

Annwyl Gyngorydd,

PWYLLGOR CYNLLUNIO - DYDD IAU, 12FED HYDREF, 2023

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

Rhif ar yr Agenda	Eitem
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3.	<u>PENDERFYNU AR GEISIADAU CYNLLUNIO</u> (Tudalennau 5 - 180)
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Yn gywir,

Wendy Walters

Prif Weithredwr

Amg.

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
Lle a Seilwaith**

**Report of the Head of Place
and Sustainability
Place and Infrastructure**

12/10/2023

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/05056
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Proposal	Construction of a 3.0m wide shared use path between Caerbryn and Penygroes
Location	Phase 3 of the Shared-use Path between Pen-y-groes and Cae'r-bryn, Carmarthenshire, SA18 3EQ

Details

Natural Resources Wales have been reconsulted in relation to the proposal, the consultation period does not expire until 17th October 2023.

It is recommended that permission be granted subject to no adverse response from Natural Resources Wales on or before 17th October 2023.

Application No	PL/05546
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Proposal	Residential Development (9 Bungalows)
Location	Land opposite the Plough and Harrow, Betws, Ammanford, SA18 2HE

Details

Landscape Officer - Recommends the imposition of the following conditions:

Condition

Prior to the commencement of any works associated with the development hereby approved, a Construction Exclusion Zone (CEZ) shall be established to protect all existing landscape elements not identified for specific removal to implement the development. The CEZ shall be defined by a barrier of a specification appropriate to exclude the degree and proximity of all construction phase operations. The barrier shall form a continuous length, aligned as follows: -

- i) To the perimeter of root protection areas, defined in accordance with BS5837 of all trees, groups of trees or woodland located within, on, or with a canopy spread which overhangs the site boundary.
- ii) To 1.5m from the edge extent of above ground growth of all shrub masses, hedges and hedgerows located within or on the site boundary.

Any construction operations and access within the CEZ shall be limited to those undertaken in compliance with the recommendations of BS5837. The CEZ shall be enforced throughout the duration of all development works and until all equipment, machinery and surplus materials have been removed from the site.

Reason:

To ensure that the development retains, incorporates and does not adversely affect existing landscape or other features which contribute to local qualities and distinctiveness: thus delivering the objectives of CLDP policies: - SP1 d) and i); SP14 e); GP1 b) and f); and EQ5; and pursuant to section 197 (a) of the Town and Country Planning Act 1990.

This condition replaces Condition 17 as they essentially duplicate each other.

Condition

The Landscape Design Scheme (LDS), as defined in the following submitted documents: - Proposed Landscaping - Biodiversity Enhancement Plan [DR-0006] shall be fully implemented prior to occupation or commencement of permitted use of any phase of the development.

Any existing elements retained or translocated; or new elements installed, constructed, planted or seeded in accordance with the approved scheme which, within a period of 5 years

after implementation are removed; die; become diseased; damaged or otherwise defective, to such extent that, in the opinion of the local planning authority, the function of the element in relation to this planning approval is no longer delivered, shall be replaced, within six months of written notification by the local planning authority, or within in the next available planting or seeding season thereafter, with replacement elements of similar size and specification.

Reason:

To ensure that the development enhances the character and appearance of the site and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity: thus delivering the objectives of CLDP policies: - SP1 d) and i); SP14 e); GP1 b) and f); and EQ5; and pursuant to section 197 (a) of the Town and Country Planning Act 1990.

Application No	PL/05766
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Proposal	5m tower extension to the existing installation. Relocation of 3 no. antennas and 2 no. dishes (detailed in application E/38278). Installation of 6 no. new antennas and 5 no. new ground-based cabinets. Installation of remote radio units, break out boxes, mast head amplifiers, GPS nodes and associated apparatus and ancillary works
Location	Land at Nant Y Bai Forest, Rhandirmwyn, Llandovery, SA20 0PA

Details

Amended Plans have been received which detail that the proposed antennas and active equipment will be coloured RAL6009 – Fir Green to match the telecommunications tower and cabinets, and therefore condition 2 of the Permission is to be amended to include these Amended Plans.

Mae'r dudalen hon yn wag yn fwriadol

Y Pwyllgor Cynllunio / Planning Committee

12/10/2023

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

Lle a Seilwaith | Place and Infrastructure



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

**Applications
recommended for
approval**

PL/04864

PAUL ROBERTS

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

Lle a Seilwaith | Place and Infrastructure

Tudalen 11

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Carmarthenshire
County Council

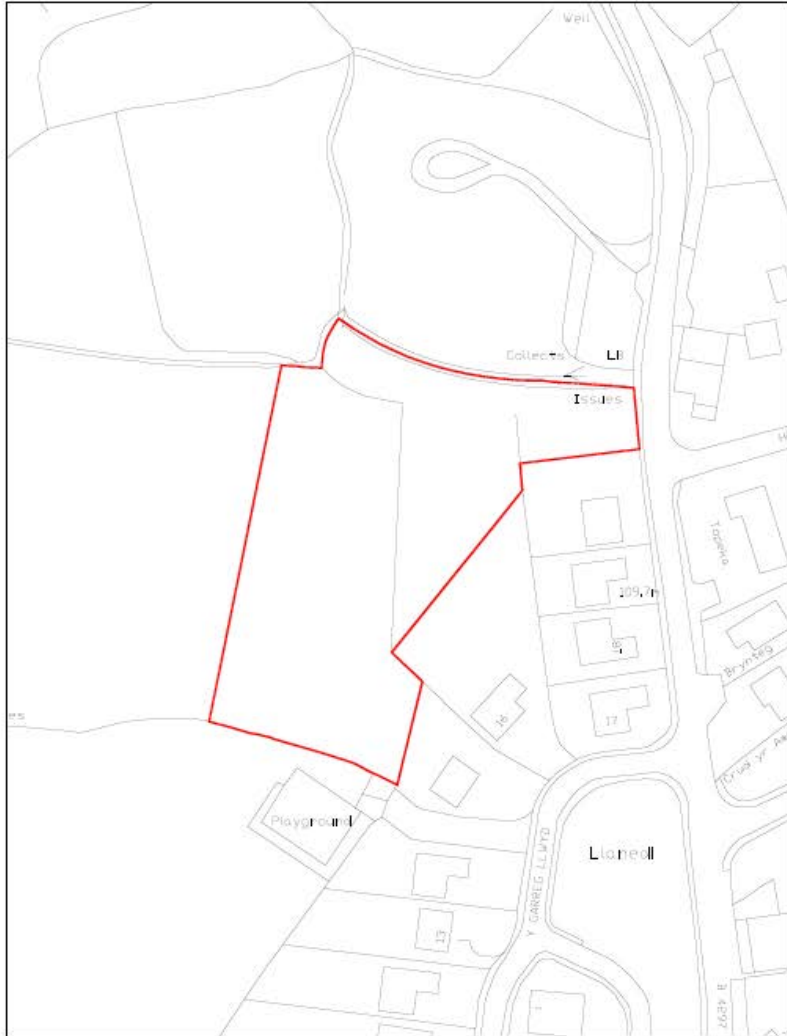


PL/04864 WIDER LOCATION PLAN



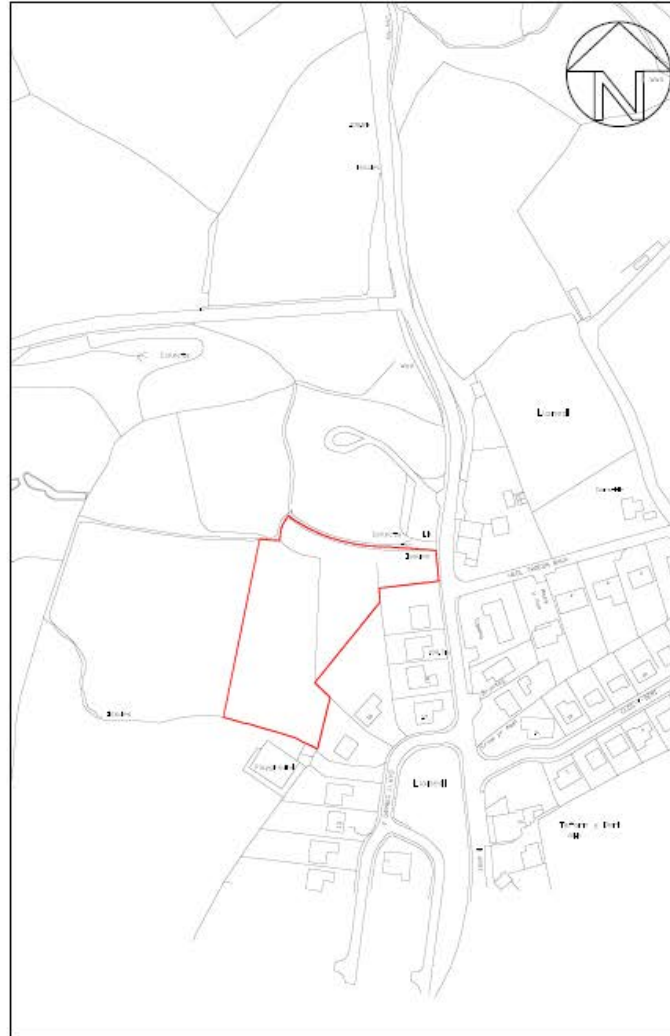
PL/04864 LOCATION PLAN

SITE BLOCK PLAN & LOCATION PLAN



Site Block Plan 1:1000

LLANEDI DEVELOPMENT CARMARTHENSHIRE.



Site Location Plan 1:2500

Tudalen 13

PL/04864 AERIAL PHOTOGRAPH





PL/04864 PROPOSED SITE PLAN

PROPOSED SITE PLAN

LLANEDI DEVELOPMENT, CARMARTHENSHIRE.

KEY


BOUNDARY TREATMENTS AND RAILINGS

-  Existing Boundary (No Change)
-  1.8m High Close Board Fencing

SURFACE FINISHES

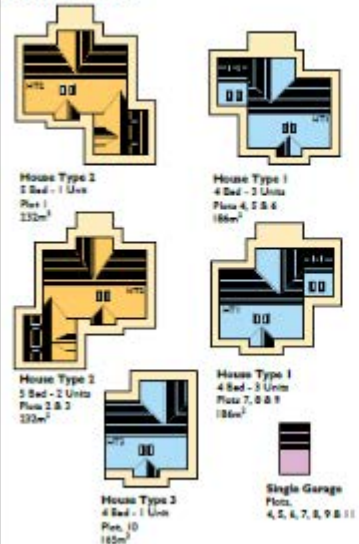
-  Concrete
-  Adoptable Highway
-  Grass
-  Buffer Zone
-  Public Open Path

BIRD & BAT BOXES

-  1 No. Ibstock C Bat Box
-  1 No. open fronted bird box (to be installed north facing).
-  1 No. close fronted bird box (to be installed south facing).

Total Site Area = 7617m²/ 0.7617 hectares

HOUSE TYPES



House Type 2
3 Bed - 1 Unit
Plot 1
133m²

House Type 1
4 Bed - 2 Units
Plots 4, 5 & 6
186m²

House Type 2
5 Bed - 2 Units
Plots 2 & 3
330m²

House Type 1
4 Bed - 3 Units
Plots 7, 8 & 9
186m²

House Type 3
4 Bed - 1 Unit
Plot 10
185m²

Single Garage Plots
4, 5, 6, 7, 8, 9 & 11



PL/04864 – HOUSE TYPES

PROPOSED FLOOR PLANS AND ELEVATIONS

LLANEDI DEVELOPMENT SITE, CARMARTHENSHIRE.

PLOTS 2 & 3

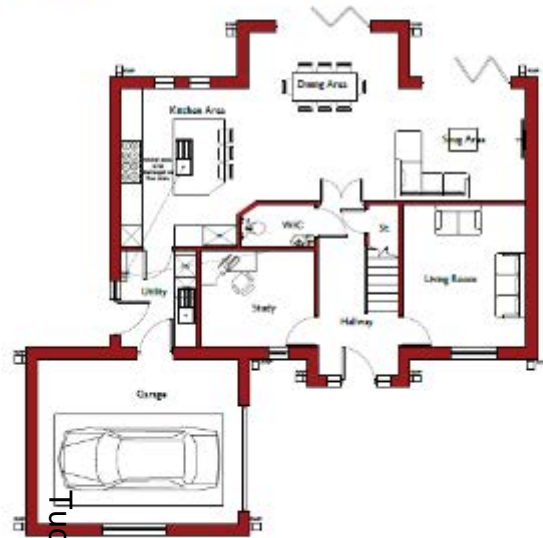


Front Elevation 1:100

Side Elevation 1:100

Rear Elevation 1:100

Side Elevation 1:100



Ground Floor Plan 1:50

Total Area 232m²



First Floor Plan 1:50



PROPOSED FLOOR PLANS AND ELEVATIONS

LLANEDI DEVELOPMENT SITE, CARMARTHENSHIRE.

PLOTS 4, 5 & 6



Front Elevation 1:100

Side Elevation 1:100

Rear Elevation 1:100

Side Elevation 1:100



Ground Floor Plan 1:50



First Floor Plan 1:50

Total Area 186m²

PL/04864 3D VISUALS



Tudalen 19

PL/04864

LIVE



Tudalen 20









Tudalen 23

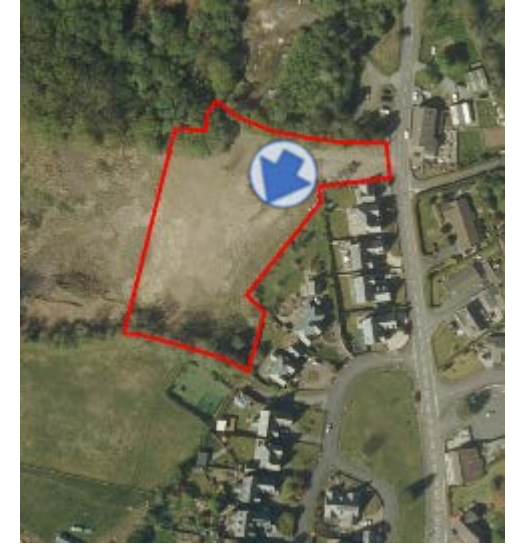




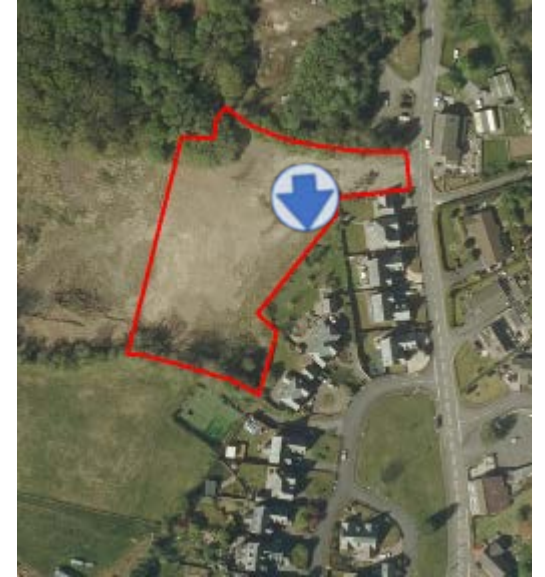
Tudalen 24



Tudalen 25



PL/04864



PL/04864



Tudalen 27





Tudalen 28



PL/04864



Tudalen 29



PL/05056

Hugh Towns

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

Lle a Seilwaith | Place and Infrastructure

Tudalen 30

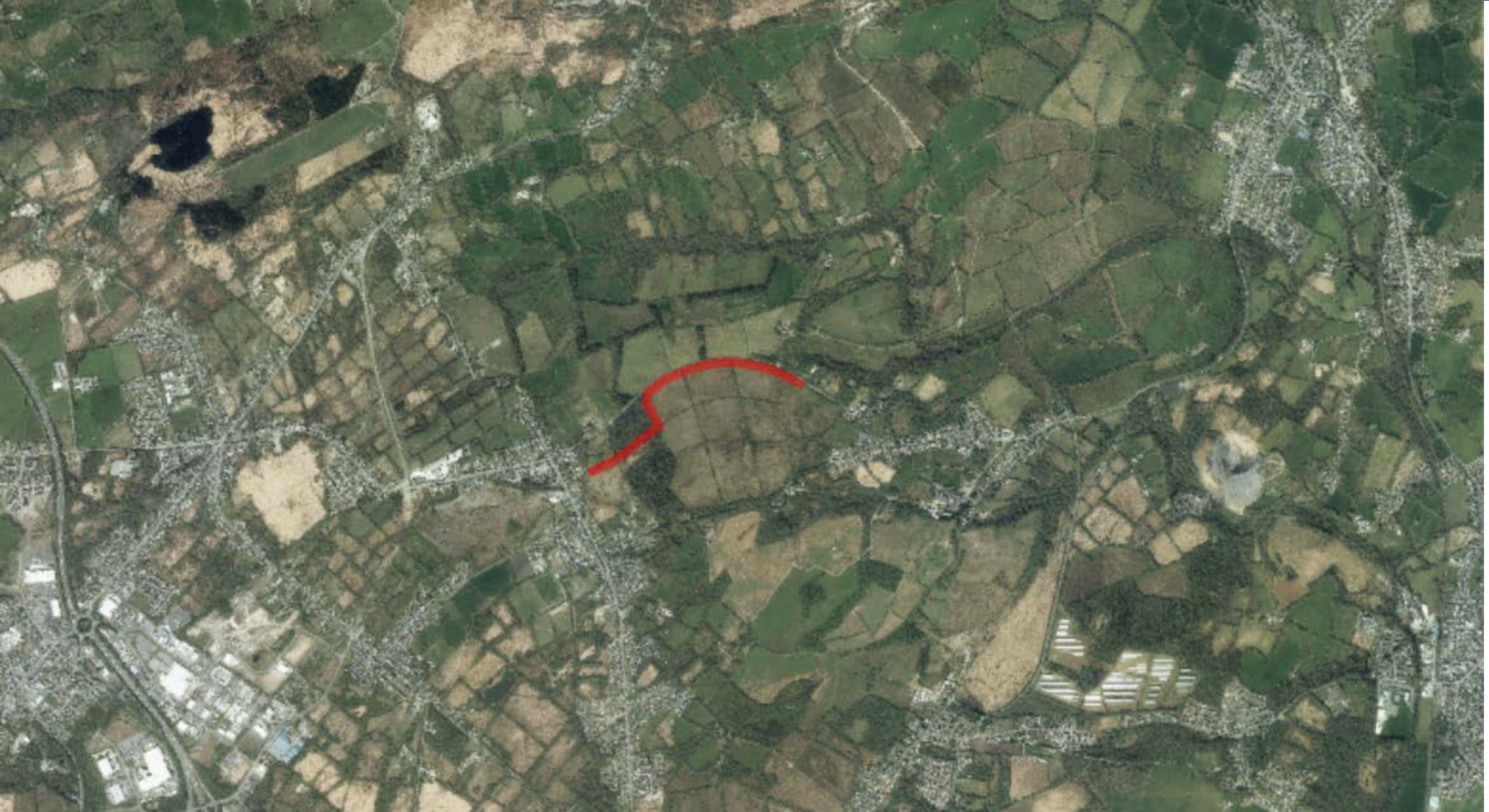
Cyngor **Sir Gâr**
Carmarthenshire
County Council



PL/05056 – Site Location



PL/05056 – Aerial View



PL/05056 – Scheme Design

















PL/05056



Tudalen 41

PL/05056



Tudalen 42

PL/5130

Paul Roberts

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

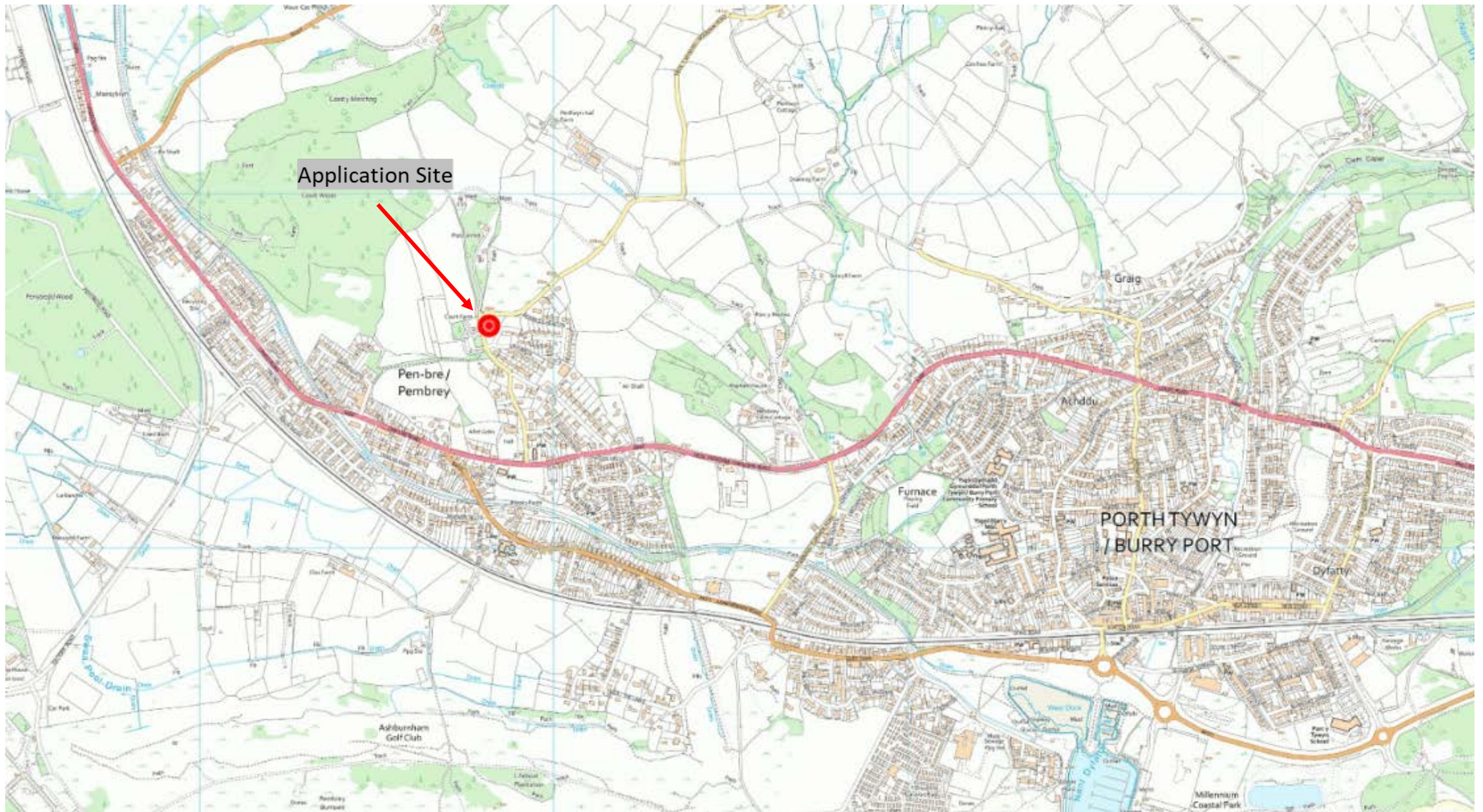
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County Council



PL/05130 WIDER LOCATION PLAN



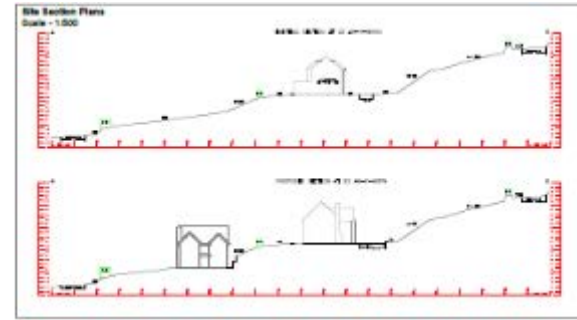


PL/05130 AERIAL PHOTOGRAPH



Tudalen 46

PL/05130 INDICATIVE SITE LAYOUT PLAN



KEY TO SITE

- A House 1-0.3-4
- B Proposed Shared Driveway - 4.1m Wide
- C Proposed Footway - 1.5m Wide
- D Vehicular Parking
- E Existing Trees Retained T301 - T302 - T304 - T314

Indicative House Scale Parameters

Width - 9.5 - 11.0 metres
Depth - 9.5 - 12.0 metres
Height - 8.0 - 8.5 metres



EVANSBANKS
PLANNING

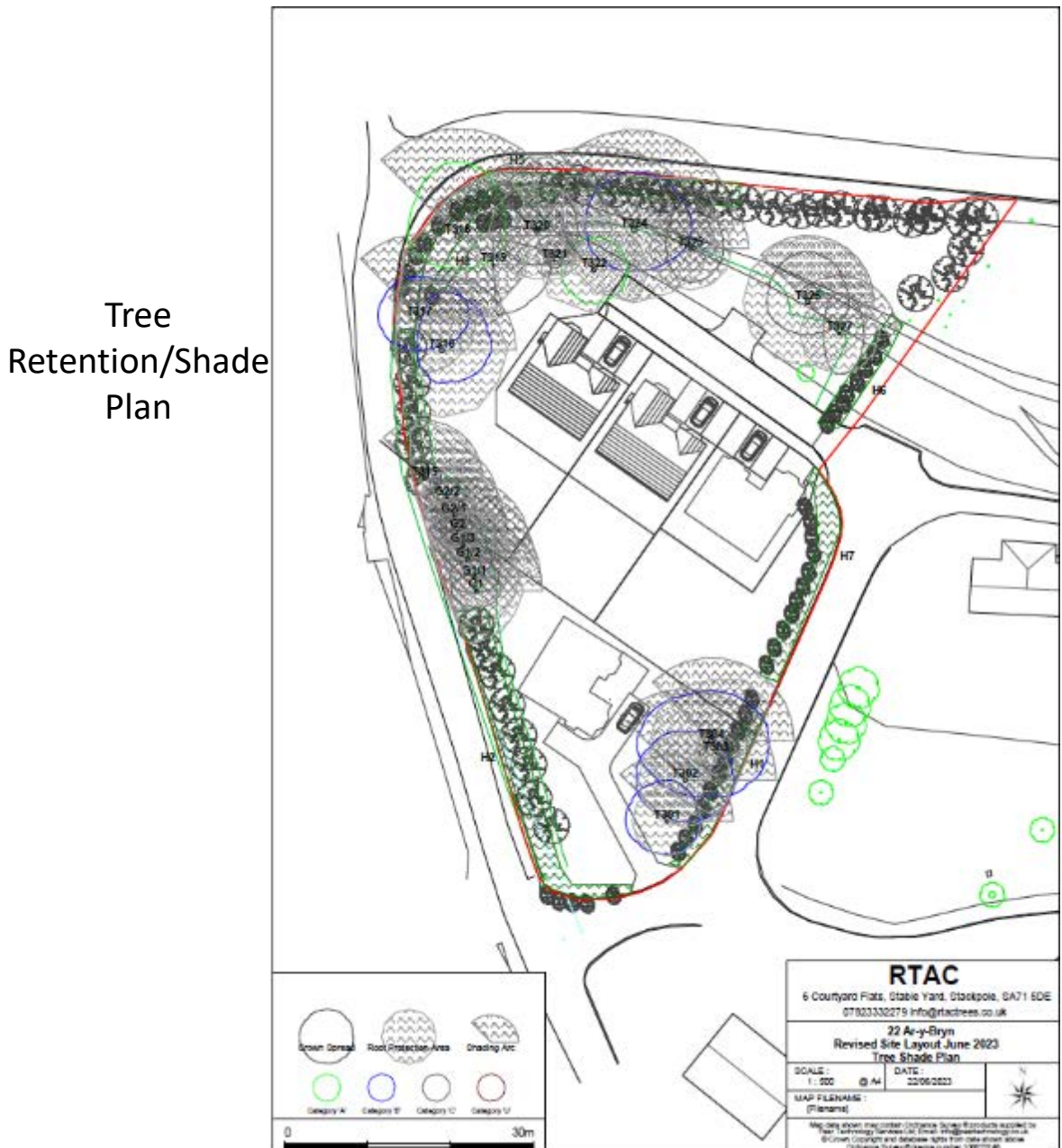
www.evansbanks.com
01290 430415
info@evansbanks.com
2 Llanelli Road
Cross Hands
Cardiffshire
SA14 5BA

Page: 10 of 10
Date: 10/10/2017
By: [Name]
Title: [Title]



Tree Constraints Plan - Existing Trees

Tudalen 48



Tree Retention/Shade Plan





Tudalen 50



PL/05130





Tudalen 52







Tudalen 54





Tudalen 55





Tudalen 56



PL/05130



Tudalen 57





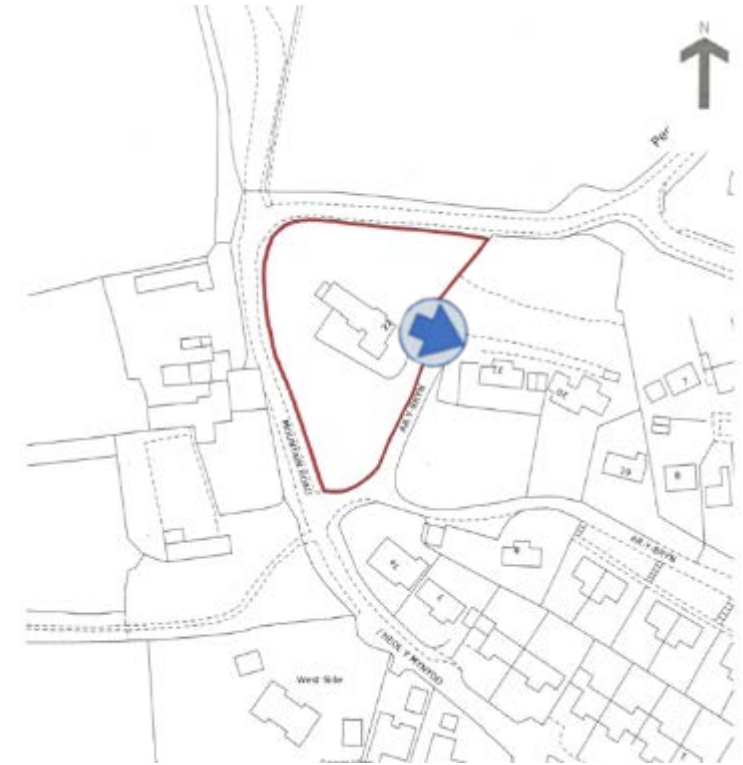
Tudalen 58



PL/05130



Tudalen 59



PL/05546

Andrew Francis

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Tudalen 60

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Carmarthenshire
County Council





Tudalen 61

PL/05546 – Betws Area Plan



PL/05546 – 1:1250 Location Plan/ 1:500 Block Plan

LOCATION PLAN

Scale 1 : 1250
0m 10 50



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Client
Gwyr Developments Ltd
Scale (@ A4)
1 : 1250
Drawing Number
2023-01-DR-0001

Project
Betws
Project number
2023.01
Purpose of Issue
LPA
Date
10/01/2023
Suitability Description
Planning

Drawing Title
Location Plan
Drawn by
JRW
Sheet
Checked by
-
Status
X
Rev
X
Code
XX

BLOCK PLAN - EXISTING



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Client
Gwyr Developments Ltd
Scale (@ A3)
1 : 500
Drawing Number
2023-01-DR-0002

Project
Betws
Project number
2023.01
Purpose of Issue
LPA
Date
27/01/2022
Suitability Description
Planning

Drawing Title
Block Plan - Existing
Drawn by
JRW
Sheet
Checked by
-
Status
X
Rev
X
Code
XX

Scale 1 : 500
0m 5 10 25

PL/05546 – Proposed Site Layout

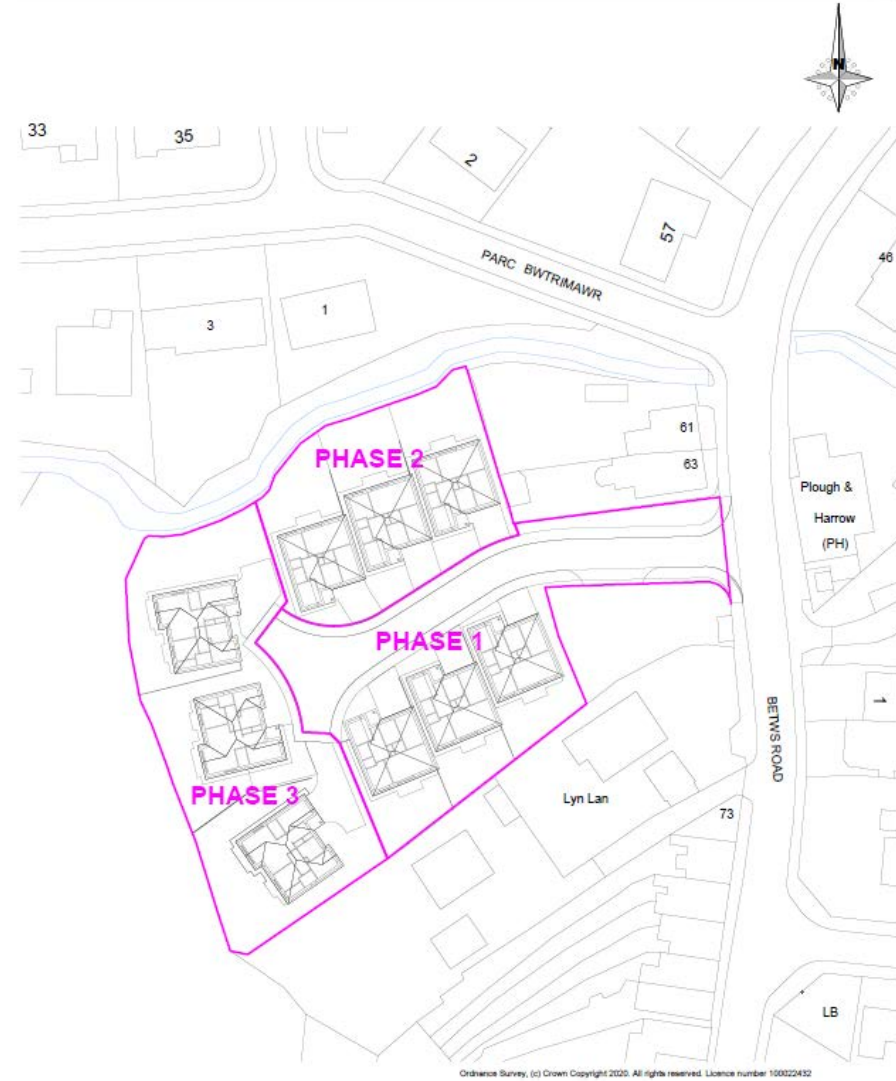
Tudalen 64

PROPOSED SITE LAYOUT



PL/05546 – Proposed Phasing Plan

CONSTRUCTION PHASING PLAN



Tudalen 65

	Client	Project	Drawing Title			<small>Scale 1:500</small> 	
	Gwyrr Developmentz Ltd	Bewer	Phasing Plan				
	Scale (2 A3)	Project number	Date	Drawn by	Checked by		Rev
	1:500	2023.01	21/04/2022	JRW	X		X
Drawing Number	Purpose of Issue	Subsidiary Description	Sheet	Status	Code		
2023-01-DR-0007	LPA	Planning		X	XX		

PL/05546 – Proposed Drainage Layout

Tudalen 66



PL/05546 – Proposed Landscaping & Biodiversity Plan

Tudalen 67









- Eucalyptus japonicus
- Prunus laurocerasus
- Prunus laurocerasus 'Mount Verr'
- Choisya ternata 'Sundance'
- Cornus alba 'Sibirica'
- Calamagrostis x acutiflora 'Karl'
- Stipa tenuissima 'Ponytails'
- Existing planting to remain

- Proposed Rain Garden B1
- Root Protection Zone
- Proposed Log Pile Locati

Boundary Detail



1.2m Post & Rail Fence
(Within Buffer Zone)



2.0m Feather Edge Fence
(Rear Garden Boundaries)

PROPOSED LANDSCAPING & BIODIVERSITY ENHANCEMENT PLAN

Item	Code	Quantity	Notes
Schweger No17 Tile Cavity	Yellow	1	
Woodcrete Sparrow	Red	1	
Schweger 1FO Bat	Blue	1	

Project Information

Project Name: Tudalen 67

Client: GWYR

Project Number: 2023-01

Issue Date: 06/09/2023

Project Location: Tudalen 67

Project Type: Planning



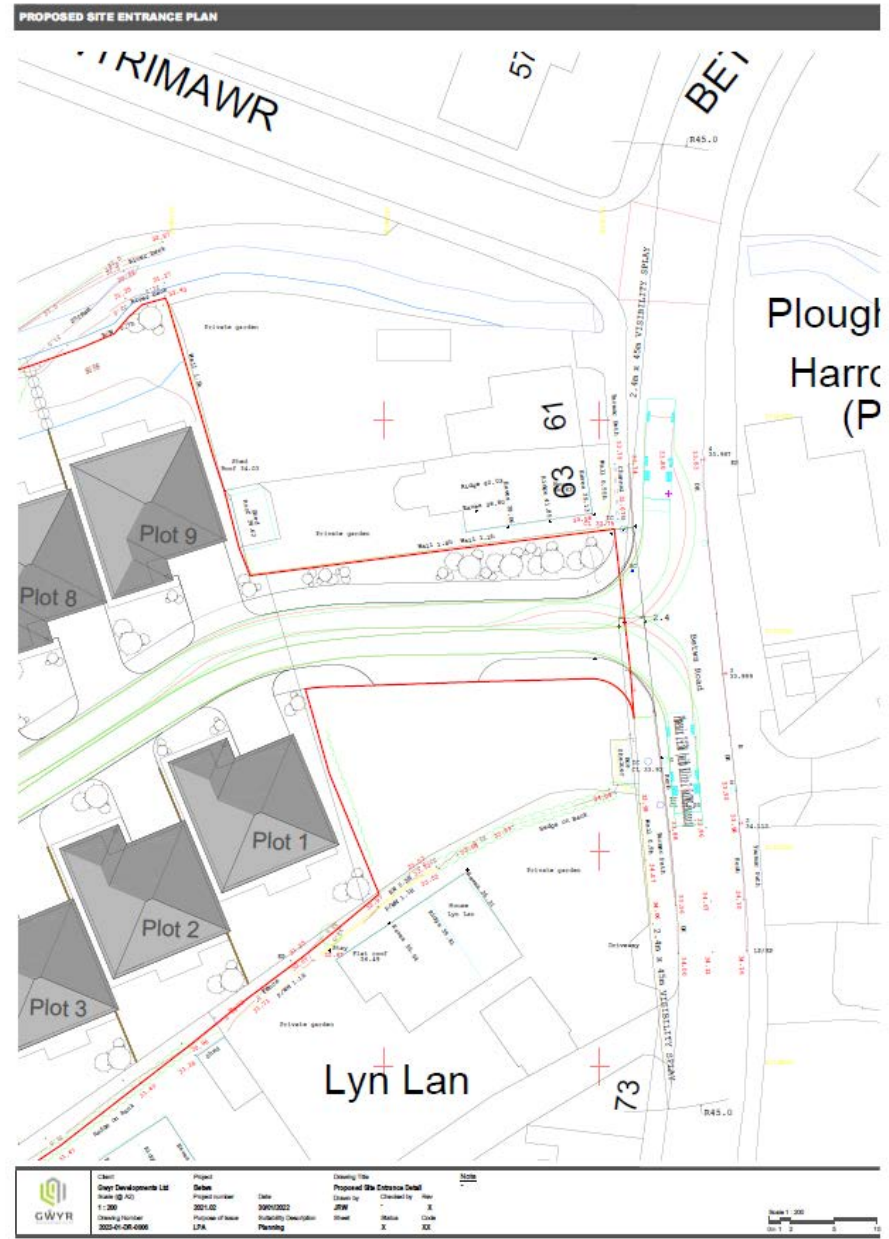

This plan is a proposed landscaping and biodiversity enhancement plan for the site. It is subject to the approval of the relevant authorities. The plan is based on the information provided by the client and is intended to provide a guide to the proposed works. It is not intended to be a final design and should be used in conjunction with the relevant planning and building regulations.

PL/05546 – Proposed Swept Path Analysis & Access

Tudalen 68

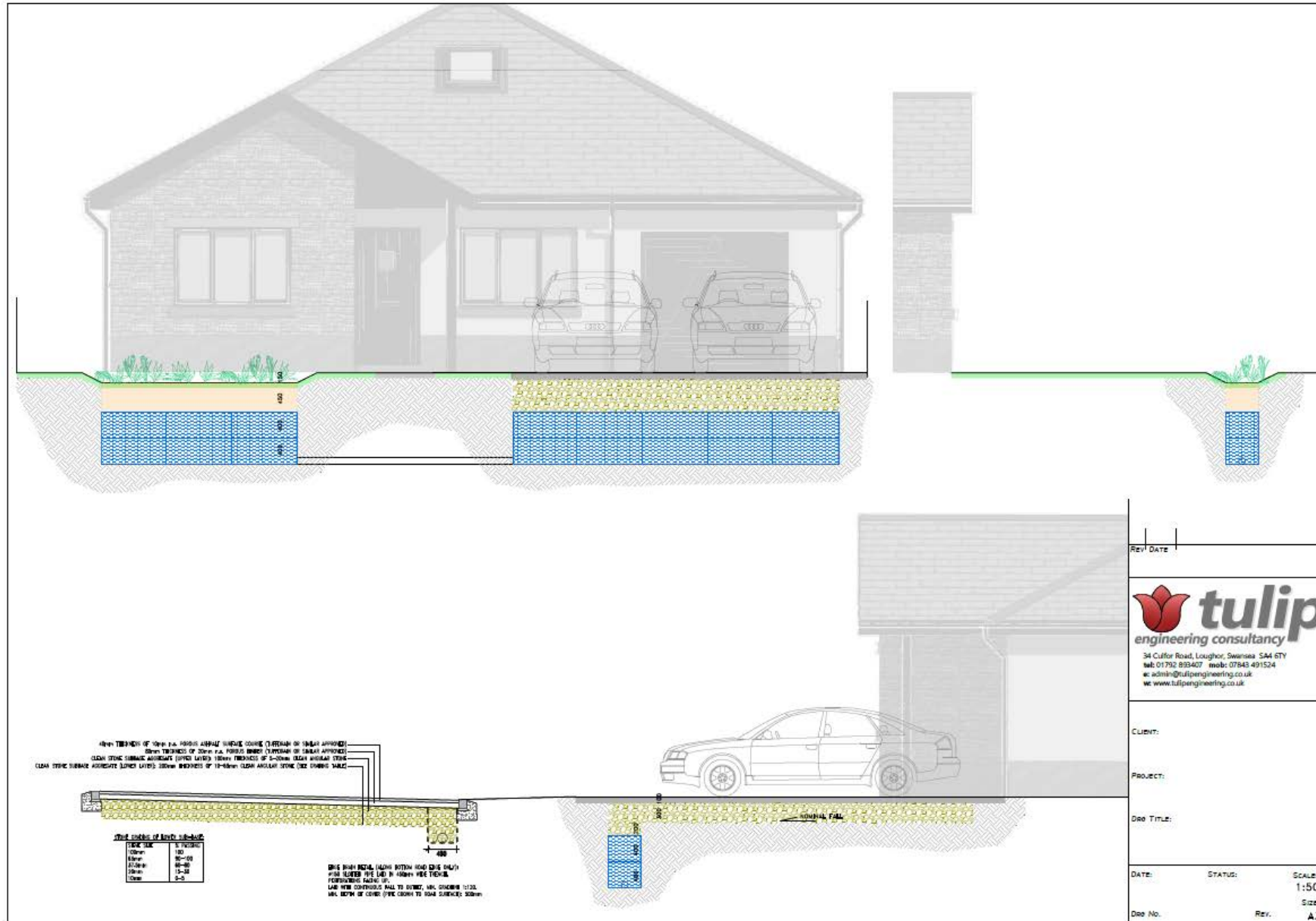


PL/05546 – Proposed Site Entrance Plan



Tudalen 69

PL/05546 – Drainage Details Plan

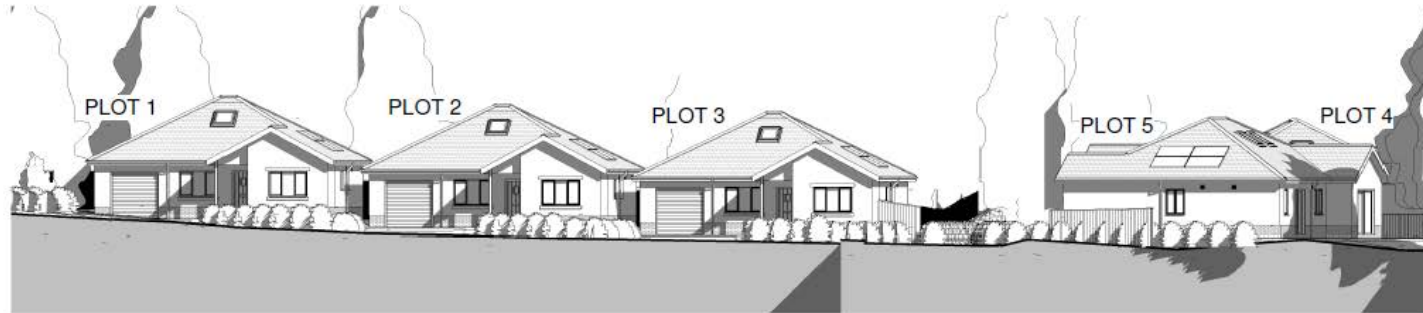


tulip
 engineering consultancy
 34 Cullin Road, Loughor, Swansea SA4 6TY
 tel: 01792 893407 mob: 07843 491524
 e: admin@tulipengineering.co.uk
 w: www.tulipengineering.co.uk

Client:
 Project:
 Draw Title:
 Date: STATUS: SCALE:
 1:50
 Size:
 A3
 Draw No. Rev.

Tudalen 70

PL/05546 – Site Sections



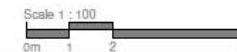
Tudalen 71



Project
Betws
Project number
2023-01
Date
01.02.2023
Purpose of Issue
Suitability Description

Drawing Title
Site Sections
Drawn by
JRW
Checked by
-
Rev
-
Scale (@ A3)
1 : 200
Drawing Number
2023-01-DR-0017

Rev	Description	Date



13/02/2023 09:16:18

PL/05546 – Street View Plots 1,2 & 3



Tudalen 72

	Project	Drawing Title				Rev.	Description	Date
	Betws	Street View Plot 1 2 & 3						
	Project number 2023-01	Date 01.02.2023	Drawn by JRW	Checked by -	Rev -	Scale (@ A4)		
	Purpose of Issue	Suitability Description	Sheet	Status	Code	Drawing Number 2023-01-DR-0013		

13/02/2023 09:08:57

PL/05546 – Street View Plots 3,4 & 5



Tudalen 73

	Project		Drawing Title				Rev.	Description	Date
	Betws		Street View Plot 3 4 & 5						
	Project number	Date	Drawn by	Checked by	Rev	Scale (@ A4)			
	2023-01	01.02.2023	JRW	-	-				
	Purpose of Issue	Suitability Description	Sheet	Status	Code	Drawing Number			
						2023-01-DR-0014			

13/02/2023 09:09:30

PL/05546 – Street View Plots 5,6 & 7



Tudalen 74

	Project	Drawing Title					Rev.	Description	Date
	Betws	Street View Plot 5 6 & 7							
	Project number 2023-01	Date 01.02.2023	Drawn by Author	Checked by Checker	Rev	Scale (@ A4)			
	Purpose of Issue	Suitability Description	Sheet	Status	Code	Drawing Number 2023-01-DR-0015			

13/02/2023 09:10:11

PL/05546 – Street View Plots 7,8 & 9



Tudalen 75



Project
Betws

Project number
2023-01

Purpose of Issue

Date
01.02.2023

Suitability Description

Drawing Title

Street View Plot 7 8 & 9

Drawn by
JRW

Sheet

Checked by
-

Status

Rev

Code

Scale (@ A4)

Drawing Number
2023-01-DR-0016

Rev.	Description	Date
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13/02/2023 09:10:43

PL/05546 – Site Aerial View 1



Tudalen 76



Project

Betws

Project number
2023-01

Purpose of Issue

Date
01.02.2023

Suitability Description

Drawing Title

Site Aerial View 1

Drawn by
JRW

Sheet

Checked by
-

Status

Rev

Code

Scale (@ A4)

Drawing Number
2023-01-DR-0009

Rev.	Description	Date
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13/02/2023 09:06:13

PL/05546 – Site Aerial View 2



Tudalen 77



Project

Betws

Project number
2023-01

Purpose of Issue

Date
01.02.2023

Suitability Description

Drawing Title

Site Aerial View 2

Drawn by
JRW

Sheet

Checked by
-

Status

Rev

Code

Scale (@ A4)

Drawing Number
2023-01-DR-0010

Rev.	Description	Date
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13/02/2023 09:07:01

PL/05546 – Street View



Tudalen 78



Project

Betws

Project number
2023-01

Purpose of Issue

Date
01.02.2023

Suitability Description

Drawing Title

Street View Top Left

Drawn by
JRW

Checked by

Rev
-

Scale (@ A4)

Sheet

Status

Code

Drawing Number
2023-01-DR-0012

Rev.	Description	Date
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13/02/2023 09:08:24

PL/05546 – House Type 1 Plots 1,2,3,7,8,9



Tudalen 79

Roof
1:100

Section 1
1:100

Section 2
1:100

Notes:

1. All walls are constructed in accordance with the current building code.

2. All windows are to be double glazed.

3. All doors are to be solid core.

4. All floors are to be finished to the level of the finished floor.

5. All walls are to be finished to the level of the finished floor.

6. All ceilings are to be finished to the level of the finished floor.

7. All roofs are to be finished to the level of the finished floor.

8. All gutters are to be installed.

9. All external lighting is to be provided.

10. All external painting is to be provided.

Approximate Overall Floor Area (GFA): 120m²

Room	Area (m ²)	Volume (m ³)
Living Room	15.0	30.0
Dining Room	10.0	20.0
Kitchen	8.0	16.0
Bedroom 1	10.0	20.0
Bedroom 2	10.0	20.0
Bathroom	5.0	10.0
Garage	12.0	24.0
Loft Store Room	10.0	20.0
Other	10.0	20.0
Total	80.0	160.0

Project Information:

Client: Betwis

Project Name: House Type 1 Plot 1 2 3 7 8 & 9

Design Stage: Final

Drawn by: [Name]

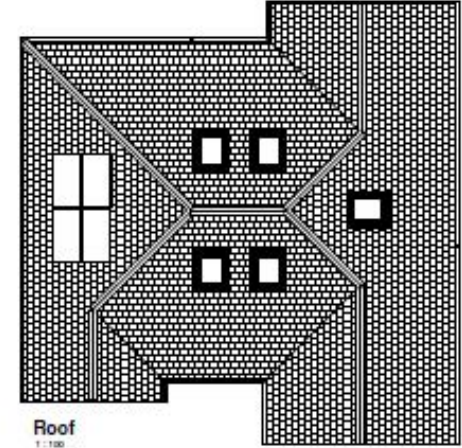
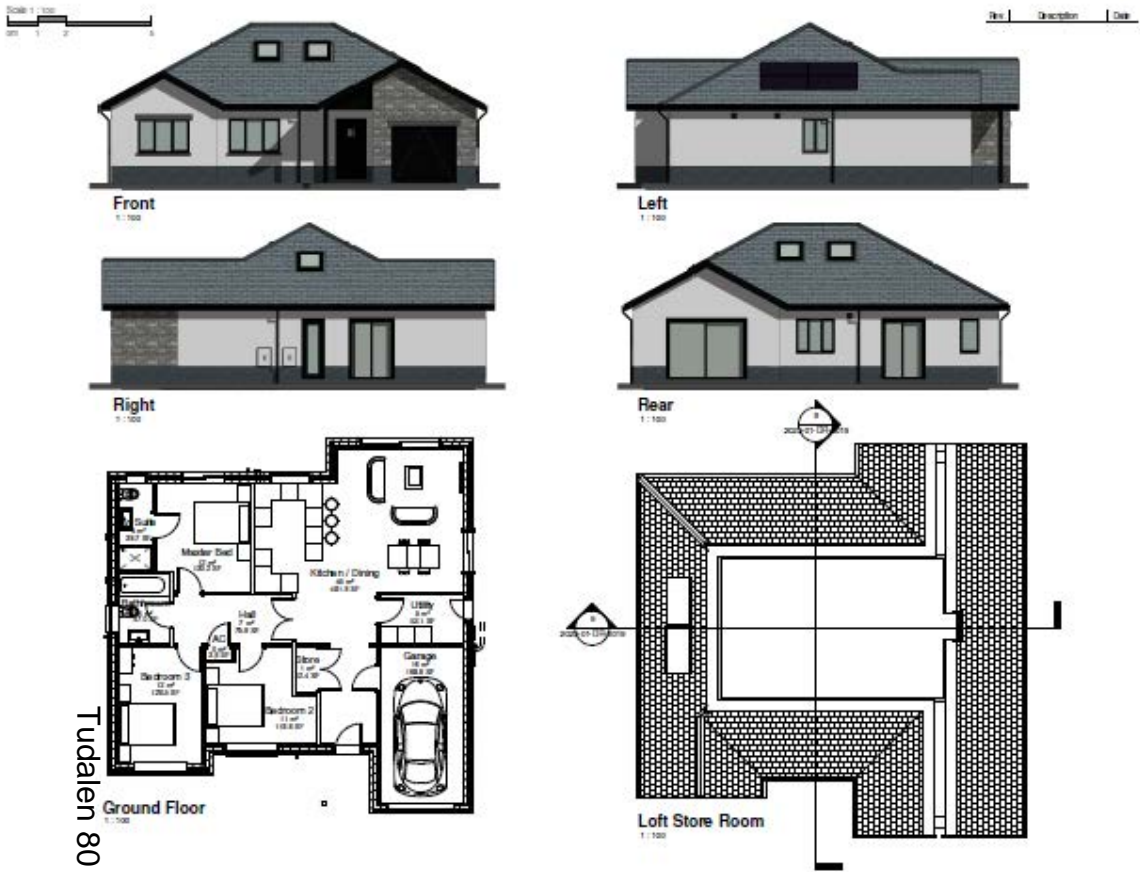
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Date: 2024-04-01

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Sheet No.: 01 of 01

PL/05446 – House Type 2 Plots 4,5,6.



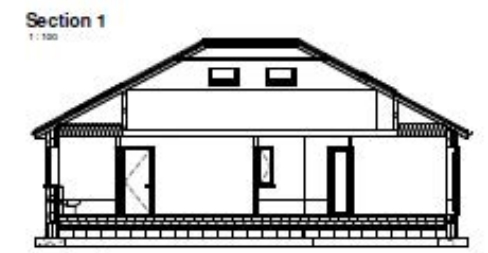
Materials Specification

Perimeter walls to be constructed in a Staffordshire blue concrete brick or similar.
 Render panels to be finished in Weber M1024 Water White.
 Render stone panels to be Fortico in Shearstone Mid Grey or similar.
 Windows and doors to be uPVC and black in colour.
 Fascias and soffits to be black Ash wood grain uPVC.
 Rainwater goods to be black matt finish uPVC.
 Roof covering to be Mackay Edgegrove interlocking concrete tiles, coloured Smooth Grey.
 Bathroom windows to have obscure glazing and window opening restrictors.
 Solar panels to be positioned on south facing elevations.

Approximate Gross Internal Floor Area 101m² (1067ft²) + Garage 16m² (172ft²)

Approximate Room Sizes

Lounge/Kitchen	7.20m x 5.00m	Bathroom	1.80m x 2.40m
Utility	1.70m x 2.30m	Master Bed	3.00m x 3.30m
Garage	2.90m x 5.40m	En Suite	1.20m x 3.05m
Hall	1.70m x 4.10m	Bed 2	3.30m x 3.90m
AC	0.45m x 0.85m	Bed 3	4.00m x 2.90m



		House Type 2 Plot 4 5(Opp) & 6			
Project	2023-01	Date	28-01-2023	Drawn by	JSW
Project number	2023-01	Checked by	File	Scale	A3
Purpose of Issue	Submittal Description	Sheet	Status	Code	Drawing Number
					2023-01-06-0010

PL/05546



PL/05546



Tudalen 82

PL/05546



Tudalen 83

PL/05546



Tudalen 84

PL/05546



Tudalen 85

PL/05546



Tudalen 86

PL/05546



PL/05546



Tudalen 88

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Tudalen 89

PL/05546



Tudalen 90

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Tudalen 91

PL/05546



Tudalen 92

PL/05546



Tudalen 93

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Tudalen 94

PL/05546



Tudalen 95

PL/05546



PL/05546



Tudalen 18

PL/05546



PL/05546



Tudalen 100



HYSBYSIAD CYNLLUNIO PLANNING NOTICE

PL/05427 Removal of Condition ID no PL/03254 Adjacent to 38 Coleridge Road, Aberystwyth, Ceredigion

The application, which is subject to a public notice under section 24(1) of the Town and Country Planning Act 1990, is as follows:

1. Description of the proposed development

The proposed development is the removal of Condition ID no PL/03254 which currently applies to the site. The removal of this condition will allow the site to be used for residential purposes. The proposed development is a change of use from Class C1 (Hotels, boarding houses, guest houses, etc.) to Class C2 (Residential).

2. Details of the proposed development

The proposed development is the removal of Condition ID no PL/03254 which currently applies to the site. The removal of this condition will allow the site to be used for residential purposes. The proposed development is a change of use from Class C1 (Hotels, boarding houses, guest houses, etc.) to Class C2 (Residential).

3. Reasons for the proposed development

The proposed development is the removal of Condition ID no PL/03254 which currently applies to the site. The removal of this condition will allow the site to be used for residential purposes. The proposed development is a change of use from Class C1 (Hotels, boarding houses, guest houses, etc.) to Class C2 (Residential).

Dyddiad y Hysbysiad / Date of Notice: 2022/03/28

PL/05766

Kevin D Phillips

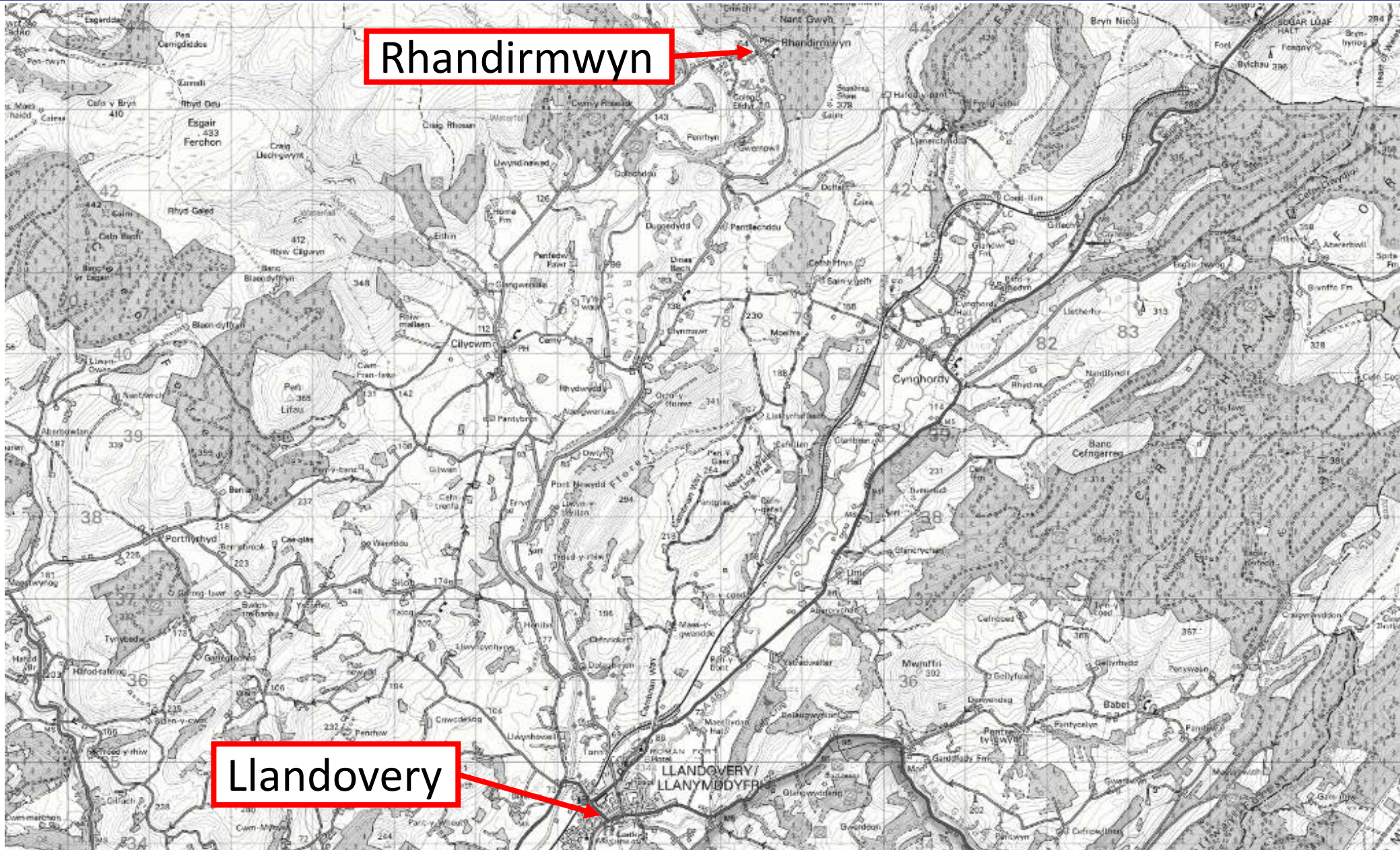
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Place and Sustainability - Planning Services

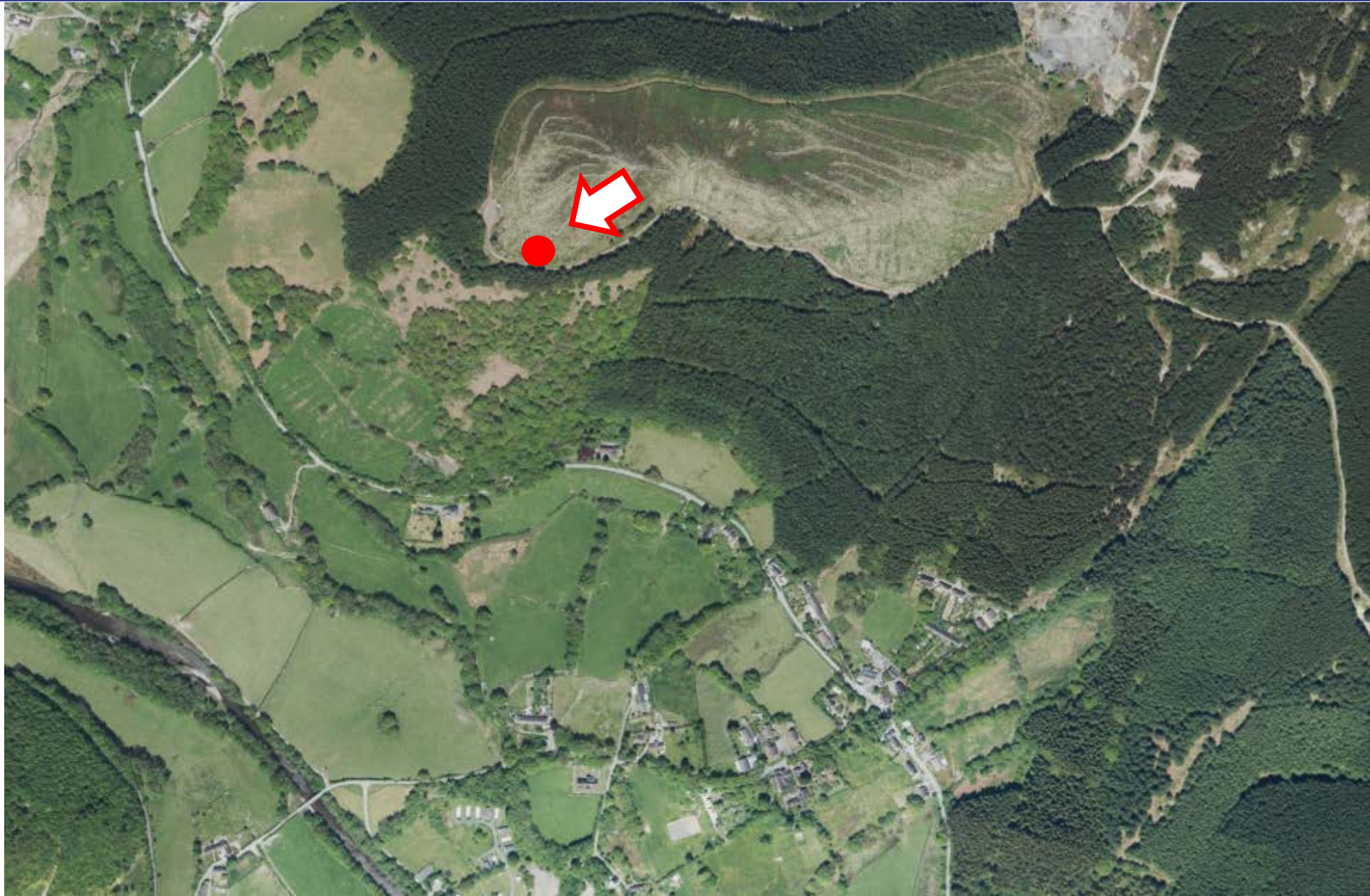
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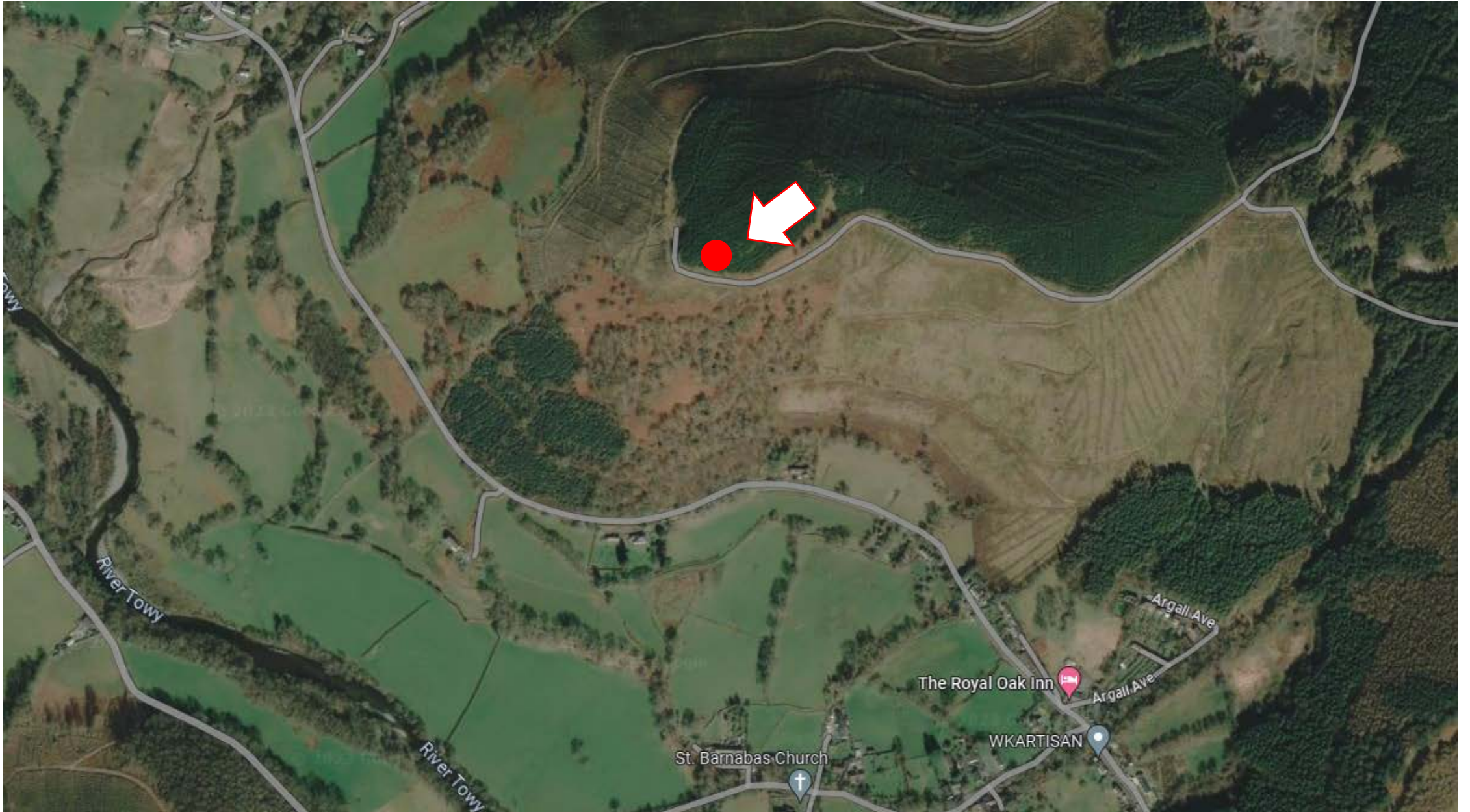
Tudalen 102

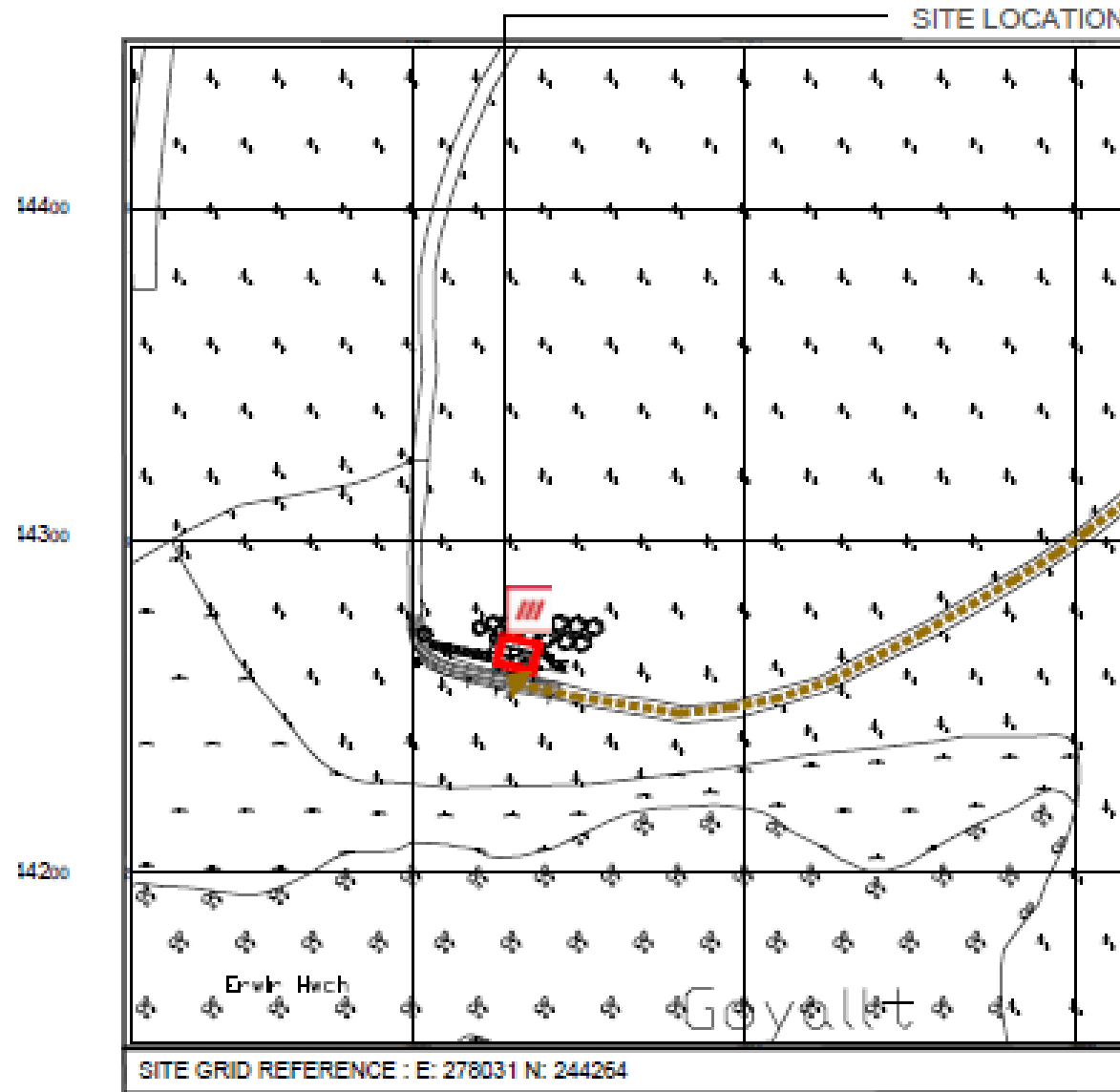
Cyngor **Sir Gâr**
Carmarthenshire
County Council

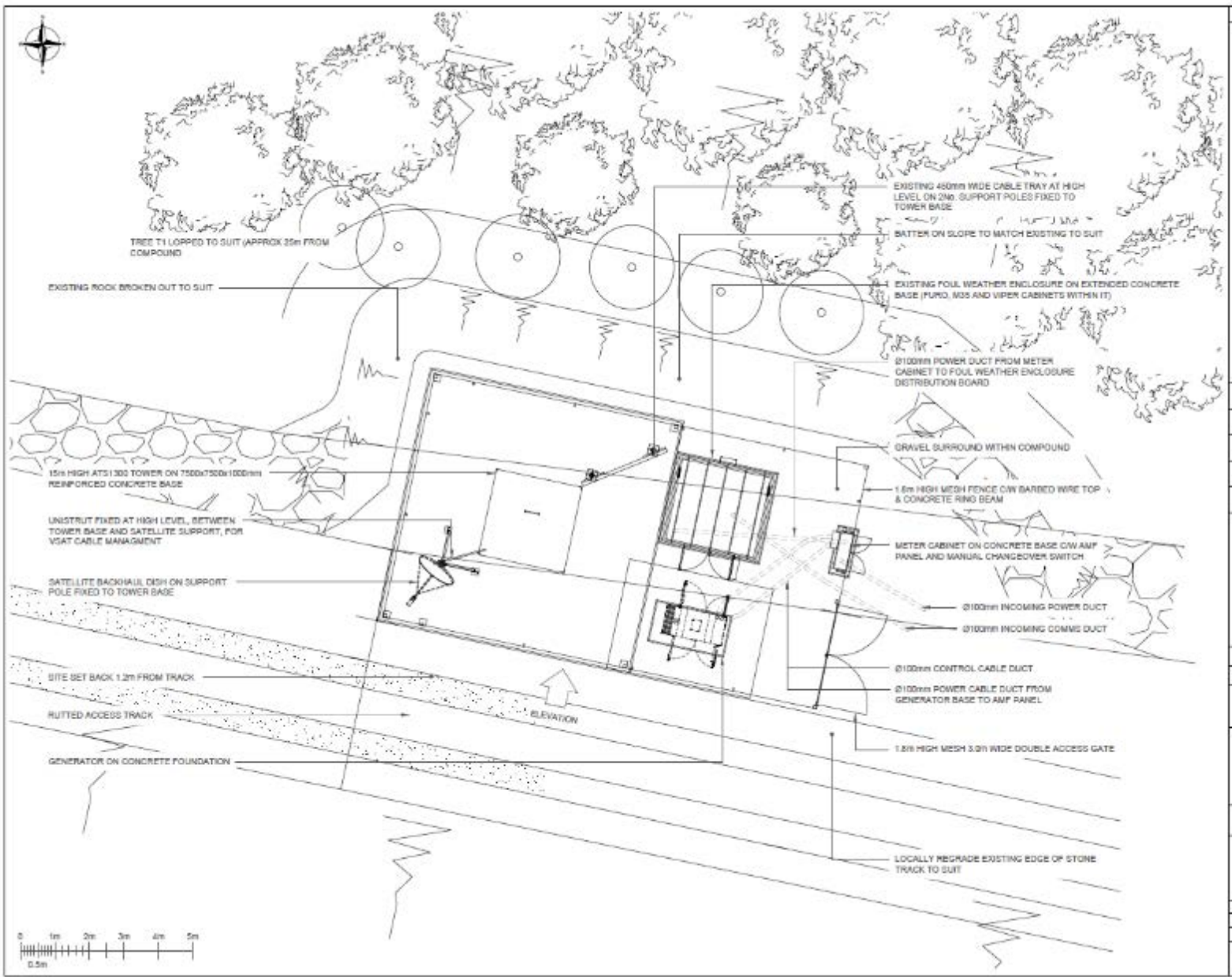




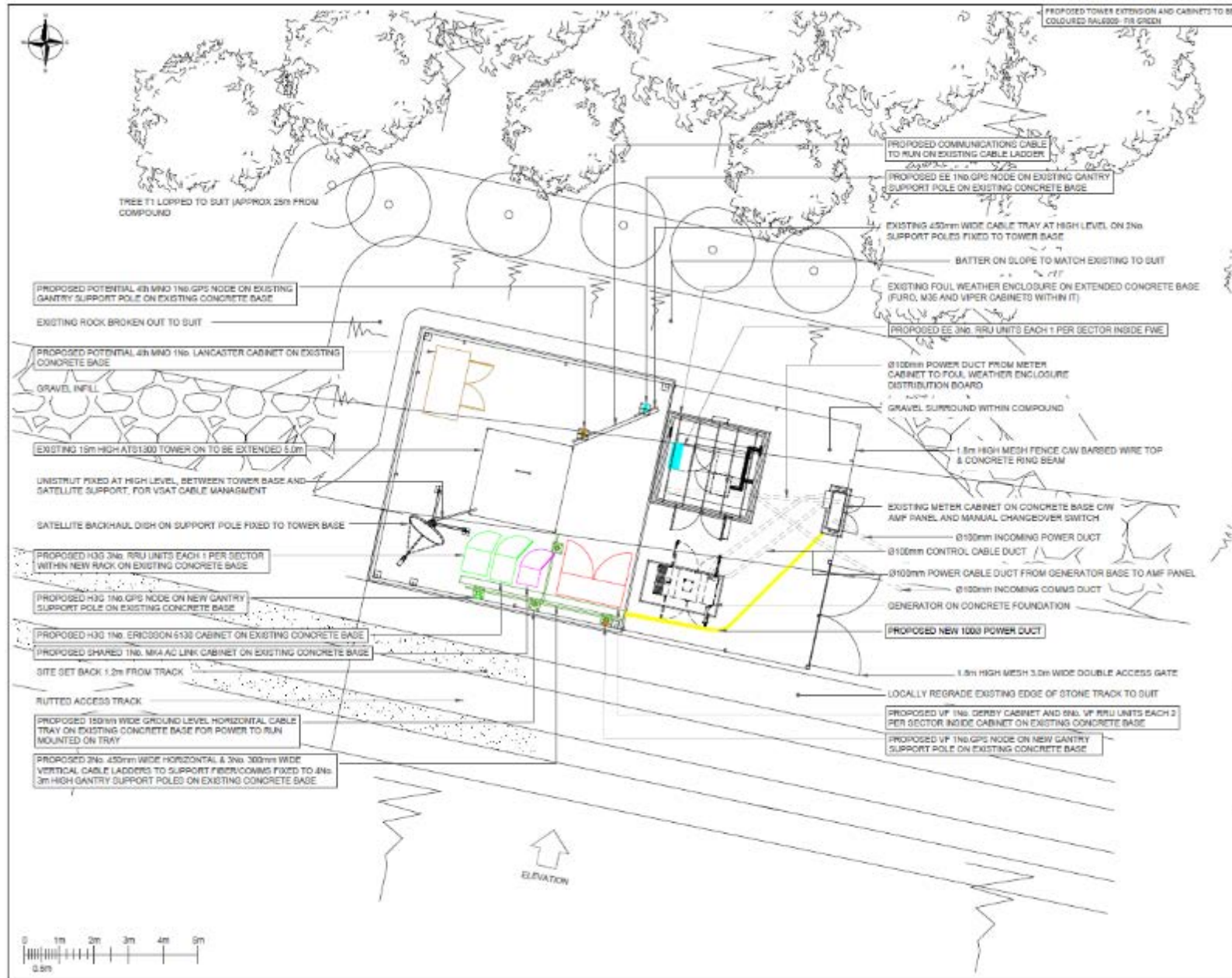


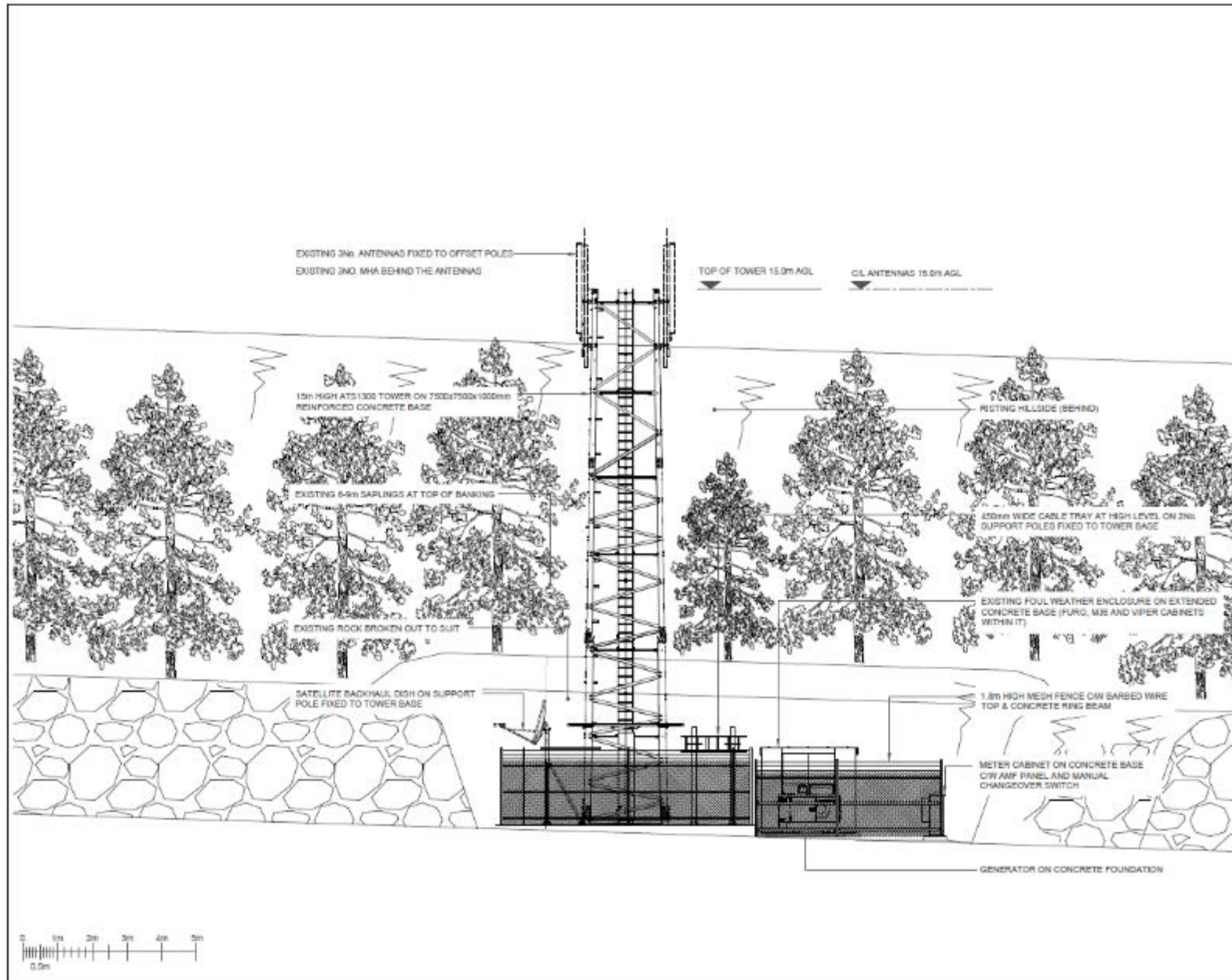


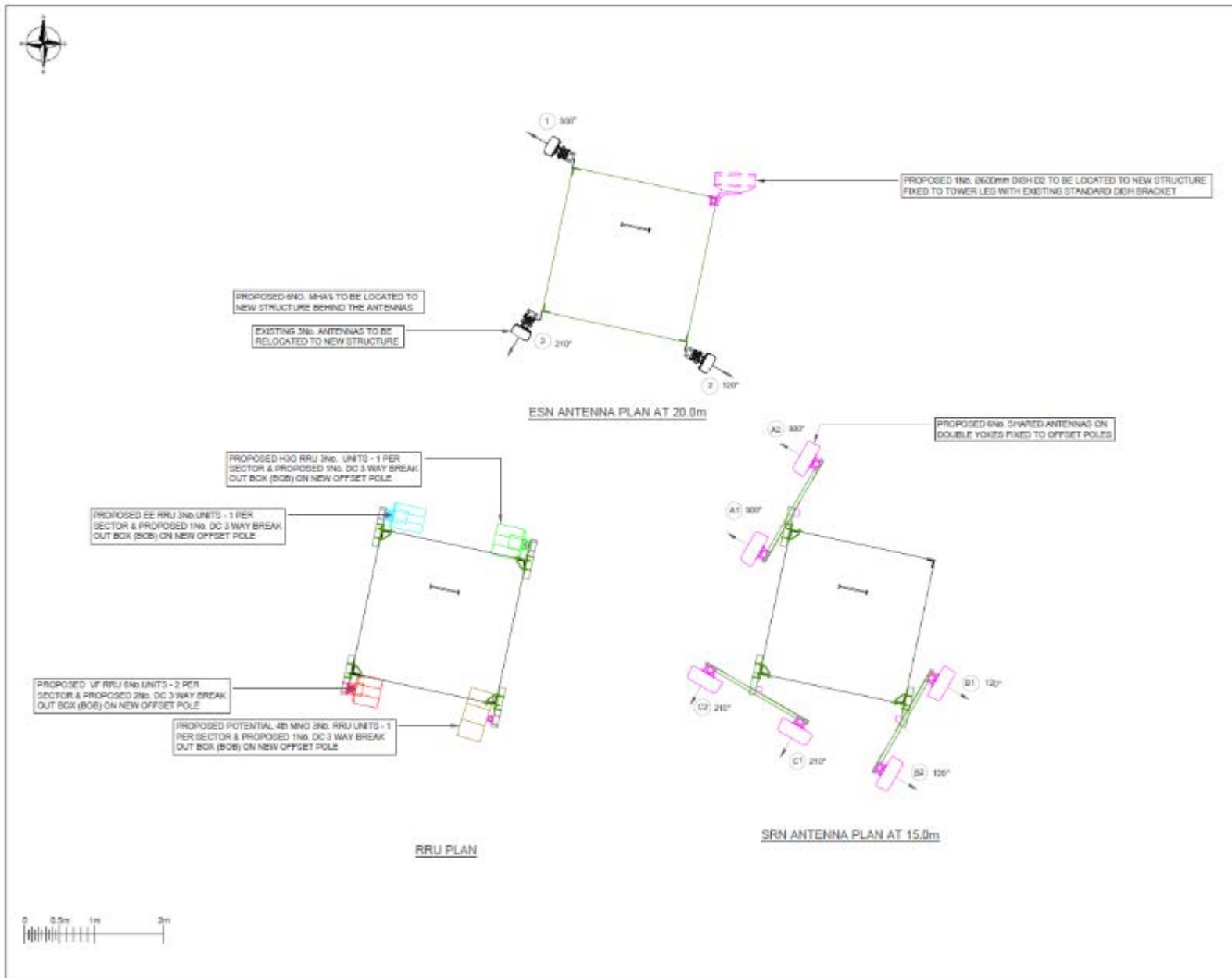




Tudalen 108















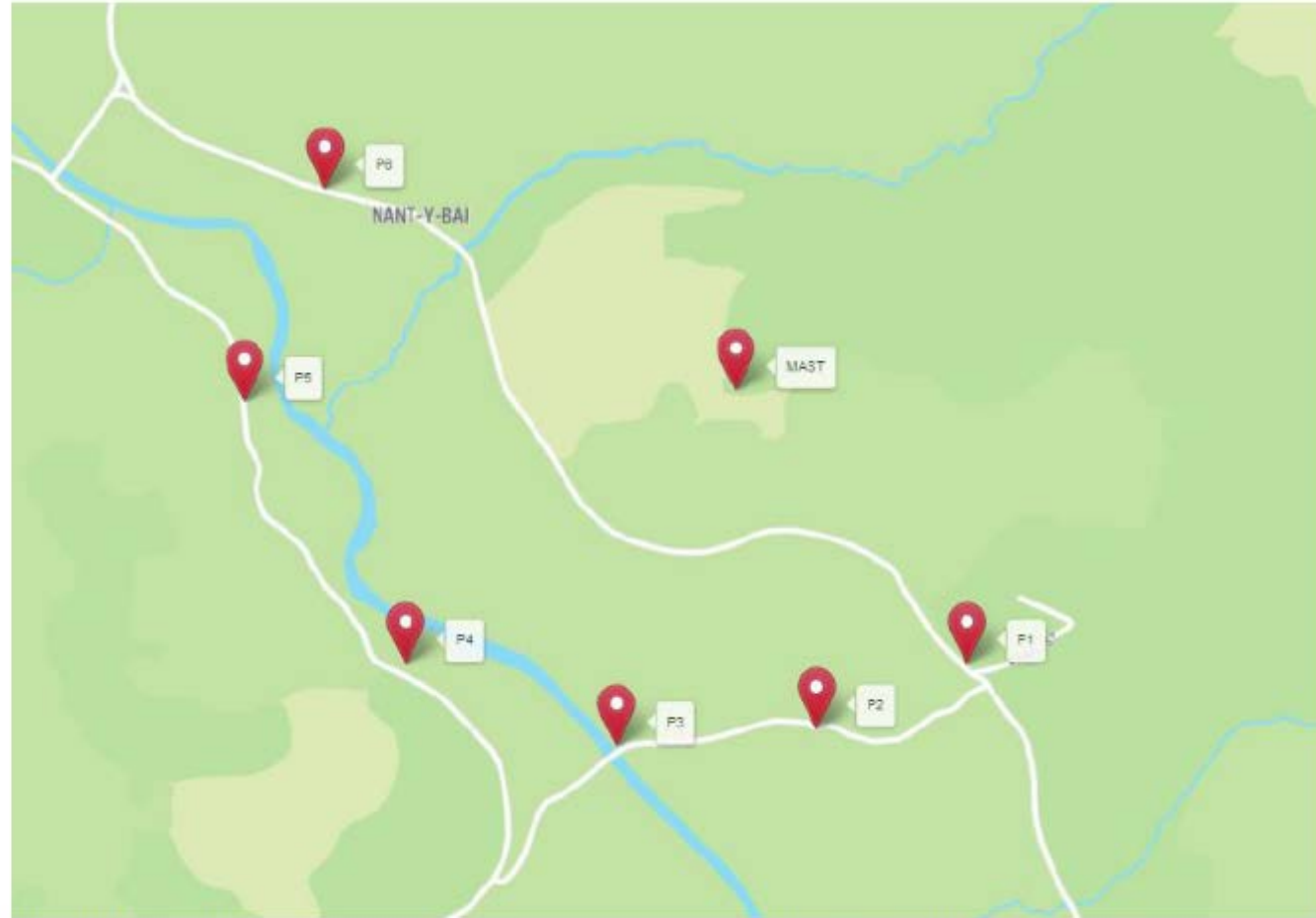






Tudalen 119

VIEWPOINT LOCATION REFERENCE MAP



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	GRID REFERENCE
	VP1 Bus stop adjacent to Royal Oak Inn	E: 278457 - N: 243737
	VP2 St Barnabus Church	E: 278168 - N: 243621
	VP3 River Towy Bridge	E: 277787 - N: 243599
	VP4 Approaching Bryn Glas Cottage	E: 277391 - N: 243763
	VP5 Past Bryn Glas Cottage	E: 277099 - N: 244265
	VP6 Approaching Nant t Bai	E: 277261 - N: 244663
	Mast	E: 278032 - N: 244263

VIEWPOINT LOCATION REFERENCE MAP



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	GRID REFERENCE
	VP1 Bus stop adjacent to Royal Oak Inn VP2 St Barnabus Church VP3 River Towy Bridge VP4 Approaching Bryn Glas Cottage VP5 Past Bryn Glas Cottage VP6 Approaching Nant t Bai Mast	E: 278457 - N: 243737 E: 278168 - N: 243621 E: 277787 - N: 243599 E: 277391 - N: 243763 E: 277099 - N: 244265 E: 277261 - N: 244663 E: 278032 - N: 244263

VIEWPOINT 1 (Existing)



EAS0021E NANT Y BAI FORESTRY

VIEWPOINT DETAILS

VP1 Bus stop adjacent to Royal Oak Inn

Grid reference E: 278457 - N: 243737

Elevation 172m AMSL

Height above ground 1.6m

Distance to proposed development 6750m

Direction of view 321 N

VIEWPOINT 1 (Proposed)



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP1 Bus stop adjacent to Royal Oak Inn
	Grid reference	E: 278457 - N: 243737
	Elevation	172m AMSL
	Height above ground	1.6m
	Distance to proposed development	675m
	Direction of view	321 N

VIEWPOINT 2 (Existing)



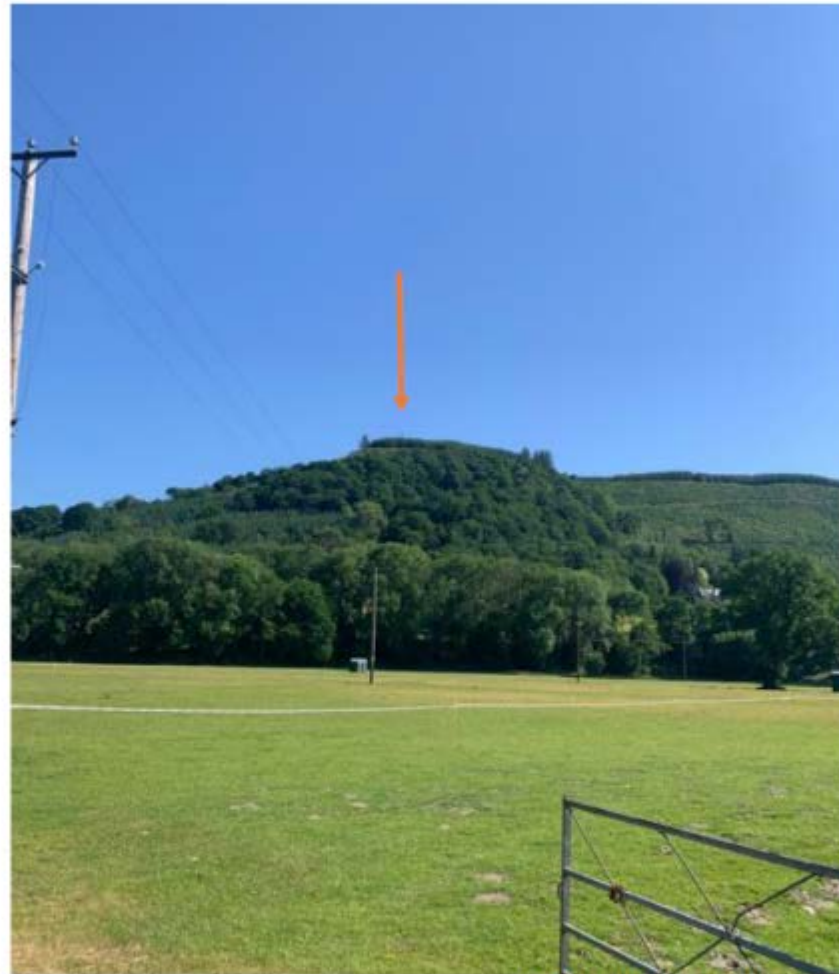
EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP2 St Barnabus Church
	Grid reference	E: 278168 - N: 243621
	Elevation	130m AMSL
	Height above ground	1.6m
	Distance to proposed development	656m
	Direction of view	358 N

VIEWPOINT 2 (Proposed)



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP2 St Barnabus Church
	Grid reference	E: 278168 - N: 243621
	Elevation	130m AMSL
	Height above ground	1.6m
	Distance to proposed development	656m
	Direction of view	358 N

VIEWPOINT 3 (Existing)



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP3 River Towy Bridge
	Grid reference	E: 277787 - N: 243599
	Elevation	112m AMSL
	Height above ground	1.6m
	Distance to proposed development	707m
	Direction of view	28 N

VIEWPOINT 3 (Proposed)



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP3 River Towy Bridge
	Grid reference	E: 277787 - N: 243599
	Elevation	112m AMSL
	Height above ground	1.6m
	Distance to proposed development	707m
	Direction of view	28 N

VIEWPOINT 4 (Existing)



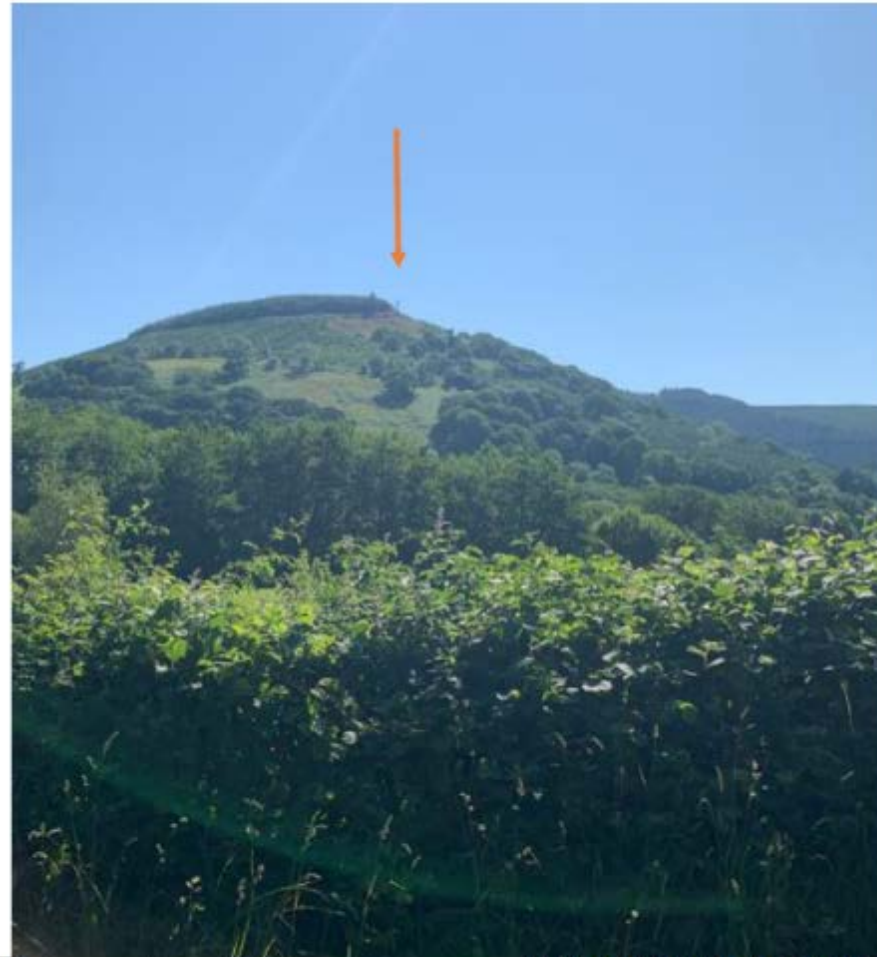
EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP4 Approaching Bryn Glas Cottage
	Grid reference	E: 277391 - N: 243763
	Elevation	156m AMSL
	Height above ground	1.6m
	Distance to proposed development	811m
	Direction of view	47 N

VIEWPOINT 4 (Proposed)



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP4 Approaching Bryn Glas Cottage
	Grid reference	E: 277391 - N: 243763
	Elevation	156m AMSL
	Height above ground	1.6m
	Distance to proposed development	811m
	Direction of view	47 N

VIEWPOINT 5 (Existing)



Tudalen 130

EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP5 Past Bryn Glas Cottage
	Grid reference	E: 277099 - N: 244265
	Elevation	122m AMSL
	Height above ground	1.6m
	Distance to proposed development	930m
	Direction of view	88 N

VIEWPOINT 5 (Proposed)



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP5 Past Bryn Glas Cottage
	Grid reference	E: 277099 - N: 244265
	Elevation	122m AMSL
	Height above ground	1.6m
	Distance to proposed development	930m
	Direction of view	88 N

VIEWPOINT 6 (Existing)



EAS0021E NANT Y BAI FORESTRY

VIEWPOINT DETAILS

VP6 Approaching Nant t Bai

Grid reference E: 277261 - N: 244663

Elevation 133m AMSL

Height above ground 1.6m

Distance to proposed development 866m

Direction of view 133 N

VIEWPOINT 6 (Proposed)



EAS0021E NANT Y BAI FORESTRY	VIEWPOINT DETAILS	VP6 Approaching Nant t Bai
	Grid reference	E: 277261 - N: 244663
	Elevation	133m AMSL
	Height above ground	1.6m
	Distance to proposed development	866m
	Direction of view	133 N

PL/06083

Paul Roberts

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

Lle a Seilwaith | Place and Infrastructure

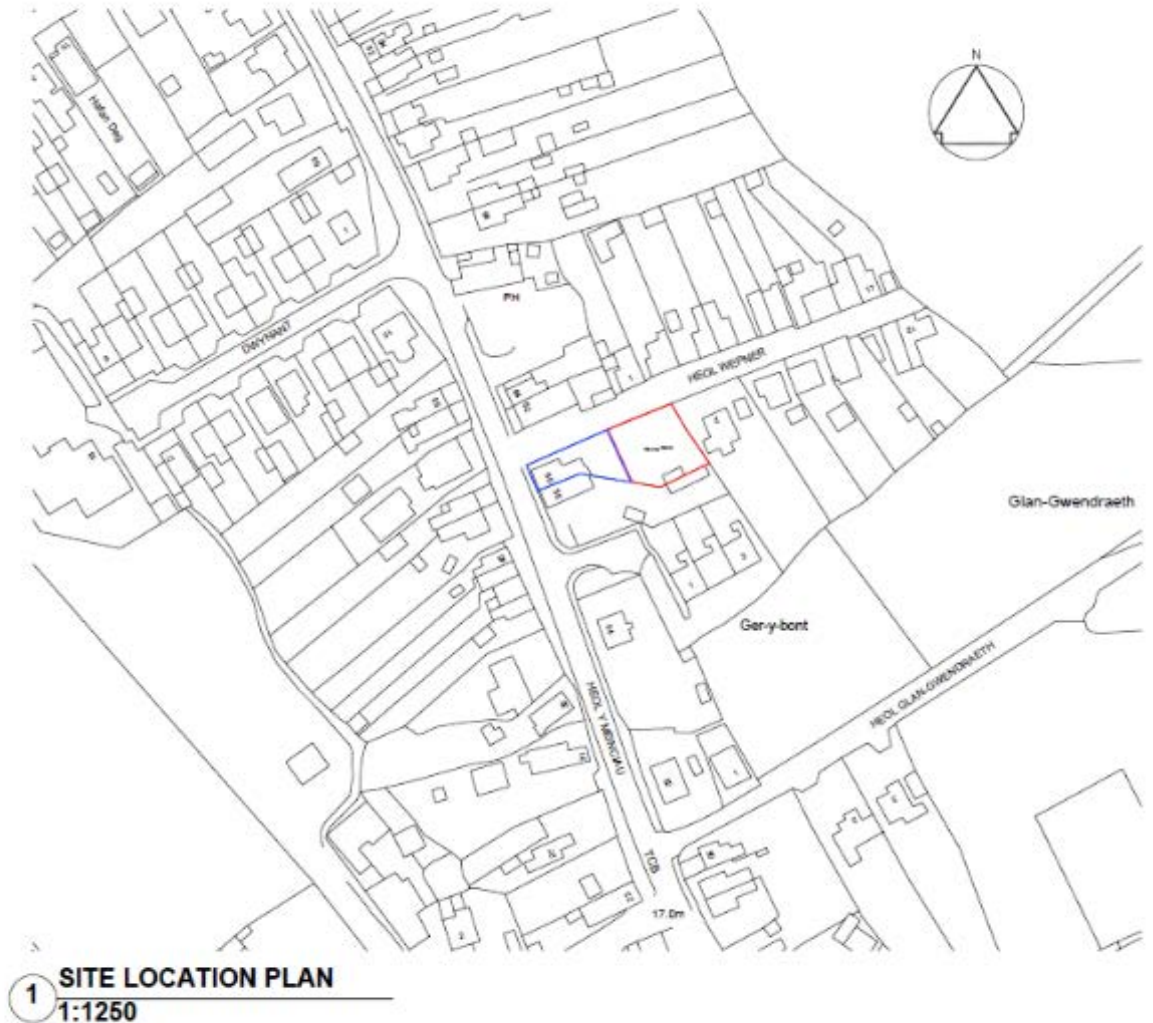
Tudalen 134

Cyngor **Sir Gâr**
Carmarthenshire
County Council



PL/06083 WIDER LOCATION PLAN





Tudalen 136

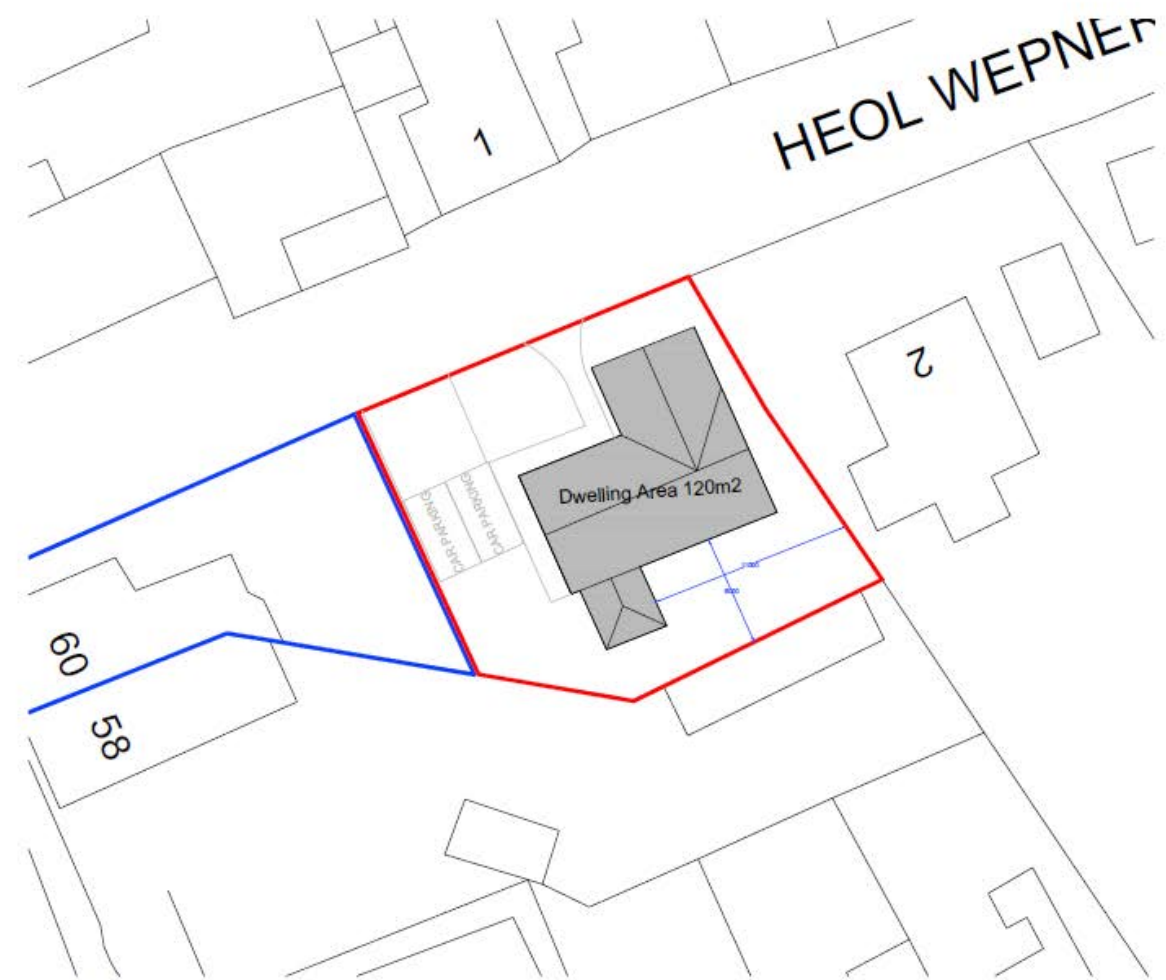
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Project Name: Land Adjacent to 90 Heol Y Merced, Pontypridd, SA1 5 5BT
Project Title: Site Location Plan (Rev 01)
Drawn: D. CONWAY
Date: 20/05/2022
Scale: 1:1250
Client: Mr. Roland Thomas
Job Title: OUTLINE PLANNING FOR PROPOSED DETACHED BUNGALOW

PL/06083 AERIAL PHOTOGRAPH

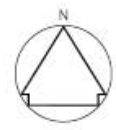


Tudalen 137

PL/06083 INDICATIVE BLOCK PLAN



Scale Parameters
Proposed Dwelling width 10 metres - 12 metres
Proposed Dwelling Depth 10 metres - 12 metres
Proposed Dwelling Ridge height 6.0 metres - 7.5 metres



2 SITE LAYOUT PLAN
1:250

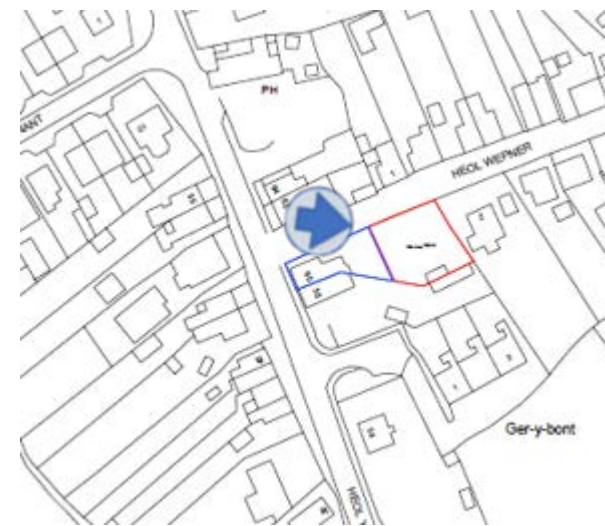
Client Contact: conway.darren@outlook.com 07870071664
Location Title: Land Adjacent to 60 Heol Y Meincleu, Pontybas, SA15 5BT
Location Title: Site Layout Plan (Rev 02)
Drawn: D. CONWAY
Date: 30/05/2023
Scale: 1:250
Client: Mr. Roland Thomas
Job Title: OUTLINE PLANNING FOR PROPOSED DETACHED BUNGALOW

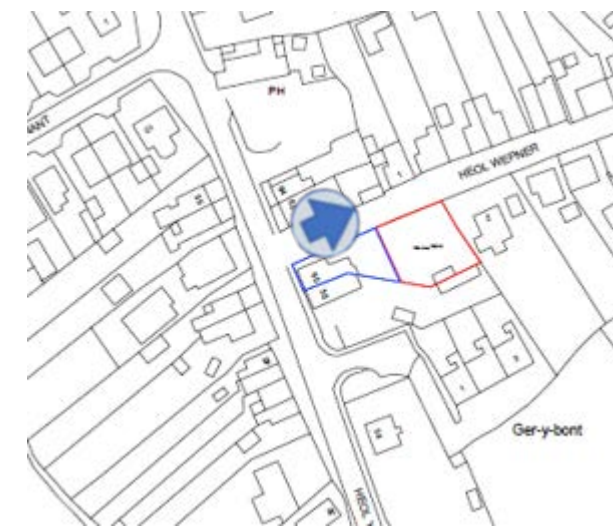
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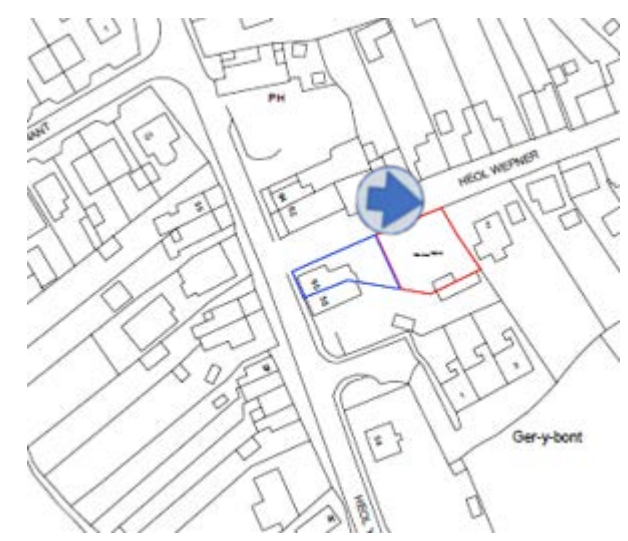




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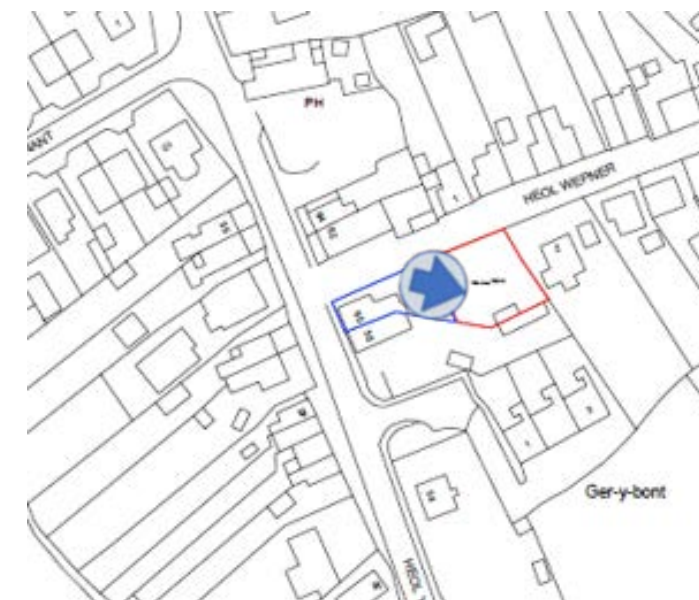








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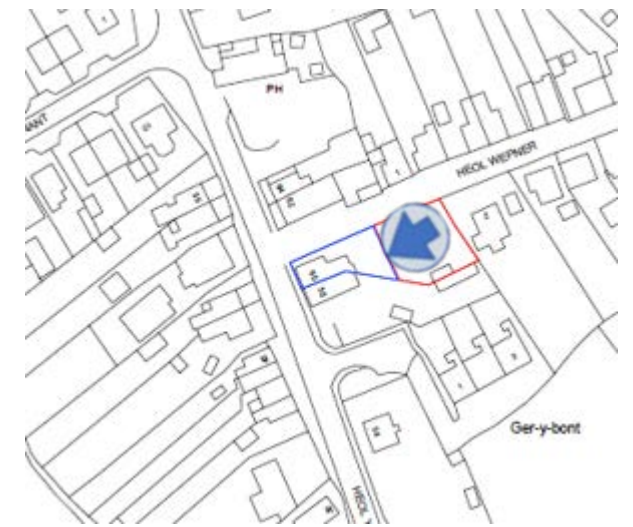






LIVE

Tudalen 146



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

**Applications
recommended for
refusal**

PL/05822

Helen Rice

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

Lle a Seilwaith | Place and Infrastructure

Tudalen 148

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Carmarthenshire
County Council

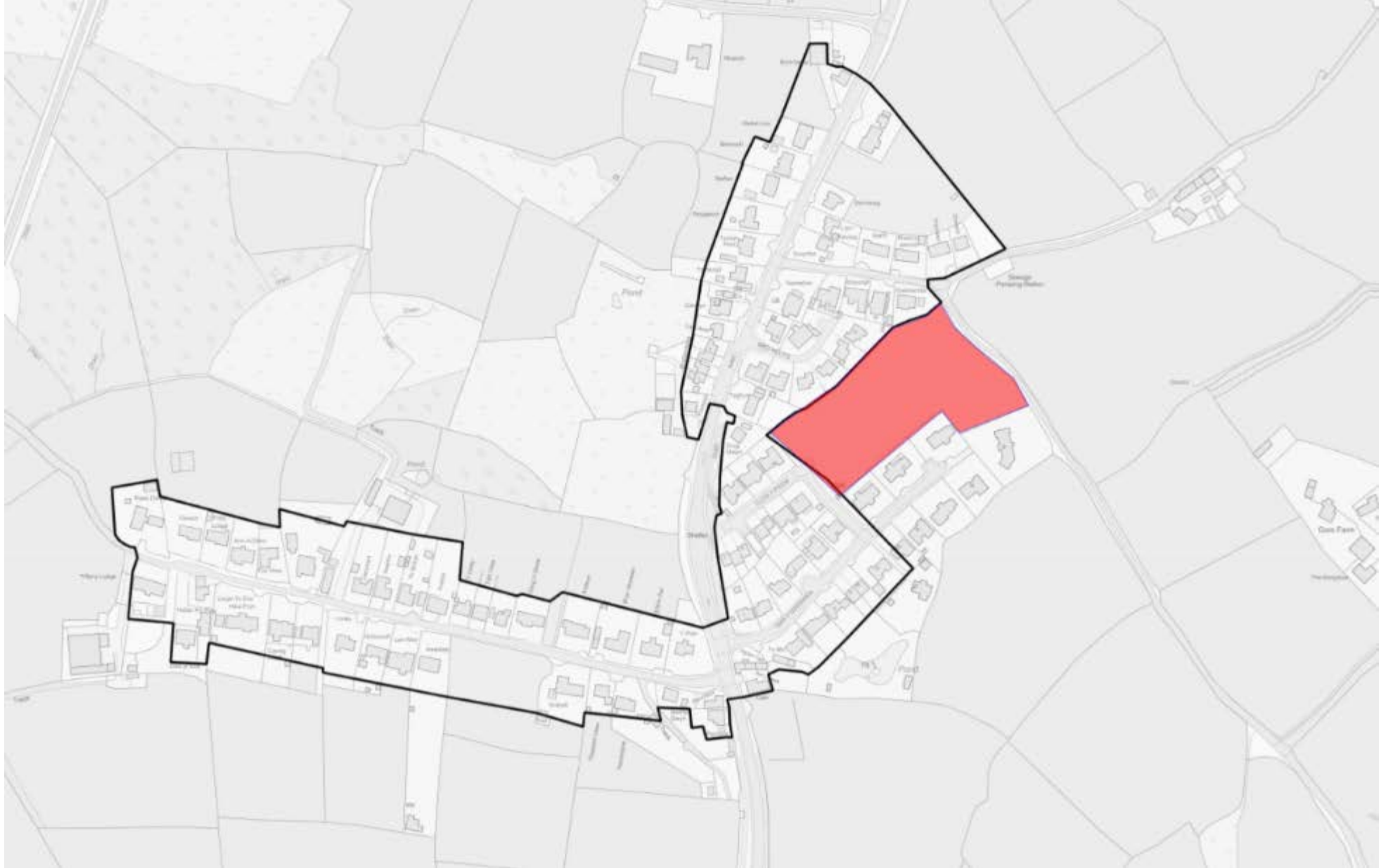


PL/05822 Site Location



Application Site

PL/05822 Site Location and LDP Settlement Boundary



PL/05822 Aerial photo 2020



Tudalen 151

PL/05822 Aerial History



Aerial 2013/14



Aerial 2017

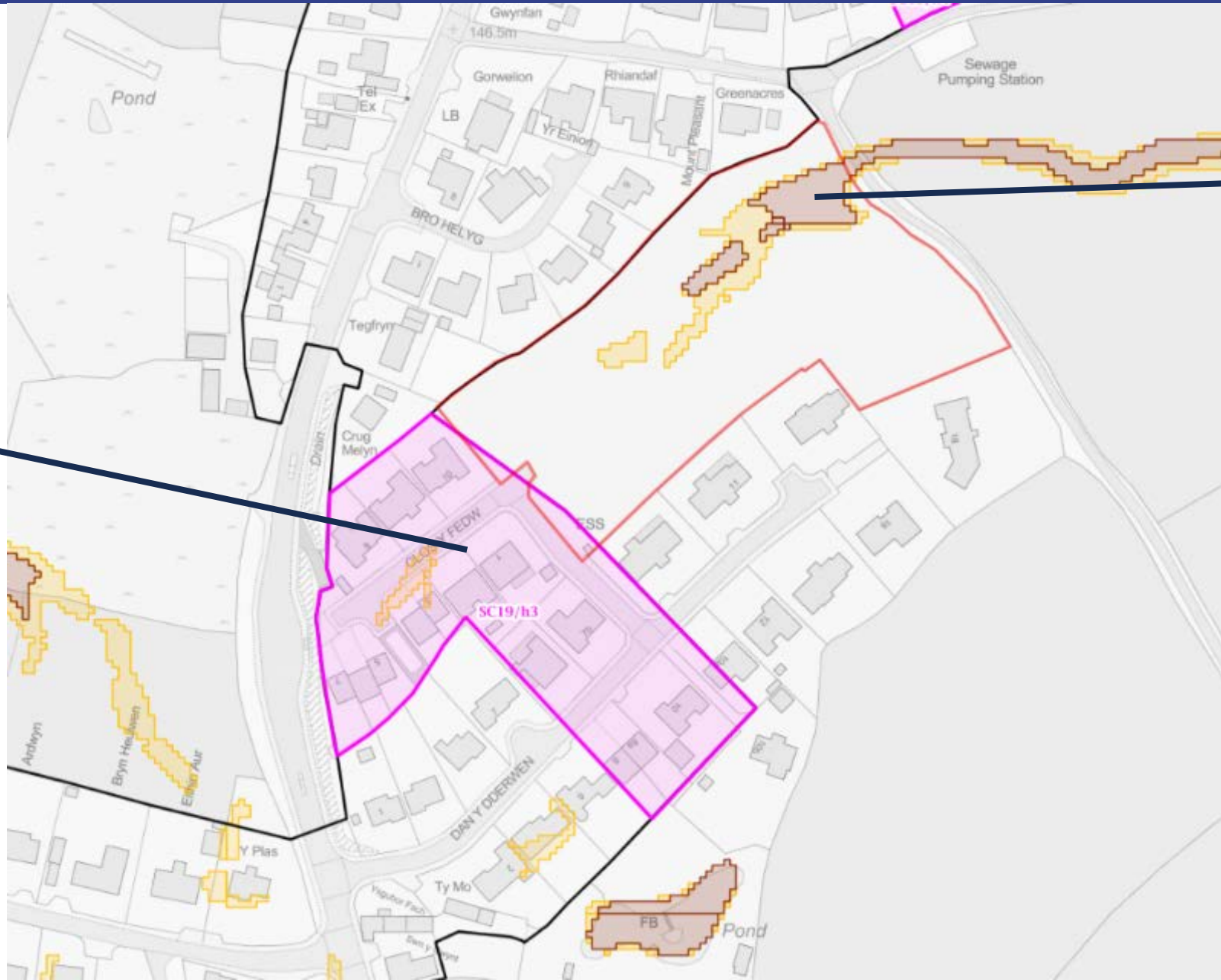


Aerial 2020

PL/05822 Site Location Immediate Environs



PL/05822 Site Designations and Constraints



Residential Allocation

Surface Water and Small Watercourse Flood Areas

PL/05822 Application Site Location Plan

SITE LOCATION PLAN

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Site Location Plan
1:1250



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- Legend**
- Planning application boundary
 - Ownership boundary

No.	Description	Date

PLANNING

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ARCHITECTURAL DESIGN

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9 ELLISTON TERRACE,
CARMARTHEN, SA31 2HA
Tel: (01267) 233 668
Email: design@sauro.co.uk
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Client:
Modfire Developments

Project Title:
Residential Development
Cefn Farm, Rhylodgassau,
Carmarthen SA32 7AL (nearest)

Drawing Title:
Site Location Plan

Scale	Sheet Size	
1:1250	A3	
Date	Drawn by	Checked by
11/04/2022 003	90 L	
Job No.	Drawing No.	Revision
1036	LP01	-

PL/05822 Original Proposed Site Plan



Tudalen 156

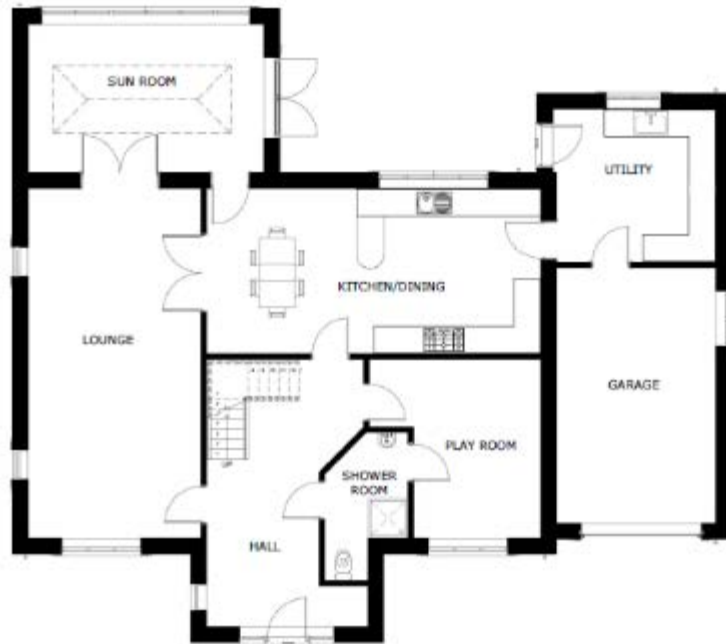
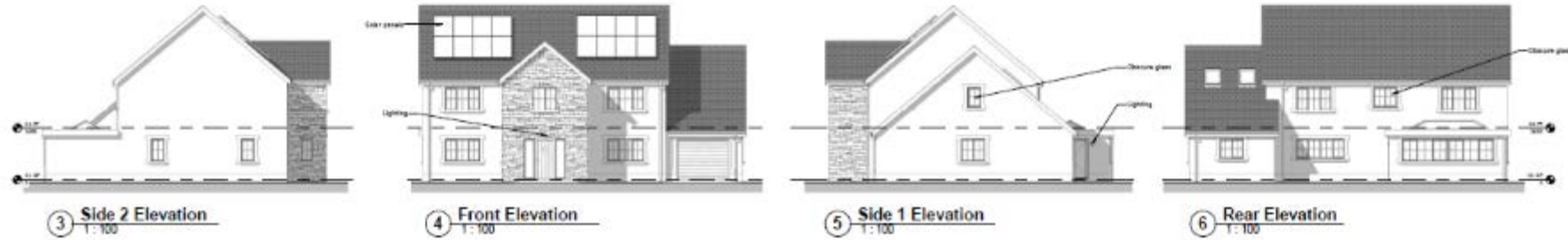
PL/05822 Revised Site Plan



PL/05822 Proposed Floor and Elevation Plans

PROPOSED FLOOR PLANS & ELEVATIONS

House Type A - 4 Bedroom Detached House
[Plot 25]



1 Ground Floor Plan
1:50



2 First Floor Plan
1:50

Date Issued: 15/05/2024		No: 1004	
PLANNING			
sauro ARCHITECTURAL DESIGN			
SAURO ARCHITECTURAL DESIGN LTD 9 Clarendon Terrace, Clarendon, OX2 1JH, Tel: 01865 210000 Email: info@sauro.co.uk			
© Sauro Architectural Design Limited 2024			
Client: Pinnacle Developments Ltd.			
Project Title: Residential Development Land at Calf Farm, Widcombe, OX2 1JH, Oxfordshire			
Drawing Title: Proposed Floor Plans & Elevations House Type A - 4BR Detached House (Plot 25)			
Drawn by: AS	Checked by: AS	Issue No: 01	Issue Date: 15/05/2024
Drawn by: AS	Checked by: AS	Issue No: 02	Issue Date: 15/05/2024
Drawn by: AS	Checked by: AS	Issue No: 03	Issue Date: 15/05/2024
Drawn by: AS	Checked by: AS	Issue No: 04	Issue Date: 15/05/2024

PL/05822 Proposed Floor and Elevation Plans

PROPOSED ELEVATIONS

House Type C - 5 Bedroom Detached House
[Plot 27] (2 of 2)



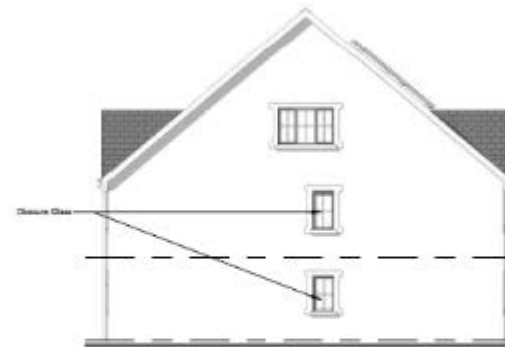
1 Front Elevation
1 : 100



2 Side 1 Elevation
1 : 100



3 Rear Elevation
1 : 100



4 Side 2 Elevation
1 : 100



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Date	Description	By	Drawn
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9 Ellison Terrace,
Carmarthen, SA31 1HA
Tel: (01267) 333 664
Email: design@sauro.co.uk

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Client

Moolfre Developments Ltd.

Project Title

Residential Development

Land at Cefn Farm,
Rhydarparku
Carmarthenhire

Drawing Title

Proposed Floor Plans & Elevations

House Type C - 5BR Detached House

[Plot 27] (2 of 2)

Scale (in A2)

1 : 100

Sheet Size

A2

Date

11/04/22

Drawn By

05

Checked By

09

Job No

1036

Drawing No.

09

Revisions

PL/05822 Proposed Floor and Elevation Plans

PROPOSED FLOOR PLANS

House Type C - 5 Bedroom Detached House
[Plot 27] (1 of 2)



① Ground Floor Plan
1:50



② First Floor Plan
1:50



③ Second Floor Plan
1:50

Snip & Sketch

Tudalen 161

Rev	Description	Date
1	ISSUED FOR PERMITS	11/04/22
2	ISSUED FOR PERMITS	11/04/22

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ARCHITECTURAL DESIGN		
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3 Dillwyn Terrace,		
Cardiff, SAST 11UB		
Tel: 01495 231144		
Email: info@sauro.co.uk		
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Client: Mudfin Developments Ltd.		
Project Title: Residential Development		
Land at Dale Farm, Elyddwells Carmarthenshire		
Drawing No: Proposed Floor Plans & Elevation House Type C - 5BR Detached House (Plot 27) 11/04/22		
Scale (mm:ft)	Sheet No.	Sheet Size
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DATE	DRAWN BY	CHECKED BY
11/04/22	SB	SB
10000	1026	00000

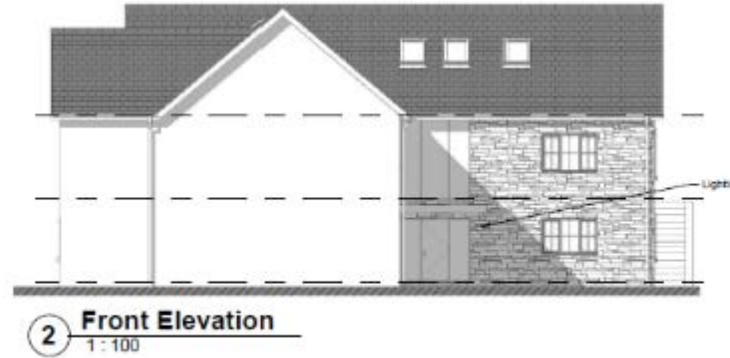
PL/05822 Proposed Floor and Elevation Plans

PROPOSED ELEVATIONS

House Type D1 - 5Bedroom Detached House
[Plot 30] (2 of 2)



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Client Moelre Developments Ltd.			
Project Title Residential Development			
Land at Cefn Farm, Rhydgorsau Carmarthenshire			
Drawing Title Proposed Elevations House Type D1 - 5BR Detached House [Plot 30] (2 of 2)			
Scale (on A2) 1:100		Sheet Size A2	
Date 11/04/22	Drawn by 005	Checked by 001	
Job No. 1036	Underlay No. 11	Revision	

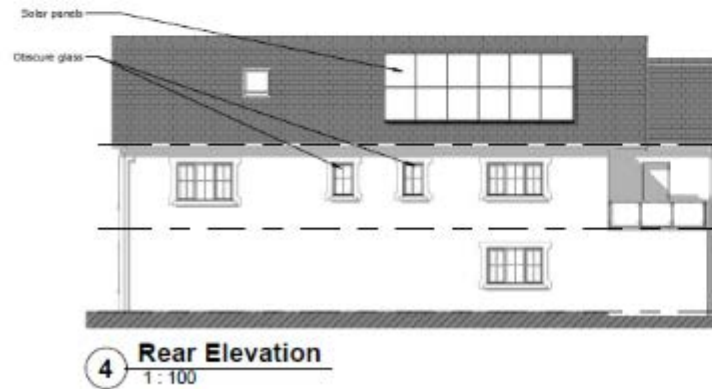
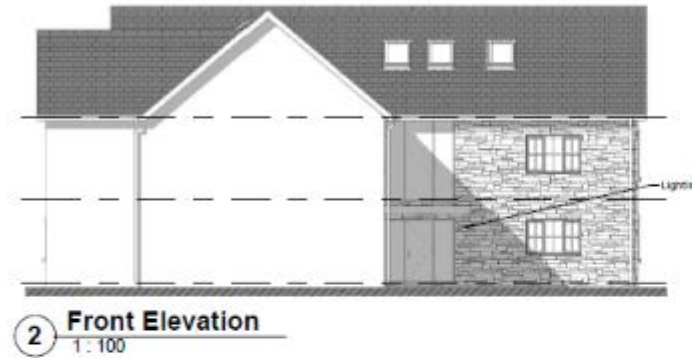
PL/05822 Proposed Floor and Elevation Plans

PROPOSED ELEVATIONS

House Type D2 - 5 Bedroom Detached House
[Plots 28 & 29] (2 of 2)



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Email: design@sauro.co.uk

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Client: **Moelfre Developments Ltd.**

Project Title: **Residential Development**

Land at Cefn Farm,
Rhydygorsau,
Carmarthenshire

Drawing Title: **Proposed Elevations**

House Type D2 - 5BR Detached House
(Plots 28 & 29) (2 of 2)

Scale (as A2)	Sheet Size
1:100	A2

Date	Drawn by	Checked by
11/04/22	DS	
Job No.	Drawing No.	Revisions
1036	13	

PL/05822 Proposed Floor and Elevation Plans

PROPOSED FLOOR PLANS

House Type D2 - 5 Bedroom Detached House
[Plots 28 & 29] (1 of 2)



1 Ground Floor Plan
1:100



2 02 First Floor Plan
1:100



3 Second Floor Plan
1:100



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Email: design@sauro.co.uk

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Client:
Moefire Developments Ltd.

Project Title:
Residential Development
Land at Cefn Farm,
Rhydargobu
Carmarthenshire

Drawing Title:
Proposed Floor Plans
House Type D2 - 5BR Detached House
[Plots 28 & 29] (1 of 2)

Scale (in A2):
1:100

Sheet Size:
A2

Date:
11/04/22

Drawn by:
DS

Checked by:
Revision

Job No.:
1036

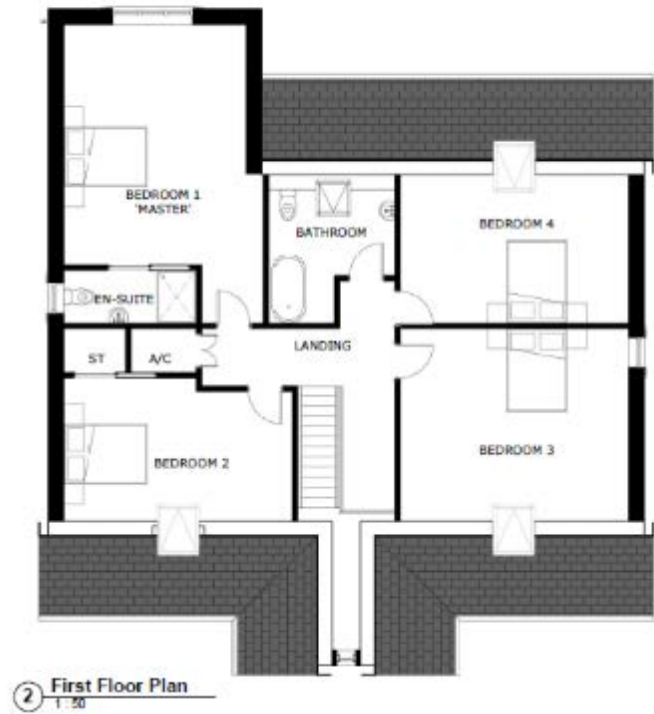
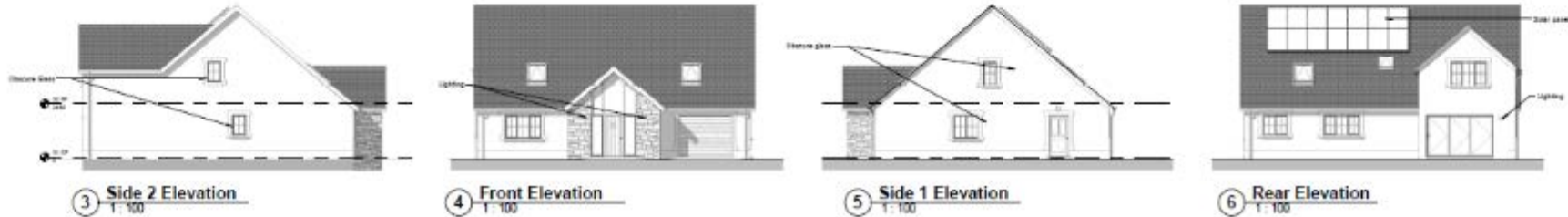
Drawing No.:
12

Revision:

PL/05822 Proposed Floor and Elevation Plans

PROPOSED FLOOR PLANS & ELEVATIONS

House Type E - 4 Bedroom Bungalow
[Plot 38]



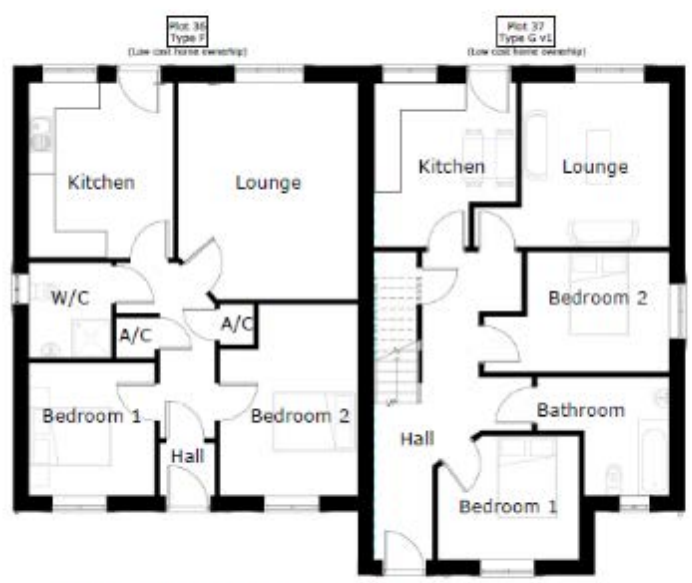
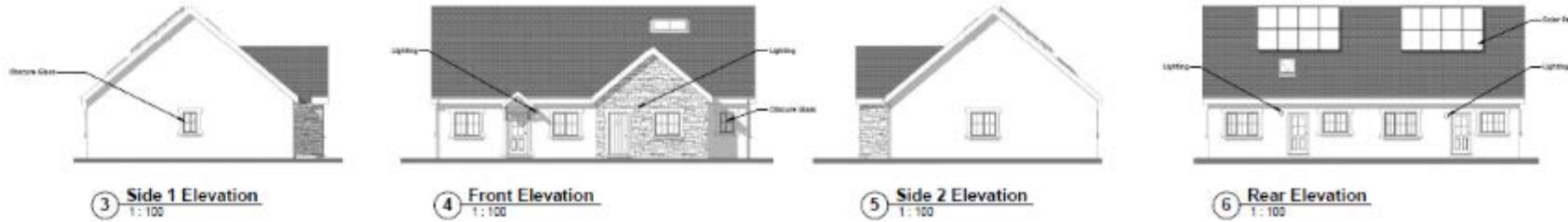
PLANNING		
SAURO ARCHITECTURAL DESIGN LTD 9 Oldson Terrace, Cambridge, CB3 2PL Tel: 01223 355 555 Email: info@sauro.co.uk		
© Sauro Architectural Design Limited 2018		
Drawn:		
Project No:		
Residential Development		
Land at Oak Farm, Hoxton, Cambridgeshire		
Drawing No:		
Proposed Floor Plans & Elevations House Type E1 - 4B Bungalow (Plot 38)		
Scale (1:50)	Sheet No:	Sheet Size:
SAURO/022	03	A1
10000	1:50	2100x2970

PL/05822 Proposed Floor and Elevation Plans

PROPOSED FLOOR PLAN & ELEVATIONS

House Type F 2BR & G v1 3BR Semi-Bungalow (Low cost home ownership)
[Plot 36 (Type F) & 37 (Type G v1)]

Type F		Type G v1 (Formal AHS)	
Name	Area	Name	Area
Ground	71 m ²	Ground	70 m ²
		Upper Floor	23 m ²
			32 m ²



1 Proposed Ground Floor Plan
1:50



2 Proposed First Floor Plan
1:50

PLANNING			
SAURO ARCHITECTURAL DESIGN			
SAURO ARCHITECTURAL DESIGN LTD 9 GOSWAMI TOWER, CANTONMENT, GATE 33A, 101-101/101/101/101 Email: info@saurio.co.uk			
Project: Plot 36/37 Development Ltd			
Project Use: Residential Development			
Level of City Form: E1/E2/E3/E4			
Project File: Proposed Floor Plan & Elevations House Type F (2BR) & Type G v1 (3BR) Semi-Detached Bungalow [Plot 36 & 37] (05/2022)			
Date:	Drawn By:	Checked By:	
26/11/2022	001/006	001	
Plot No.:	Drawing No.:	Revision:	
1036	15	A	

PL/05822 Proposed Floor and Elevation Plans

PROPOSED FLOOR PLAN & ELEVATIONS

House Type F & G 2BR Bungalow
 [Plot 34 (Type G) & 35 (Type F)] - Plot 35 to be low cost home ownership

ANS Schedule (GIA)	
Name	Ans
Type G	11 m ²
Type F	11 m ²

Notes:
 1. All Type F to Affordable use and low cost ownership.



② Side 1 Elevation
1:100



③ Front Elevation
1:100



④ Side 2 Elevation
1:100



⑤ Rear Elevation
1:100



① Proposed Ground Floor Plan
1:20

Application Number: B		DATE	SCALE
Plot No.			
Area			
PLANNING SAURO ARCHITECTURAL DESIGN LTD 5 Euston Terrace, Cambridge, CB2 1TB Tel: 01223 310000 Email: info@sauro.co.uk			
I hereby certify that the above information is true and correct to the best of my knowledge and belief. Name: Housing Development Ltd			
Project No: Residential Development Land Use: Class 1(a), Class 2(a), Class 3(a), Class 4(a)			
Project Title: Proposed Floor Plan & Elevations House Type F & G - 2BR Bungalow (14 Units) (Plot 34&35)			
Drawn by:	Checked by:	Scale:	Sheet No:
10/08	10/08	AS	A

PL/05822 Proposed Floor and Elevation Plans

PROPOSED ELEVATIONS

House Type H - 4 Bedroom [Plot 33]

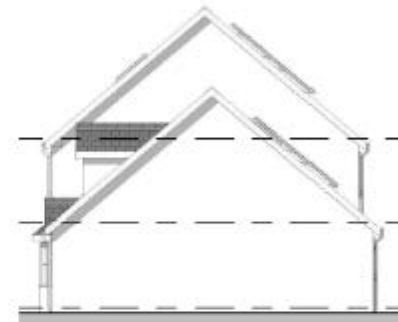
House Type J - 3 Bedroom [Plot 31]



THIS DRAWING IS SUBJECT TO LOCAL ORDINANCES AND ALL OTHER RELEVANT CONDITIONS. ALL CONSTRUCTION AND FINISHES AND MATERIALS SPECIFIED ARE SUBJECT TO THE CURRENT MARKET. ALL DIMENSIONS MUST BE CHECKED ON SITE. NO PARTS OF THIS DRAWING ARE TO BE USED IN CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF SAURO ARCHITECTURAL DESIGN LTD. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND NOT TO THE STRUCTURAL ELEMENTS AND TO BE DEPENDANT ON THE STRUCTURAL ENGINEER'S QUALIFICATION.



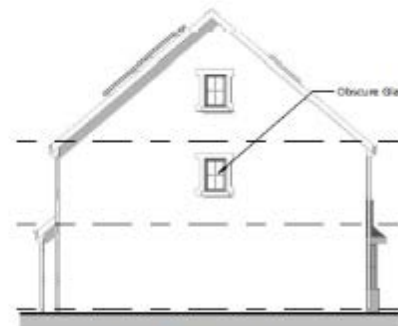
1 **Front Elevation**
1 : 100



2 **Side 1 Elevation**
1 : 100



3 **Rear Elevation**
1 : 100



4 **Side 2 Elevation**
1 : 100

A	Change of title	06	15/03/23
	Removal of Plot 32 (House type C)		
Rev	Description	By	Date

PURPOSE OF ISSUE
PAC



SAURO ARCHITECTURAL DESIGN LTD
9 Eriston Terrace,
Carmarthen, SA31 1HA
Tel: (01287) 233 666
Email: design@sauro.co.uk

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Client
Moelre Developments Ltd.

Project Title
Residential Development
Land at Cefn Farm,
Rhydargau
Carmarthenshire

Drawing Title
Proposed Elevations
House Types H, I & J - 4BR, 2BR & 3BR
Terraced House [Plot 31 & 33] (2 of 2)

Scale (on A2)
1 : 100

Sheet Size
A2

Date
11/04/22

Job No.
1036

Drawn by
04

Drawing No.
18

Checked by
A

PL/05822 Proposed Floor and Elevation Plans

PROPOSED FLOOR PLANS
 House Type H - 4 Bedroom [Plot 33]
 House Type J - 3 Bedroom [Plot 31]



1 Ground Floor Plan
1:50



2 First Floor Plan
1:50



3 Second Floor Plan
1:50

Tudalen 170

Project No.	PL/05822	Rev.	01
Client	Woolly Developments Ltd.	Project Name	Multi-Residential Development
Location	Land at Gully Farm, Fyfehill, Perth, CA18 1JG	Project No.	PL/05822
Scale	1:50	Sheet No.	01
Date	11/04/22	Author	SAURO
Check	SAURO	Drawing No.	01
Scale	1:50	Sheet No.	01

PL/05822 Proposed Floor and Elevation Plans

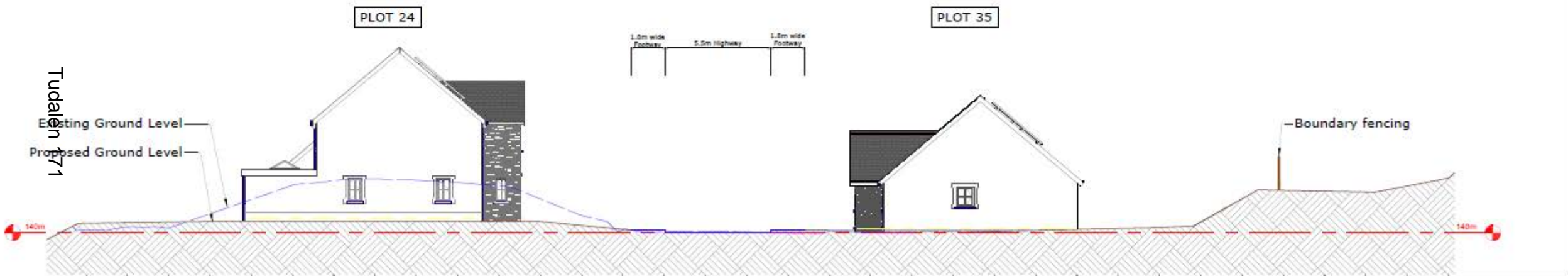
PROPOSED SITE SECTIONS



THIS SCHEME IS SUBJECT TO LOCAL PLANNING AND ALL OTHER NECESSARY CONSENTS. ALL CONSTRUCTION, CITY LAWS AND ADVICE SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CONSTRUCTION ACT 1984 AND THE CONSTRUCTION (GENERAL) REGULATIONS 2006. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS AND SPECIFICATIONS. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL QUANTITIES SHOWN ARE APPROXIMATE. ALL QUANTITIES SHOWN ARE APPROXIMATE. ALL QUANTITIES SHOWN ARE APPROXIMATE.



Proposed Site Section A-A
1:100



Tudalen 171

Existing Ground Level
Proposed Ground Level

-Boundary fencing

1.5m wide Footway 5.5m Highway 1.5m wide Footway

140m

140m





Tudalen 173



PL/05822



Tudalen 174

PL/05822



Tudalen 175

PL/05822



Tudalen 176

Diolch | Thank you

Tudalen 177

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Cyngor **Sir Gâr**
Carmarthenshire
County Council



Mae'r dudalen hon yn wag yn fwriadol