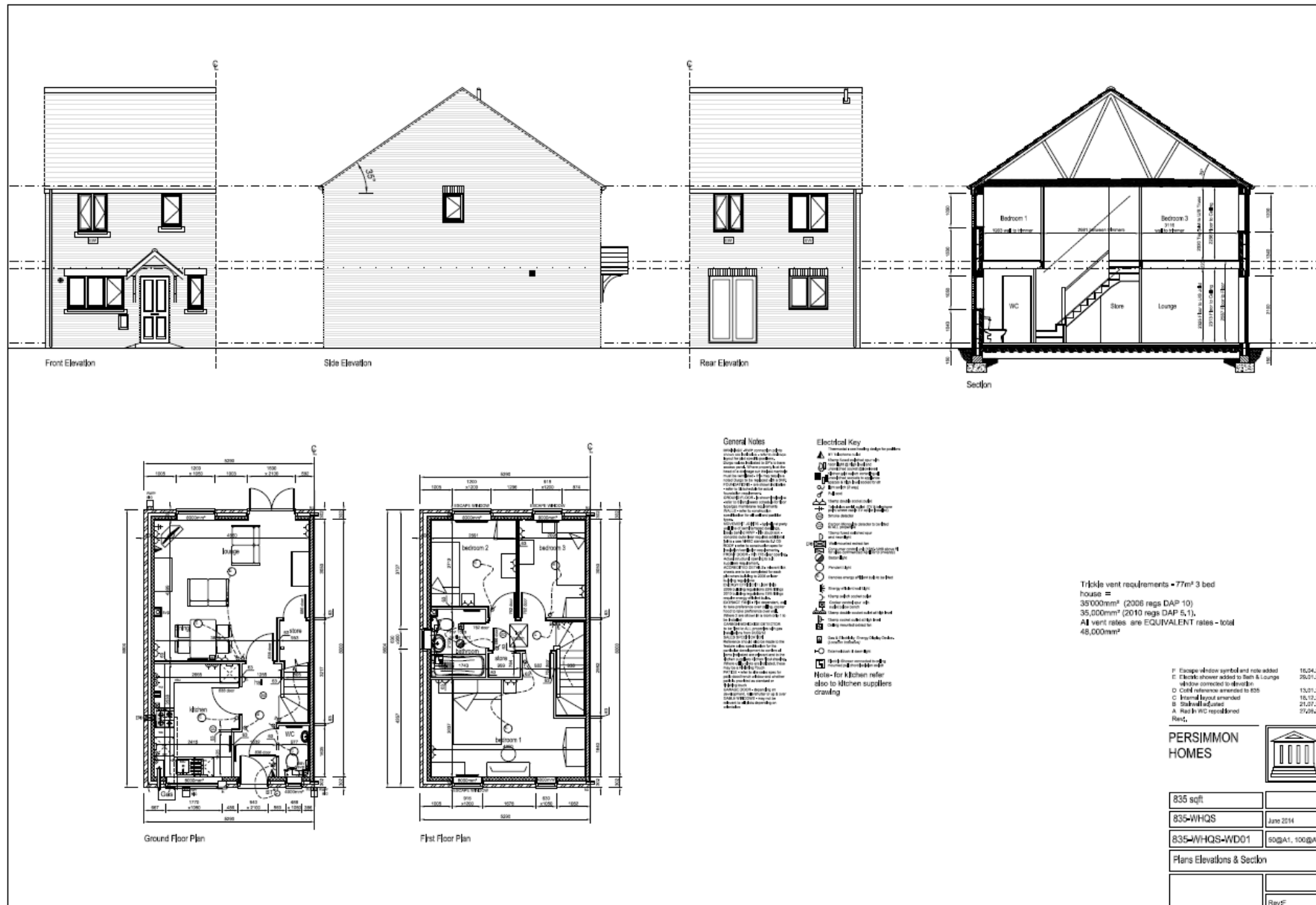
[illegible]

PERSIMMON
HOMES



628 sqft	
628 - WHQS	060612
628-WHQS-WD01	50@A1, 100@A3
Plans & Elevations (Planning)	
	Rate / -

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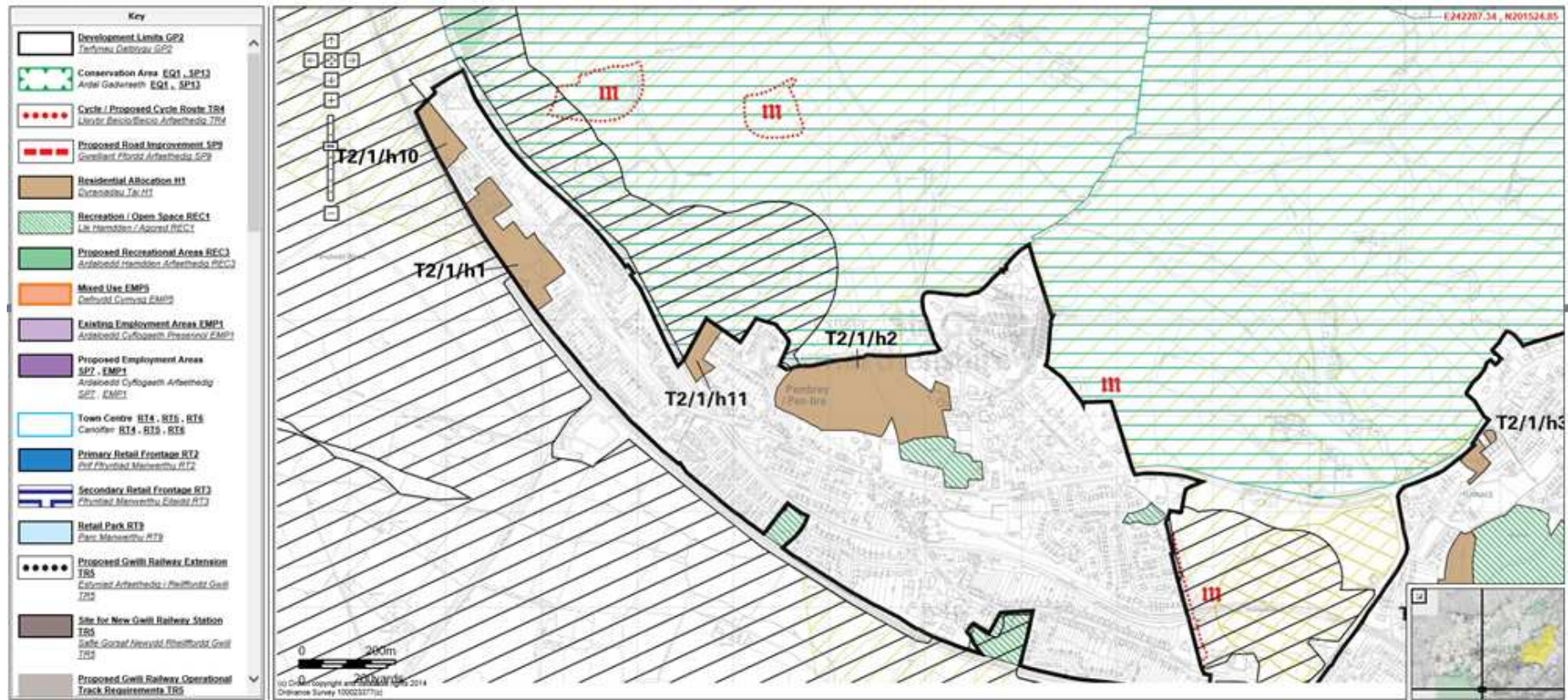
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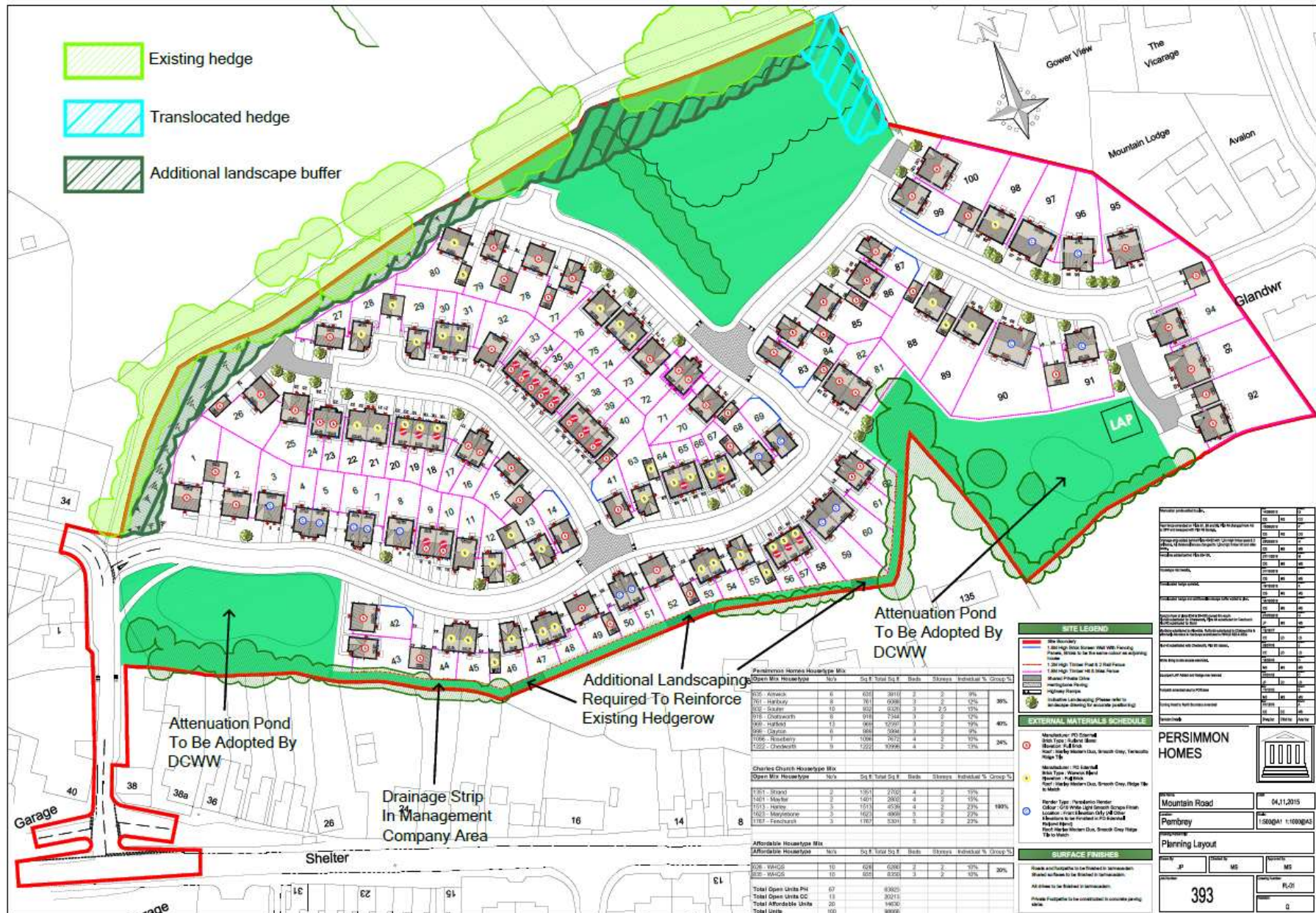
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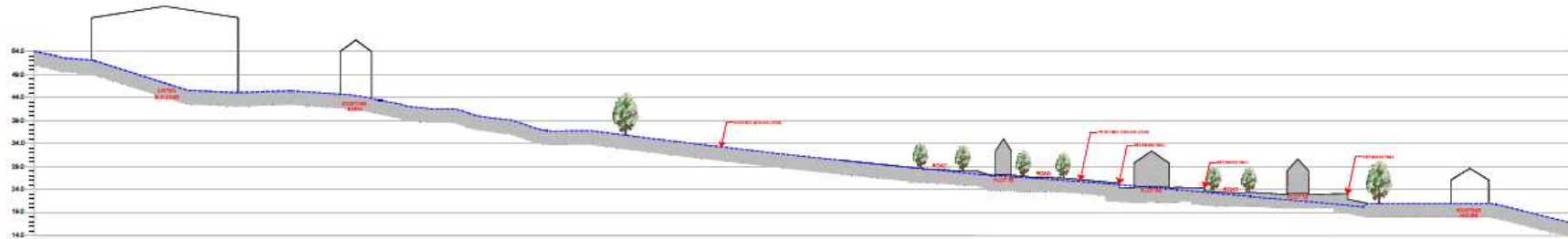
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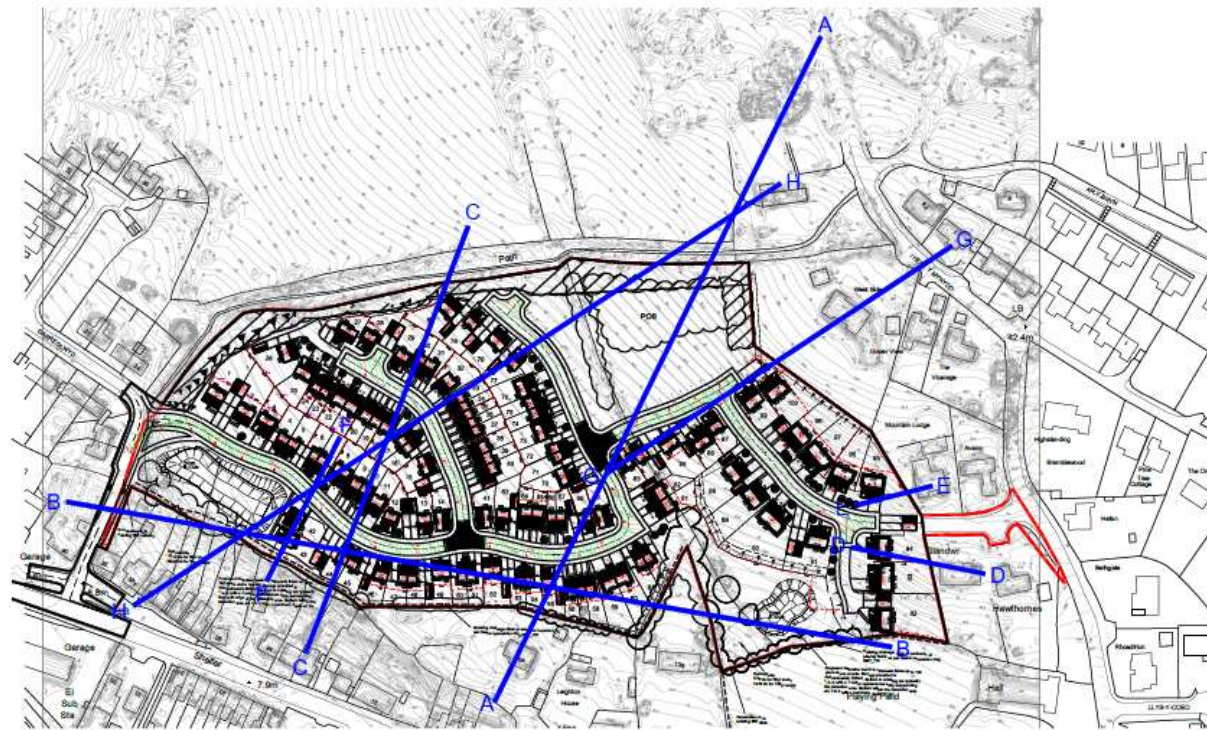
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S/21597



SECTION A-A



Please complete in accordance with the following guidelines: Please use black ink, 12 point font, double line spacing.		Date 01/06/18	Page 27	No. 000
Please attach: 1. A copy of the title deed. 2. A copy of the title deed. 3. A copy of the title deed.		Date 01/06/18	Page 27	No. 000
Please attach: 1. A copy of the title deed. 2. A copy of the title deed. 3. A copy of the title deed.		Date 01/06/18	Page 27	No. 000



PERSIMMON

Together, we make a home

Address

Mountain Road

Pembrey

Date

27/05/2018

Section

Section A/A

Legal

Legal: 11/03/2018

CG

JP

MS

###

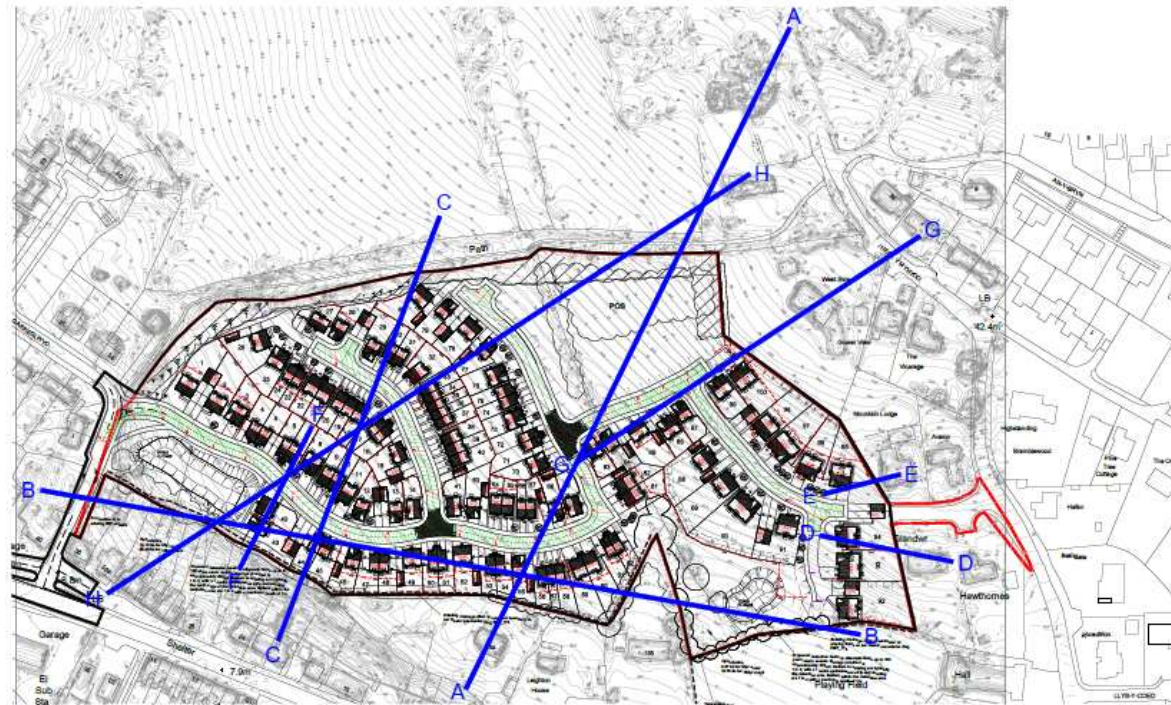
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MOUNTAIN ROAD - SITE SECTIONS

S/21597



SECTION H-H



Customer's telephone in accordance with station's operating instructions		251 1000 251 1000	251 1000 251 1000
Station address		251 1000 251 1000	251 1000 251 1000



PERSIMMON

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Name Mountain Road	Date 27/06/2018
Property Pembrey	Layout - 11/20/2018 20000101

Section H-H

CG	JP	MS
----	----	----



PERSIMMON

Together, we make a home

MOUNTAIN ROAD - SITE SECTIONS

S/21597



Image EDP 5: Representative view of Court Farmhouse looking south from the bridleway running up the hillside from Heol y Mynydd; here illustrating the experience of the building, the screening effect of the mature trees defining Mucky Lane and the focus on the distant views of Burry Inlet in the background (in spite of the low cloud).

S/21597



Image EDP 6: Representative view of Court Farm from the top of the hill to the north, here showing the extent to which the mature trees defining Mucky Lane visually separate the two listed buildings from the site area beyond.

S/21597



Image EDP 7: Long range view looking north east from the end of Factory Road, illustrating the extent to which the buildings of Court Farm stand separate from the village and the degree of visual separation between the site and the listed buildings which the mature trees on Mucky Lane serve to maintain.

S/21597



Image EDP 8: A slightly closer view of the listed buildings from Factory Road, here showing the farm complex set within a well wooded landscape, but also the nature and appearance of substantial modern dwellings in its immediate surroundings.

S/21597



Image EDP 12: Typical view looking north east towards Court Farm from the western field within the site, here not only illustrating the screening effect of the mature trees along Mucky Lane, but also the scale of the existing residential dwellings which stand adjacent to the site's eastern edge and where the roofs can be experienced projecting above the internal hedgerow.

S/21597



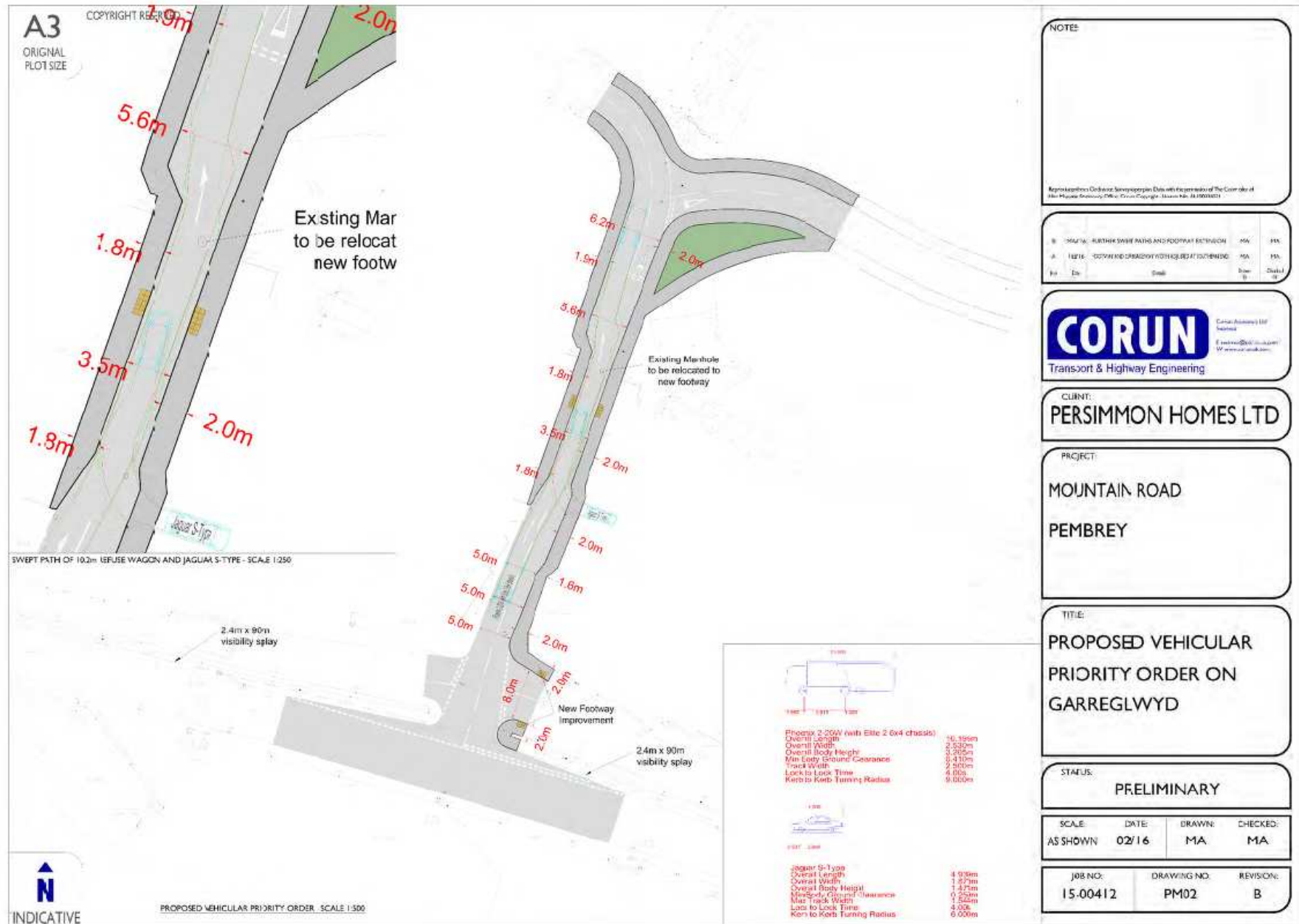
Image EDP 13: Typical view looking north-north east from within the eastern field at the site, and showing clearly the screening effect of the trees on Mucky Lane, but also the scale of the existing residential dwellings adjoining the eastern fringe.

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Image EDP 14: A close-up of the view of Court Farm from the northern edge of the eastern field at the site, where one single chimneystack can be identified through the vegetation.

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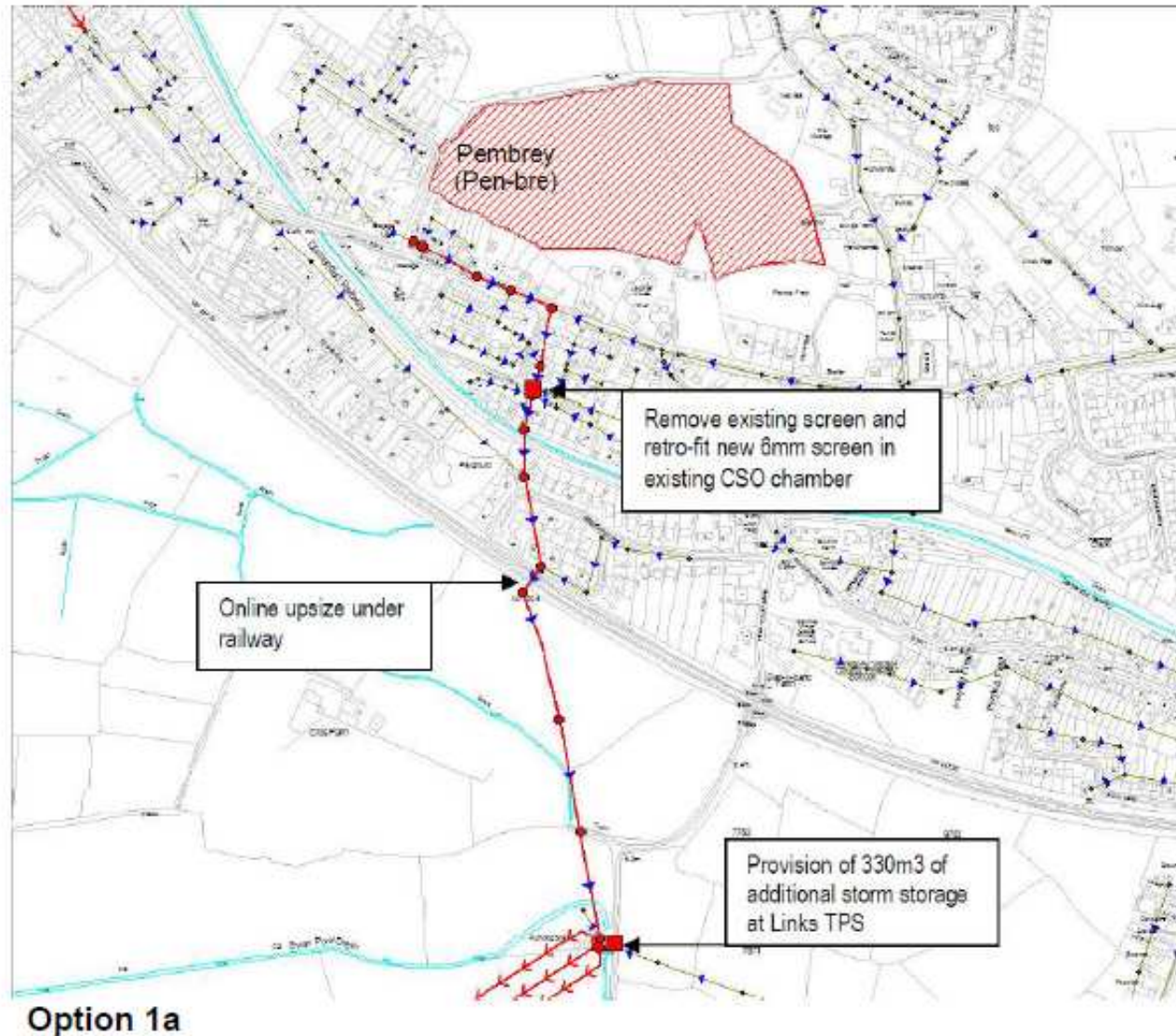


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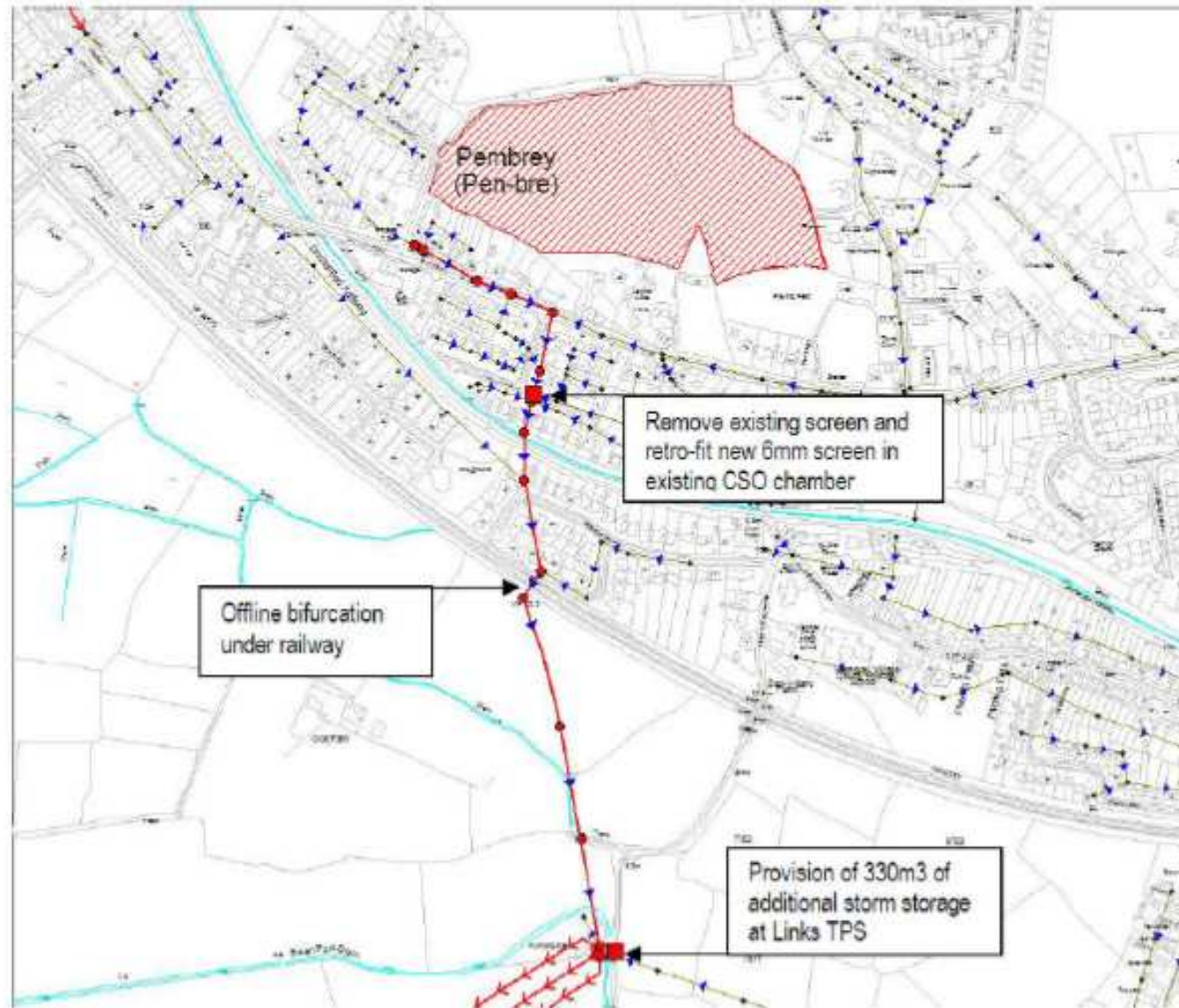


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- Options 1a and 1b – Online Sewer Upsize with Offline Storage at Links Pump Station



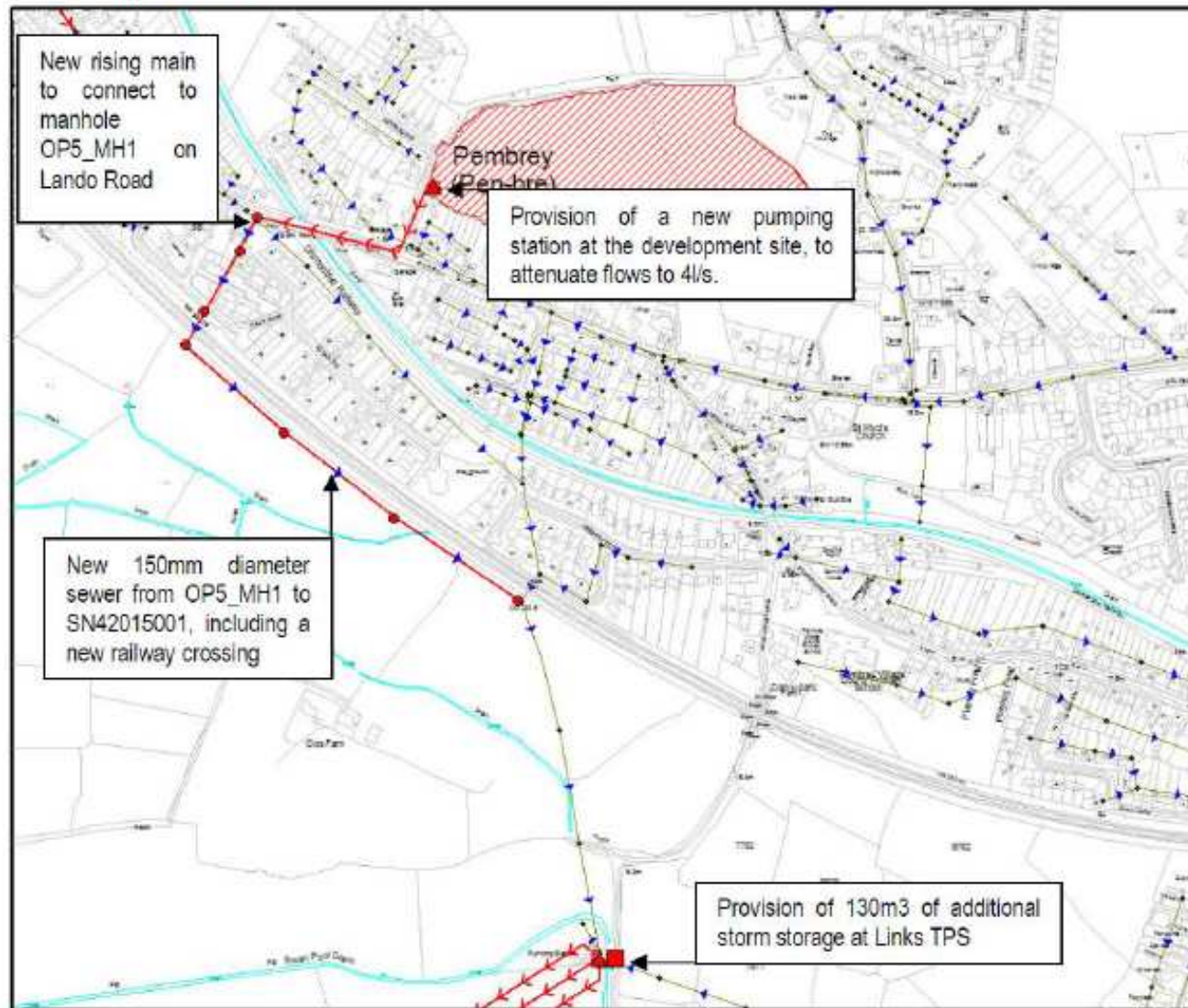
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Option 1b

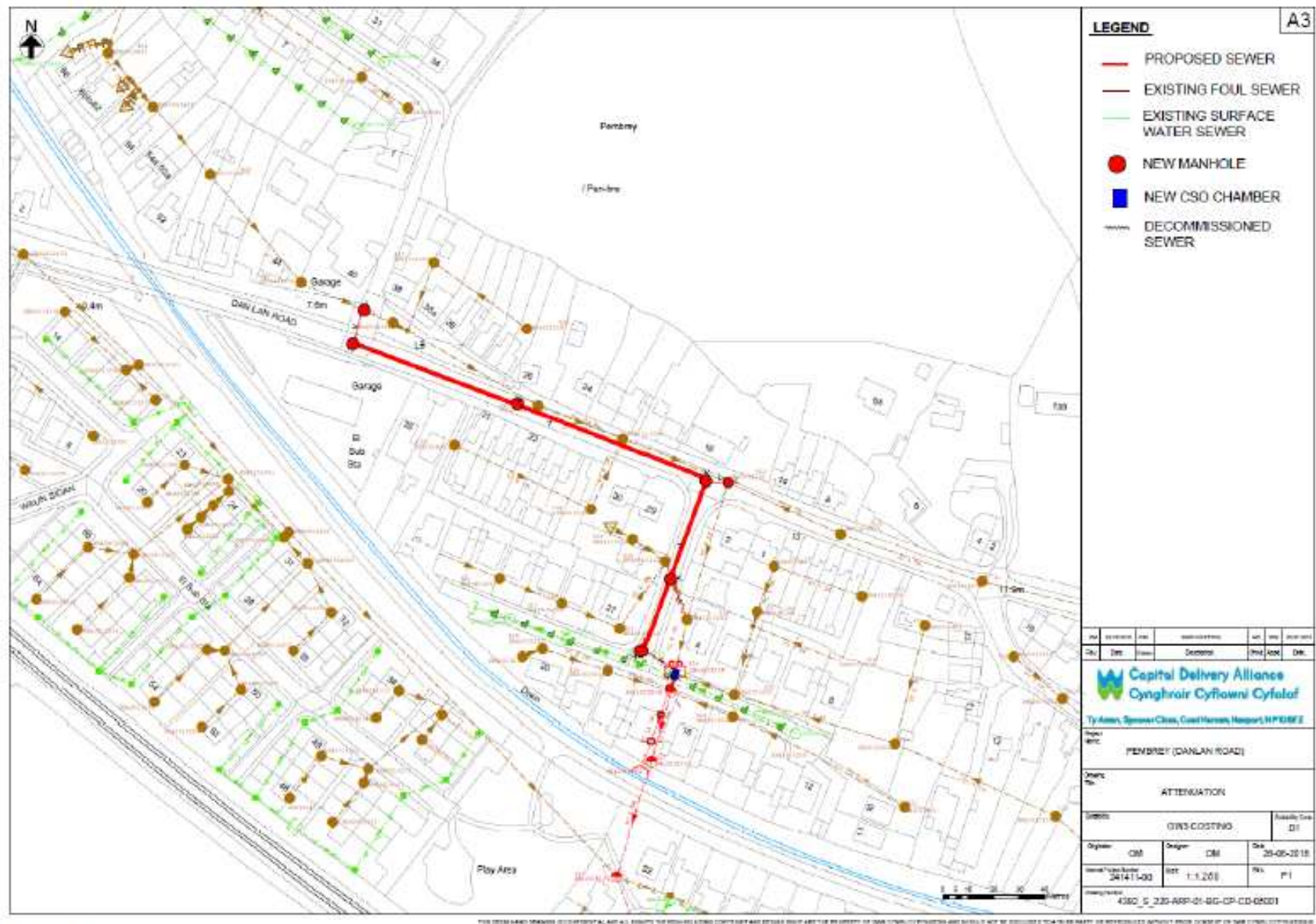
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- Option 2 – New Development Pump Station, Sewerage and Offline Storage at Links Pump Station



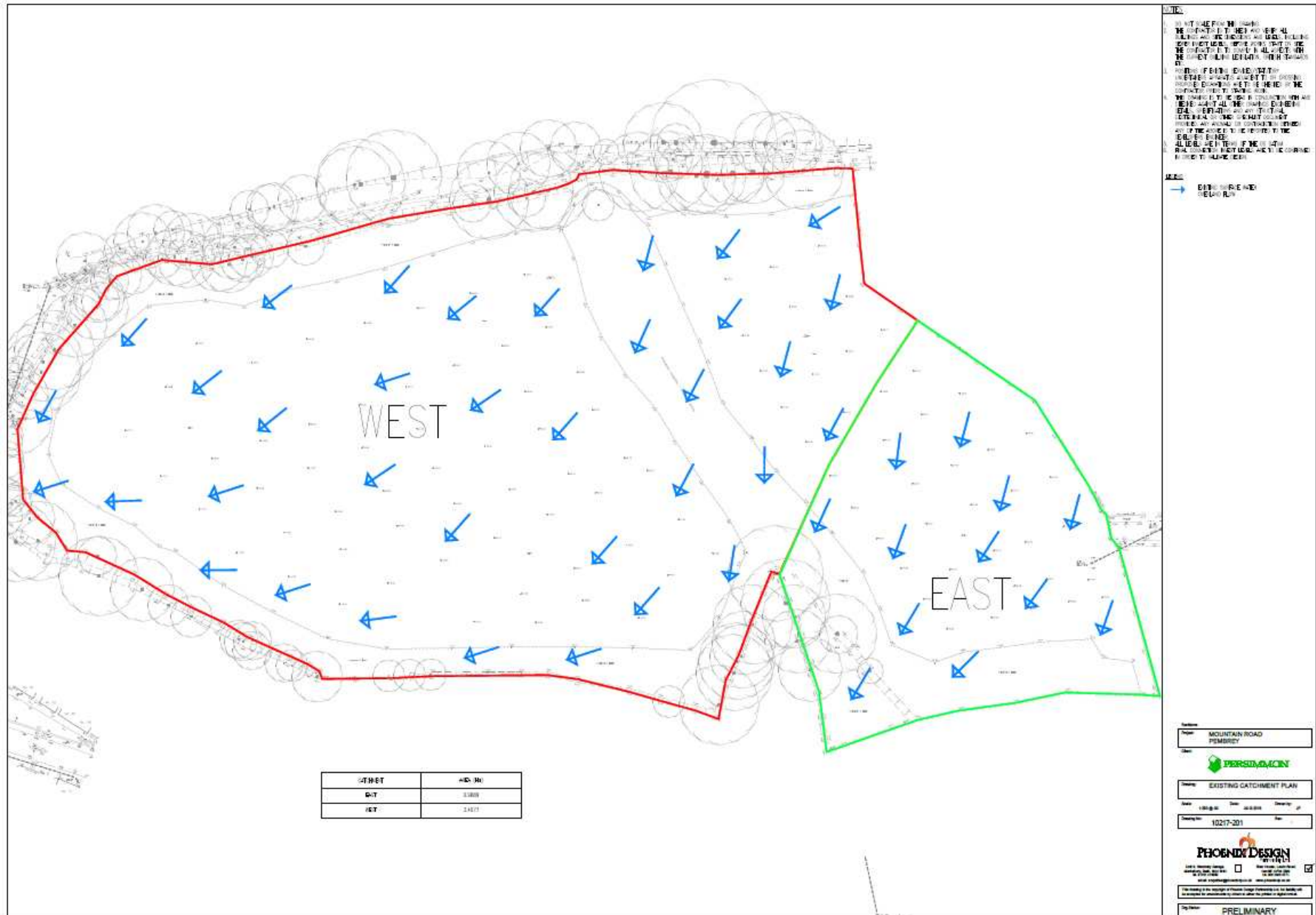
Option 2

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Option 3

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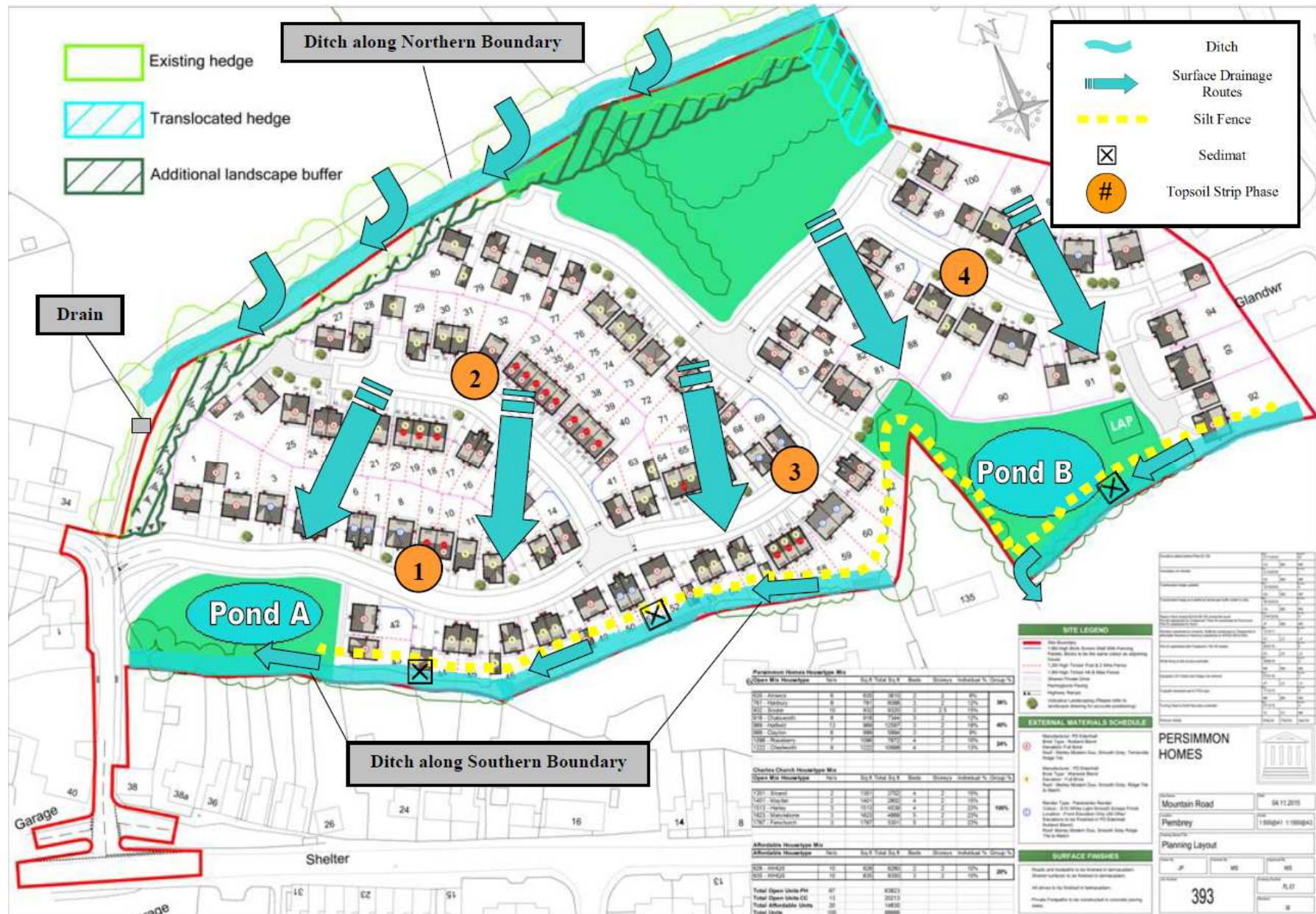
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