

Annwyl Gyngorydd,

PWYLLGOR CYNLLUNIO - DYDD IAU, 28AIN MAWRTH, 2024

Gweler yn amgaaedig, yr adroddiadau canlynol nad oedd ar gael i'w hanfon allan gyda'r Agenda.

Rhif ar yr Agenda	Eitem
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3. **PENDERFYNU AR GEISIADAU CYNLLUNIO** (Tudalennau 3 - 186)

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**

28/03/2024

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/00152
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Proposal	Construction of a new effluent treatment plant to replace the current asset which has become outdated due to improvements in technology and treatment processes
Location	Dairy Partners, The Creamery, Aberarad, Newcastle Emlyn, SA38 9DQ

Details

Consultation

Local Member – Councillor Howells is a member of the Planning Committee and has not made prior comment.

Application No	PL/03344
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Proposal	Replacement Clean-In-Place (CIP) tanks and associated new bunding
Location	The Creamery, Aberarad, Newcastle Emlyn, SA38 9DQ

Details

Consultation

Local Member – Councillor Howells is a member of the Planning Committee and has not made prior comment.

Appraisal

On visiting the site again before Committee it was noted that the tanks have been installed and that the layout is not as shown on the submitted plans.

An amended layout has been submitted however assurances have been made that the tanks contain the substances shown on the original scheme so there is no material difference other than the order the tanks are positioned.

Conditions

Condition 2 needs to be amended to read as follows.

Condition 2

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

- Proposed CIP Site Location and Block Plan. (801 – Rev R02)
- Proposed CIP Containment Slab GA Plan (100 - Rev R07)
- Proposed CIP Containment Slab GA Sections Plan (100 - Rev R06)

dated 26 March 2024

- Noise Impact Assessment

dated 25 March 2022

Reason:

In the interests of visual amenity in accordance with Policy GP1 of the LDP.

Application No	PL/06623
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Proposal	Cessation of all use as a public house and the consolidation of the current residential component into 2 no. self contained 2 bed houses
Location	Angel Inn, Salem, Llandeilo, SA19 7LY

Details

Since completing the above report, further correspondence has been received from the local community group, Salem Gar Ltd, providing an update on their proposals to purchase the public house along with details of recent grant applications that have been submitted to seek to secure funds to enable this to take place. It is also stated that discussions have been undertaken with the applicant.

Given the particular circumstances of this case, it is considered that the recent submission of updated information from the local community group is worthy of further consideration by Officers having regard to Policy RT8 of the LDP which requires the Council to be satisfied that there is no interest in the public house as a going concern.

Therefore it is now recommended that determination of the application is **deferred** in order for Officers to fully consider the late submissions received and undertaken further discussions with the applicant.

Application No	PL/07177
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Proposal	Proposed Construction of Livestock Building for Mixed Agricultural and Equine Use with Ancillary Hardstanding and Landscaping [Resubmission of PL/05674 Refused on 18/07/2023]
Location	Land at Mellions, Heol Ddu, Ammanford, SA18 2UG

Details

Amended plans were received after the report was finalised which show the location of the manure storage and the extent of the hardstanding for the avoidance of doubt; of which are shown on the power point.

Mae'r dudalen hon yn wag yn fwriadol

Y Pwyllgor Cynllunio / Planning Committee

28/03/2024

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

Lle a Seilwaith | Place and Infrastructure

Tudalen 9

Cyngor **Sir Gâr**
Carmarthenshire
County Council



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

**Applications
recommended for
approval**

PL/00152

Gary Glenister

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

Lle a Seilwaith | Place and Infrastructure

Tudalen 11

Cyngor **Sir Gâr**
Carmarthenshire
County Council





Tudalen 12



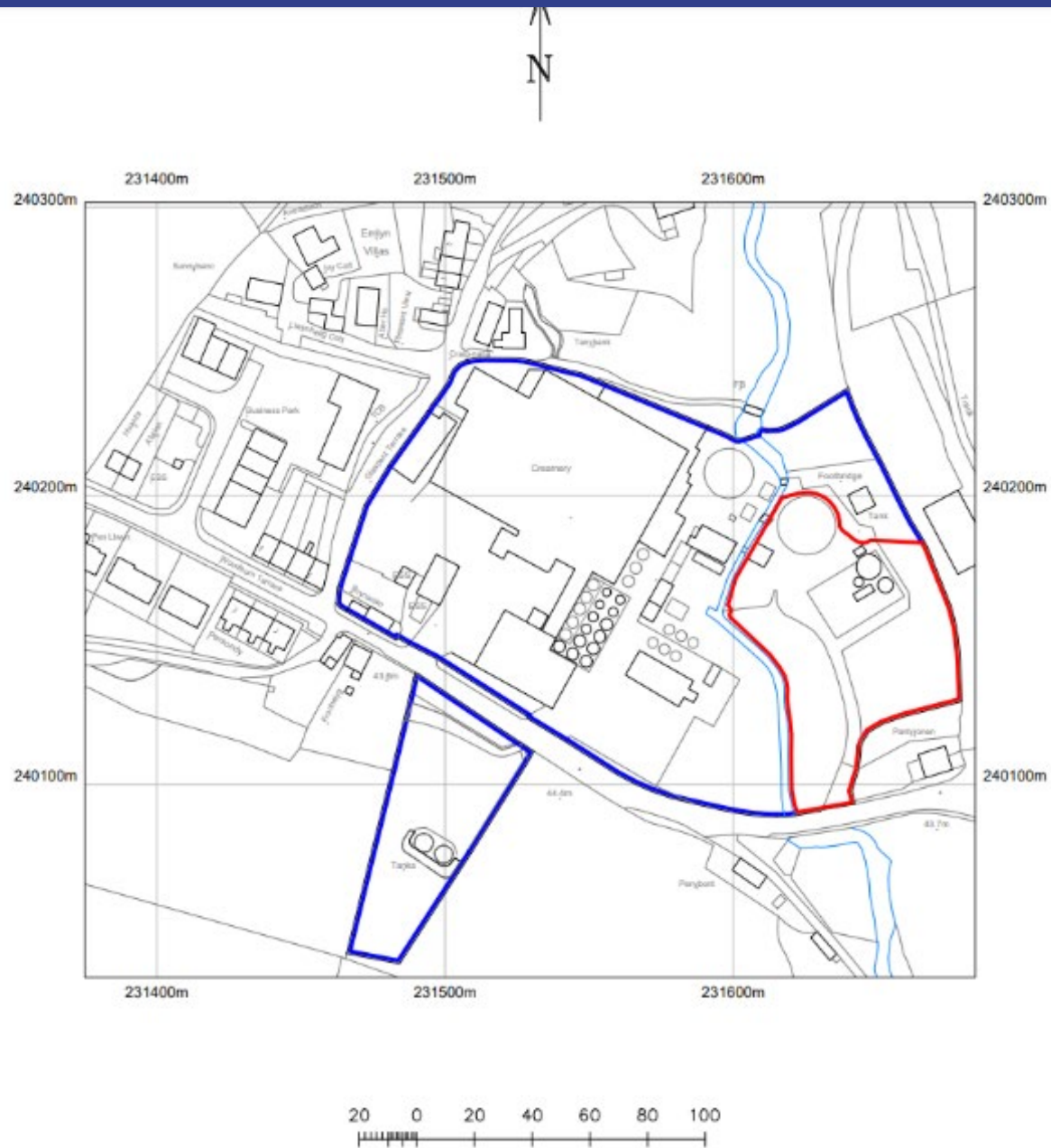
Tudalen 13

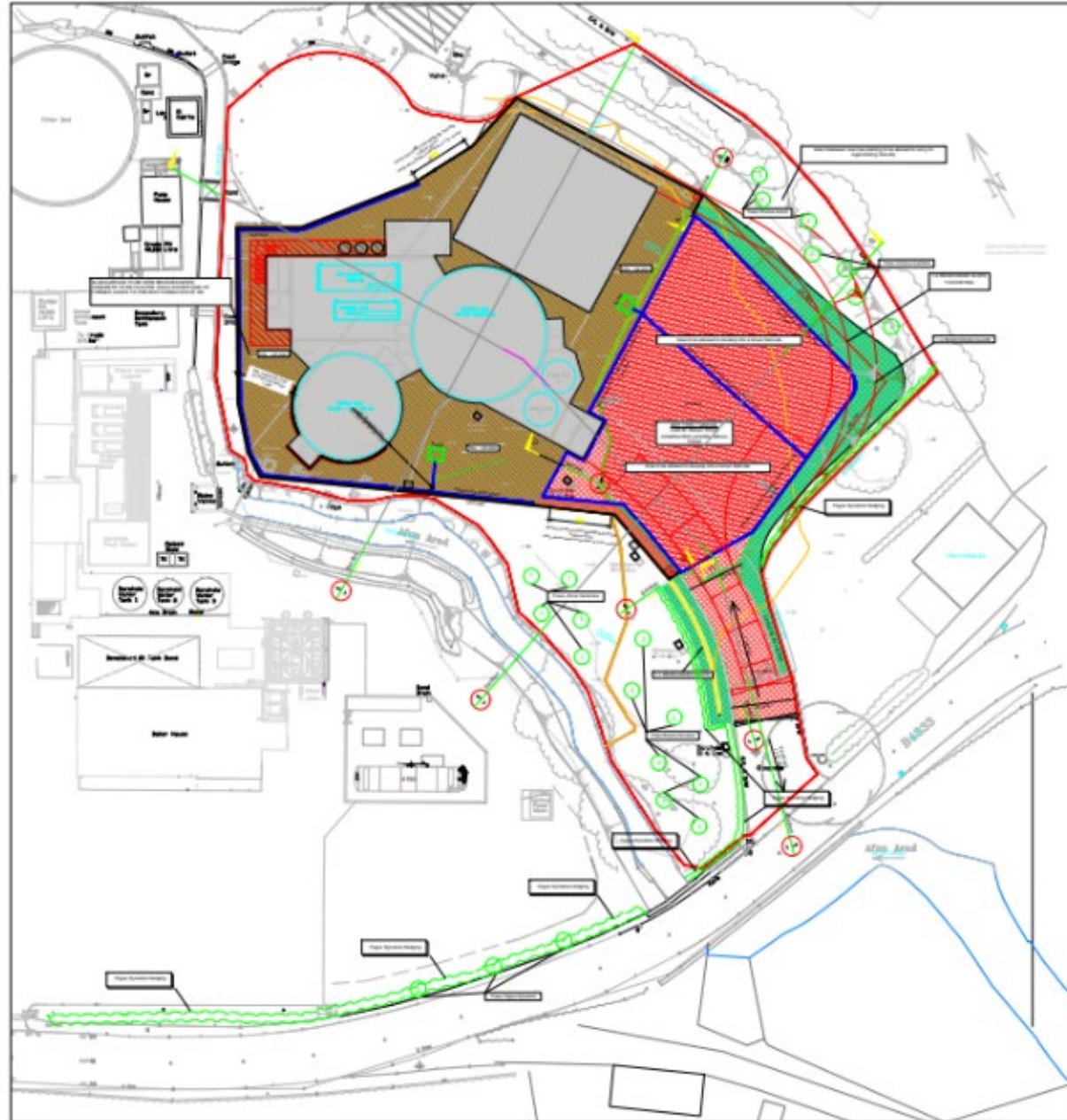
100 m
500 ft
1 : 7,500
229431.84, 240939.47











PLANT SCHEDULE			
SPECIMEN TREES			
1 Silver birch	standard	10-14cm girth	3 no.
2 Fagus sylvatica	standard	10-14cm girth	3 no.
3 Salix pendula	standard	10-14cm girth	7 no.
4 Cornus avellana	standard	10-14cm girth	4 no.
5 Prunus avium	standard	10-14cm girth	3 no.
HOEDING PLANTS			
Fagus sylvatica	SR hedging	100-120cm ht	450 no.

PLANTING SPECIES
 All specimen trees are to be root balled and planted in tree pits. 7 cubic metres in dimension and backfilled with screened topsoil (200mm for trees). 20% of the trees are to be planted using water retention granules. 2m in length and secured with rubber bedding. All trees should be planted between November and March.

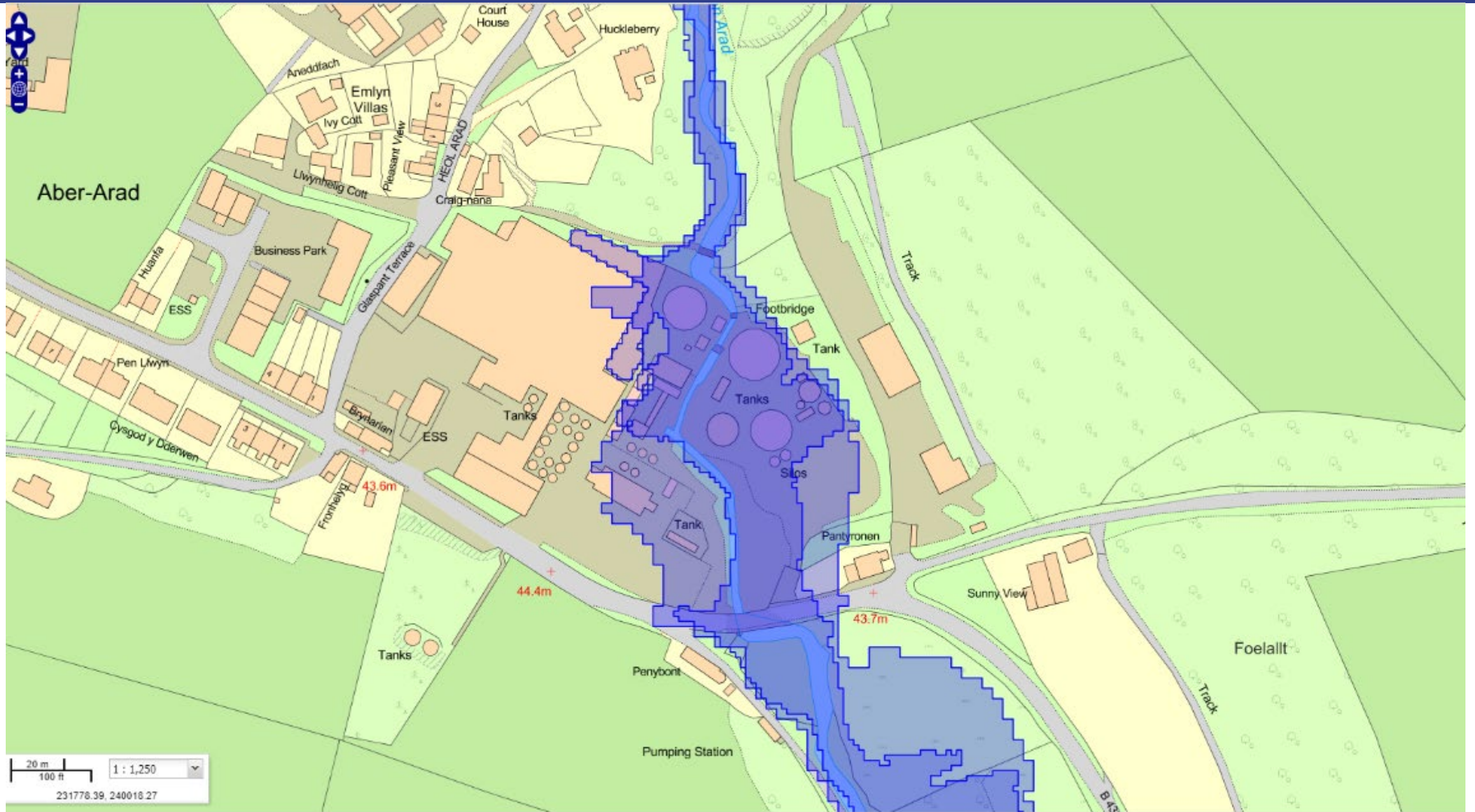
Hedging plants are to be planted in double-dugged rows with 200mm centres, in a trench. The same size specimen shrub, unrooted and unrepotted, should plants to be for protection and supported using a 200mm spiral guard and bamboo cane. 1000mm in height. Individual weaver weed mats are to be used for each plant. All hedging plants should be planted between November and March.

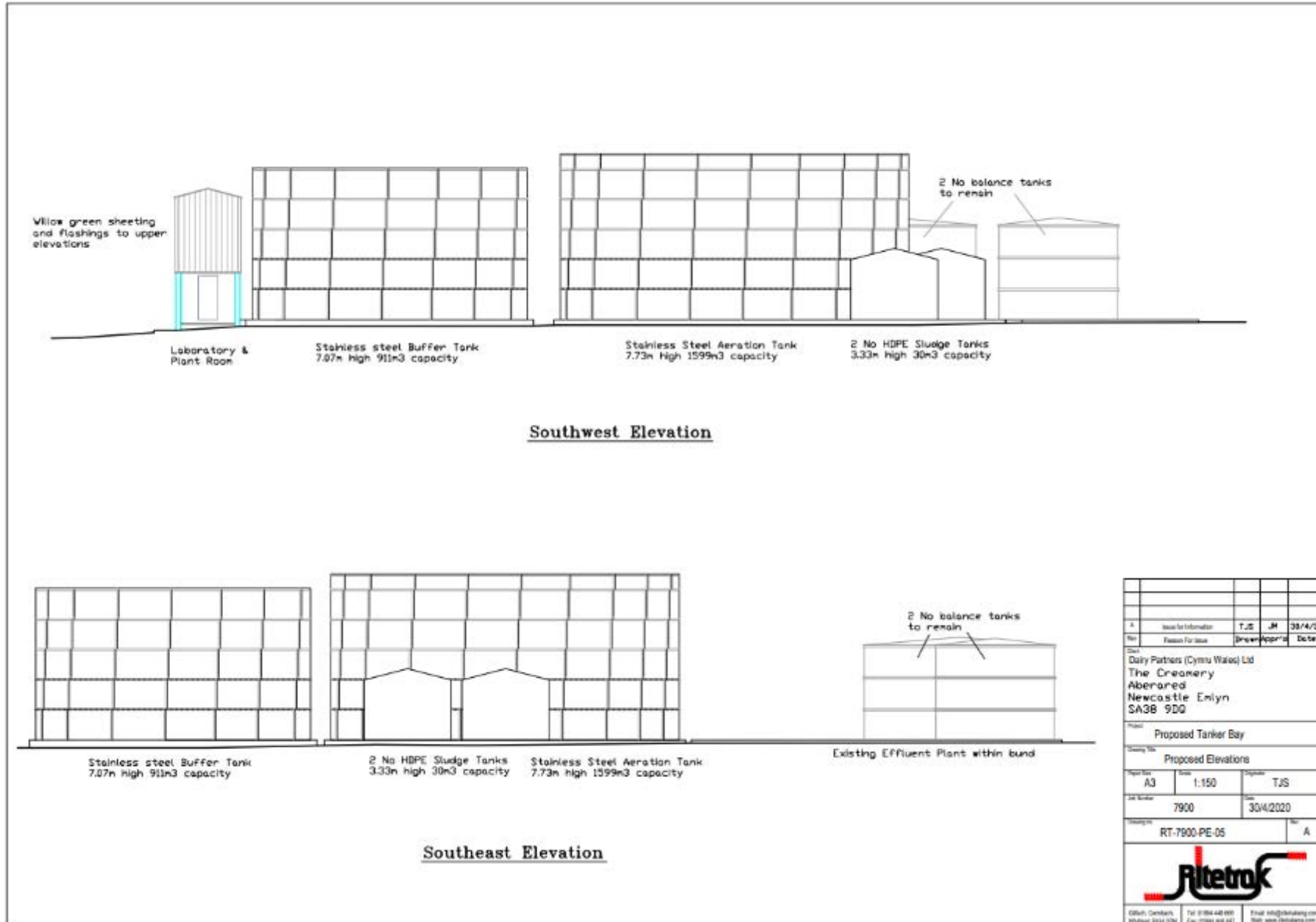
The newly installed tree plants are to be protected and supported using a 200mm spiral guard and bamboo cane. 1000mm in height. Individual weaver weed mats are to be used for each plant. An annual weeding depth of 100mm should be provided, 200mm of which should be subject to a minimum depth of 100mm of topsoil. The trees should be planted between November and March.

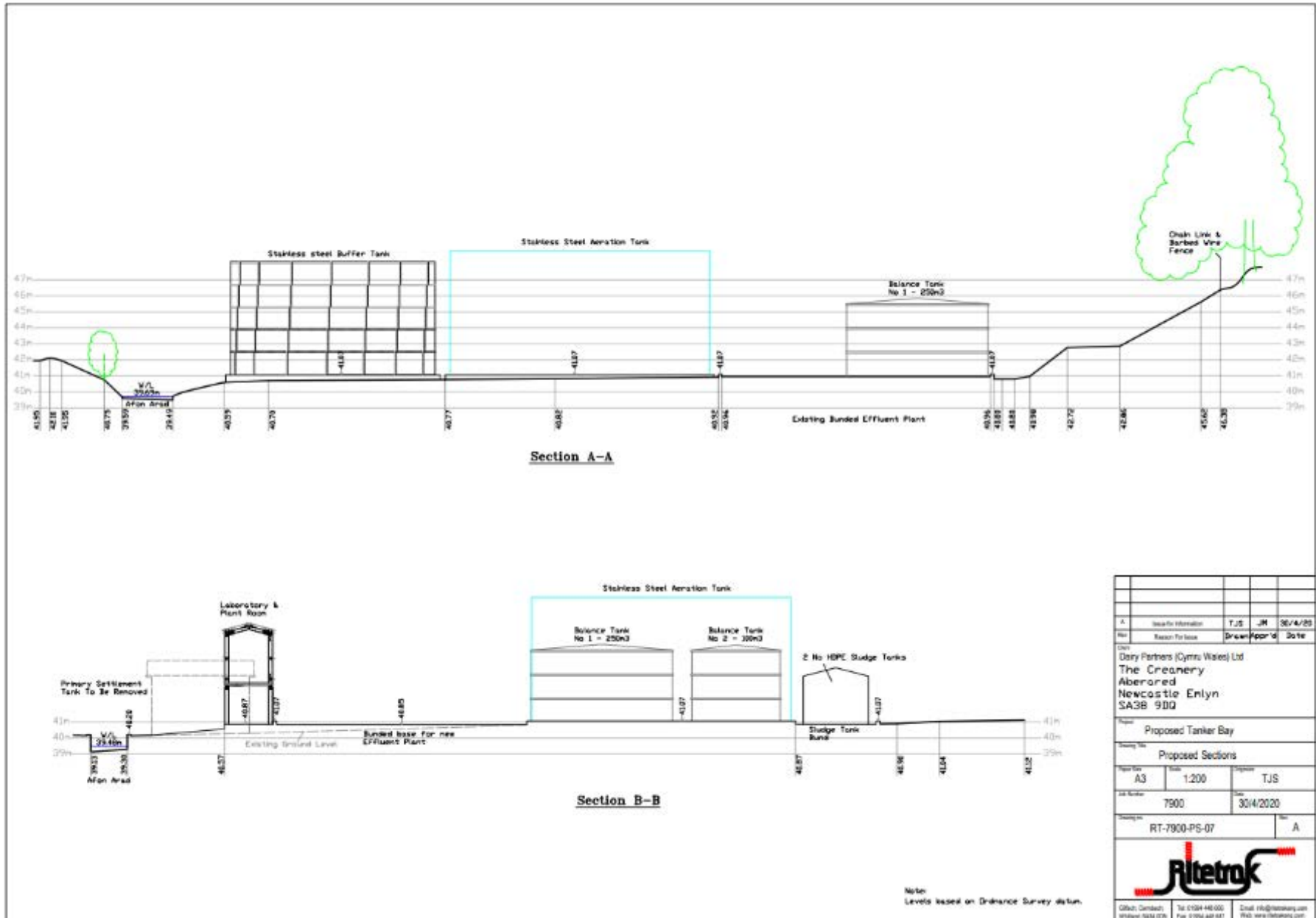
WATER FEATURE MAINTENANCE
 All plants should be watered during the first year during hot dry spells of weather, or if they are showing signs of water stress at any time.
 All dead plants should be replaced during the first planting season after the initial planting.

WATER MAINTENANCE AND MAINTENANCE
 Tree bedding should be checked every year and topped if too high. Weeds can be removed 3 years after planting.
 Hedging can be cut once they have reached their required height. Cutting should take place yearly in the autumn.
 All plants that die in the first 3 years after planting should be replaced in the next planting season.
 Hedging should be checked and during hot, dry spells of weather for the first 3 years after planting.

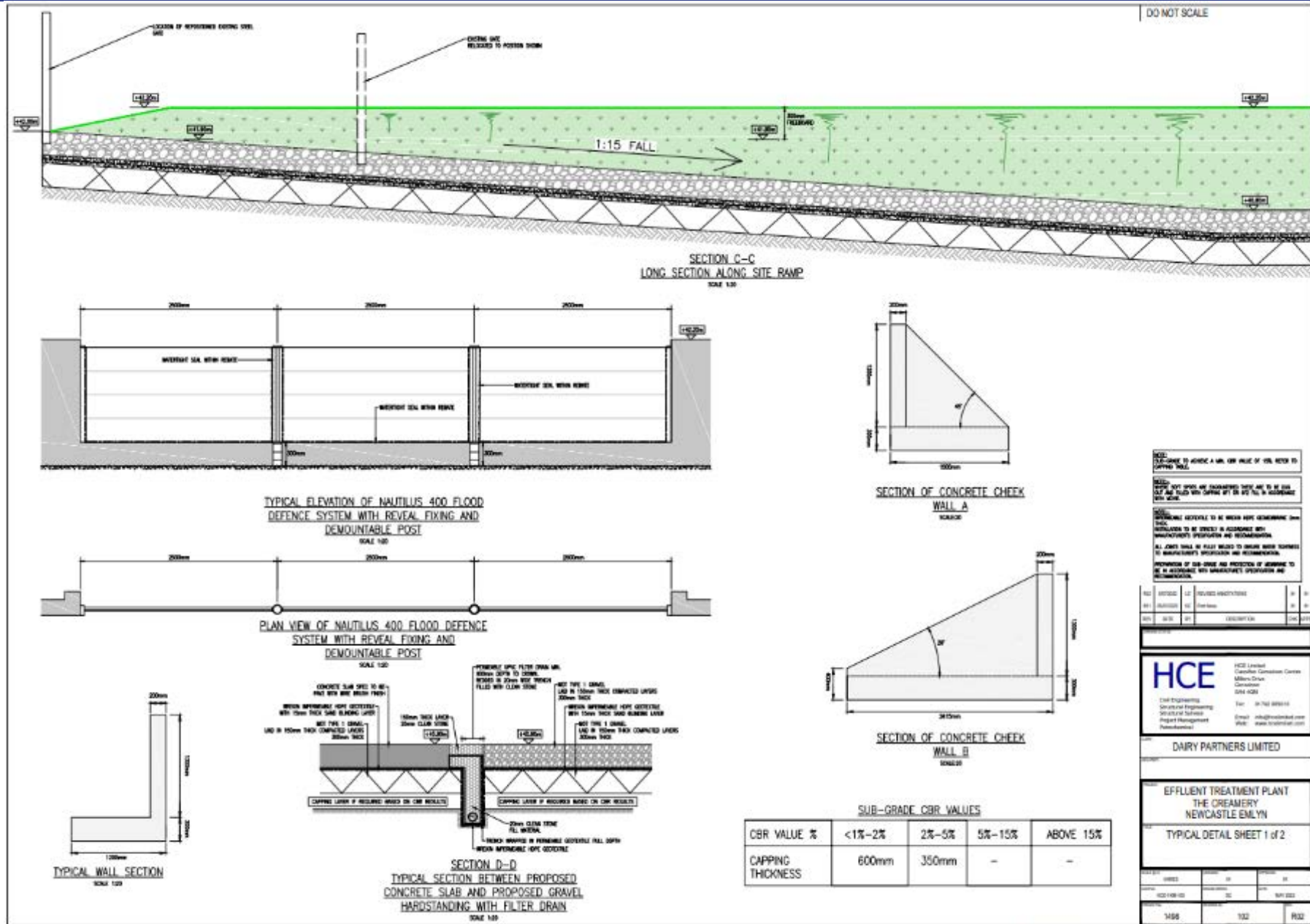
Drawing Status	Information		
Job Title			
Client	Dairy Partners (Cymru Wales) Ltd		
Drawing Title	Landscaping Plan		
Paper Size	Scale	Originator	
A2	1:250	ARD	
Job Number	Date		
0001	17-10-2022		
Drawing no.	Rev		
DP-0001	A		
Designed by	HELEN SCUTT LANDSCAPE DESIGNER The Walk Llandelo SA19 6RS 07767 217120 helen@helenscutt.co.uk		
	Tel:	Email:	
	Fax:		







A	Issue for Information	TJS	JM 30/4/20
Rev	Reason For Issue	Drawn/Issued	Date
Client	Dairy Partners (Cymru) Wales) Ltd The Creanery Aberored Newcastle Elynn SA38 9DQ		
Project	Proposed Tanker Bay		
Proposed Title	Proposed Sections		
Project No	A3	Scale	1:200
Drawn	TJS	Checked	JM
Issue Number	7900	Date	30/4/2020
Drawing No	RT-7900-PS-07	Rev	A
Global Contact	Tel: 01294 446000	Email:	info@ritetrok.com
Wales Office	Fax: 01904 446041	Web:	www.ritetrok.com



NOTE:
1. THE DRAWING IS TO BE USED TO PROVIDE A MAXIMUM VALUE OF 10% TO THE CAPPING WALL.

NOTE:
2. ALL JOINTS SHALL BE FILLED WITH CAPPING BUT IN NO CASE SHALL BE ACCORDANCE WITH SPEC.

NOTE:
3. ALL JOINTS SHALL BE FILLED WITH CAPPING BUT IN NO CASE SHALL BE ACCORDANCE WITH SPEC.

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4. ALL JOINTS SHALL BE FILLED WITH CAPPING BUT IN NO CASE SHALL BE ACCORDANCE WITH SPEC.

NOTE:
5. ALL JOINTS SHALL BE FILLED WITH CAPPING BUT IN NO CASE SHALL BE ACCORDANCE WITH SPEC.

NO.	REVISED	BY	DATE	REASON
01	ISSUED	01	20/08/2024	FOR TENDER
02	REVISED	01	20/08/2024	FOR TENDER

HCE HCE Limited
 Civil Engineering
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

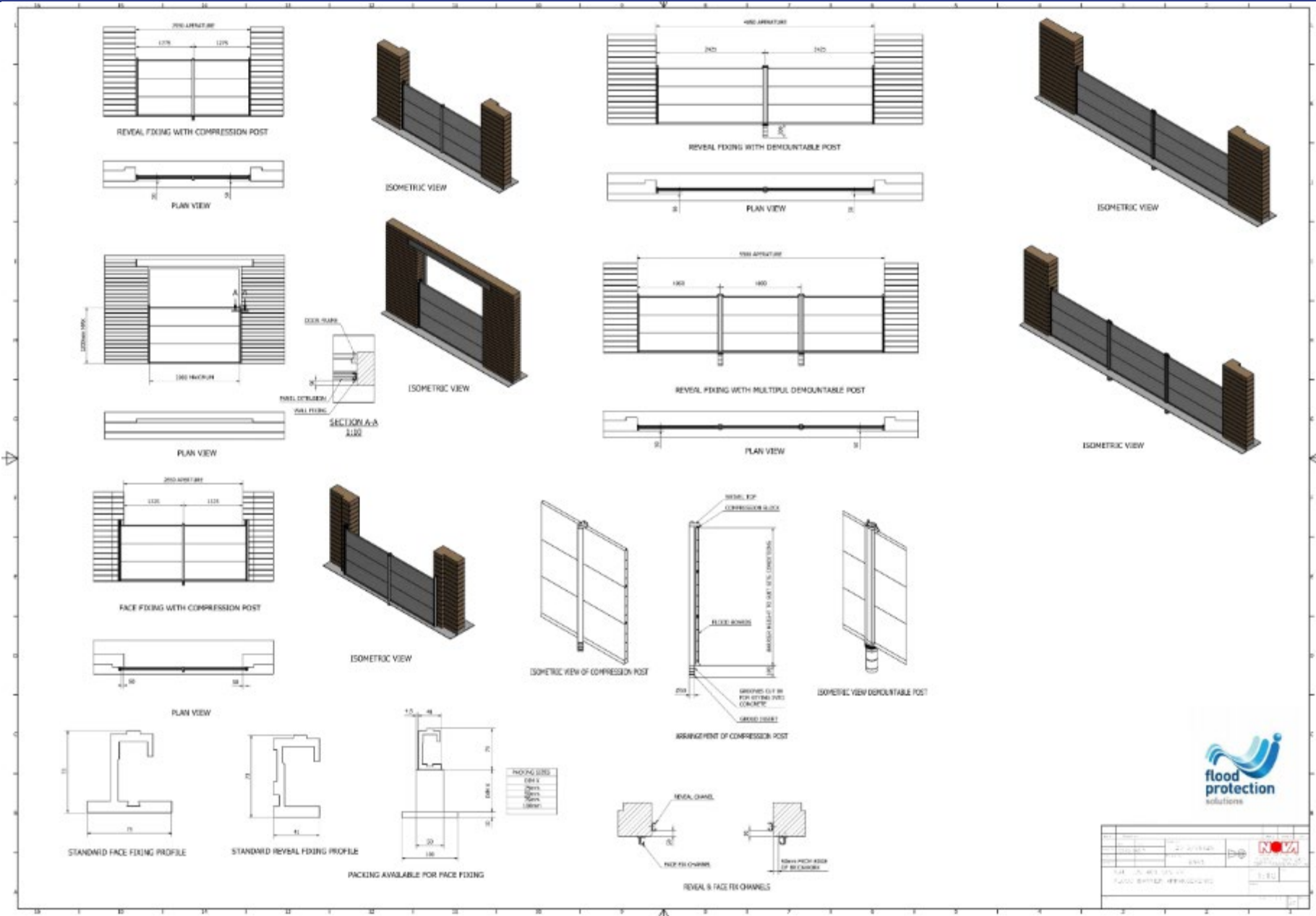
DAIRY PARTNERS LIMITED

**EFFLUENT TREATMENT PLANT
THE CREAMERY
NEWCASTLE EMILYN**

TYPICAL DETAIL SHEET 1 of 2

SUB-GRADE CBR VALUES

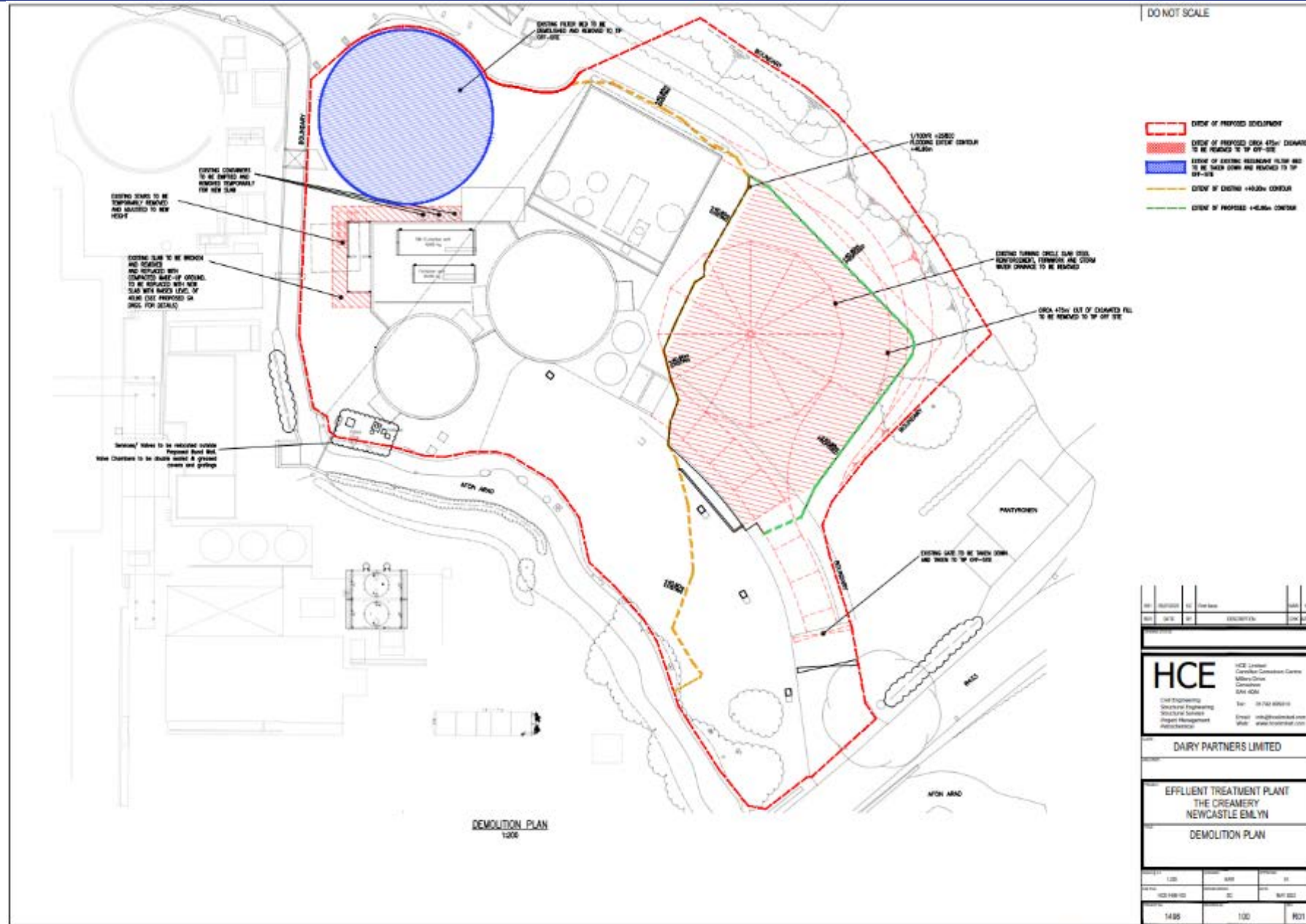
CBR VALUE %	<1%-2%	2%-5%	5%-15%	ABOVE 15%
CAPPING THICKNESS	600mm	350mm	-	-



Project Name	Project No.	Revision
Client	Date	Author
Contract No.	Scale	Checked
Location	Material	Approved
Contractor	Quantity	Drawn
Supplier	Unit Price	Reviewed
Manufacturer	Total Price	Final



PL/00152 Demolition











PL/00152



Tudalen 30

PL/00152 (March 2024)



PL/00152 (March 2024)



PL/00152 (March 2024)



PL/00152 (March 2024)



PL/00152 (March 2024)



PL/00152 (March 2024)



PL/00152 Drone Image (2020)



PL/00152 Drone Image (2020)



PL/00152 Drone Image (2020)



PL/00152 Drone Image (2020)



PL/00152 Drone Image (2020)



PL/00152 Drone Image (2020)



PL/00152 Drone Image (2020)



PL/00152 Drone Image (2020)



PL/00152 Drone Image (2020)



PL/00152 Drone Image (2020)



PL/03344

Gary Glenister

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

Lle a Seilwaith | Place and Infrastructure

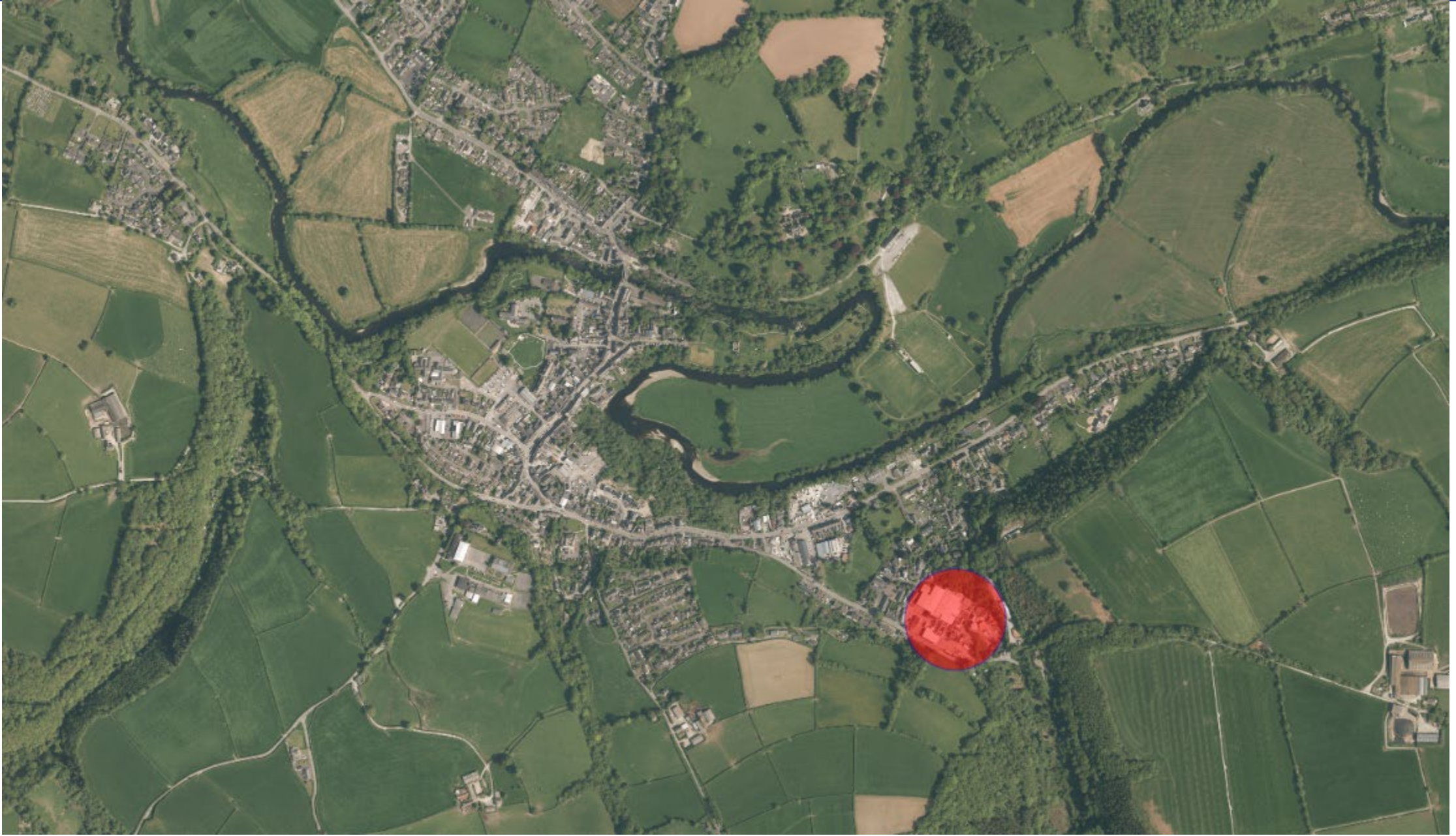
Tudalen 47

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Carmarthenshire
County Council



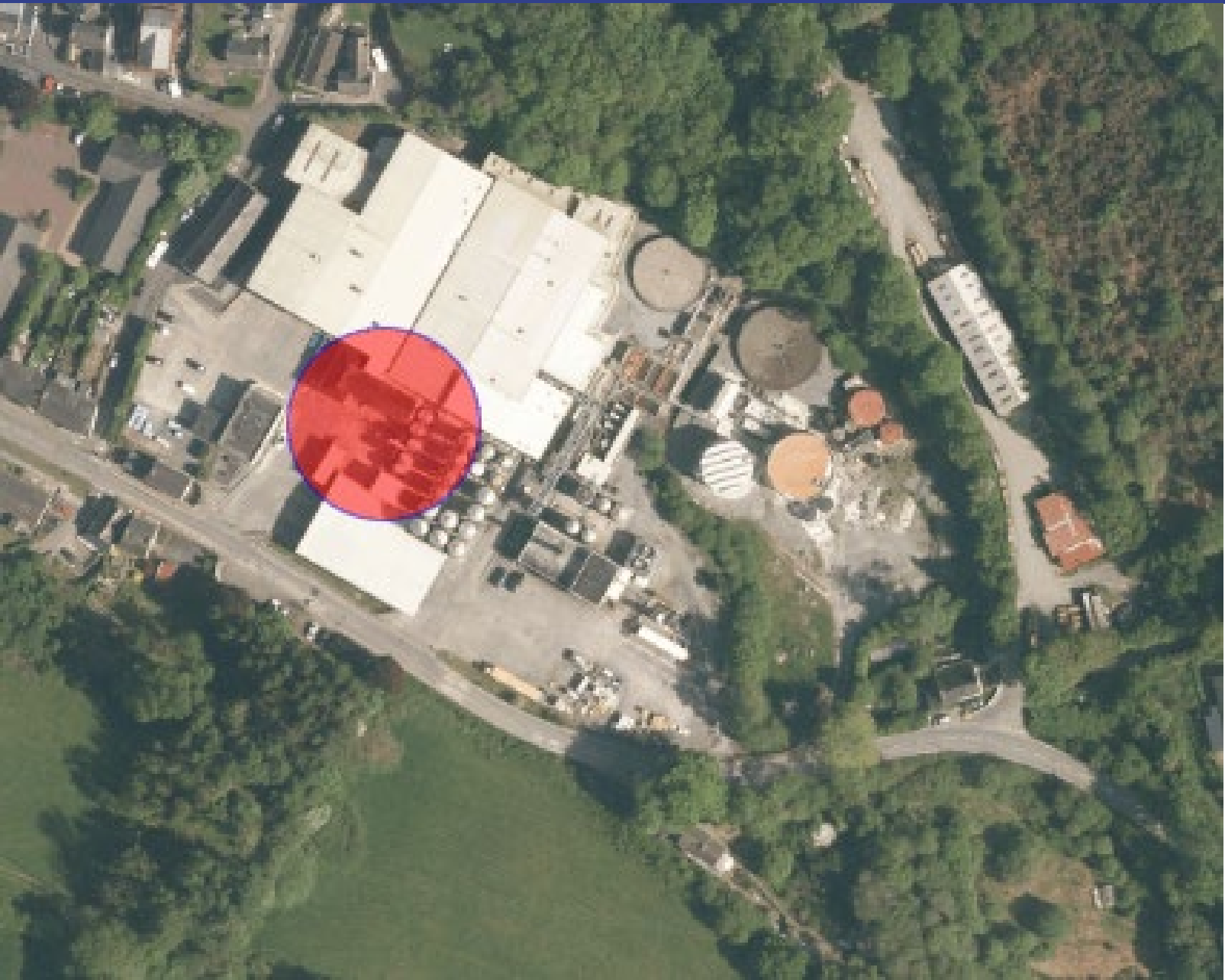


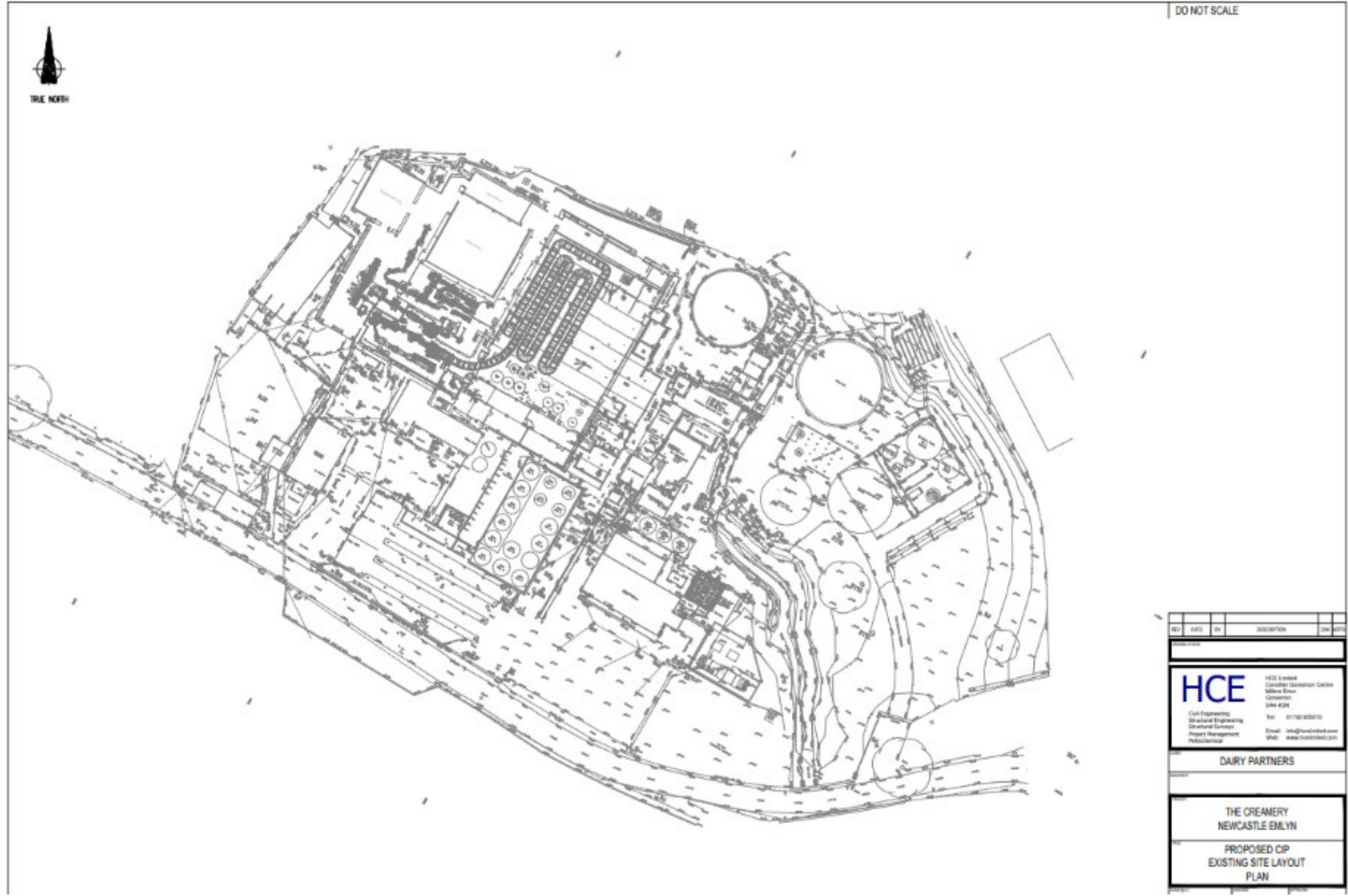
PL/03344



Tudalen 49







REV	DATE	BY	DESCRIPTION	CHK

HCE HCE Limited
Cauldrey (Sunderland) Centre
Millers Drive
Gosforth
SUN 42N

Civil Engineering
Structural Engineering
Drainage/Surveying
Project Management
P&O/Commercial

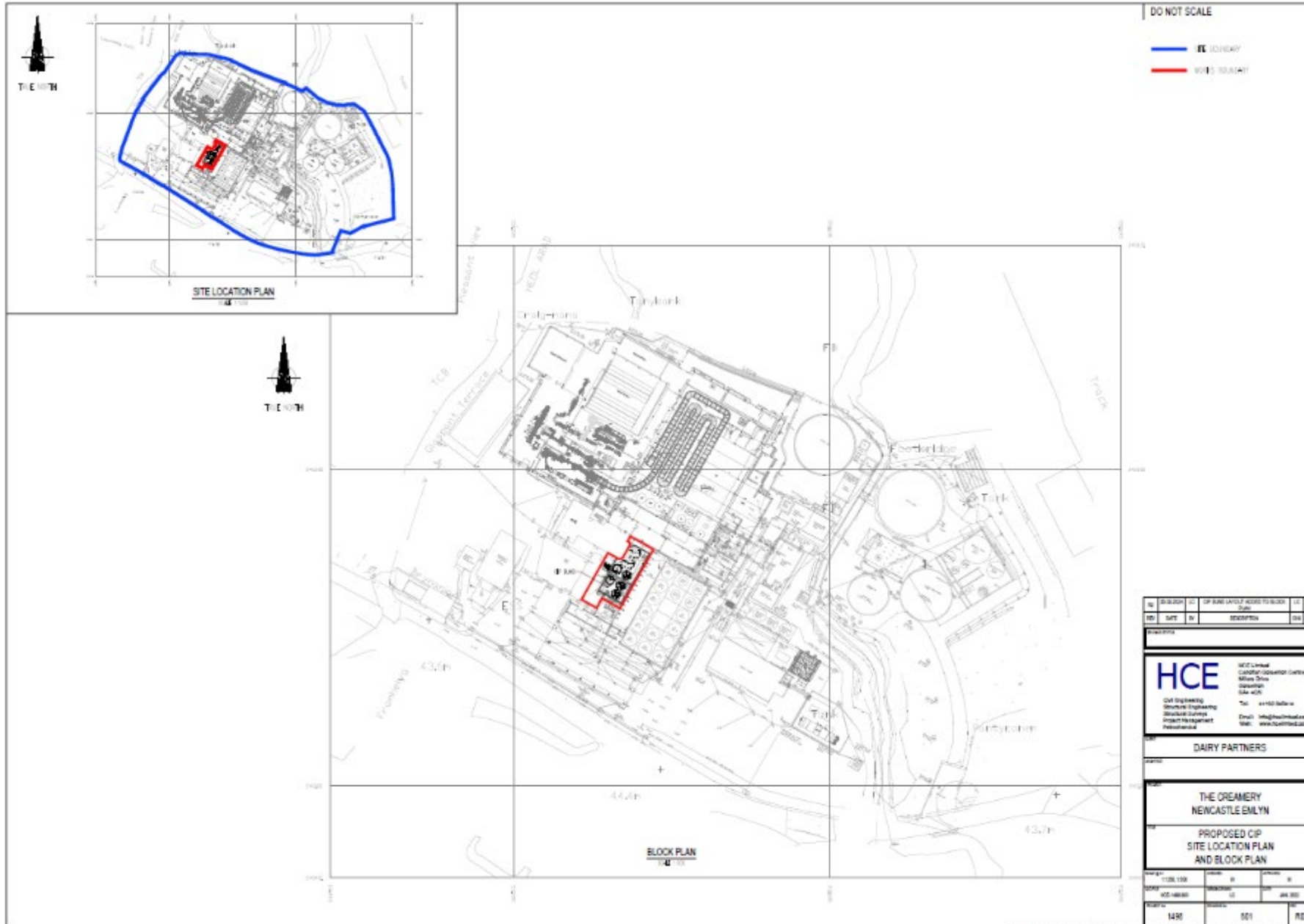
Tel: 01752 852610
Email: info@hceuk.com
Web: www.hceuk.com

DAIRY PARTNERS

THE CREAMERY
NEWCASTLE EMLYN

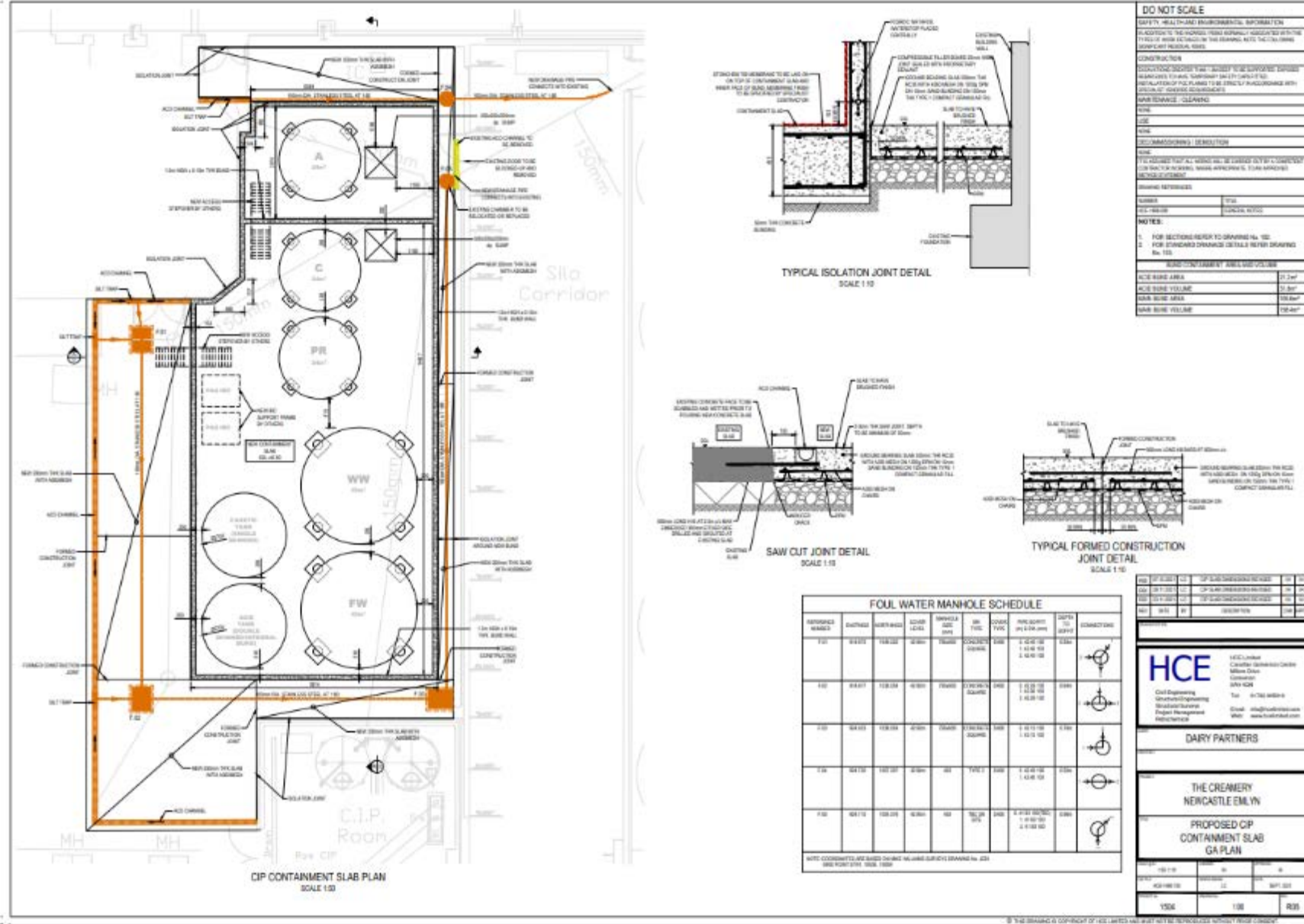
PROPOSED CIP
EXISTING SITE LAYOUT
PLAN

PL/03344 (As Built)



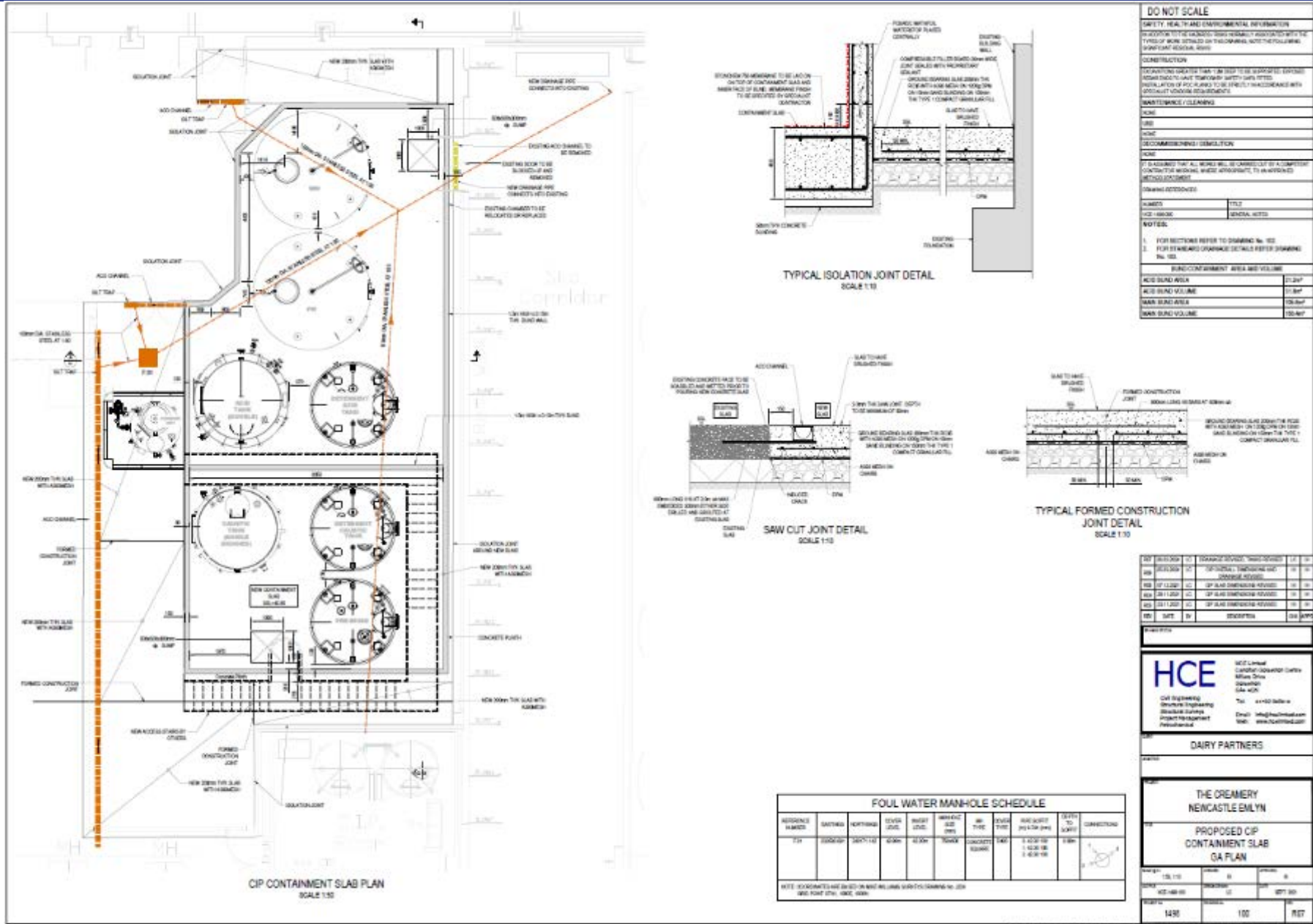
Tudalen 54

PL/03344 (as submitted)



Tudalen 57

PL/03344 (as built)





PL/03344



Tudalen 60

PL/00152 Drone Image (2020)



PL/00152 Drone Image (2020)



Tudalen 62

PL/00152 Drone Image (2020)



PL/06309

Helen Rice

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

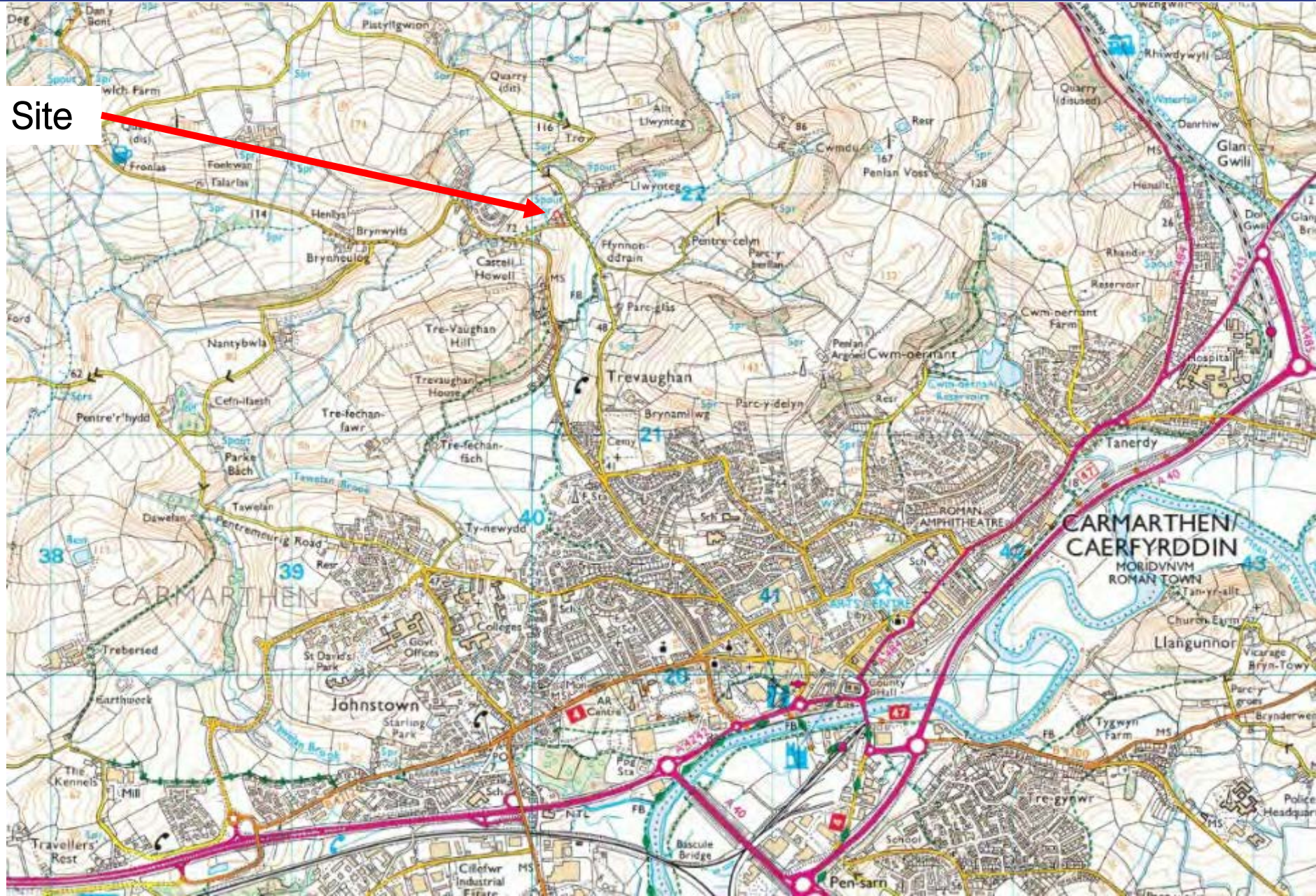
Lle a Seilwaith | Place and Infrastructure

Tudalen 64

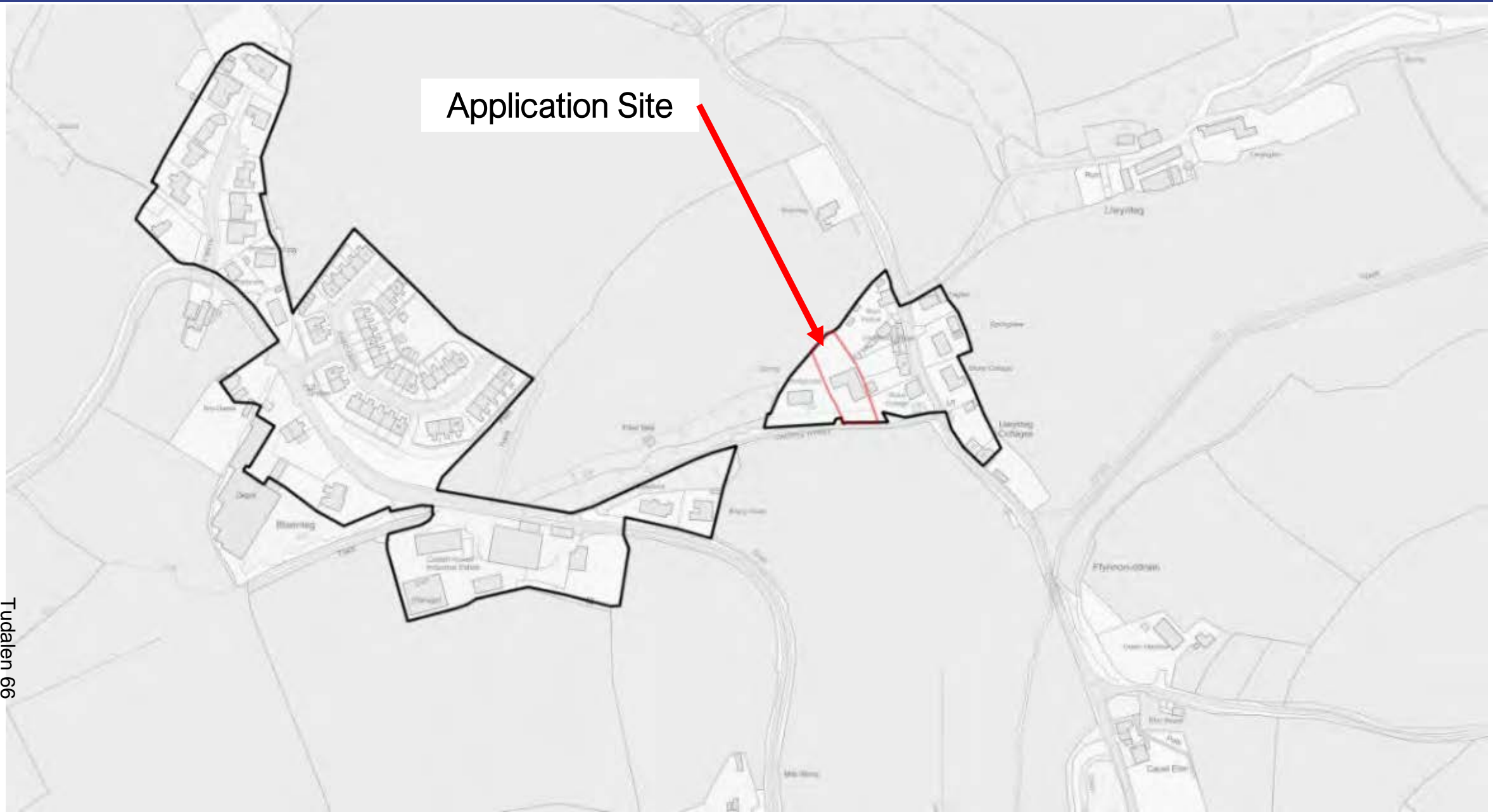
Cyngor **Sir Gâr**
Carmarthenshire
County Council



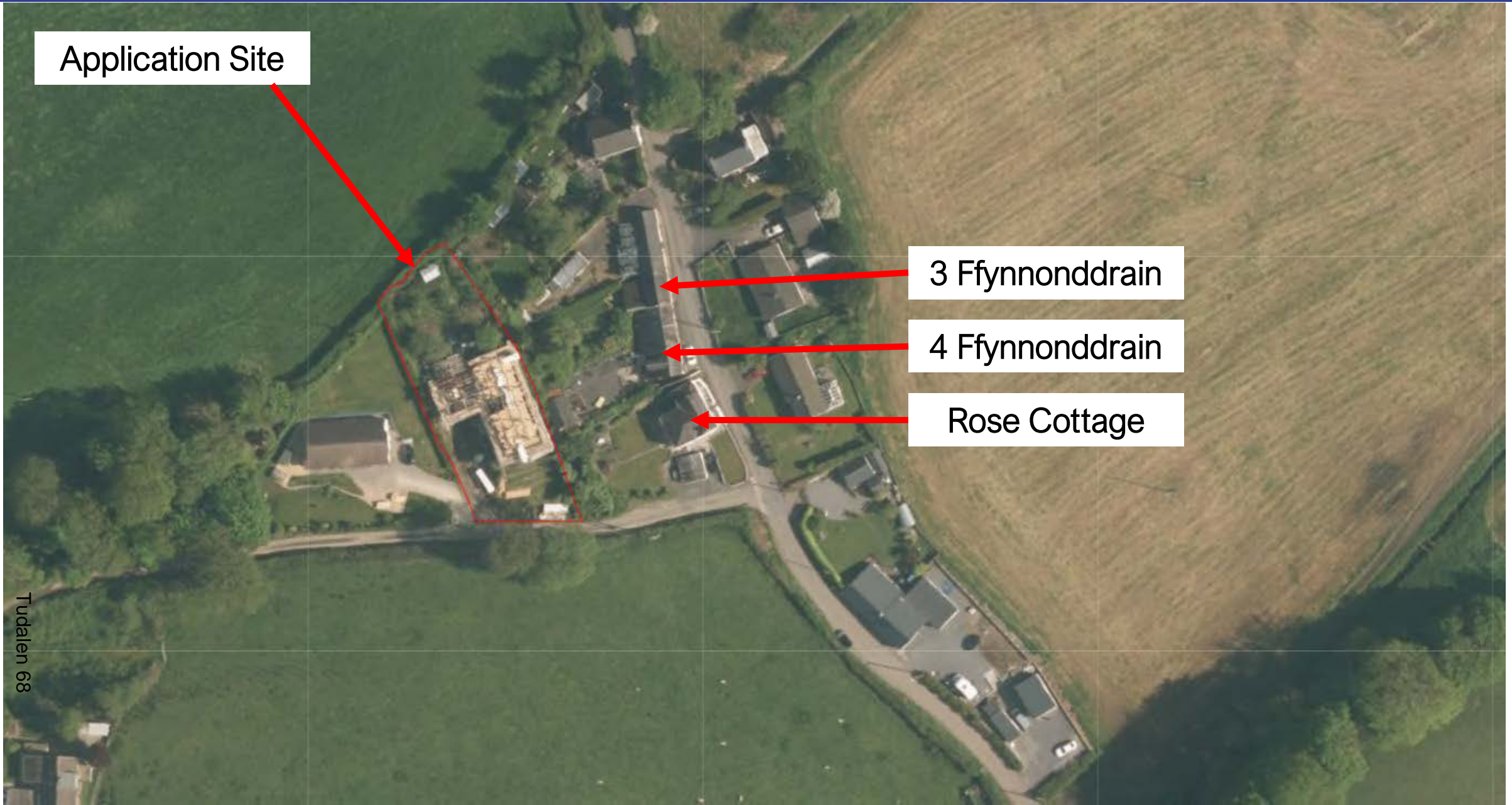
Application Site



Application Site







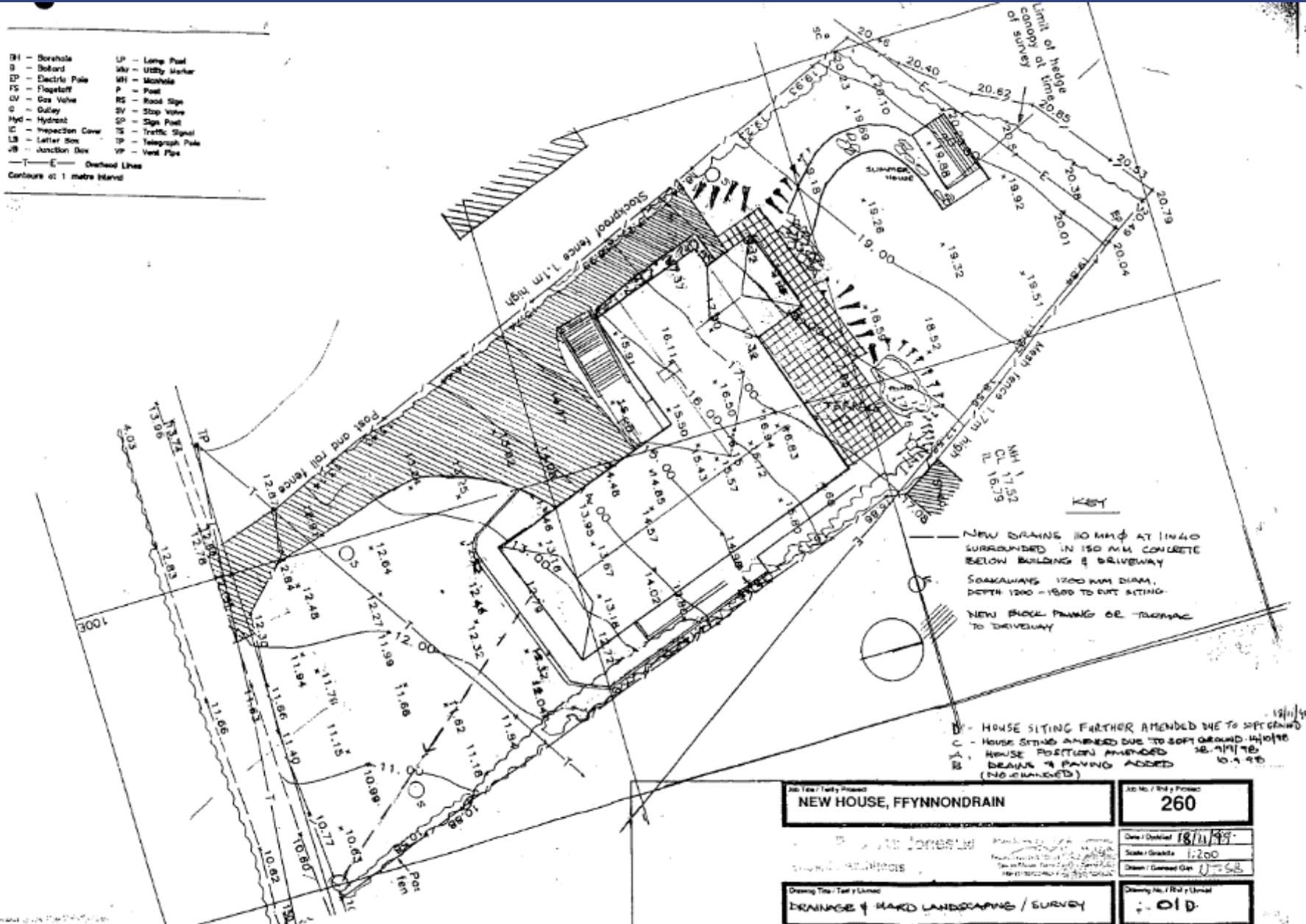
Application Site

3 Ffynnonddrain

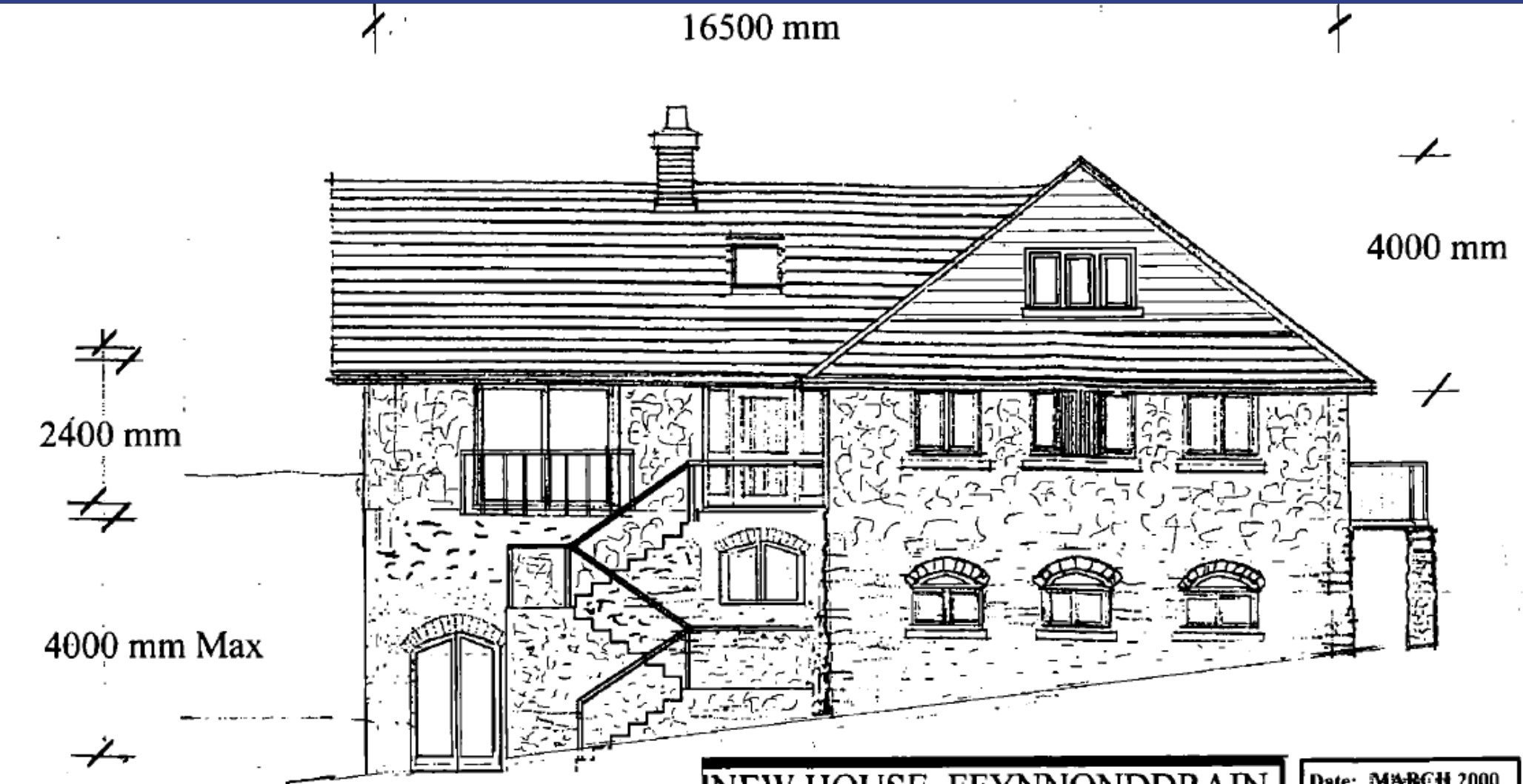
4 Ffynnonddrain

Rose Cottage

PL/06309 Approved dwelling – Site Plan



PL/06309 Approved dwelling – South (Front) Elevation

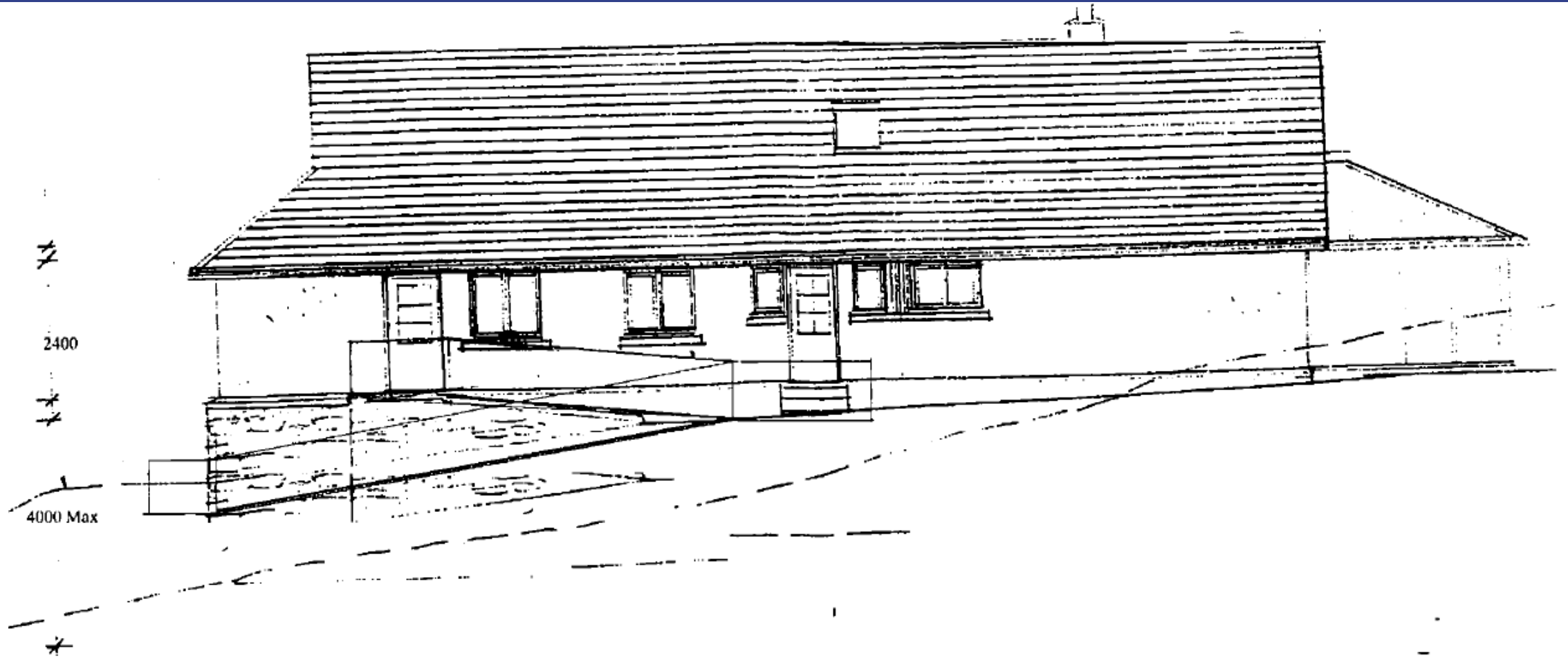


Tudalen 70

Date: MARCH 2000
Scale: 1:100

Drawing No.
05 revised
1 of 2

PL/06309 Approved Dwelling – East (Side) Elevation



EAST ELEVATION

Tudalen 71

NEW HOUSE, FFYNNONDDRAIN

ELEVATION as proposed

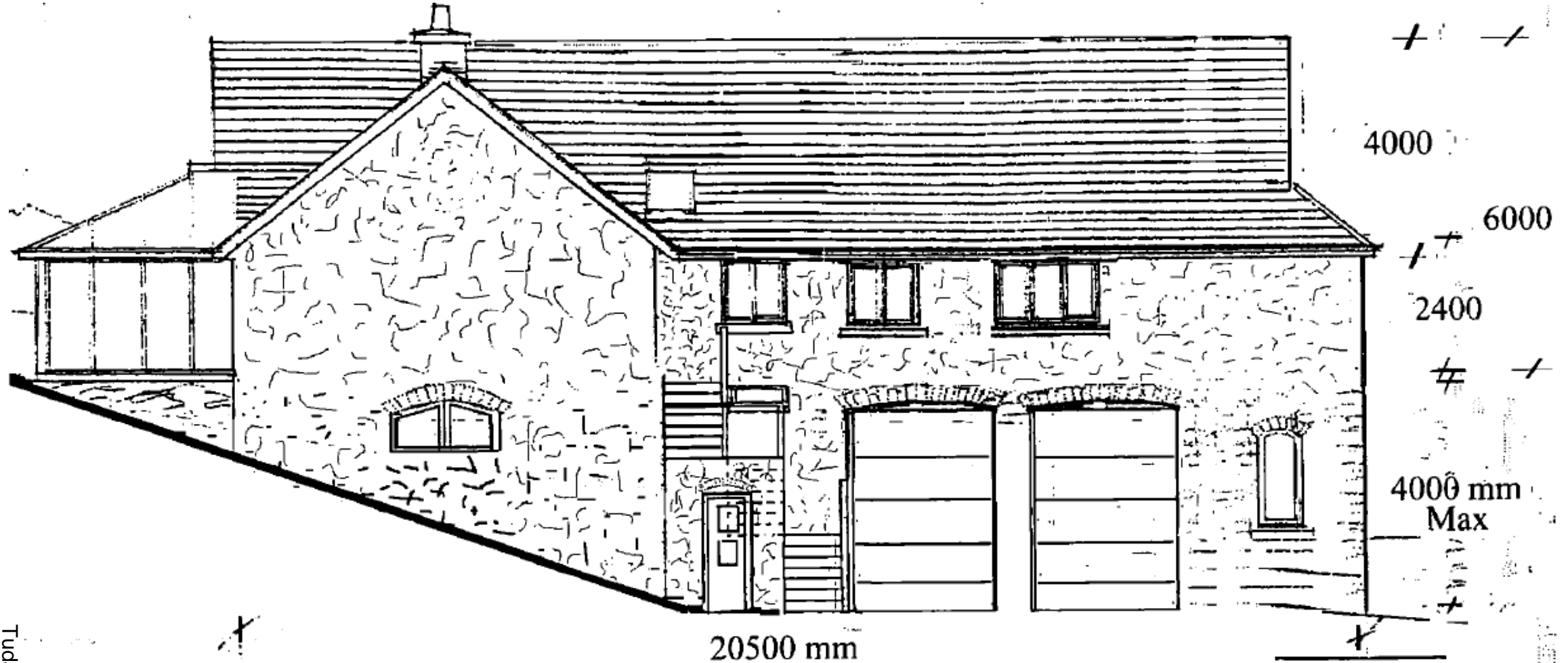
Date: October 1999

Scale: 1:100

Drawing No.

04 Revised 2 of 2

PL/06309 Approved Dwelling – West (Side) Elevation



Tudalen 72

WEST ELEVATION

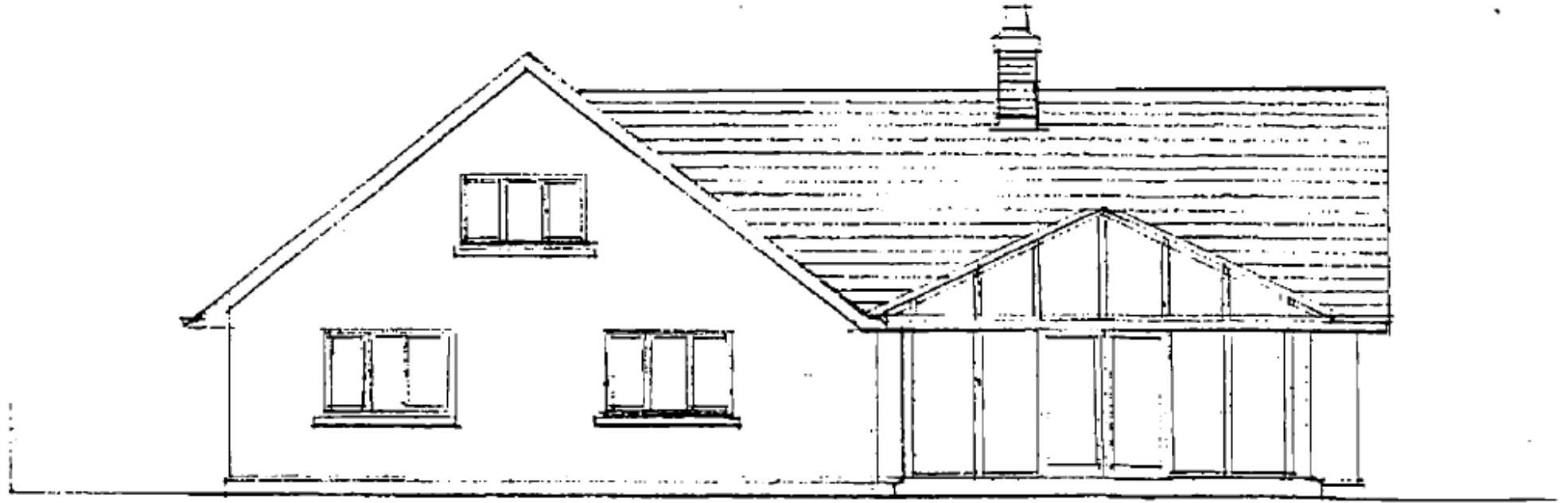
NEW HOUSE, FFYNNONDDRAIN

ELEVATION as proposed

Date: MARCH 2000
Scale: 1 : 100

Drawing No:
04 Revised
1 of 2

PL/06309 Approved Dwelling – North (rear) Elevation



NORTH ELEVATION

NEW HOUSE, FFYNNONDDRAIN

ELEVATION as proposed

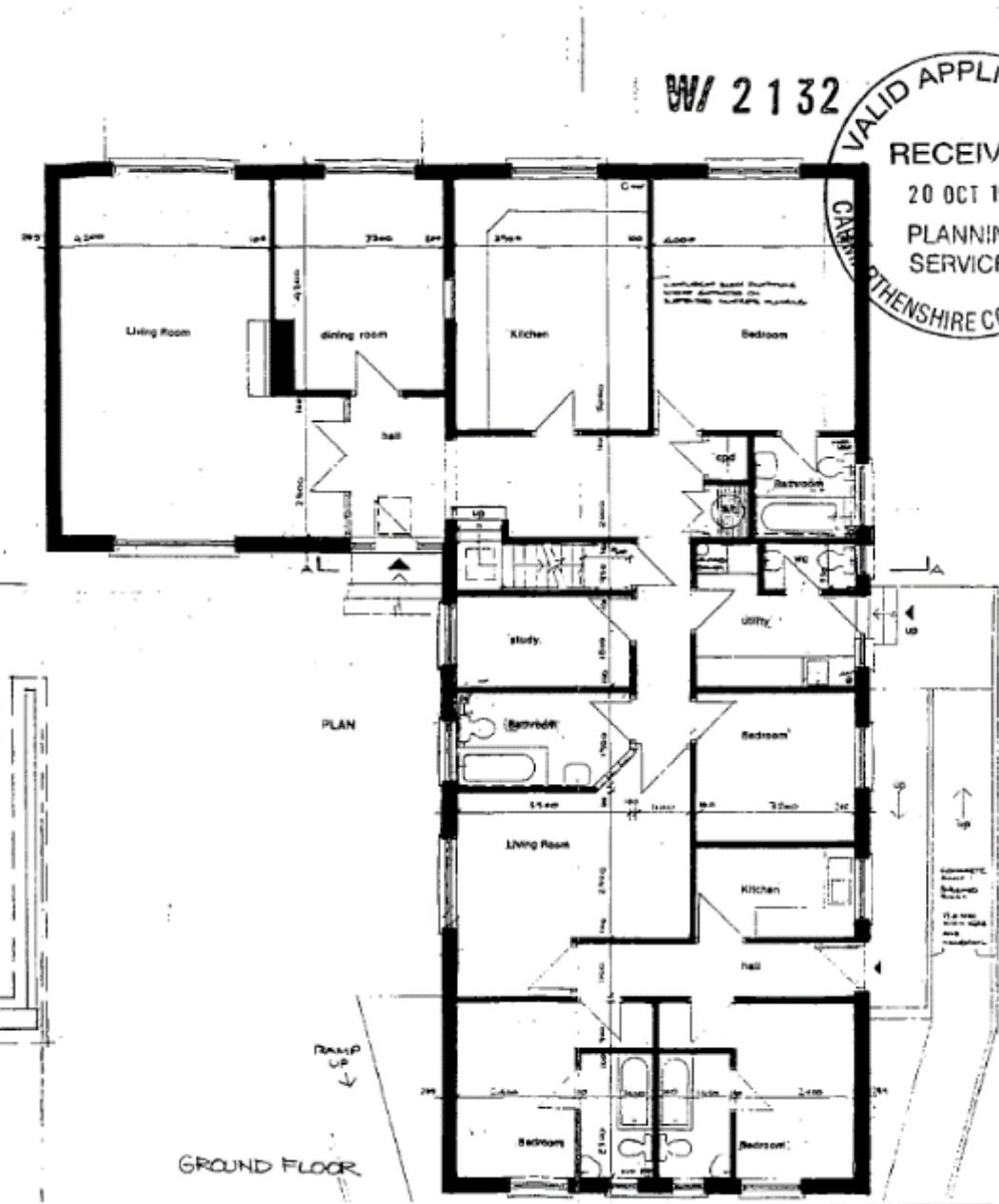
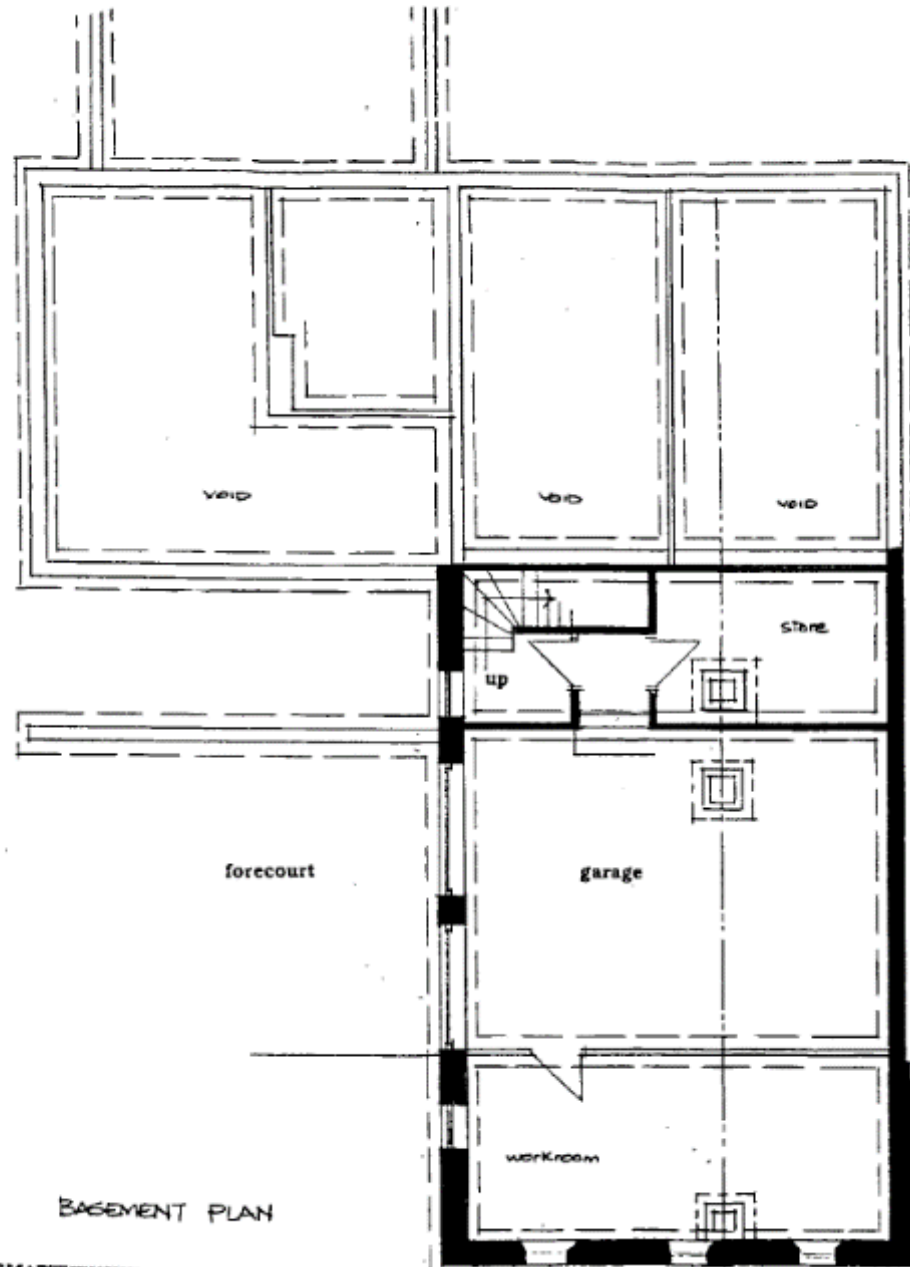
Date: October 1999

Scale: 1:100

Drawing No.

05 Revised 2 of 2

PL/06309 Approved Dwelling – Floor Plans



W/ 2132

VALID APPLICATION RECEIVED
20 OCT 1998
PLANNING SERVICES
CASHMARTTENSHPRE COUNTY

Tudalen 74

PL/06309 1999 & 2006 Aerials



Tudalen 75

PL/06309 2009 & 2013 Aerials



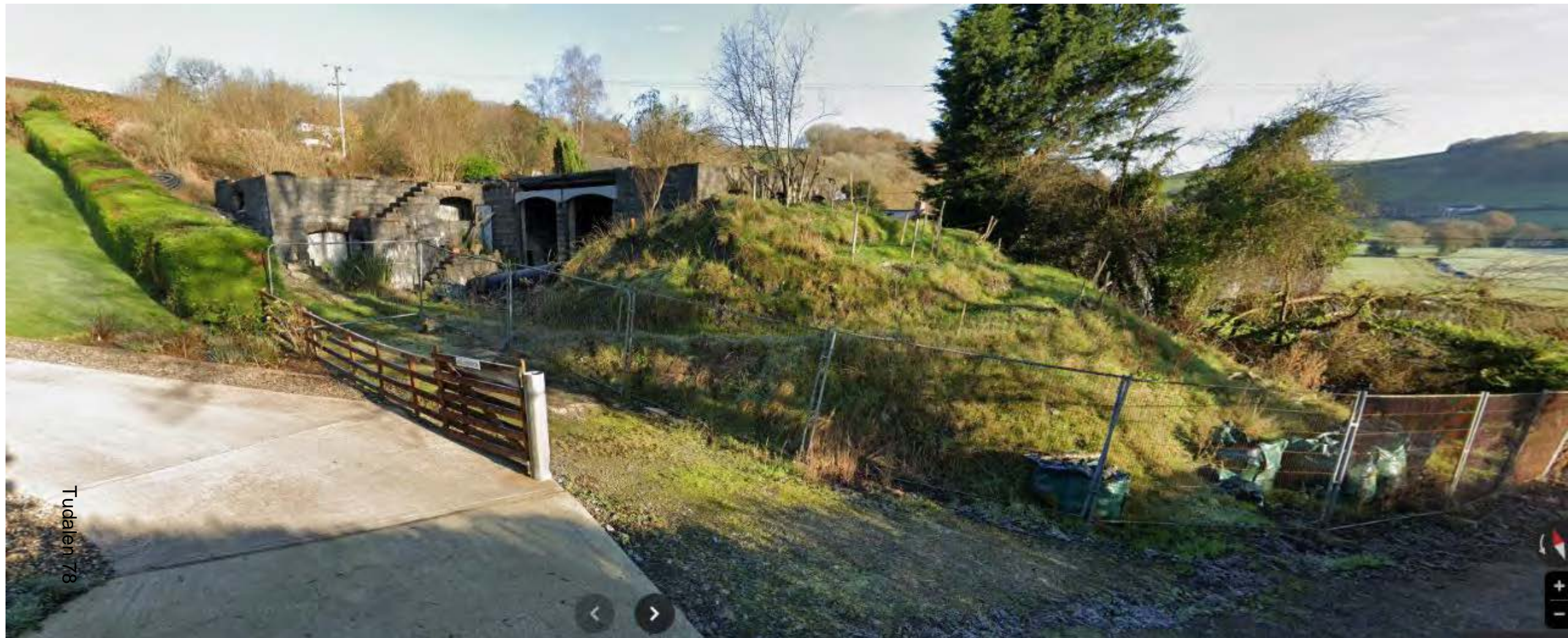
Tudalen 76

PL/06309 Google Streetview Image July 2011



Tudalen 77

PL/06309 Google Streetview November 2021



Tudalen 78

PL/06309 Google Streetview Image April 2022



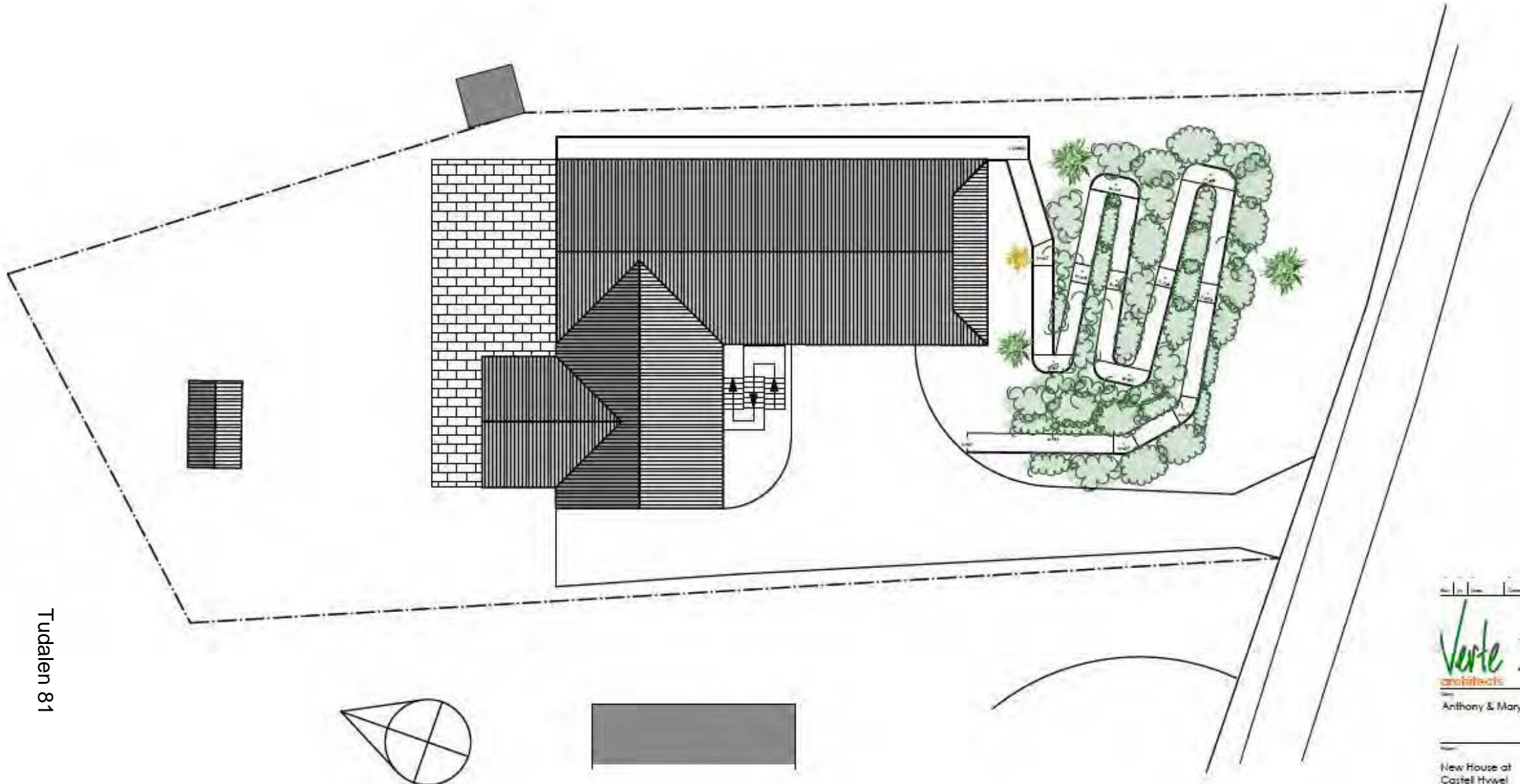
Tudalen 79

PL/06309 Aerial Photo 2023



Tudalen 80

PL/06309 Proposed dwelling



Tudalen 81

Scale: 1:1000

arb Architects
Kunsten
Region
Sør-Øst

Verte
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The Sande Westwall, Nestor 27
t: +46 (0)1347 400
e: architect@vertearchitects.se
w: www.vertearchitects.se

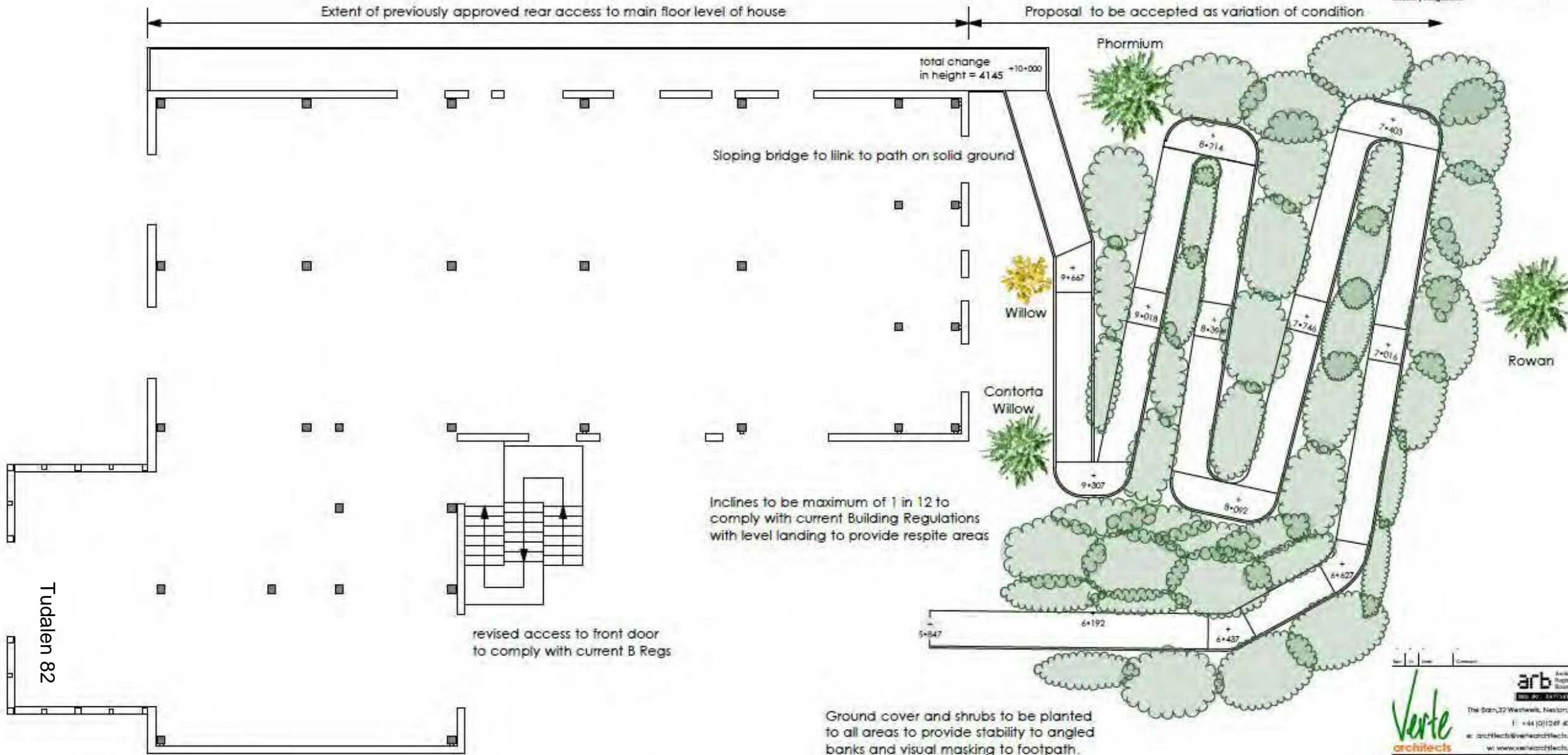
Anthony & Mary Sapsted

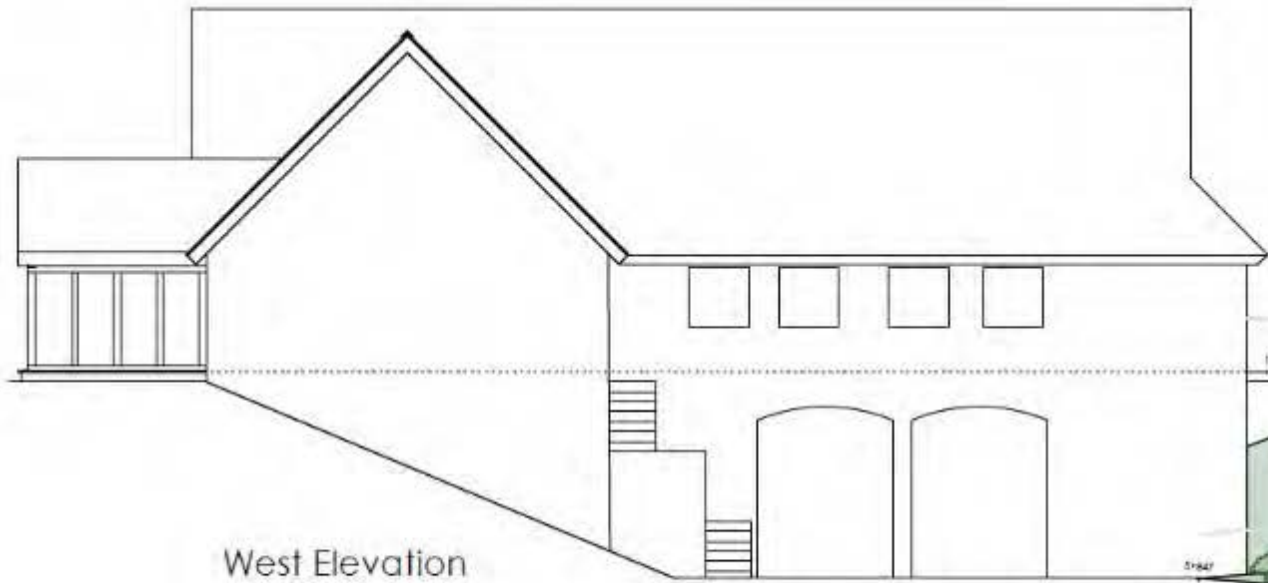
New House at
Cartel Hywel

© 2011
Black Box Arkitektur AS & Verte Architects

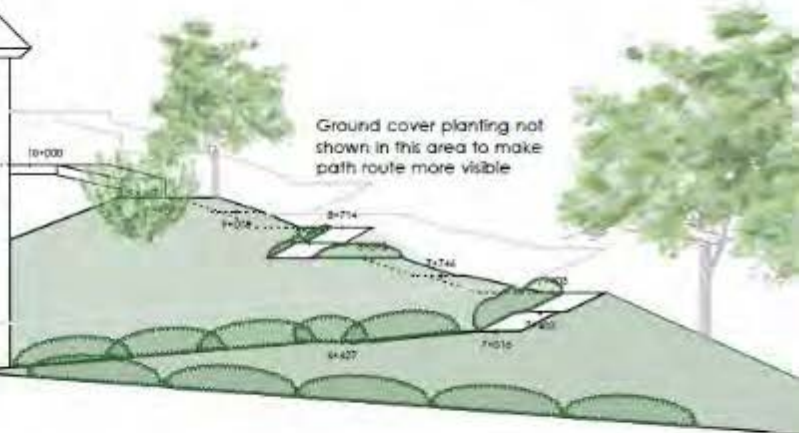
PL/06309 Proposed Dwelling

Statutory, or regulatory, codes of practice and all statutory obligations.





West Elevation



Ground cover planting not shown in this area to make path route more visible

- NOTES**
1. Responsibility is not accepted for areas made on other drawings from this drawing. All construction dimensions should be taken from within dimensions only.
 2. All dimensions must be checked on the ground by the contractor and the architect prior to construction. Variations and/or omissions are not allowed.
 3. Lines shown on site of dimensions are to illustrate reference.
 4. All works to be carried out in accordance with letter conditions, St. Regulations, Code of Practice and all relevant legislation.



South Elevation

From the previously approved platform at rear of house the sloping path is accessed via a short sloping bridge.

View from road will not be as this true elevation. This view will obscure all of the path due to the fact that the viewer will be looking upwards at this slope.

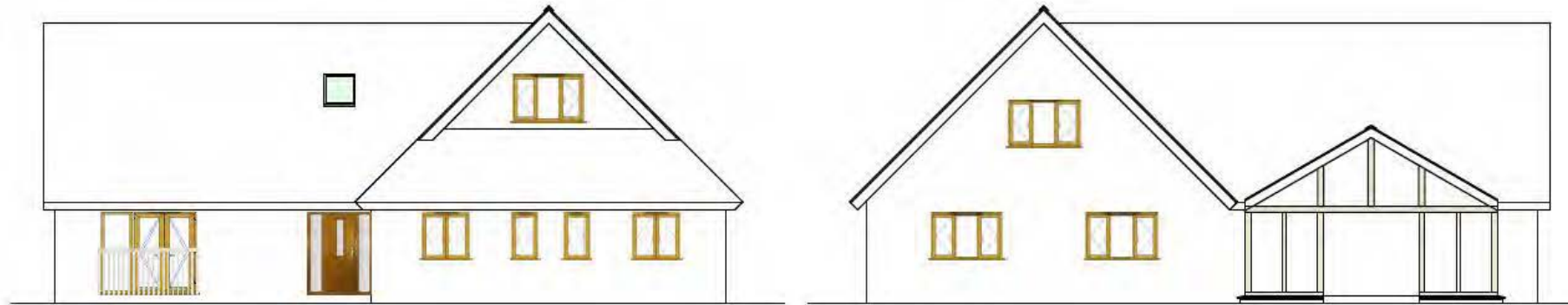
Tudalen 83

arb
 ANTHONY & MARY SOPPED
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 T: +44 (0)1295 400 470
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Anthony & Mary Sopped

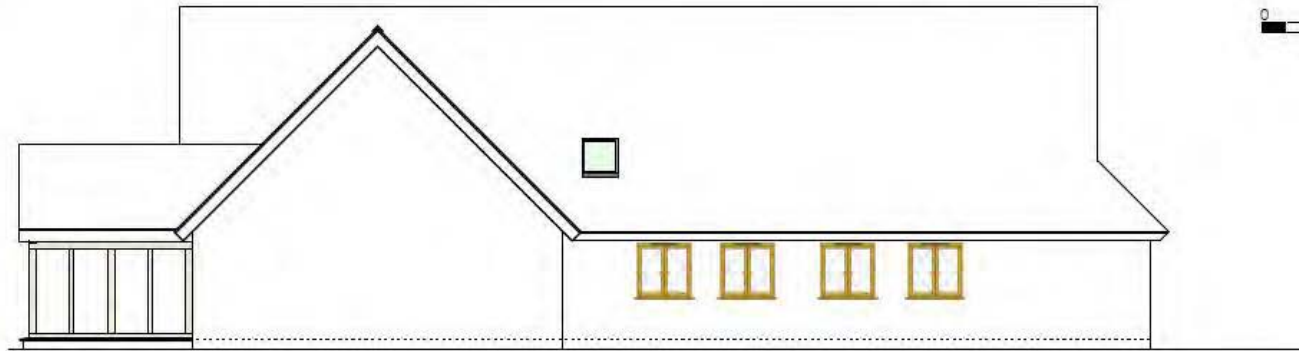
New House at
 Castell Hywel
 Elevations showing ramp & planting

No.	Revision	Date	Date
2103	B	25.1.24	

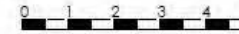


SOUTH ELEVATION

NORTH ELEVATION



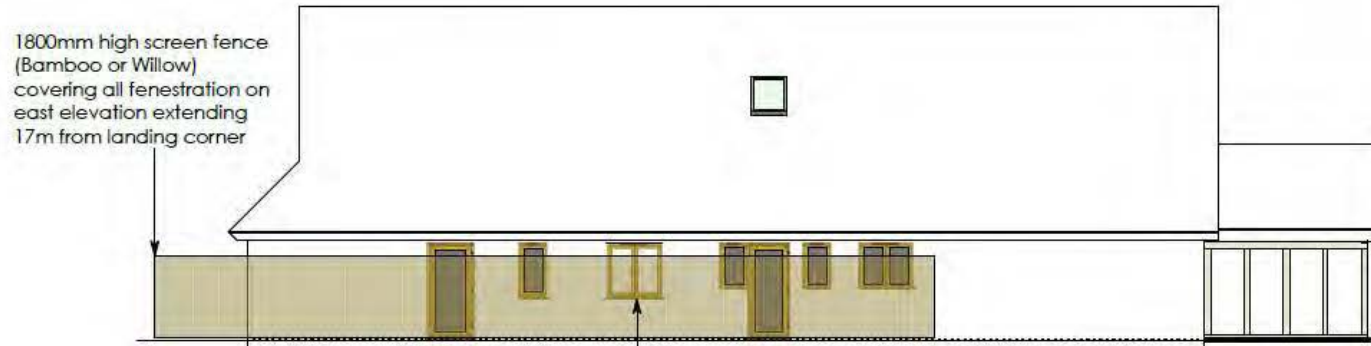
WEST ELEVATION



Metres

NOTES:

1. Responsibility is not accepted for errors made by others in scaling from the drawing. All construction information should be taken from written dimensions only.
2. All dimensions must be checked on site and any discrepancies checked with the architect prior to manufacture, fabrication and/or installation.
3. Lines shown otherwise all dimensions are to structural surfaces.
4. All works to be carried out in accordance with British Standards, BS Regulations, Codes of Practice and all statutory obligations.



1800mm high screen fence (Bamboo or Willow) covering all fenestration on east elevation extending 17m from landing corner

EAST ELEVATION

All fenestration on east elevation fitted with obscure glazing except Bedroom (as shown)

Tudalen 84

B 01WAZ01 Screening and obscure glazing shown
 A 27OC02 Window Details added
 Date: _____
 Version: _____
 Comments: _____

arb Architects
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the Barn, 32 Westwell, Neston, 2413
 E: +44 (0)1249 490 455
 A: arch@arb-architects.co.uk
 W: www.arb-architects.co.uk

Client:
 Anthony & Mary Sapsted

Project:
New House at
Castell Hywel

Drawings:
As Built Elevations

Scale	Sheet no.	Date	Drawn by
1:100	A3	OCT 23	Pwf
2103	B	031	B

Date
25.1.24

Application Site



Application Site



Application Site



Application Site



Hollybrook



PL/06309



Tudalen 90

Date
22.3.24



PL/06309



Tudalen 92

Date
22.3.24

PL/06309 View from Trevaughan road



Tudalen 93

Date
22.3.24

PL/06309 Dwelling as built (Mound & Path along front)



Tudalen 94

Date
25.1.24

PL/06309 Path and steel structure connection



Tudalen 95

Date
25.1.24

PL/06309 View west and south from mound top



Tudalen 96



Date
25.1.24

PL/06309 As built west (side elevations)



Tudalen 97

Date
25.1.24

PL/06309 Views east from windows in side elevation



PL/06309 View east from window in side elevation



PL/06309 View of installed frosted glazing in side elevation



Tudalen 100

Date
25.1.24

PL/06309 View from rear garden of 4 Ffynnondrain

Approximate
ridge height as
approved



Tudalen 101

Date
28.11.23

PL/06309 View from 4 Ffynnondrain



Tudalen 102

Date
28.11.23

PL/06309 View of ramp corner from 4 Ffynnondrain



Tudalen 103

Date
28.11.23

PL/06309 Views from ground and first floor windows 4 Ffynnonddrain



Tudalen 104



Date
28.11.23

PL/06309 View from rear garden of 3 Ffynnondrain



PL/06309 Rear boundary of 3 Ffynnonddrain



Tudalen 106

Date
28.11.23

PL/06309 Boundary with 3 Ffynnon drain



Tudalen 107

Date
28.11.23

PL/06309 View from garden of Rose Cottage



Tudalen 108

Date
28.11.23

PL/06309 View from Rose Cottage towards 4 Ffynnonddrain



Tudalen 109

Date
28.11.23

Application Site

4 Ffynnonddrain

Rose
Cottage

Tudalen 110





PL/06623

Kevin D Phillips

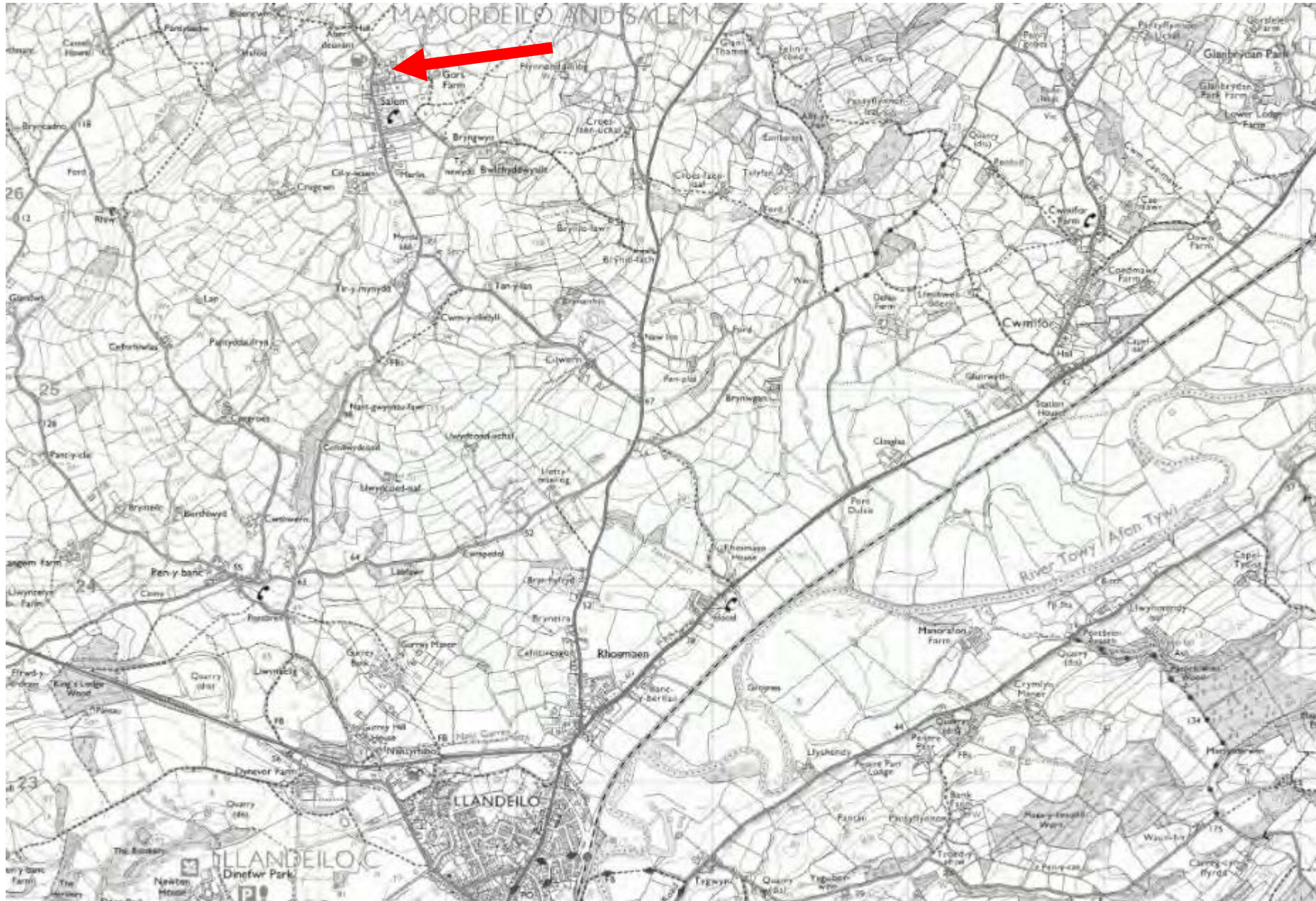
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

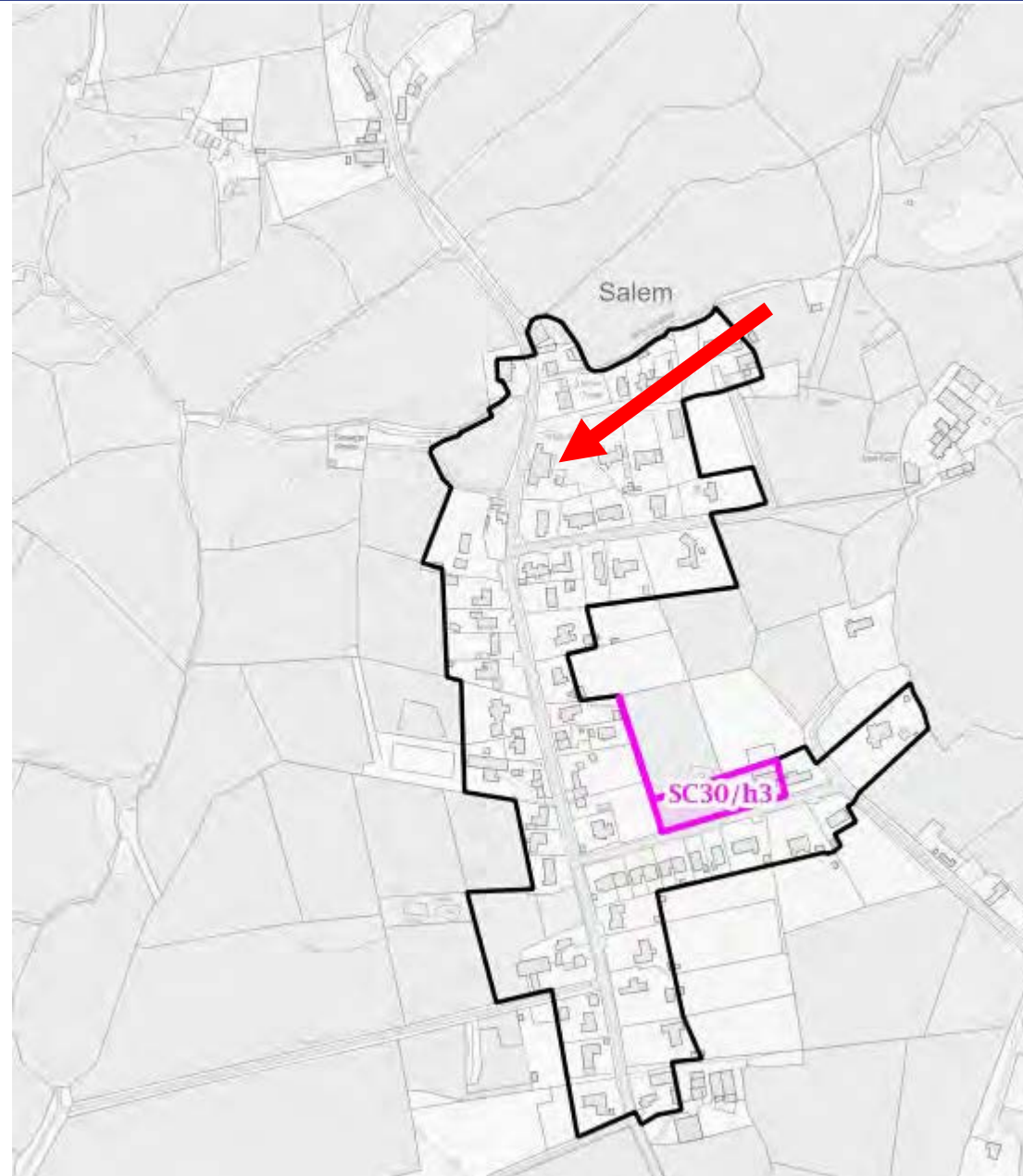
Lle a Seilwaith | Place and Infrastructure

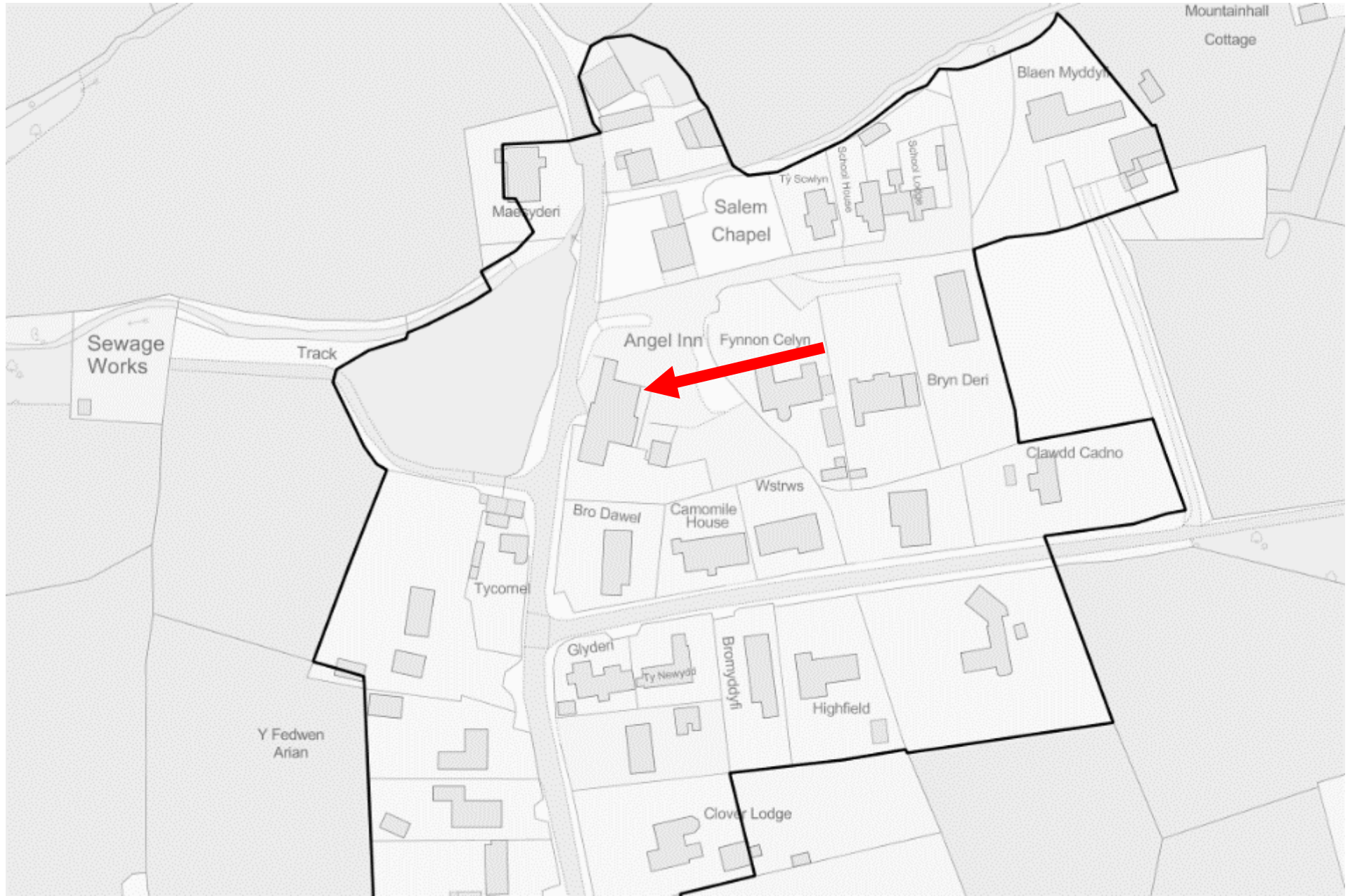
Tudalen 112

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Carmarthenshire
County Council

















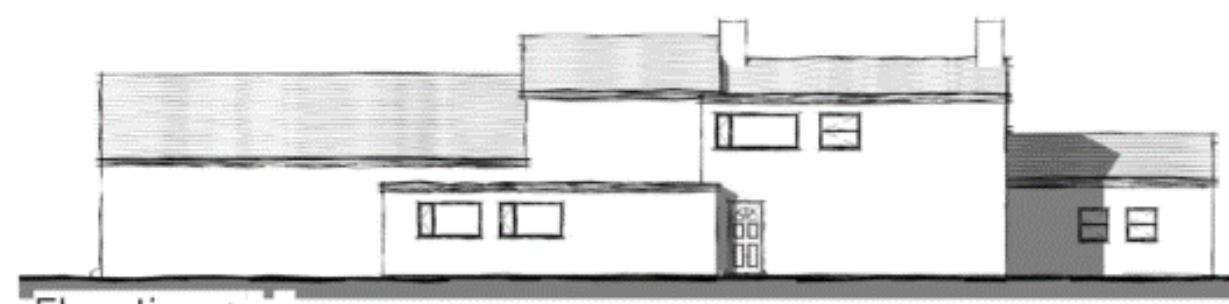
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1 : 200



2 Elevation 2 - a
1 : 200



3 Elevation 3 - a
1 : 200
Tudalen 149



4 Elevation 4 - a
1 : 200



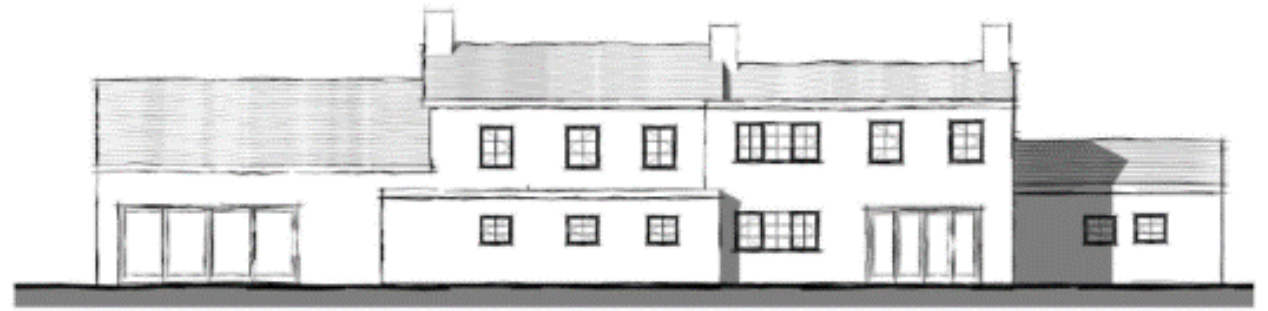
1 Elevation 1 Proposed
1:200



2 Elevation 2 Proposed
1:200

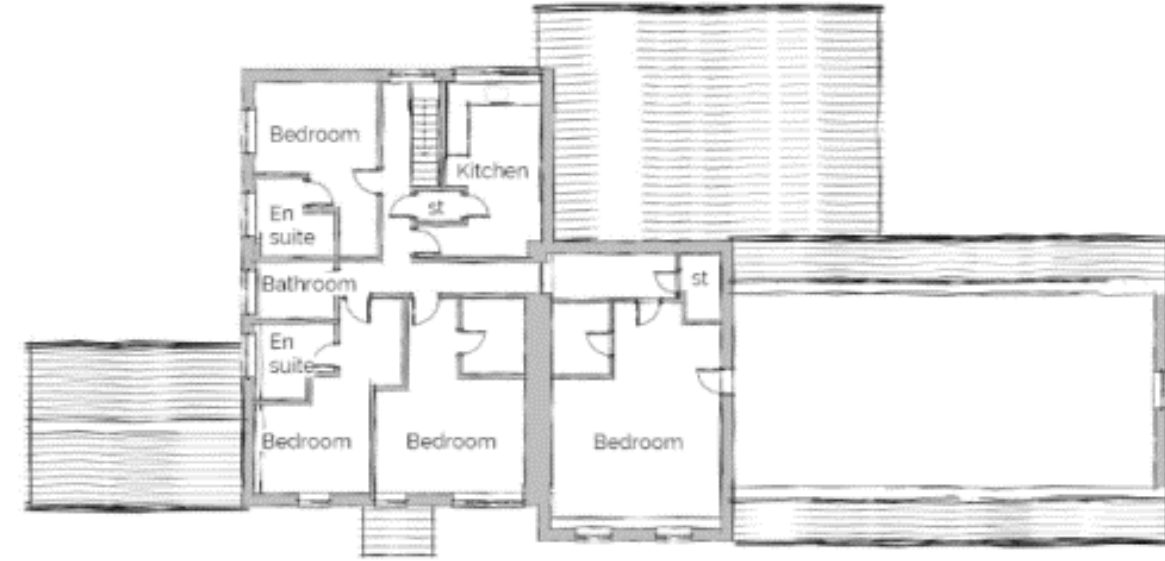


3 Elevation 3 Proposed
1:200



4 Elevation 4 Proposed
1:200

Tudalen 120



1 Existing GF
1 : 200

2 Existing FF
1 : 200



1 Proposed GF
1 : 200



2 Proposed FF
1 : 200

























PL/06809

Adam Davies

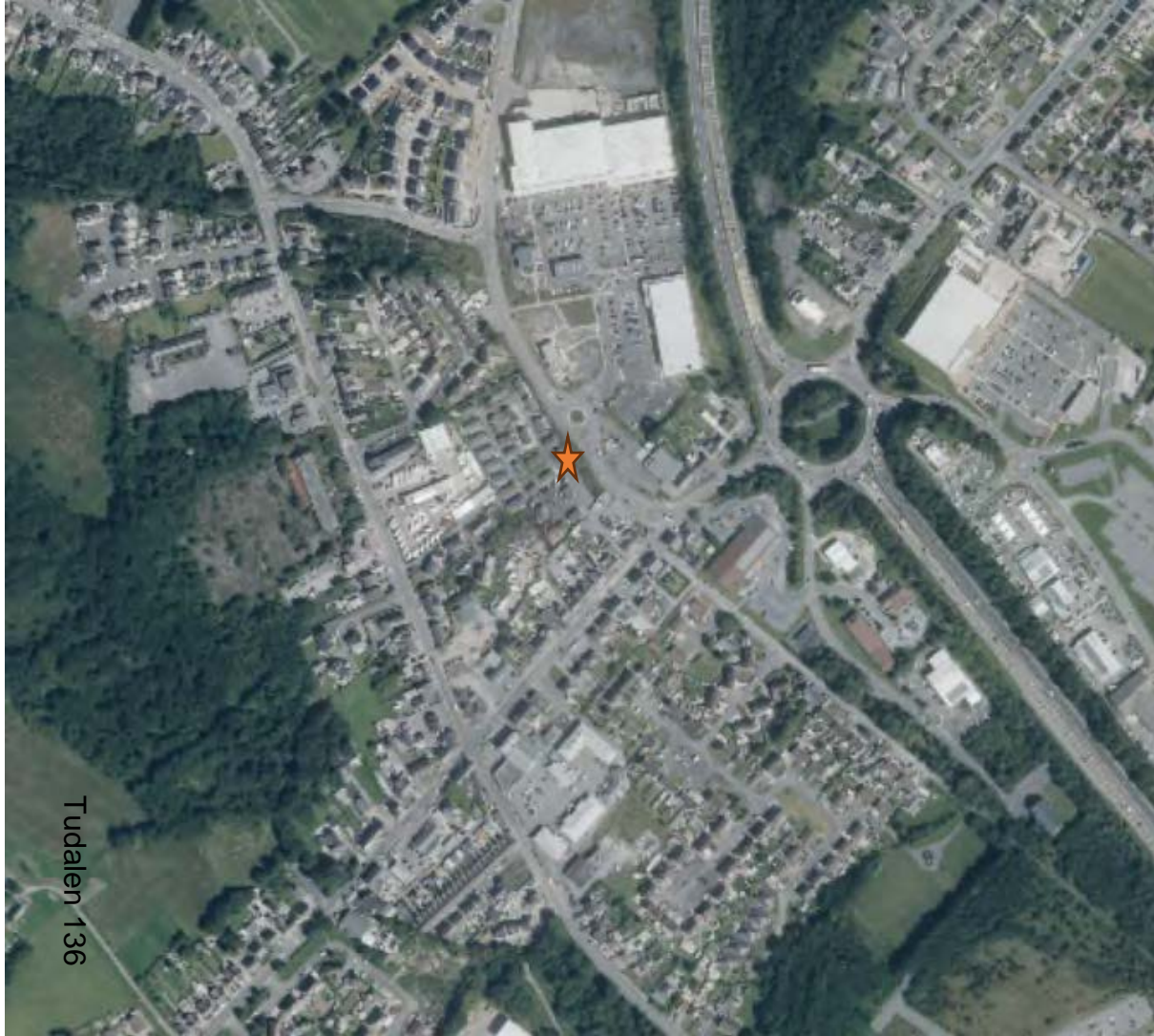
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Tudalen 135

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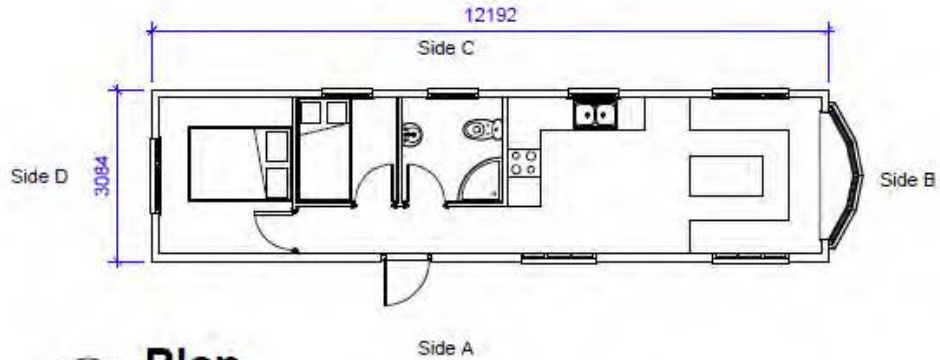




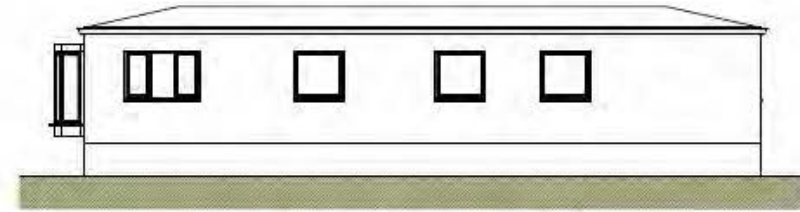
Tudalen 136



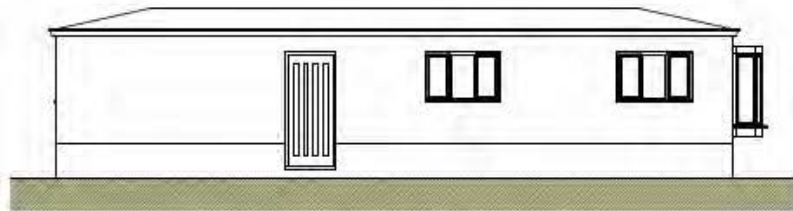




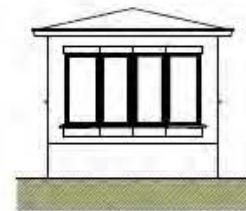
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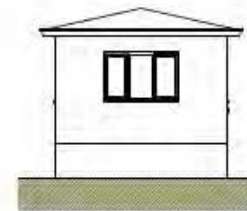
4 Elevation on C
1 : 100



2 Elevation on A
1 : 100



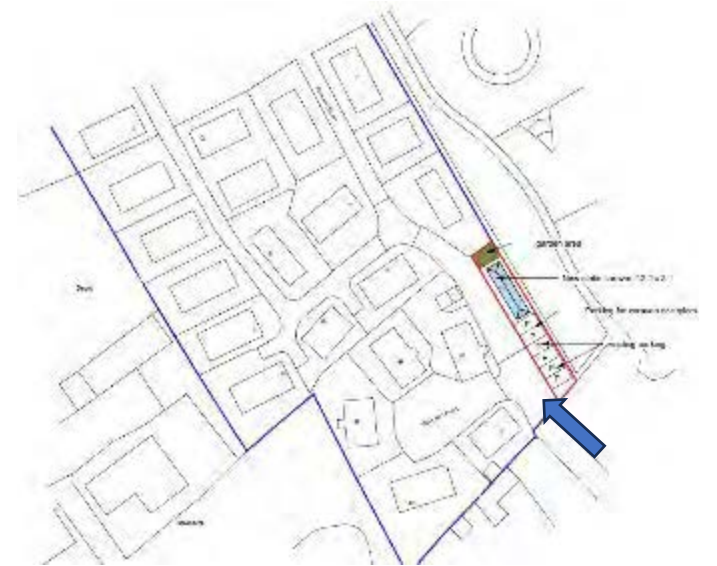
3 Elevation on B
1 : 100

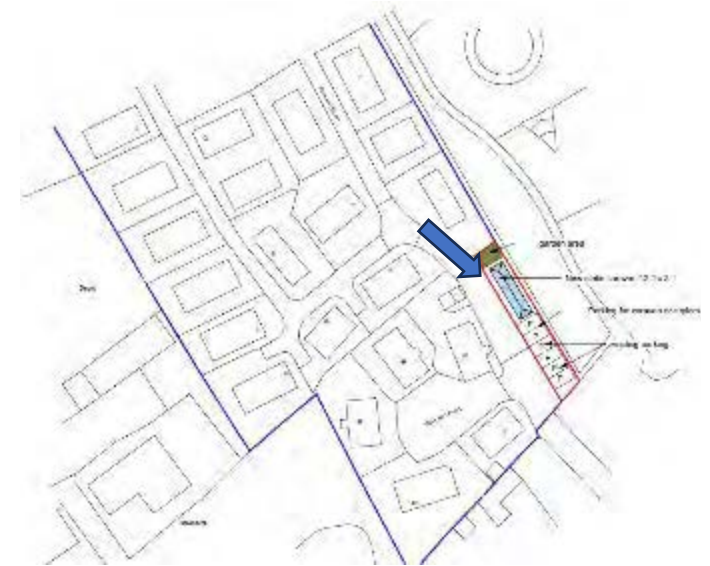


5 Elevation on D
1 : 100



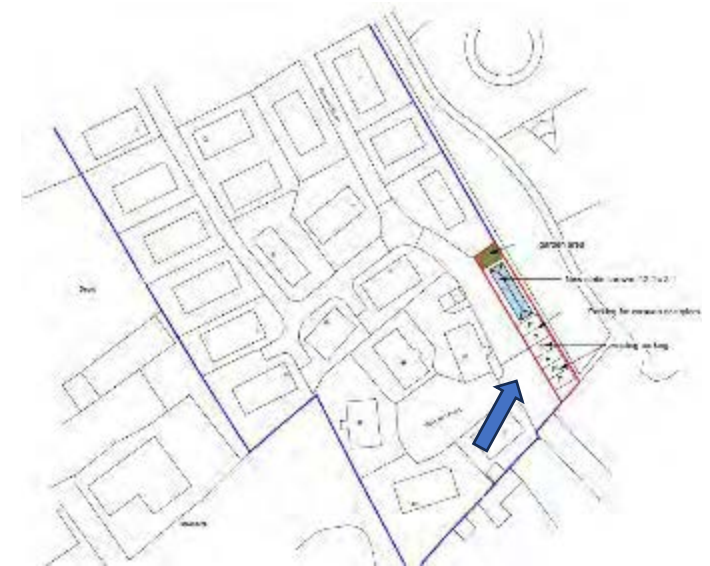
Tudalen 139







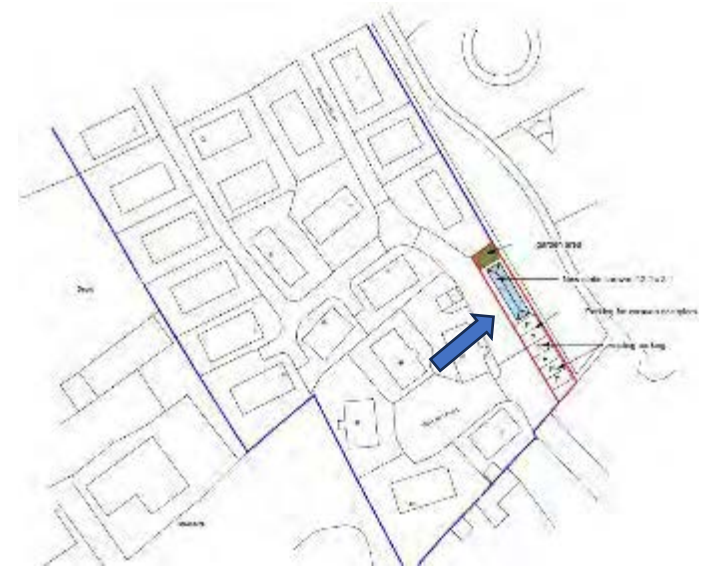
Tudalen 141



PL/06809



Tudalen 142





Tudalen 143



PL/06943

Andrew Francis

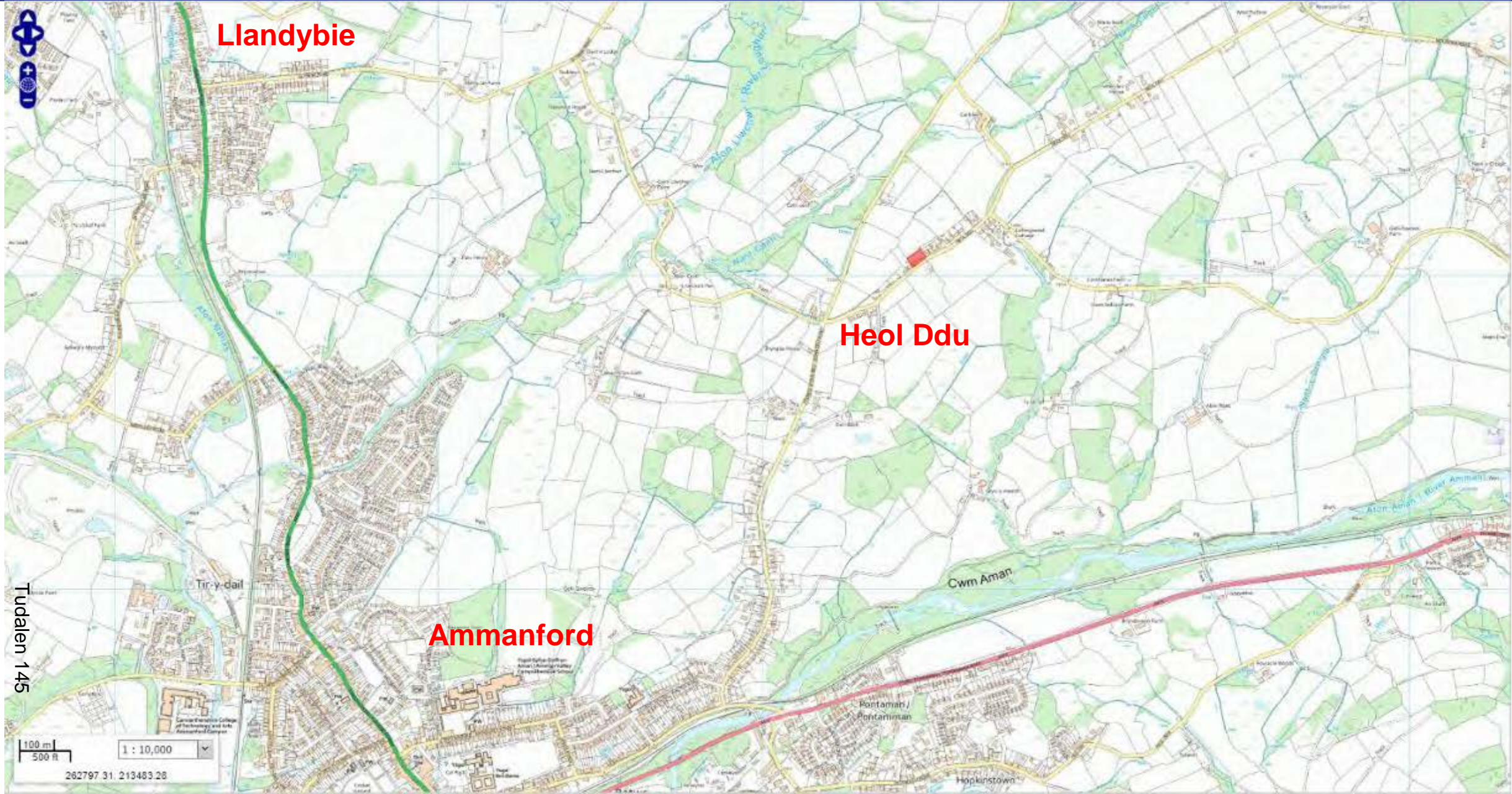
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Tudalen 144

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County Council





PL/06943 – Heol Ddu Area Plan



Tudalen 146

50 m
100 ft
1 : 2,500
264378.96, 214243.73

PL/06943 – Plans



Proposed Front Elevation (SE)



Proposed Side Elevation (NE)



Proposed Rear Elevation (NW)



Proposed Side Elevation (SW)

Schedule of finishes:
 Brickwork detailing & cream render wall finish.
 Grey flat tile roof covering.
 Coloured uPVC/aluminium windows & doors.



Proposed Ground Floor Plan.



Ecological enhancement suggestions:
 Boxes to be implemented within 12 months of completion.
 1. 2 no. 30cm x 15cm Bird Boxes to be installed at 1.2m level below ground to the NW elevation of the garage structure.



Proposed Front Elevation (SE)



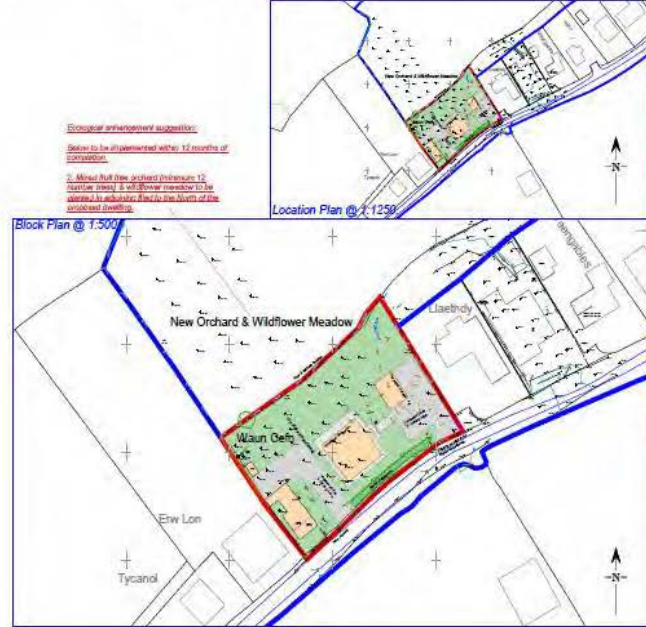
Proposed Side Elevation (NE)



Proposed Rear Elevation (NW)



Proposed Side Elevation (SW)



Ecological enhancement suggestions:
 Boxes to be implemented within 12 months of completion.
 2. Mixed Bush Tree (minimum 12 trees) along 8m SW fence elevation to be planted in a shelter line to the north of the proposed dwelling.

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

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE.
 ALL PLANS OR PARTS OF CONSTRUCTION WITH ALL THE INFORMATION CONTAINED HEREIN SHALL BE THE PROPERTY OF DAVIES RICHARDS DESIGN LTD.
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 IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY CONSENTS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

CONSTRUCTION NOTES:
 1. All work to be carried out in accordance with the Building Regulations.
 2. All work to be carried out in accordance with the Building Regulations.
 3. All work to be carried out in accordance with the Building Regulations.
 4. All work to be carried out in accordance with the Building Regulations.

REVISIONS:
 1. Issue of Plans (10/11/2023)
 2. Issue of Plans (10/11/2023)
 3. Issue of Plans (10/11/2023)
 4. Issue of Plans (10/11/2023)

REV	DESCRIPTION	DATE
D		
C		
B		
A		

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 Architectural Services
 Davies Richards Design Ltd.
 Llanochter - 01852 823311
 Mumbles - 01782 347552
 E-MAIL - info@drdesign.co.uk
 WWW - www.drdesign.co.uk

CLIENT: Mrs. A Thomas.

JOB TITLE:
 Proposed new dwelling & Garage at Plot adjacent to Waun Cefn, Heol Ddu, Ammanford, SA18 2UN.

DRAWING TITLE:
 Proposed Plans & Elevations.
 DRAWING STATUS:
 Planning.

SCALE: 1:50, 1:100 & as shown.

DRAWN BY: G.R.R. DATE: Nov '23.

PLAN No	REVISION
1902-01	

PL/06943



Tudalen 148

PL/06943



Tudalen 149

PL/06943



Tudalen 150

PL/06943



Tudalen 151

PL/06943



Tudalen 152

PL/06943



Tudalen 153

PL/06943



Tudalen 154

PL/06943



Tudalen 155

PL/06943



Tudalen 156

PL/07084

Adam Davies

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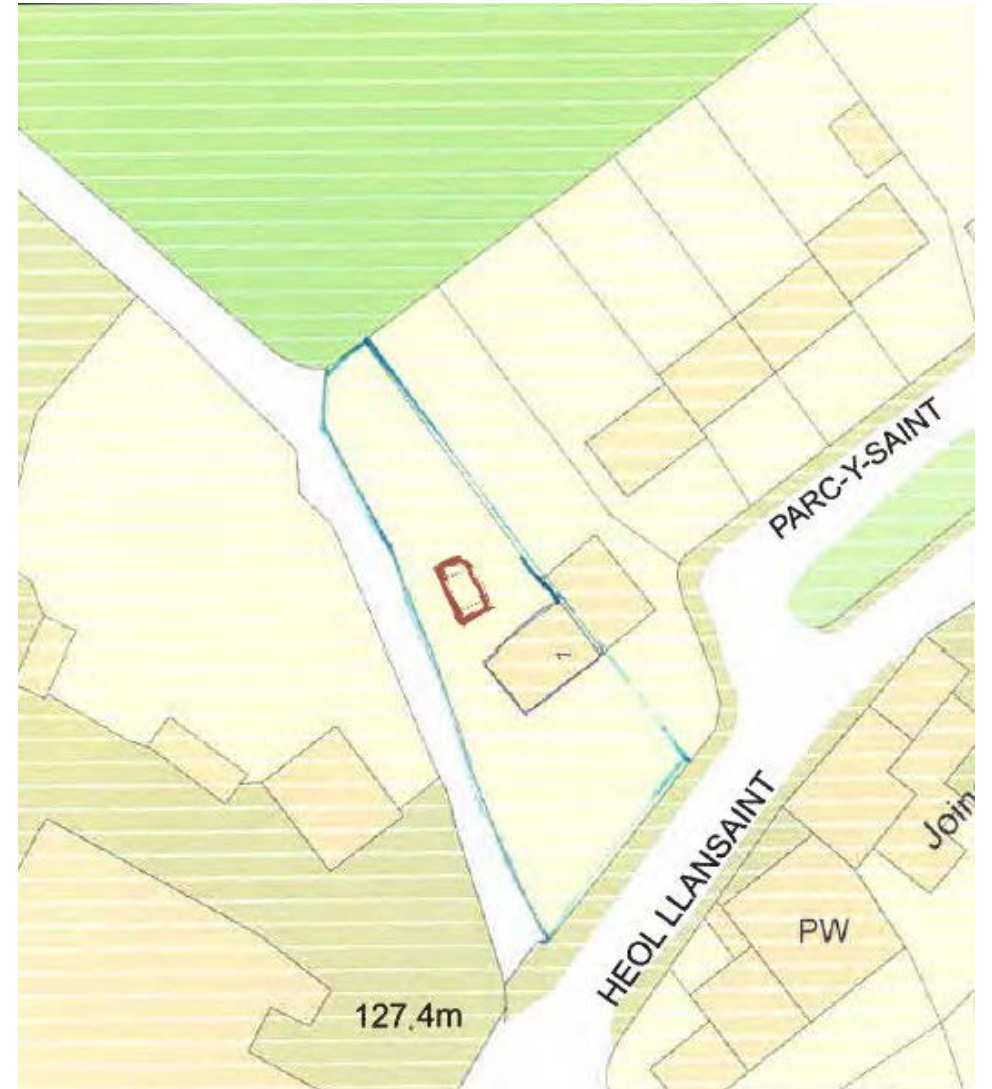
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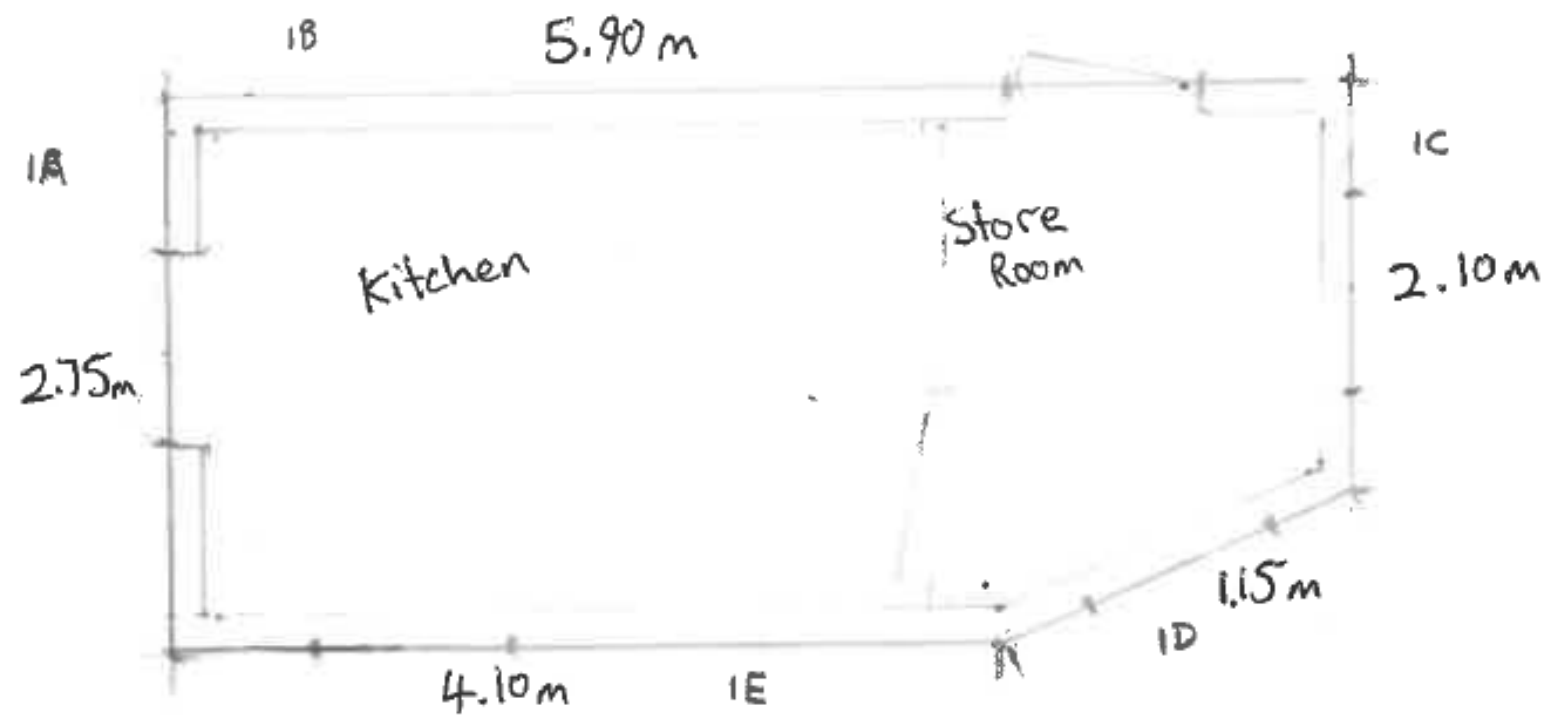




Tudalen 158



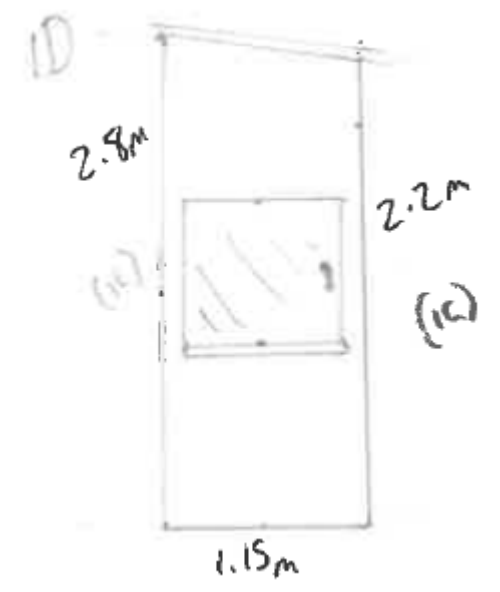
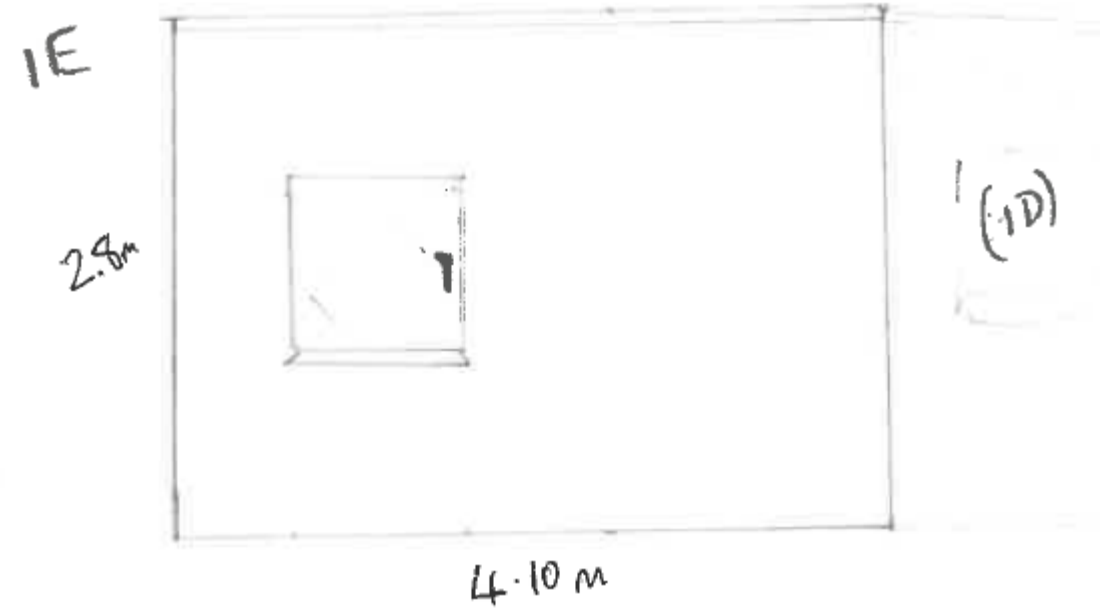
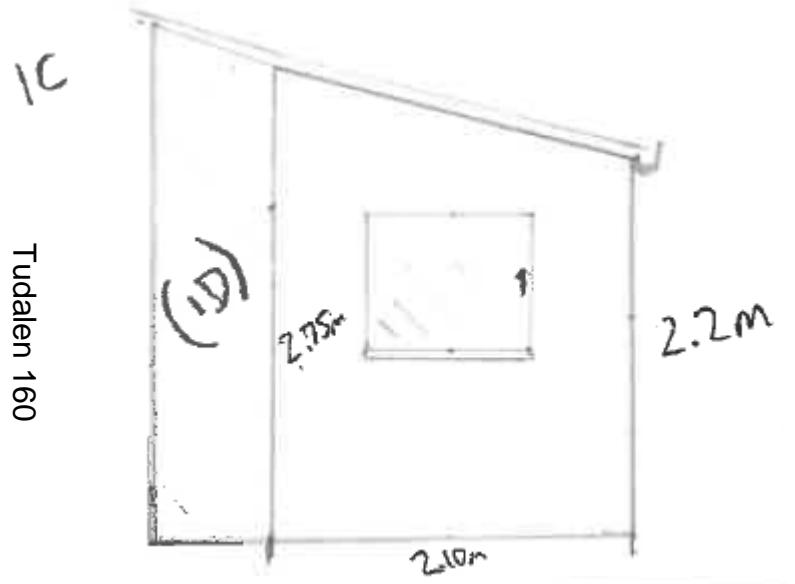
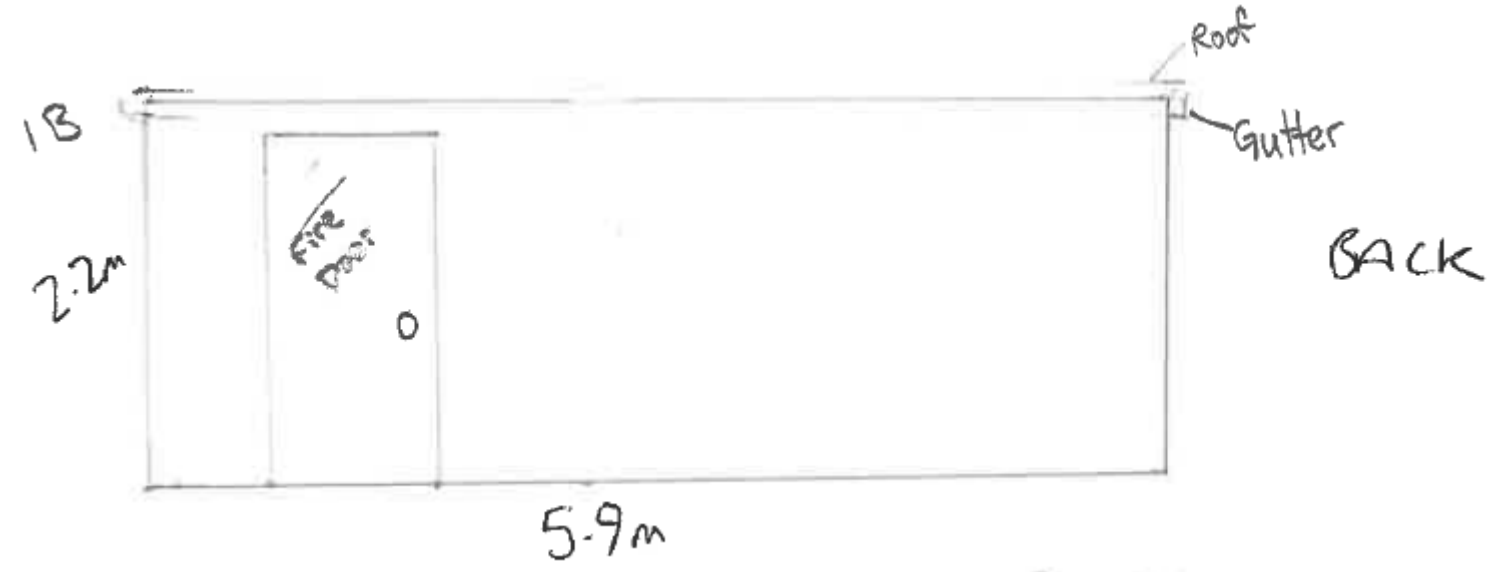
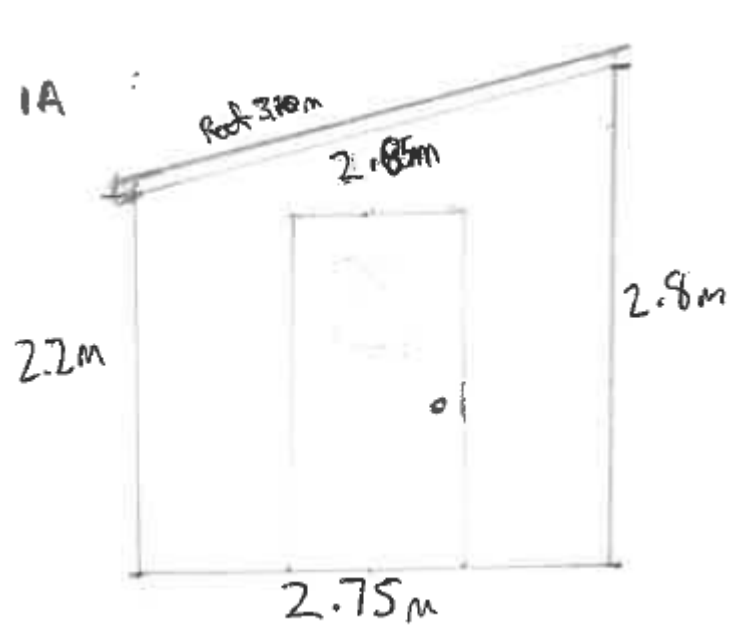
PL/07084 – Floor Plan



Scale
1:50

FLOOR PLAN

PL/07084 - Elevations



Tudalen 160

PL/07084



PL/07084



Tudalen 162





Tudalen 163



PL/07084



Tudalen 164



PL/07177

Adam Davies

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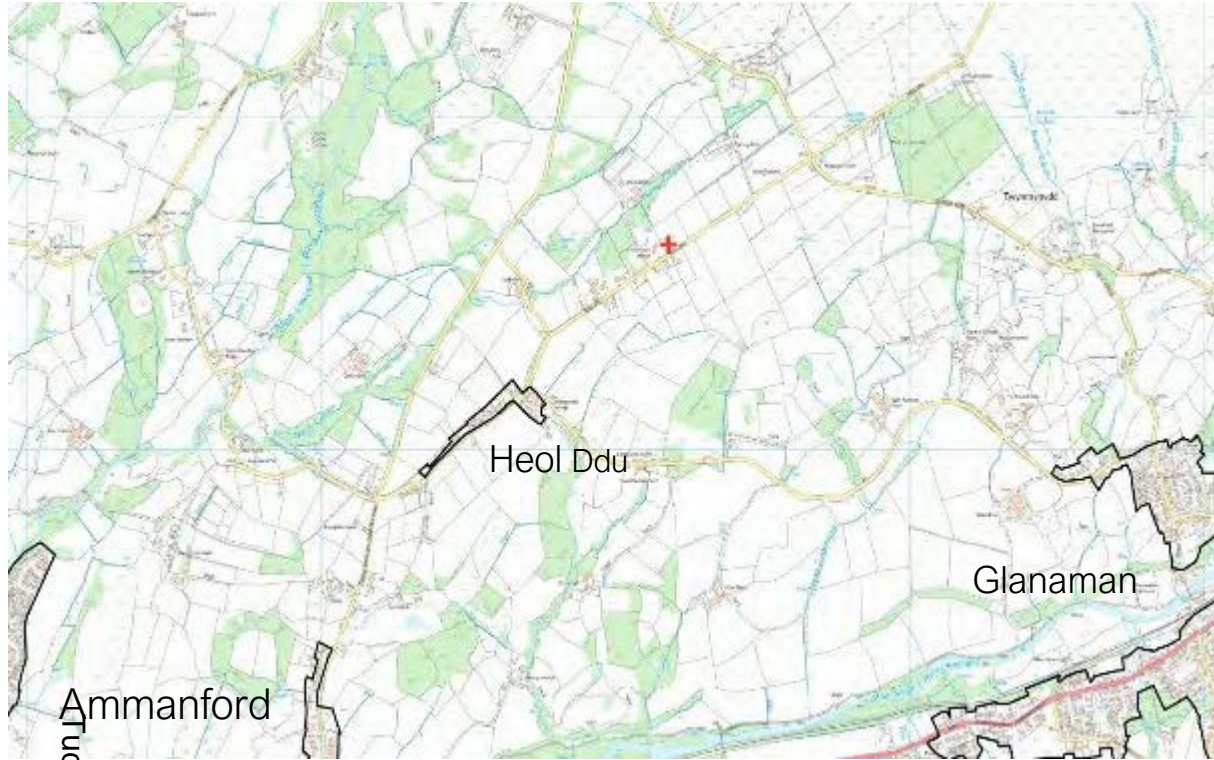
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PL/07177 – Location Plan



Tudalen 166

PL/07177 – Aerial Photography

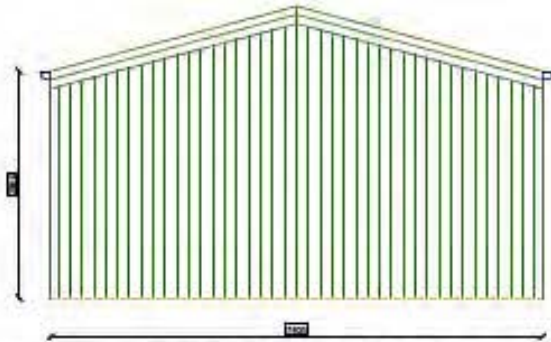


Tudalen 167

PL/07177 – Site Plan



PL/07177 - Elevations

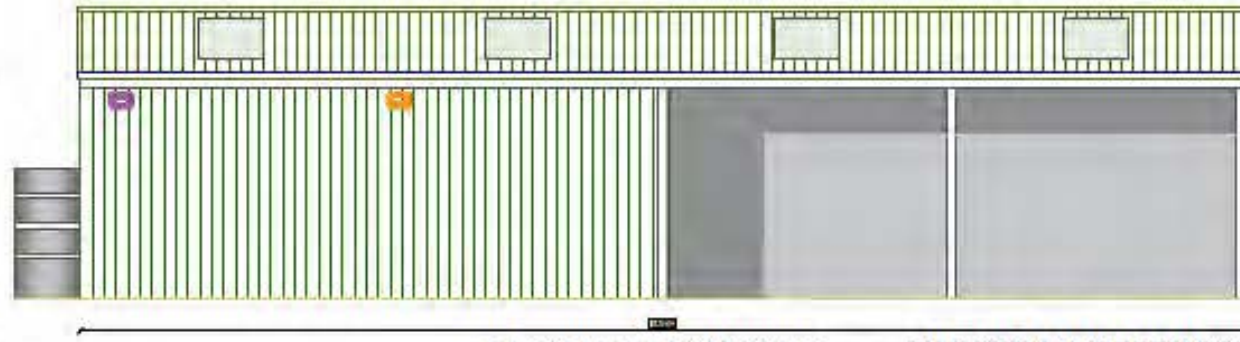


SIDE ELEVATION

ENDURAMAXX RAINWATER CAPTURE TANK OR SIMILAR AT GABLE END OR IBC WATER STORAGE TANKS WITH TAP OUTLET, PUMP AND SEALED LID (TBC @ SAB STAGE)

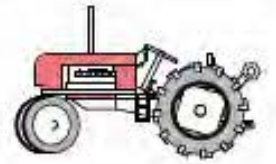


SIDE ELEVATION



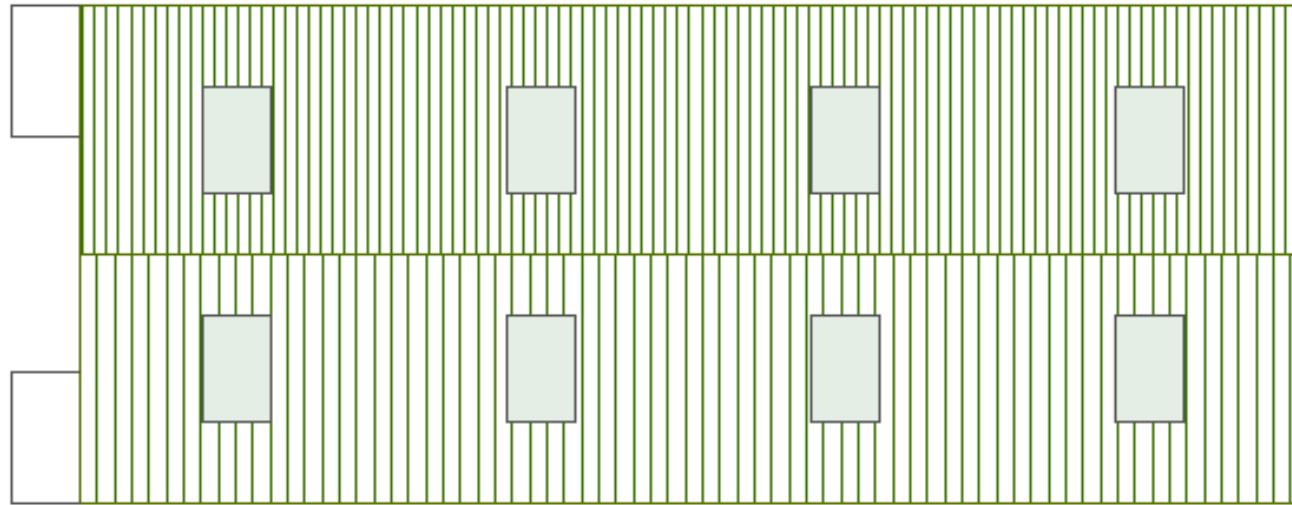
FRONT ELEVATION

DARK TONAL GREEN COLOUR TO ASSIST LANDSCAPE ASSIMILATION

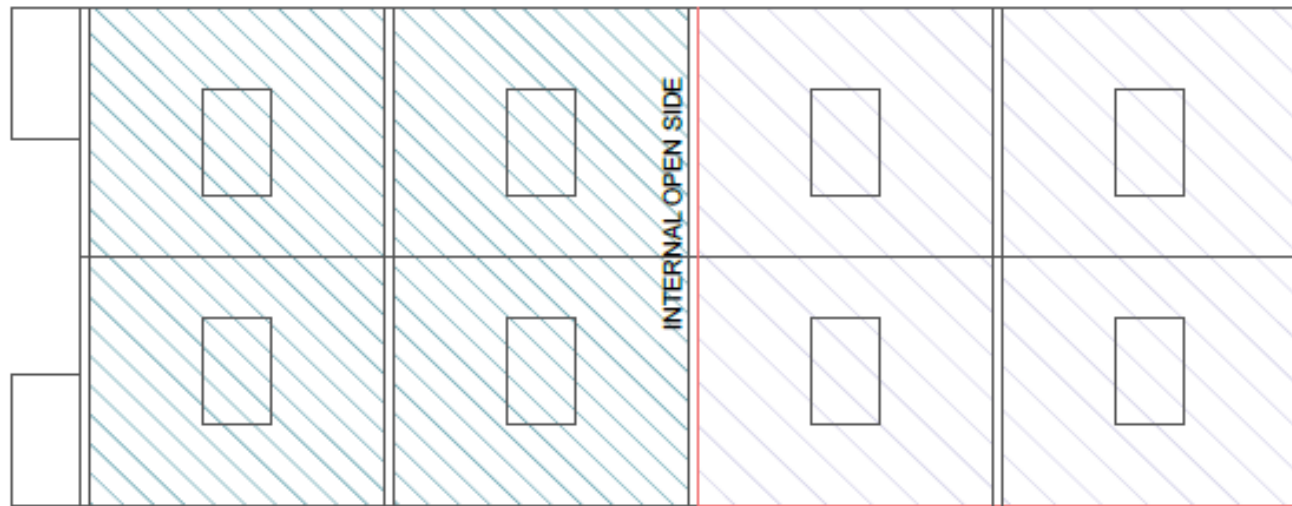


REAR ELEVATION

PL/07177 – Floor Plan



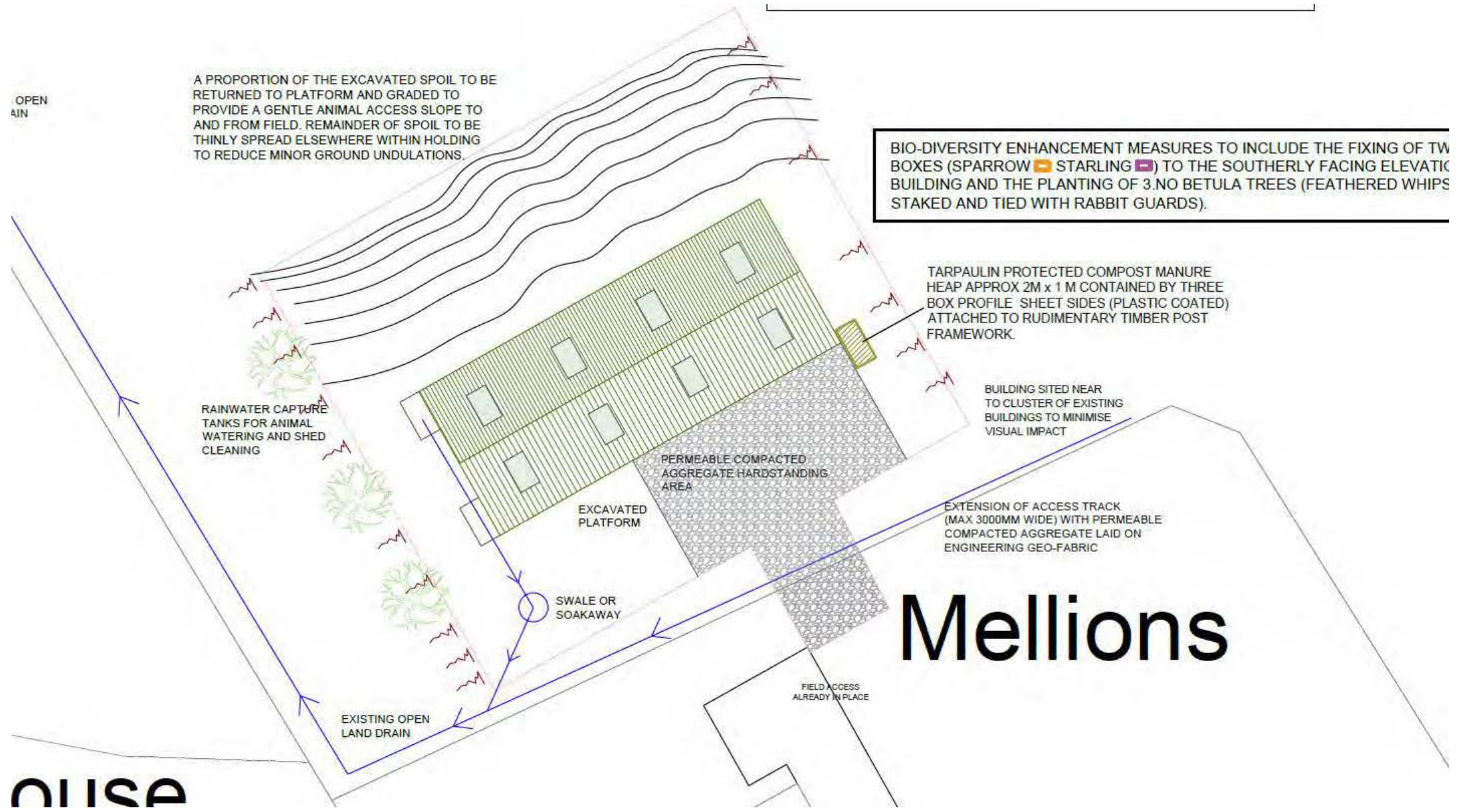
ROOF PLAN





FLOOR LAYOUT

EXTERNAL OPEN SIDE

PL/07177 – Plan showing extent of hardstanding



A PROPORTION OF THE EXCAVATED SPOIL TO BE RETURNED TO PLATFORM AND GRADED TO PROVIDE A GENTLE ANIMAL ACCESS SLOPE TO AND FROM FIELD. REMAINDER OF SPOIL TO BE THINLY SPREAD ELSEWHERE WITHIN HOLDING TO REDUCE MINOR GROUND UNDULATIONS.

BIO-DIVERSITY ENHANCEMENT MEASURES TO INCLUDE THE FIXING OF TWO BOXES (SPARROW  STARLING ) TO THE SOUTHERLY FACING ELEVATION OF BUILDING AND THE PLANTING OF 3 NO BETULA TREES (FEATHERED WHIPS STAKED AND TIED WITH RABBIT GUARDS).

TARPAULIN PROTECTED COMPOST MANURE HEAP APPROX 2M x 1 M CONTAINED BY THREE BOX PROFILE SHEET SIDES (PLASTIC COATED) ATTACHED TO RUDIMENTARY TIMBER POST FRAMEWORK.

BUILDING SITED NEAR TO CLUSTER OF EXISTING BUILDINGS TO MINIMISE VISUAL IMPACT

EXTENSION OF ACCESS TRACK (MAX 3000MM WIDE) WITH PERMEABLE COMPACTED AGGREGATE LAID ON ENGINEERING GEO-FABRIC

Mellions

OPEN
RAIN

RAINWATER CAPTURE
TANKS FOR ANIMAL
WATERING AND SHED
CLEANING

PERMEABLE COMPACTED
AGGREGATE HARDSTANDING
AREA

EXCAVATED
PLATFORM

SWALE OR
SOAKAWAY

EXISTING OPEN
LAND DRAIN

FIELD ACCESS
ALREADY IN PLACE

Tudalen 171

OLISA

PL/07177 – Access / Hedge Translocation Plan



PL/07177 – Cross Section



Cross Section A-A

13.84
+
13.96



Tudalen 174





Tudalen 175





Tudalen 176





PL/07177





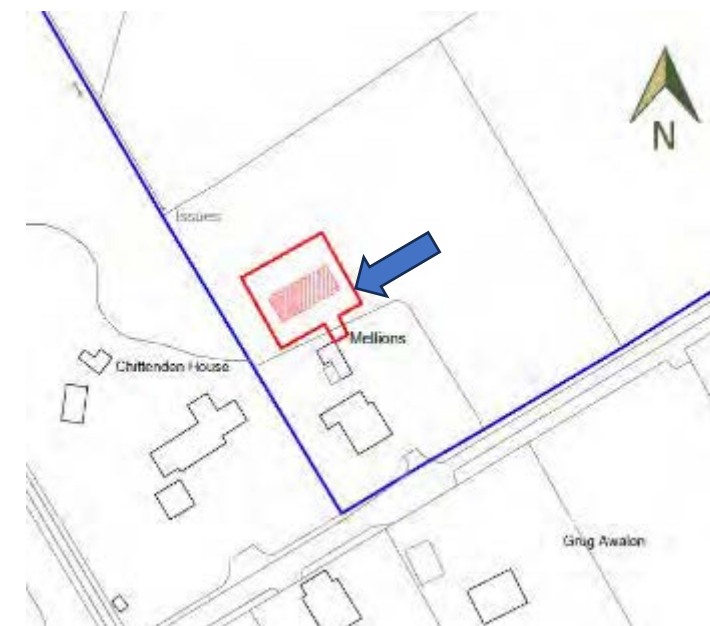
Tudalen 178





Tudalen 179







Tudalen 181





Tudalen 182





Tudalen 183





Tudalen 184



Diolch | Thank you

Tudalen 185

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Carmarthenshire
County Council



Mae'r dudalen hon yn wag yn fwriadol