

Annwyl Gyngorydd,

PWYLLGOR CYNLLUNIO - DYDD IAU, 30AIN MAI, 2019

Gweler yn amgaaedig, yr atodiadau a cynlluniau ar gyfer y cyfarfod uchod.

Rhif ar yr Agenda	Eitem
-------------------	-------

- | | |
|----|--|
| 3. | <u>RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO</u>
(Tudalennau 5 - 26) |
| 4. | <u>RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO</u> (Tudalennau 27 - 76) |
| 5. | <u>RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO</u>
(Tudalennau 77 - 170) |

Yn gywir,

Mark James DYB

Prif Weithredwr

Amg.

Mae'r dudalen hon yn wag yn fwriadol

*Ardal
Dwyrain/
Area East*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 30 MAI 2019
ON 30 MAY 2019**

***I'W BENDERFYNU/
FOR DECISION***

***ATODIAD
ADDENDUM***



ADDENDUM – Area East

<i>Application Number</i>	E/37947
<i>Proposal & Location</i>	THE RETENTION OF A RESIDENTIAL GYPSY CARAVAN, EARTH WORKS TOGETHER WITH THE ERECTION OF A DAY/UTILITY ROOM, PARKING FOR ONE TOURING CARAVAN, PARKING AND TURNING AREA AND INSTALLATION OF SEPTIC TANK AT LAND AT TERNAYMAR FIELDS, OFF BRYNCEITHIN ROAD, GARNANT, SA18 1YS

DETAILS:

ADDITIONAL CONDITION

The following additional condition is to be added to the main report:

CONDITION

- 11 When the land ceases to be occupied by those named in condition 4 the use shall cease and all caravans, structures, materials and equipment brought on to or erected on the land, or works undertaken to it in connection with the use, shall be removed and the land shall be restored to its condition before the development took place within 3 calendar months of that date.

REASONS

- 11 To ensure the restoration of the site when the use ceases.

***Y PWYLLGOR
CYNLLUNIO***

30 MAI 2019

***RHANBARTH Y
DWYRAIN***

**PLANNING
COMMITTEE**

30 MAY 2019

**AREA
EAST**

CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO

APPLICATIONS RECOMMENDED FOR APPROVAL

E/37947

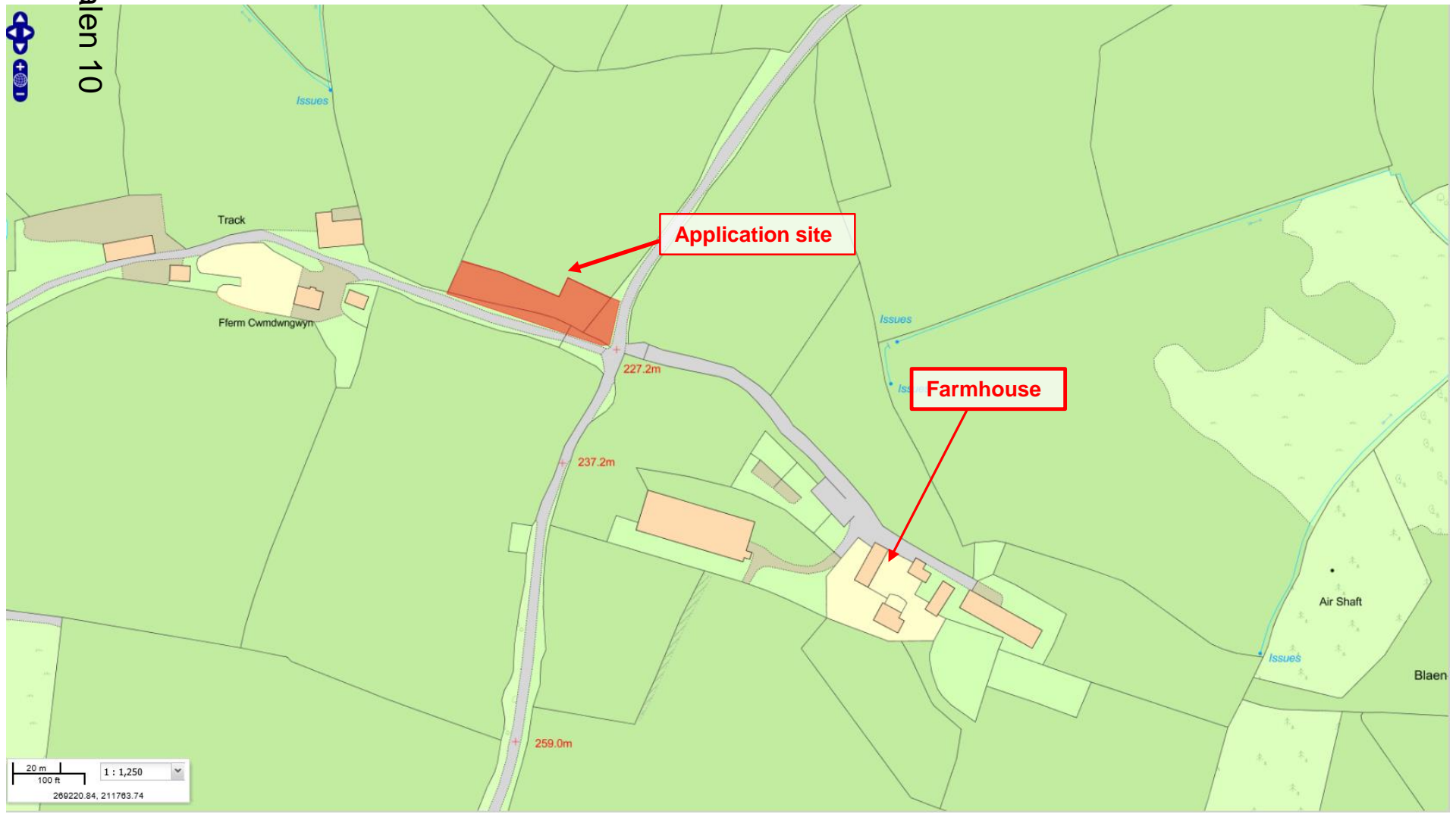
Tudalen 9



A Better Place...Environment

E/37947

Tudalen 10



Application site

Farmhouse

Track

Fferm Cwmdwngwyn

Air Shaft

Blaen

Issues

Issues

Issues

227.2m

237.2m

259.0m



289220.84, 211783.74

E/37947



Garnant

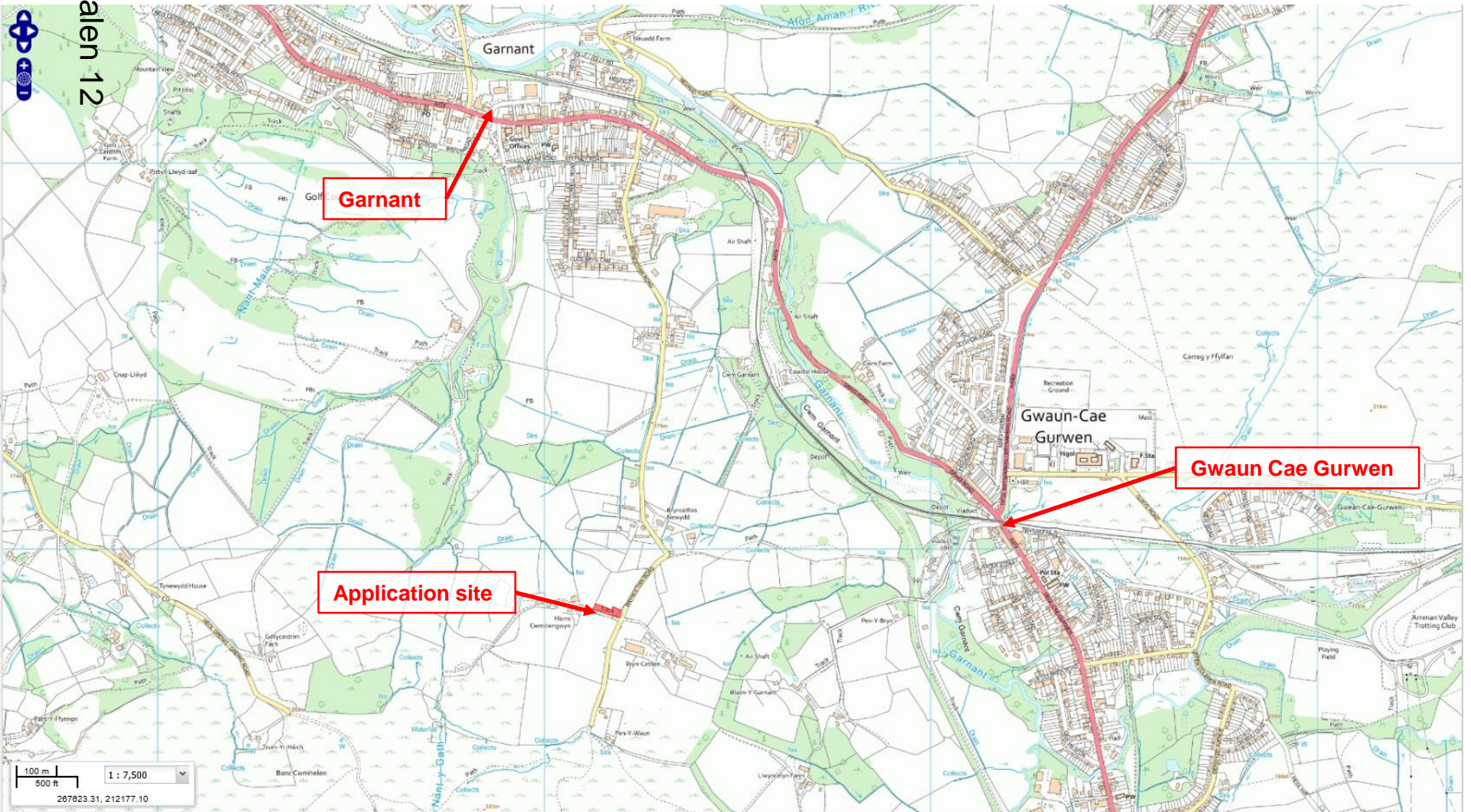
Application site

Cwmgors

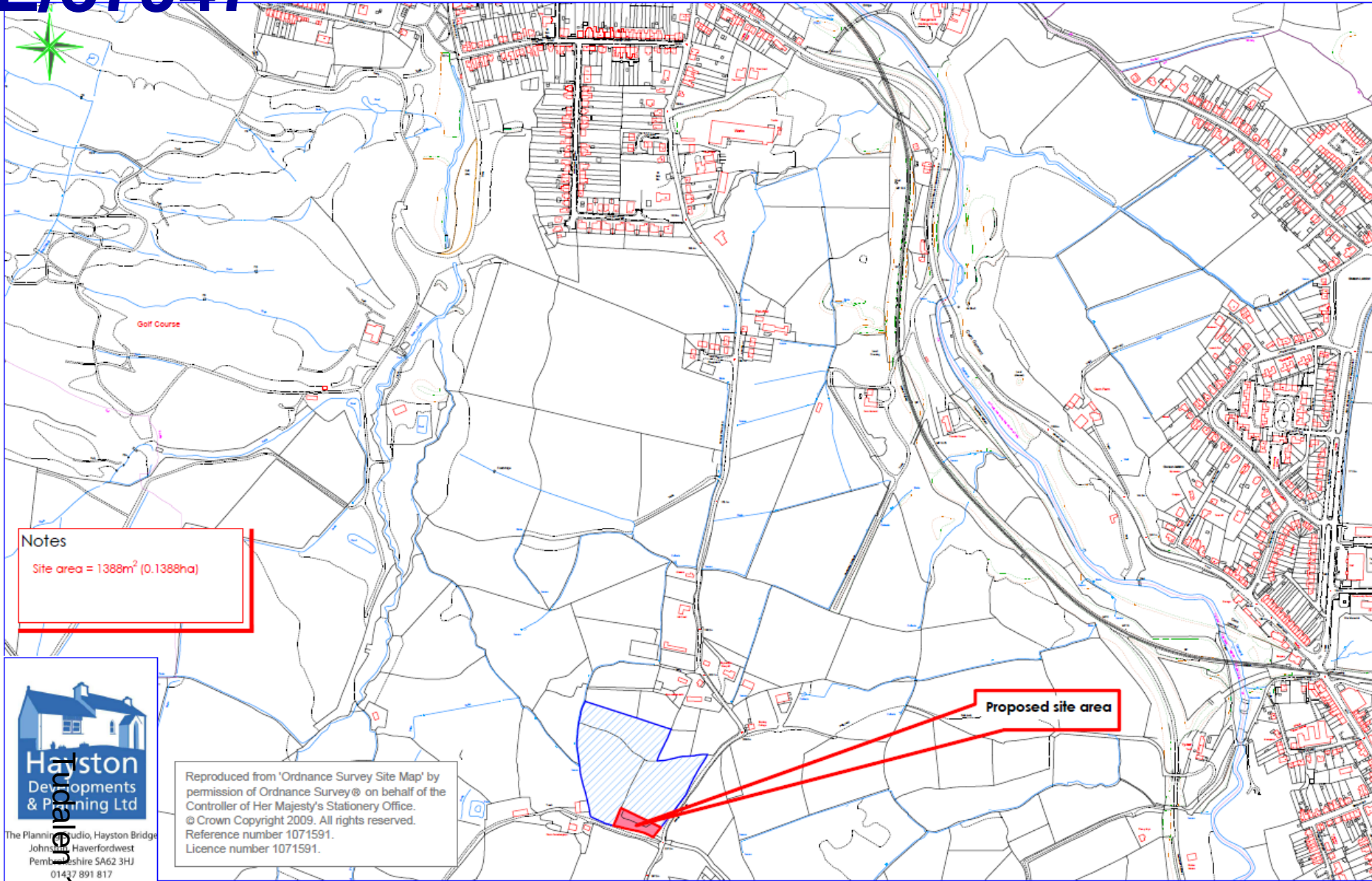
Tudalen 11

E/37947

Tudalen 12



E/37947



Notes
 Site area = 1388m² (0.1388ha)

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Hayston
 Developments
 & Planning Ltd

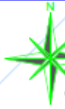
The Planning Studio, Hayston Bridge
 John Street, Haverfordwest
 Pembrokeshire SA62 3HJ
 01437 891 817
 07575 851 704
 andrew@haystonplanning.co.uk
 www.planningpembrokeshire.co.uk

The use of the land for the stationing of a residential static caravan, a touring caravan together with a utility/day room

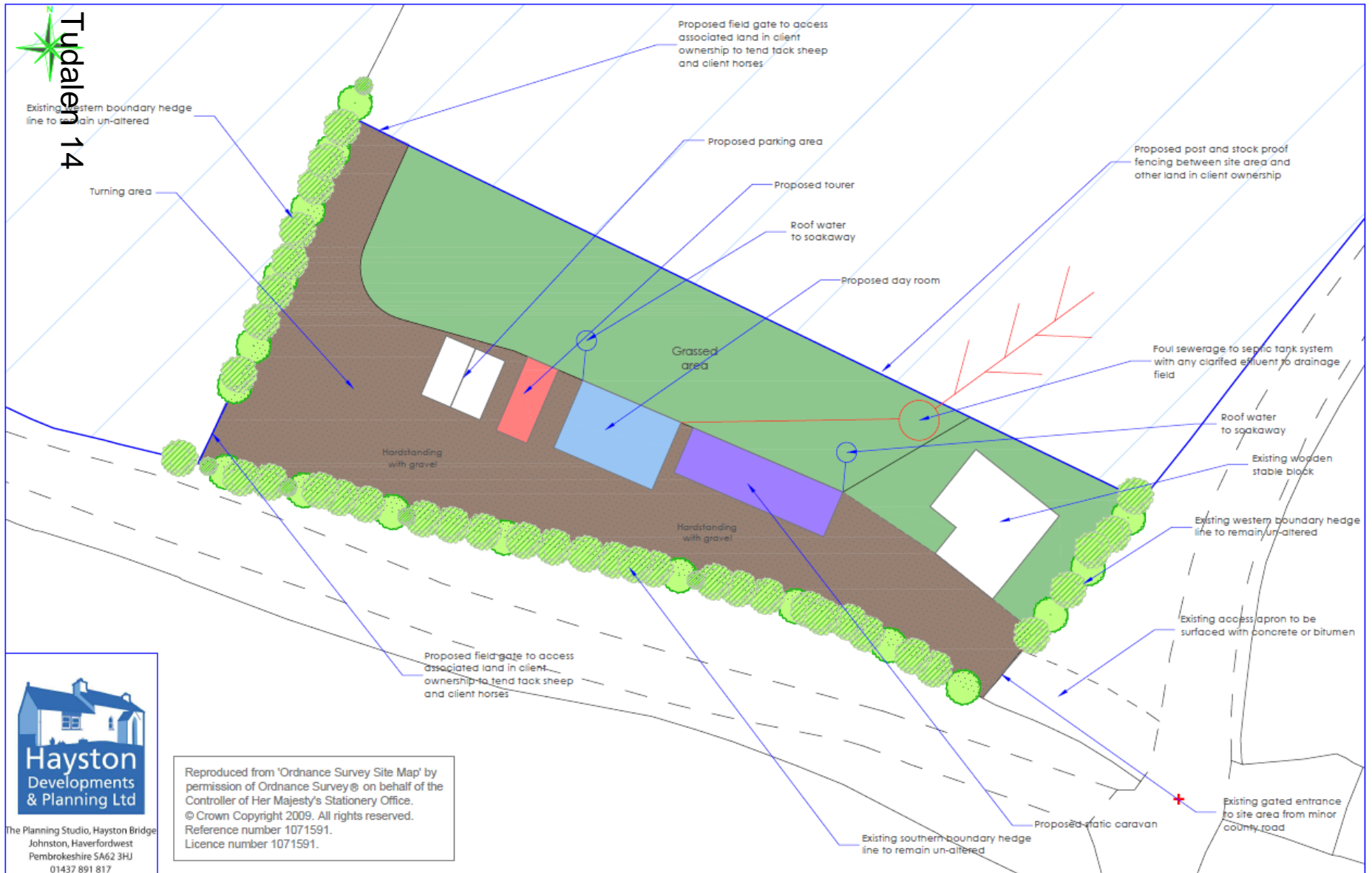
Land at Brynceithin Road, Glanamman, Ammanford

Designed by	Checked by	File name AVH_470	Date 22.08.2018	Scale A3 @ 1:5000	Client Mr Henry Rogers
Drawing Title Location and Block Plans					Dwg No. 01

E/37947



Tudalen 14



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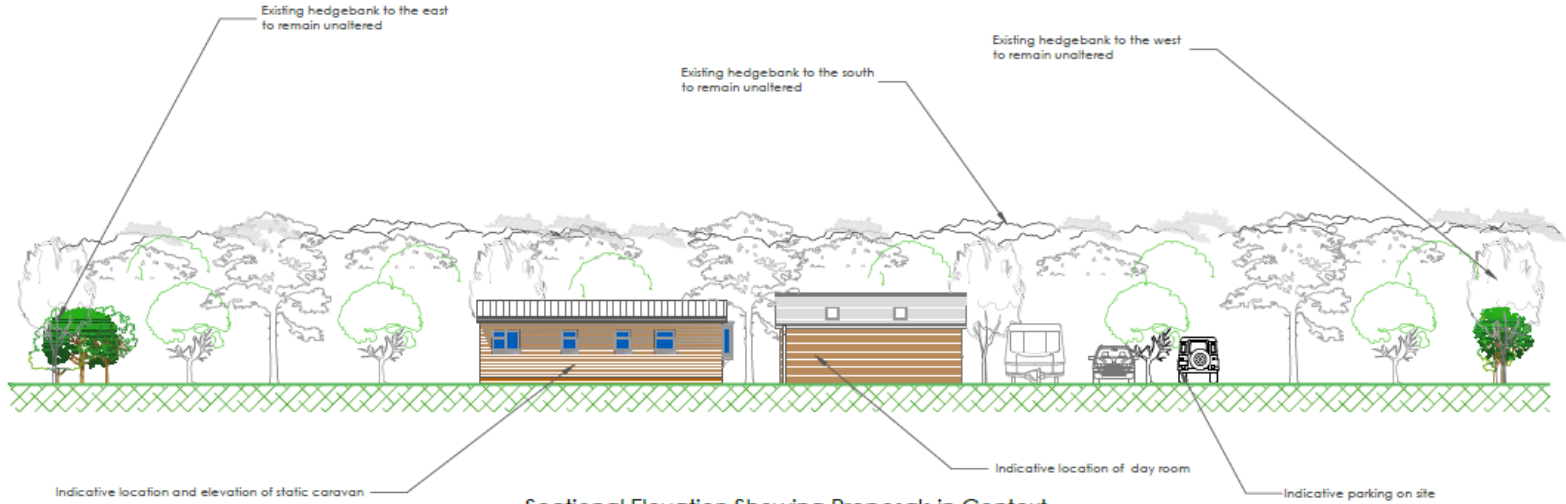
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The use of the land for the stationing of a residential static caravan, a touring caravan together with a utility/day room

Land at Brynceithin Road, Glanamman, Ammanford

Designed by	Checked by	File name	Date	Scale	Client
		AVH_470	22.08.2018	A3 @ 1:250	Mr Henry Rogers
Drawing Title					Dwg No.
Site Plan					03

E/37947



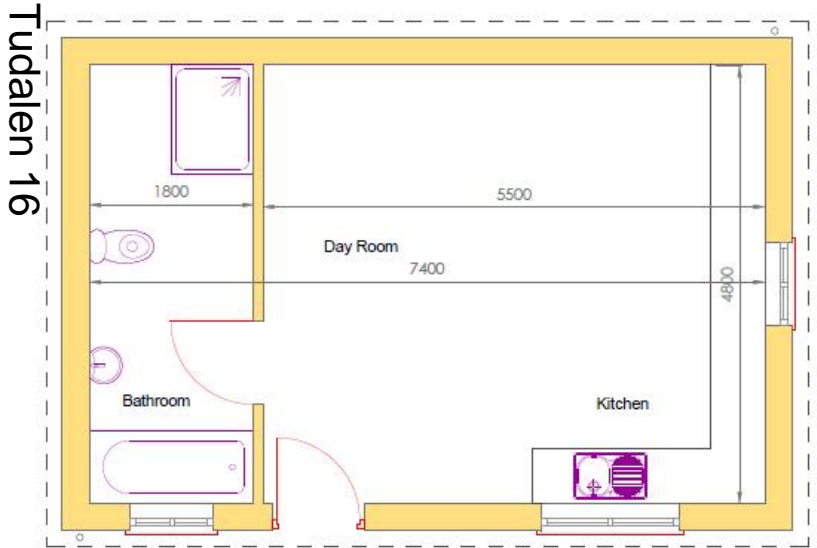
Sectional Elevation Showing Proposals in Context
(Looking North)

Hayston
Developments
& Planning Ltd

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07500 11704
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<p>The use of the land for the stationing of a residential static caravan, a touring caravan together with a utility/day room</p> <p>Land at Brynceithin Road, Glanamman, Ammanford</p>	Designed by	Checked by	File name	Date	Scale	Client	
	Drawing Title			AVH_470	22.08.2018	A3 @ 1:100	Mr Henry Rogers
						Dwg No.	06

E/37947



Floor Plan - Scale 1:50



South Elevation



West Elevation



North Elevation



East Elevation

EXTERNAL FINISHES	
1. Roof Covering	Blue/Black slate or interlocking clay tiles
2. Walls	Timber or fibre cement cladding with horizontal emphasis
3. Rain Water Goods	Black uPVC half round guttering with circular downpipes
4. Windows	Profiled uPVC windows (or wood) - white in colour
5. Doors	Profiled uPVC doors (or wood) - white in colour

3D Perspective Impression



Elevations - Scale 1:100



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The use of the land for the stationing of a residential static caravan, a touring caravan together with a utility/day room

Land at Brynceithin Road, Glanamman, Ammanford

Designed by	Checked by	File name	Date	Scale	Client
		AVH_470	22.08.2018	A3 @ As Shown	Mr Henry Rogers
Drawing Title					Dwg No.
Floor Plan and Elevations of Day Room					04

E/37947



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 andrew@haystonplanning.co.uk
 www.planningpembrokeshire.co.uk

The use of the land for the stationing of a residential static caravan, a touring caravan together with a utility/day room

Land at Brynceithin Road, Glanamman, Ammanford

Designed by	Checked by	File name AVH_470	Date 27.08.2018	Scale A3 @ 1:100	Client Mr Henry Rogers
Drawing Title Photo Montage Sheet 1					Dwg No. 07

E/37947

Tudalen 18



E/37947



Tudalen 19

E/37947

Tudalen 20



E/37947



Tudalen 21

E/37947

Tudalen 22



E/37947



Tudalen 23

E/37947

Tudalen 24



E/37947



Mae'r dudalen hon yn wag yn fwriadol

***Y PWYLLGOR
CYNLLUNIO***

30 MAI 2019

RHANBARTH Y DE

**PLANNING
COMMITTEE**

30 MAY 2019

AREA SOUTH

Eitem Rhif 4

Tudalen 27

CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO

APPLICATIONS RECOMMENDED FOR APPROVAL

S/38105

Tudalen 29



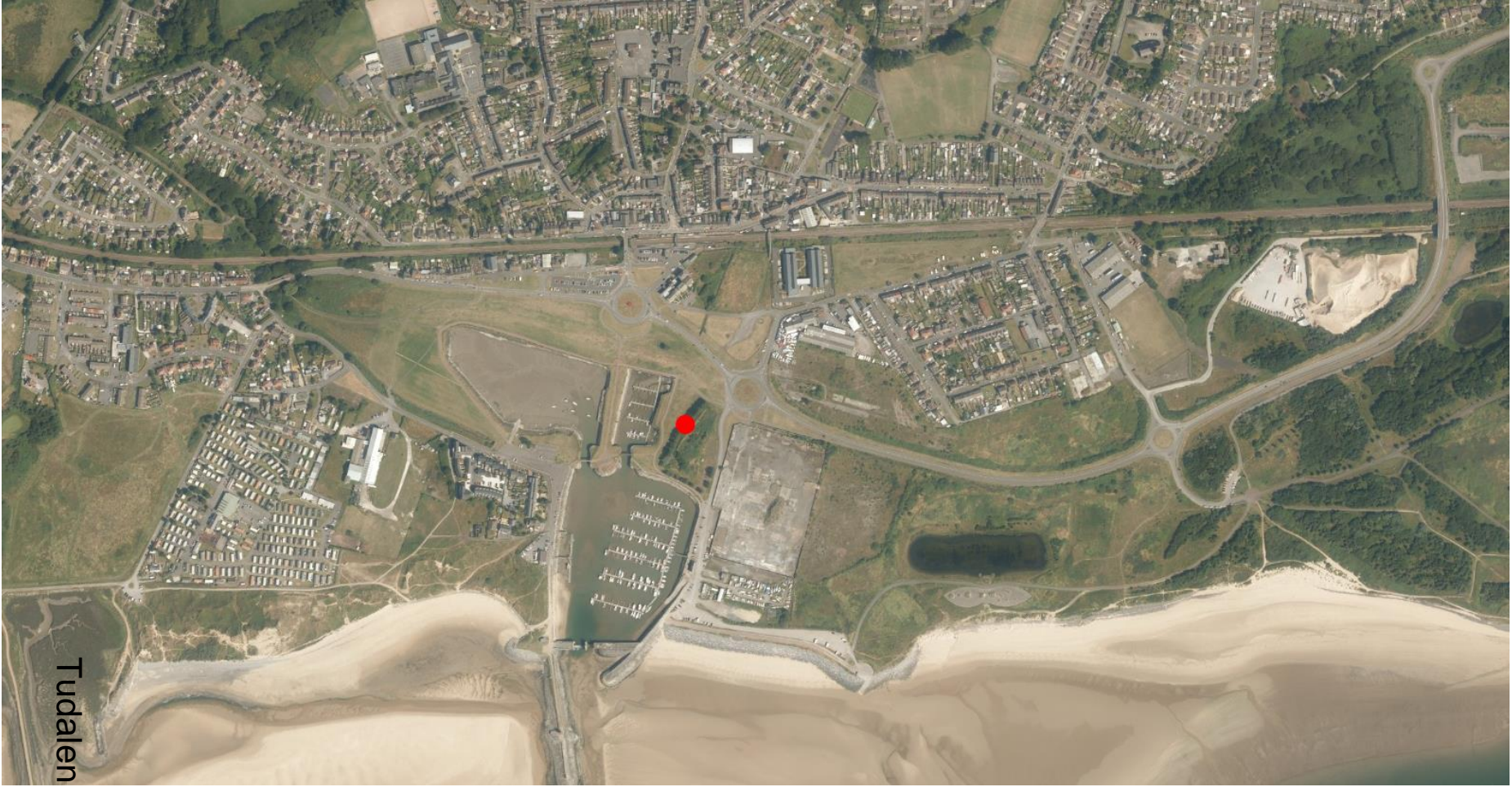
A Better Place...Environment

S/38105

Tudalen 30



S/38105



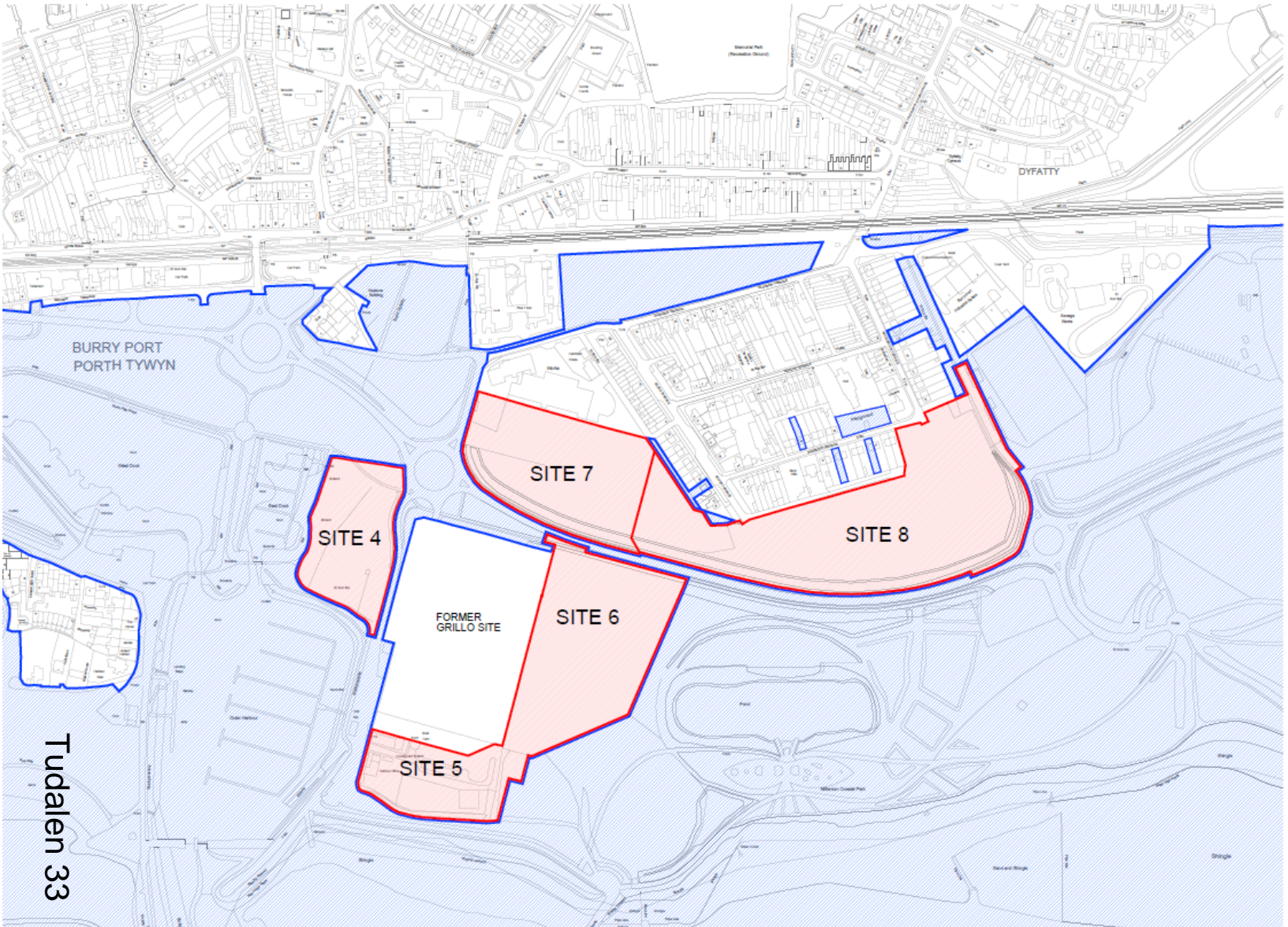
Tudalen 31

S/38105

Tudalen 32



S/38105



2017 Award Winner
ARBERIGWYDD CONSTRUCTING EXCELLENCE
 for integration and collaborative working
 "GlawWrth weŵ gystir gydaŵ" "Working under together"
 2017
 The award is presented to the project team for their exceptional performance in achieving the highest standards of safety, quality, cost, and time. The award is a testament to the team's commitment to excellence and their collaborative working approach.

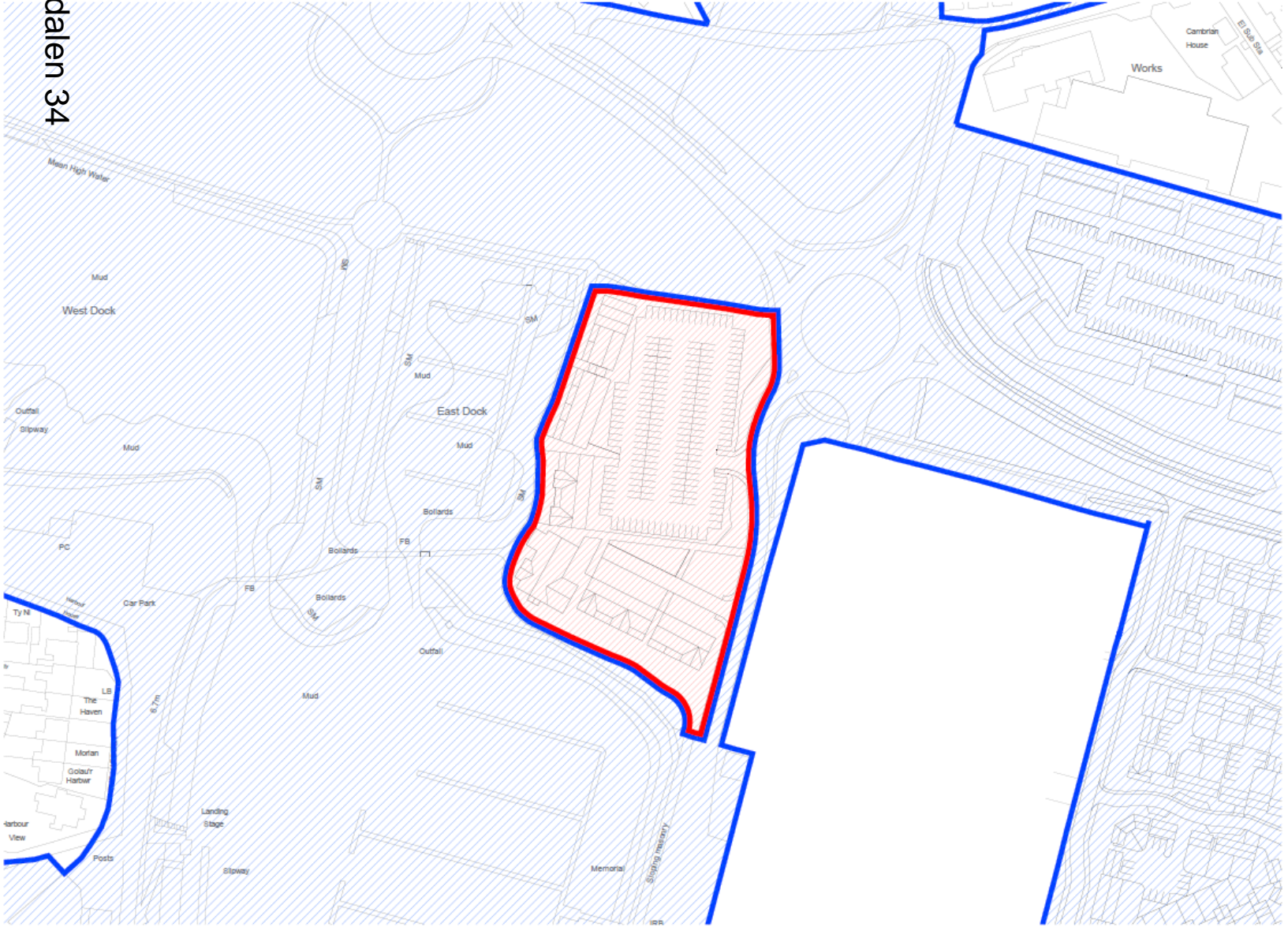
Existing Location Plan	
Date: 15/10/2024 Scale: 1:1250 Author: [Name] Checked: [Name] Approved: [Name]	Project Name: [Name] Client: [Name] Location: [Name] Reference: [Name]
Project Manager: [Name] Site Manager: [Name]	Planning Officer: [Name] Planning Officer: [Name]

Cymdeithas Sir Gâr
 Carmarthenshire
 Property Services



S/38105

Tudalen 34



ADILADU
ARENGIWRVOD
THE DESIGN

CONSTRUCTING
EXCELLENCE
IN WALES

for integration and collaborative working
"Gwasanaethau gysylltiedig"
"Working under the same roof"

1. This plan is a preliminary design and should not be used for construction purposes without the approval of the relevant authorities. It is intended to provide a general overview of the proposed site plan and is not intended to be a final design. The design is subject to change without notice. The design is not intended to be a final design. The design is subject to change without notice. The design is not intended to be a final design. The design is subject to change without notice.

Proposed Site Plan													
<table border="1"> <tr> <th>Scale</th> <th>1:500</th> </tr> <tr> <th>North Arrow</th> <td>North</td> </tr> <tr> <th>Scale of Contours</th> <td>1:1000</td> </tr> <tr> <th>Scale of Buildings</th> <td>1:100</td> </tr> <tr> <th>Scale of Roads</th> <td>1:100</td> </tr> <tr> <th>Scale of Other Features</th> <td>1:100</td> </tr> </table>	Scale	1:500	North Arrow	North	Scale of Contours	1:1000	Scale of Buildings	1:100	Scale of Roads	1:100	Scale of Other Features	1:100	<p>Approved by Sir Gâr Carmarthenshire Council on 15/01/2019</p> <p>Approved by Sir Gâr Carmarthenshire Council on 15/01/2019</p> <p>Approved by Sir Gâr Carmarthenshire Council on 15/01/2019</p> <p>Approved by Sir Gâr Carmarthenshire Council on 15/01/2019</p>
Scale	1:500												
North Arrow	North												
Scale of Contours	1:1000												
Scale of Buildings	1:100												
Scale of Roads	1:100												
Scale of Other Features	1:100												

Sir Gâr Carmarthenshire Council



S/38105



ADRIAN ARDENWYD CONSTRUCTING EXCELLENCE
 For Integration and Collaborative Working
 "Gweithio well gyda'n gilydd"
 "Working better together"

CONTRACT
 This plan shows the proposed development sites and the proposed roads. The proposed roads will be subject to separate planning and engineering approval. The proposed roads will be subject to separate planning and engineering approval.

NO SITE VISUAL IMPACT
 This plan shows the proposed development sites and the proposed roads. The proposed roads will be subject to separate planning and engineering approval. The proposed roads will be subject to separate planning and engineering approval.

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BURRY PORT
 PORTH TYWYN

DYFATTY

Tudalen 35



Proposed Location Plan

Client	Adrian Ardenwyd
Date of Plan	15/10/2014
Project Name	Tudalen 35
Site Area	10.5 Ha
Scale	1:1250
Author	Adrian Ardenwyd
Checked	Adrian Ardenwyd
Drawn	Adrian Ardenwyd
Approved	Adrian Ardenwyd
Date	15/10/2014

Author
 Adrian Ardenwyd
 Director of Planning
 Barry Port

Checked
 Adrian Ardenwyd
 Director of Planning
 Barry Port

Drawn
 Adrian Ardenwyd
 Director of Planning
 Barry Port

Approved
 Adrian Ardenwyd
 Director of Planning
 Barry Port

Date
 15/10/2014

Scale
 1:1250

Site Area
 10.5 Ha

Project Name
 Tudalen 35

Date of Plan
 15/10/2014

Client
 Adrian Ardenwyd



S/38105

Tudalen 36



Site Features

- Proposed Bollards
- Proposed Mud
- Proposed Outfall
- Proposed Slipway
- Proposed Staging
- Proposed Stipeway
- Proposed Work Area

Build Code 201 **201 Award Winner**

ADEILADU ARCHITECTURE **CONSTRUCTING EXCELLENCE**

1st Integration and Collaborative working
"Gweithio'n well godyn gyda'i
"Working better together"

CONTRACT:
 The project is a new office building for the company, located in the area of Tudalen 36, Cardiff. The project is a new office building for the company, located in the area of Tudalen 36, Cardiff.

AS A RESULT OF:
 The project is a new office building for the company, located in the area of Tudalen 36, Cardiff. The project is a new office building for the company, located in the area of Tudalen 36, Cardiff.

THE PROJECT HAS BEEN AWARDED:
 The project is a new office building for the company, located in the area of Tudalen 36, Cardiff. The project is a new office building for the company, located in the area of Tudalen 36, Cardiff.

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 The project is a new office building for the company, located in the area of Tudalen 36, Cardiff. The project is a new office building for the company, located in the area of Tudalen 36, Cardiff.



Proposed Site Plan

Client	Cardiff Council
Project Name	Tudalen 36
Project No.	S/38105
Scale	1:500
Date	10/10/2014
Author	J. Jones
Check	M. Jones
Drawn	J. Jones
Scale	1:500
Date	10/10/2014

Cardiff Council
 Planning Department
 Planning Officer: J. Jones
 Planning Officer: M. Jones
 Planning Officer: J. Jones
 Planning Officer: M. Jones
 Planning Officer: J. Jones
 Planning Officer: M. Jones



S/38105



Tudalen 37

S/38105

Tudalen 38



S/38105

Tudalen 39



S/38105

Tudalen 40



S/38105

Tudalen 41



S/38105

Tudalen 42



S/38107

Tudalen 43

S/38107

Tudalen 44



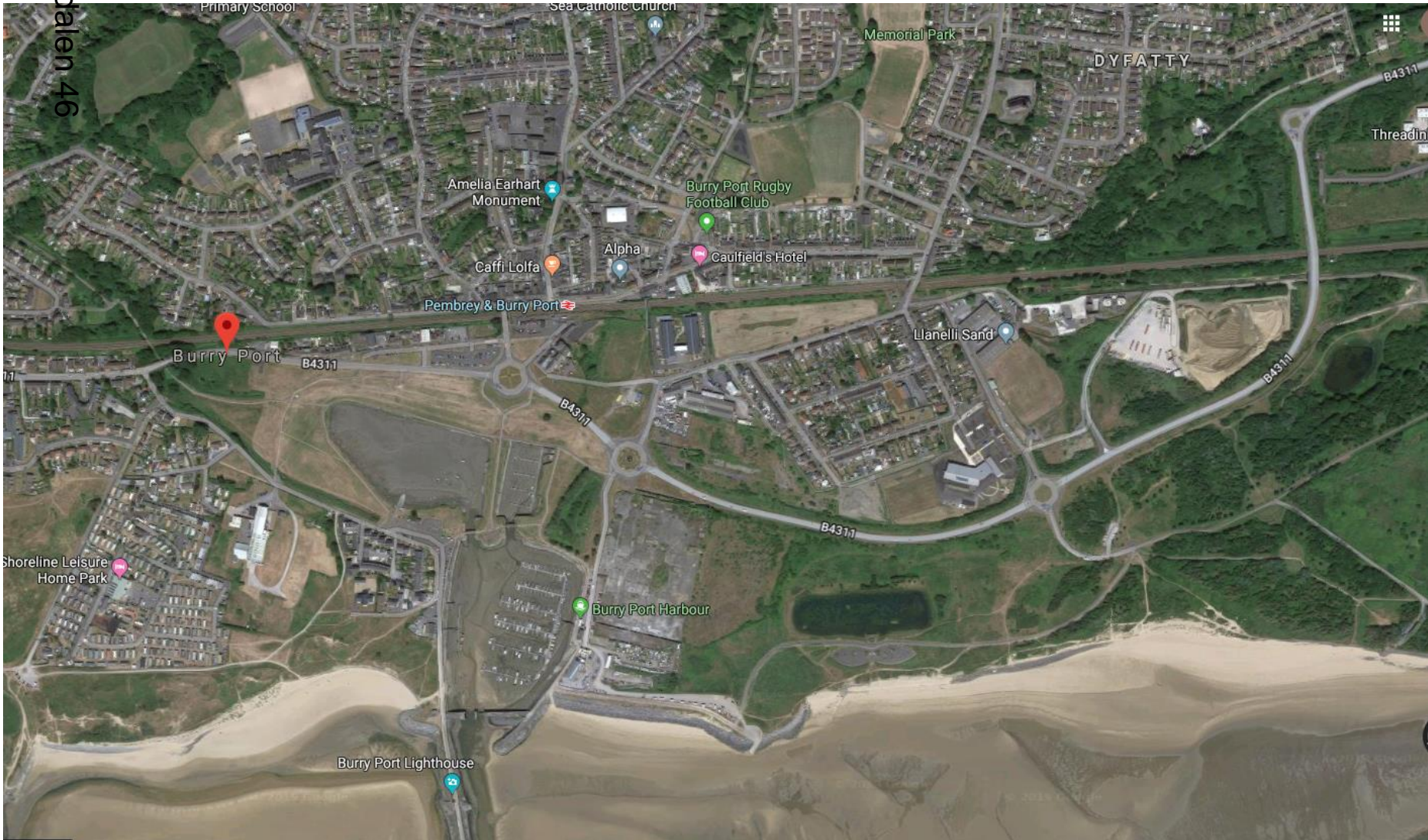
S/38107



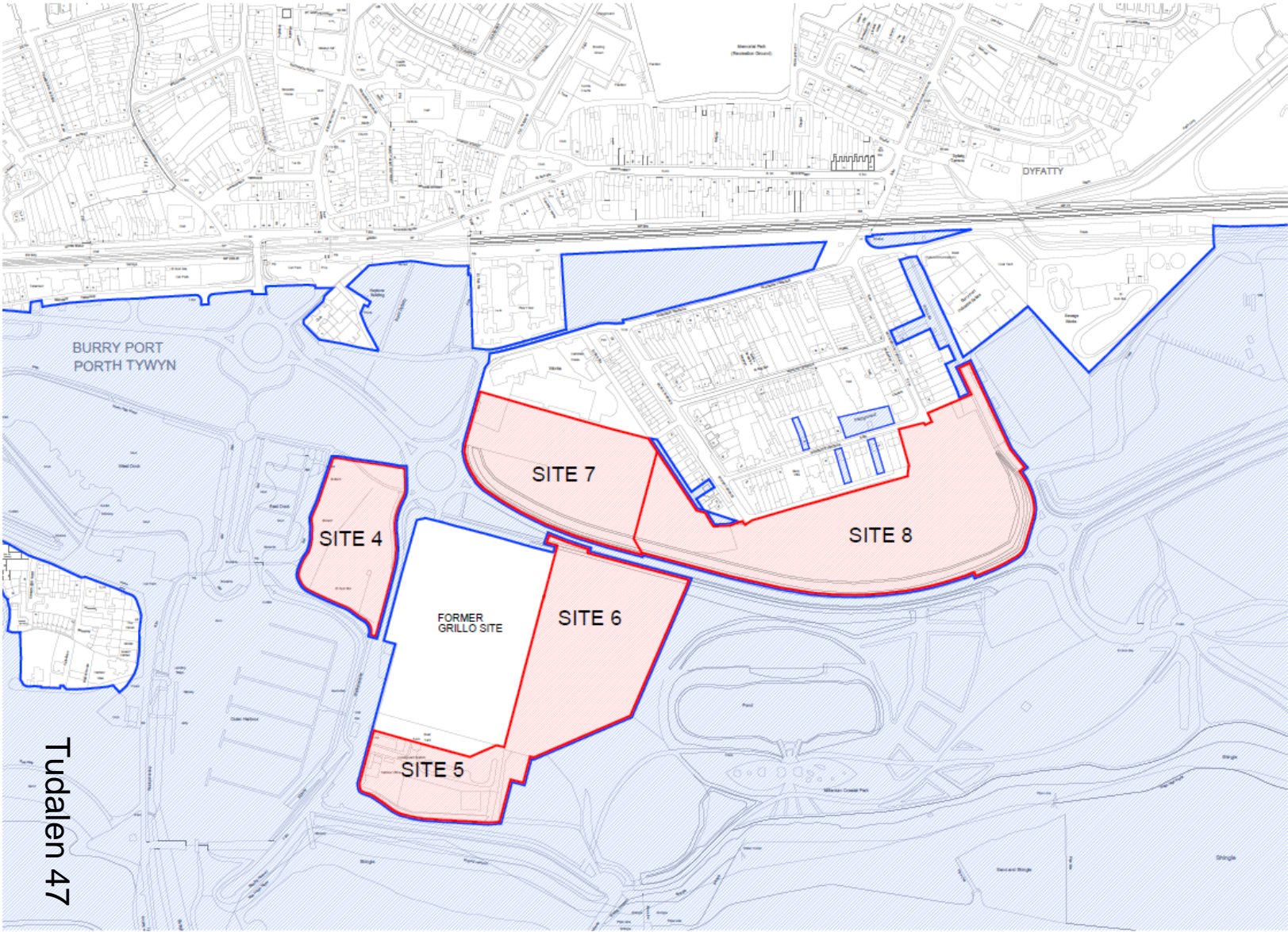
Tudalen 45

S/38107

Tudalen 46



S/38107



2017 Award Winner
ARENGRŴYDD CONSTRUCTING EXCELLENCE
 for Integration and Collaborative working
 "Gweithi' wedi gysir gysir"
 "Working closer together!"

Existing Location Plan 1:1250 Date: 15/05/2024		Project Name: S/38107 Project Number: 123456789	
		Client: [Name] Location: [Address]	
Scale: 1:1250 Date: 15/05/2024		Author: [Name] Checked: [Name]	
Approved: [Signature] Date: 15/05/2024		Approved: [Signature] Date: 15/05/2024	

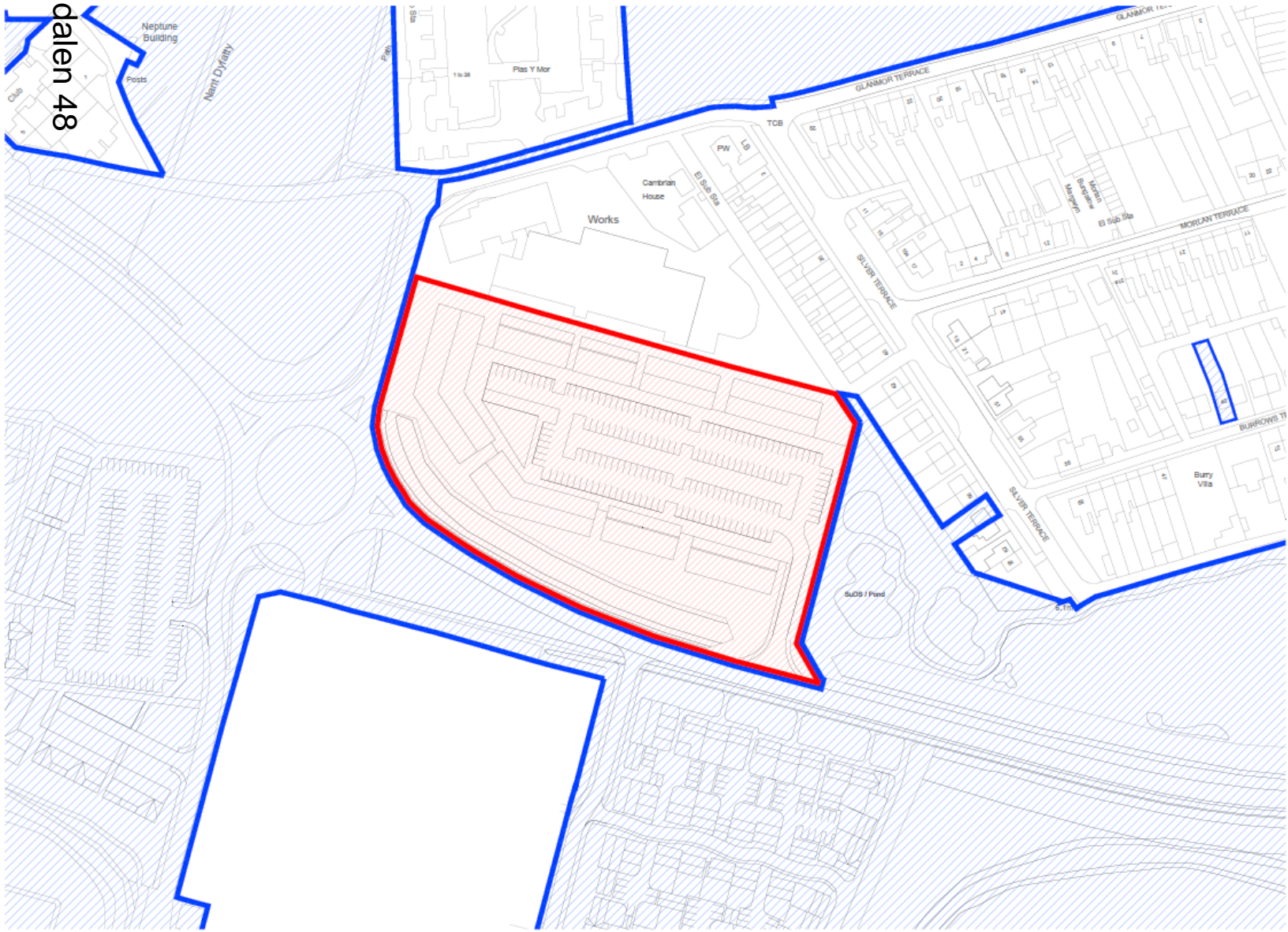
Cwm Sir Gâr Carmarthenshire
 Property Services

EXISTING LOCATION PLAN - 1:1250



S/38107

Tudalen 48



PROPOSED SITE PLAN - 1:500
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Adelradu AREENRWYD 1985
ADEL RADU CONSTRUCTING EXCELLENCE SINCE 1985
For integration and collaborative working
"Gweithio'n well gyda'n gilydd"
"Working better together"

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Proposed Site Plan

Project Name:	Proposed Site Plan
Client:	Adelradu AREENRWYD
Scale:	1:500
Date:	2024-03-20
Drawn by:	AD
Checked by:	AD
Approved by:	AD

Cardiff Council
Cardiff City Council
Cardiff Metropolitan Council
Cardiff County Council

Environment Data
City of Sir Gâr
Carmarthenshire
Property Services

S/38107



BURRY PORT
PORTH TYWYN

DYFATTY

Tudalen 49



Subsidiary Code: 2011 2019 Award Winner
ARBENICILADU **CONSTRUCTING EXCELLENCE**
ARBUCHWYDD **IN REPUTATION**
 for innovation and collaborative working
 "Gweinio'n weith gyoethlygydd"
 "Working Smarter Together"

DISYWR
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Proposed Location Plan	
1:1250 2024.10.15 2024.10.15 2024.10.15	2024.10.15 2024.10.15 2024.10.15
Approved for use 2024.10.15	Approved for use 2024.10.15

Gwyn Sir Gâr
 Carmarthenshire
 County Council

S/38107

Tudalen 50



Key to Symbols	
①	Proposed Single Storey Office Building
②	Proposed Single Storey Office Building
③	Proposed Single Storey Office Building
④	Proposed Single Storey Office Building
⑤	Proposed Single Storey Office Building
⑥	Proposed Single Storey Office Building
⑦	Proposed Single Storey Office Building
⑧	Proposed Single Storey Office Building
⑨	Proposed Single Storey Office Building
⑩	Proposed Single Storey Office Building
⑪	Proposed Single Storey Office Building
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⑯	Proposed Single Storey Office Building
⑰	Proposed Single Storey Office Building
⑱	Proposed Single Storey Office Building
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㊸	Proposed Single Storey Office Building
㊹	Proposed Single Storey Office Building
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㊼	Proposed Single Storey Office Building
㊽	Proposed Single Storey Office Building
㊾	Proposed Single Storey Office Building
㊿	Proposed Single Storey Office Building

Salford Council 2011 2015 Award Winner
ADELLADU ARSENIGRŴYDD **CONSTRUCTING EXCELLENCE**
 in Welsh
 for Integration and Collaborative working
 "Gweithio'n well gyda'i gilydd"
 "Working better together"

CONTRACT
 Construction of a new office building on the site of the former...
AS SET OUT IN THE DRAWING
 The proposed development is shown on the site plan...
AS SET OUT IN THE DRAWING
 The proposed development is shown on the site plan...
AS SET OUT IN THE DRAWING
 The proposed development is shown on the site plan...



Proposed Site Plan
 1:500
 01/08/2011
 [Project Details]
 [Client Name]
 [Address]
 [Contact Information]



S/38107



Tudalen 51

S/38107

Tudalen 52



S/38107



Tudalen 53

S/38107

Tudalen 54



S/38107



Tudalen 55

S/38107

Tudalen 56



S/38107



POWER MARINE
Specialist Boat Maintenance & Repairs
Tel: 01854 854518

Tudalen 57

S/38107

Tudalen 58



***EITEMAU YCHWANEGOL Y MAE
ANGEN PENDERFYNU YN EU
CYLCH***

**ADDITIONAL ITEMS FOR
DECISION**

S/38295

S/38295



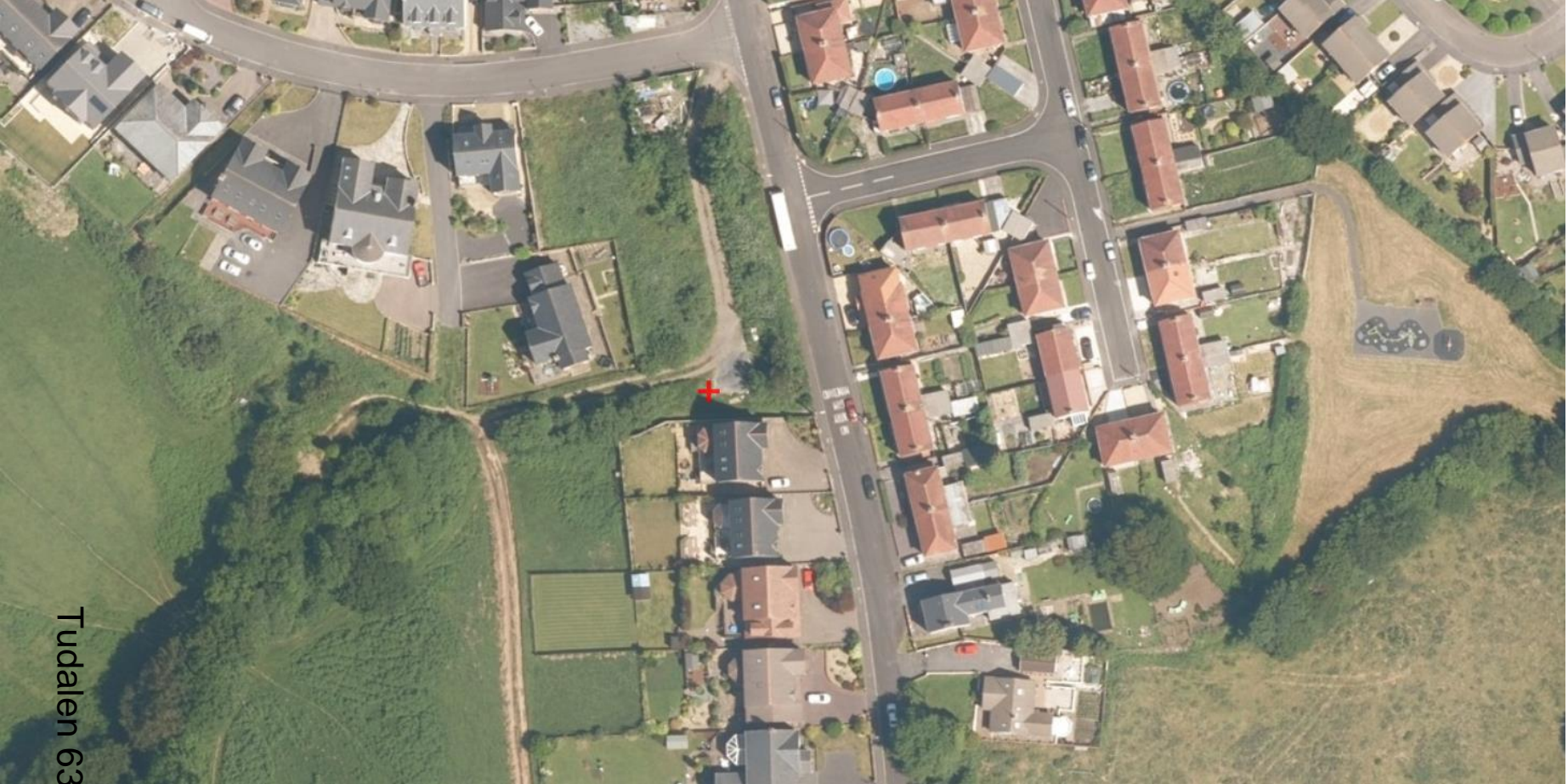
Tudalen 61

S/38295

Tudalen 62



S/38295



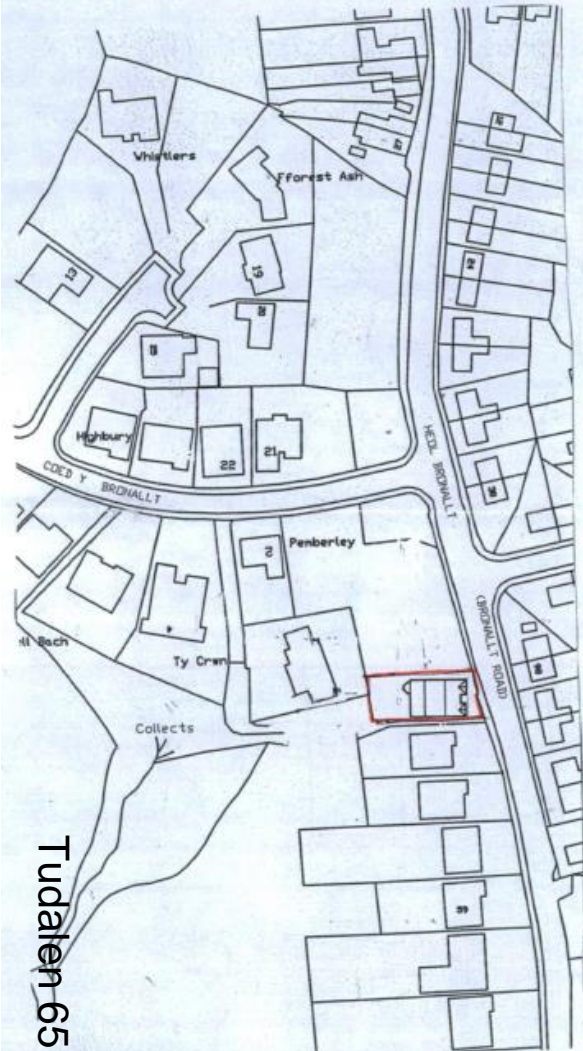
Tudalen 63

S/38295

Tudalen 64



S/38295



Tudalen 65

LOCATION PLAN
Scale 1:1250



LOCATION PLAN
Scale 1:2500
Reproduced Under Ordnance
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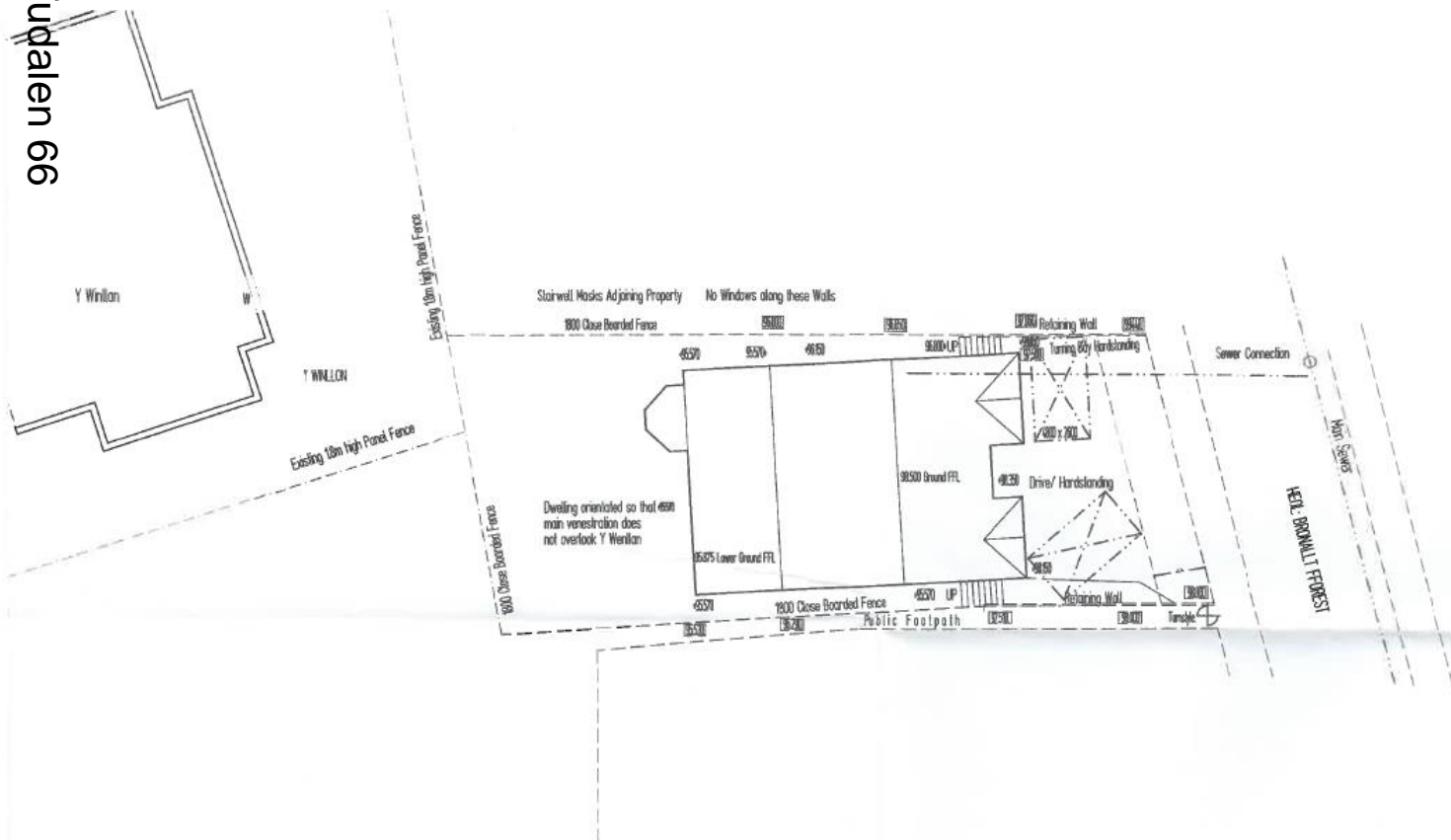


SITE PLAN
Scale 1:500

Robert Higgins Architect 106 Penybanc Road Amanford SA18 5QP	B.Sc. B. Arch Penybanc Pembrokeshire Carmarthenhire 01269 566663
Project PROPOSED HOUSE ON PLOT 3 HEOL BRONALLT FFOREST HENDY LLANELLI SA4 0ZW	
Drawing SITE PLAN AND LOCATION PLANS	
Scale on A3 1:100 1:500 02/18	Project No 17.857 Rev. No. 01

S/38295

Tudalen 66



9850 PROPOSED LEVELS
 9820 EXISTING LEVELS
 C 05/02/19 Parking Bays Amended
 B 21/01/18 Site Standards Amended
 A 18/12/18 Sewer Connection Shown

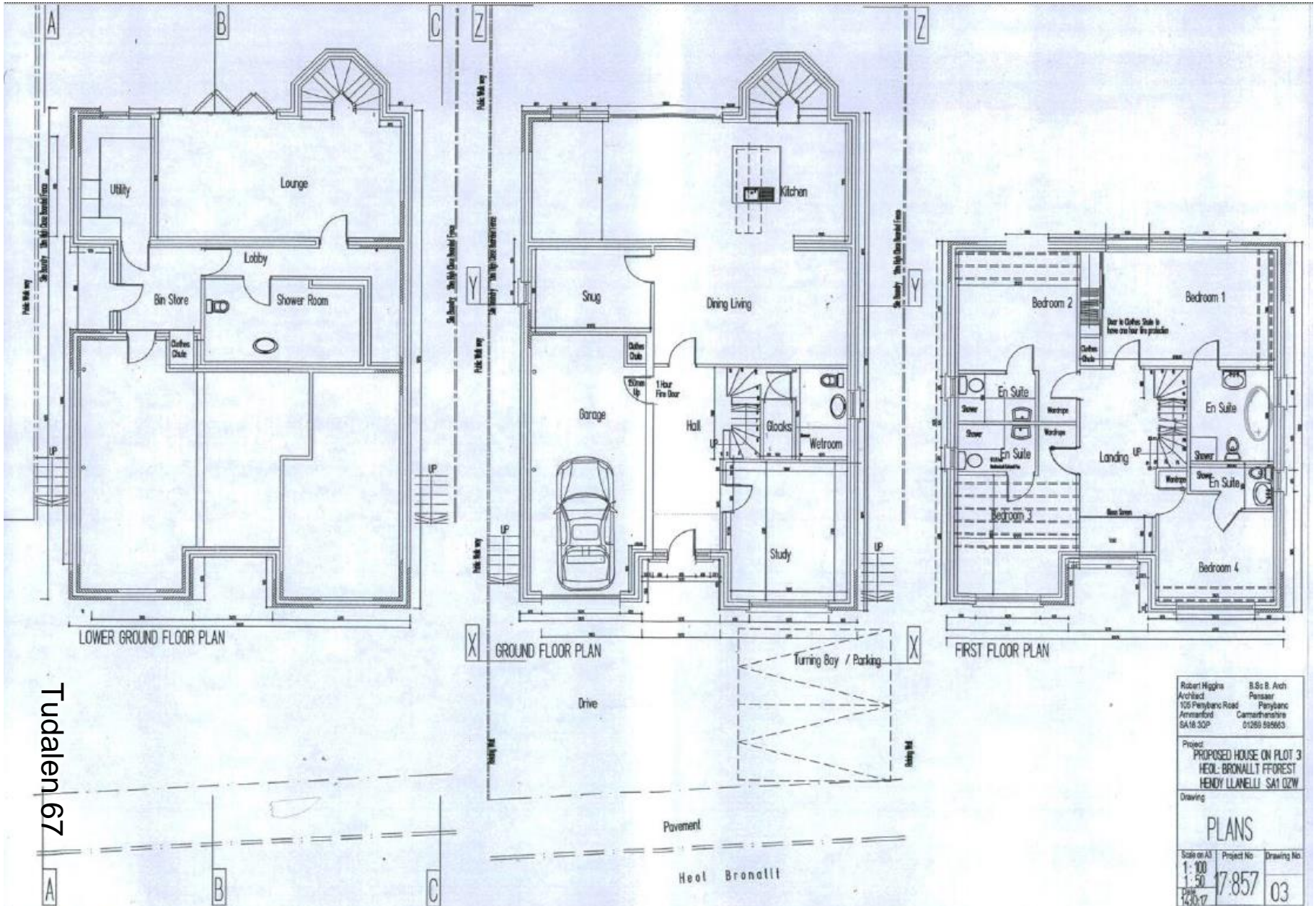
Robert Higgins B.Sc B. Arch
 Architect Pen-y-banc
 105 Pen-y-banc Road Pen-y-banc
 Ammanford Carmarthenshire
 SA18 3QP 01268 566863

Project
 PROPOSED HOUSE IN PLOT 3
 HEOL BRONALLT FFOREST
 Hendy Iwanelli SA18 7TE

Drawing
 SITE LAYOUT

Scale of AS 1:200	Project No 17-857	Drawing No 02C
Date 18/IV/18		

S/38295



Tudalen 67

Robert Higgins B.Sc B. Arch
 Architect
 105 Penybanc Road Penybanc
 Ammanford Carmarthenshire SA18 3DP 01269 586663

Project
 PROPOSED HOUSE ON PLOT 3
 HEOL BRONALLT FFOREST
 HENDY LLANELLI SA1 0ZW

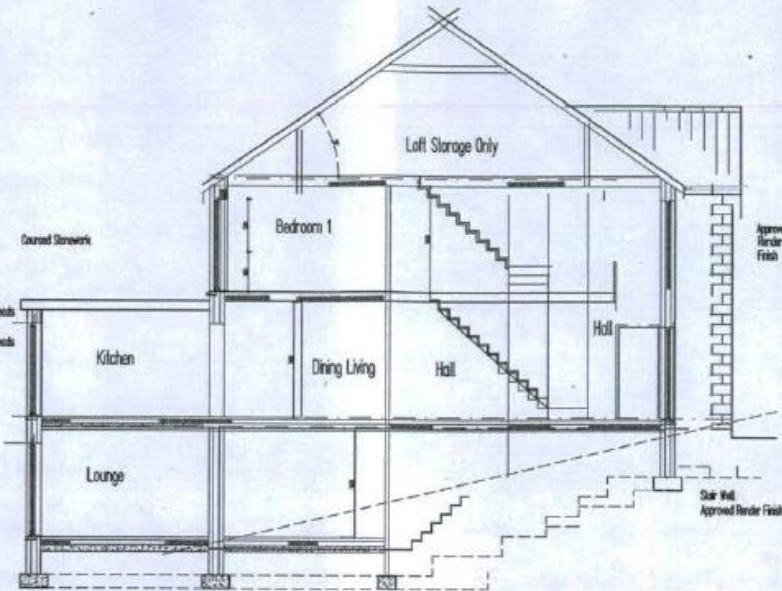
Drawing
PLANS
 Scale on All 1:100
 Project No 17857
 Drawing No 03
 Date 12/01/17

S/38295

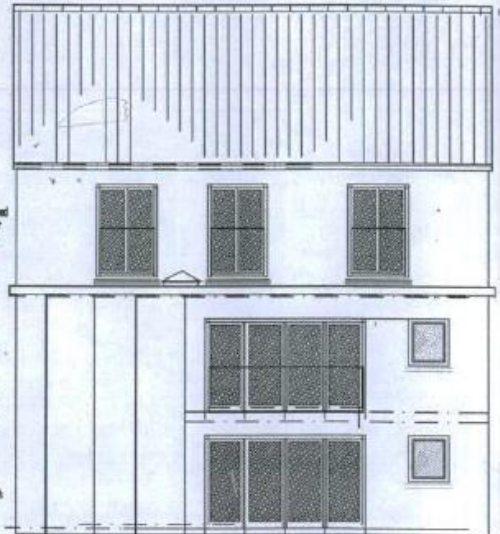
Tudalen 68



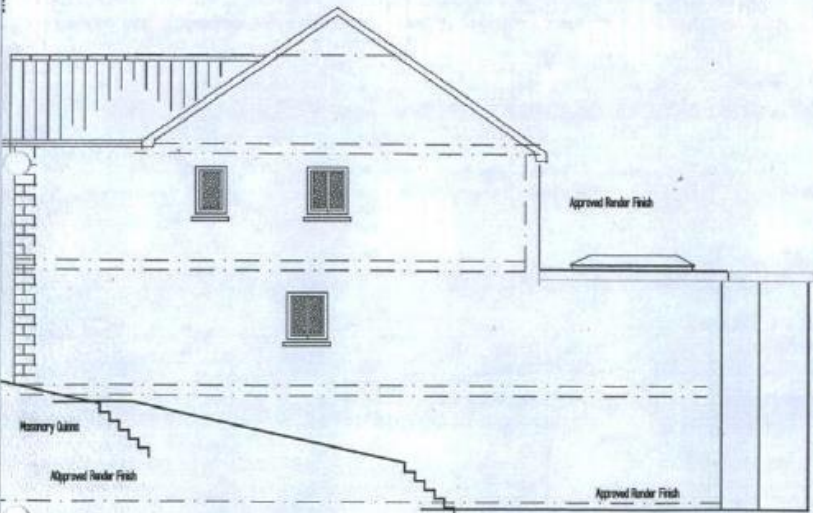
EAST ELEVATIONS



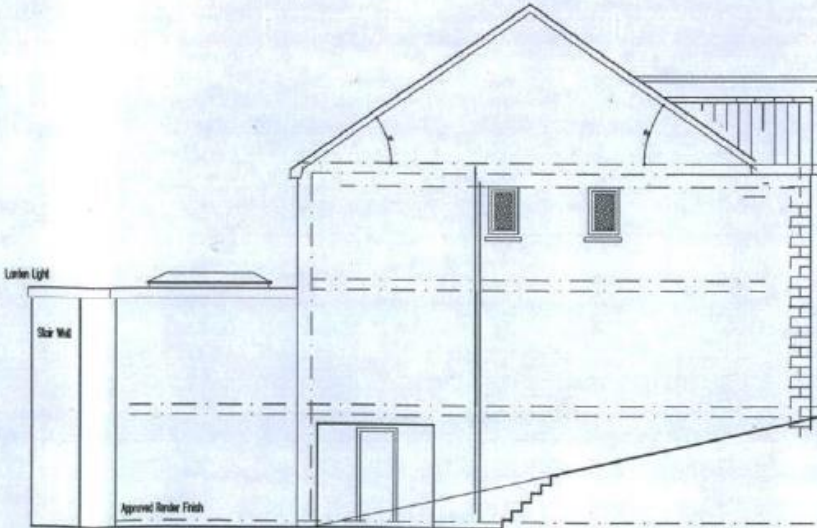
SECTION



WEST ELEVATIONS



NORTH SOUTH ELEVATIONS



NORTH SOUTH ELEVATIONS

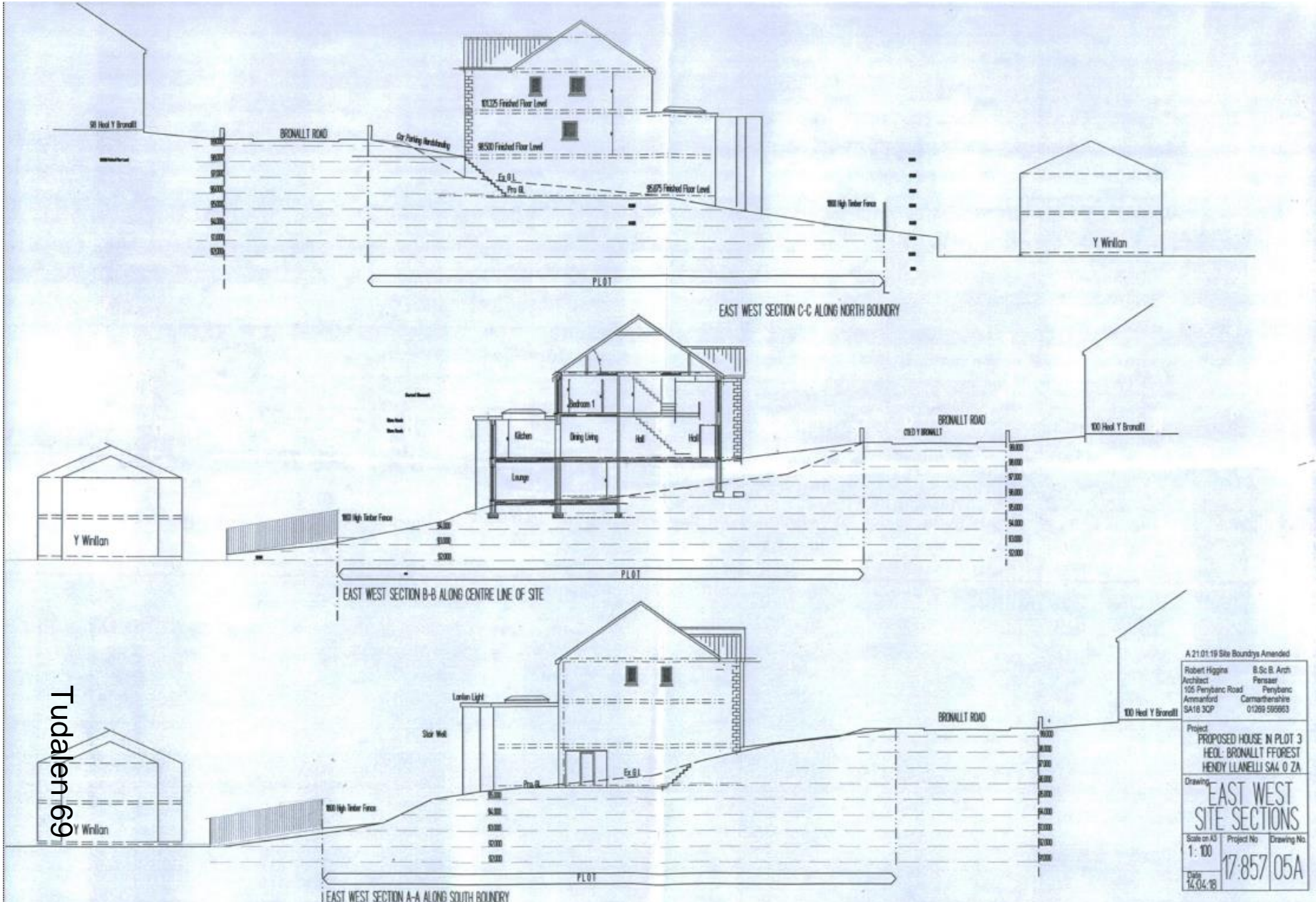
Stonework Outline
Approved Render Finish
REF A 124:18 Stair Well Added
Robert Higgins B.Sc B. Arch
Architect Pensaer
105 Penybanc Road Penybanc
Ammanford Carmarthenshire
SA18 3QP 01293 999663

Project
PROPOSED HOUSE IN PLOT 3
HEOL BRONALLT FFORREST
Handy Lionelli SA18 7TE
Drawing

ELEVATIONS

Scale on A3
1:100
1:50
Date 13/01/17
Project No 17.857
Drawing No 04

S/38295



Tudalen 69

A 21.01.19 Site Boundry Amended		
Robert Higgins Architect 105 Penybanc Road Aberystwyth SA18 3QP	B.Sc. B. Arch Planner Penybanc Carmarthenshire 01269 595663	
Project PROPOSED HOUSE IN PLOT 3 HEOL: BRONALLT FFOREST HENDY LLANELLI SA4 0 ZA		
Drawing EAST WEST SITE SECTIONS		
Scale on A3 1: 100	Project No 17.857	Drawing No 05A
Date 14.04.18		

S/38295

TOTALS/10



S/38295



Tudalen 71

S/38295

Tudalen 72



S/38295



udalen 3

S/38295

Tudalen 74



S/38295

Tudalen 75



Mae'r dudalen hon yn wag yn fwriadol

*Ardal
Gorllewin/
Area West*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

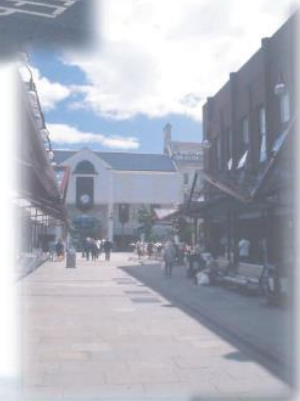
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 30 MAI 2019
ON 30 MAY 2019**

**I'W BENDERFYNU/
FOR DECISION**

ADDENDUM



ADDENDUM – Area West

<i>Application Number</i>	W/37006
<i>Proposal & Location</i>	PROPOSED RETENTION AND COMPLETION OF LAND AS A TEMPORARY OVERSPILL CAR PARK FOR A PERIOD OF UP TO 5 YEARS AT UNIVERSITY OF WALES TRINITY SAINT DAVID, COLLEGE ROAD, CARMARTHEN, SA31 3EP

DETAILS:

Appraisal

The Authority's Planning Ecologist has undertaken an Appropriate Assessment of the impact of the works to restore the site to its original condition upon water quality within the Afon Tywi Special Area of Conservation (SAC) at the end of the 5 year temporary period of the planning permission. The preparation of the Assessment is a requirement of the Conservation of Habitats and Species Regulations 2017 and the assessment concludes that, with the implementation of the pollution prevention measures, the development will not have a detrimental effect upon water quality within the SAC either alone or in combination with other developments.

The pollution prevention measures will be secured with the imposition of an additional suitably worded condition on the permission granted. Officers are currently awaiting confirmation of Natural Resources Wales' (NRW) acceptance of the findings of the Assessment and the recommendation to approve the application is subject to this being received.

In light of the foregoing, it is recommended that the following additional condition be imposed on the permission granted.

Conditions

- 6 The site restoration works referred to in condition no. 4 (above) shall not commence until a restoration scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme should include:
- A detailed restoration methodology: details of how any waste materials generated by restoration will be managed.
 - General Site Management: details of the restoration programme including timetable, details of site clearance; details of site drainage post restoration, details of how sensitive receptors will be protected from harm e.g. fencing off and protecting the watercourse buffer zones during restoration.
 - Biodiversity Management during restoration: details of habitat retention and protection; details of habitat creation, proposed grassland restoration including suitable species mixes, appropriate species and habitat protection, avoidance, mitigation and enhancement measures.

- Soil Management: details of surface stripping and re-use or disposal of any substrate/materials.
- Restoration Masterplan: location of landscape and environmental resources; details of restoration proposals and objectives for restoration.
- Control of Nuisances: details of restrictions to be applied during restoration.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented during restoration including details of emergency spill procedures.
- Details of the persons and bodies responsible for activities set out in restoration scheme. For example, site manager, contractors, site environmental advisor, ecological clerk of works to ensure compliance with the restoration scheme and environmental regulations.

The restoration scheme shall be implemented in accordance with the approved details.

Reasons

- 6 To prevent the pollution of the environment. (Policies GP1 and EP3)

ADDENDUM – Area West

<i>Application Number</i>	W/37401
<i>Proposal & Location</i>	DEMOLITION OF EXISTING BUILDINGS AND REDUNDANT TELECOMMUNICATIONS SLABS AND ERECTION OF LIDL FOODSTORE WITH ASSOCIATED PARKING, DELIVERY ARRANGEMENTS AND WIDENING OF CURRENT ACCESS ROAD AT FORMER CARMARTHEN POLICE STATION, FRIARS PARK, CARMARTHEN, SA31 3AW

DETAILS:

CONSULTATIONS

Local Member - County Councillor G John has requested that the Planning Committee undertake a site visit to assess the likely impact of the proposal upon the Bullwarks scheduled monument.

***Y PWYLLGOR
CYNLLUNIO***

30 MAI 2019

***RHANBARTH Y
GORLLEWIN***

**PLANNING
COMMITTEE**

30 MAY 2019

**AREA
WEST**

CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO

APPLICATIONS RECOMMENDED FOR APPROVAL

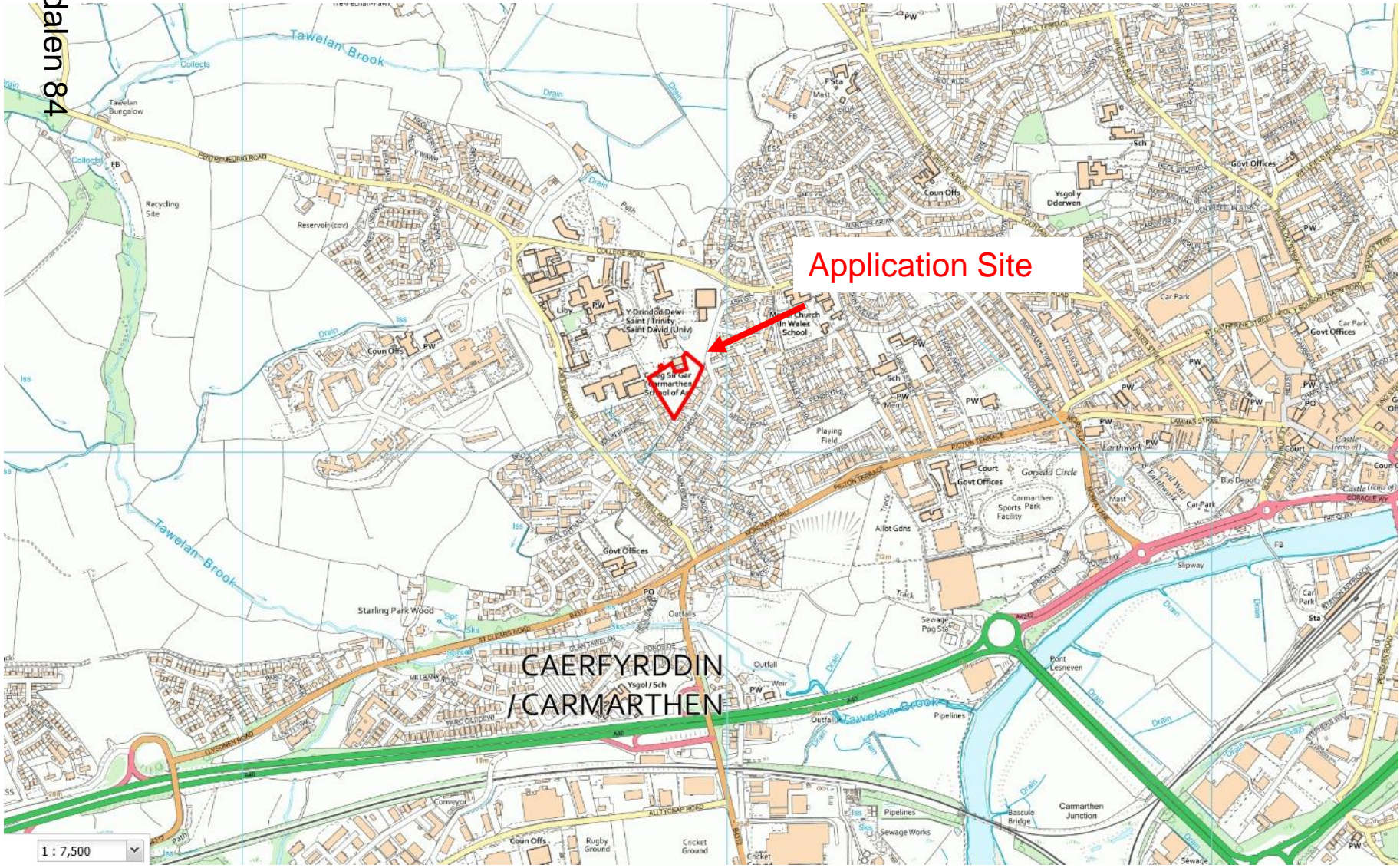
W/37006

Tudalen 83

W/37006

SITE LOCATION

Tudalen 84



Application Site

CAERFYRDDIN
/CARMARTHEN

1:7,500

W/37006

AERIAL PHOTOGRAPH



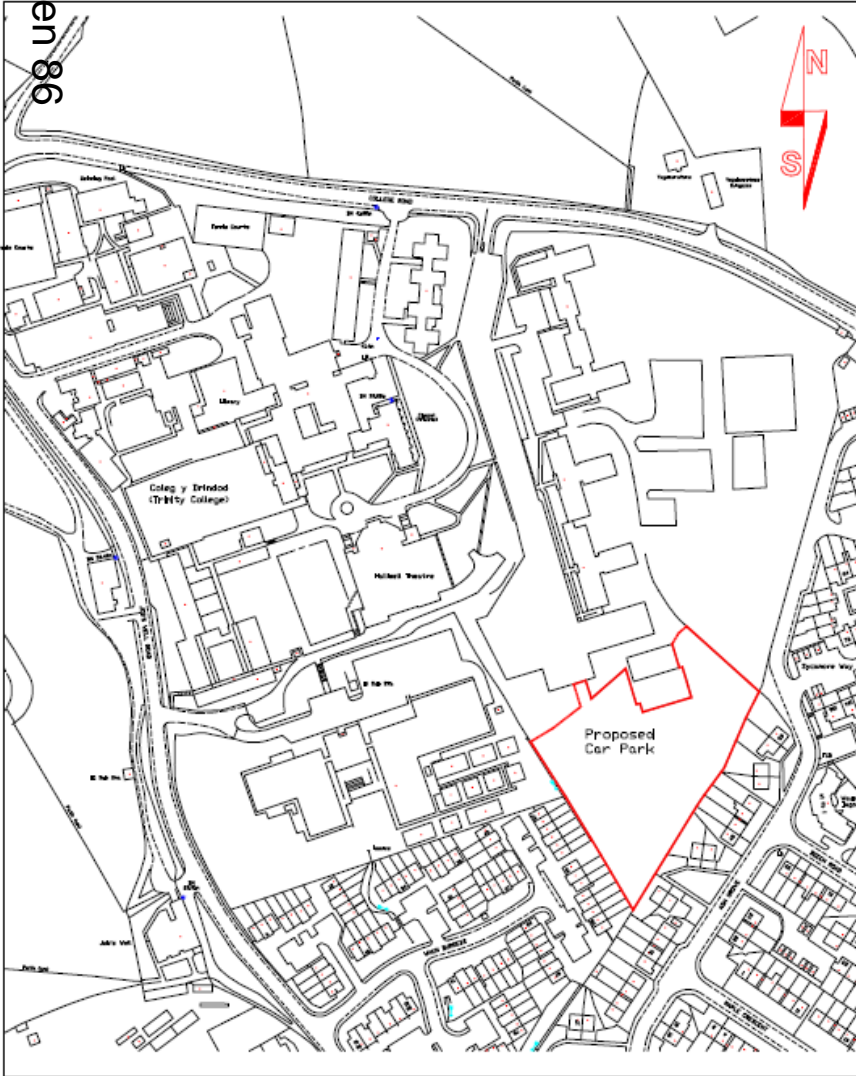
Application Site

Tudalen 85

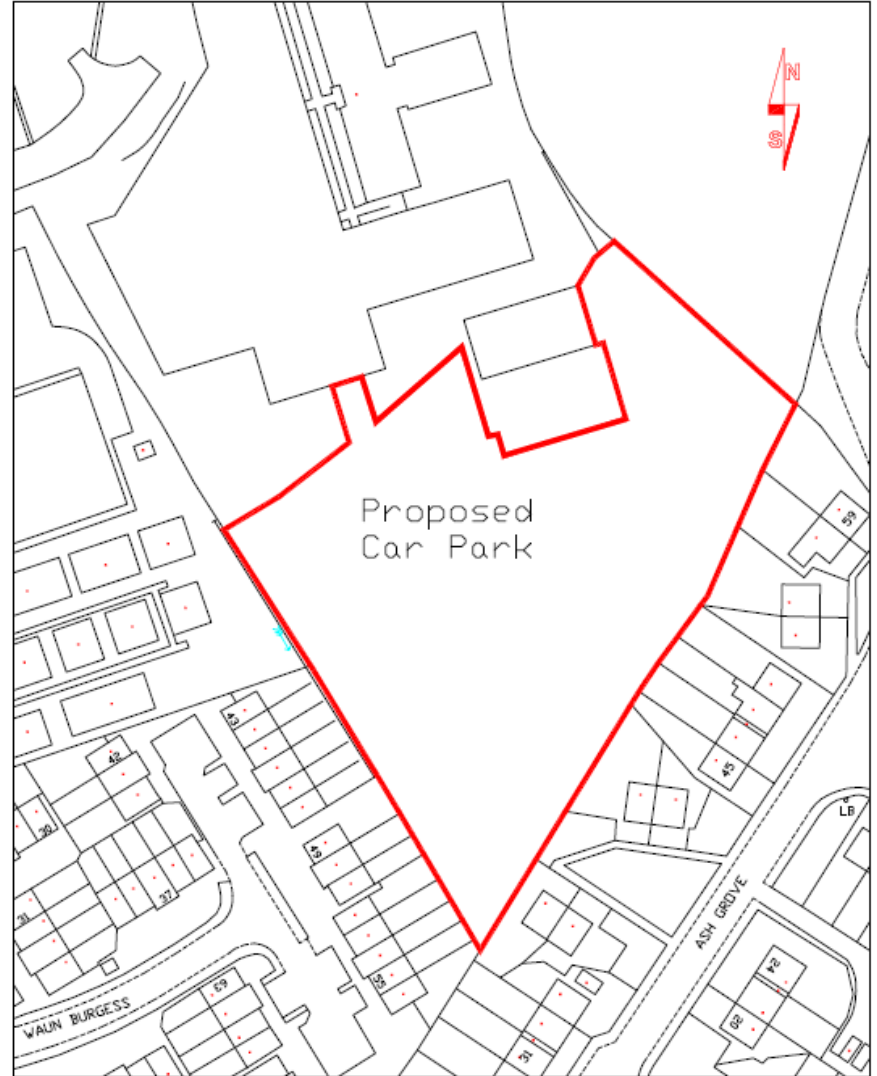
1:2500

W/37006

Tudalen 86



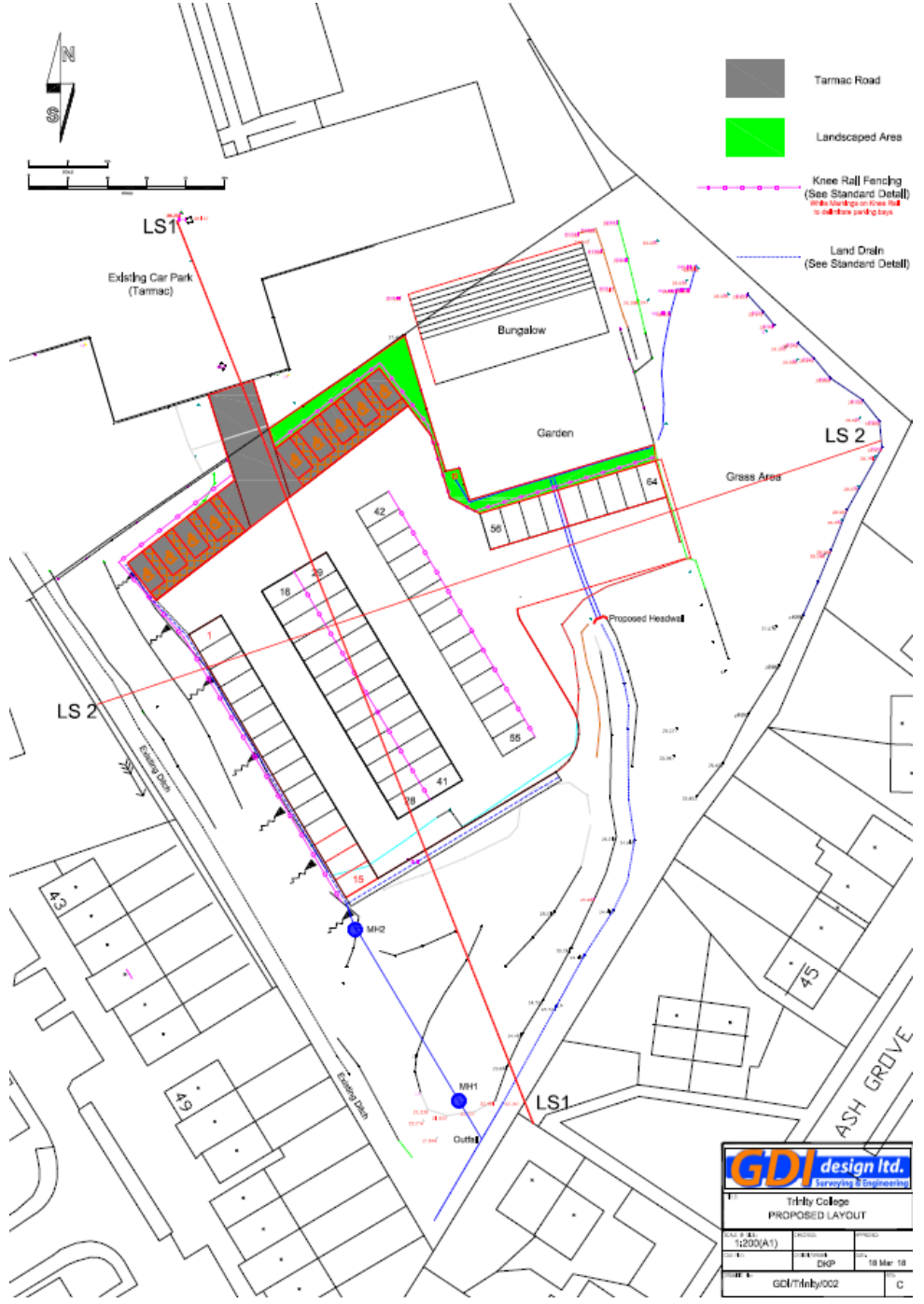
LOCATION PLAN 1: 1250



BLOCK PLAN 1: 500

W/37006

SITE LAYOUT



Tudalen 87

GDI design Ltd. <small>Geotechnical & Environmental Engineering</small>	
Tilly College PROPOSED LAYOUT	
Scale: 1:200(A1)	Date: 18 Mar 18
Drawn: DGP	Checked: []
Project: GDI/Tilly/002	Sheet: C

W/37006

LANDSCAPING LAYOUT

Tudalen 88

Proposed Landscape Strategy, Temporary Spillover Parking Area University Wales Trinity Saint David, Carmarthen



REVISIONS:

No.	DATE	DESCRIPTION

NOTES:

PRELIMINARY

PROJECT:
UNIVERSITY OF WALES TRINITY SAINT DAVID TEMPORARY SPILLOVER PARKING AREA

DESCRIPTION:
LANDSCAPE STRATEGY FOR PROPOSED PARKING AREA SURROUNDS

CLIENT:
ASBRI PLANNING LTD

Drawn by: Chris Syme
Checked by: Anna Ebbett

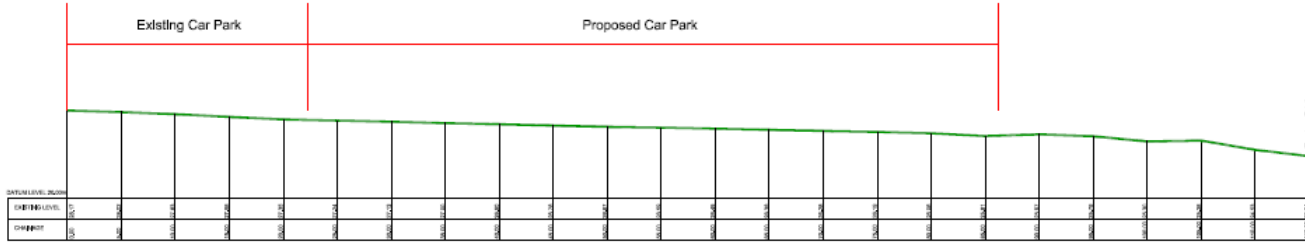
SCALE: DRAWING NOTED
DRAWING NO: R514-1-02-01
DATE: 26/02/2018

KEY:

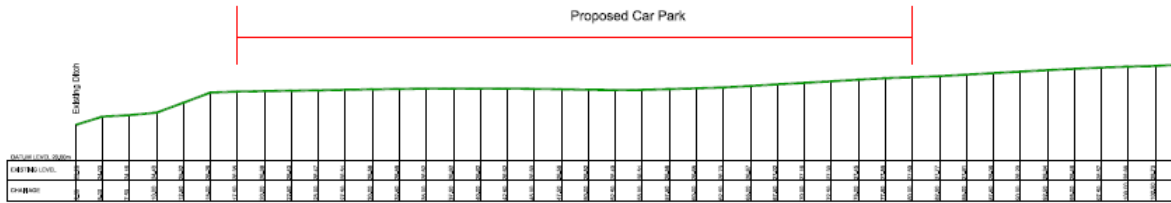
- (D) Proposed access road & Disabled parking (Green)
- (S) Existing Stone Parking Area
- (B) Existing Broadleaved Woodland
- (L) Existing Leaved Areas
- (M) Proposed Maturity Grassland
- (MC) Proposed Macrophyte Planting
- (FR) Proposed Close Rail Fencing
- (RL) Existing Riparian Lines
- (NB) Proposed Natural Buffer Zone
- (LH) Existing Hedgerow Planting
- (CC) Proposed Hedgerow screen planting

SCHEDULE OF PROPOSED VEGETATION FOR SOFT LANDSCAPING

No.	COMMON NAME	QTY	UNIT	FORM	PLACING	LOCAL/PLANT.	DESCRIPTION
1	Prunus spinosa	200	plants	open ground	10m x 5m	Yes	Common Brambling, Brambling, Buzzard and Woodland species
2	Prunus spinosa	200	plants	open ground	10m x 5m	Yes	Hedgerow and woodland species, Brambling, Buzzard and Woodland species
3	Prunus spinosa	300	plants	open ground	10m x 5m	Yes	Large, powerful and long, strong, along stream and riparian areas
4	Prunus spinosa	200	plants	open ground	10m x 5m	Yes	Abundant herbaceous flowering species, found in mostly open
5	Prunus spinosa	200	plants	open ground	10m x 5m	Yes	Abundant herbaceous flowering species, found in mostly open
6	Prunus spinosa	200	plants	open ground	10m x 5m	Yes	Abundant herbaceous flowering species, found in mostly open
7	Prunus spinosa	200	plants	open ground	10m x 5m	Yes	Abundant herbaceous flowering species, found in mostly open
8	Prunus spinosa	200	plants	open ground	10m x 5m	Yes	Abundant herbaceous flowering species, found in mostly open
9	Prunus spinosa	200	plants	open ground	10m x 5m	Yes	Abundant herbaceous flowering species, found in mostly open
10	Prunus spinosa	200	plants	open ground	10m x 5m	Yes	Abundant herbaceous flowering species, found in mostly open



LS1

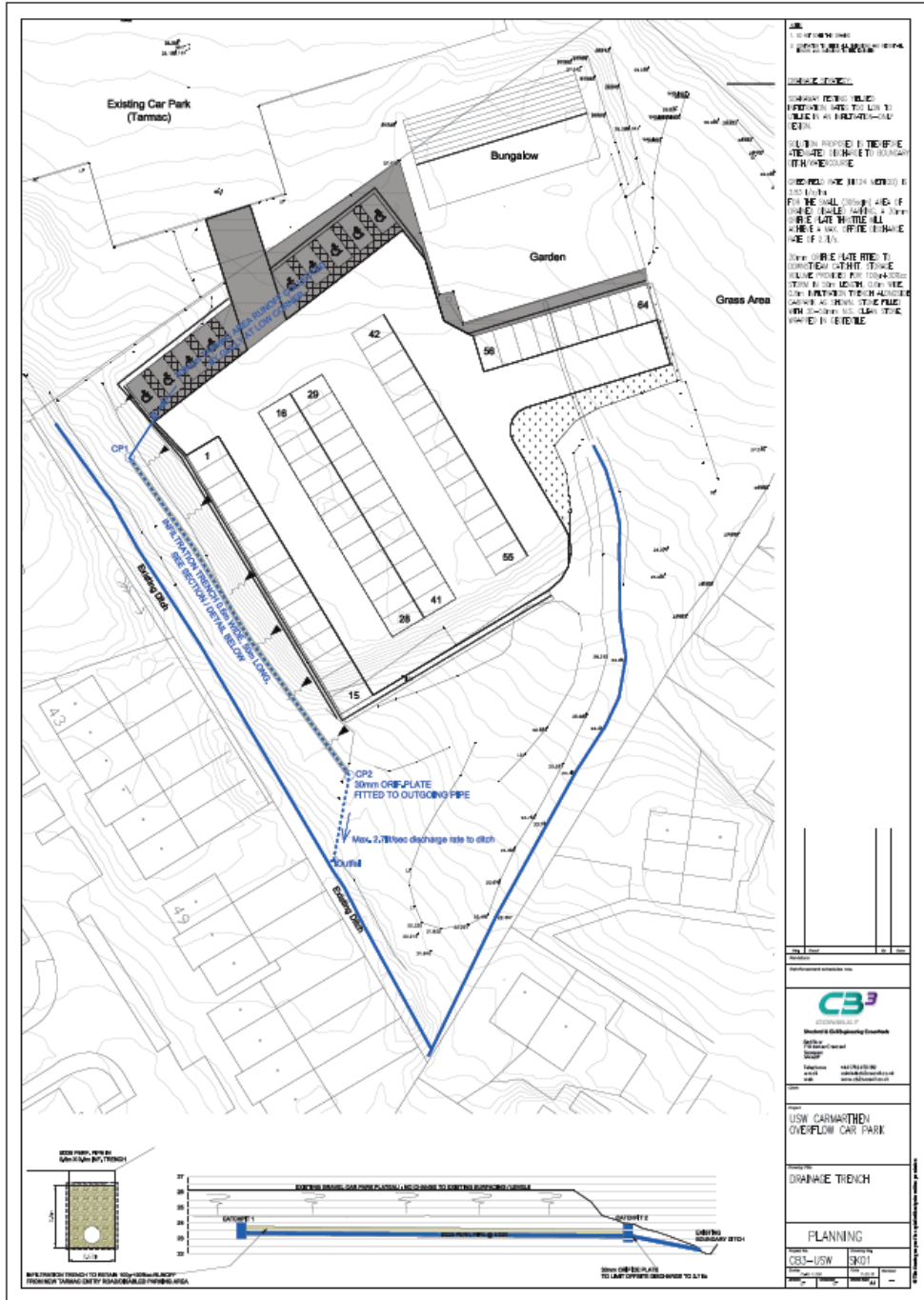


LS2

W/37006

Tudalen 90

DRAINAGE LAYOUT



W/37006

VIEW SOUTH FROM EXISTING CAR PARK TOWARDS SITE



Tudalen 91

W/37006

VIEW SOUTH ACROSS SITE

Tudalen 92



W/37006

VIEW TOWARDS SITE, EXISTING CRECHE & PROPERTIES OF ASHGROVE



Tudalen 93

W/37006

VIEW TOWARDS EASTERN PART OF SITE & REAR OF CRECHE

Tudalen 94



W/37006

VIEW TOWARDS EASTERN PART OF SITE



Tudalen 95

W/37006

VIEW TOWARDS WESTERN BOUNDARY

Tudalen 96



W/37006

VIEW FROM SITE TOWARDS EXISTING CAR PARK

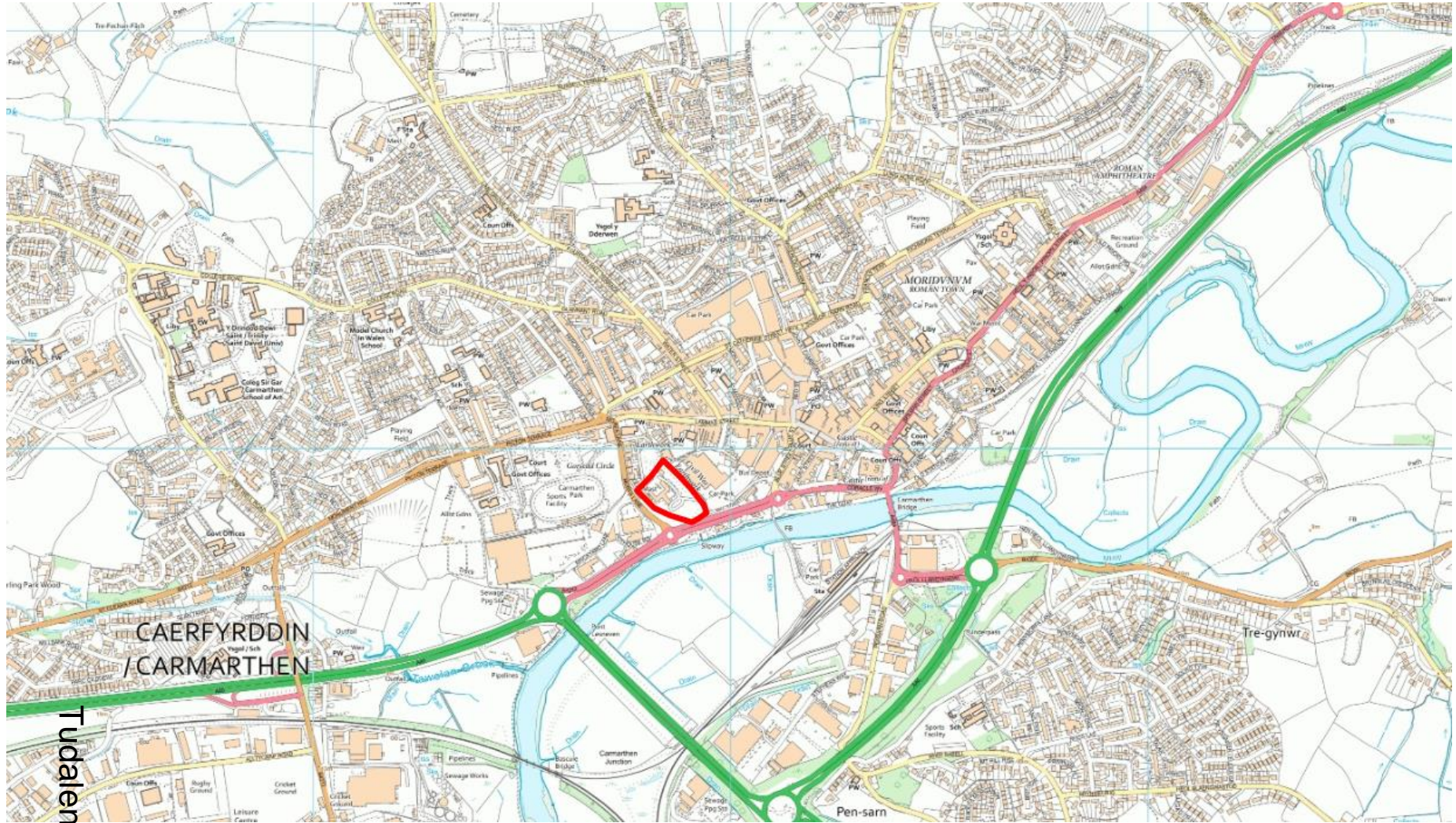


Tudalen 97

W/37401

W/37401

SITE LOCATION



Tudalen 99

W/37401

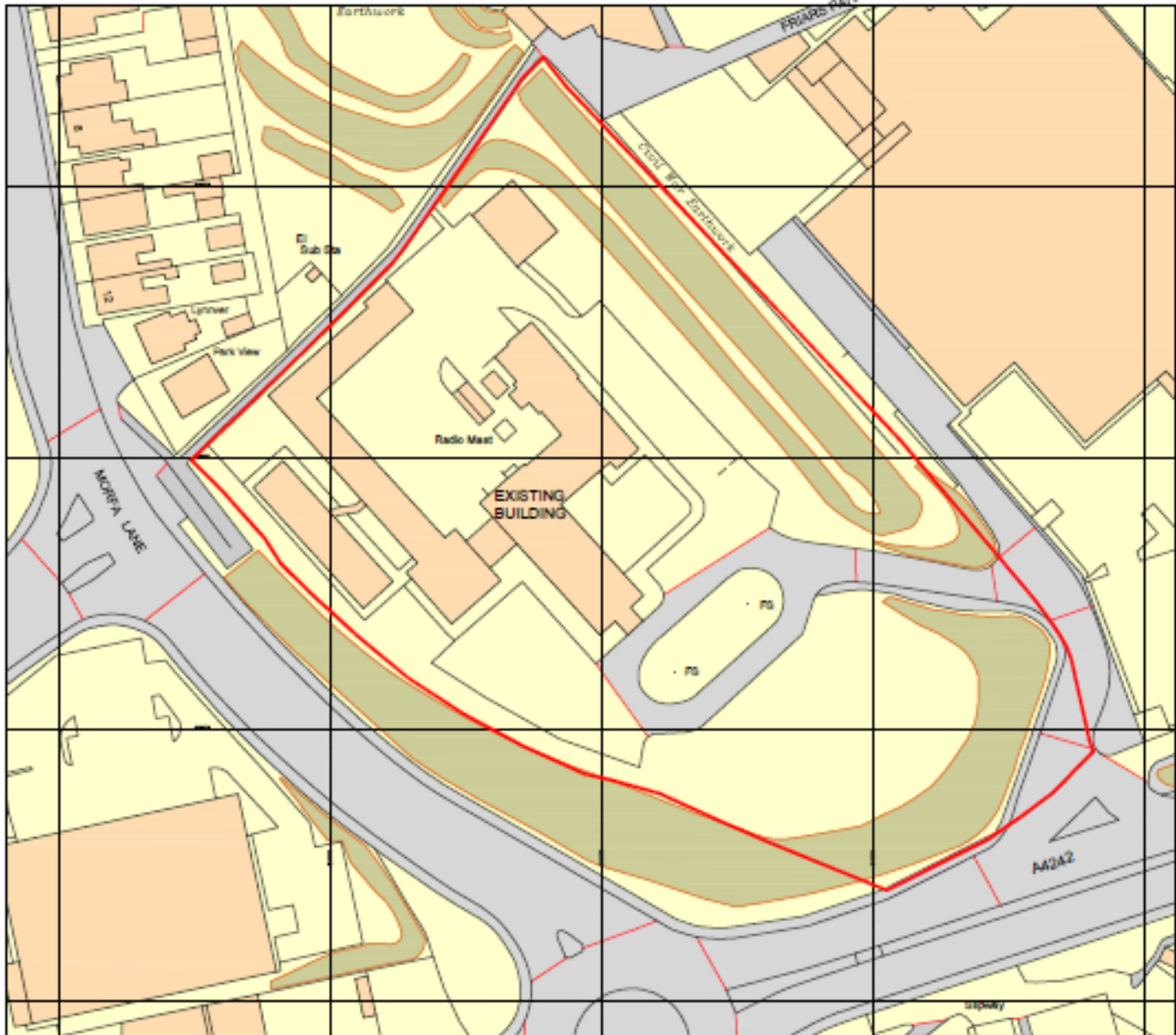
AERIAL PHOTOGRAPH

Tudalen 100



W/37401

EXISTING SITE LAYOUT

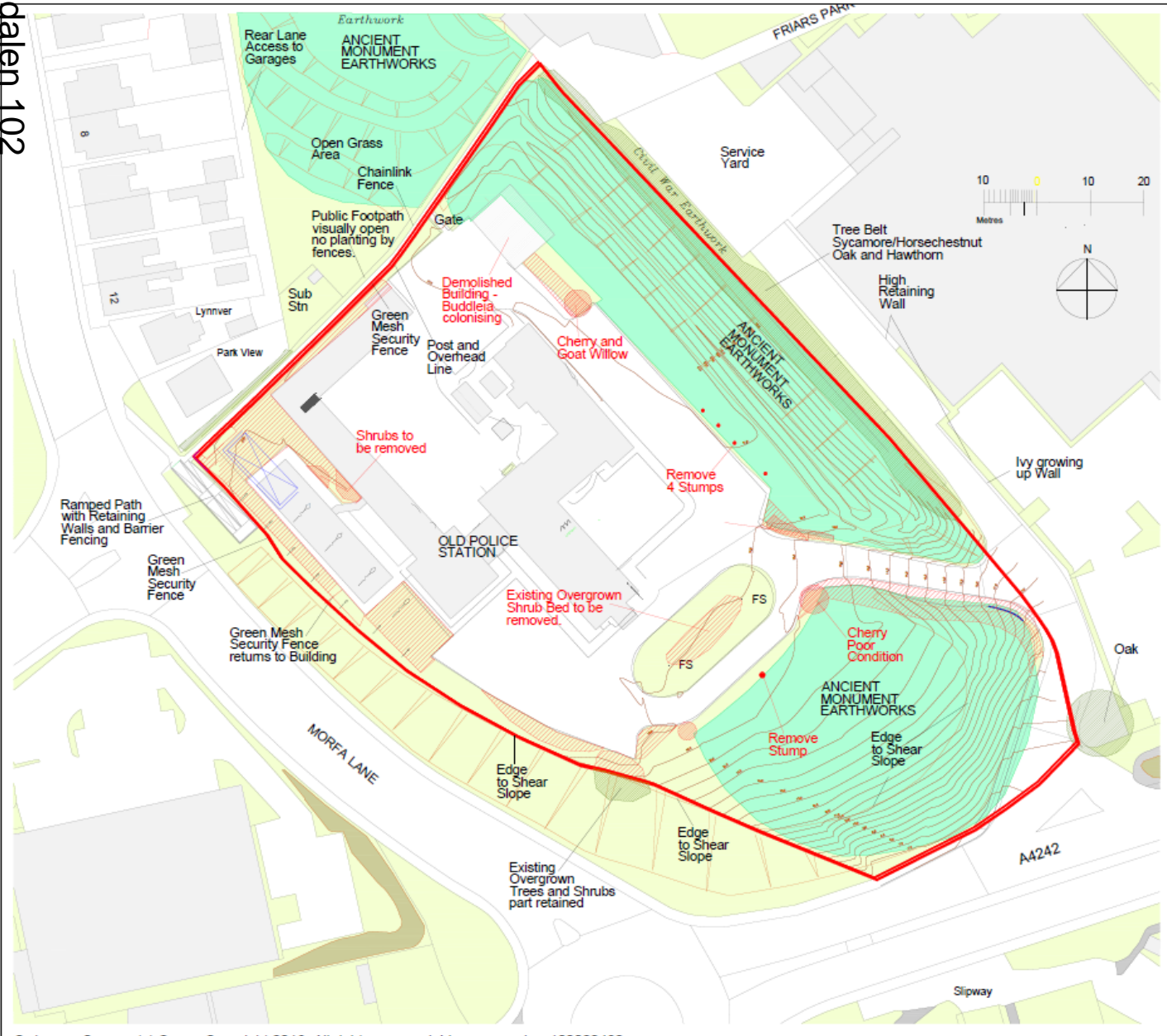


Tudalen 101

W/37401

EXISTING SITE PLAN AND EXTENT OF SCHEDULED MONUMENT

Tudalen 102

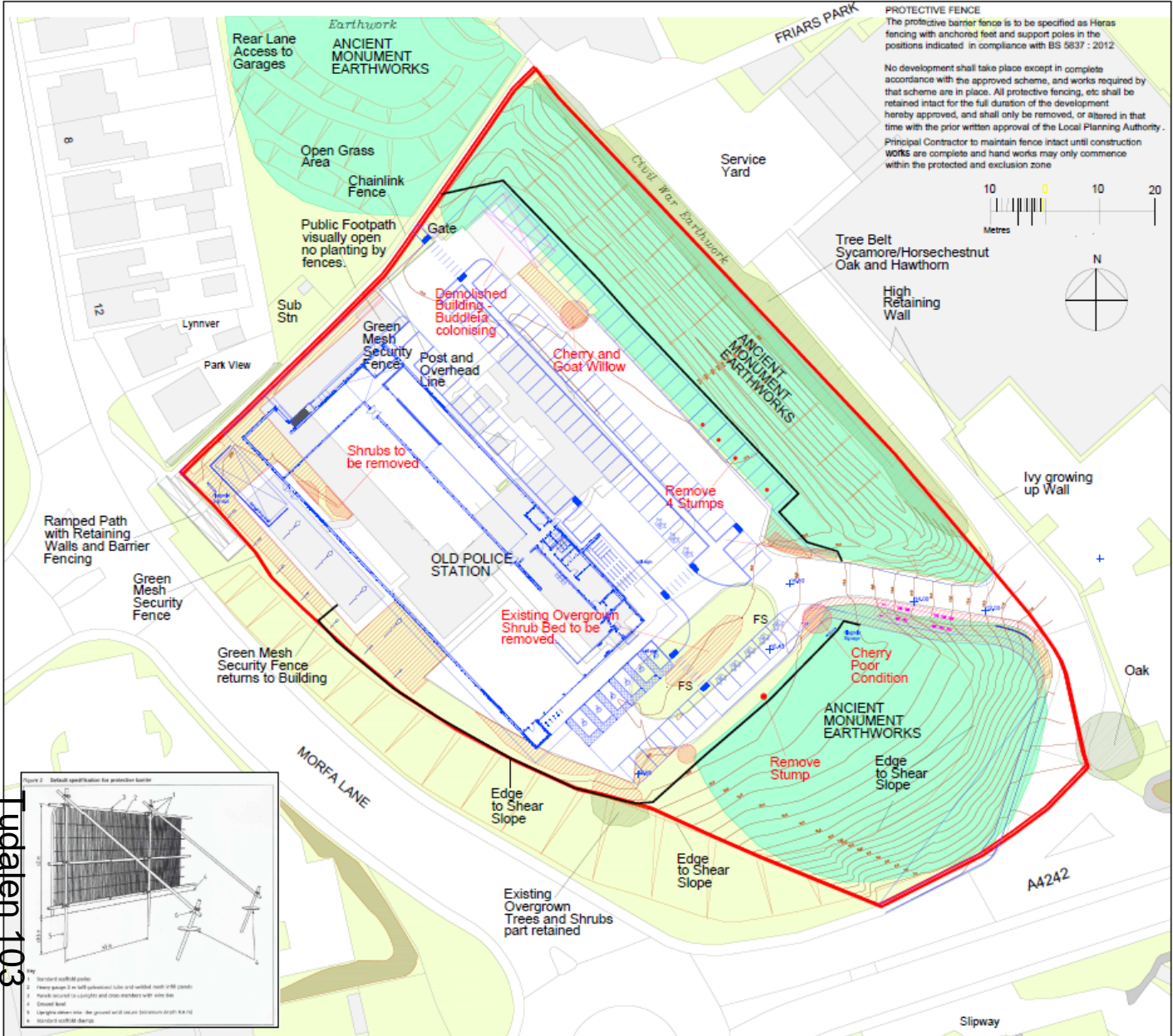


	Trees to be removed
	Shrub Beds and Grass Areas to be removed
	Trees and Vegetation to be retained
	Grass Areas
	Ancient Monument Grass and Banks
	Bank/Contours
	Application Boundary

Conscadden Associates 77 Fairleigh Road Pontcanna, Cardiff, CF11 3JW Tel 02920 373053 Fax 0870 0518185 email ca@conscadden.demon.co.uk	
Project LIDL UK GmbH at FRIARS PARK CARMARTHEN	
Drawing Title EXISTING FEATURES	
Scale 1:500 at A2	Date 1 September 2018
Drawing No 173	Drawing No 2018/81

W/37401

PROPOSED SITE PLAN AND EXTENT OF SCHEDULED MONUMENT



PROTECTIVE FENCE
 The protective barrier fence is to be specified as Heras fencing with anchored feet and support poles in the positions indicated in compliance with BS 5837 : 2012

No development shall take place except in complete accordance with the approved scheme, and works required by that scheme are in place. All protective fencing, etc shall be retained intact for the full duration of the development hereby approved, and shall only be removed, or altered in that time with the prior written approval of the Local Planning Authority.

Principal Contractor to maintain fence intact until construction works are complete and hand works may only commence within the protected and exclusion zone



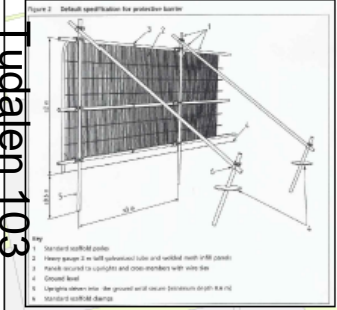
- Trees to be removed
- Shrub Beds and Grass Areas to be removed
- Trees and Vegetation to be retained
- Grass Areas
- Ancient Monument Grass and Banks
- Bank/Contours
- Application Boundary
- Proposed Layout
- Protective fence to restrict the working area and protect existing grass areas, also to prevent access to shear slopes.

Note existing security fence retained as protective fence during construction. It will be retained alongside the footpath as necessary at the rear of the store and against the service area.

2018./82 Rev A 14 Sept 2018 Ramp added

2018./82 Rev B 2 Feb 2019 Revised Layout

Corscadden Associates 77 Fairleigh Road Pontcanna, Cardiff, CF11 3JW Tel 02920 373053 Fax 0870 0518185 email ca@corscadden.demon.co.uk	
Project LIDL UK GmbH at FRIARS PARK CARMARTHEN	
Drawing Title EXISTING FEATURES AND OVERLAY	
Scale 1:500 at A2	Date 1 September 2018
173	Drawing No 2018./82 Rev B

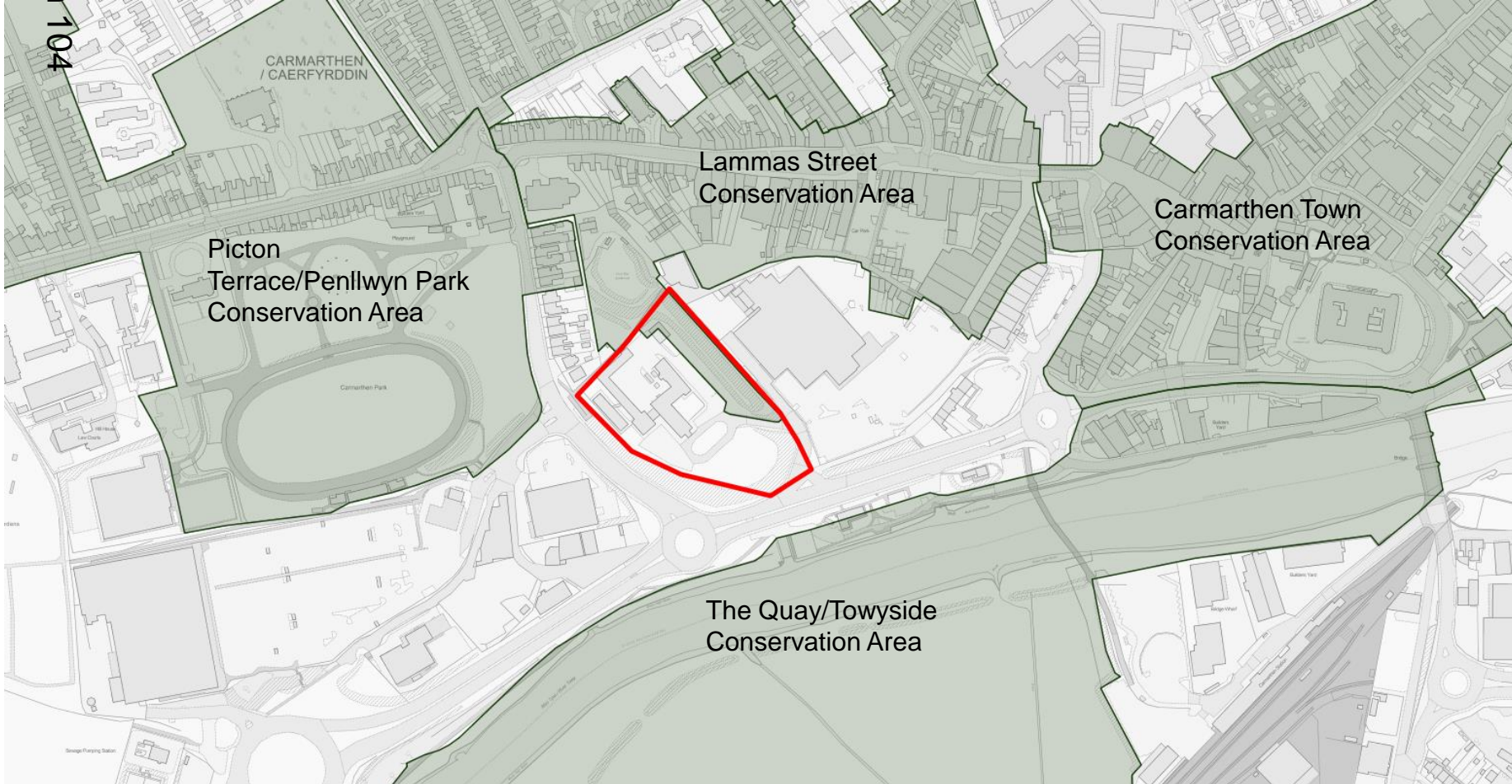


Tudalen 103

W/37401

Tudalen 104

EXTENT OF CONSERVATION AREAS WITHIN THE VICINITY OF THE SITE





Tudalen 105

W/37401

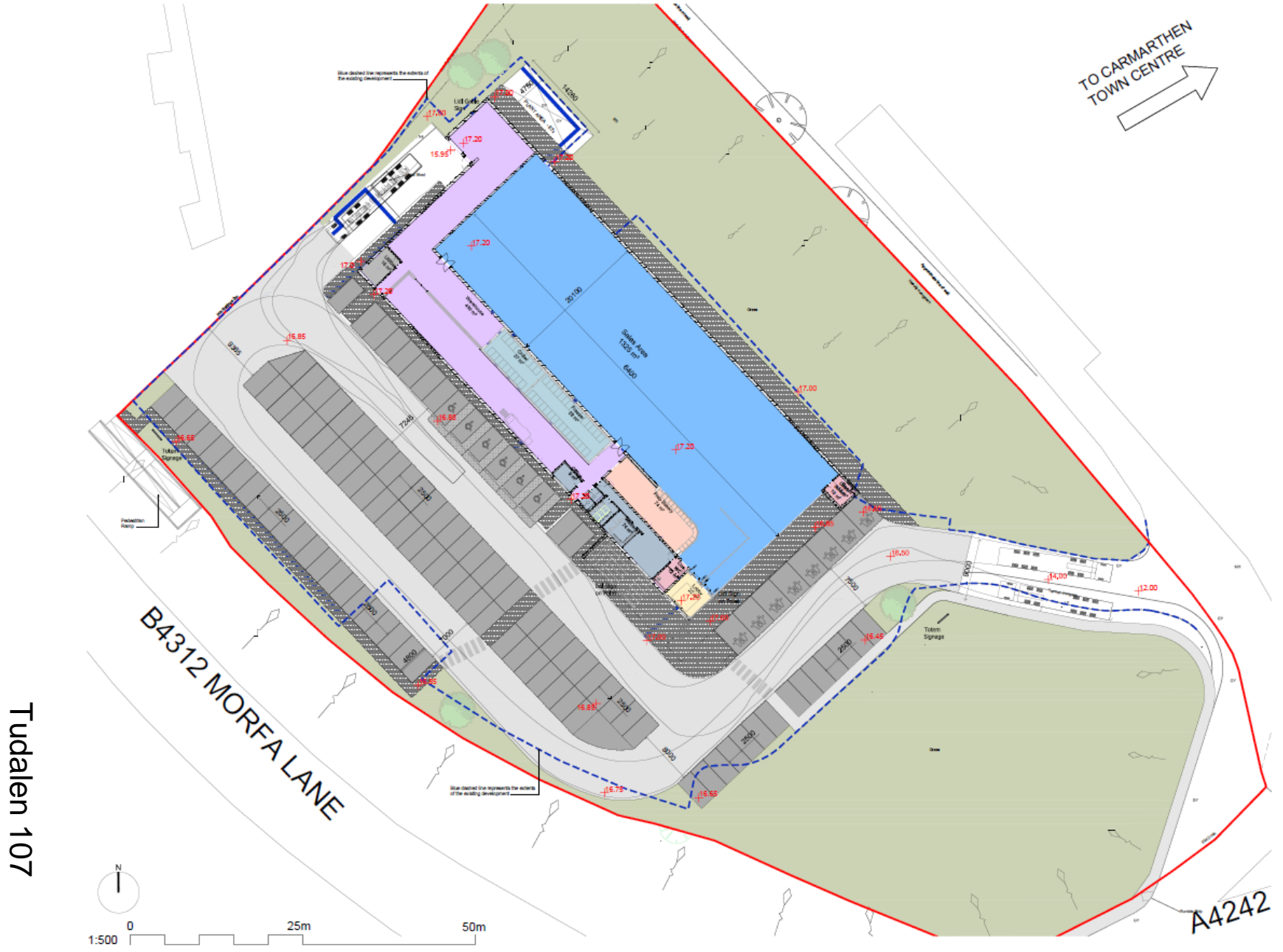
Tudalen 106

LOCATION OF LISTED BUILDINGS WITHIN THE VICINITY OF THE SITE



W/37401

ORIGINAL SITE LAYOUT



W/37401

PROPOSED SITE LAYOUT



AREA SCHEDULE

■ SITE AREA:	12,910 m ²
■ External Area Developable:	9710 m ²
GROUND FLOOR	
■ Sales Area:	1325 m ²
WAREHOUSE	
■ Warehouse:	439 m ²
■ Freezer:	58 m ²
■ Chiller:	37 m ²
Total Warehouse:	533 m²
ANCILLARY	
■ Bakery:	74 m ²
■ Lobby:	22 m ²
■ Customer WC:	12 m ²
■ Cash Room:	11 m ²
■ Office:	9 m ²
■ Welfare Area:	74 m ²
■ Utilities:	16 m ²
■ Internal Walks:	48 m ²
Total Ancillary:	266 m²
TOTAL LIDL G.I.A.:	2125 m²
LIDL PARKING	
Standard Parking:	108 Spaces
Disabled Parking:	6 Spaces
Parent & Child Parking:	8 Spaces
TOTAL PARKING:	122 Spaces
Proposed Levels	-17.20

NO.	DESCRIPTION	DATE
01	Issue for Approval	12/11/14
02	Issue for Approval	12/11/14
03	Issue for Approval	12/11/14
04	Issue for Approval	12/11/14
05	Issue for Approval	12/11/14
06	Issue for Approval	12/11/14
07	Issue for Approval	12/11/14
08	Issue for Approval	12/11/14
09	Issue for Approval	12/11/14
10	Issue for Approval	12/11/14
11	Issue for Approval	12/11/14
12	Issue for Approval	12/11/14
13	Issue for Approval	12/11/14
14	Issue for Approval	12/11/14
15	Issue for Approval	12/11/14
16	Issue for Approval	12/11/14
17	Issue for Approval	12/11/14
18	Issue for Approval	12/11/14
19	Issue for Approval	12/11/14
20	Issue for Approval	12/11/14

LEGEND

QUALITY NUMBER KEY:

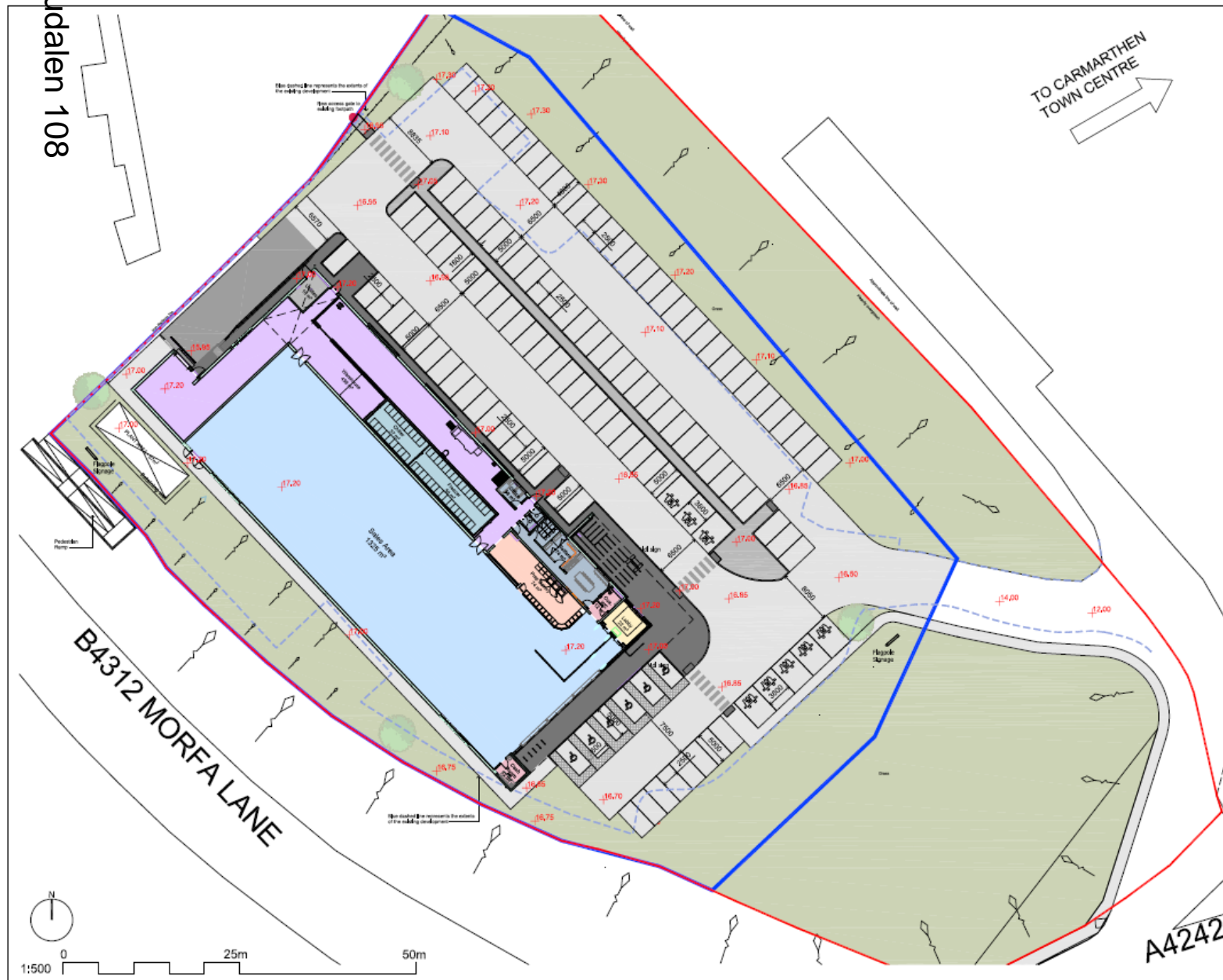
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05 - 06	Proposed Level	07 - 08	Proposed Level
09 - 10	Proposed Level	11 - 12	Proposed Level
13 - 14	Proposed Level	15 - 16	Proposed Level
17 - 18	Proposed Level	19 - 20	Proposed Level
21 - 22	Proposed Level	23 - 24	Proposed Level
25 - 26	Proposed Level	27 - 28	Proposed Level
29 - 30	Proposed Level	31 - 32	Proposed Level
33 - 34	Proposed Level	35 - 36	Proposed Level
37 - 38	Proposed Level	39 - 40	Proposed Level
41 - 42	Proposed Level	43 - 44	Proposed Level
45 - 46	Proposed Level	47 - 48	Proposed Level
49 - 50	Proposed Level	51 - 52	Proposed Level
53 - 54	Proposed Level	55 - 56	Proposed Level
57 - 58	Proposed Level	59 - 60	Proposed Level
61 - 62	Proposed Level	63 - 64	Proposed Level
65 - 66	Proposed Level	67 - 68	Proposed Level
69 - 70	Proposed Level	71 - 72	Proposed Level
73 - 74	Proposed Level	75 - 76	Proposed Level
77 - 78	Proposed Level	79 - 80	Proposed Level
81 - 82	Proposed Level	83 - 84	Proposed Level
85 - 86	Proposed Level	87 - 88	Proposed Level
89 - 90	Proposed Level	91 - 92	Proposed Level
93 - 94	Proposed Level	95 - 96	Proposed Level
97 - 98	Proposed Level	99 - 100	Proposed Level

PROJECT INFO:
 Proposed LIDL at Morfa Lane Carmarthen

DRAWING TITLE:
 Proposed Site Layout With External Area Extent

DRAWING BY:	AW	SCALE:	1:500 @ A3
JOB NO:	5572	DATE:	AUG. 17
DATE:	5/0	REVISED:	1/4

PROJECT	DATE	BY	CHKD	APPD	NO.
5572	BR	00	00	DR	A 900102

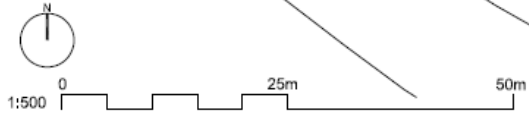


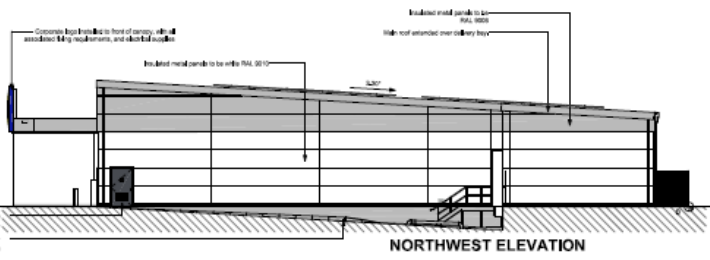
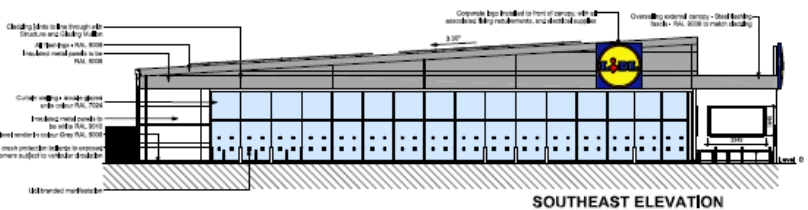
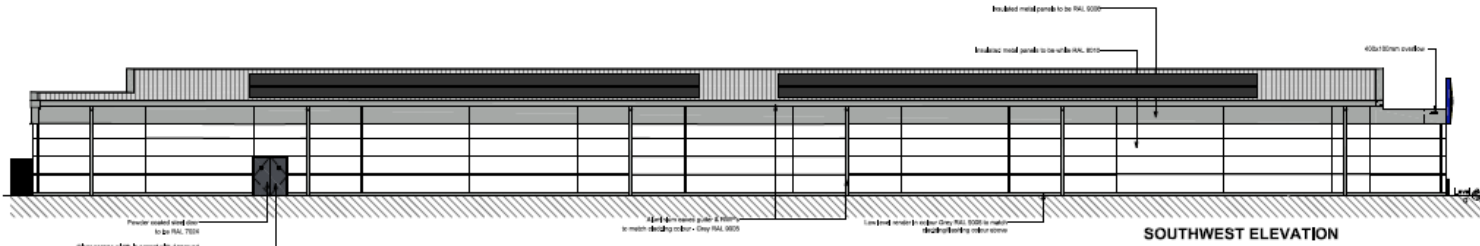
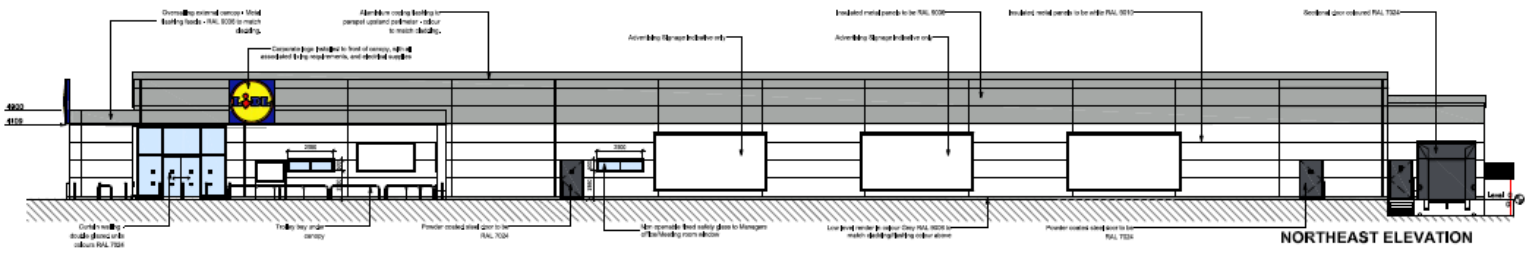
TO CARMARTHEN TOWN CENTRE

Tudalen 108

B4312 MORFA LANE

A4242





Tudalen 109

01	CL01.01	Proposed LIDL Store at Morfa Lane	100
02	CL01.02	External elevations for base customer signification	100
03	CL01.03	External wall finish of customer sign	100
04	CL01.04	External cladding to rear of building	100
05	CL01.05	Roof cladding to be finished with RAL 7024	100
06	CL01.06	Roof cladding to be finished with RAL 8008	100
07	CL01.07	Roof cladding to be finished with RAL 9010	100
08	CL01.08	Roof cladding to be finished with RAL 7024	100

SCOPE OF WORK OF CONTRACTOR SHALL BE DETERMINED BY THE CONTRACT DOCUMENTS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.

SUSTAINABILITY PLANING KEY:

- 01 - Work in Progress
- 02 - To be completed
- 03 - To be completed
- 04 - To be completed
- 05 - To be completed
- 06 - To be completed
- 07 - To be completed
- 08 - To be completed
- 09 - To be completed
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- 50 - To be completed

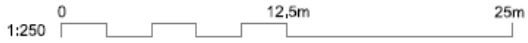


401 Tudalen, Gwynedd Industrial Estate, Morfa Lane, Carmarthen, SA31 3JL
 Tel: 01294 356611 Fax: 01294 356612
 www.jcbconstruction.co.uk

PROJECT TITLE: Proposed Lidl Store at Morfa Lane Carmarthen

DRAWING TITLE: Proposed Elevations

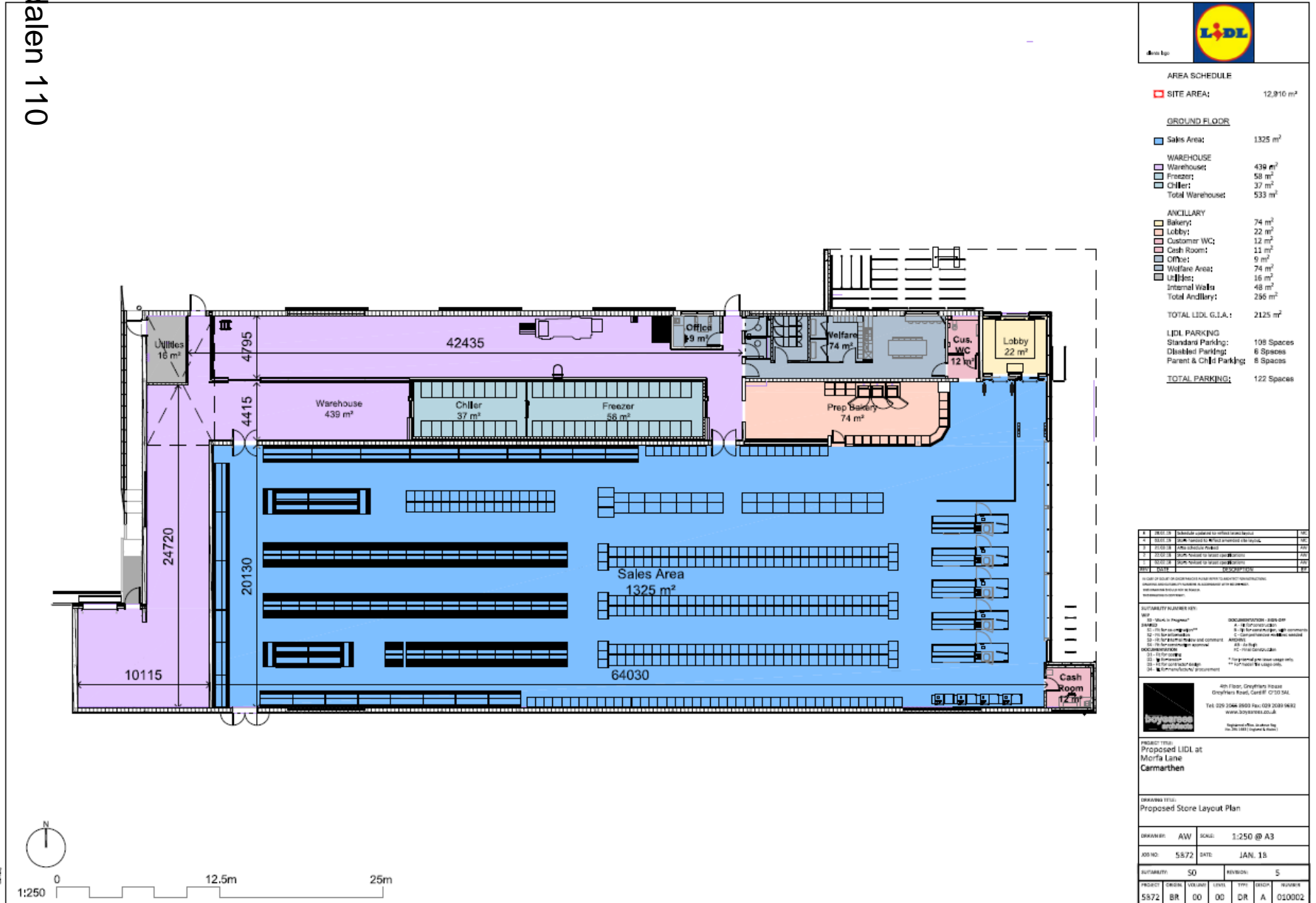
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JOB NO: 5572	DATE: JAN, 18
SUBMITALTY: 50	REVISION: 7
PROJECT: 5572	DR: BR
VOLUME: 01	TYPE: DR
SHEET: 00	GROUP: A
NUMBER: 020001	



W/37401

Tudalen 110

PROPOSED FLOOR PLAN



AREA SCHEDULE

□ SITE AREA:	12,810 m ²
GROUND FLOOR	
□ Sales Area:	1325 m ²
WAREHOUSE	
□ Warehouse:	439 m ²
□ Freezer:	58 m ²
□ Chiller:	37 m ²
Total Warehouse:	533 m ²
ANCILLARY	
□ Bakery:	74 m ²
□ Lobby:	22 m ²
□ Customer WC:	12 m ²
□ Cash Room:	11 m ²
□ Office:	9 m ²
□ Welfare Area:	74 m ²
□ Lifts:	16 m ²
Internal Walls:	48 m ²
Total Ancillary:	296 m ²
TOTAL LIDL G.I.A.:	2125 m ²
LIDL PARKING	
Standard Parking:	108 Spaces
Disabled Parking:	6 Spaces
Parent & Child Parking:	6 Spaces
TOTAL PARKING:	122 Spaces

1	20130	Excluded related to sales area	100
1	20130	20130 related to sales area	100
1	20130	20130 related to sales area	100
1	20130	20130 related to sales area	100
1	20130	20130 related to sales area	100
1	20130	20130 related to sales area	100
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A LIST OF ROOMS OR AREAS WHICH ARE SUBJECT TO RESTRICTIONS, IDENTIFICATION OF ROOMS, AND RESTRICTIONS ON ACCESS, RESTRICTIONS ON ACCESS, AND RESTRICTIONS ON ACCESS.

RESTRICTIONS TO ACCESS:

WIP	Work in Progress	100
WIP	Work in Progress	100
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WIP	Work in Progress	100
WIP	Work in Progress	100
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WIP	Work in Progress	100
WIP	Work in Progress	100
WIP	Work in Progress	100

4th Floor, Griffiths House
Griffiths Road, Cardiff CF10 5AL
Tel: 029 2046 9600 Fax: 029 2038 9852
www.lidl.co.uk

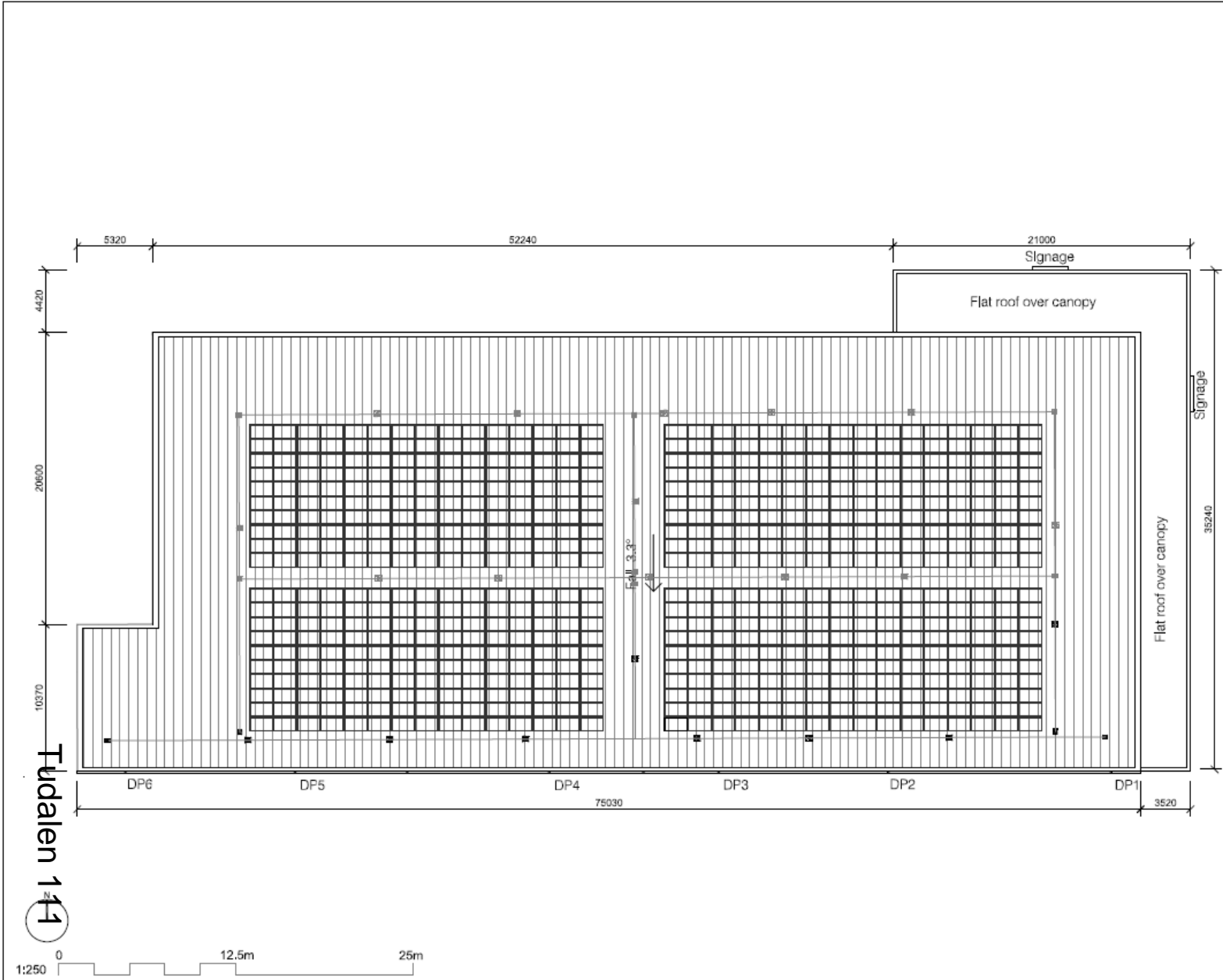
PROJEC: 5572
Proposed LIDL at
Morfa Lane
Carmarthen

DRAWING TITLE:
Proposed Store Layout Plan

DRAWN BY: AW	SCALE: 1:250 @ A3
REF: 5572	DATE: JAN. 18
SUBMIT: 50	REVISION: 5
PROJ: 5572	DESIGN: 00
DESIGN: 00	TYPE: DR
DESIGN: 00	REVISION: A
DESIGN: 00	NUMBER: 010002

W/37401

PROPOSED ROOF PLAN



1	1:250	PROPOSED ROOF PLAN	1/1
2	1:250	ROOF PLAN	1/1
3	1:250	ROOF PLAN	1/1
4	1:250	ROOF PLAN	1/1

SCALE OF PLAN: 1:250 (AS SHOWN) ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

SUBMITTAL NUMBER KEY:
 W: WORK IN PROGRESS
 00: APPROVED FOR CONSTRUCTION
 01: FOR APPROVAL
 02: FOR APPROVAL
 03: FOR APPROVAL
 04: FOR APPROVAL
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 50: FOR APPROVAL

400 Floor, Gwyneth House
 Gwyneth Road, Cardiff CF10 5AL
 Tel: 0300 2000 8900 Fax: 0300 2000 8682
 www.boycars.co.uk
 Registered Office: 100, The Lakes, Cardiff, Wales

PROJECT TITLE:
 Proposed LIDL at
 Morfa Lane
 Carmarthen

DRAWING TITLE:
 Proposed Store Roof Plan

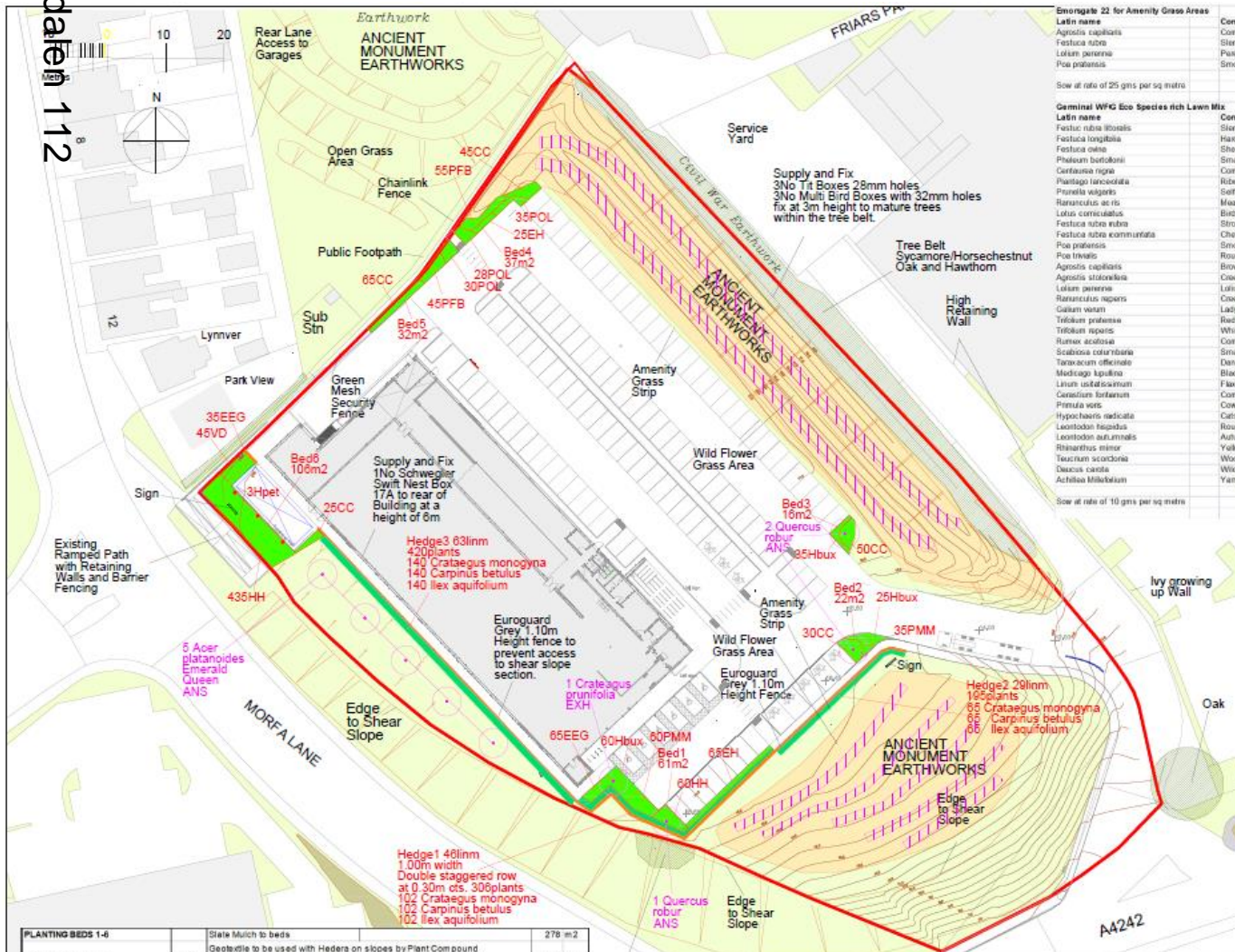
DRAWN: AW **SCALE:** 1:250 @ A3
JOB NO: 5872 **DATE:** JAN. 18

SUBMITTAL: SO		REVISION: 4	
PROJECT: BR	DR: DO	TYPE: CR	NUMBER: A, 010003

W/37401

LANDSCAPING PLAN

Tudafah 112



Emorgate 22 for Amenity Grass Areas		
Latin name	Common name	%
<i>Agrostis capillaris</i>	Common Bent	5%
<i>Festuca ovina</i>	Slender-crooping Red Fescue	50%
<i>Lolium perenne</i>	Perennial Ryegrass	25%
<i>Poa pratensis</i>	Smooth-stalked Meadow-grass	20%
		100%

Sow at rate of 25 gms per sq metre

Germinal WFG Eco Species rich Lawn Mix		
Latin name	Common name	%
<i>Festuca rubra litoralis</i>	Slender Creeping Red Fescue	12.5%
<i>Festuca longifolia</i>	Hard Fescue	10%
<i>Festuca ovina</i>	Sheep's Fescue	10%
<i>Phleum bertolonii</i>	Small leaved Timothy	2.5%
<i>Centaurea nigra</i>	Common Knapsweed	2%
<i>Plantago lanceolata</i>	Robust Plantain	1%
<i>Prunella vulgaris</i>	Soft Heath	1%
<i>Ranunculus acris</i>	Meadow Buttercup	2%
<i>Lotus corniculatus</i>	Birdfoot Trefoil	0.5%
<i>Festuca rubra rubra</i>	Strong Creeping Red Fescue	15%
<i>Festuca rubra communata</i>	Chewings Fescue	10%
<i>Poa pratensis</i>	Smooth stalked Meadow Grass	5%
<i>Poa trivialis</i>	Rough Stalked Meadow Grass	5%
<i>Agrostis capillaris</i>	Browntop Bent	5%
<i>Agrostis stolonifera</i>	Creeping Bent	2.5%
<i>Lolium perenne</i>	Lolium perenne	2.5%
<i>Ranunculus napens</i>	Creeping Buttercup	2.3%
<i>Galium verum</i>	Lady's Bedstraw	1.25%
<i>Tellium pratense</i>	Red Clover	2%
<i>Tellium repens</i>	White Clover	2%
<i>Rumex acetosa</i>	Common Sorrel	0.5%
<i>Scabiosa cotinifera</i>	Small Scabious	0.2%
<i>Taraxacum officinale</i>	Dandelion	0.3%
<i>Medicago lupulina</i>	Black Medick	1%
<i>Linum catharticum</i>	Flax	1%
<i>Cerastium fontanum</i>	Common Mouse Ear	0.2%
<i>Prunella vulgaris</i>	Cowslip	0.1%
<i>Hypochaeris radicata</i>	Cats Ear	0.2%
<i>Leontodon hispidus</i>	Rough Hawkbit	0.5%
<i>Leontodon autumnalis</i>	Autumn Hawkbit	0.5%
<i>Rhizanthus minor</i>	Yellow Rattle	0.2%
<i>Teucrium scutellaria</i>	Wood Sage	0.5%
<i>Diucas caerulea</i>	Wild Carnot	0.25%
<i>Achillea Millefolium</i>	Yarrow	100.0%

Sow at rate of 10 gms per sq metre

- Existing Trees and Vegetation
- Proposed Trees
- Proposed Planting Beds
- Proposed Hedges
- Wild Flower Grass Areas
- 2.00m Seeded Strips
- Amenity Grass Areas
- Euroguard Grey 1.10m Height fence to prevent access to shear slope section.

NOTE Hedges to be maintained at 1.10m height of the Euroguard Fence.

NOTE Amenity Grass mix to be used as any damaged edges of the development.

Wild Flower Mix to be used to replace existing grass cover as indicated to increase biodiversity. To be maintained by regime of hay cuts and removal of arisings

2018./83 Rev C
14 Sept 2018
New ramp

2018./83 Rev D
29 Oct 2018
Wild flower grass area detail

2018./83 Rev E
Nov 2018
Revisions

2018./83 Rev F
23 Jan 2019
Revised Layout

2018./83 Rev G
2 Feb 2019
Revised Layout

2018./83 Rev H
8 March 2019
Bird box heights added

2018./83 Rev B
6 Sept 2018
Revisions to plant numbers
Slate Mulch

2018./83 Rev A
6 Sept 2018
Building hatched.

PLANTING BEDS 1-6				Slate Mulch to beds	278 m2
Geotextile to be used with Hedera on slopes by Plant Compound					
<i>Cistus corbariensis</i>	CC	30-45cm 3Lpot	215	No	
<i>Eucrym us Emerald Galaxy</i>	EEG	20-30cm 2Lpot	90	No	
<i>Hedera bushfolia</i>	Hbux	20-30cm 2Lpot	120	No	
<i>Hedera Hibernica</i>	HH	60-90cm 2Lpot	485	No	
<i>Hydrangea petiolaris</i>	Hpet	60-90cm 2Lpot	3	No	
<i>Pinus mugo Mughus</i>	PM	40-60cm 3Lpot	95	No	
<i>Prunus Otto Luyken</i>	POL	40-60cm 2Lpot	93	No	
<i>Photinia fraseri Birmingham</i>	PFB	40-60cm 3Lpot	100	No	
<i>Viburnum davidii</i>	VD	40-60cm 2Lpot	45	No	
TOTAL			1396	No	

Existing Overgrown Trees and Shrubs part retained

CARMARTHEN LIDL			
TREES			
<i>Acer platanoides Emerald Queen</i>	None say Maple	All trees are to be rootballed	0 No
<i>Quercus robur</i>	Oak	19-20cm Advanced Nursery Standard	5 No
<i>Crataegus punctata</i>	Cockspur Thorn	14-16cm Extra Heavy Standard	1 No
TOTAL			11 No
HEDGE/ROW 1-3			
<i>Crataegus monogyna</i>	Hawthorn	Slate mulch to hedge lines. 0.30m cts in double staggered row.	118 mm
<i>Carpinus betulus</i>	Hornbeam	60-80cm 1 +1 Pot	307 No
<i>Ilex aquifolium</i>	Holly	60-80cm 1 +1 Pot	307 No
TOTAL			921 No

Use bare-rooted stock if planting Hawthorn and Hornbeam in the planting season

Conscadden Associates
77 Fairleigh Road
Pontanna, Cardiff, CF11 3JN
Tel: 02920 373053
Fax: 0870 0518185
email: ca@conscadden.demon.co.uk

Project
LIDL UK PARK at FRIARS PARK CARMARTHEN

Drawing Title
LANDSCAPE PROPOSALS

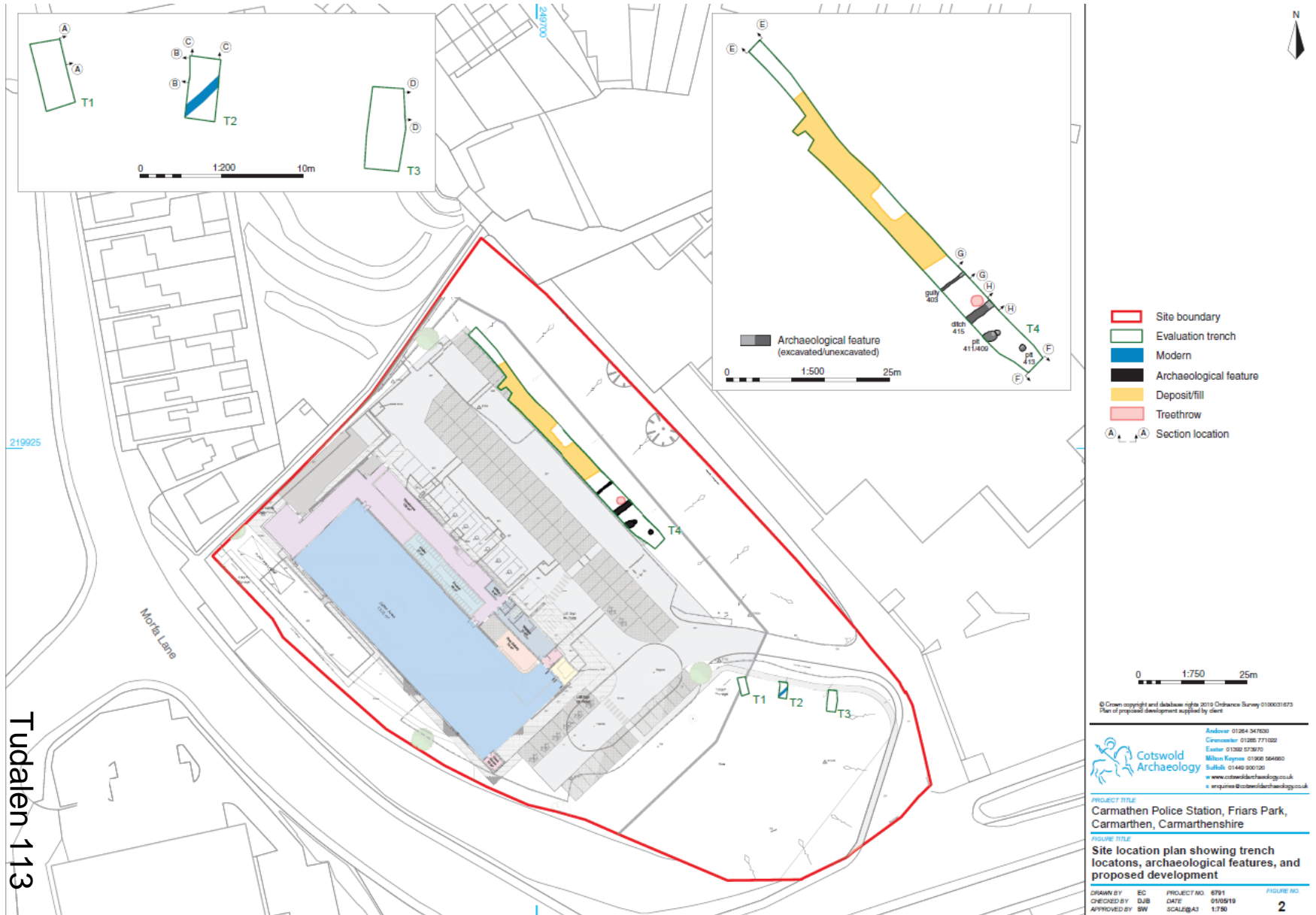
Scale
1:500 at A2

Date
1 September 2018

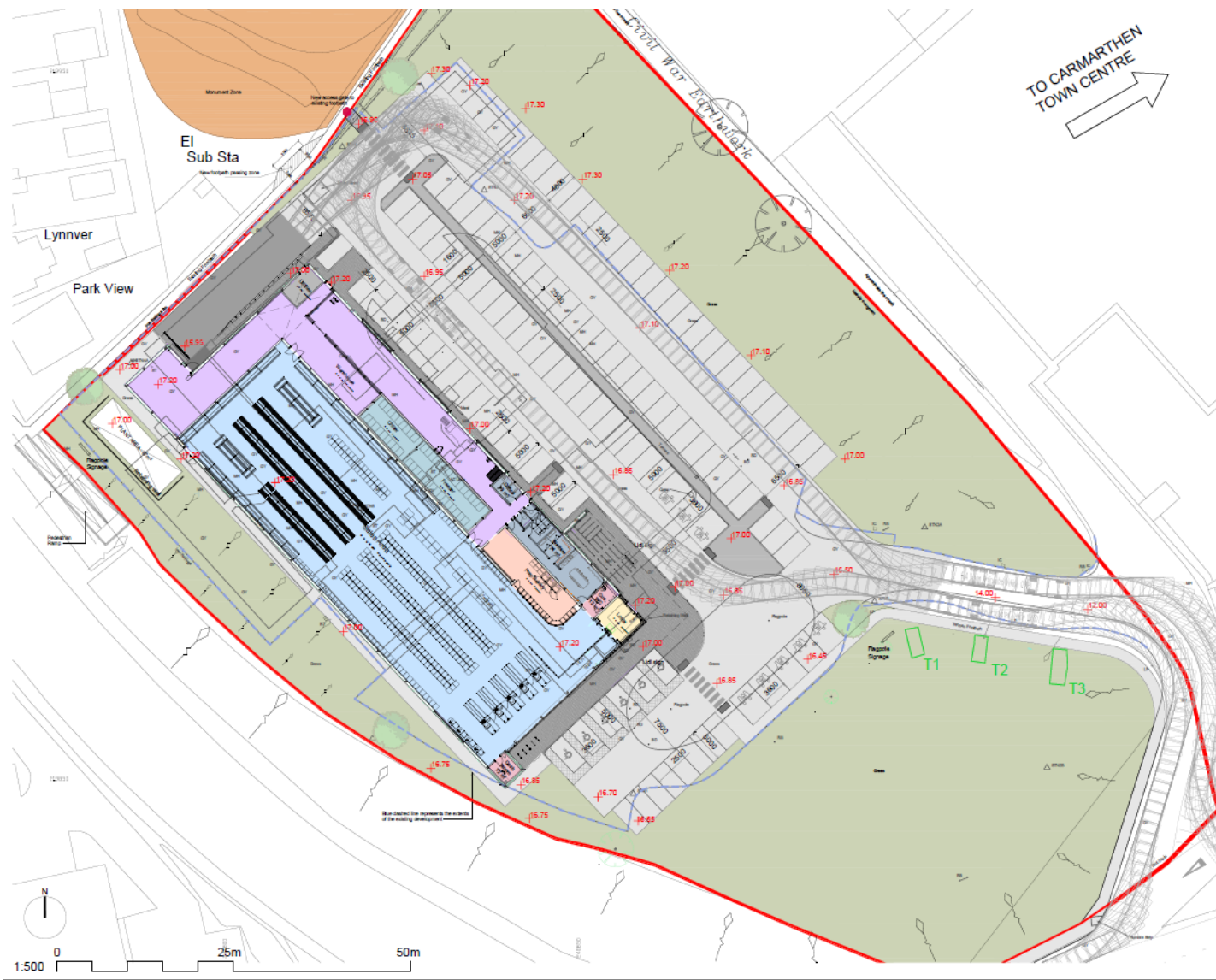
Drawing No
2018./83 Rev H

W/37401

LOCATION OF ARCHAEOLOGICAL EVALUATION TRENCHES



LOCATION OF ARCHAEOLOGICAL EVALUATION TRENCHES IN RELATION TO DEVELOPMENT LAYOUT



LIDL

AREA SCHEDULE

- SITE AREA:** 1500 m²
- GROUND FLOOR**
- Sales Area:** 1325 m²
- WAREHOUSE**
 - Warehouse: 439 m²
 - Freezer: 58 m²
 - Chiller: 37 m²
 - Total Warehouse: 533 m²
- ANCILLARY**
 - Bakery: 74 m²
 - Lobby: 22 m²
 - Customer WC: 12 m²
 - Cash Room: 11 m²
 - Office: 9 m²
 - Welfare Area: 74 m²
 - Internal Walls: 48 m²
 - Total Ancillary: 266 m²
- TOTAL LIDL G.I.A.:** 2125 m²
- LIDL PARKING**
 - Standard Parking: 108 Spaces
 - Disabled Parking: 6 Spaces
 - Parent & Child Parking: 8 Spaces
 - TOTAL PARKING:** 122 Spaces

-17.00

ID	DESCRIPTION	DATE
1	1:500 Site Plan	04/05/17
2	1:500 Elevation	04/05/17
3	1:500 Section	04/05/17
4	1:500 Site Plan	04/05/17
5	1:500 Elevation	04/05/17
6	1:500 Section	04/05/17
7	1:500 Site Plan	04/05/17
8	1:500 Elevation	04/05/17
9	1:500 Section	04/05/17
10	1:500 Site Plan	04/05/17
11	1:500 Elevation	04/05/17
12	1:500 Section	04/05/17
13	1:500 Site Plan	04/05/17
14	1:500 Elevation	04/05/17
15	1:500 Section	04/05/17
16	1:500 Site Plan	04/05/17
17	1:500 Elevation	04/05/17
18	1:500 Section	04/05/17

- REVISIONS**
- | NO | DESCRIPTION | DATE |
|----|-----------------|----------|
| 1 | 1:500 Site Plan | 04/05/17 |
| 2 | 1:500 Elevation | 04/05/17 |
| 3 | 1:500 Section | 04/05/17 |

PROJECT TITLE
Proposed LIDL at Morfa Lane Carmarthen

DRAWN BY: SG **SCALE:** 1:500 @ A3
DATE: MAY 2017

PROJECT	DRAWN	CHECKED	LEVEL	TYPE	DATE	NUMBER
5872	BR	00	00	DR	A	900100

W/37401

VIEW FROM THE SOUTH (A4242)



Tudalen 115

W/37401

VIEW FROM THE SOUTH EAST (A4242)

Tudalen 116



W/37401

VIEW FROM THE SOUTH WEST (A4242)



Tudalen 117

W/37401

ACCESS ONTO THE A4242

Tudalen 118



W/37401

VIEW FROM WEST (ACCESS LEADING TO TESCO)



Tudalen 119

W/37401

Tudalen 120

VIEW FROM CARMARTHEN PARK (TO THE WEST)



W/37401

VIEW FROM CARMARTHEN PARK TOWARDS SITE AND ADJACENT PROPERTIES/DEVELOPMENTS



Tudalen 121

W/37401

Tudalen 122

VIEW OF SITE FROM & PROPERTIES OF MORFA LANE FROM CARMARTHEN PARK (TO THE WEST)



W/37401

VIEW NORTH ALONG MORFA LANE



Tudalen 123

W/37401

ACCESS ROAD INTO THE SITE

Tudalen 124



W/37401

ACCESS ROAD LEADING DOWN TO THE A4242



Tudalen 125

W/37401

Tudalen 126

NORTH WESTERLY VIEW TOWARDS POLICE STATION



W/37401

SOUTH WESTERLY VIEW TOWARDS POLICE STATION



Tudalen 127

W/37401

Tudalen 128

NORTHERLY VIEW TOWARDS POLICE STATION



W/37401

NORTHERLY VIEW OF CENTRAL SECTION OF BULWARKS



Tudalen 129

W/37401 NORTHERLY VIEW OF CENTRAL SECTION OF BULWARKS AND PROPOSED CAR PARK EXTENSION

Tudalen 130



W/37401

SOUTHERLY VIEW OF CENTRAL SECTION OF BULWARKS AND PROPOSED CAR PARK EXTENSION



Tudalen 131

W/37401

Tudalen 132

PUBLIC FOOTPATH TO THE NORTH OF THE SITE



W/37401

NORTHERY VIEW TOWARDS NORTHERLY BASTION OF BULWARKS TO THE NORTH OF THE SITE



Tudalen 133

W/37401

Tudalen 134

COMPUTER GENERATED IMAGE OF PROPOSAL FROM A4242 TO THE SOUTH WEST



W/37401

COMPUTER GENERATED IMAGE OF PROPOSAL FROM ACCESS ROAD TO TESCO

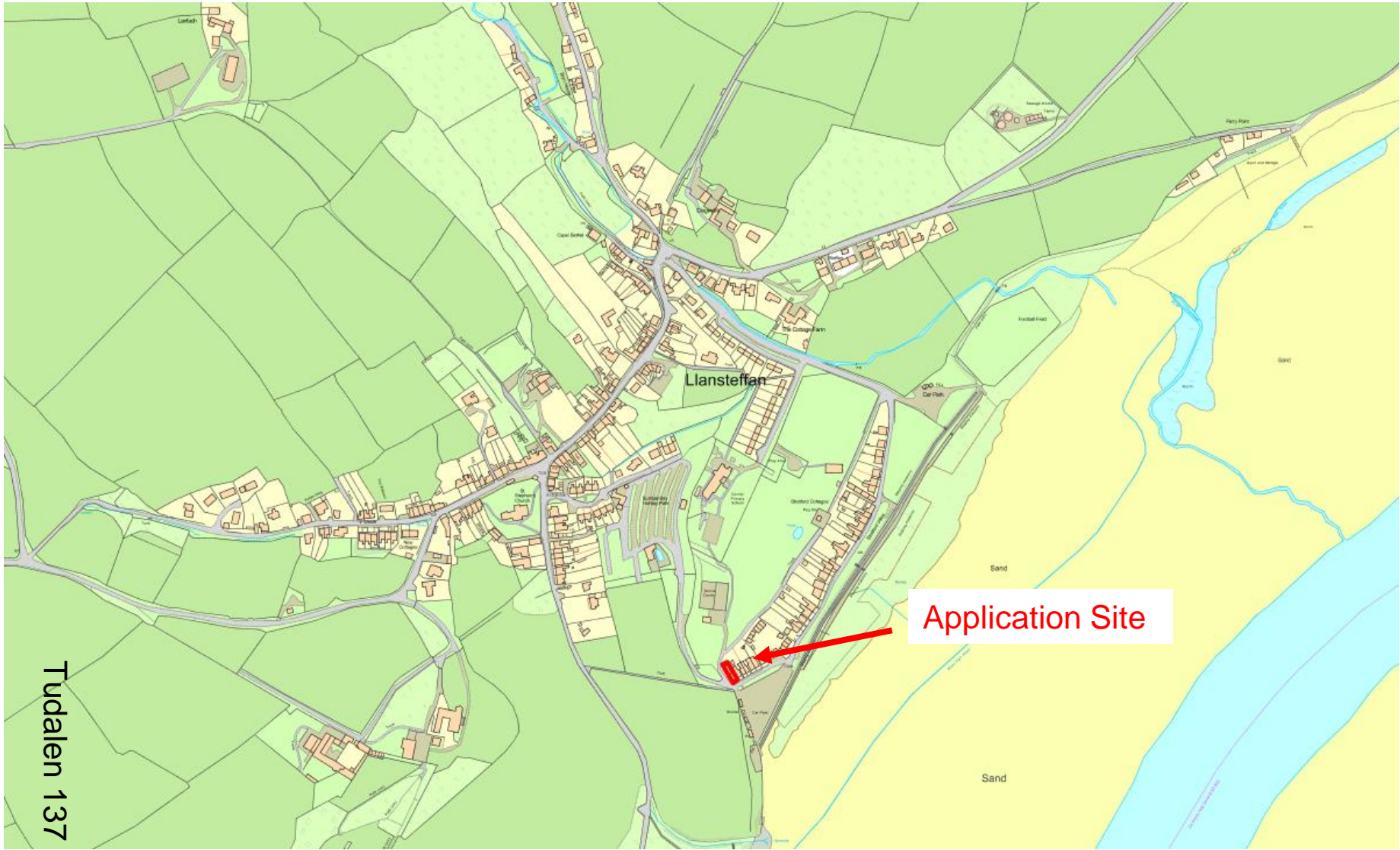


Tudalen 135

W/38447

W/38447

SITE LOCATION



Tudalen 137

W/38447

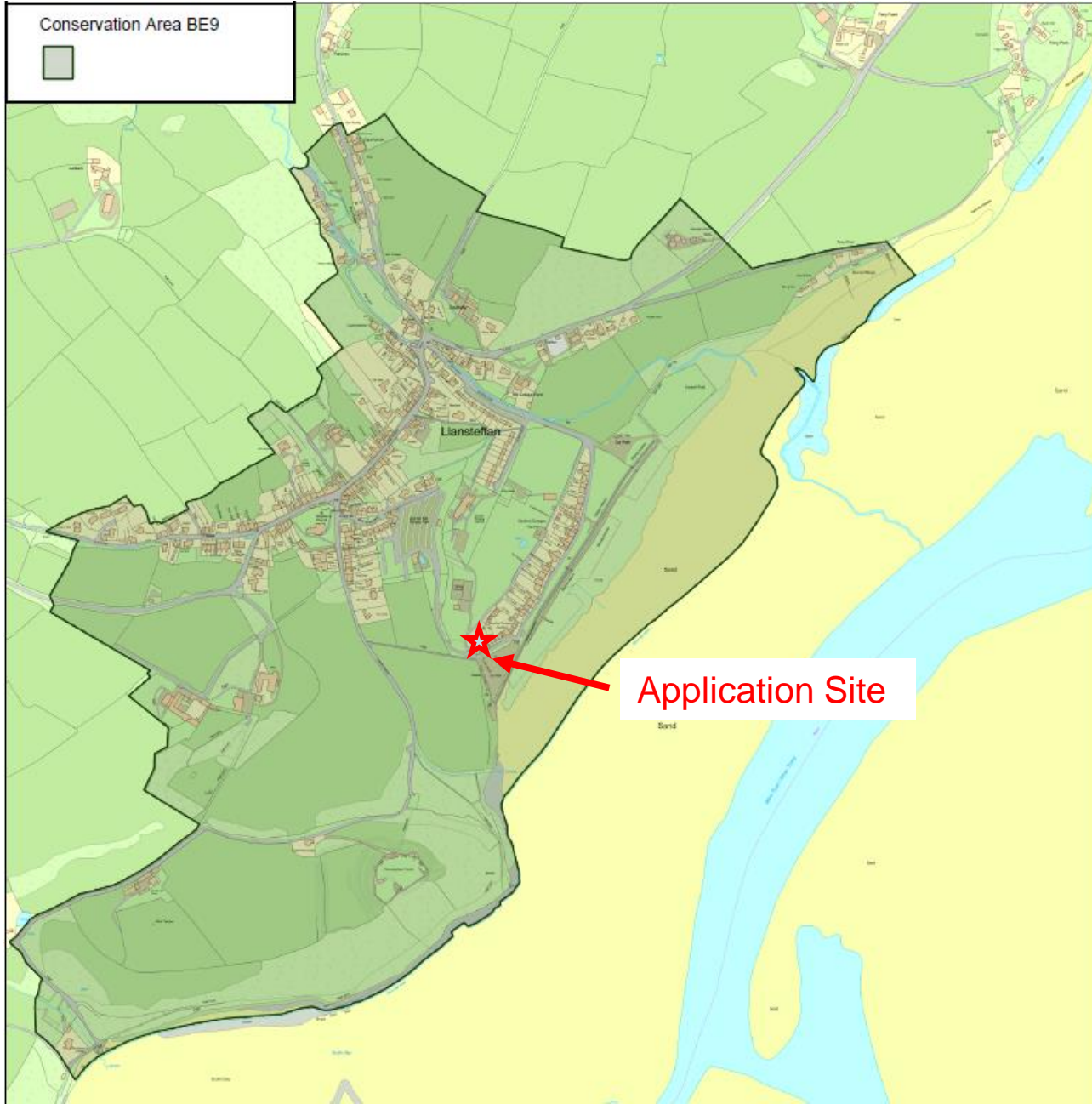
AERIAL PHOTOGRAPH

Tudalen 138



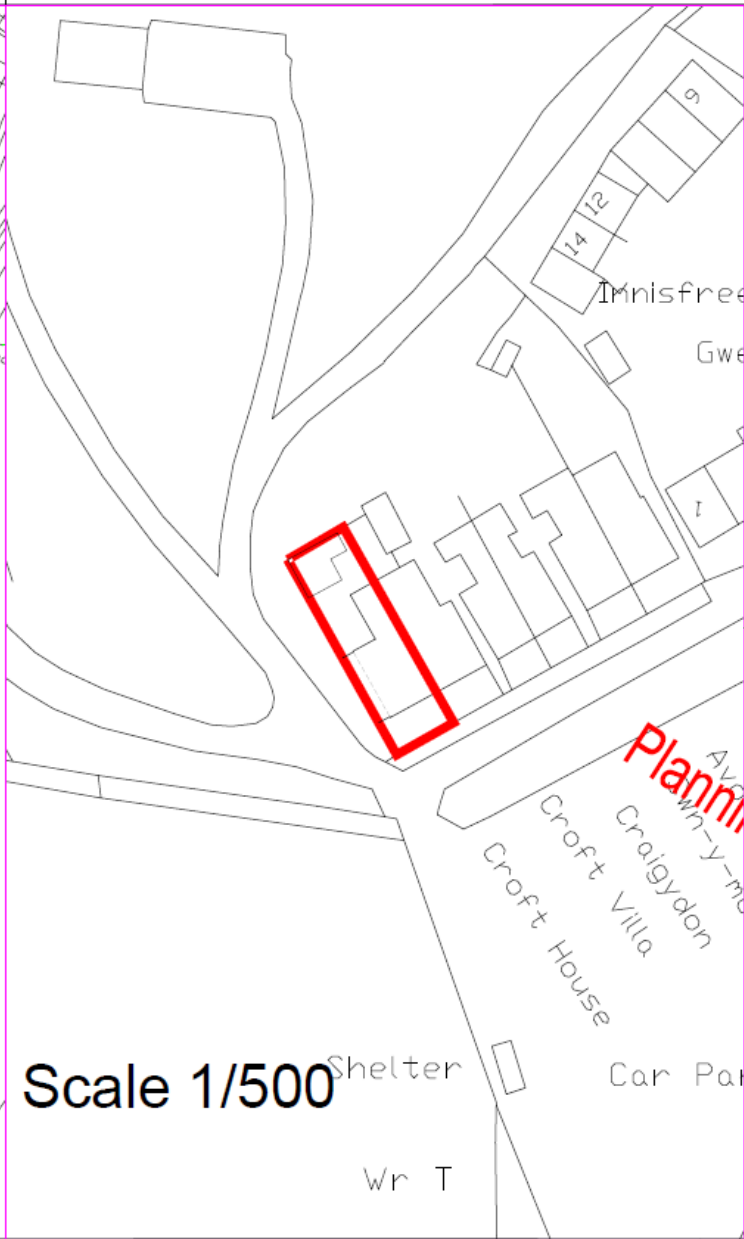
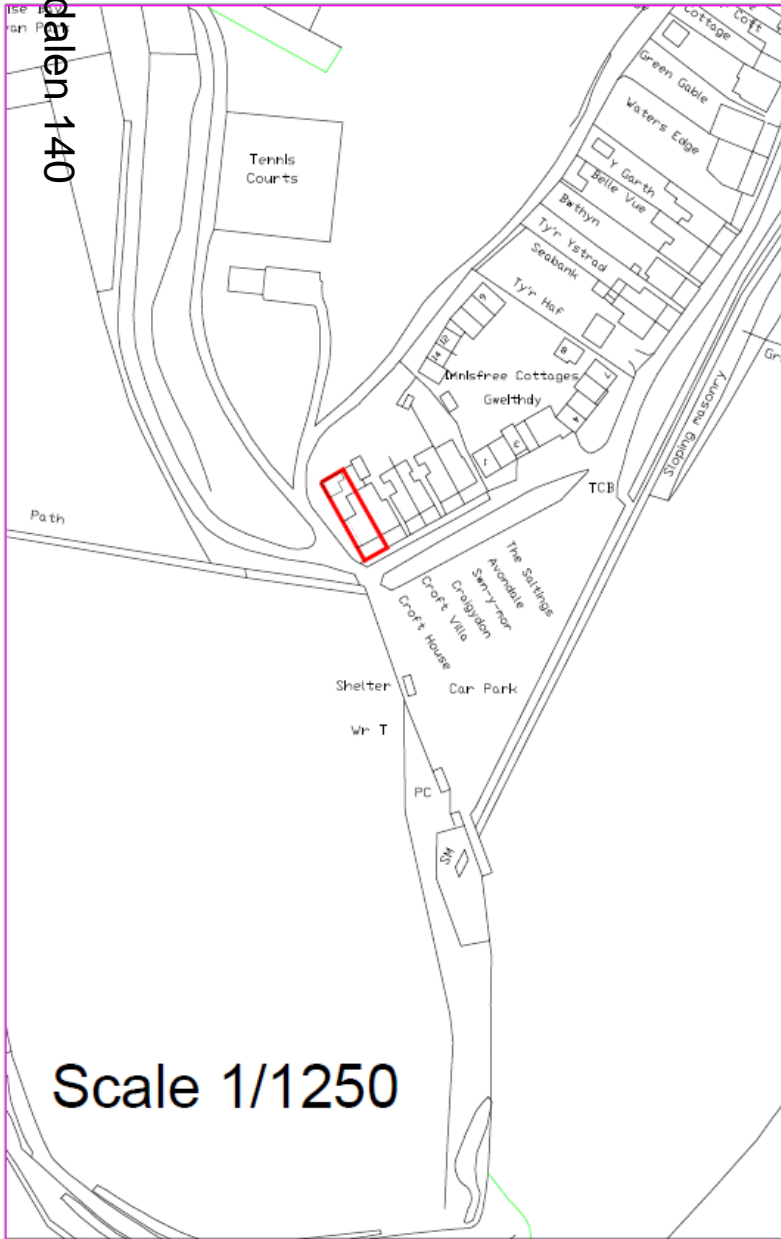
Application Site

1:5,000



W/38447

Tudalen 140



NOTES		A3
A	minor adjustments to location plan	7/02/19
Rev	Details	Date
Client		
Mr. Sam Rees Croft House, Llansteffan, Carmarthenshire		
Project		
Conversion of the Existing Dwelling to a Coffee Lounge / Cafe		
File No.		
Drawn	DRAWN	
Date		
Scale	1/500, A_1/1250	
Drawing No.	GA/01	A

Planning Submission

W/38447

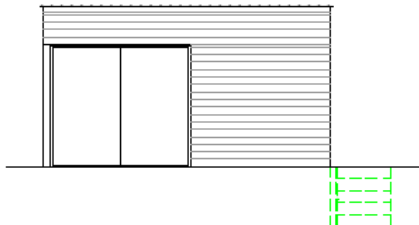
EXISTING ELEVATIONS



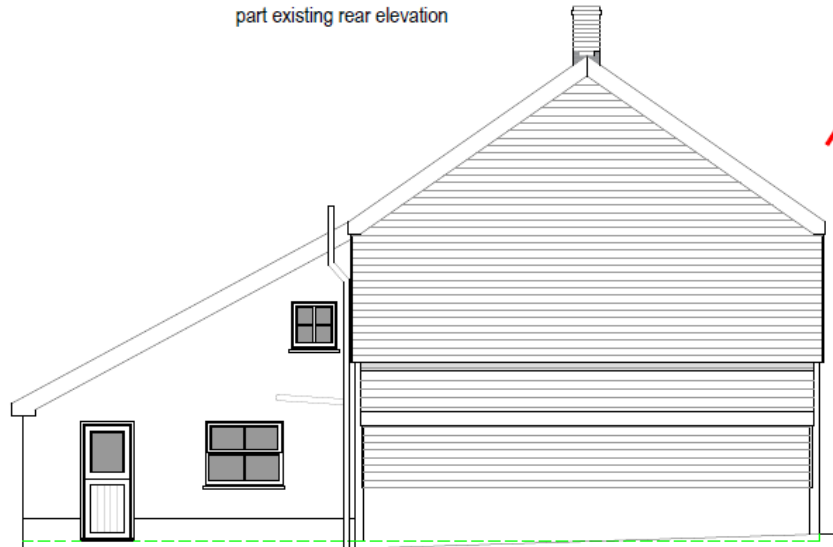
existing front elevation



part existing rear elevation



existing side elevation



Tudalen 141

NOTES		
B	Existing side elevation adjusted	15/01/19
A	Minor adjustments to the existing garage	16/12/18
Rev	Details	Date
Client		
Mr. Sam Rees Croft House, Llansteffan, Carmarthenshire		
Project		
Conversion of the Existing Dwelling to a Coffee Lounge / Cafe		
File No.		
Drawn		
Date		
Scales	1/75	
Drawing No.	GA/04	B

Planning Submission

W/38447

EXISTING GROUND FLOOR PLAN

Tudalen 142

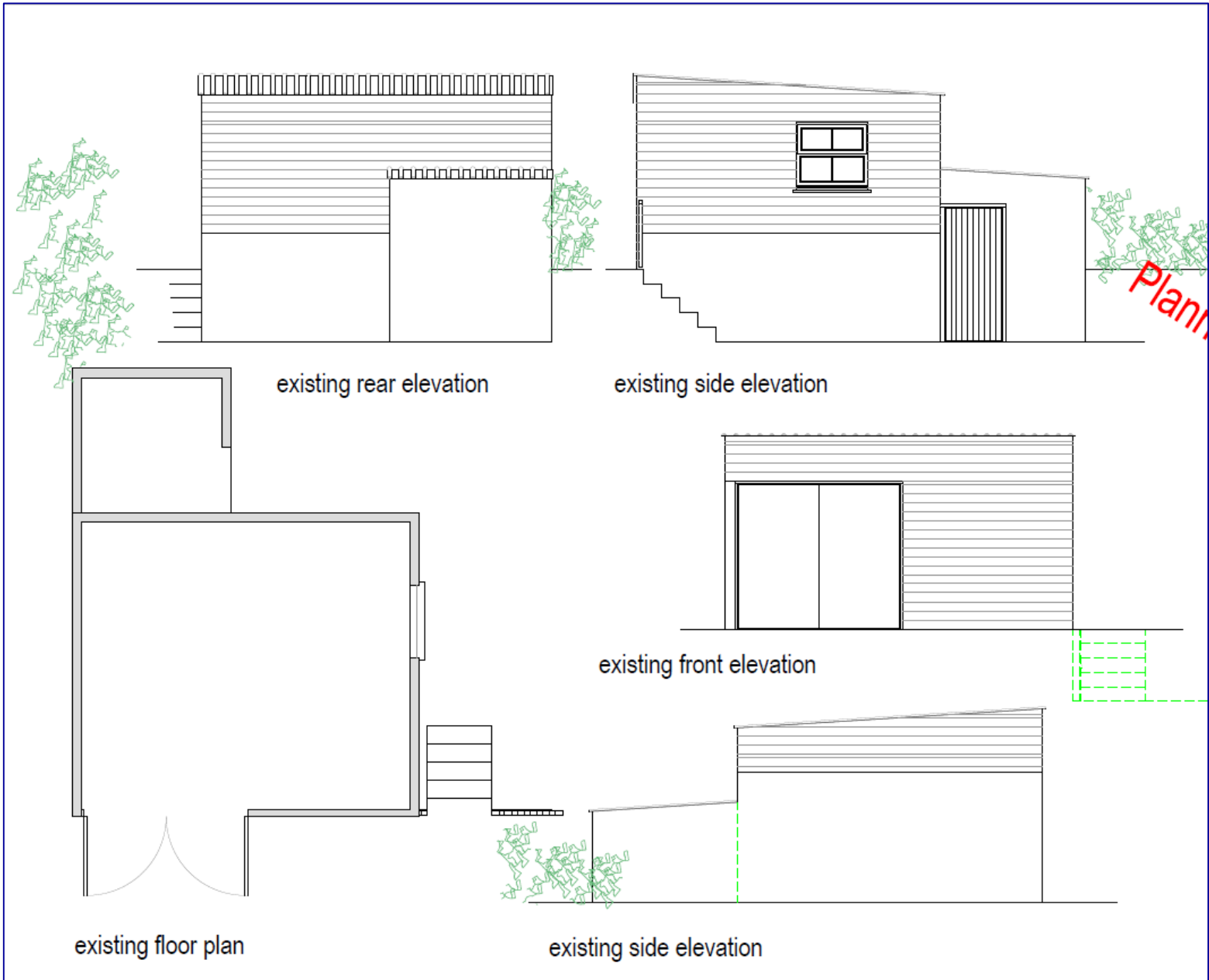


Planning Submission

NOTES			A3
A	Existing lean too included	6/02/19	
Rev	Details	Date	
Client			
Mr. Sam Rees Croft House, Llansteffan, Carmarthenshire			
Existing Floor Plan			
Project			
Conversion of the Existing Dwelling to a Coffee Lounge / Cafe			
File No.			
Drawn	DRAWN		
Date			
Scales	1/100		
Drawing No.	GA/02		A

W/38447

EXISTING ELEVATIONS AND FLOOR PLANS OF GARAGE



Tudalen 143

W/38447

PROPOSED ELEVATIONS

Tudalen 144

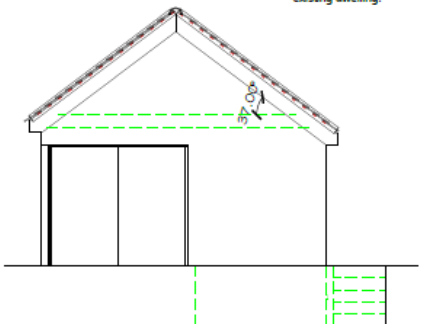


proposed front elevation

Please note the proposed Velux type roof lights are to be GGL MK08 3570H Conservation pine laminated, centre pivot roof windows, or similarly approved. One number roof light to the rear elevation is to be top hung to allow for a secondary means of escape.

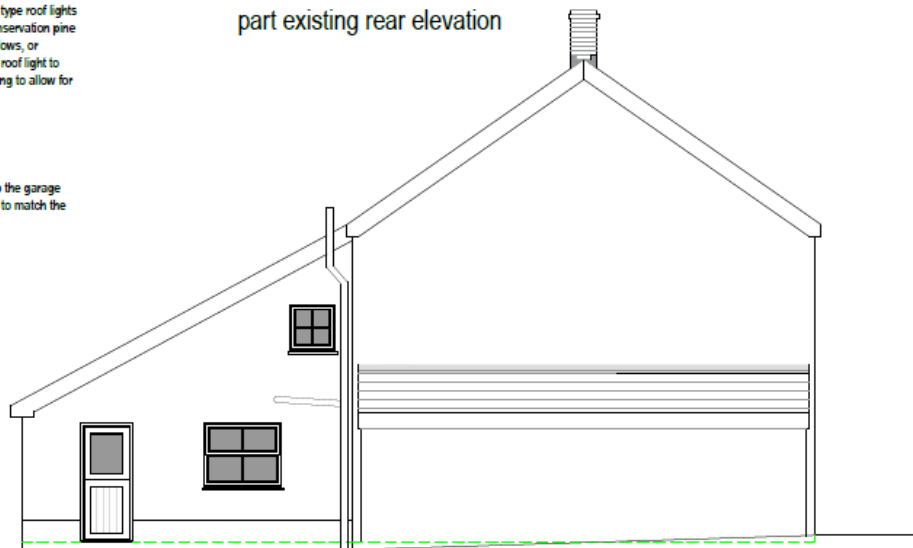


part existing rear elevation



proposed side elevation

Please note the proposed roof to the garage is to receive a Welsh slate finish to match the existing dwelling.



Planning Submission

NOTES AS

E	Cladding removed and garage roof ed	12/04/19
D	Reference to roof lights added	07/02/19
C	Proposed side elevation adjusted	15/01/19
B	Existing G & F floor windows retained	10/12/18
A	Alterations to the elevations as requested	23/06/18
Rev	Details	Date

Client
Mr. Sam Rees
Croft House, Llansteffan,
Carmarthenshire

Proposed Elevations

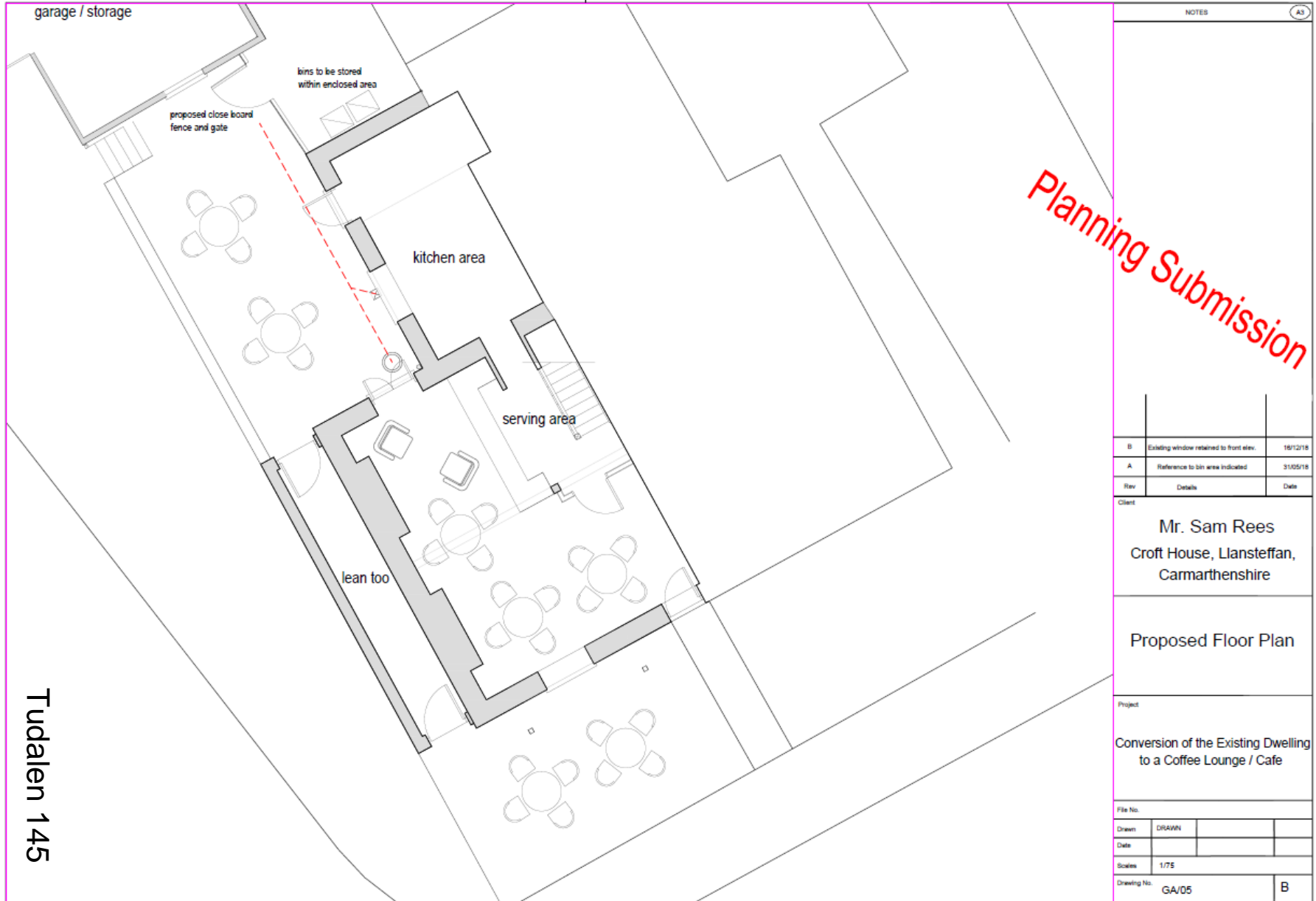
Project
Conversion of the Existing Dwelling
to a Coffee Lounge / Cafe

File No.	
Drawn	DRAWN
Date	
Scales	1/75
Drawing No.	GA/06

E

W/38447

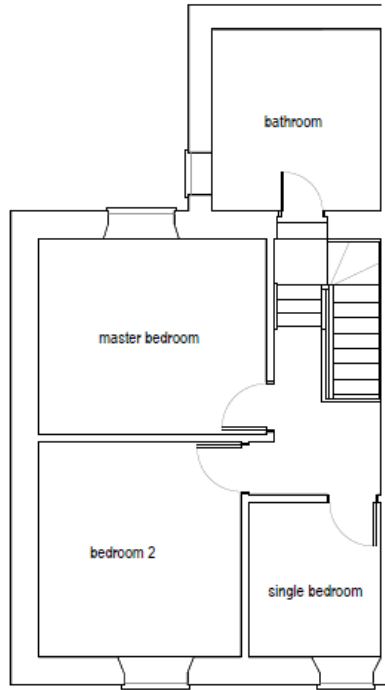
PROPOSED GROUND FLOOR PLAN



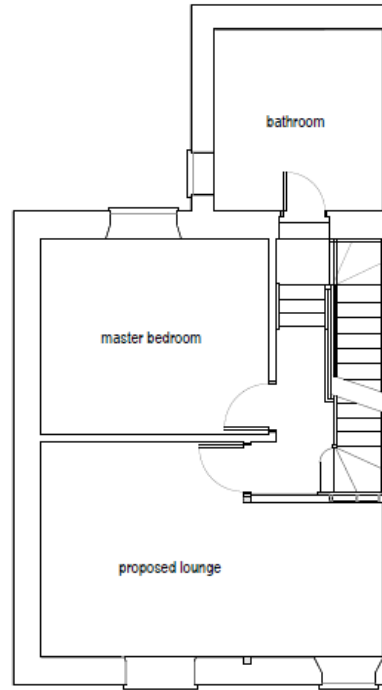
W/38447

Tudalen 146

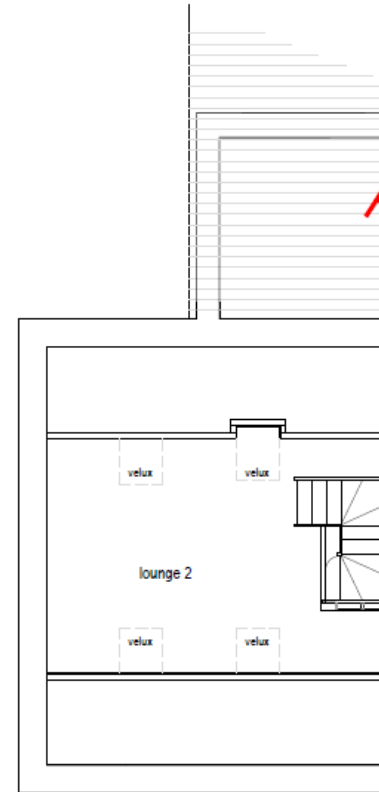
EXISTING AND PROPOSED FIRST FLOOR AND ATTIC PLANS



existing first floor plan



proposed first floor plan



proposed attic floor plan

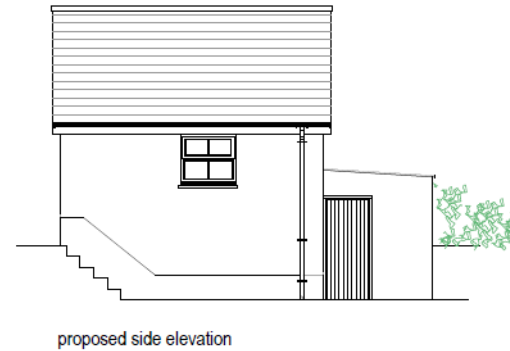
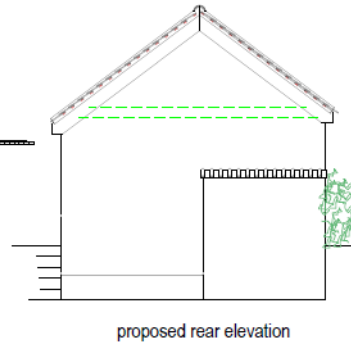
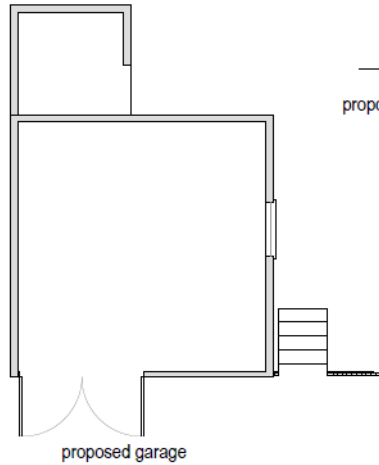
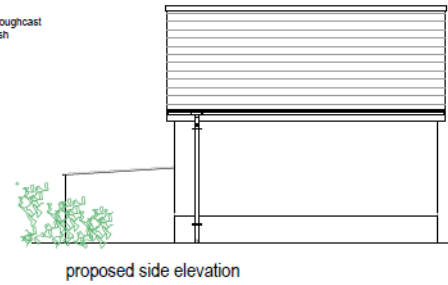
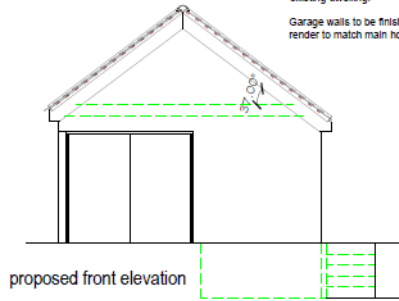
Planning Submission

NOTES		
A	Adjustments to first floor plan	14/12/18
Rev	Details	Date
Client		
Mr. Sam Rees Croft House, Llansteffan, Carmarthenshire		
Existing & Proposed First Floor Plan		
Project		
Conversion of the Existing Dwelling to a Coffee Lounge / Cafe		
File No.		
Drawn	DRAWN	
Date		
Scales	1/100	
Drawing No.	GA/03	A

W/38447

PROPOSED ELEVATIONS AND FLOOR PLANS OF GARAGE

Please note the proposed roof to the garage is to receive a Welsh slate finish to match the existing dwelling.
Garage walls to be finished in painted roughcast render to match main house render finish



Planning Submission

NOTES A3

B	Annotation amended	30/04/15
A	Roof pitch adjusted as requested	12/04/15
Rev	Details	Date

Client
Mr. Sam Rees
Croft House, Llansteffan,
Carmarthenshire

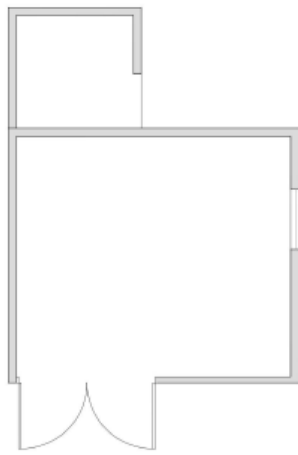
Proposed Layout - Garage

Project
Conversion of the Existing Dwelling
to a Coffee Lounge / Cafe

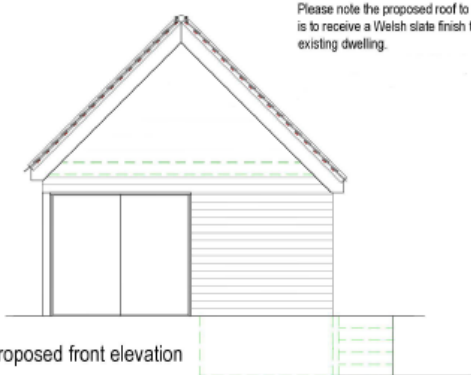
File No.			
Drawn			
Date			
Scales	1/75		
Drawing No.	Garage 02		B

Tudalen 147

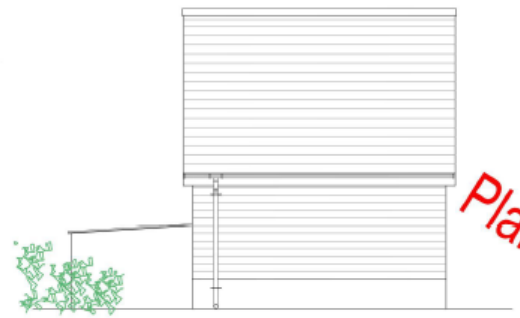
ORIGINAL GARAGE PLANS AND ELEVATIONS – PREVIOUSLY REFUSED



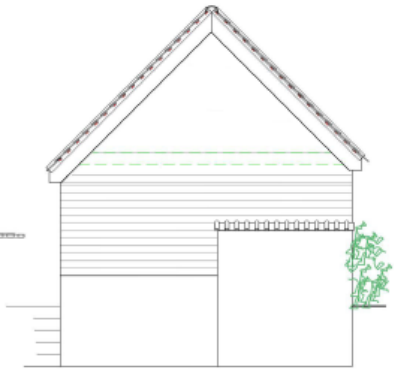
garage floor plan



proposed front elevation



proposed side elevation



proposed rear elevation



proposed side elevation

W/38447

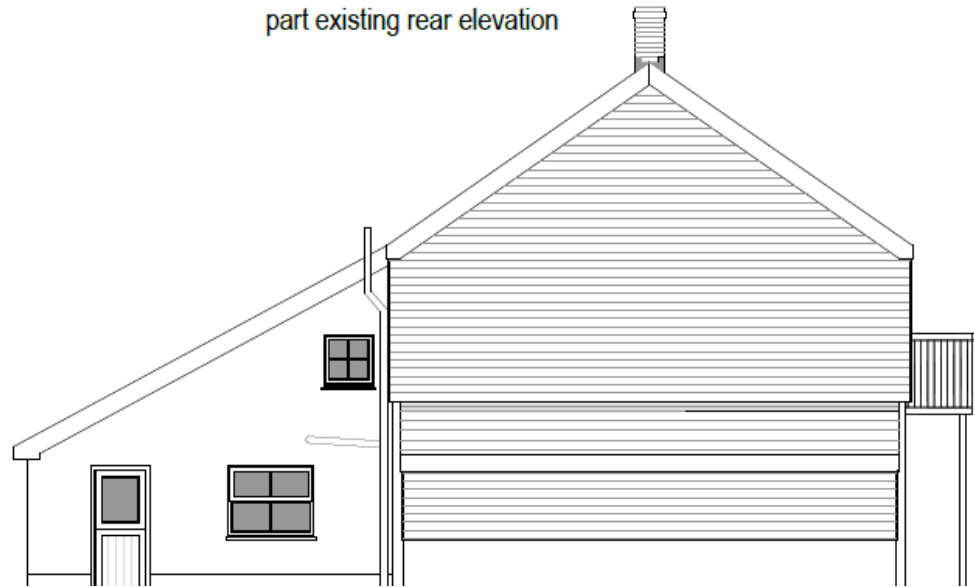
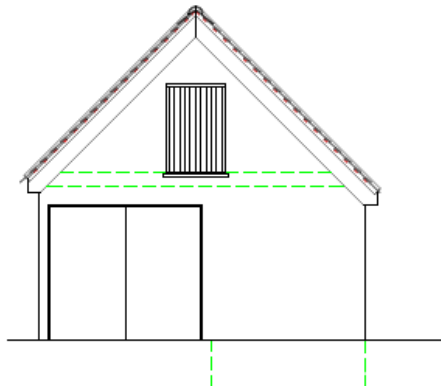
ORIGINAL COFFEE SHOP PLANS AND ELEVATIONS – PREVIOUSLY REFUSED



proposed front elevation



part existing rear elevation



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PROPOSED ELEVATIONS

Tudalen 150

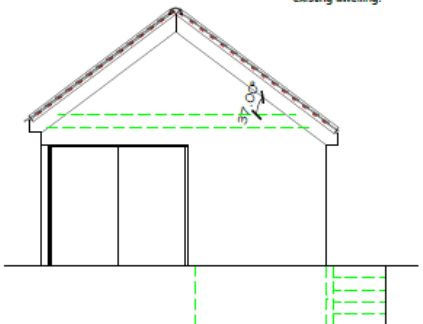


proposed front elevation

Please note the proposed Velux type roof lights are to be GGL MK08 3570H Conservation pine laminated, centre pivot roof windows, or similarly approved. One number roof light to the rear elevation is to be top hung to allow for a secondary means of escape.

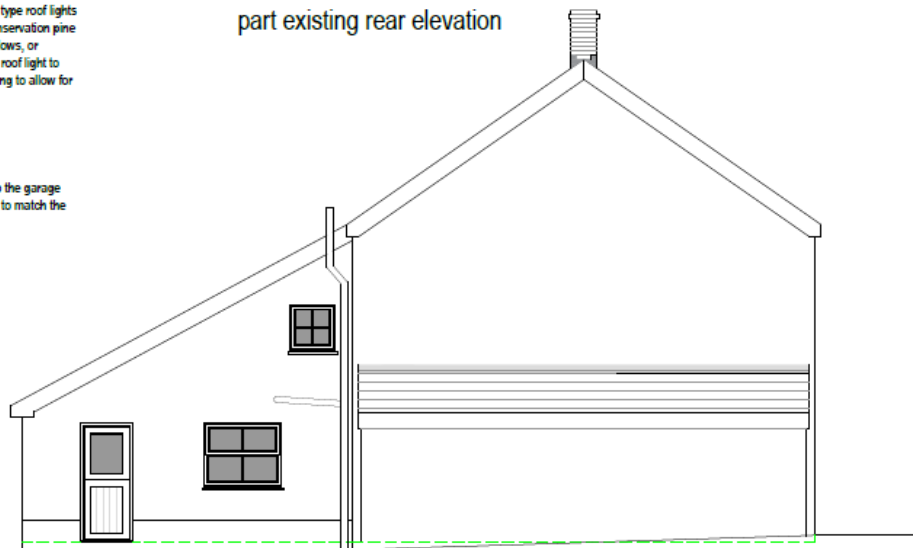


part existing rear elevation



proposed side elevation

Please note the proposed roof to the garage is to receive a Welsh slate finish to match the existing dwelling.



Planning Submission

NOTES AS

E	Cladding removed and garage roof ed	12/04/19
D	Reference to roof lights added	07/02/19
C	Proposed side elevation adjusted	15/01/19
B	Existing G & F floor windows retained	10/12/18
A	Alterations to the elevations as requested	23/06/18
Rev	Details	Date

Client
Mr. Sam Rees
Croft House, Llansteffan,
Carmarthenshire

Proposed Elevations

Project
Conversion of the Existing Dwelling
to a Coffee Lounge / Cafe

File No.	
Drawn	DRAWN
Date	
Scales	1/75
Drawing No.	GA/06

E

W/38447

VIEWS OF APPLICATION PROPERTY



Tudalen 151

W/38447

Tudalen 152



W/38447



Tudalen 153

W/38447

Tudalen 154



W/38447



Tudalen 155

W/38447

Tudalen 156

VIEW ALONG THE LANE TO THE REAR OF THE PROPERTY



W/38447

VIEW TOWARDS THE APPLICATION PROPERTY ALONG 'THE GREEN'



Tudalen 157

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Tudalen 158

VIEW TOWARDS THE REAR OF THE GARAGE



W/38447

VIEW TOWARDS THE PROPERTY FROM THE PUBLIC FOOTPATH LEADING UP TO THE CASTLE



Tudalen 159

W/38447

Tudalen 160

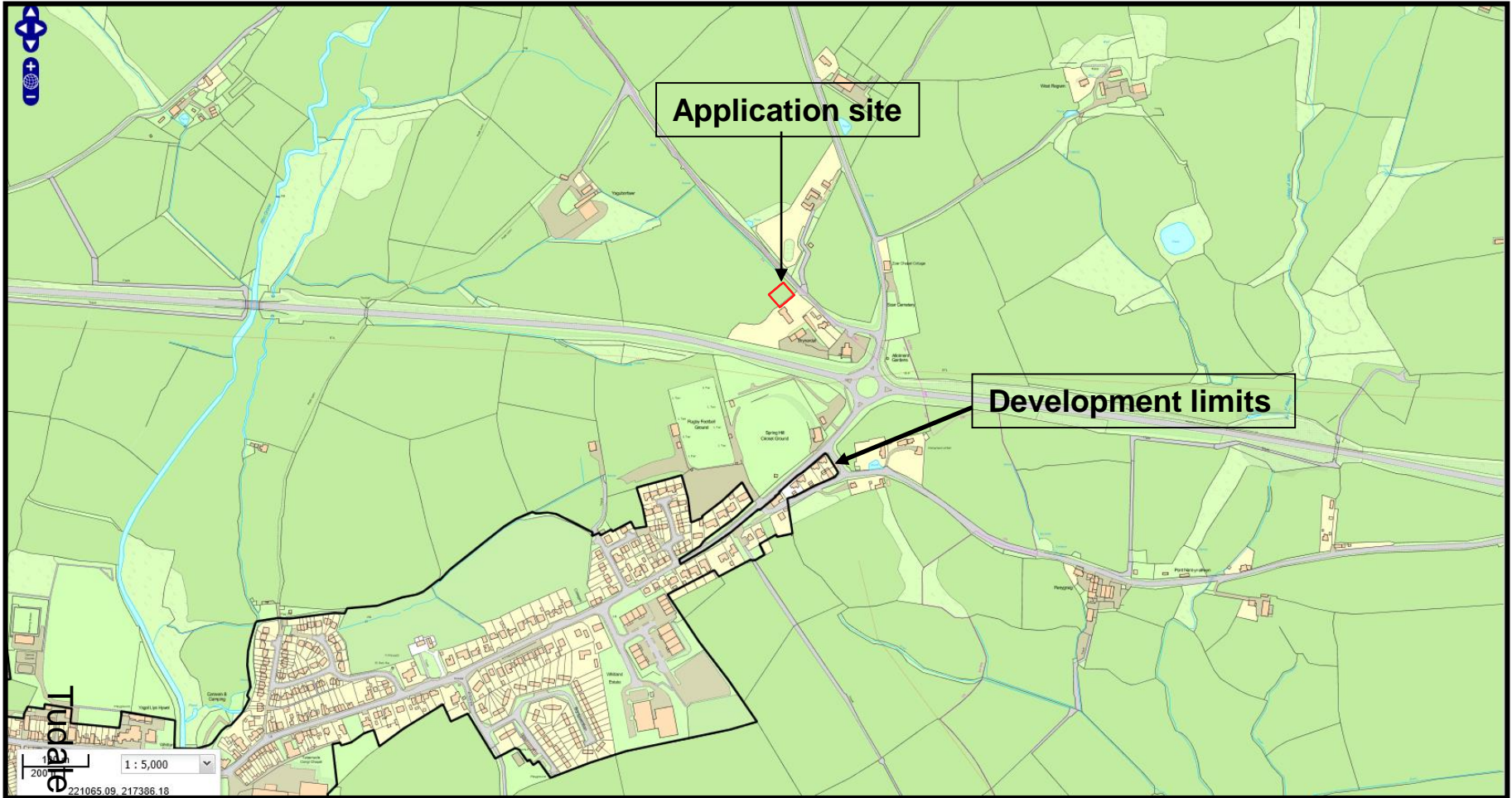
VIEW TOWARDS THE PROPERTY FROM THE PUBLIC FOOTPATH LEADING UP TO THE CASTLE



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

**APPLICATIONS RECOMMENDED
FOR REFUSAL**

W/38718



W/38718

AERIAL PHOTOGRAPH

Tudalen 164



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AERIAL PHOTOGRAPH



SPARROWS
NEST

BRYNARDAF

ROADHOUSE
RESTAURANT

IVYDENE GARDEN CENTRE

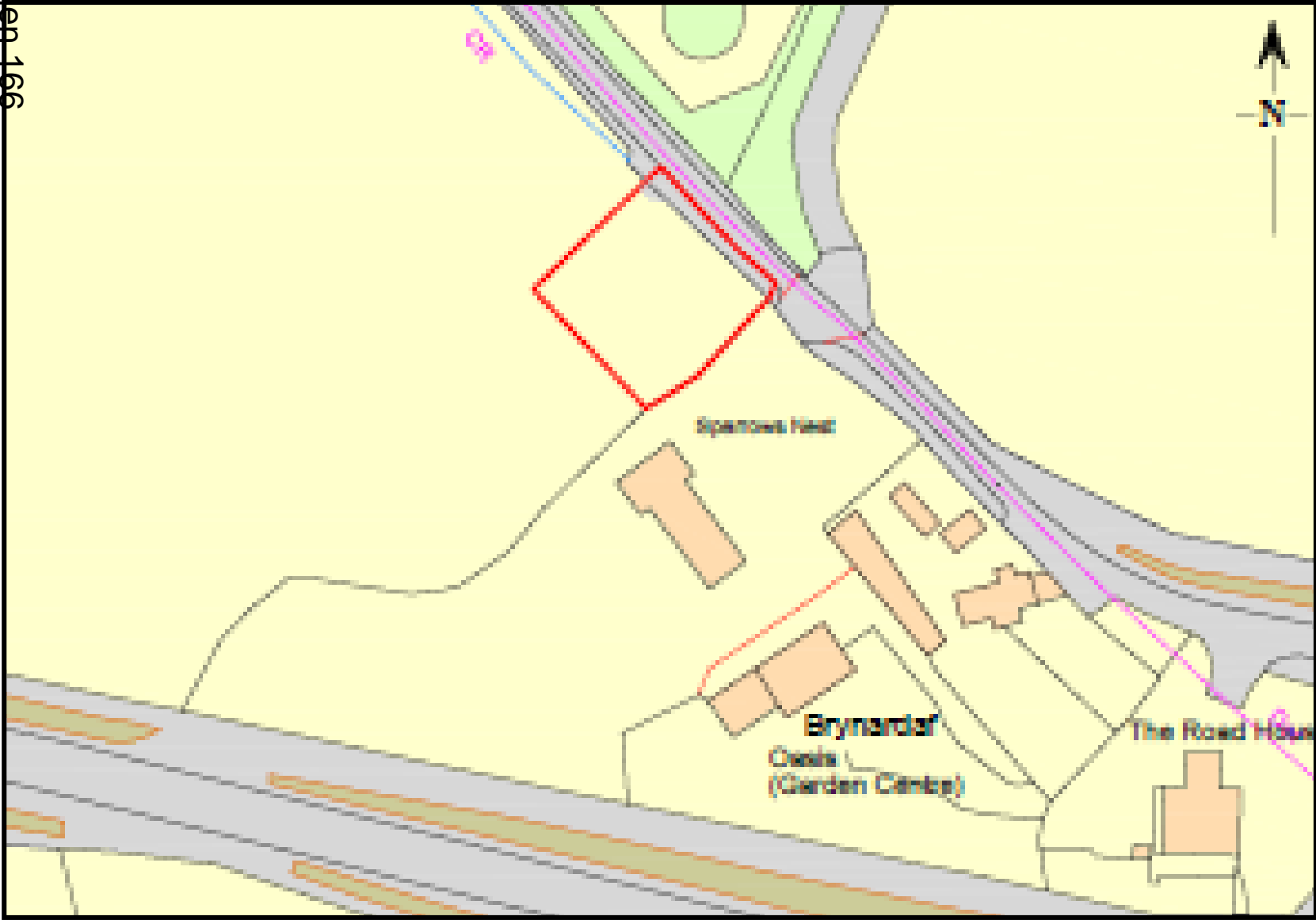
10 m
50 m
1 : 750
221086.68 217291.17

Tudalen 165

W/38718

PROPOSED PLANS AND ELEVATIONS

Judalen 166

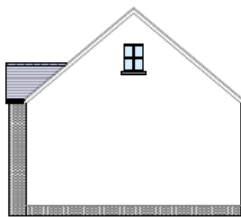


W/38718

PROPOSED PLANS AND ELEVATIONS



Proposed Front Elevation



Proposed Side Elevation



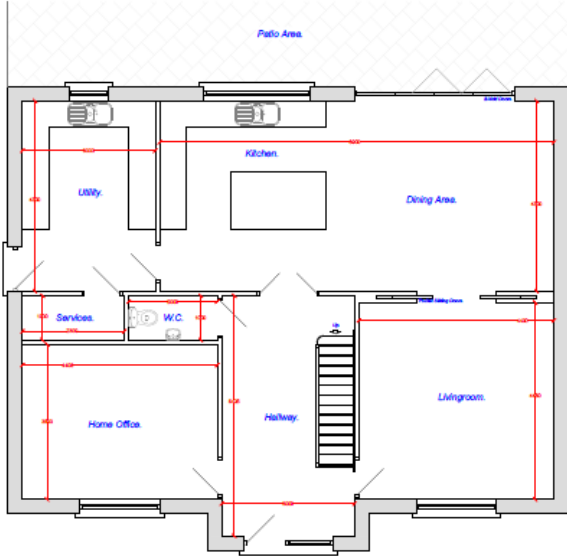
Proposed Side Elevation



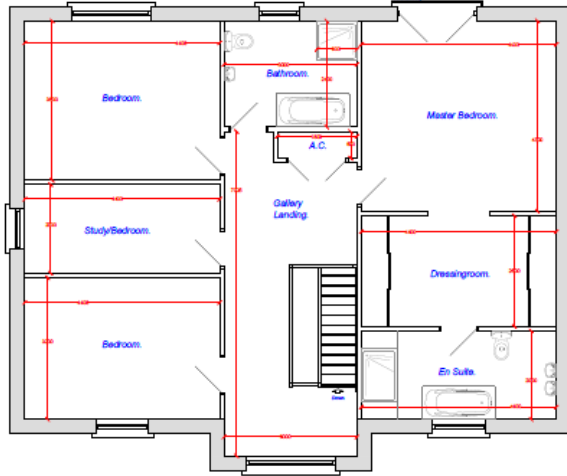
Proposed Rear Elevation

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

Schedule of finishes:
 White smooth render wall finish with stone, stone effect or brick plinth & detailing as shown.
 Grey flat tile or Slate roof covering.
 Coloured upvc or aluminium windows & doors.

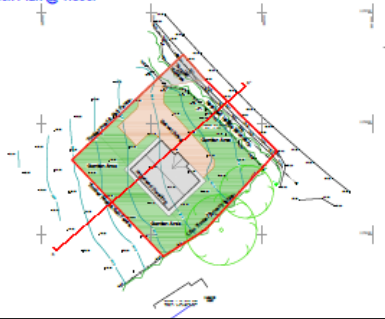


Proposed Ground Floor Plan.



Proposed First Floor Plan.

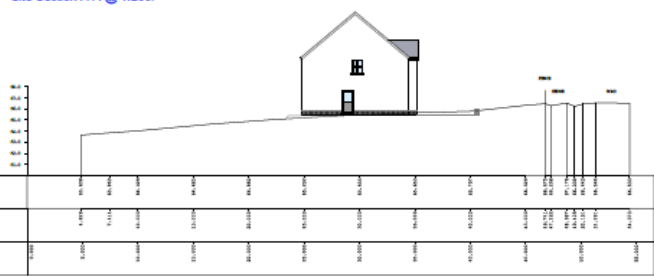
Block Plan @ 1:500.



Location Plan @ 1:1250.



Site Section A-A @ 1:200.



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PHOTOGRAPH OF SITE LOOKING SW

Tudalen 168



18.4.2019

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PHOTOGRAPH OF SITE LOOKING SE



Tudalen 169

18.4.2019

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Tudalen 70

GOOGLE STREETVIEW LOOKING NW

