

Dear Councillor

## PLANNING COMMITTEE - THURSDAY, 3RD MARCH, 2022

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

Agenda No	Item
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- |    |  |
|----|--|
| 3. | <b><u>DETERMINATION OF PLANNING APPLICATIONS</u></b> (Pages 3 - 130) |
|----|--|

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  
Adran yr Amgylchedd**

**Report of the Head of Place and  
Sustainability  
Environment Department**

**03/03/2022**

**I'W BENDERFYNU  
FOR DECISION**

<i>Application Number</i>	<b>W/37254</b>
<i>Proposal &amp; Location</i>	Planning application to erect a straw-bedded young-stock building, maternity building, silage clamp, concrete yard areas and reprofiled lagoon (part retrospective) at Wernolau Farm, Llangynog, Carmarthen, SA33 5BN

## Summary of Consultation Responses

**Natural Resources Wales** – Have confirmed their acceptance of the conclusions of the Authority’s Appropriate Assessment that the development will not have a detrimental effect upon the water environment of the Carmarthen Bay and Estuaries Special Area Conservation (SAC), either alone or in combination with other developments.

The applicant has provided a number of updated drawings to reflect alterations to the layout and design of the youngstock and maternity buildings that have been constructed on the site. The wording of condition nos. 2, 6 and 7 of the report are therefore to be amended to reflect the submission of this updated information.

The recommendation to approve remains unchanged subject to the updated conditions contained below and the completion of a Section 106 agreement that will prevent the future re-use of existing livestock buildings on the farm holding that will no longer required as a result of the development.

## Conditions and Reasons

### Condition 2

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

- Location of farms plan (9A);  
received on 5 November 2018;
- Silage clamp – elevations (10);
- Location plan (1);  
received on 16 March 2018;
- Environmental Statement (dated October 2018);  
received on 5 November 2018;
- Nutrient management plan (updated 30 November 2021);
- Environmental Statement – Addendum dated February 2021 (Updated November 2021);  
received on 6 December 2021;
- Particle site distribution produced by Geosite and testing services Ltd dated 17 June 2019;
- Inspection of silage pit wall at Wernolau Farm produced by HB Tribe dated 2 July 2019;

- Determination of permeability in a triaxial cell produced by Geosite and testing services Ltd dated 17 June 2019;
- Below ground 'earth' nutrient storage lagoon information produced by HB Tribe dated 2 July 2019;  
received on 5 July 2019;
  
- Topographical Layout (8A);  
received on 25 October 2019
  
- Site plan (2B);
- Drainage plan (11);  
received on 1 March 2022
  
- Youngstock shed – north and south elevation (4A);
- Youngstock shed – east and west elevation and floor plan (3A);
- Maternity building – east and west elevation and floor plan (5A);
- Maternity building – north and south elevation (6A);
- Topographical Sections (7C);  
received on 18 February 2022

*Reason:* In the interest of clarity as to the extent of the permission.

#### **Condition 6**

The maternity building hereby approved and shown on the site plan (2B) received on 1 March 2022 shall be used solely for the provision of calving facilities in association with the farm holding and for no other purpose.

*Reason:* To prevent the over intensification of the holding and in the interests of safeguarding residential amenity and highway safety (Policy GP1 & TR3).

#### **Condition 7**

The young-stock building hereby approved and shown on the site plan (2B) received on 1 March 2022 shall be used solely for the accommodation of calves and replacement heifers in association with the farm holding and for no other purpose.

*Reason:* To prevent the over intensification of the holding and in the interests of safeguarding residential amenity and highway safety (Policy GP1 & TR3).

<i>Application Number</i>	<b>PL/01316</b>
<i>Proposal &amp; Location</i>	Variation of Condition no. 2 of E/35763 (Reserved Matters permission for 2 dwellings granted on 28 September 2017, pursuant to outline planning permission E/30288 granted on 9 July 2014) to allow amended plans for the reduced scale to the dwelling at Plot 1, re-siting of dwelling at Plot 2 with revised parking arrangement and provision of south east boundary wall and treatment at Plots 1 & 2 at plots at Tregarth, Square & Compass, Llangadog, SA19 9ND

## Summary of Public Representations

**Neighbours** - A further e-mail has been received from an objector to the proposed development, which raises objection to the Local Planning Authority not requiring the same boundary treatment (fencing set back 1 metre) along the boundary facing 6 Golwg yr Haul, Mount Pleasant and Sycamore Lodge, as has been applied at the South East boundary with Golwg yr Afon. It has been explained;

“The boundary at Golwg yr Afon and plot 2 is extremely close and the provision of a fence set back to reduce the over-dominance and greater imposition for the resident at the dwelling has been considered appropriate and has received the support of Golwg yr Afon’s resident. The wall at the boundary with 6 Golwg yr Haul, Mount Pleasant and Sycamore Lodge is set much further away from the dwellings and it is not considered that there is a requirement to reduce its height at this location and its cement rendering as indicated on the plans and proposed condition 10 will reduce the visual harm, as relayed in the report.”

The structural integrity of the wall has also been questioned and the following response relayed;

“The Local Planning Authority has received a report from a Structural Engineer and whilst this conveys “Our analysis calculations show that the wall construction satisfies the Eurocode Standards for retaining walls. Given this and what we could see from our visual inspection and provided that the information provided by the client regarding the footing construction and backfill material is correct, we are satisfied that the wall is adequately constructed.”, it is considered that it is not the responsibility of the Local planning Authority under the Town and Country Planning Act 1990 to establish the integrity of the wall and any challenge to this shall be borne civilly through the Party wall Act 1996, as relayed in the report “It remains that the powers afforded by the Party Wall Act 1996 can be implemented by the affected parties if they do not consider that the wall has been constructed satisfactorily, which falls outside of the realms of Planning Law”.

It has also been requested that the site is visited, the means of consultation in the application and the developer’s failing approach to undertaking the development is also criticised and the following response was provided;

“Unfortunately, the restrictions as a result of Covid remains and there are no site visits being undertaken presently; this may change in the near future. As you are aware the works commenced and progressed were not in accordance with the approved plans and this

proposal is to formally consider the changes and the application has been publicised by site notices and comments of the residents have been considered in the determination of the application and the proposal put forward for consideration by the Planning Committee on Thursday. I agree that a developer, in the course of development, should speak to neighbours on their intentions in the development, however this is not a planning related matter. In this particular case, if it remains that you are not satisfied with the mode of construction, you are above to pursue the matter under the Party Wall Act 1996, as relayed earlier. “

<i>Application Number</i>	<b>PL/03083</b>
<i>Proposal &amp; Location</i>	Conversion of former school building into residential dwelling and the erection of 20 affordable dwellings on former school grounds, including all associated works. Former Coedmor School, Cwmann, Lampeter, SA48 8ET

## Summary of Consultation Responses

**Penncarrig Community Council** – Reiterates its concern over the scheme.

**Natural Resources Wales** - A revised consultation response has been received which states the following in respect of phosphates:

*“Phosphate loading*

*We note the application site is within the catchment of the River Teifi Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. As part of this package, we issued a Planning Position Statement, in which we advised that any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC. We have also issued Planning Advice (May 2021) which gives specific advice in respect of foul drainage arrangements for new developments.*

*We note from the information submitted that the development has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer you to our Planning Advice and advise you to seek further information from the applicant. We note that information has already been submitted in respect of the capacity of Dwr Cymru Welsh Water to accept the foul discharge. However, we advise you to seek further information as identified in the section titled ‘What does this mean for development proposals involving connection to public wastewater treatment works’ of that advice.*

*Provided this advice is followed and you are able to conclude that the development is not likely to have a significant effect on the SAC, we would have no objection to the proposal. However, should you conclude that the proposed development is likely to have a significant effect on the SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).”*

## Summary of Public Representations

A further three letters have been received reiterating previous concerns and raising concern over the phosphate issue which is highlighted above.



## Conclusion

In respect of phosphates, as competent authority, Carmarthenshire needs to be satisfied that there would not be a significant impact on the River Teifi SAC. Based on the initial NRW response which stated that there would not be a significant impact, the recommendation was for a resolution to approve subject to the Habitat Regs Assessment being signed off. However, when asked for confirmation of the NRW stance and its evidence base, NRW have changed their advice and have stated "*We note from the information submitted that the development has the potential to increase the amount of phosphorus being discharged from the site.*" NRW have asked that further information be sought in respect of foul drainage.

Given the lateness of the NRW response and the fact that they have now changed their advice, further assessment of the scheme is needed and therefore it is recommended that the application is **DEFERRED** for further consideration by officers.

<i>Application Number</i>	<b>S/34402</b>
<i>Proposal &amp; Location</i>	Demolition of former Copperworks School and develop up to 9 new homes at former Copperworks Infants School, land at Morlan Terrace, Burry Port, SA16 0ND

The applicant has decided to **WITHDRAW** the planning application, given that the application site has now been sold.

# Y Pwyllgor Cynllunio / Planning Committee

**03/03/2022**

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

Adran Yr Amgylchedd - Environment Department



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

**Applications  
recommended for  
approval**

# W/37254

Paul Roberts

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

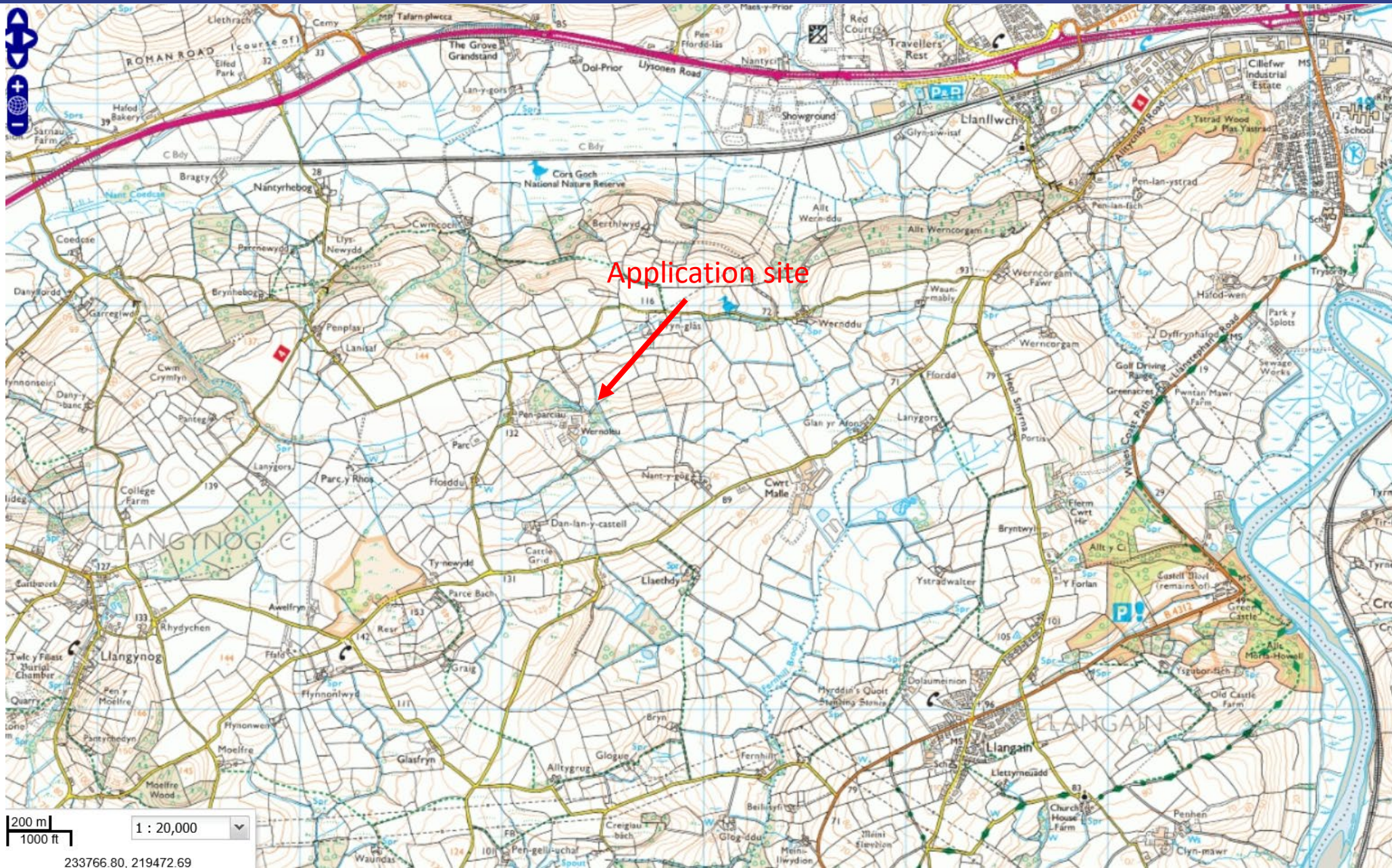
Adran Yr Amgylchedd - Environment Department

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Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council



# W/37254 – Location Plan



# W/37254 – Location of Farms

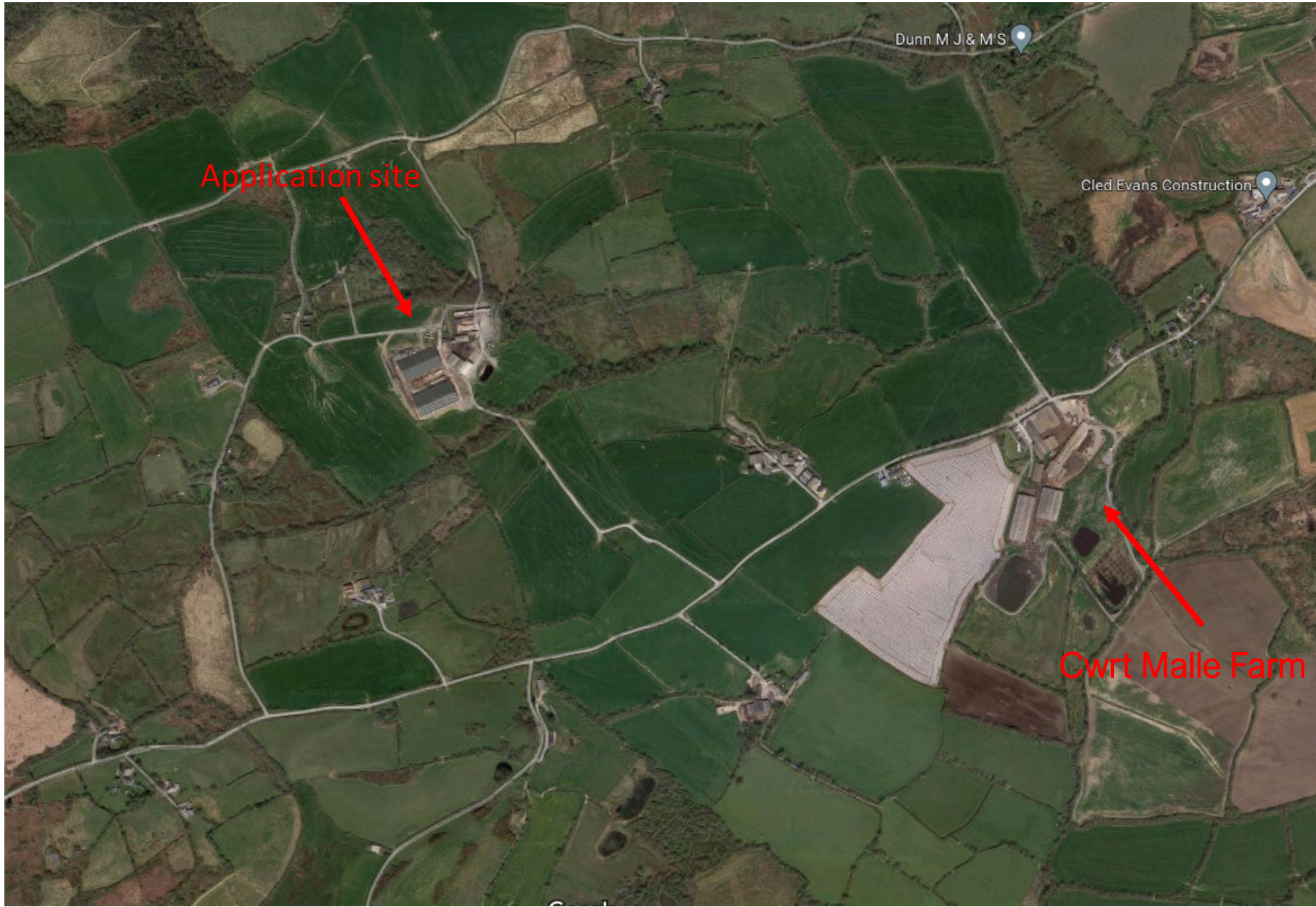


# W/37254 – Aerial Photograph

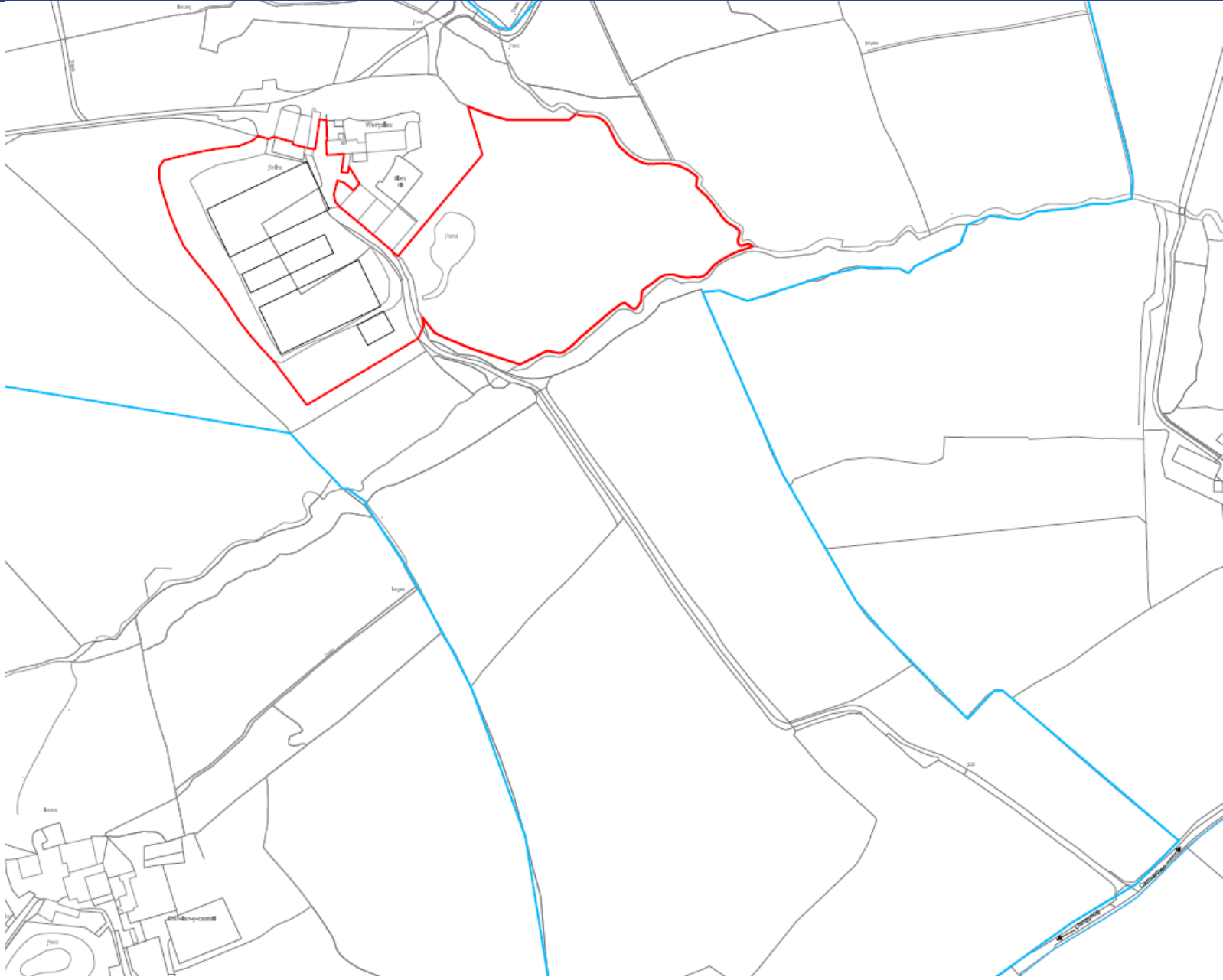




# W/37254 – Wider Aerial Photograph



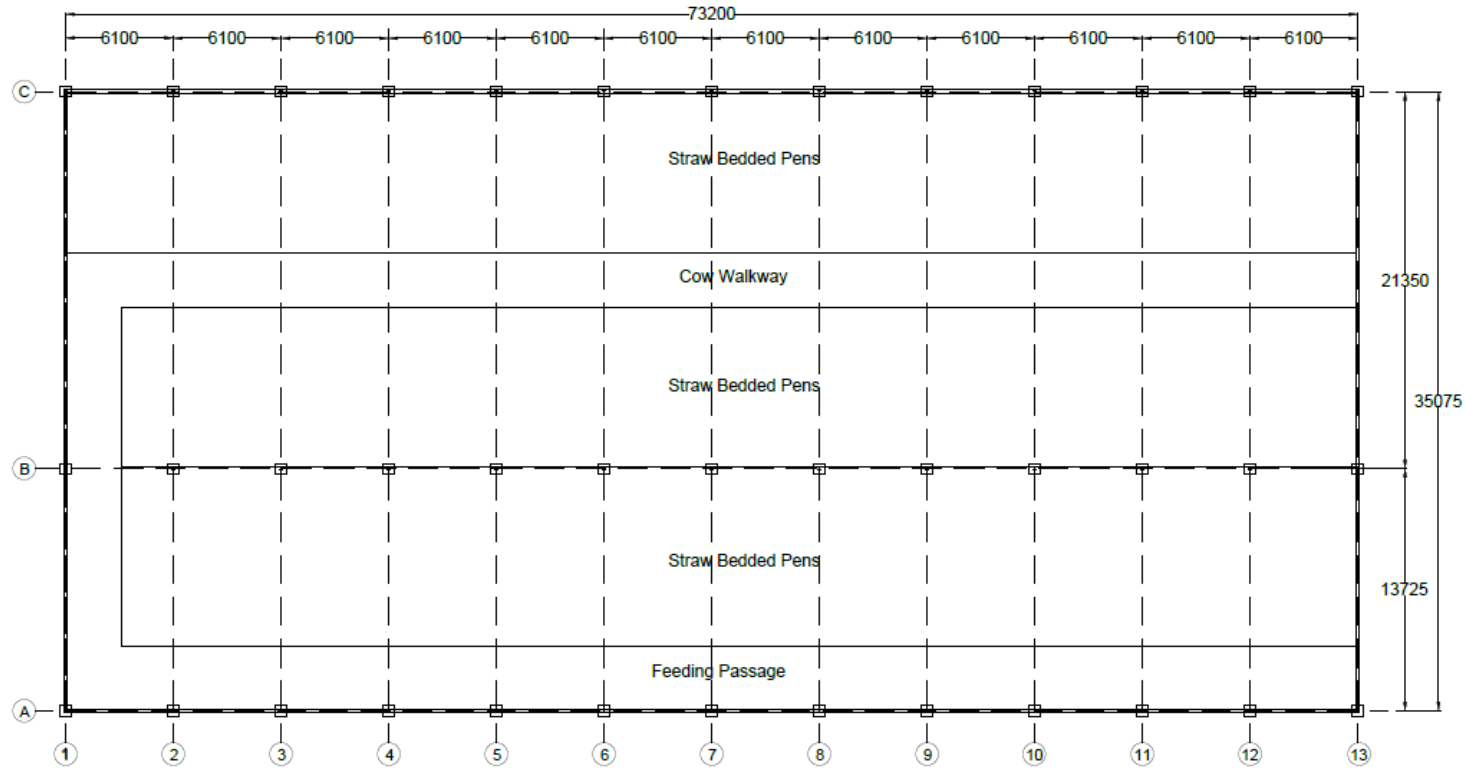
# W/37254 – Location Plan



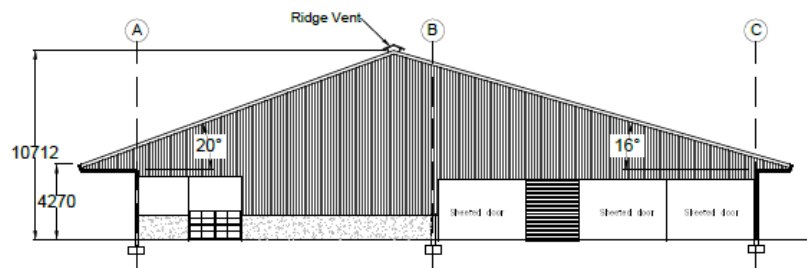
# W/37254 – Site Plan



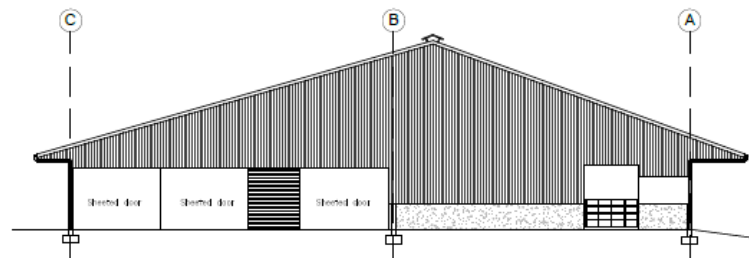
# W/37254 – Youngstock Building



Floor Plan

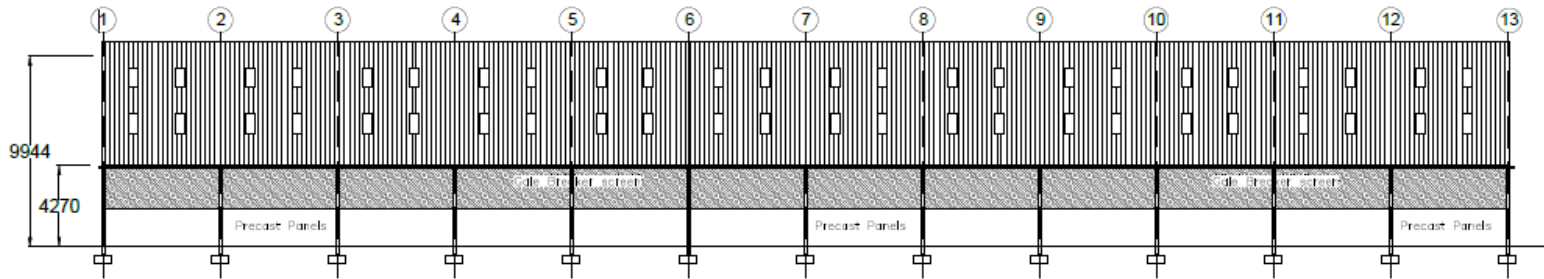


Eastern Elevation

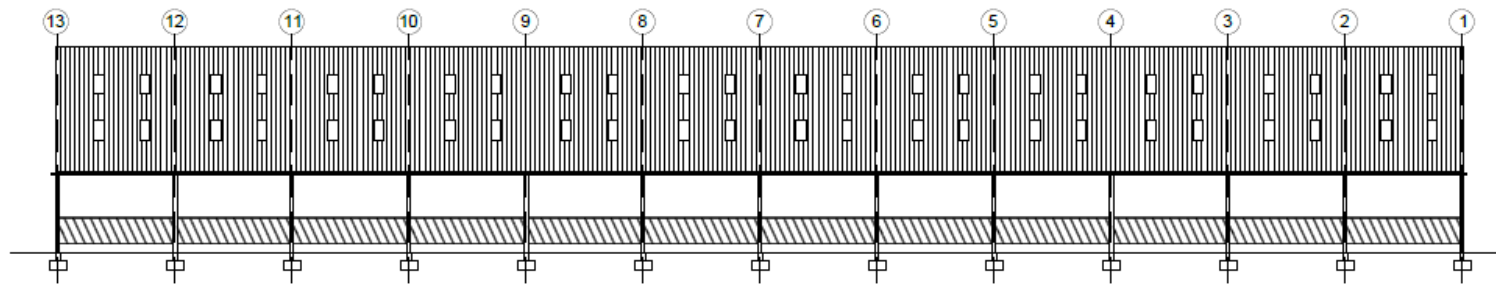


Western Elevation

# W/37254 – Youngstock Building

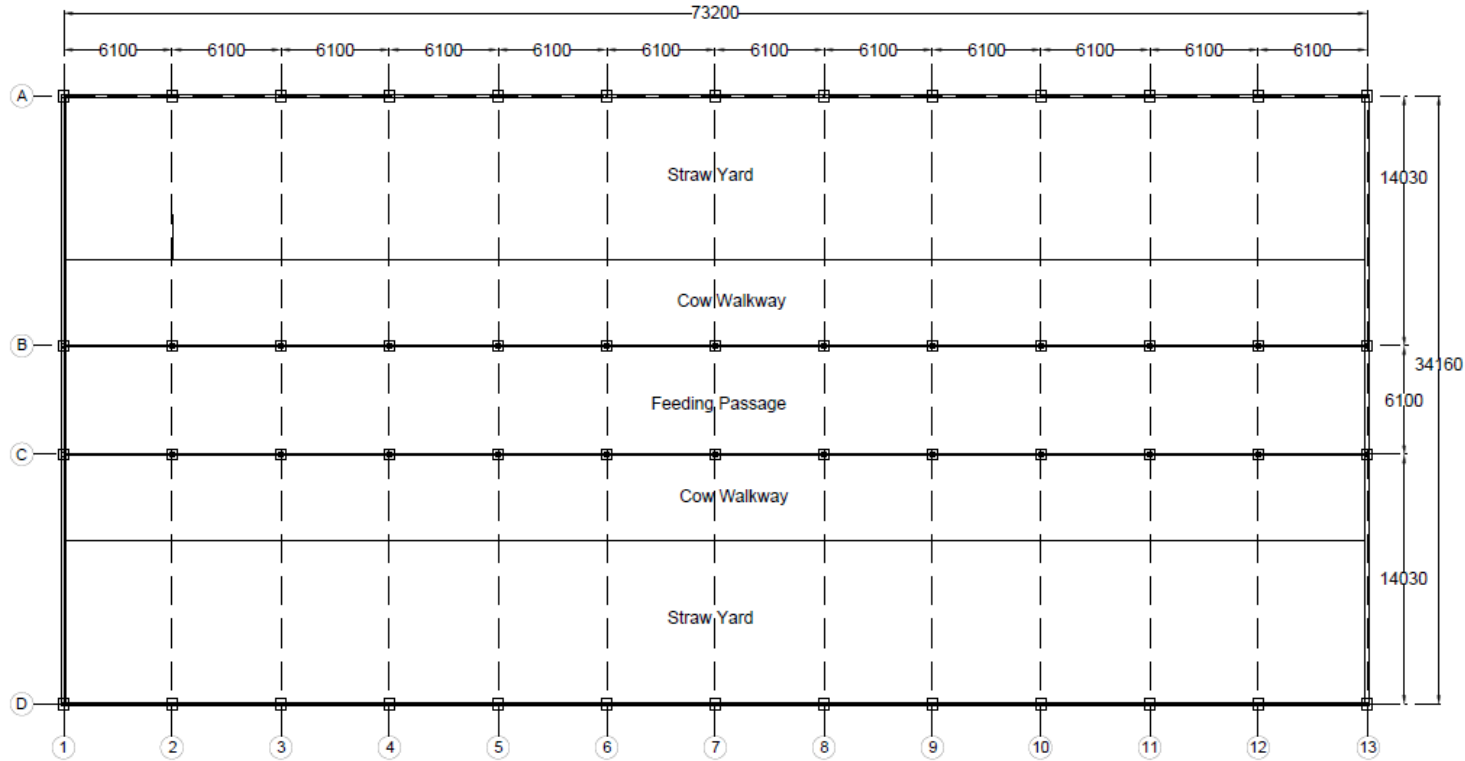


Northern Elevation

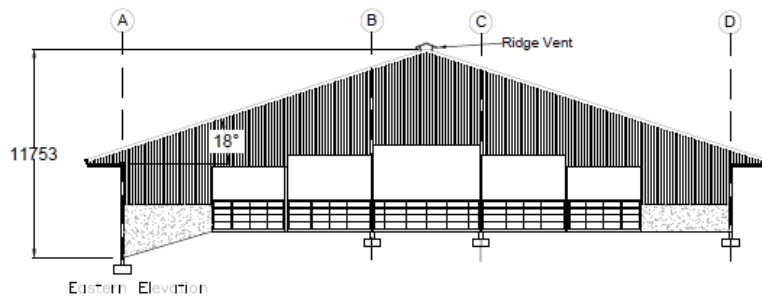


Southern Elevation

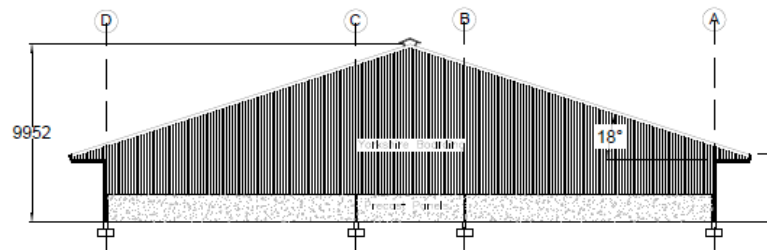
# W/37254 – Maternity Building



Floor Plan

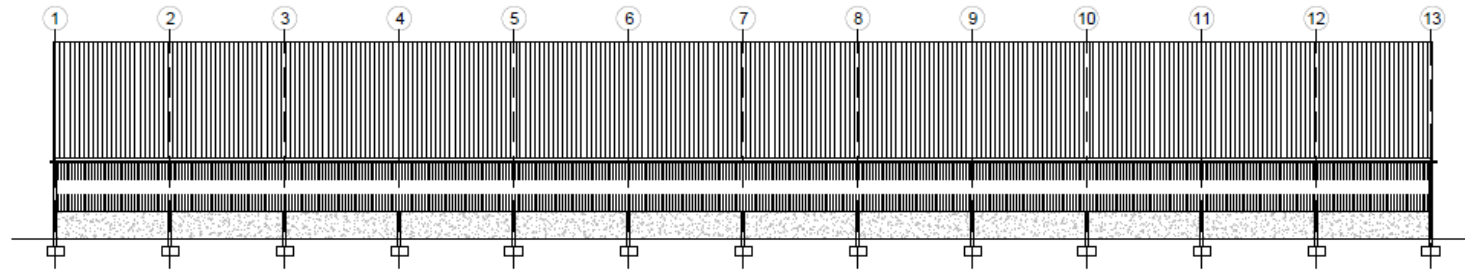


Eastern Elevation

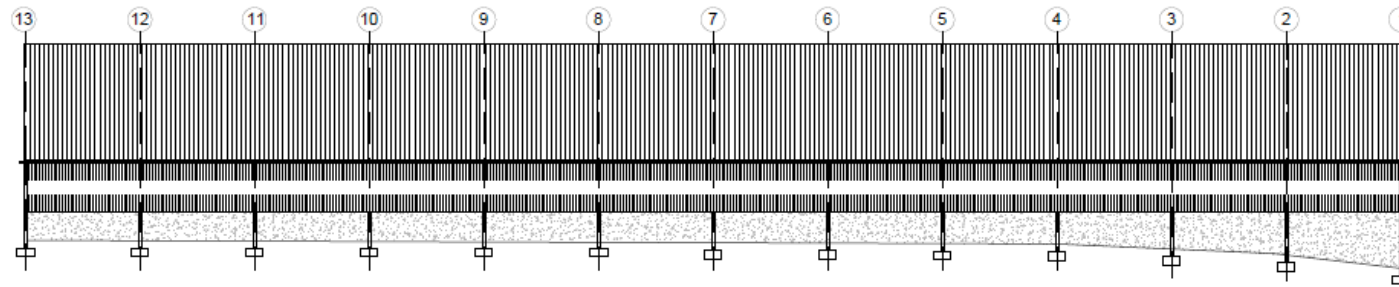


Western Elevation

# W/37254 – Maternity Building

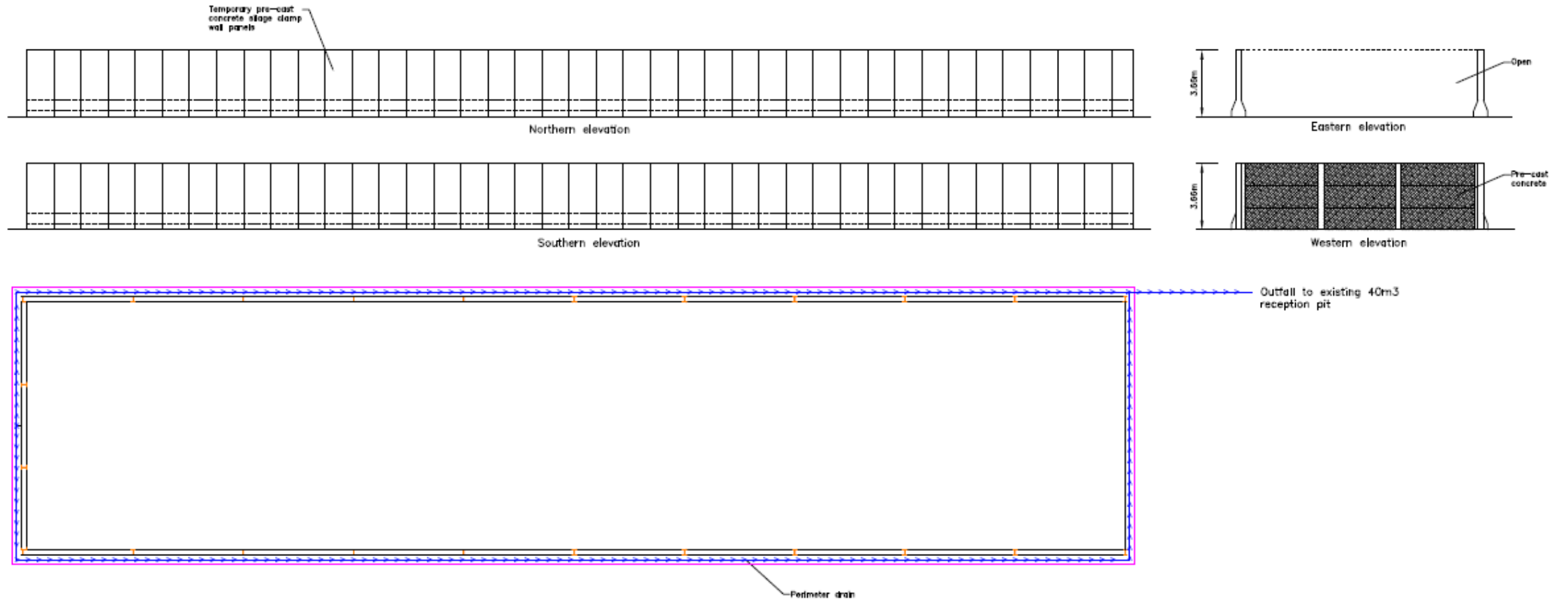


Northern Elevation



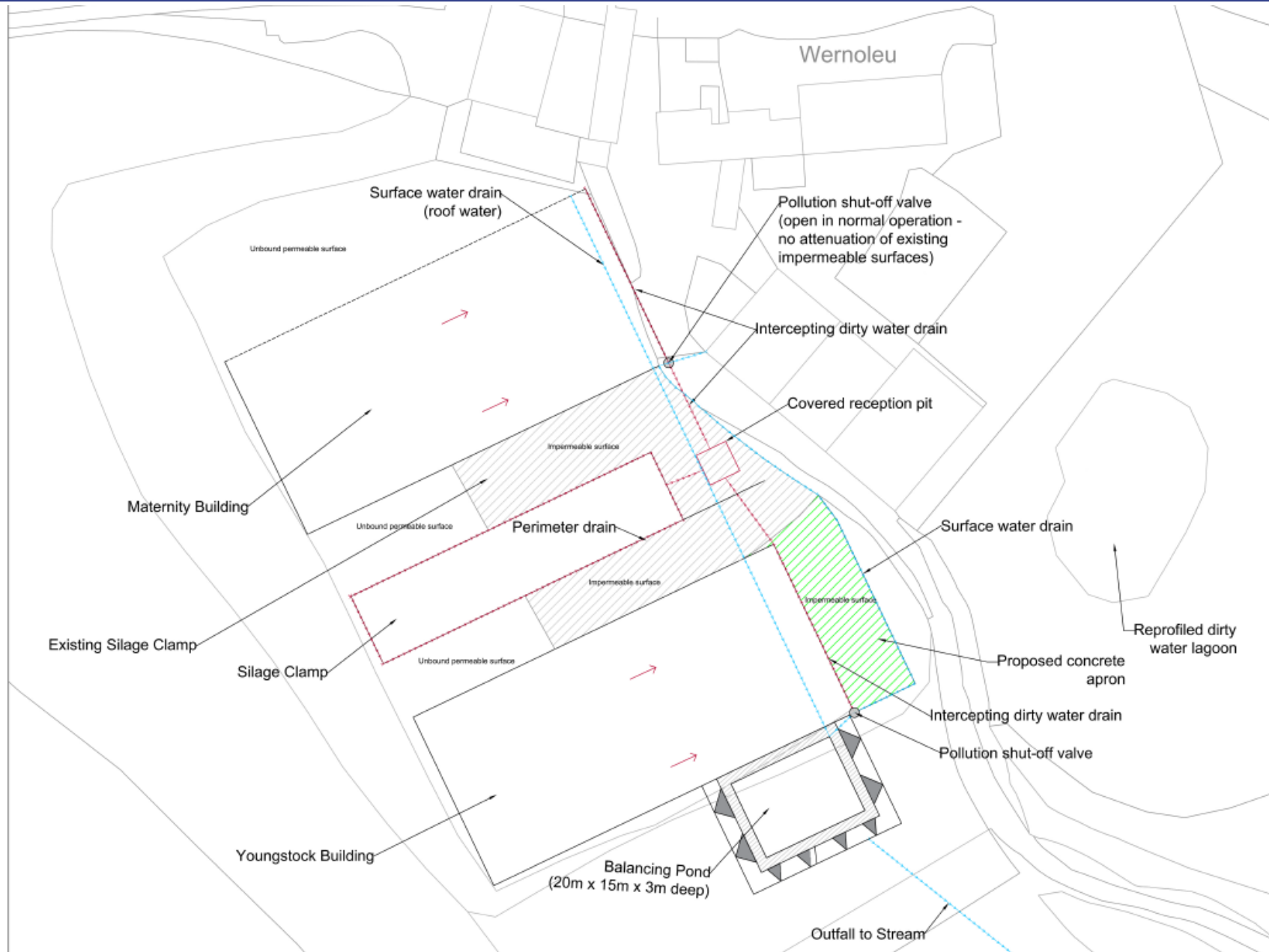
Southern Elevation

# W/37254 – Silage Clamp

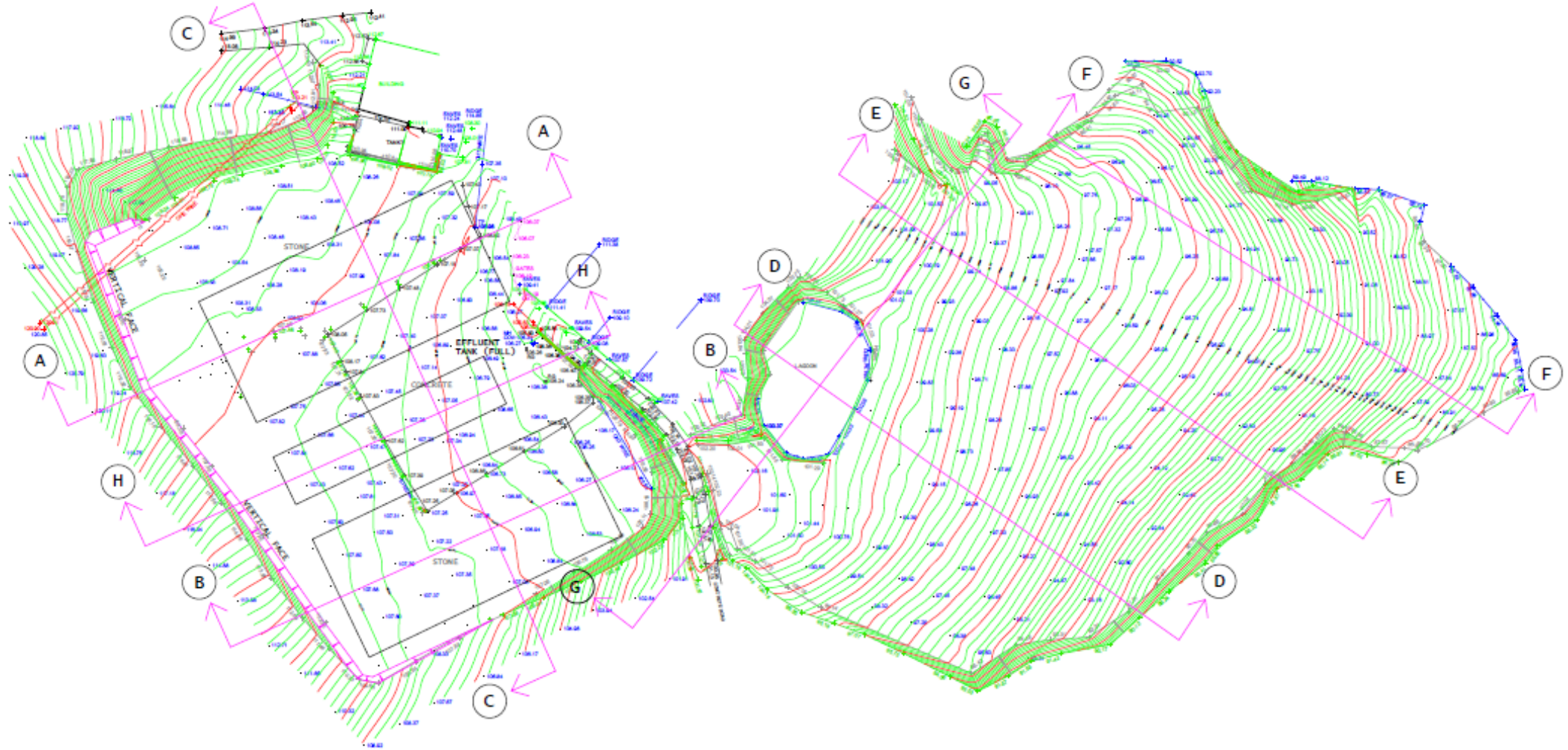




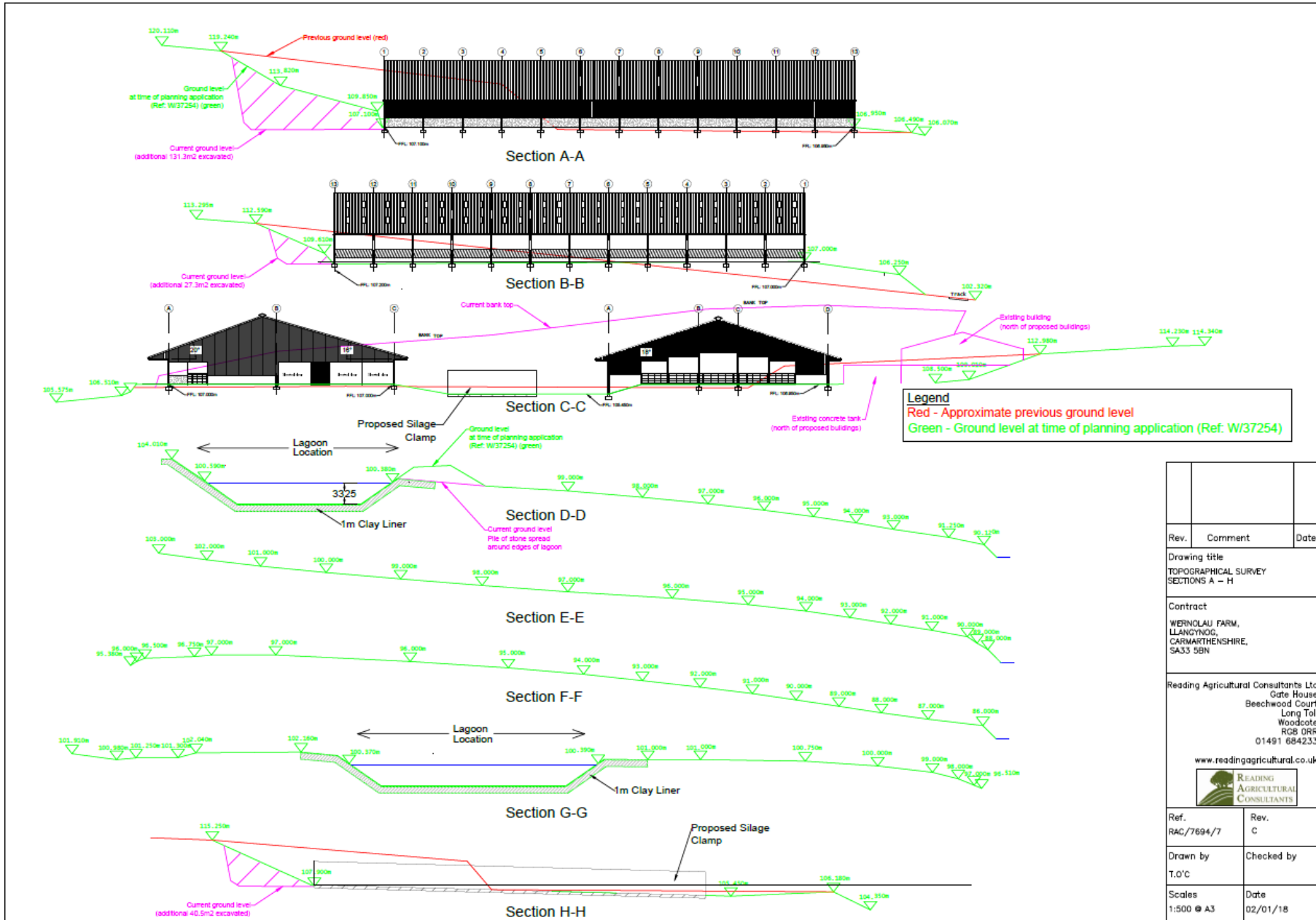
# W/37254 – Drainage Plan



# W/37254 – Site Topography



# W/37254 – Site Levels and Sections



Rev.	Comment	Date
Drawing title TOPOGRAPHICAL SURVEY SECTIONS A – H		
Contract WERNOLAU FARM, LLANGYNOC, CARMARTHENSHIRE, SA33 5BN		
Reading Agricultural Consultants Ltd Gate House Beechwood Court Long Toll Woodcote RGB ORR 01491 684233 <a href="http://www.readingagricultural.co.uk">www.readingagricultural.co.uk</a>		
Ref. RAC/7694/7		Rev. C
Drawn by T.O'C		Checked by
Scales 1:500 @ A3		Date 02/01/18

# W/37254 – Location of Spreading Land



# W/37254 – Maternity building



# W/37254 – Maternity building



# W/37254 – Maternity building and front of silage clamp



# W/37254 – Silage Clamp and Youngstock building





# W/37254 – Youngstock building



# W/37254 – Youngstock building



# W/37254 – Re-profiled slurry lagoon and field enclosure



# W/37254 – Existing farm buildings and yard area



# W/37254 – View north from the access road into Wernolau Farm



Maternity and youngstock buildings

# W/37254 – Access into Wernolau Farm



**View north east along the  
C2078 from the farm access  
towards Cwrt Malle**



**View south west along the  
C2078 from the farm access  
towards Llangynog**





## View along the C2078 towards Cwrt Malle Farm





**View west along the C2078 from Cwrt Malle Farm  
up towards the application site**

# PL/01316

Kevin D Phillips

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

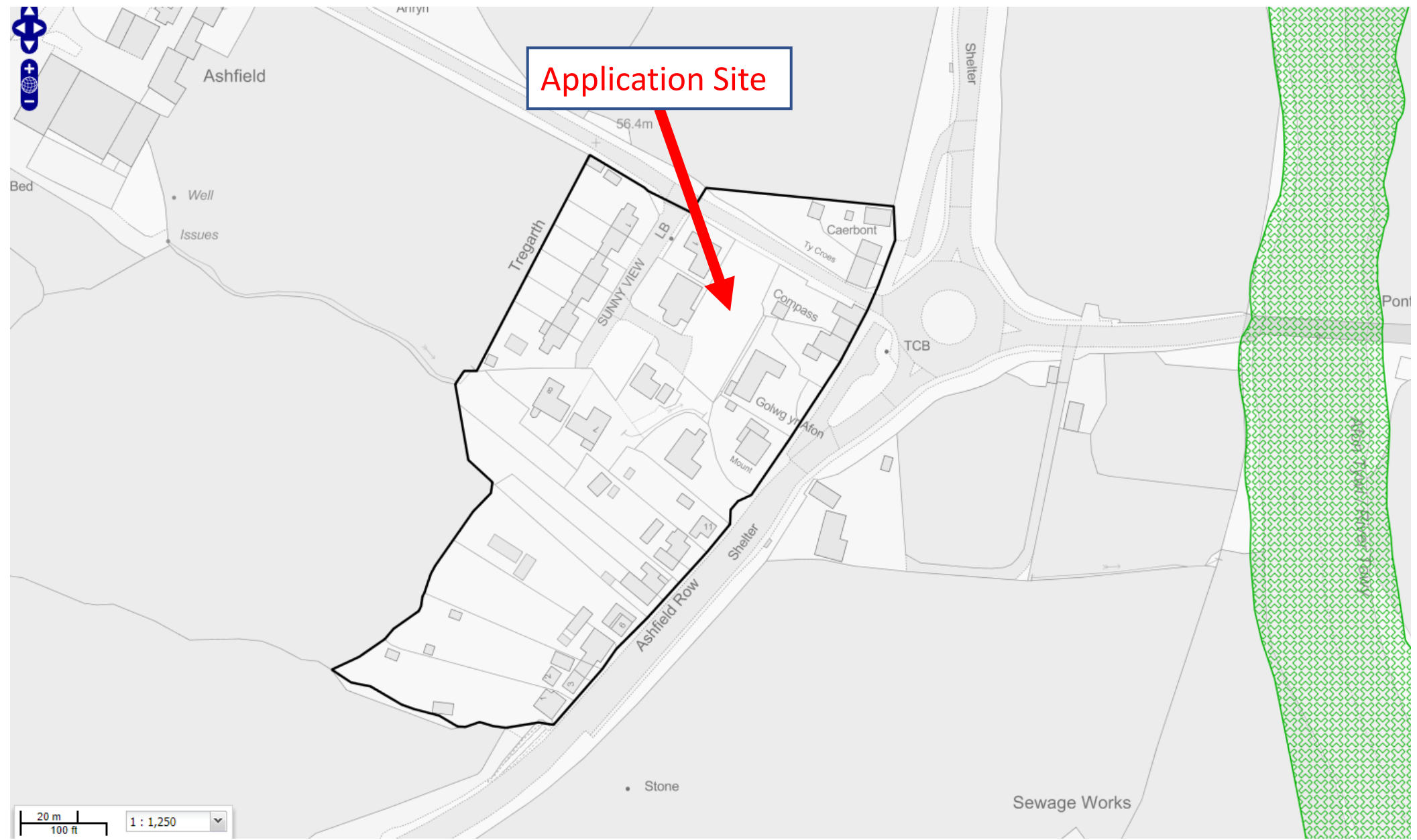
Adran Yr Amgylchedd - Environment Department

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Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council

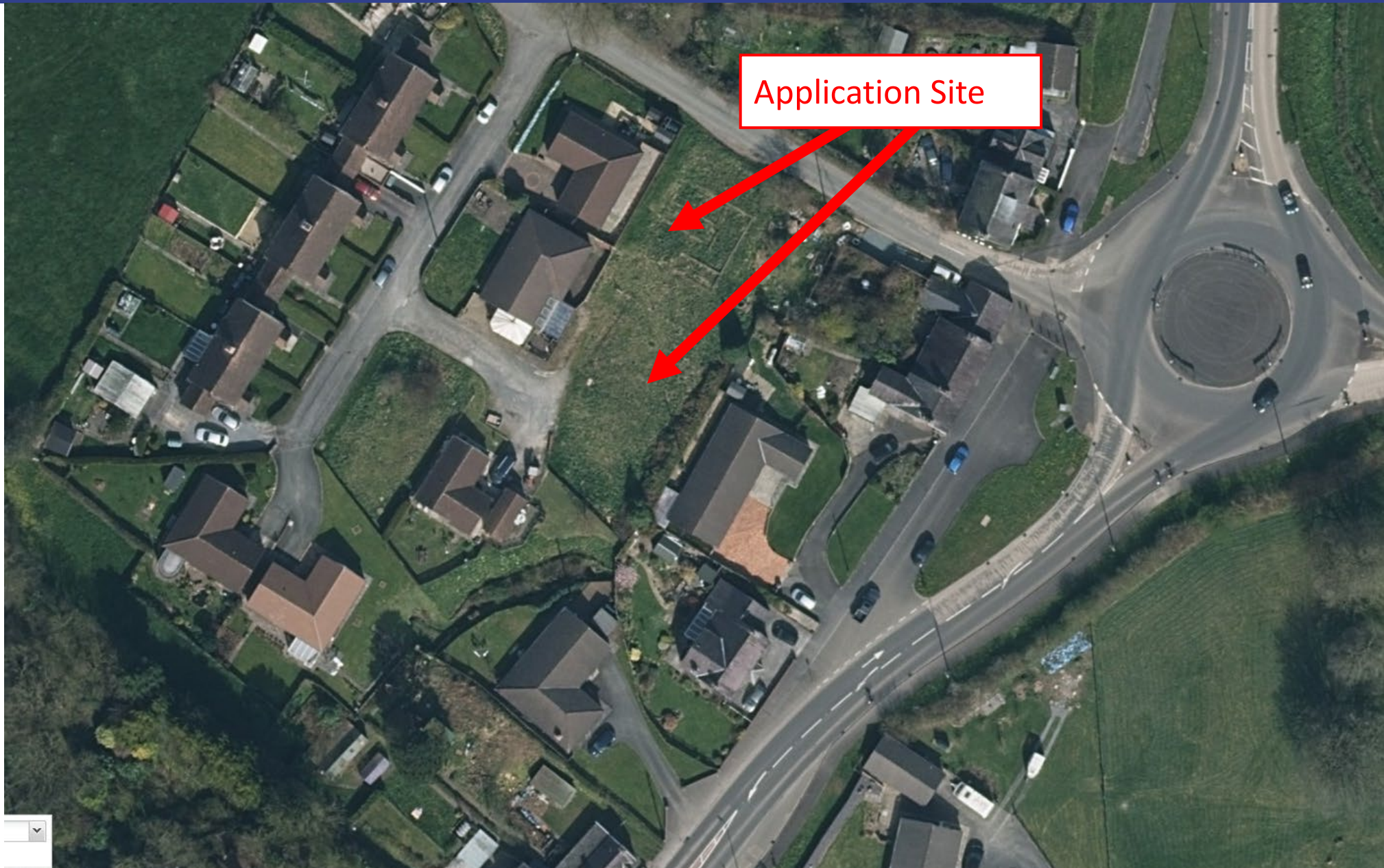


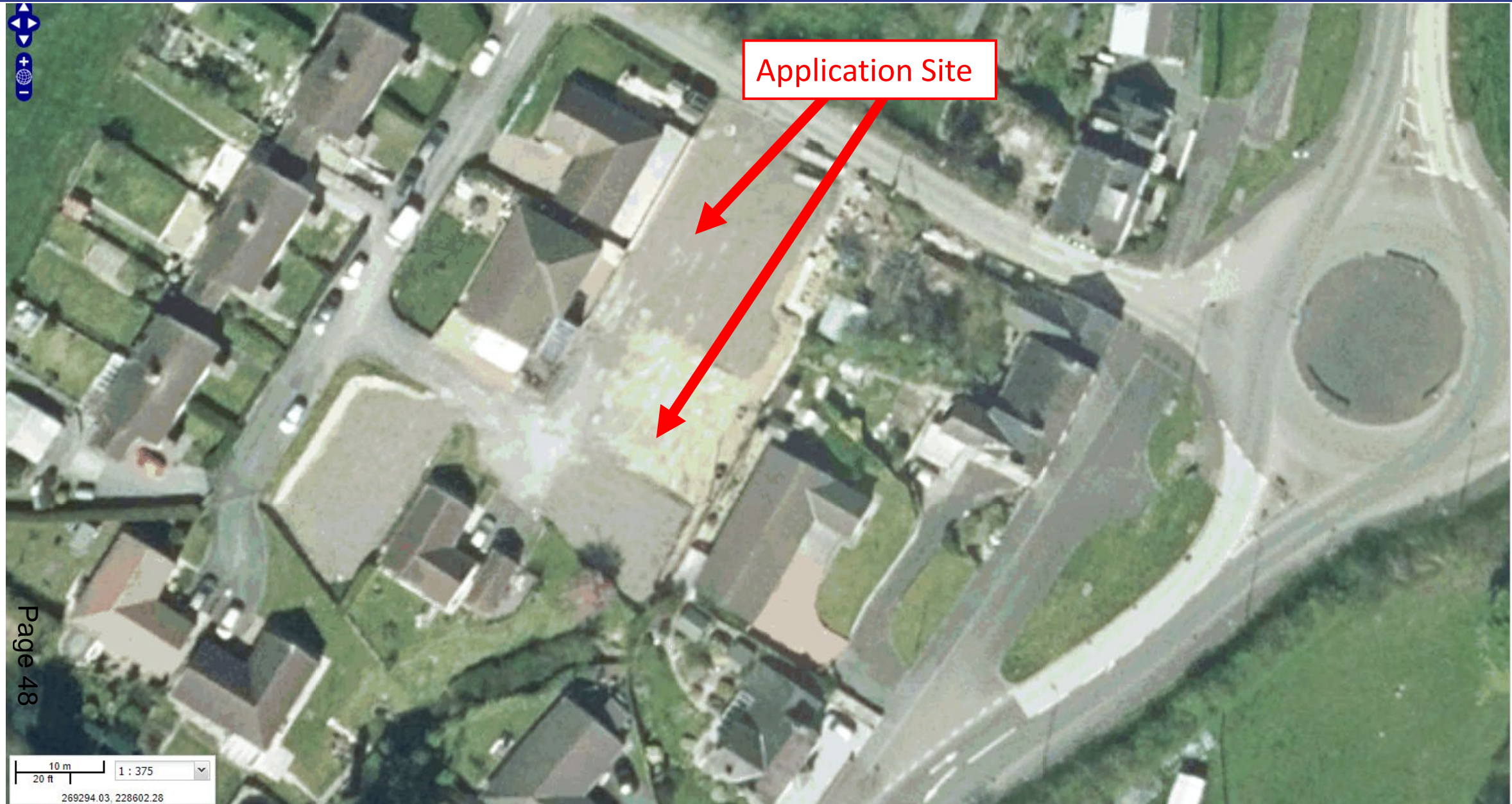




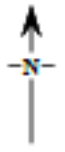


Application Site





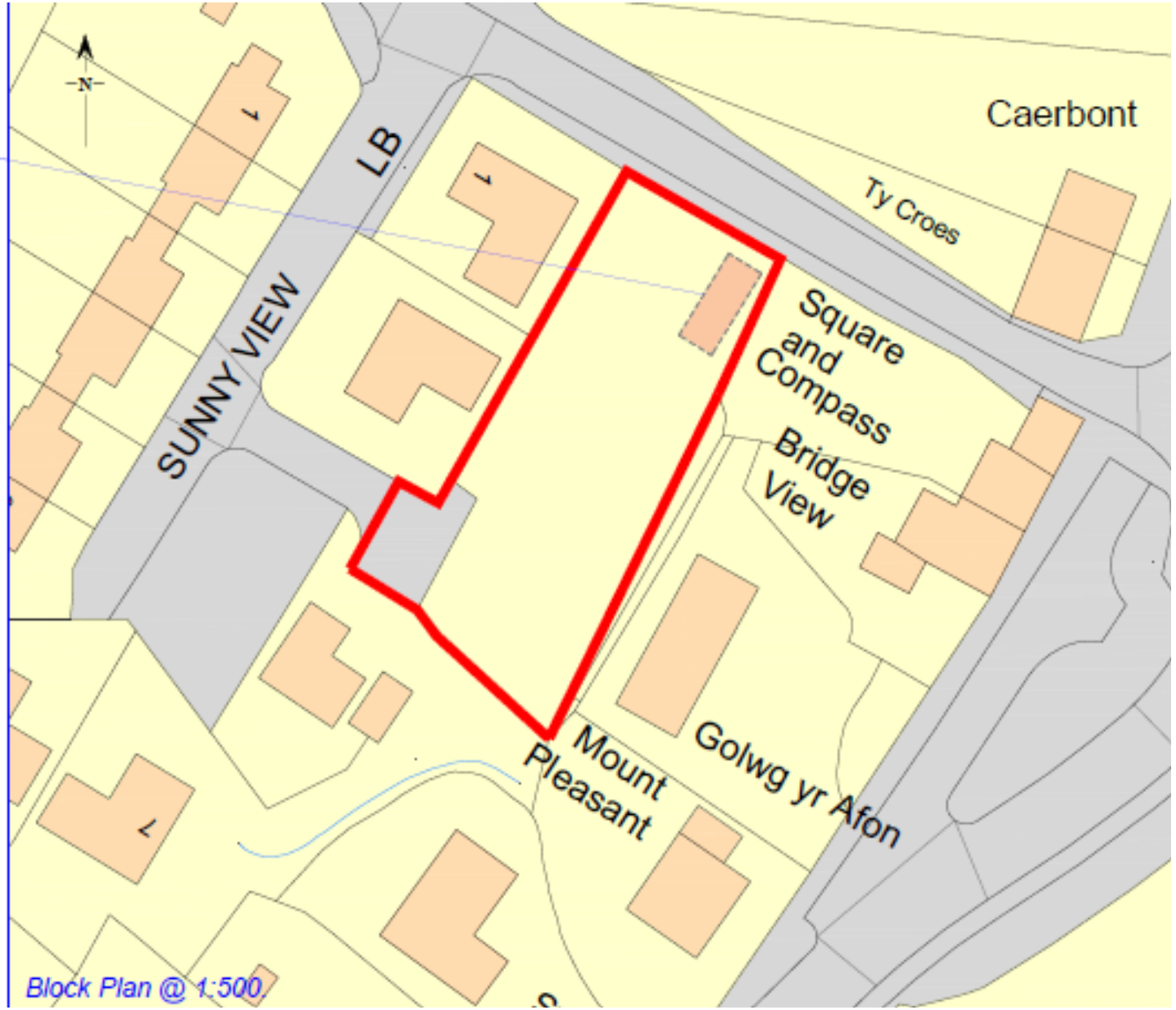


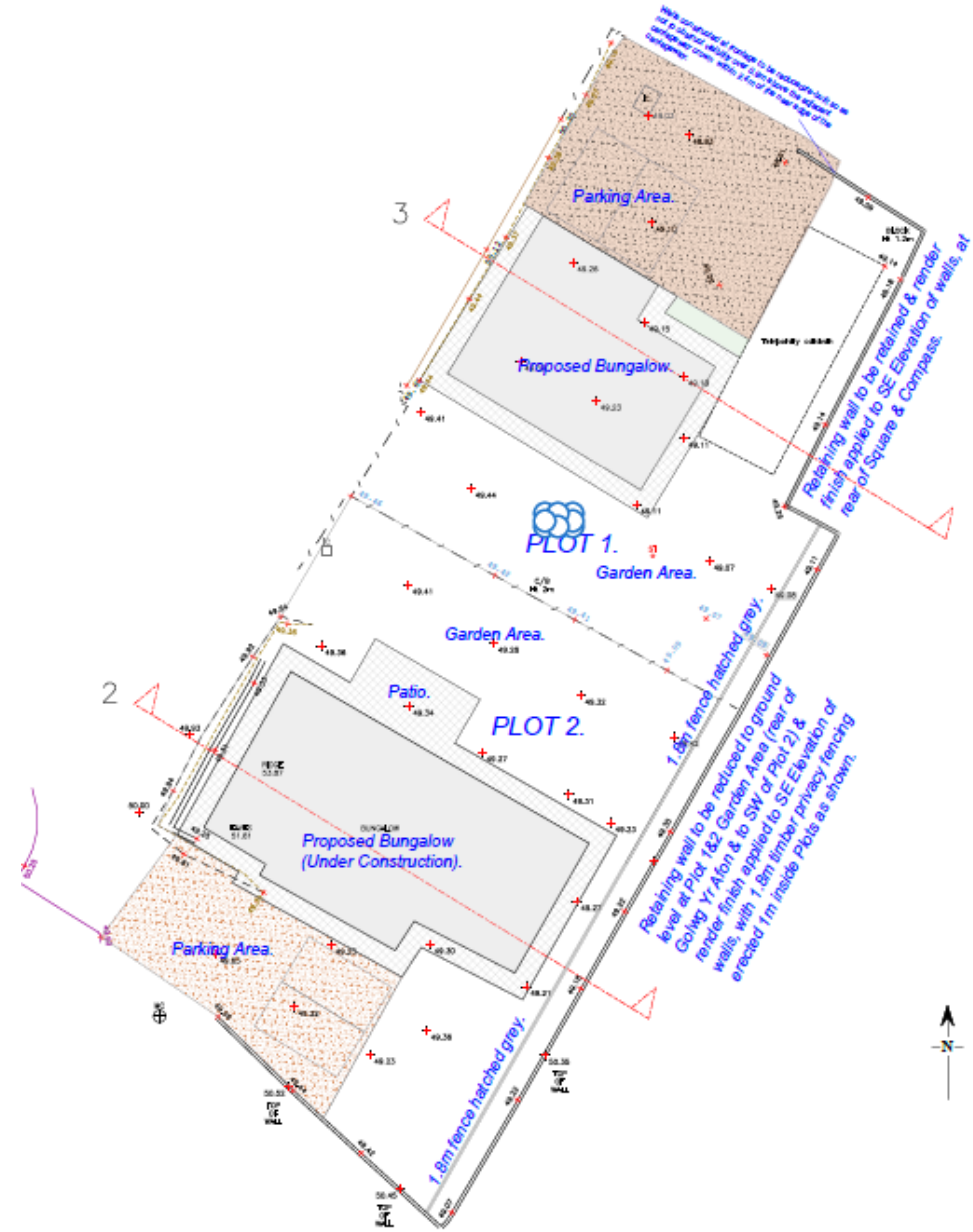


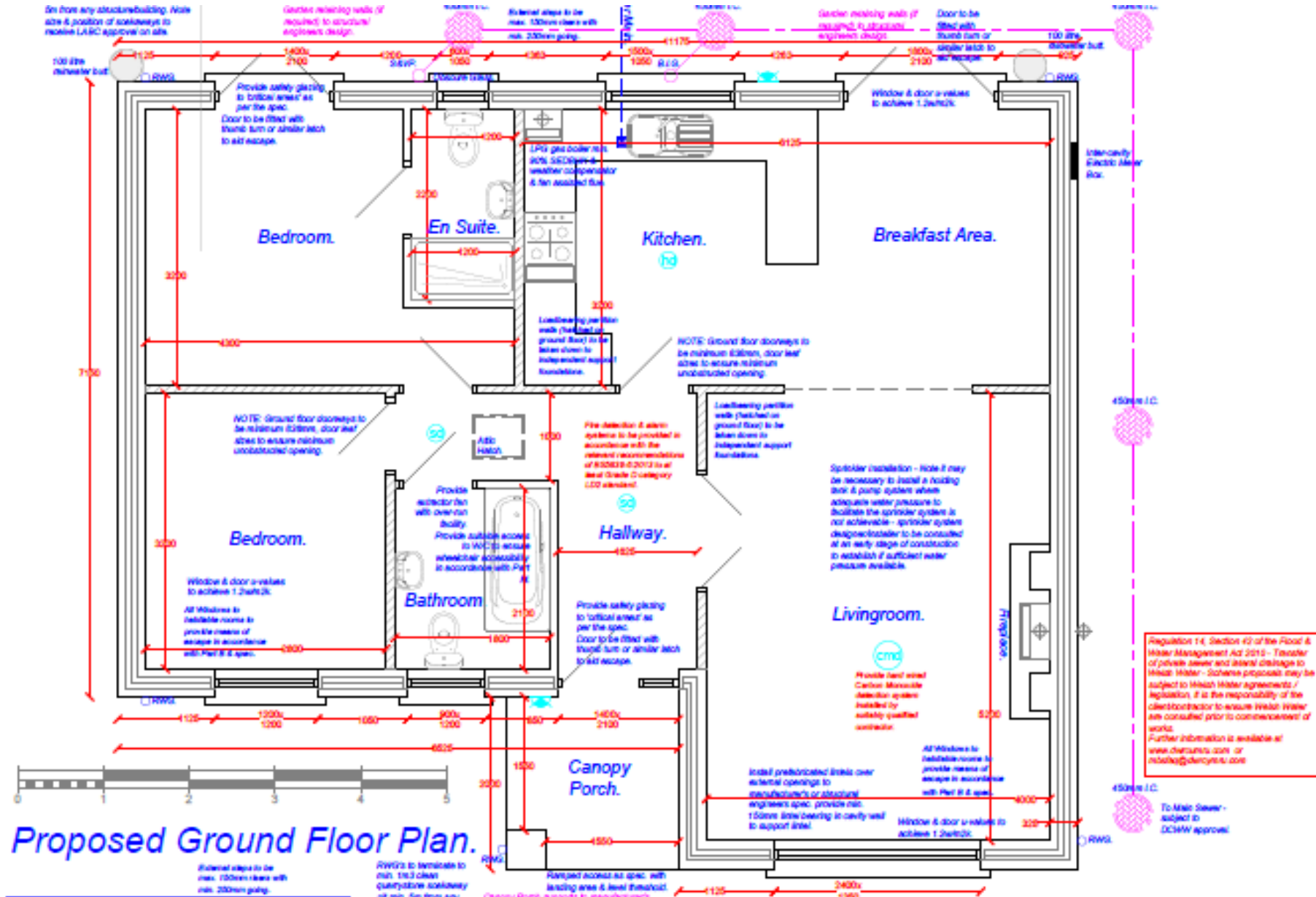
*Siting of temporary caravan for the duration of construction works.*

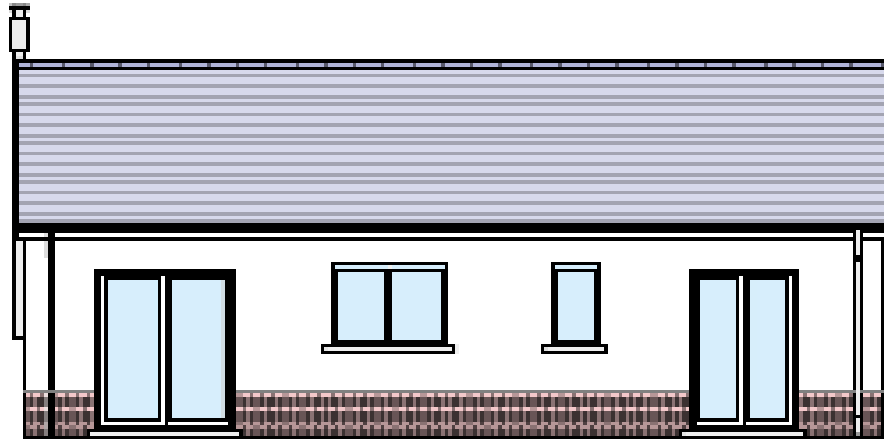


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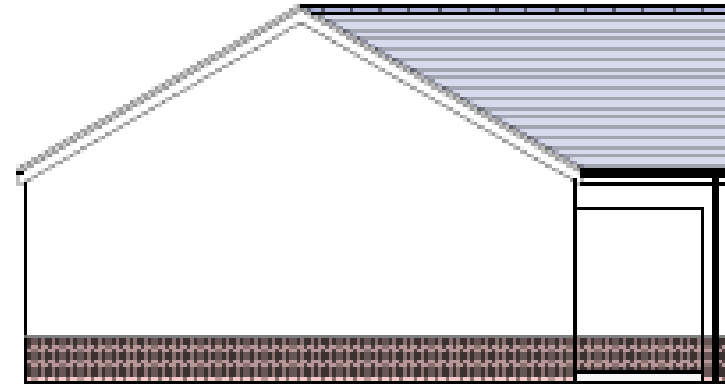








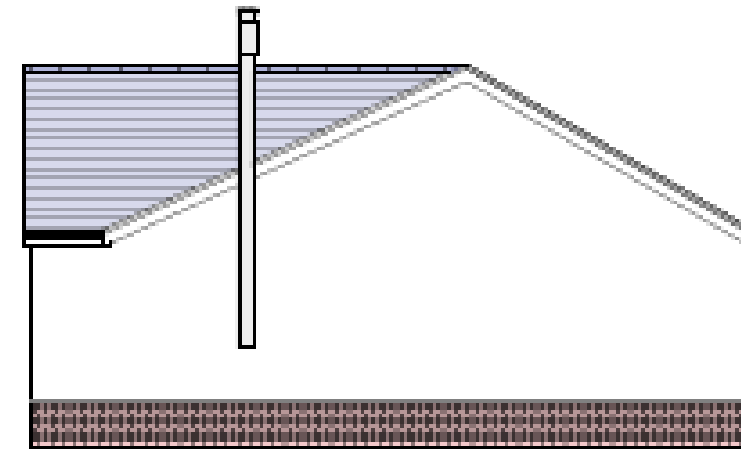
*Proposed Rear Elevation.*



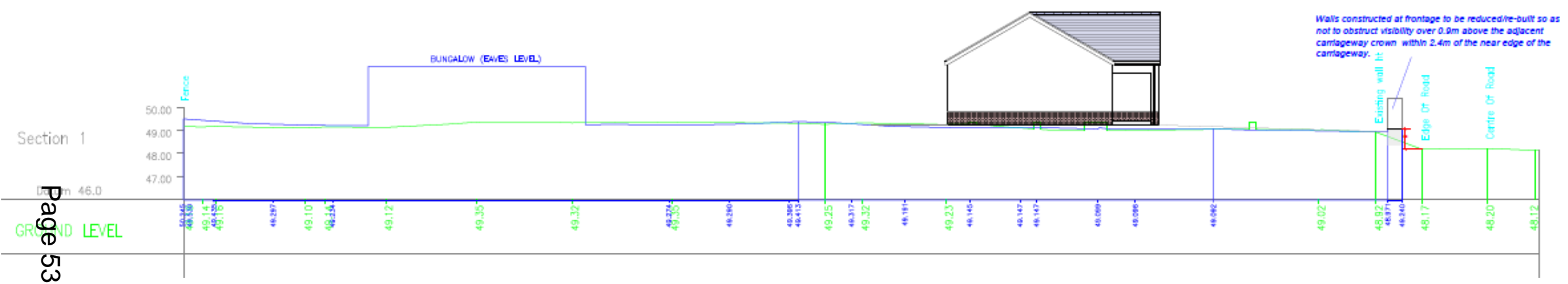
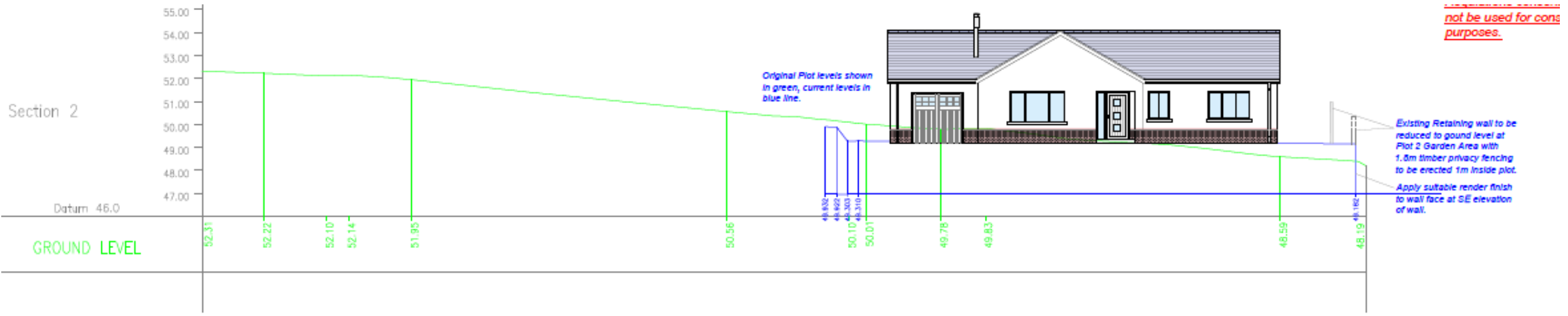
*Proposed Side Elevation.*



*Proposed Front Elevation.*



*Proposed Side Elevation.*























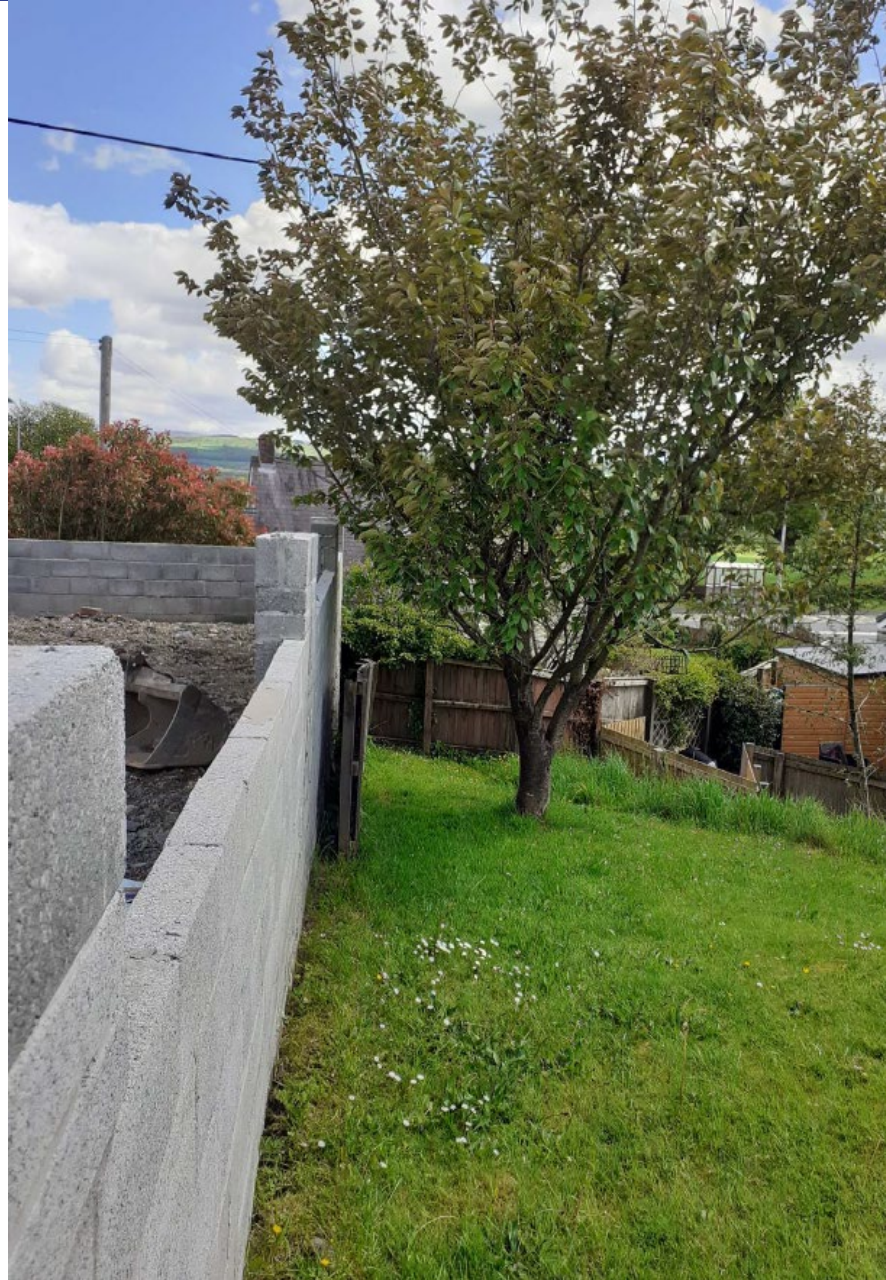


















# PL/03083

Gary Glenister

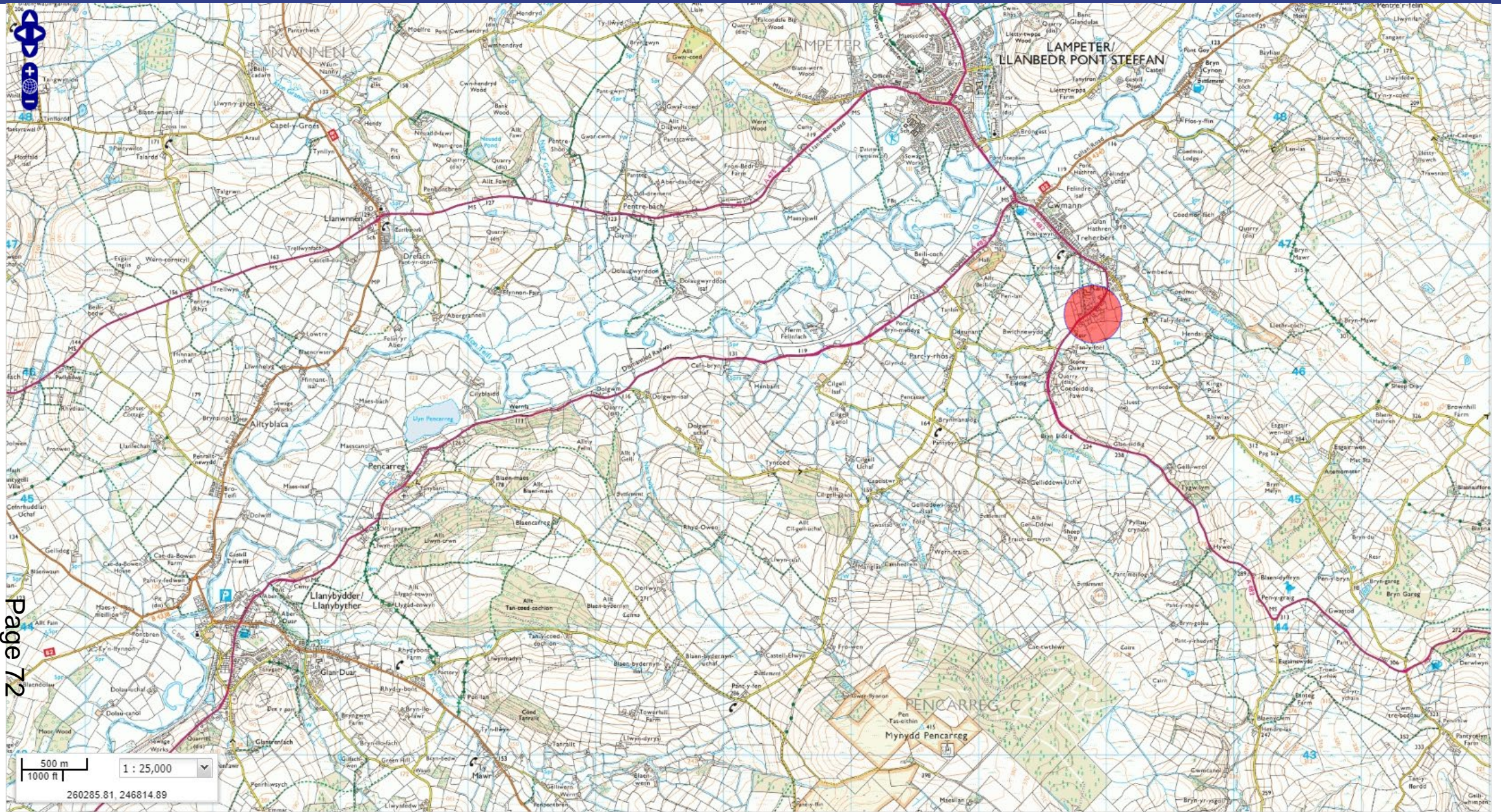
**Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio**  
**Place and Sustainability - Planning Services**

Adran Yr Amgylchedd - Environment Department

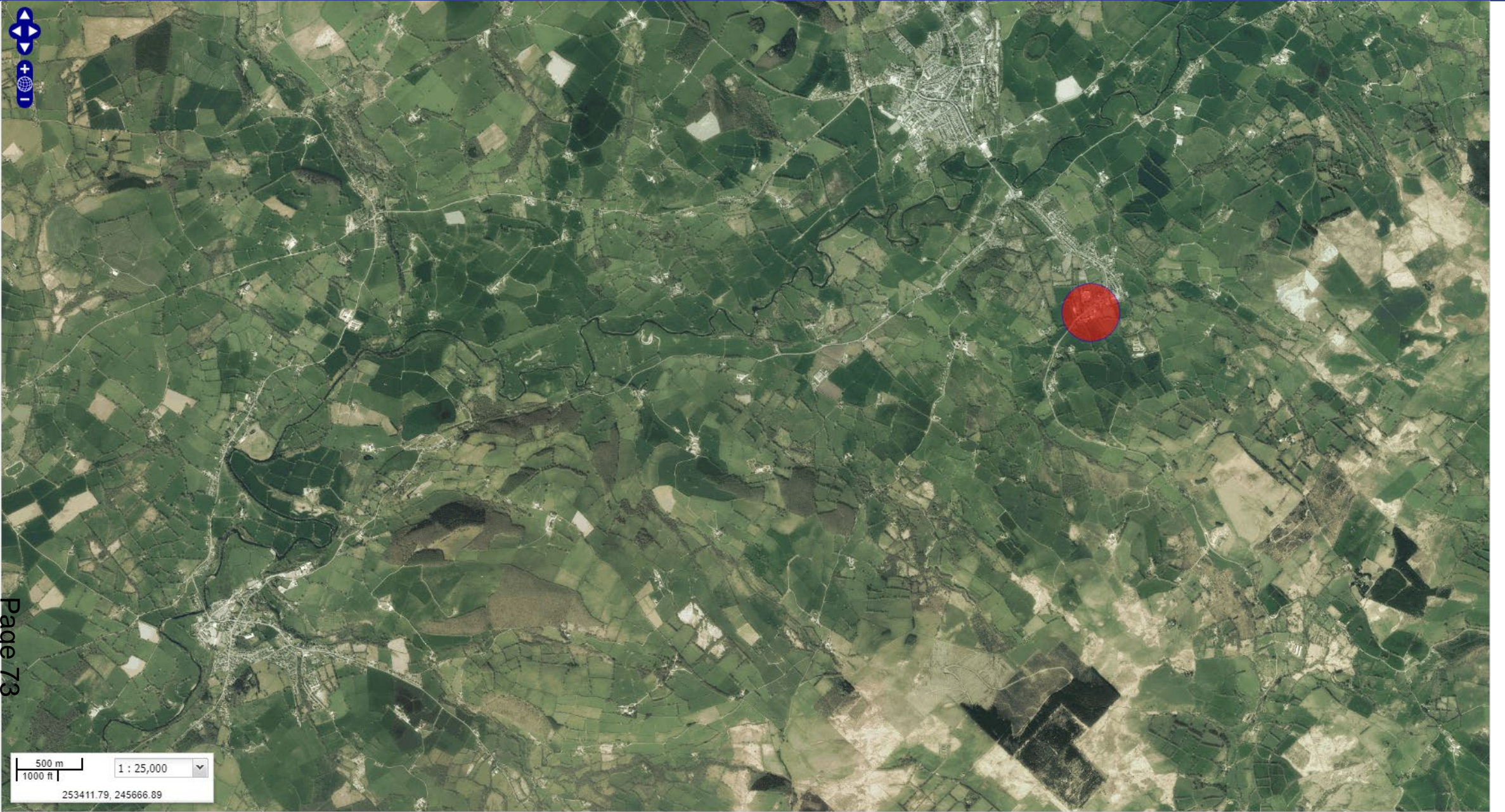
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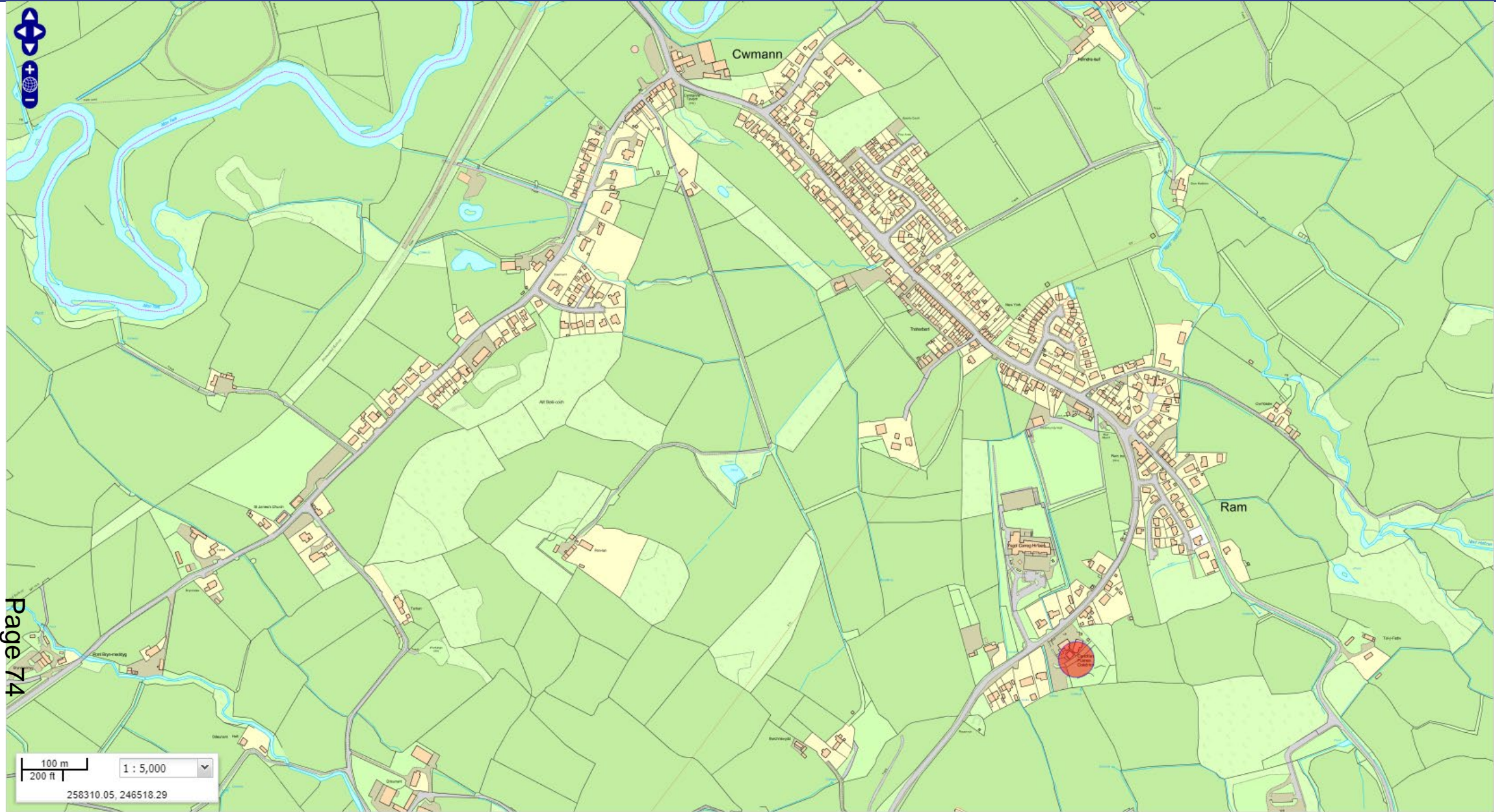
Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council







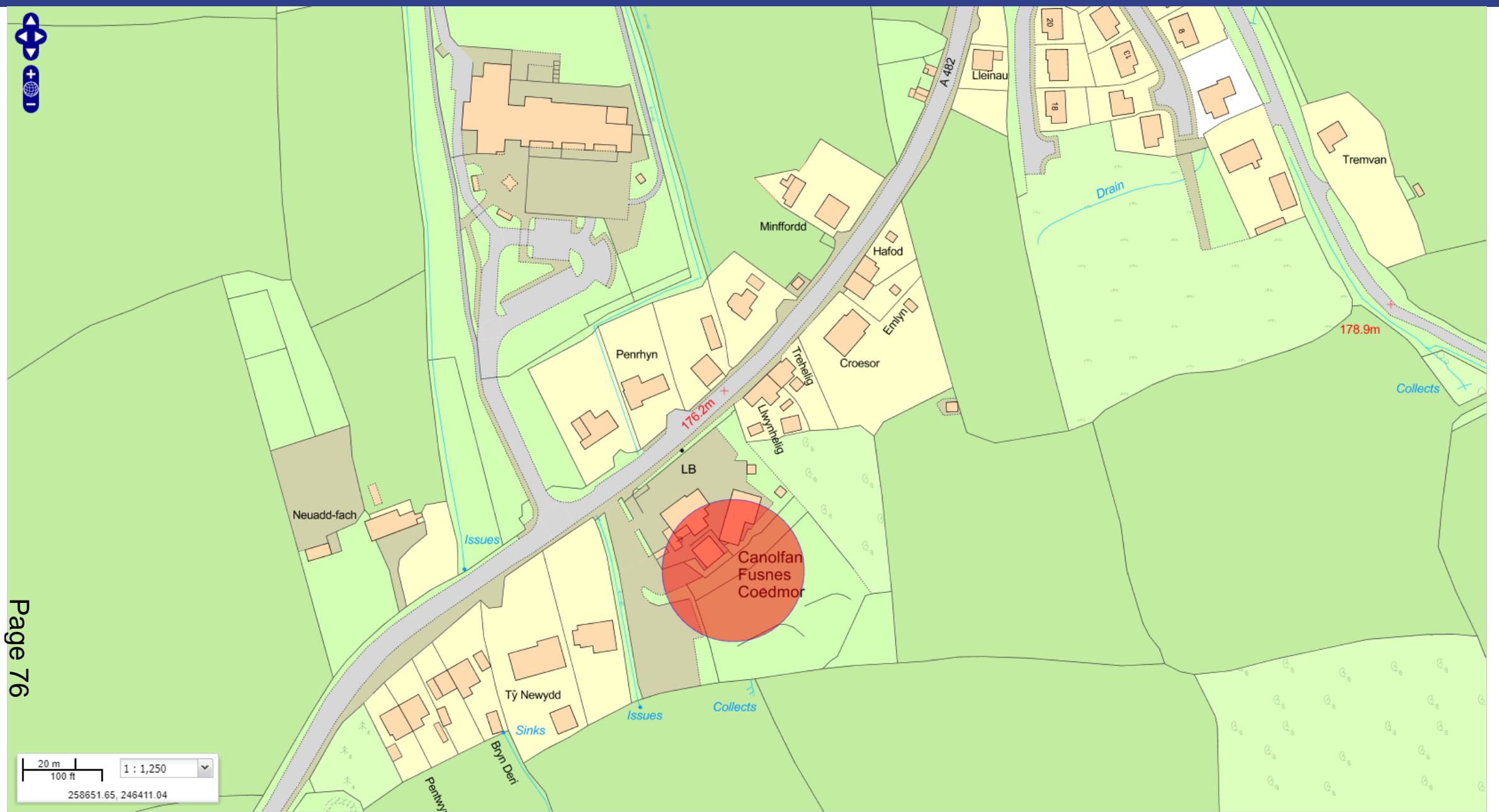






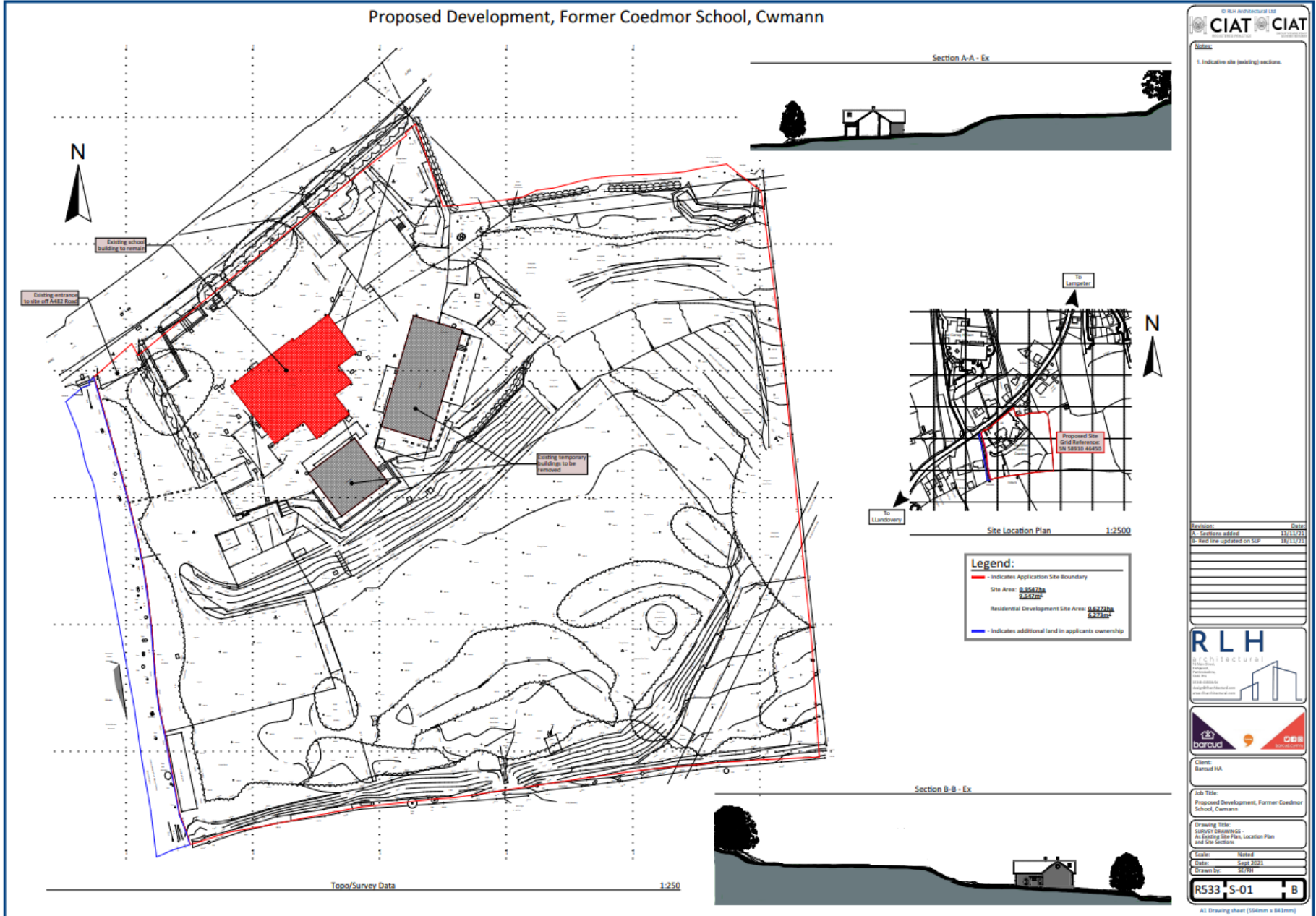


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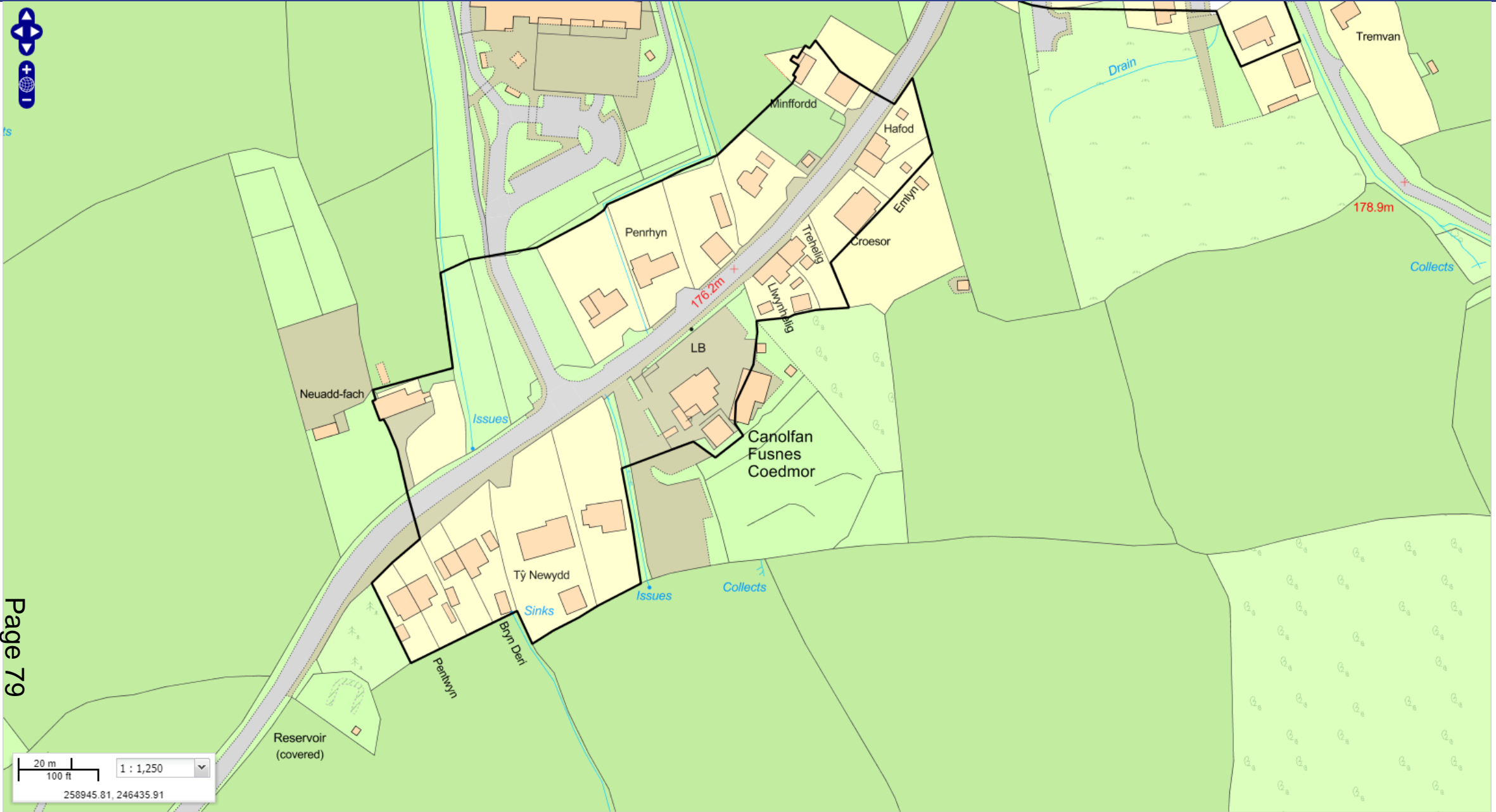


## Proposed Development, Former Coedmor School, Cwmann

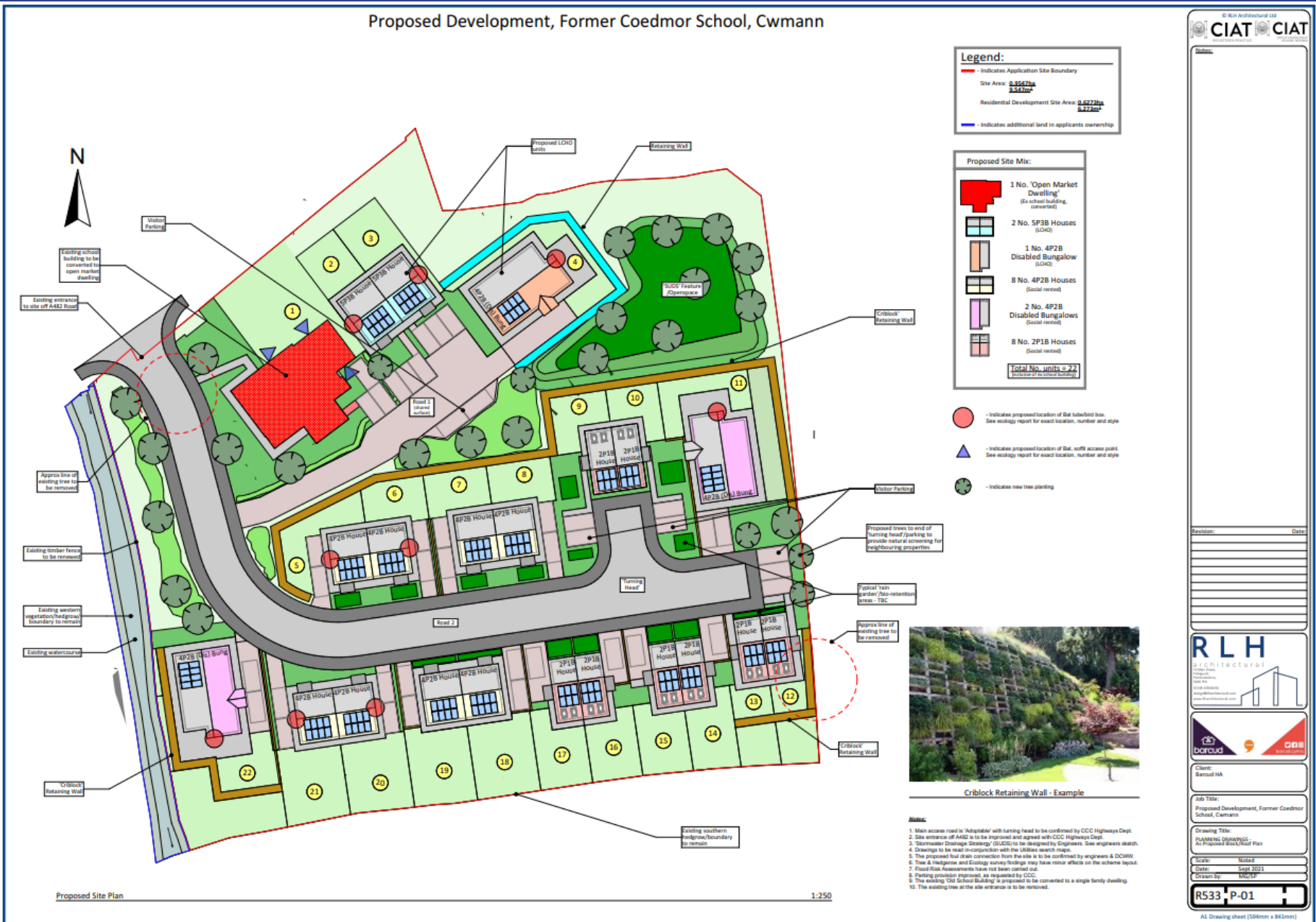




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## Proposed Development, Former Coedmor School, Cwmann



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**CIAT** ARCHITECTURAL

Revision: \_\_\_\_\_ Date: \_\_\_\_\_

**RLH** ARCHITECTURAL

**barud** **CCB**

Client: **Rand HA**

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

Drawing Title: **PUBLISHING DRAWINGS**  
All Proposed Block/Leaf Plans

Scale: **Noted**

Date: **Sept 2023**

Drawn by: **MMSP**

**R533 P-01**

A3 Drawing sheet (594mm x 842mm)



# PL/03083 (As Proposed)

## Proposed Development, Former Coedmor School, Cwmann



- Notes:**
- Main access road in 'Adaptable' with turning head to be confirmed by CCC Highways Dept.
  - Site entrance off A82 is to be improved and agreed with CCC Highways Dept.
  - Stormwater Drainage Strategy (SDS) to be designed by Engineers. See engineers sketch.
  - Drawings to be read in conjunction with the Utilities search maps.
  - The proposed foul drain connection from the site is to be confirmed by engineers & DCWH.
  - Tree & Hedge row and Ecology survey findings may have minor effects on the scheme layout.
  - Flood risk Assessments have not been carried out.
  - Parking provision proposed, as required by CCC.
  - The existing Old School Building is proposed to be converted to a single family dwelling.
  - The existing tree at the site entrance is to be removed.

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**CIAT**  
 CIAT  
 Planning & Design

**Notes:**

**Revision A - Planning updates include:**  
 Correct Plot 11 (4P2B Dis. Bungalow).  
 Move criblock retaining wall to the rear of plots 9, 20 & 21, south by approx 50m.  
 Add embankment and tree screening to criblock wall at rear of plots 9 & 10.  
 Amending the retaining wall and ground levels around plot 4 to reduce visual impact.

Revision: \_\_\_\_\_ Date: \_\_\_\_\_  
 A - Update. See note above. 25/11/2023

**RLH**  
 ARCHITECTURAL  
 ARCHITECTS  
 100A GARDEN  
 100A GARDEN  
 100A GARDEN  
 100A GARDEN

**Client:** Barrow HA

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

**Drawing Title:** PLANNING DRAWING: A1 Proposed Site Plan

**Scale:** 1:500

**Date:** 08/01/2023

**Drawn by:** MDC/P

**Check by:** MDC/P

**R533 P-01 A**

All Drawing sheet (500mm x 841mm)

A1 Drawing sheet (594mm x 841mm)



## Former Coedmor CP School, Cwmann, Lampeter SA48 8ET

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First Floor Plan 1:100



Left Side Elevation 1:100



Rear Elevation 1:100

**Areas:**

Gross Internal Ground Floor Area = 185.253m<sup>2</sup> (1994.046sqft)

Gross Internal First Floor Area = 50.715m<sup>2</sup> (545.891sqft)

Total Gross Internal Floor Area = 235.968m<sup>2</sup> (2539.937sqft)

**Key/Legend:**

- Proposed soffits/gaps/extra soffits/booms
- Proposed access point for soffits/gaps/extra soffits/booms



Ground Floor Plan 1:100



A-A Building Section 1:100



Right Side Elevation 1:100



Front Elevation 1:100

Revision:	Date:	By:	Notes:







Client: Boreud Housing

Scale: Noted

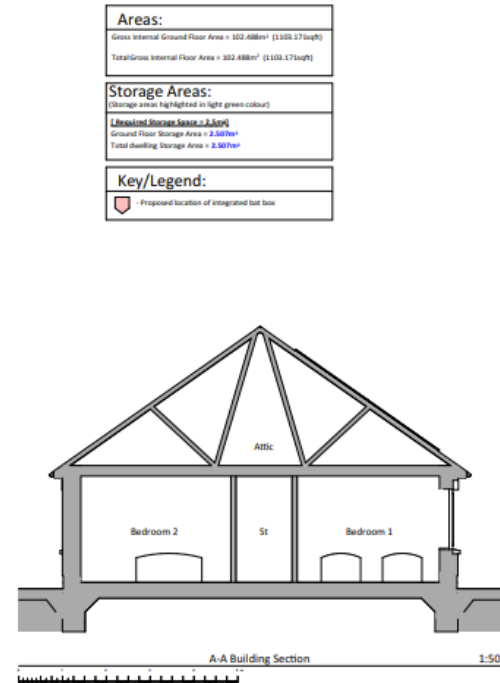
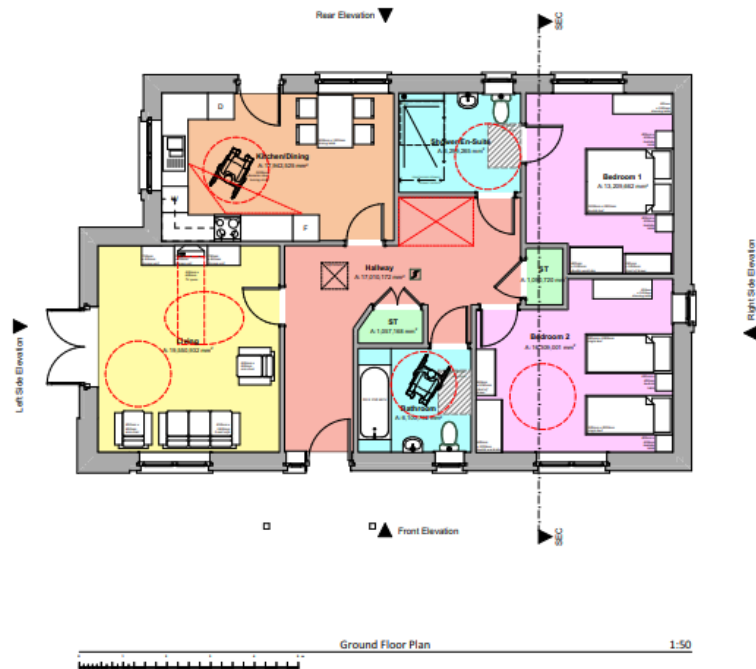
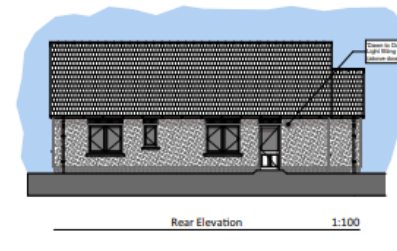
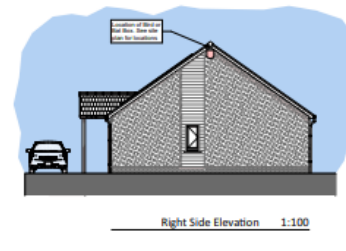
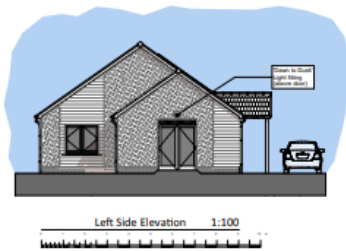
Job Title: Former Coedmor CP School, Cwmann, Lampeter SA48 8ET

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

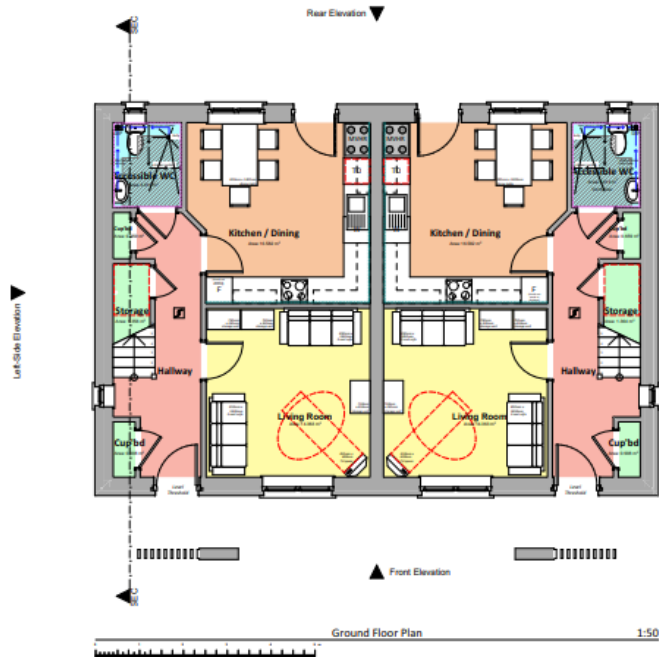
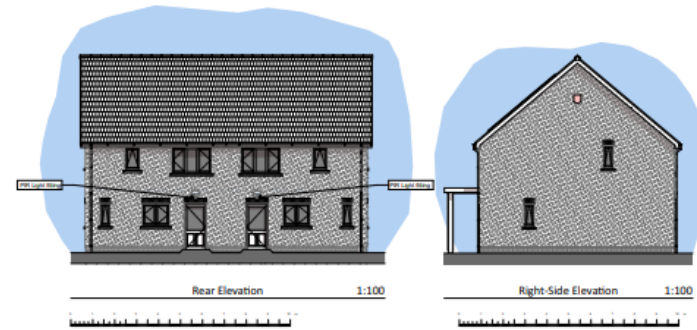
Scale: Aug 23

Drawn: K.S./M.C.

**RS33-P-09**



<b>Areas:</b>
Gross Internal Floor Area = 302.488m <sup>2</sup> (1103.17sqft)
Total Gross Internal Floor Area = 302.488m <sup>2</sup> (1103.17sqft)
<b>Storage Areas:</b> (Change areas highlighted in light green colour)
Proposed Storage Area = 2.507m <sup>2</sup>
Ground Floor Storage Area = 2.507m <sup>2</sup>
Total dwelling Storage Area = 2.507m <sup>2</sup>
<b>Key/Legend:</b>
Proposed location of integrated hot box

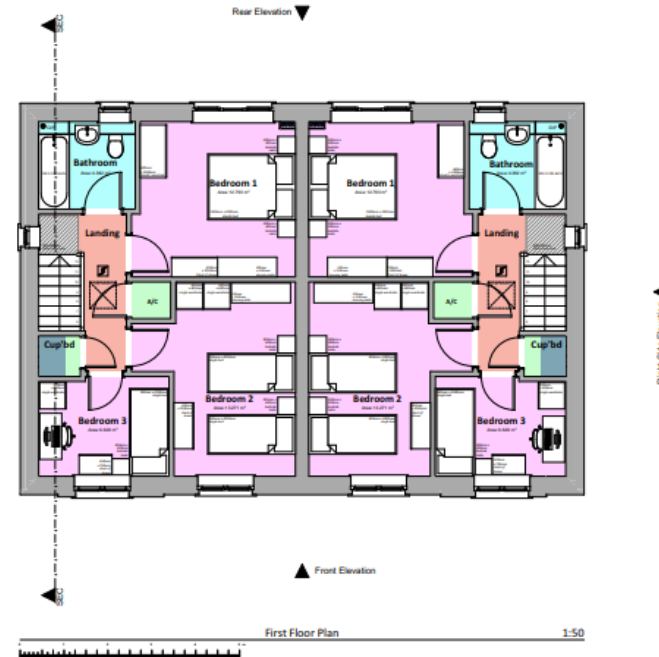
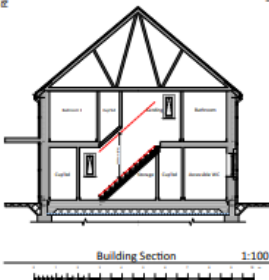


**Floor Areas:**

Total Gross Internal Ground Floor Area = 47.242m<sup>2</sup> (508.723sqft)  
 Total Gross Internal First Floor Area = 47.242m<sup>2</sup> (508.723sqft)  
 Total Gross Internal Area = 94.484m<sup>2</sup> (1017.446sqft)

**Storage Areas:**  
 (Storage areas highlighted in light green colour)

Ground Floor Storage Area = 3.486m<sup>2</sup>  
 First Floor Storage Area = 1.886m<sup>2</sup>  
 Total dwelling Storage Area = 5.372m<sup>2</sup>



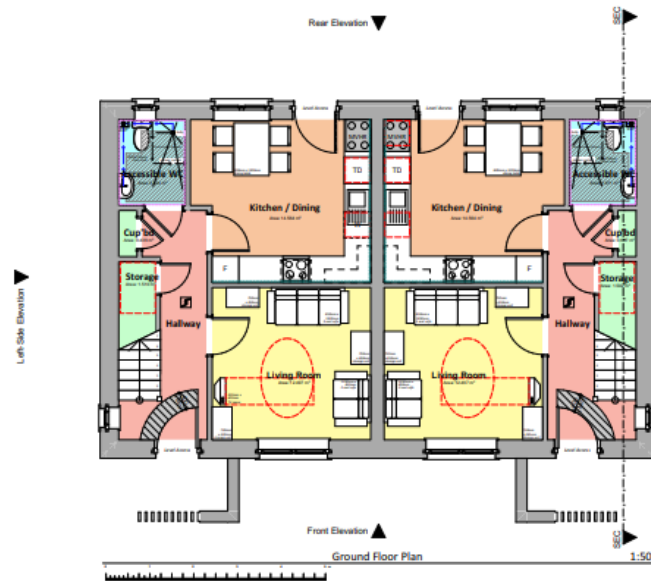
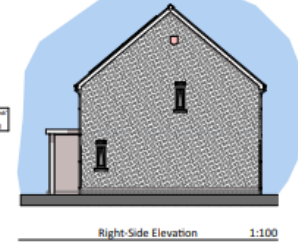
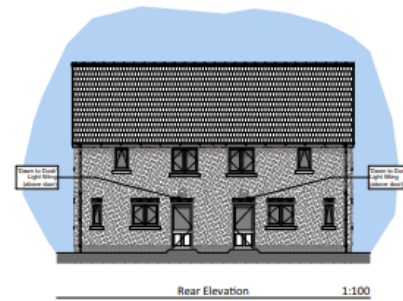
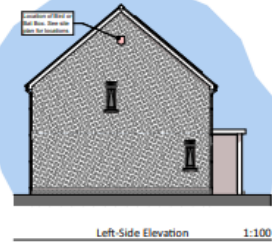
Revision	Date	By	Notes

1. To be read in conjunction with 'proposed house type external finishes elev plan' (ref. no. R532 A-06 for individual plot finishes).  
 2. To be read in conjunction with 'proposed house type external finishes drawings' (ref. no. R532 P-07)



Client: Marsal Housing	Scale: Noted Date: June 23 Drawn: (P/25)	Drawing Title: 5P3B Semi-Detached House Former Coedmor CP School, Cwmann, Lampeter SA48 8ET
Job Title: Former Coedmor CP School, Cwmann, Lampeter SA48 8ET		<b>R532-P-08</b>

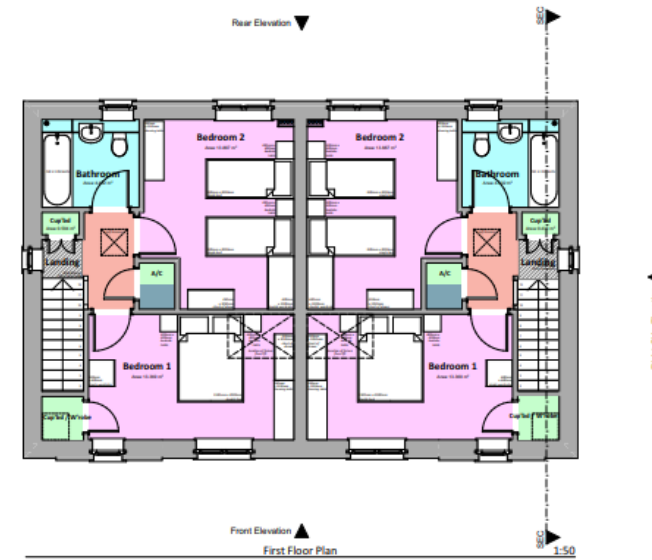
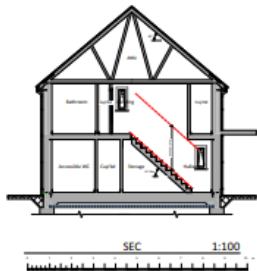
## Former Coedmor CP School, Cwmann, Lampeter SA48 8ET "Planning Drawings" - 4P2B Semi-Detached House



**Floor Areas:**  
 Total Gross Internal Ground Floor Area = 42.832m<sup>2</sup> (850.286sqft)  
 Total Gross Internal First Floor Area = 41.833m<sup>2</sup> (850.286sqft)  
 Total Gross Internal Area = 84.665m<sup>2</sup> (900.572sqft)

**Storage Areas:**  
 (Storage areas highlighted in light green colour)  
 Proposed Storage Space = 2.150m<sup>2</sup>  
 Ground Floor Storage Area = 1.43m<sup>2</sup>  
 First Floor Storage Area = 1.346m<sup>2</sup>  
 Total Available Storage Area = 2.786m<sup>2</sup>

**Key/Legend:**  
 - Proposed location of integrated hot box

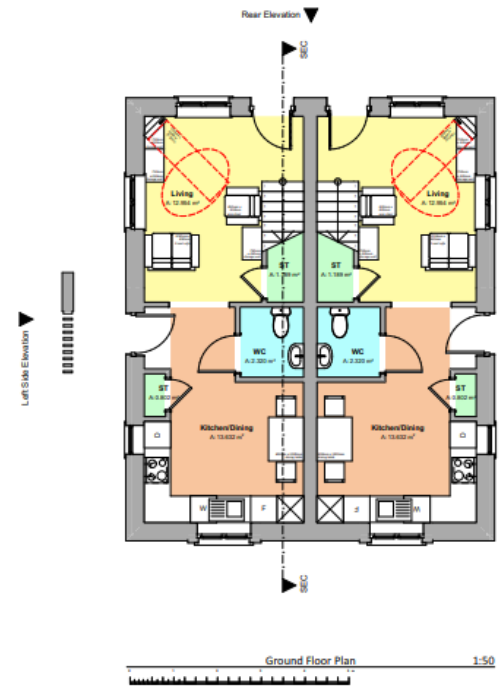
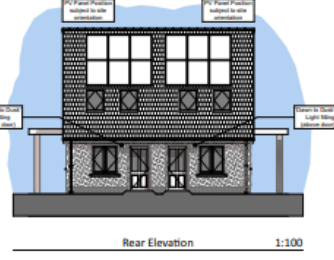
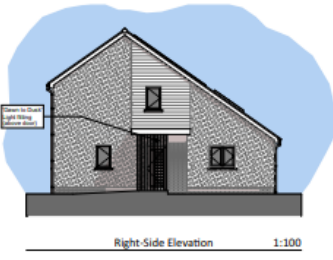
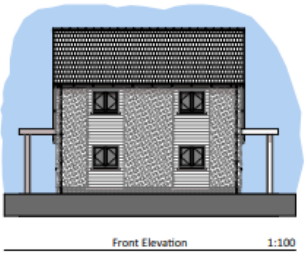
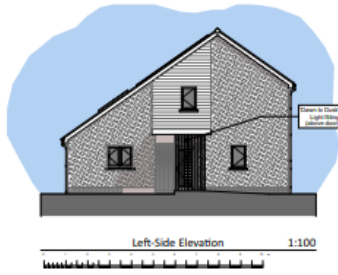


Revision	Date	By	Notes

\* To be read in conjunction with 'proposed house type & site external finishes drawing' dwg. no. R533 06-11.

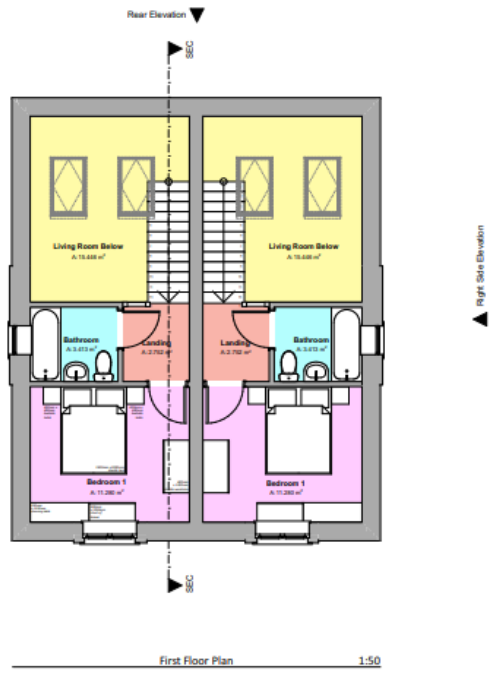
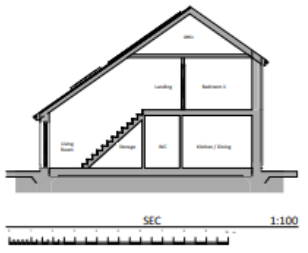


Client: Barrow Housing	Scale: Noted Order: Suite 21 Drawn: SP/MS	Drawing Title: Planning Submission 4P2B Semi-Detached House Plan, Elevations & Section
Job Title: Former Coedmor CP School, Cwmann, Lampeter SA48 8ET	<b>R532-P-07</b>	

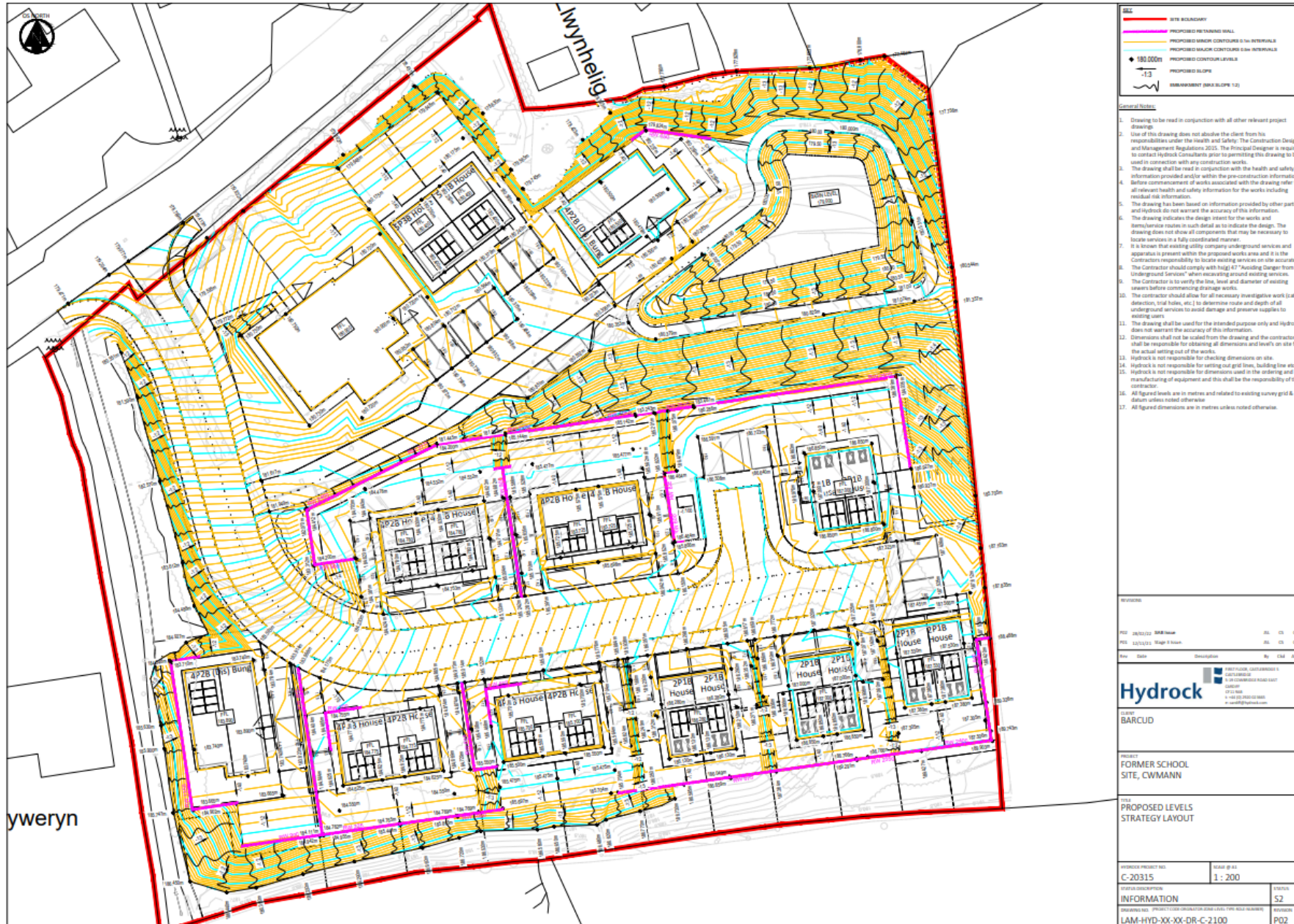


**Floor Areas:**  
 Total Gross Internal Ground Floor Area = 33,742m² (SGL 216sqft)  
 Total Gross Internal First Floor Area = 44,743m² (SGL 295sqft)  
 Total Gross Internal Area = 47,484m² (756,291sqft)

**Storage Areas:**  
 (Storage areas highlighted in light green colour)  
 1 Proposed Storage Space = 1.50m²  
 Ground Floor Storage Area = 3.54m²  
 First Floor Storage Area = 8.88m²  
 Total dwelling Storage Area = 13.92m²



# PL/03083 (Proposed Levels Strategy Layout)



# PL/03083 (Contour Plan Showing Sections)



KEY  
 MAJOR CONTOUR INTERVALS  
 MINOR CONTOUR INTERVALS  
 SITE BOUNDARY

- GENERAL NOTES
1. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT DRAWINGS.
  2. USE OF THIS DRAWING DOES NOT ABSOLVE THE CLIENT FROM HIS RESPONSIBILITIES UNDER THE HEALTH AND SAFETY OF THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015. THE PRINCIPAL DESIGNER IS REQUIRED TO CONDUCT HYDROLOGICAL INVESTIGATION TO DETERMINE THE DRAWING TO BE USED IN CONJUNCTION WITH ANY CONTIGUOUS WORKS.
  3. THE DRAWING SHALL BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY INFORMATION FROM THE DESIGN AND CONSTRUCTION INFORMATION.
  4. BEFORE COMMENCEMENT OF WORKS ASSOCIATED WITH THE DRAWING REFER TO ALL RELEVANT HEALTH AND SAFETY INFORMATION FOR THE WORKS INCLUDING RELEVANT RISK INFORMATION.
  5. THE DRAWING HAS BEEN ISSUED ON INFORMATION PROVIDED BY OTHER PARTIES AND HYDROCK DOES NOT WARRANT THE ACCURACY OF THE INFORMATION.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPANY UNDERGROUND SERVICES AND APPROPRIATE PRESENT AT THE PROPOSED WORKS AREA AND BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE EXISTING SERVICES ON SITE ACCURATELY.
  7. THE CONTRACTOR SHOULD COMPLY WITH HIGH 47 WARNING DANGER FROM UNDERGROUND SERVICES WHEN EXCAVATING AROUND EXISTING SERVICES. THE CONTRACTOR SHOULD ALLOW FOR ALL NECESSARY SHIELDING OF THE WORK, CAT DETECTION, TRENCH HOLES, ETC TO DETERMINE ROUTE AND DEPTH OF ALL UNDERGROUND SERVICES TO AVOID DAMAGE AND PROVIDE SUPPLIES TO END USER.
  8. THE DRAWING SHALL BE USED FOR THE INTENDED PURPOSE ONLY AND HYDROCK DOES NOT WARRANT THE ACCURACY OF THE INFORMATION.
  9. ALL WORKINGS SHALL NOT BE SEALED FROM THE DRAWING AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL DIMENSIONS AND LEVELS ON SITE FOR THE ACTUAL SETTING OUT OF THE WORKS.
  10. HYDROCK IS NOT RESPONSIBLE FOR CHECKING DIMENSIONS ON SITE.
  11. HYDROCK IS NOT RESPONSIBLE FOR SETTING OUT OF THE WORKS, INCLUDING ETC.
  12. HYDROCK IS NOT RESPONSIBLE FOR DIMENSIONS USED IN THE CROSSING AND MANUFACTURING OF EQUIPMENT AND THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  13. ALL BEARED LEVELS ARE IN METRES AND RELATED TO DATUM SURVEY (DMS) DATA UNLESS NOTED OTHERWISE.
  14. ALL BEARED LEVELS ARE IN METRES AND RELATED TO DATUM SURVEY (DMS) DATA UNLESS NOTED OTHERWISE.
  15. ALL BEARED DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.

REV	DATE	DESCRIPTION	BY	CHK	APP
001	08/10/2023	Issued to suit Proposed New Site Layout	HY	CS	ES
002	22/10/23	Single 8 Issue	HY	CS	ES
003	08/10/2023	Final Issue	HY	CS	ES

**Hydrock**  
 4 FRET ALLEN, LAST APPROVE 1  
 2-18 CONRAD ROAD SUIT  
 075 544 444  
 4 HASLWATER ROAD  
 6 LANE PLYMOUTH

CLIENT  
**BARCLUD**

PROJECT  
**FORMER SCHOOL SITE, CWMANN**

TITLE  
**CONTOUR PLAN SHOWING SITE SECTIONS**

HYDROCK PROJECT NO.  
**C-20315-C**

SCALE  
**1 : 200**

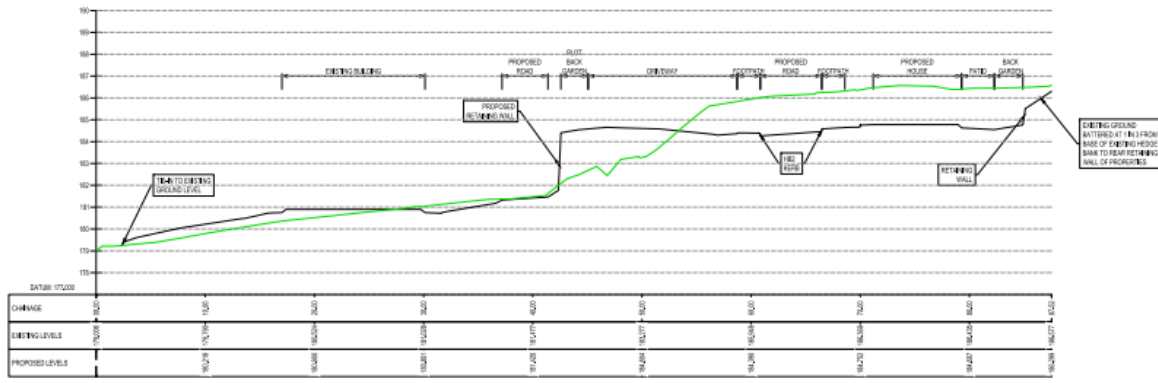
DATE OF SUBMISSION  
**5/10/23**

DATE OF ISSUE  
**5/10/23**

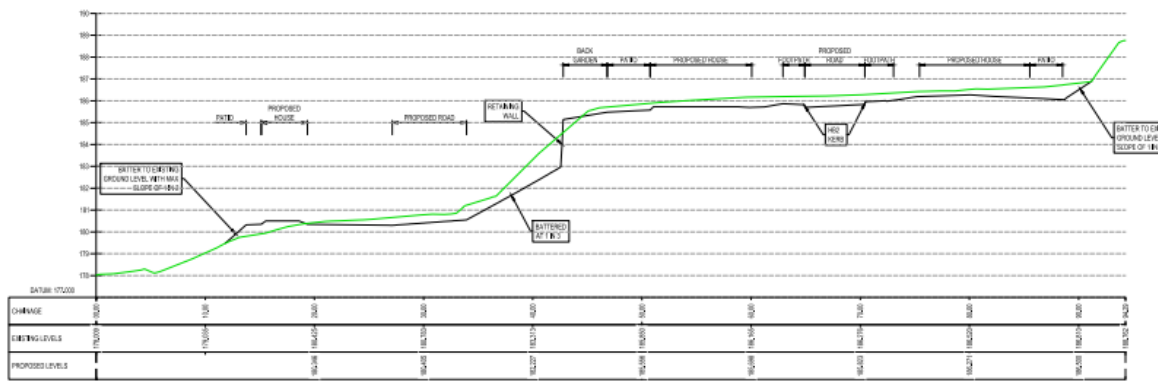
PROJECT NO.  
**LAM-HYD-XX-XX-DR-C-200**

REV NO.  
**003**





SECTION A-A CH 0,000m TO 07,524m  
SCALE: H 1:200, V 1:100



SECTION B-B CH 0,000m TO 04,280m  
SCALE: H 1:200, V 1:100

- NOTES**
- 1. — EXISTING GROUND LEVEL
  - 2. — PROPOSED GROUND LEVEL
- GENERAL NOTES**
1. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT DRAWINGS
  2. USE OF THIS DRAWING DOES NOT ABSOLVE THE CLIENT FROM HIS RESPONSIBILITY UNDER THE HEALTH AND SAFETY, THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015, THE PRINCIPAL DESIGNER IS REQUIRED TO CONTACT HYDROCK CONSULTANTS PRIOR TO PERMITTING THE DRAWING TO BE USED IN CONNECTION WITH ANY CONSTRUCTION WORKS. THE DRAWING SHALL BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY INFORMATION PROVIDED AND/OR WITHIN THE PRE-CONSTRUCTION INFORMATION.
  3. BEFORE COMMENCEMENT OF WORKS ASSOCIATED WITH THE DRAWING REFER TO ALL RELEVANT HEALTH AND SAFETY INFORMATION FOR THE WORKS INCLUDING GENERAL SITE INFORMATION.
  4. THE DRAWING HAS BEEN BASED ON INFORMATION PROVIDED BY OTHER PARTIES AND HYDROCK DOES NOT WARRANT THE ACCURACY OF THE INFORMATION.
  5. IT IS ESSENTIAL THAT EXISTING UTILITY COMPANY UNDERGROUND SERVICES AND APPURTENANCES PRESENT WITHIN THE PROPOSED WORKS AREA ARE IDENTIFIED BY THE CONTRACTORS RESPONSIBILITY TO LOCATE EXISTING SERVICES ON SITE ACCURATELY.
  6. THE CONTRACTOR SHOULD COMPLY WITH HS60 AT 'ALL TIMES' AND SHIELD FROM UNDERGROUND SERVICES WHEN EXCAVATING AND/OR DRILLING OPERATIONS. THE CONTRACTOR SHOULD ALLOW FOR ALL NECESSARY PROTECTIVE WORKS (E.G. DETECTION, TRAIL VEHICLES, ETC.) TO DETERMINE ROUTE AND DEPTH OF ALL UNDERGROUND SERVICES TO AVOID DAMAGE AND PRESERVE SERVICES TO EXISTING USERS.
  7. THE DRAWING SHALL BE USED FOR THE INTENDED PURPOSE ONLY AND HYDROCK DOES NOT WARRANT THE ACCURACY OF THE INFORMATION.
  8. DIMENSIONS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DIMENSIONS AND LEVELS ON SITE FOR THE ACTUAL, BUT NOT OUT OF THE WORKS.
  9. HYDROCK IS NOT RESPONSIBLE FOR CHECKING DIMENSIONS ON SITE.
  10. HYDROCK IS NOT RESPONSIBLE FOR SETTING OUT GRAB LINES, BUILDING LINE ETC.
  11. HYDROCK IS NOT RESPONSIBLE FOR DIMENSIONS USED IN THE OPENING AND MANUFACTURING OF EQUIPMENT AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  12. ALL DIMENSIONS, LEVELS, BEHINDS AND RELATED TO EXISTING SURVEY DATA AND DIMENSIONS NOTED OTHERWISE.
  13. ALL REQUIRED DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
  14. ALL REQUIRED DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.

**REVISIONS**

REV	NO	DESCRIPTION	DATE	BY	CHECK
01	1	ISSUED FOR PERMIT	14/12/2023	AS	CS
02	2	REVISED TO ADD PROPOSED DRIVEWAY LAYOUT	14/12/2023	AS	CS
03	3	REVISED TO ADD PROPOSED HOUSE LAYOUT	14/12/2023	AS	CS
04	4	REVISED TO ADD PROPOSED GARDEN LAYOUT	14/12/2023	AS	CS

**Hydrock**  
 145 GERRARD STREET EAST, SUITE 200  
 TORONTO, ONTARIO M5E 2E3  
 TEL: 416-491-2000  
 FAX: 416-491-2001  
 WWW.HYDROCK.COM

**CLIENT**  
 BARCUD

**PROJECT**  
 FORMER SCHOOL SITE, CWMANN

**TITLE**  
 SITE SECTIONS SHEET 01 OF 02

**HYDROCK PROJECT NO.** C-20315-C **SCALE** @ A1  
**DATE** 14/12/2023 **AS SHOWN**

**DATE** 14/12/2023 **BY** AS **CHECK** CS

**HYDROCK PROJECT NO.** C-20315-C **SCALE** @ A1  
**DATE** 14/12/2023 **AS SHOWN**

**DATE** 14/12/2023 **BY** AS **CHECK** CS



**Hydrock**  
 145 GERRARD STREET EAST, SUITE 200  
 TORONTO, ONTARIO M5E 2E3  
 TEL: 416-491-2000  
 FAX: 416-491-2001  
 WWW.HYDROCK.COM

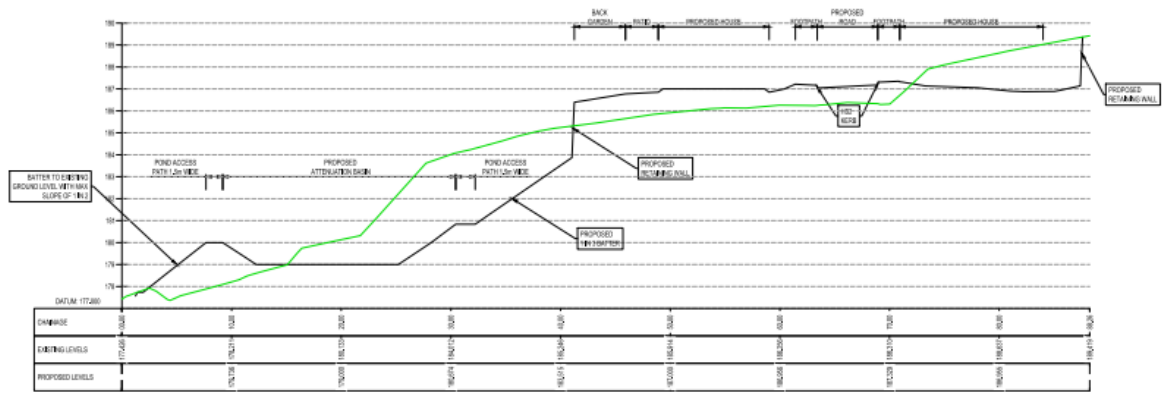
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 BARCUD

**PROJECT**  
 FORMER SCHOOL SITE, CWMANN

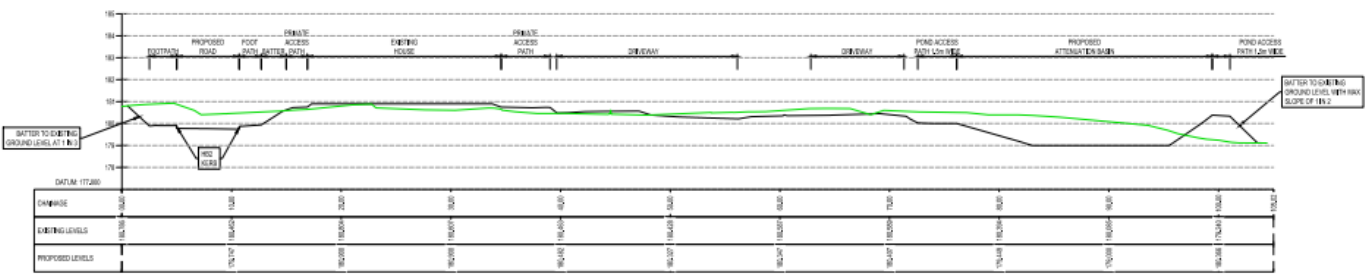
**TITLE**  
 SITE SECTIONS SHEET 01 OF 02

**HYDROCK PROJECT NO.** C-20315-C **SCALE** @ A1  
**DATE** 14/12/2023 **AS SHOWN**

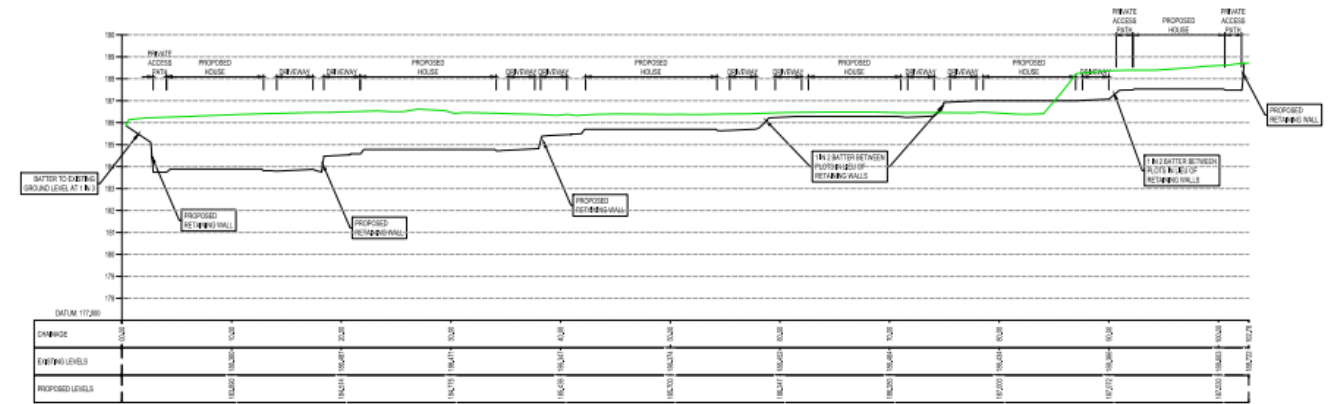
**DATE** 14/12/2023 **BY** AS **CHECK** CS



SECTION C-C CH 0.000m TO 86.250m  
SCALE: H 1:200 V 1:100



SECTION D-D CH 0.000m TO 105.022m  
SCALE: H 1:200 V 1:100



SECTION E-E CH 0.000m TO 102.750m  
SCALE: H 1:200 V 1:100

GENERAL NOTES:

1. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT DRAWINGS.
2. USE OF THIS DRAWING DOES NOT ABSOLVE THE CLIENT FROM HIS RESPONSIBILITY UNDER THE HEALTH AND SAFETY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015. THE CONTRACTOR IS REQUIRED TO CONTACT HYDROCK CONSULTANTS PRIOR TO IMPLEMENTING THIS DRAWING TO BE USED IN CONJUNCTION WITH ANY CONSTRUCTION WORK.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY INFORMATION PROVIDED AND ONLY WITHIN THE PRE-CONSTRUCTION INFORMATION.
4. BEFORE COMMENCEMENT OF WORKS ASSIGNED WITH THE DRAWING, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY INFORMATION FROM THE WORKS INCLUDING NEIGHBOURHOOD INFORMATION.
5. THE DRAWING HAS BEEN MADE ON INFORMATION PROVIDED BY OTHER PARTIES AND HYDROCK DO NOT WARRANT THE ACCURACY OF THIS INFORMATION.
6. IT IS ESSENTIAL THAT CLIENTS/UTILITY COMPANY UNDERGROUND SERVICES AND APPROVALS BE PROVIDED WITHIN THE PROPOSED WORKS AREA AND THAT THE CONTRACTOR'S RESPONSIBILITY TO LOCATE EXISTING SERVICES IS NOT ACCURATELY.
7. THE CONTRACTOR SHOULD CONSIDER ANY HAZARDOUS DANGERS FROM UNDERGROUND SERVICES WHEN EXCAVATING AROUND EXISTING SERVICES. THE CONTRACTOR SHOULD ALLOW FOR ALL NECESSARY INFORMATION FROM ASSET DETECTION, SMALL TRENCHES, ETC TO DETERMINE ROUTE AND DEPTH OF ALL UNDERGROUND SERVICES TO AVOID DAMAGE AND PRESERVE SERVICES TO EXISTING SERVICES.
8. THE DRAWING SHALL BE USED FOR THE INTENDED PURPOSE ONLY AND HYDROCK DOES NOT WARRANT THE ACCURACY OF THE INFORMATION. CONTRACTORS SHALL NOT BE SCALED FROM THE DRAWING AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONVEYING AND LEVELS DATA FOR THE ACTUAL, SETTING OUT OF THE WORKS.
9. HYDROCK IS NOT RESPONSIBLE FOR CHECKING DIMENSIONS ON SITE.
10. HYDROCK IS NOT RESPONSIBLE FOR SETTING OUT DATA (ELEVATIONS, ANGLES ETC).
11. HYDROCK IS NOT RESPONSIBLE FOR DIMENSIONS USED IN THE OPENING AND MANUFACTURING OF EQUIPMENT AND THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. ALL HEIGHTS, LEVELS AND DIMENSIONS ARE RELATED TO EXISTING SURVEY DATA UNLESS OTHERWISE NOTED OTHERWISE.
13. ALL DIMENSIONS UNLESS NOTED OTHERWISE.

LEGEND:

- EXISTING GROUND LEVEL
- PROPOSED GROUND LEVEL



**Hydrock**

10001 BARCLUD

PROJECT: FORMER SCHOOL SITE, CWMANN

TITLE: SITE SECTIONS SHEET 02 OF 02

HYDROCK PROJECT NO: C-20315-C

SCALE: AS SHOWN

DATE: 11/2024

BY: 52

CHECKED: 52

APPROVED: 52

PROJECT NO: C-20315-C

DATE: 11/2024

BY: 52

CHECKED: 52

APPROVED: 52



























































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

**Applications  
recommended for  
refusal**

# S/34402

John L J Thomas

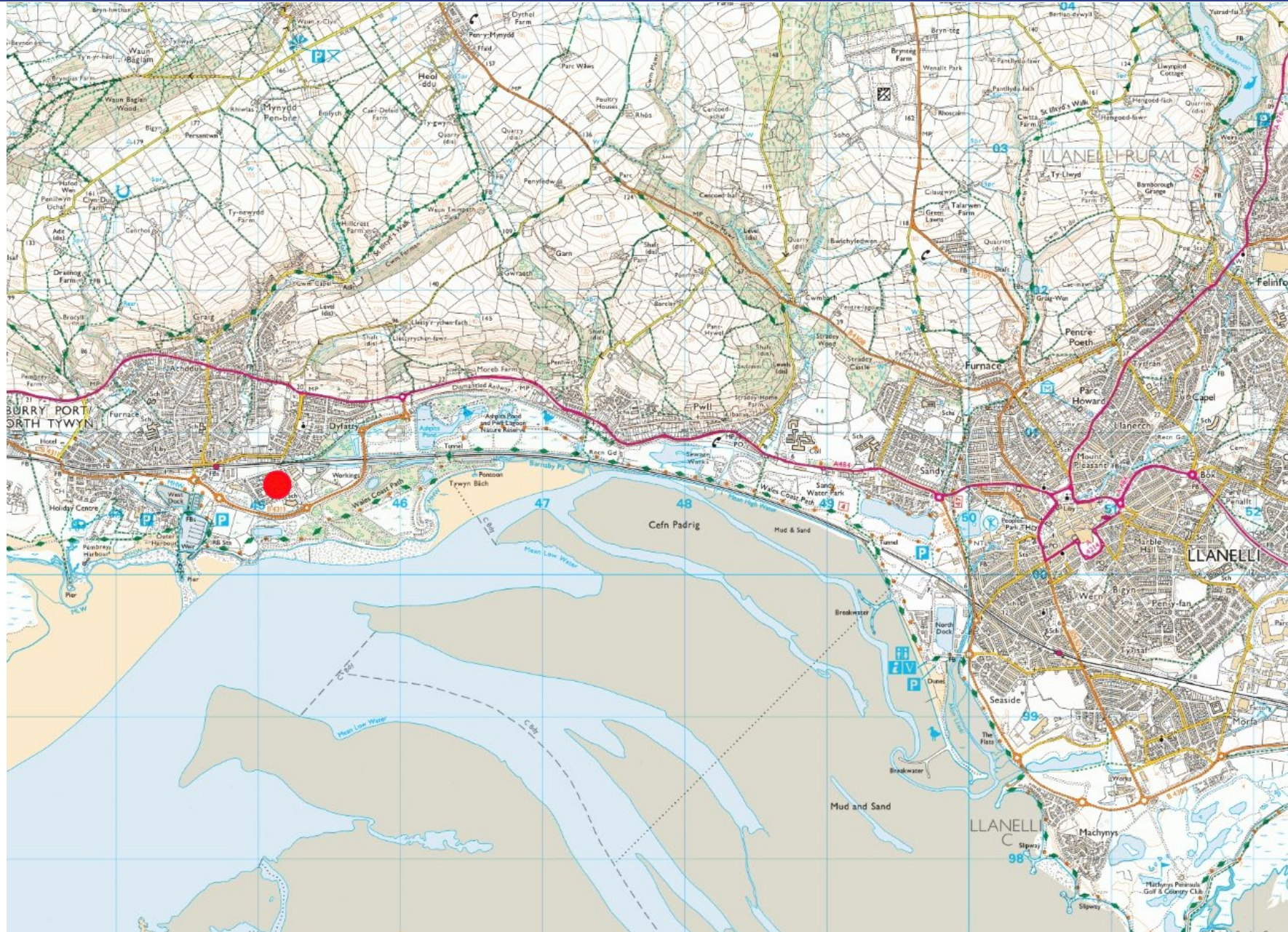
**Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio**  
**Place and Sustainability - Planning Services**

Adran Yr Amgylchedd - Environment Department

Page 118

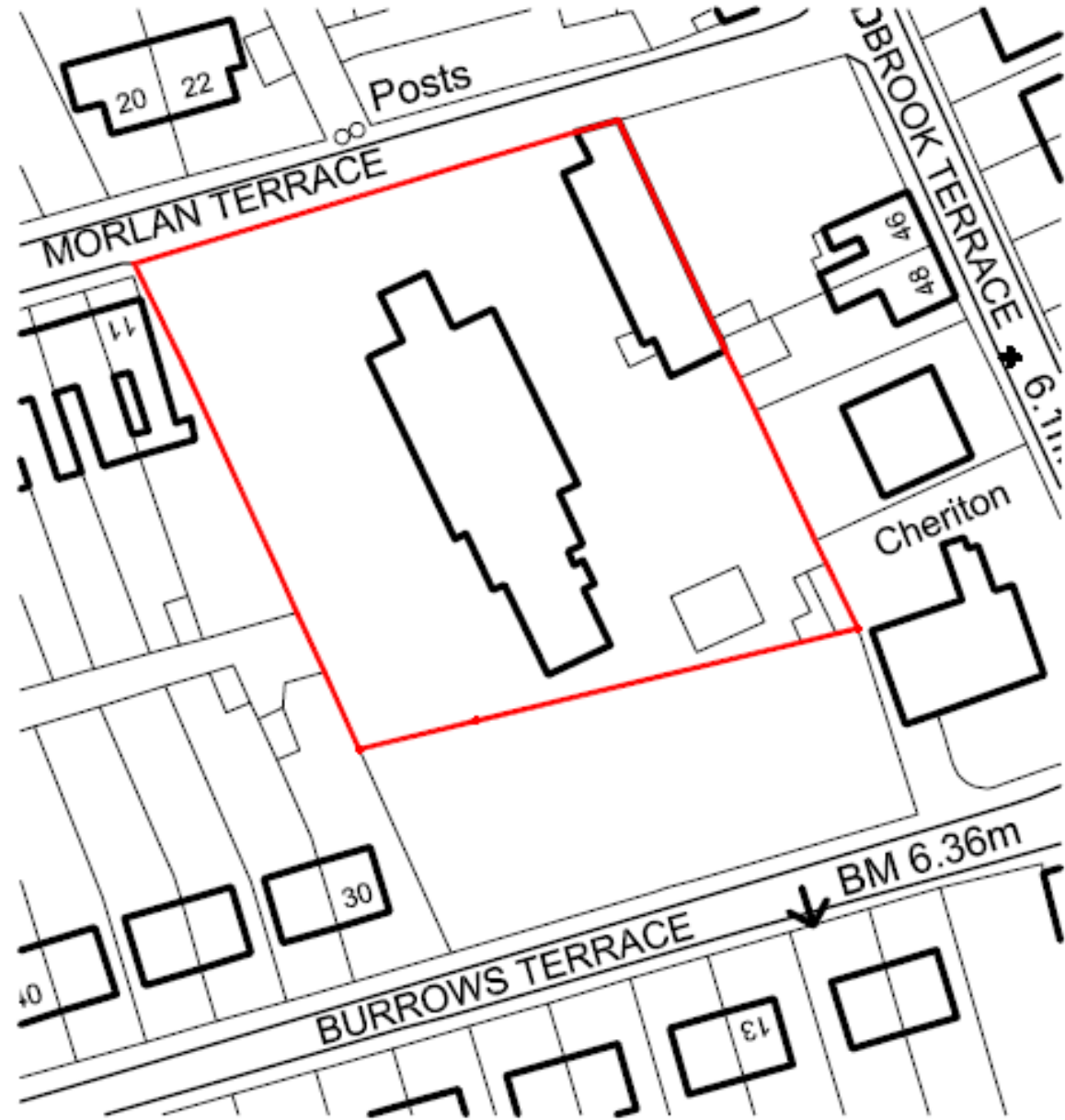
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**Carmarthenshire**  
County Council

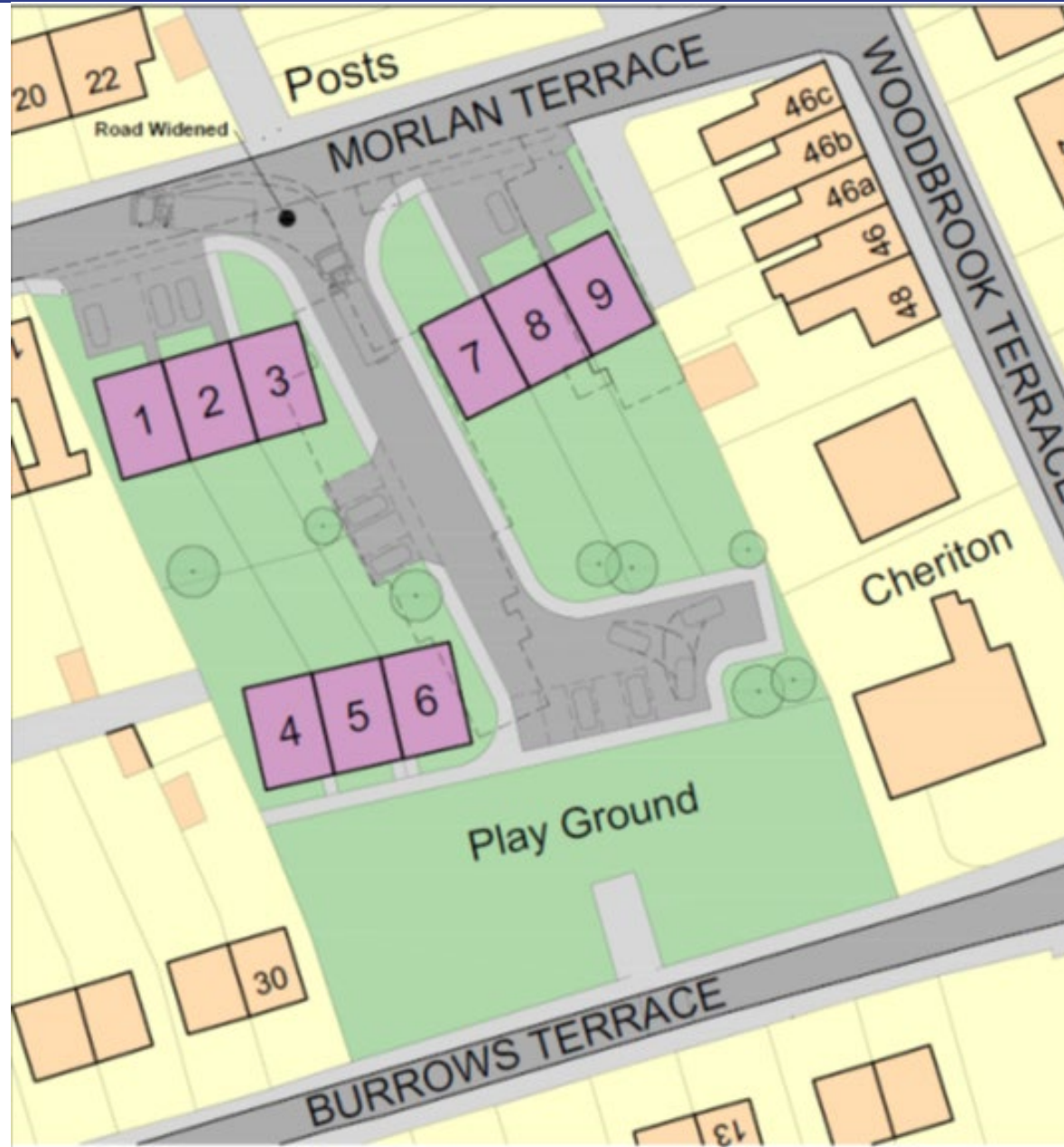




























**Diolch | Thank you**

Page 130

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**[carmarthenshire.gov.wales](http://carmarthenshire.gov.wales)**

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**Carmarthenshire**  
County Council

