

***Y PWYLLGOR
CYNLLUNIO
06 EBRILL 2017
RHANBARTH Y
DWYRAIN***

**PLANNING
COMMITTEE**

06 APRIL 2017

**AREA
EAST**



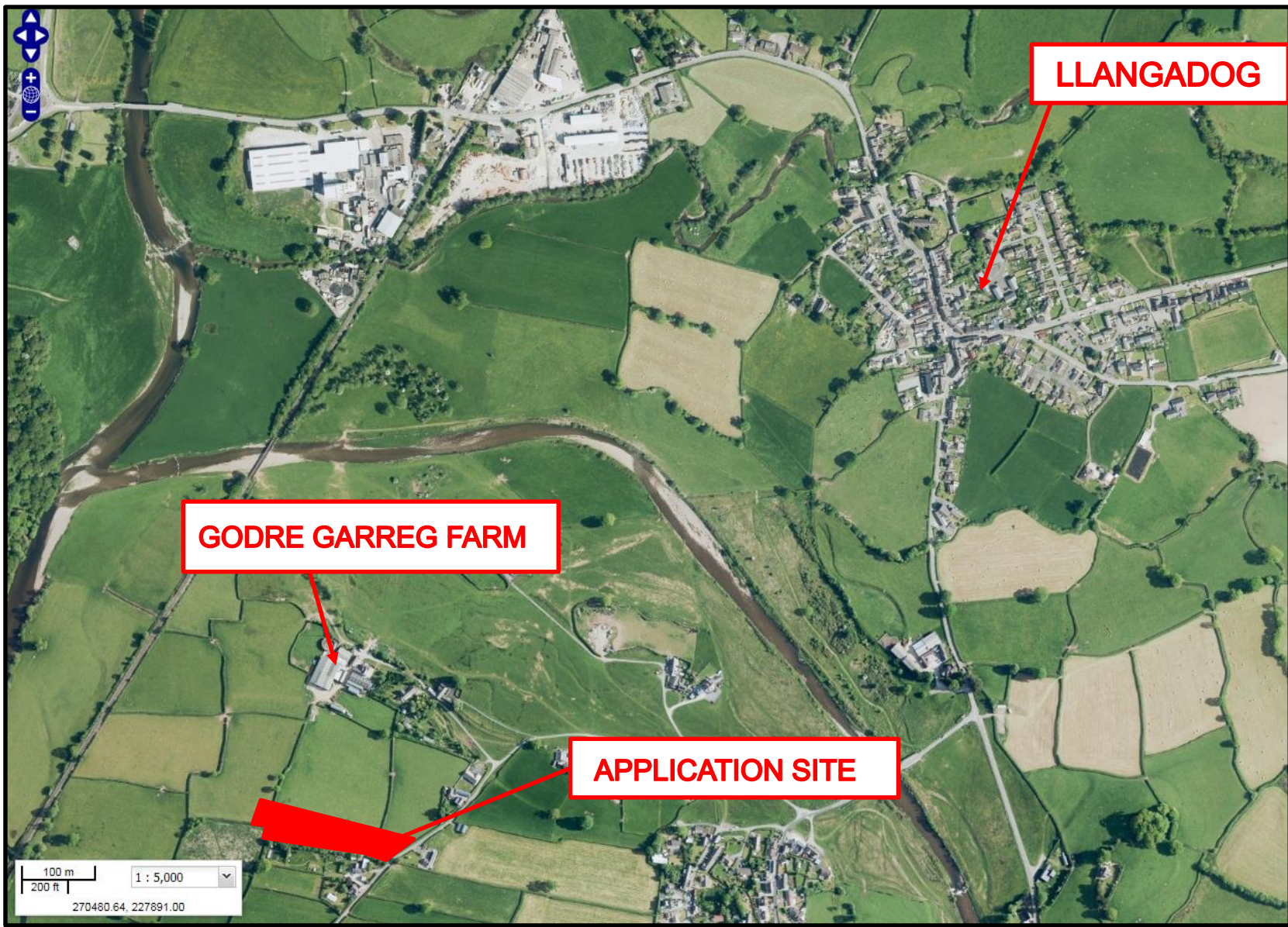
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**

E/33695

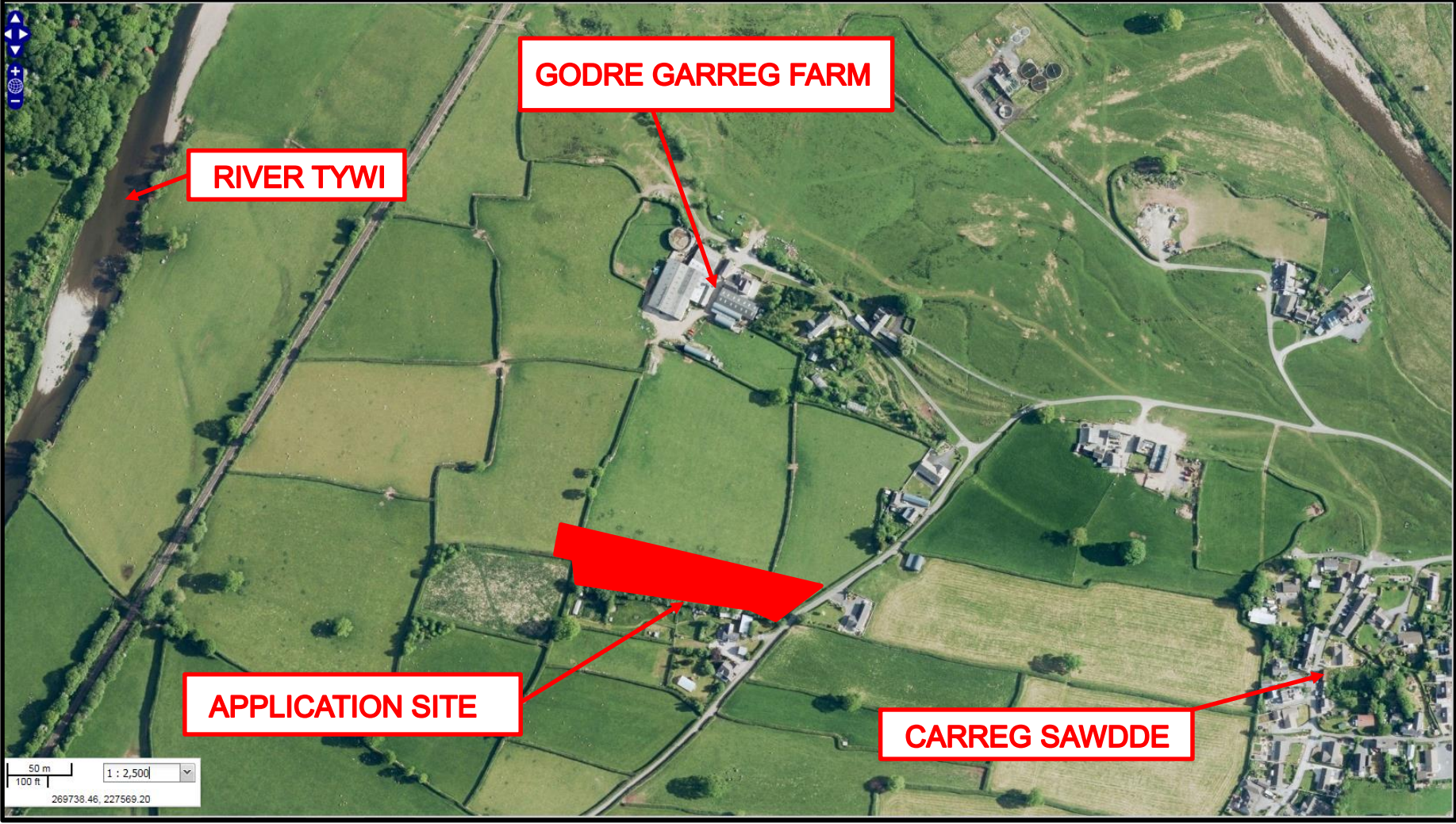
E/33695

AERIAL SITE PLAN



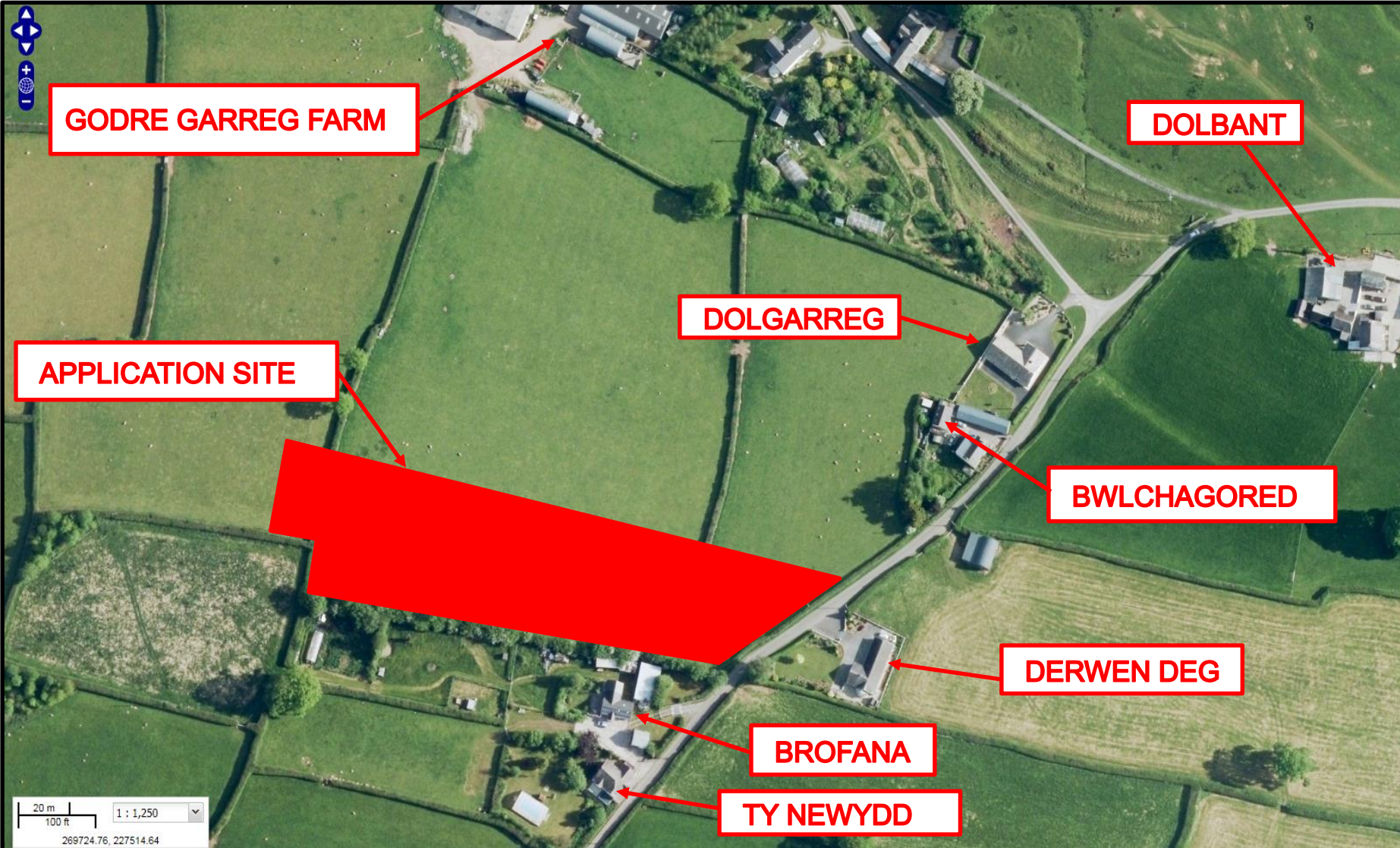
E/33695

AERIAL SITE PLAN



E/33695

AERIAL SITE PLAN



GODRE GARREG FARM

DOLBANT

APPLICATION SITE

DOLGARREG

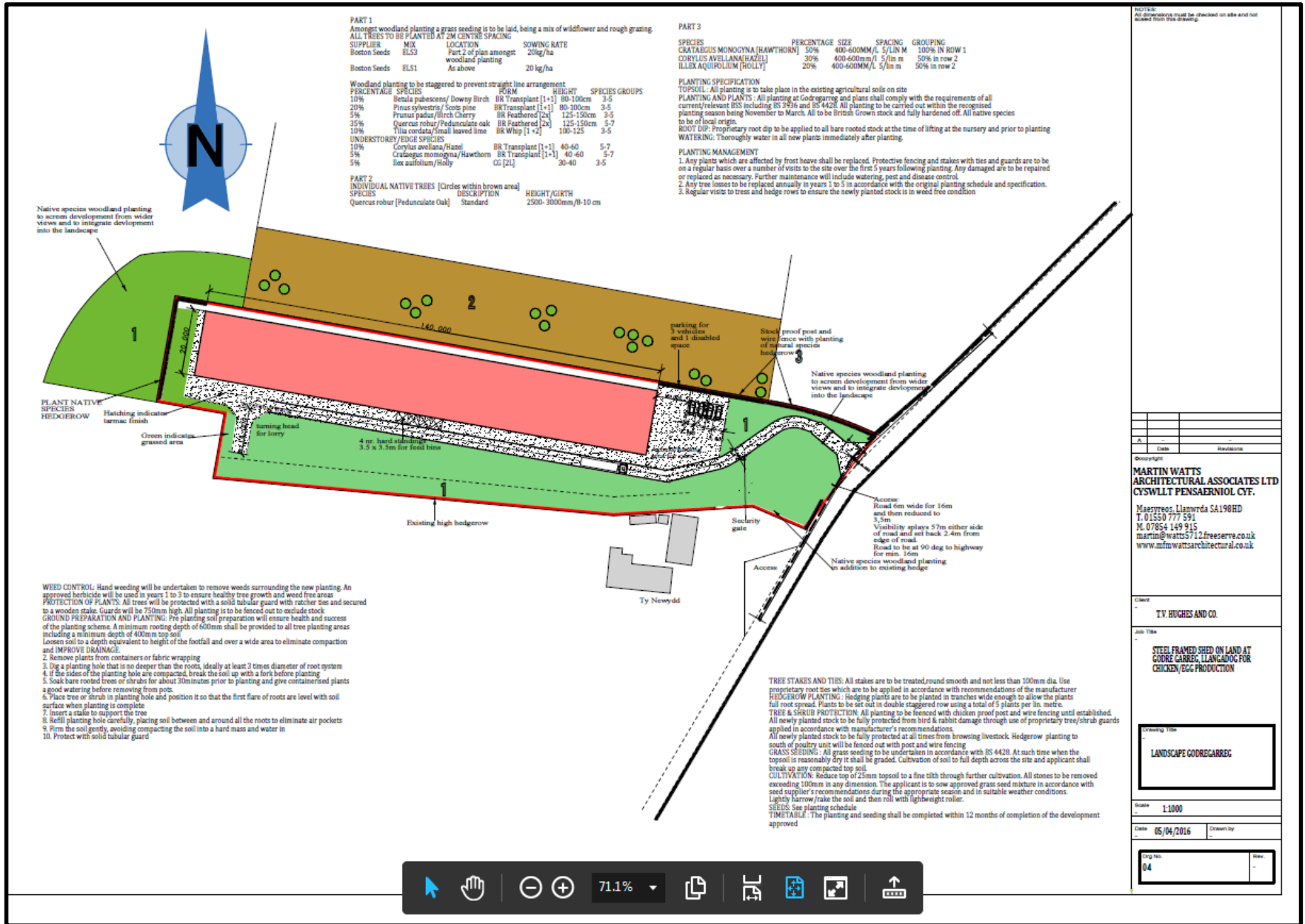
BWLCHAGORED

DERWEN DEG

BROFANA

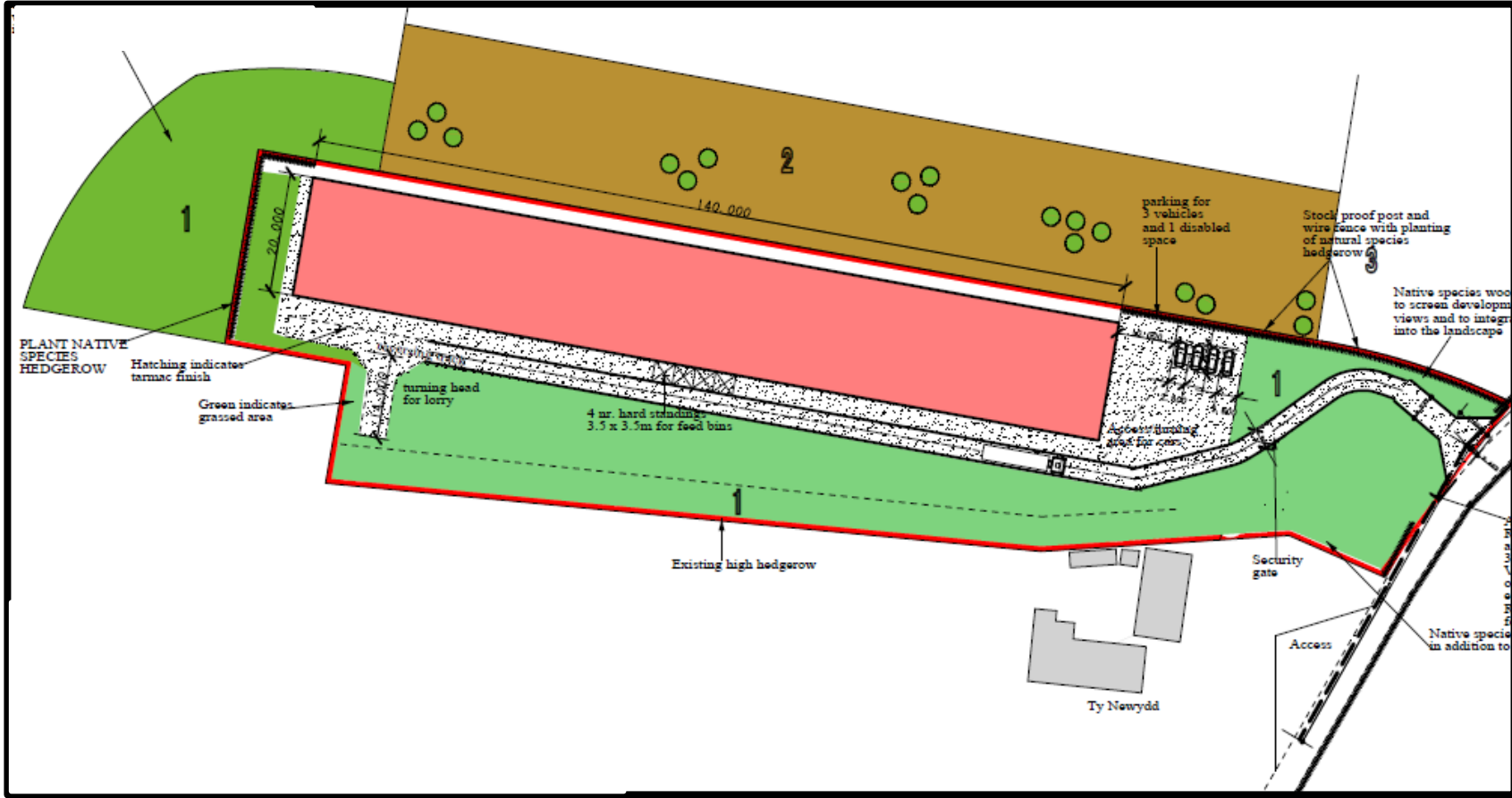
TY NEWYDD

20 m | 100 ft | 1:1,250 | 269724.76, 227514.64



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SITE AND LANDSCAPE PLAN

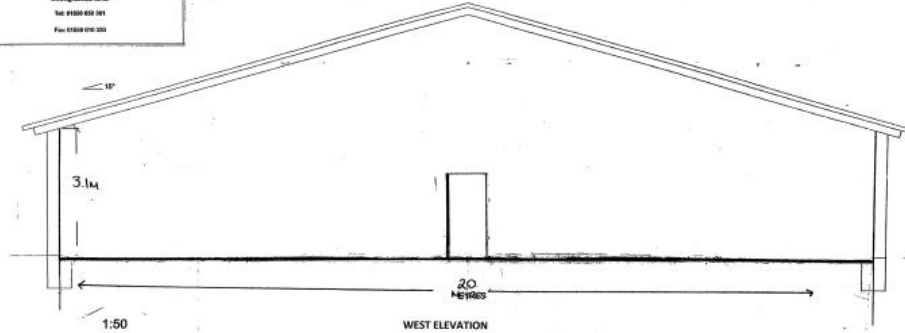


E/33695 ELEVATION AND FLOOR PLANS

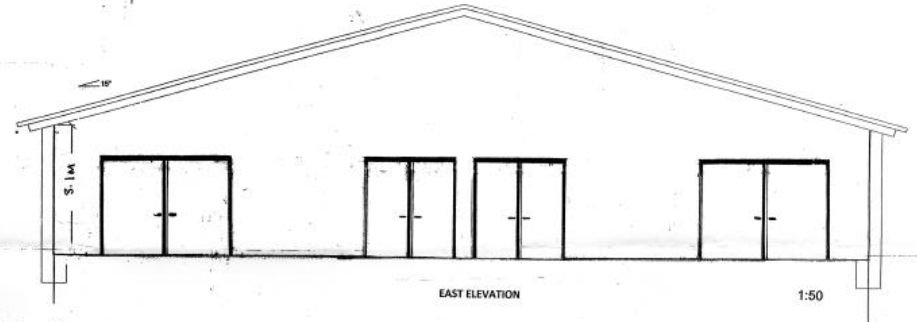
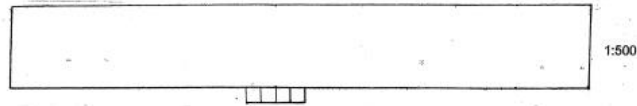
Heald, Pritchard, Roberts, Construction & Quantity Surveyors, SA19 9DA
 www.hpr.co.uk
 Tel: 01453 633 341
 Fax: 01453 633 333

AgriAdvisor
 Solicitors • Cyfreithwyr

CLIENT	TV HUGHES & CO
TITLE	GODRE GARREG 03
LOCATION	Godre Garreg, Llangadog, Carmarthenshire, SA19 9DA
SCALE	AS PER EACH DRAWING
AUTHOR	GEL
DATE	September 2015

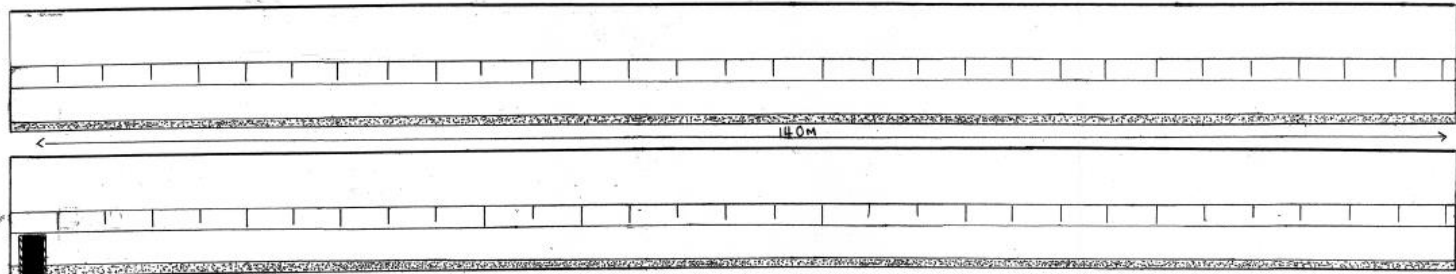
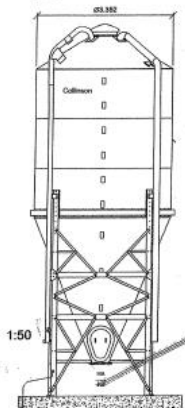


FLOOR PLAN

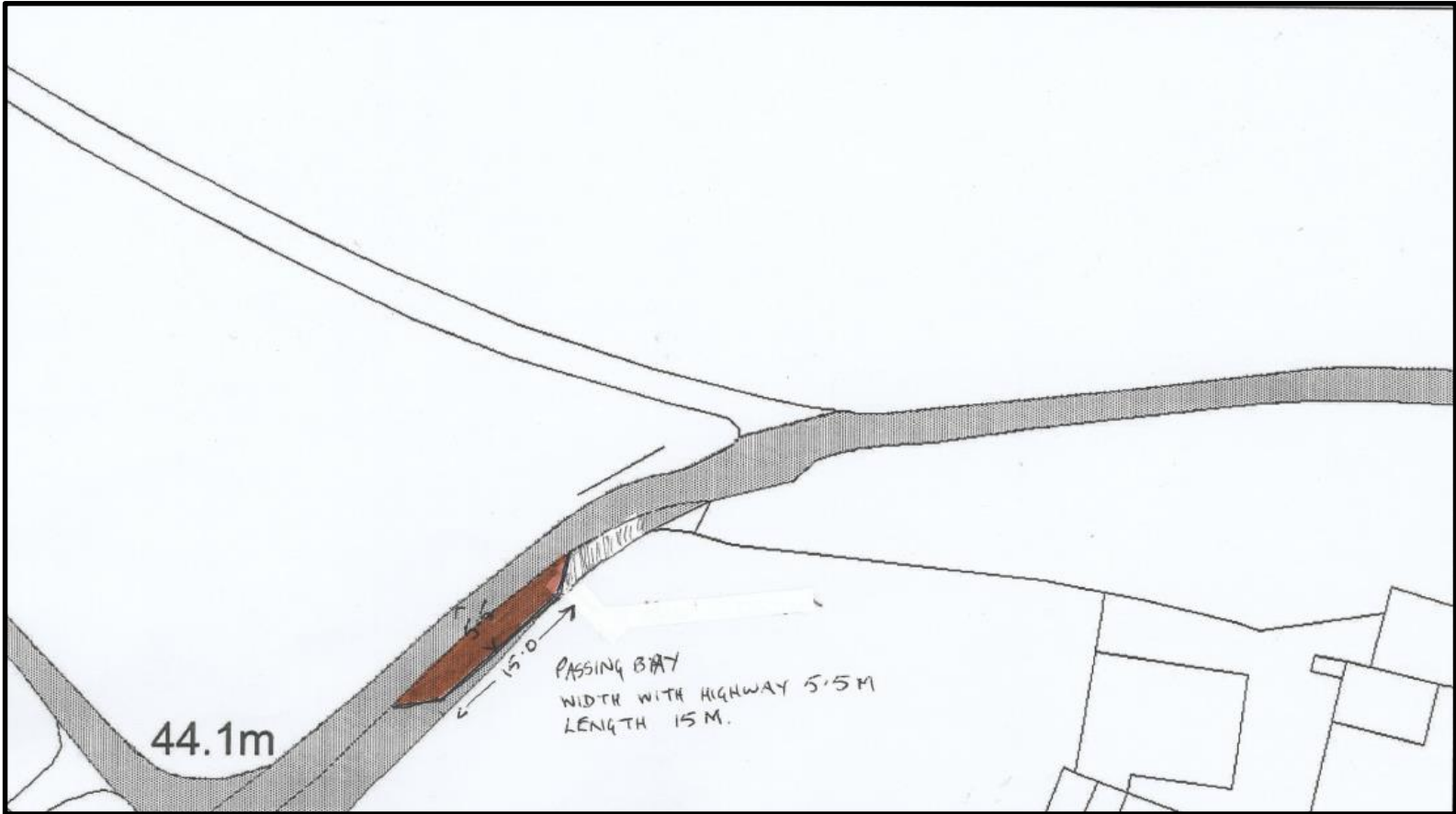


DARK BLUE/SLATE GREY STEEL SHEETING

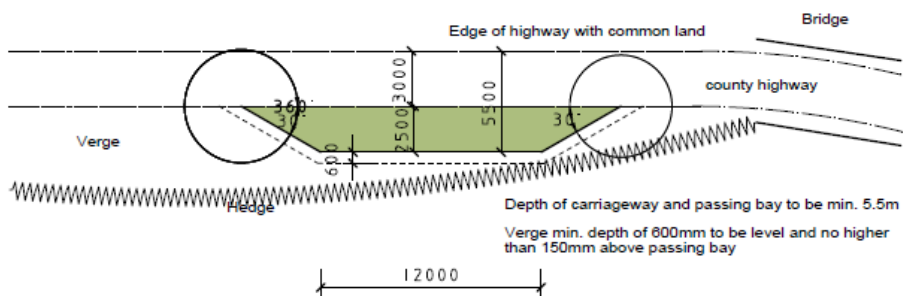
FEED BINS - 4 to be erected on site



E/33695 LOCATION OF PROPOSED PASSING BAY BETWEEN DOLGARREG AND DOLBANT



E/33695 SPECIFICATION OF PROPOSED PASSING BAY BETWEEN DOLGARREG AND DOLBANT

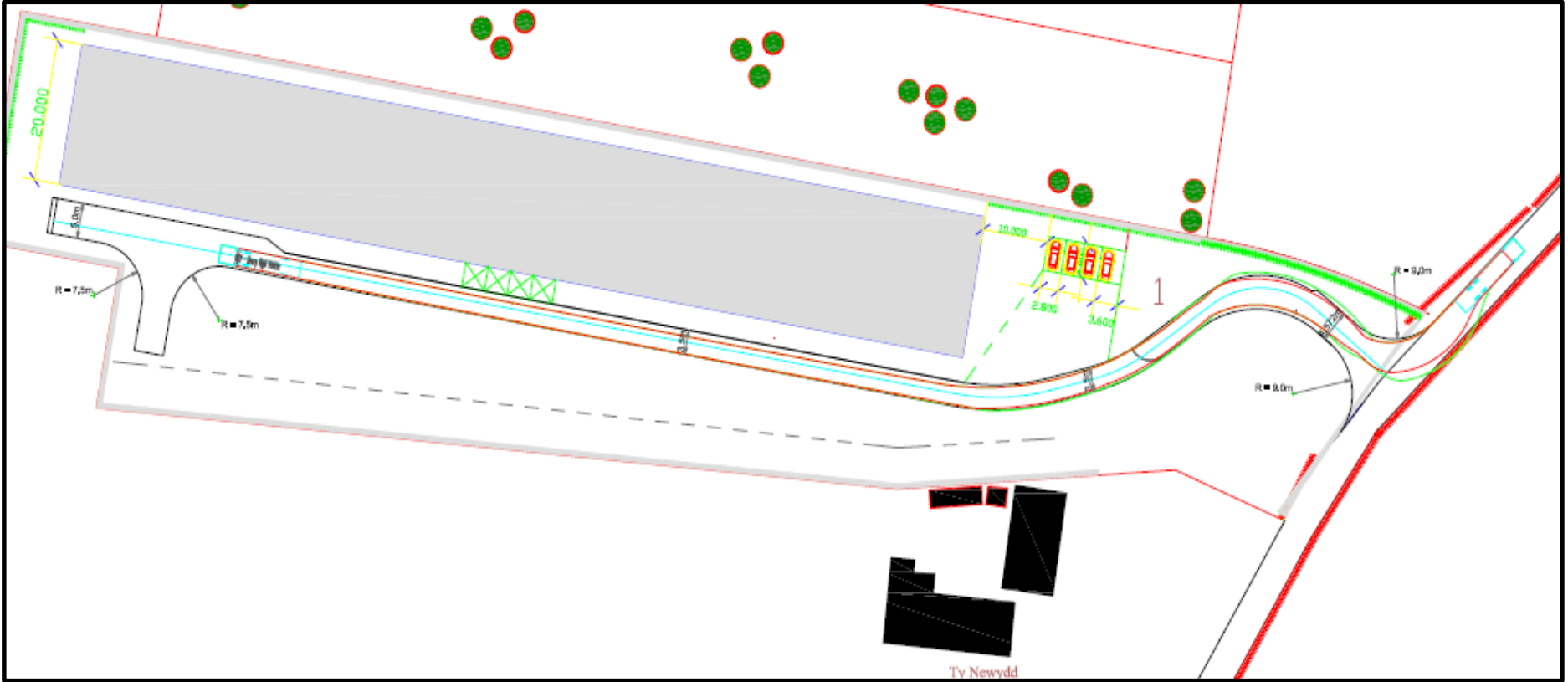


SURFACE COURSE : CLAUSE 912:CGM MATERIAL: BINDER GRADE 100PEN : 40MM THICK: BS4987 CLAUSE 7.4 10MM AGG
 BINDER COURSE 906:DBM 125PEN: 60MM CLAUSE 6.5 20MM AGG
 BASE COURSE 903:DBM 125pen : 100mm CLAUSE 5.2 28MM AGG
 SUB BASE 803:MOT type 1 250mm Min CBR clause 804.3 30%

PROPOSED POULTRY UNIT AT GODREGARREG, LLANGADOG
 DRAWING: PASSING PLACE
 SCALE: 1.250 DATE:13/12/2016 A3 SHEET
 MARTIN WATTS
 ARCHITECTURAL ASSOCIATES LTD.
 CYSWLLT PENSÆRNIOL CYF.
 MAESYREGOS, LLANWRDA SA19 8HD
 T. 01650 777 591
 M. 07854 148 915
 EM. martin@watts5712.freemove.co.uk
 www.mfmwattsarchitectural.co.uk

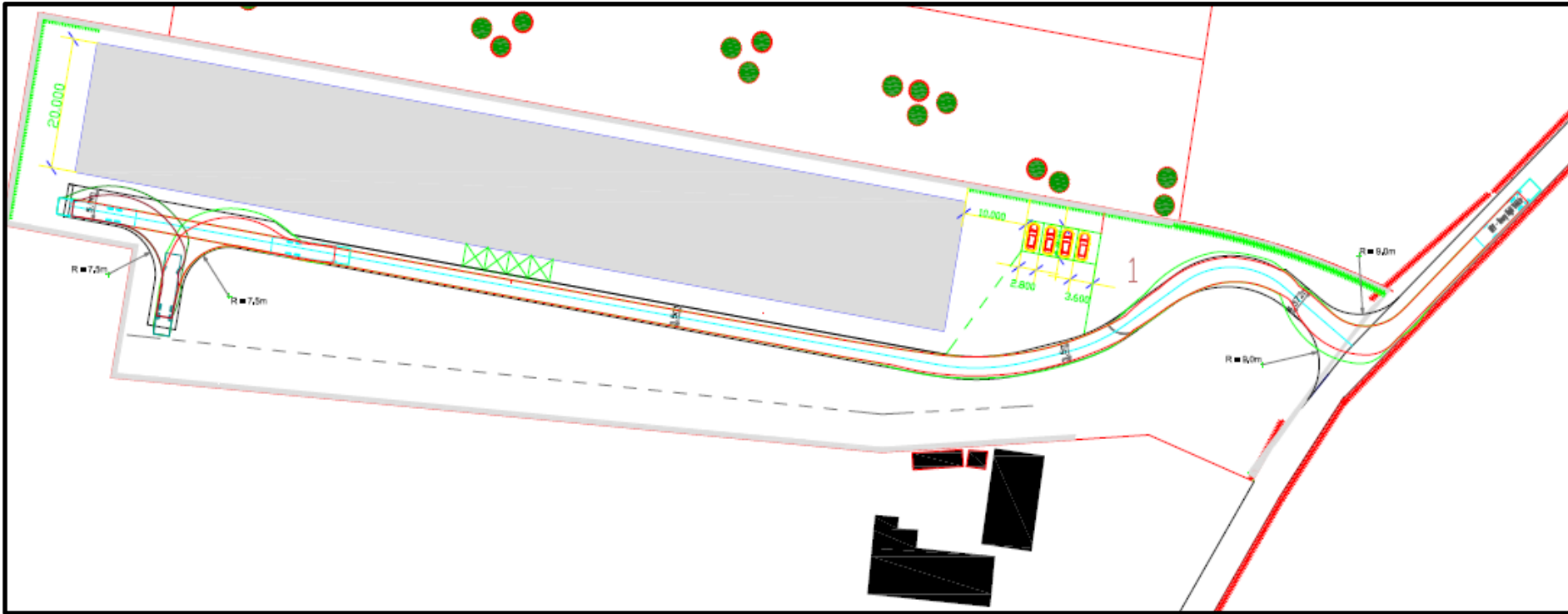
E/33695

HRV TRACKING PLAN



E/33695

HRV TRACKING PLAN



E/33695

SITE PHOTO



E/33695

SITE PHOTO



E/33695

SITE PHOTO SHOWING GODRE GARREG FARM



E/33695

SITE PHOTO



E/33695 SITE PHOTO SHOWING TY NEWYDD AND BROFANA



E/33695

SITE PHOTO SHOWING DERWEN DEG



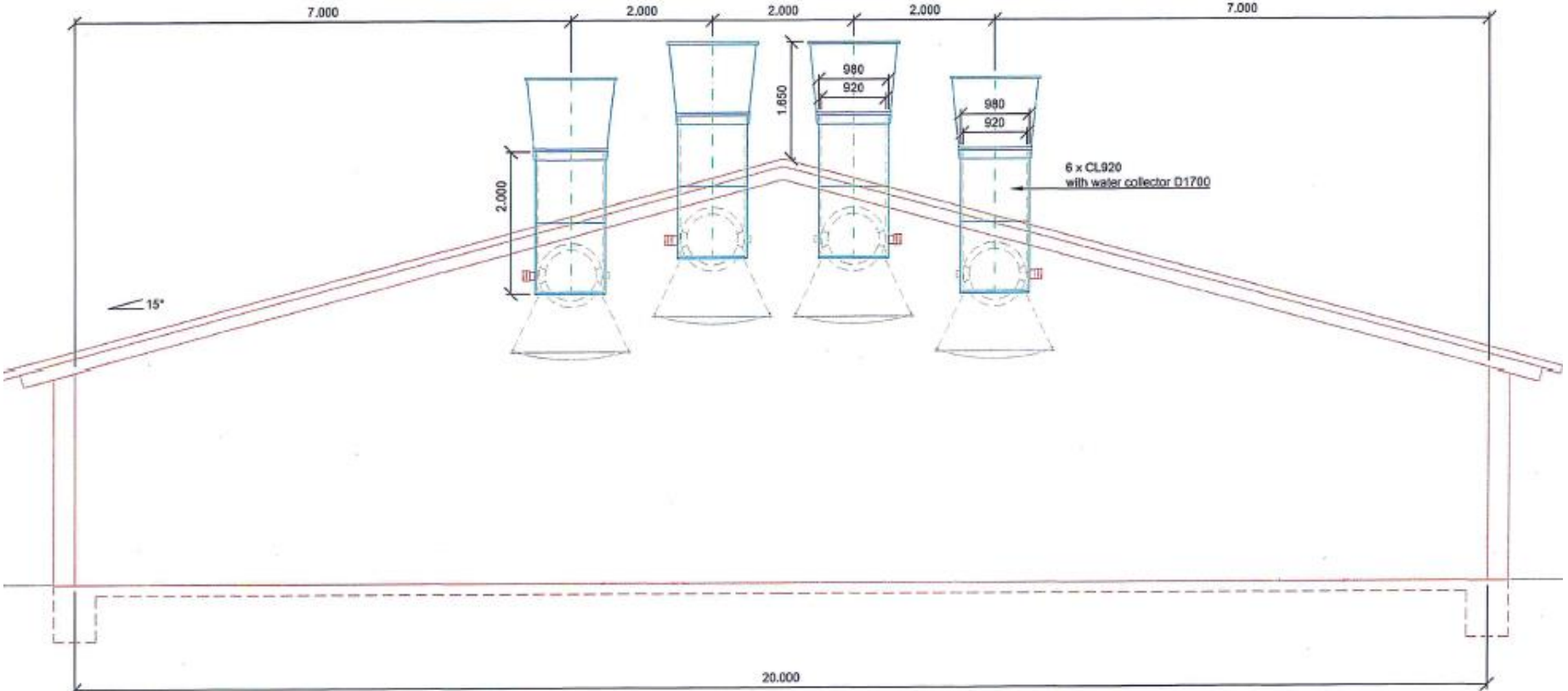
E/33695

SITE PHOTO SHOWING BWLCHAGORED



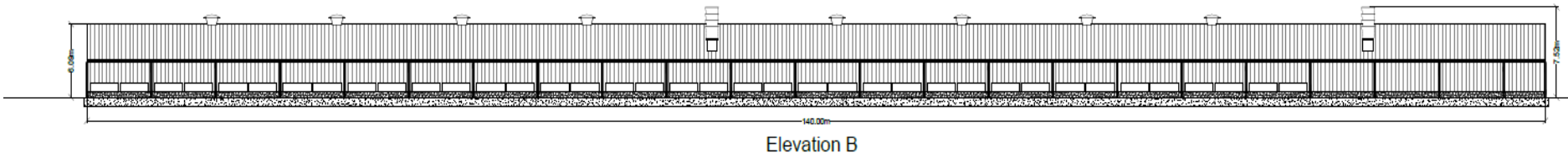
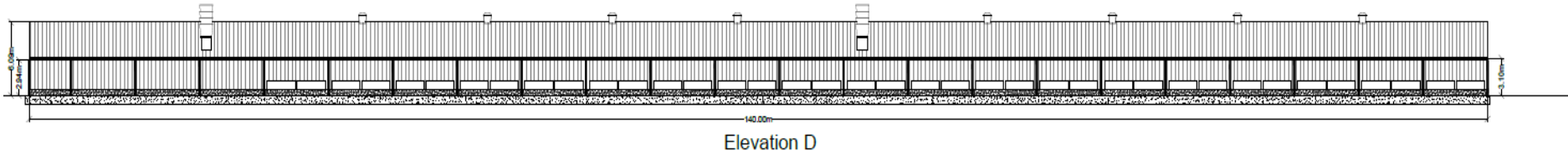
E/33695

SECTION PLAN OF VENTILATION CHIMNEYS



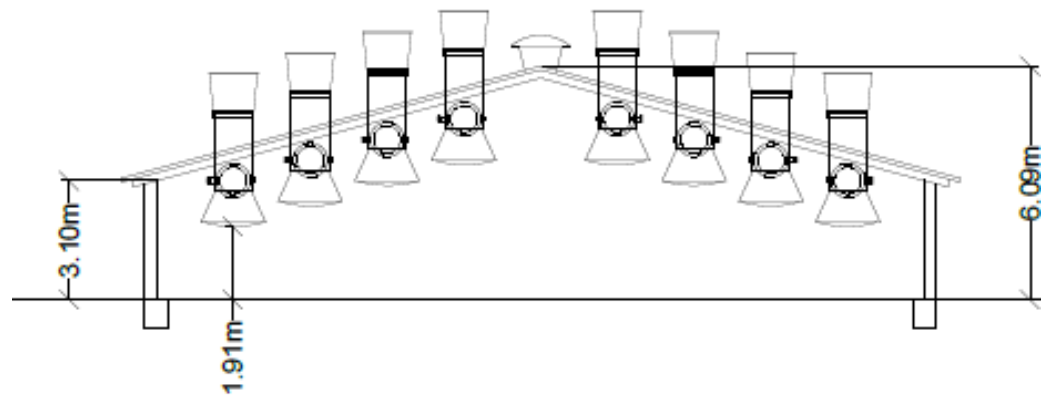
E/33695

REVISED NORTH AND SOUTH ELEVATION DRAWINGS

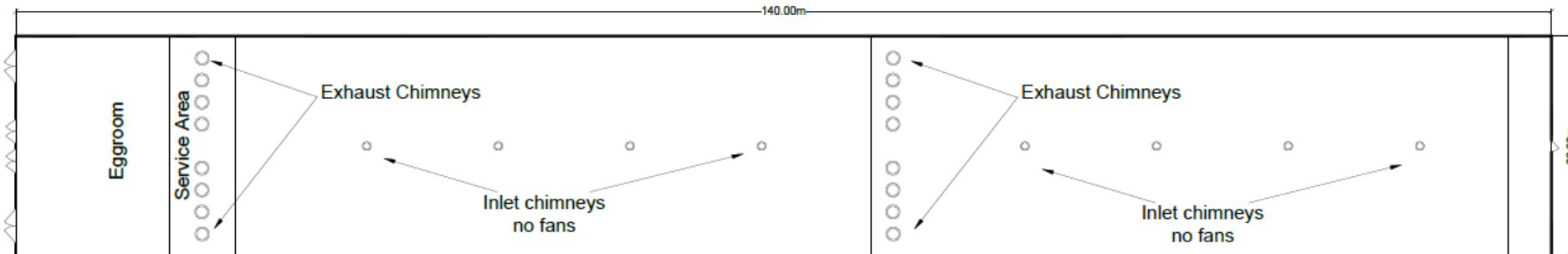


E/33695

REVISED CROSS SECTION AND ROOF PLAN



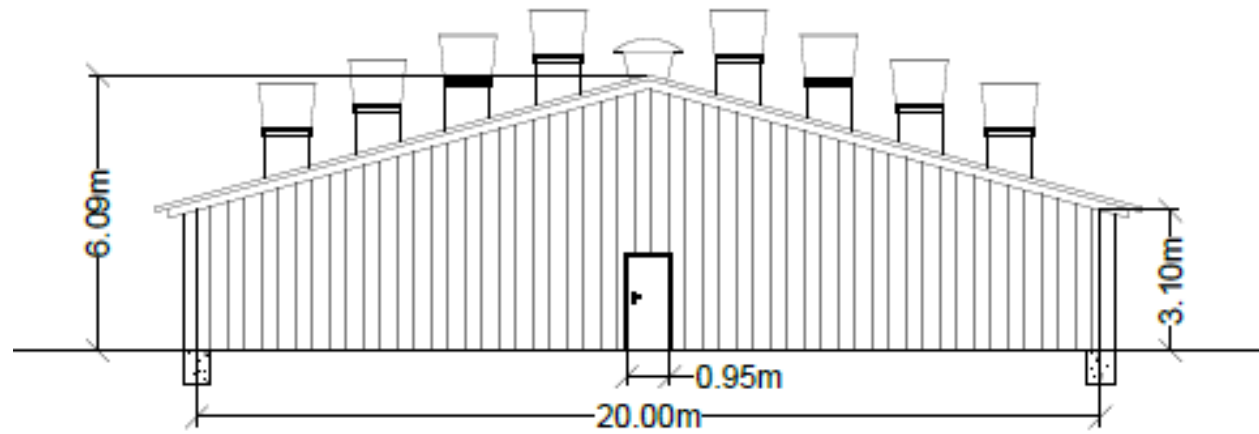
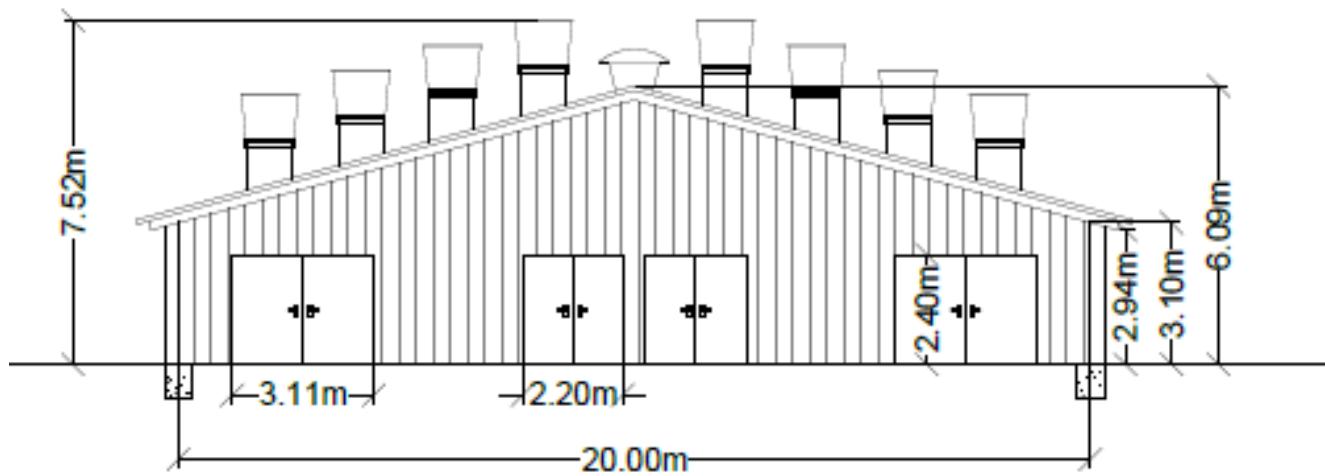
Cross Section



Roof Plan

E/33695

REVISED END ELEVATION PLANS

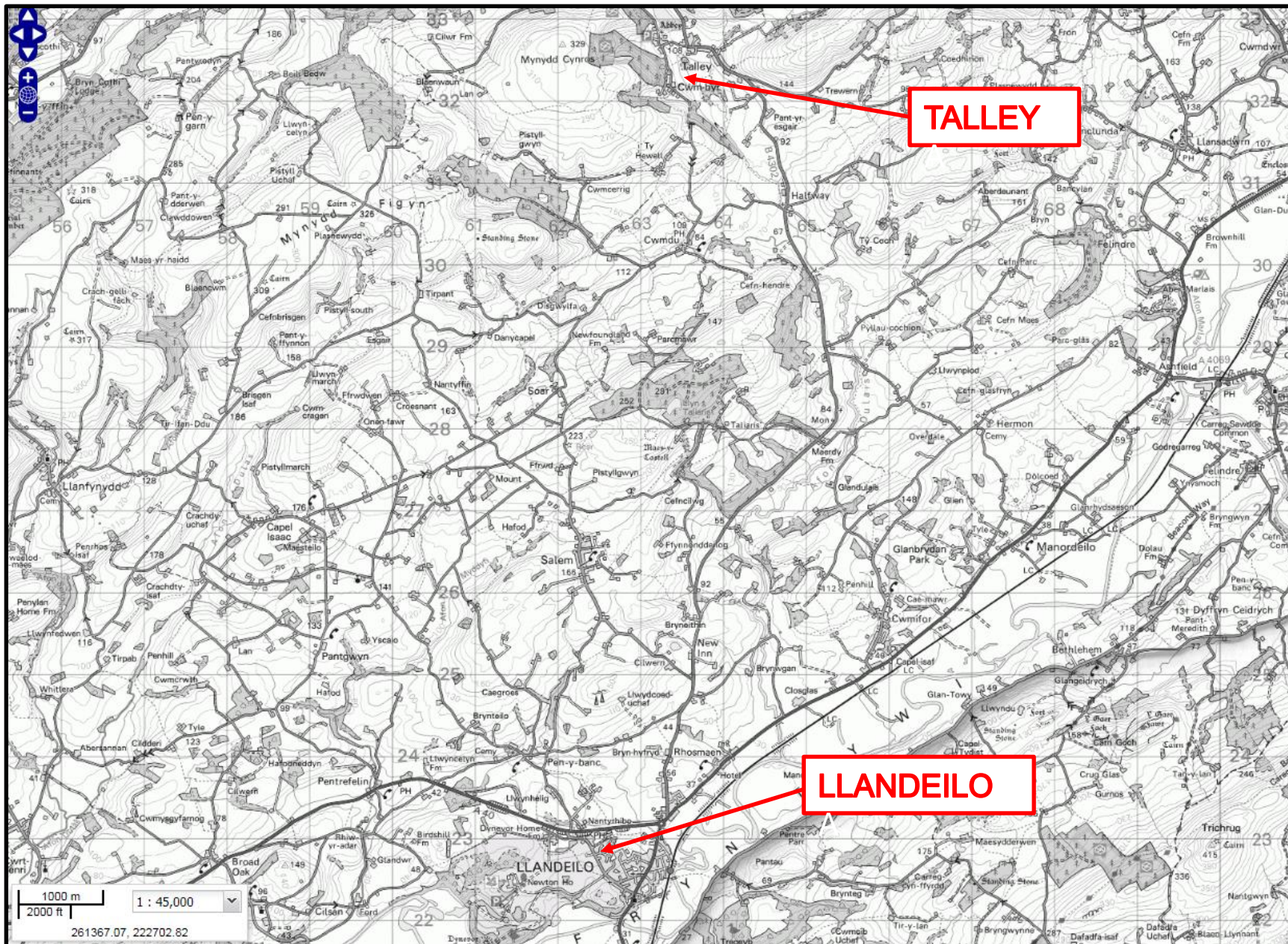




E/34849

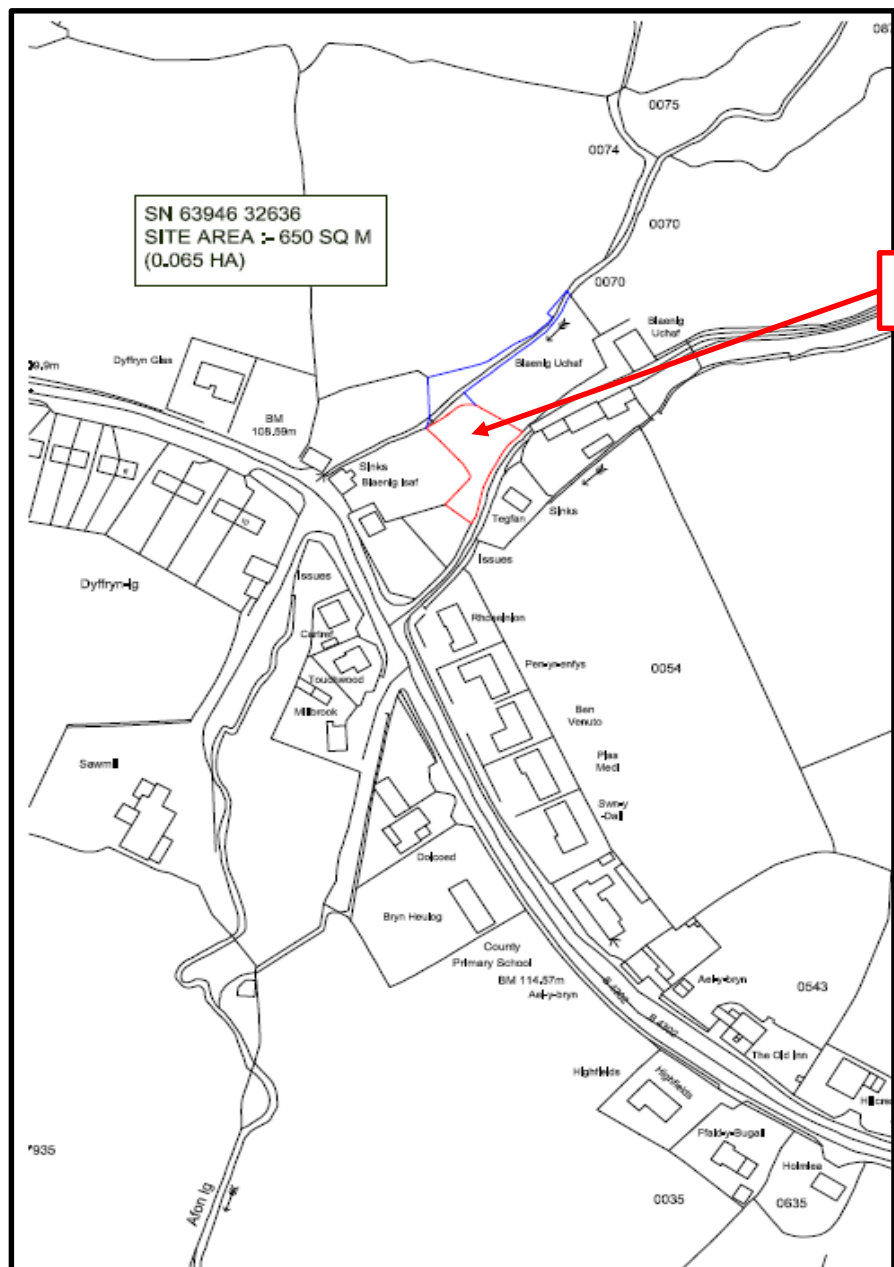
E/34849

LOCATION PLAN

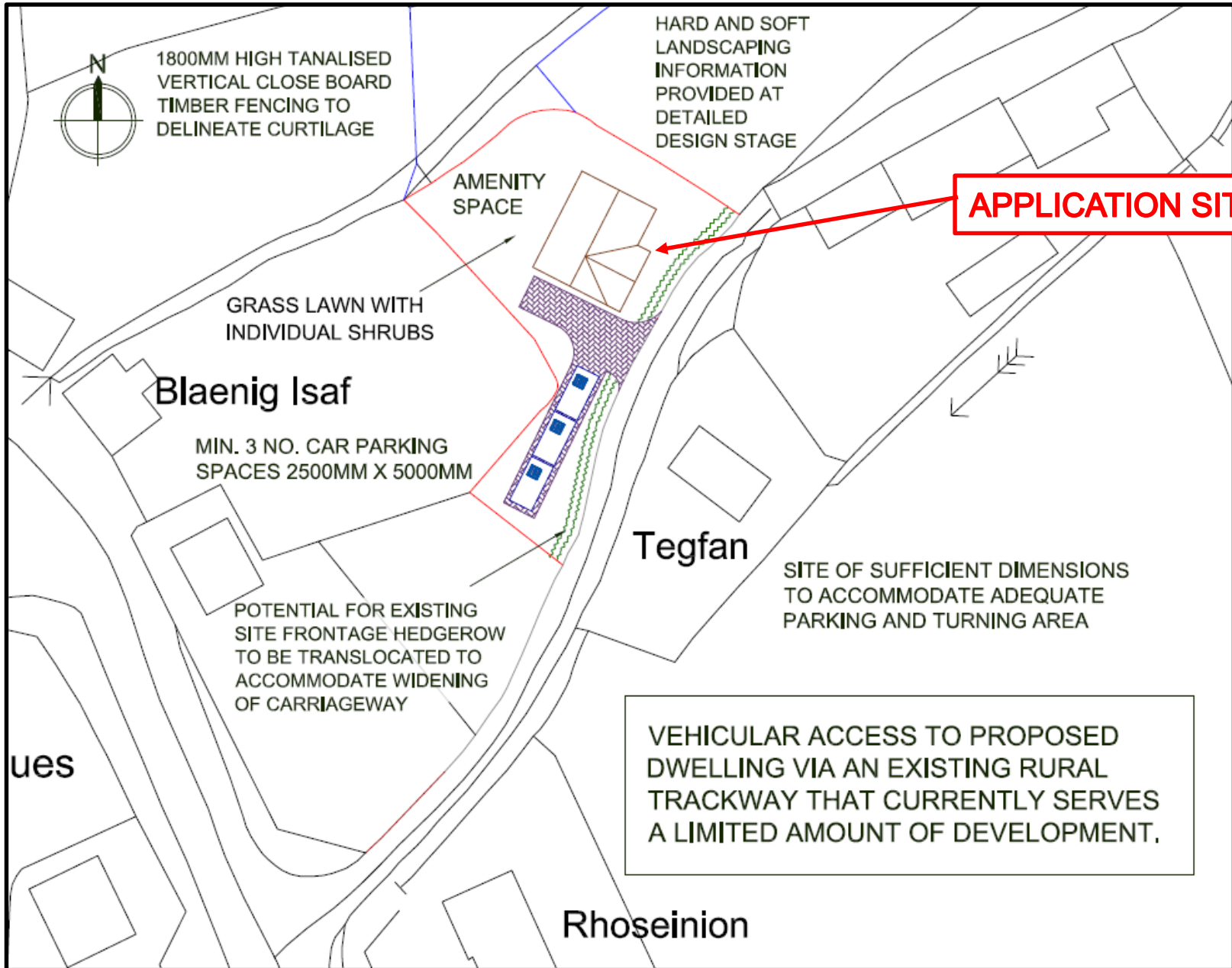


E/34849

LOCATION PLAN

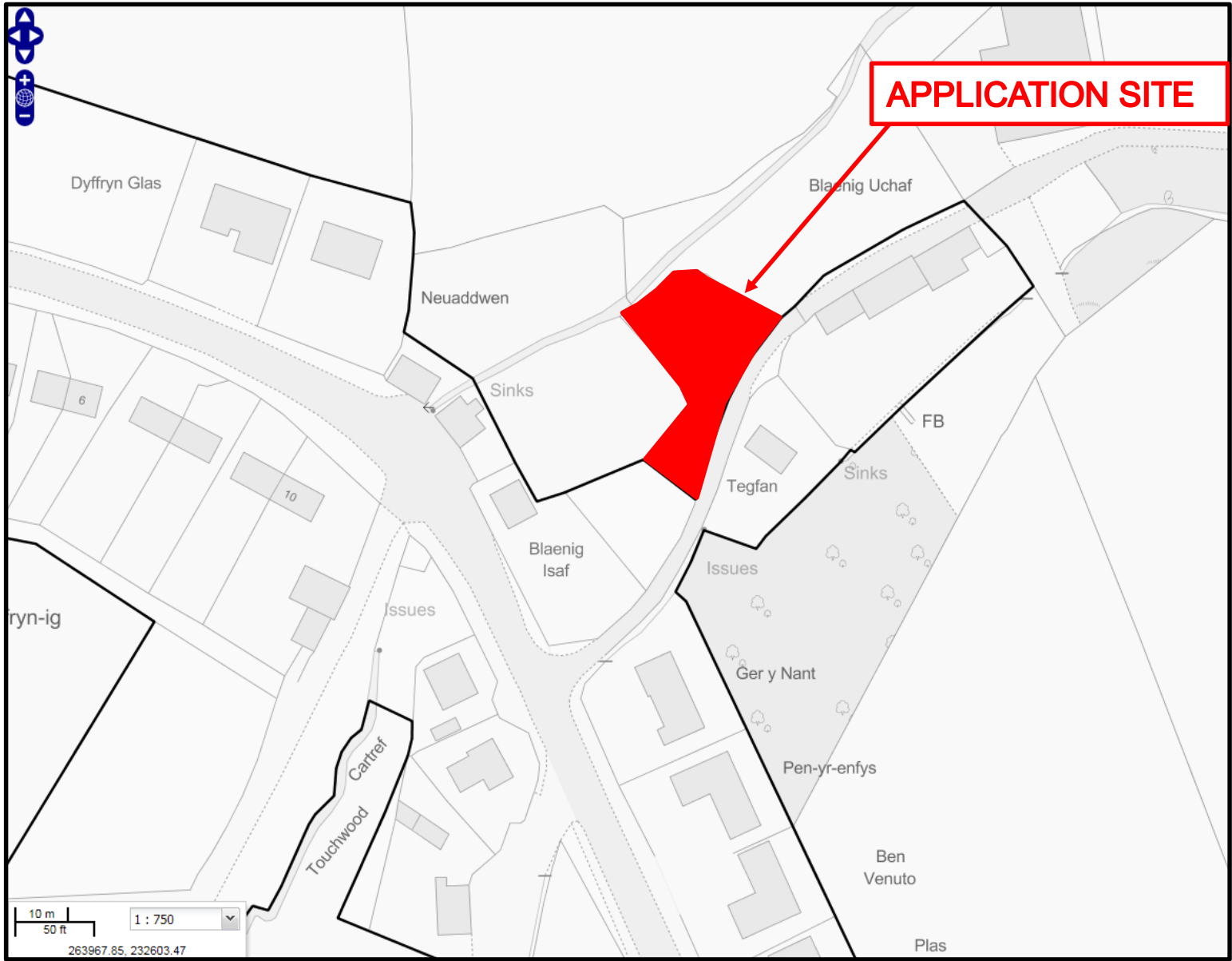


APPLICATION SITE



E/34849

SITE PLAN SHOWING LDP LIMITS



E/34849

AERIAL SITE PHOTO



E/34849

SITE PHOTO



E/34849

SITE PHOTO



E/34849

SITE PHOTO



E/34849

SITE PHOTO



E/34849

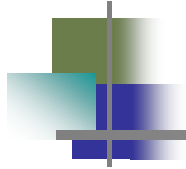
SITE PHOTO



E/34849

SITE PHOTO

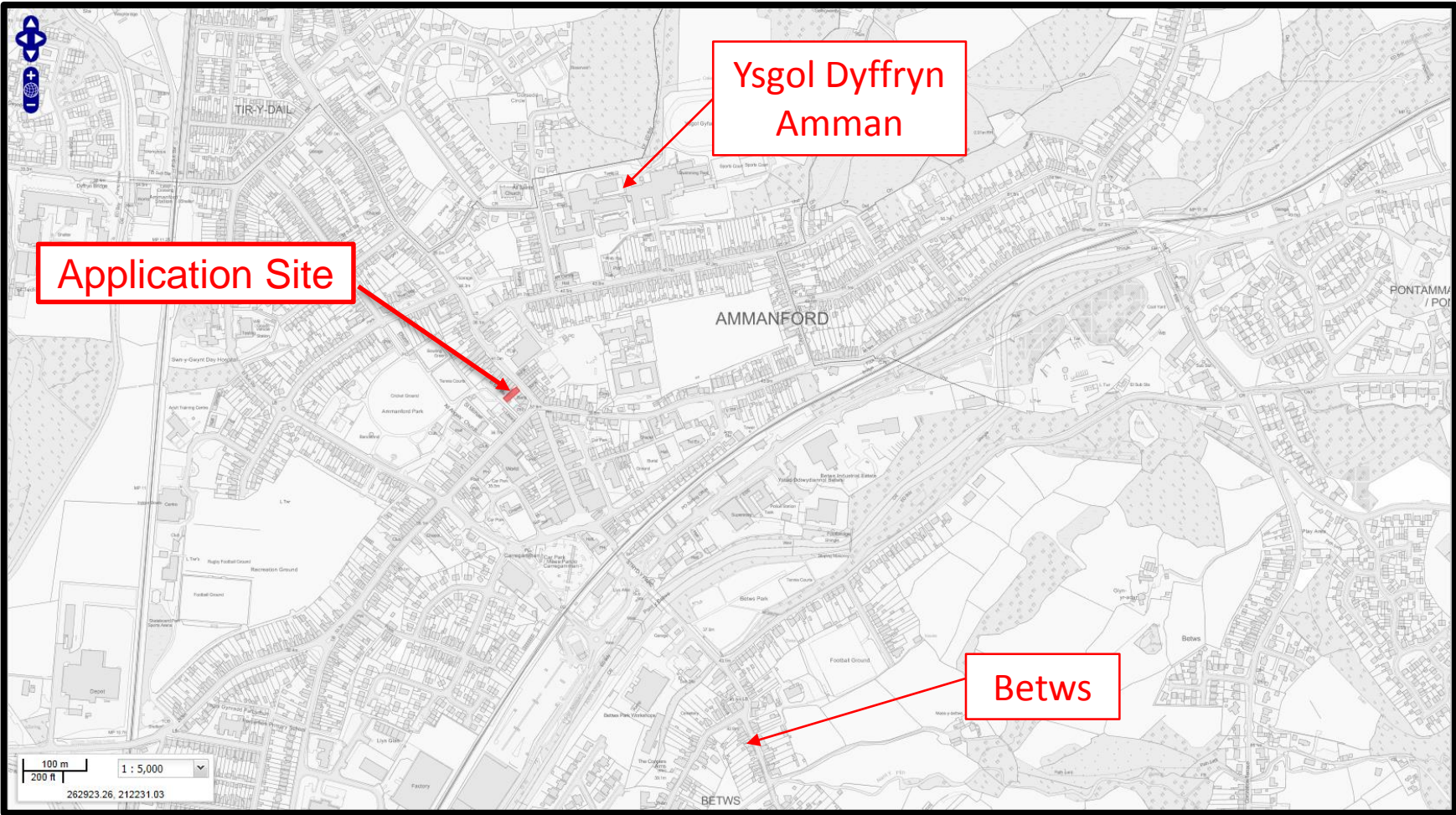


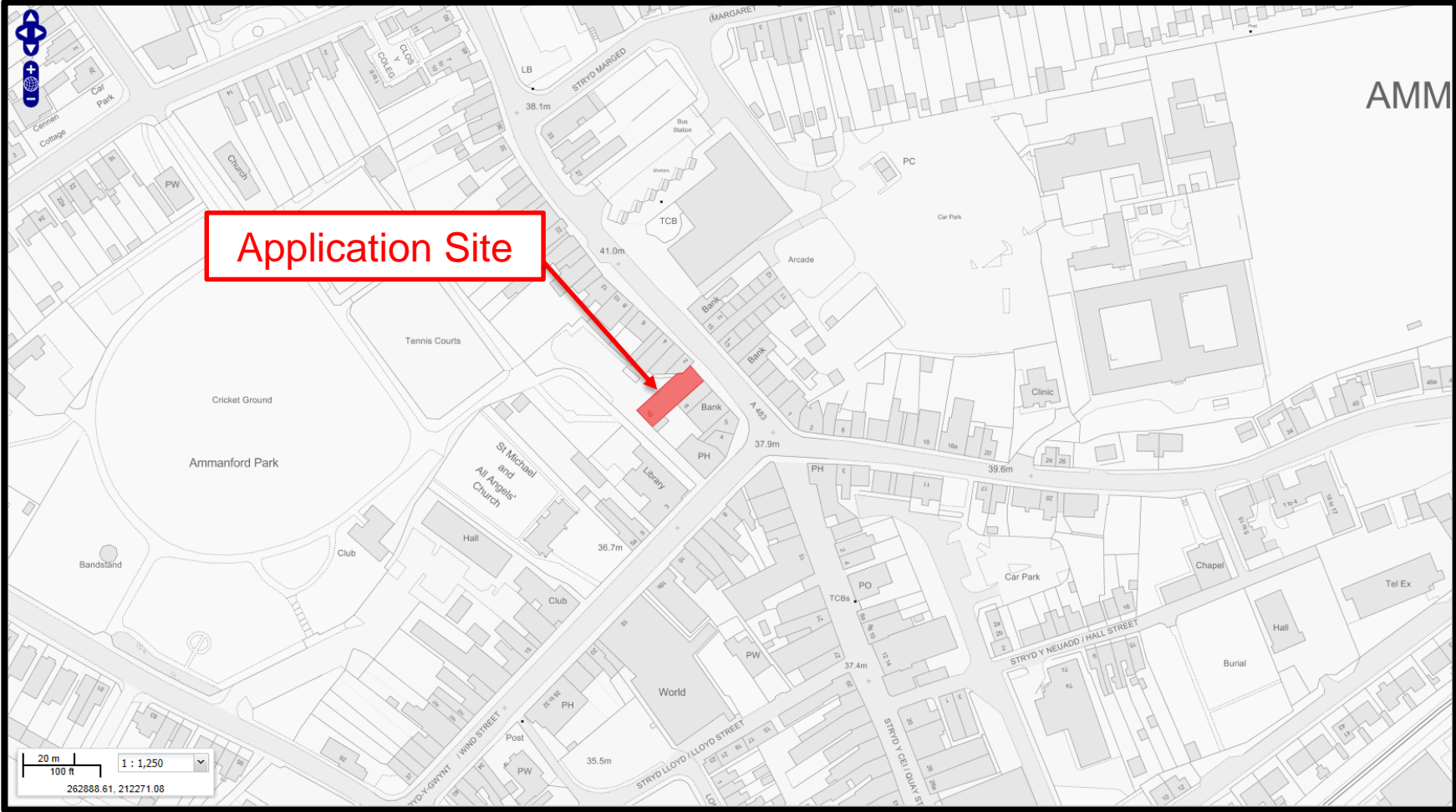


E/35109

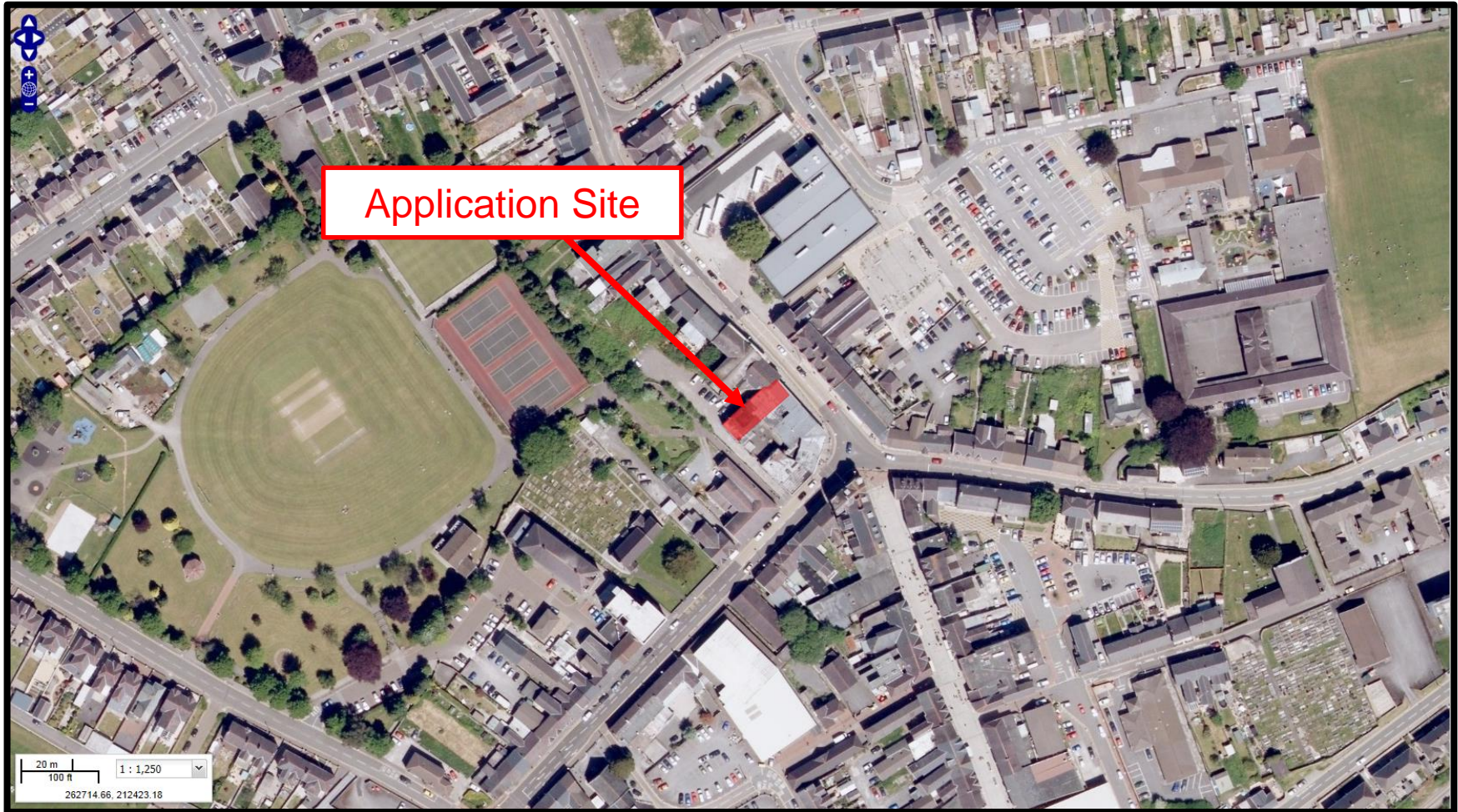


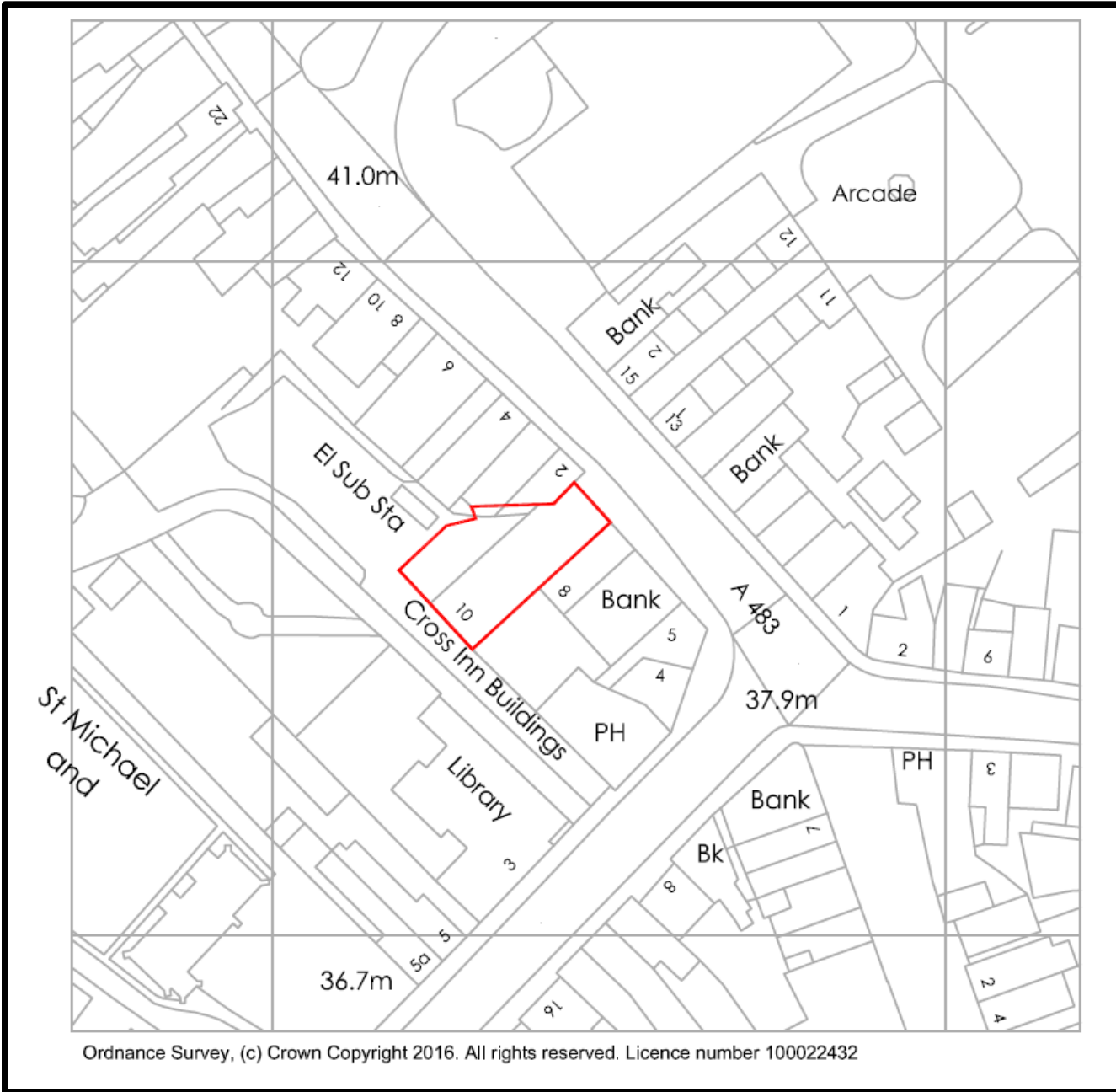
A Better Place...Environment



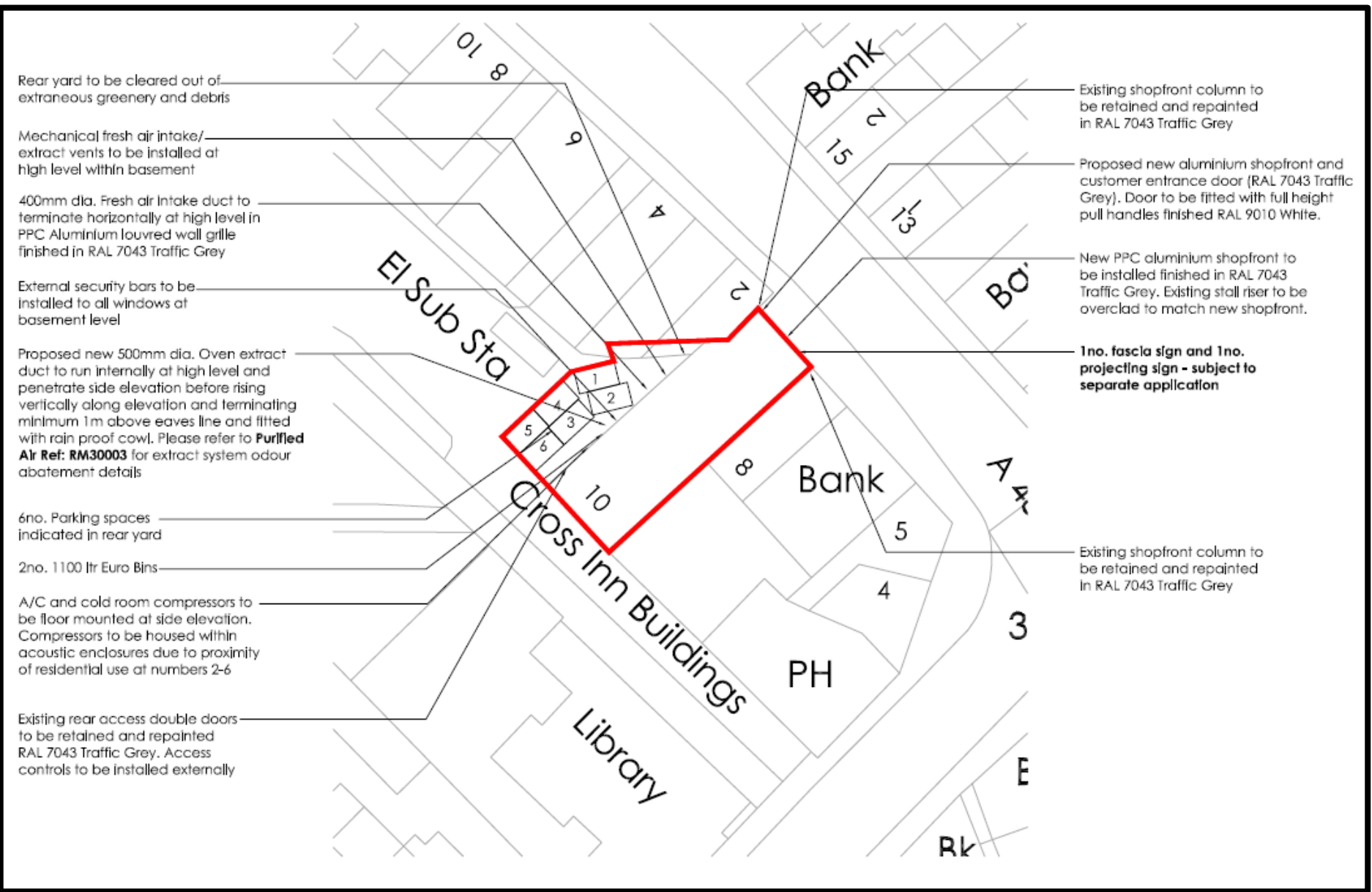


E/35109 AERIAL PHOTO OF APPLICATION SITE





E/35109 PROPOSED SITE LAYOUT PLAN



Rear yard to be cleared out of extraneous greenery and debris

Mechanical fresh air intake/ extract vents to be installed at high level within basement

400mm dia. Fresh air Intake duct to terminate horizontally at high level in PPC Aluminium louvred wall grille finished in RAL 7043 Traffic Grey

External security bars to be installed to all windows at basement level

Proposed new 500mm dia. Oven extract duct to run internally at high level and penetrate side elevation before rising vertically along elevation and terminating minimum 1m above eaves line and fitted with rain proof cowl. Please refer to **Purified Air Ref: RM30003** for extract system odour abatement details

6no. Parking spaces indicated in rear yard

2no. 1100 ltr Euro Bins

A/C and cold room compressors to be floor mounted at side elevation. Compressors to be housed within acoustic enclosures due to proximity of residential use at numbers 2-6

Existing rear access double doors to be retained and repainted RAL 7043 Traffic Grey. Access controls to be installed externally

Existing shopfront column to be retained and repainted in RAL 7043 Traffic Grey

Proposed new aluminium shopfront and customer entrance door (RAL 7043 Traffic Grey). Door to be fitted with full height pull handles finished RAL 9010 White.

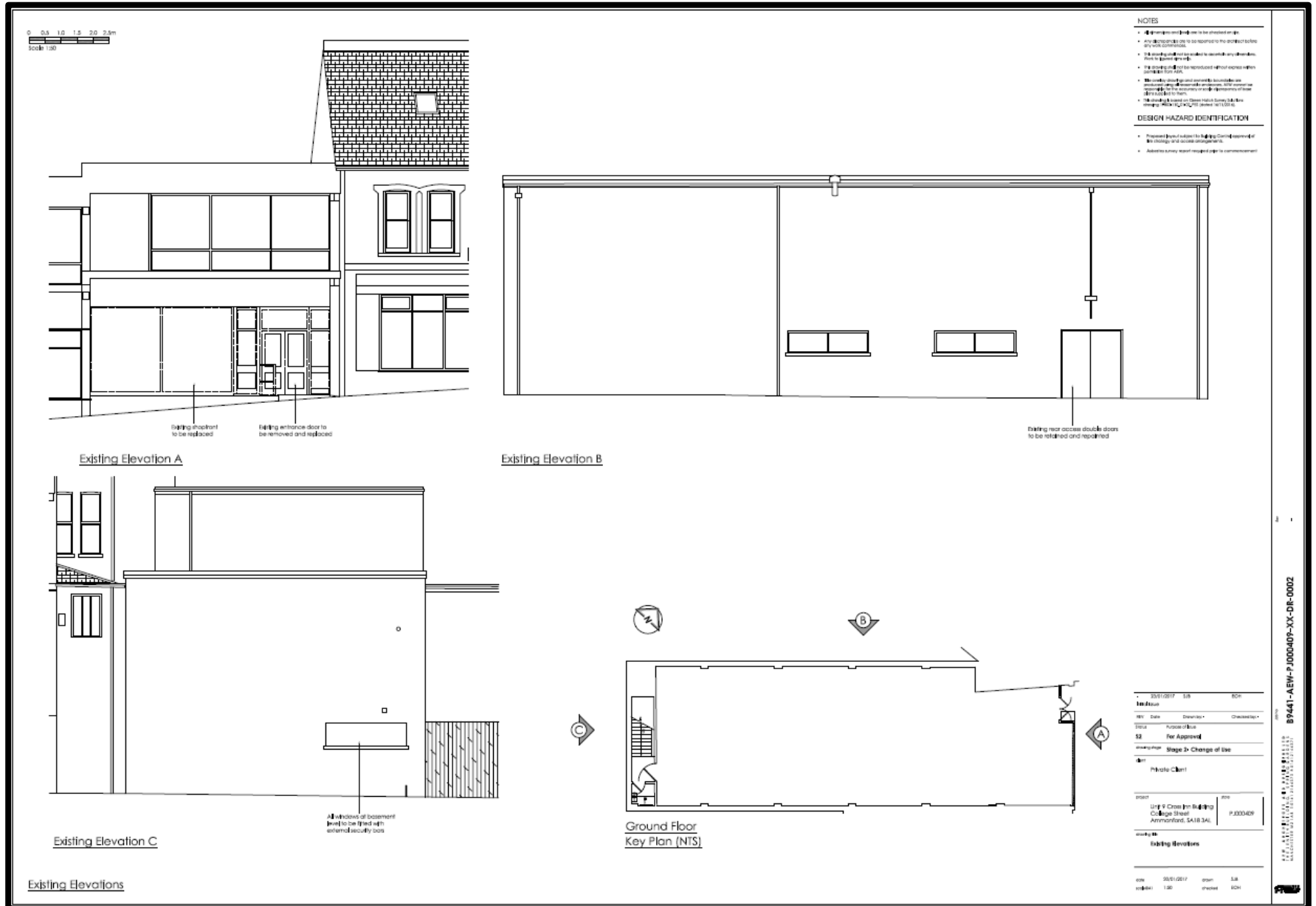
New PPC aluminium shopfront to be installed finished in RAL 7043 Traffic Grey. Existing stall riser to be overlaid to match new shopfront.

1no. fascia sign and 1no. projecting sign - subject to separate application

Existing shopfront column to be retained and repainted in RAL 7043 Traffic Grey

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EXISTING ELEVATIONS



Proposed Elevation A

Existing vertical column to be retained and repainted in RAL 7043 traffic Grey.

Fin. Trade sign and fin. projecting sign subject to separate application.

New PVC aluminium shopfront to be finished in RAL 7043 Traffic Grey. Existing shopfront to be overclad to match new shopfront.

Proposed new aluminium shopfront and customer entrance door (RAL 7043 Traffic Grey). Door handle finished white RAL 9010.

Existing shopfront column to be retained and repainted in RAL 7043 Traffic Grey.

Proposed Elevation B

400mm dia. fresh air intake duct to terminate horizontally at high level in PVC aluminium insulated wall panel painted in RAL 7043 traffic Grey.

Proposed new 500mm dia. oven extract duct to run internally at high level and penetrate the elevation below existing window along elevation and terminate in PVC insulated access line and fitted with high proof cover. Please refer to Project #18 040009 for extract system odour abatement details.

Roof yard to be cleared out of extraneous gentry and debris.

Zinc 1100 In Sure line

External security bars to be installed to all windows to be painted RAL 7043 traffic Grey.

Call room compressor located within Shopfront.

A/C compressor located within Shopfront.

Existing rear access double doors to be retained and repainted RAL 7043 traffic Grey. Access controls to be installed externally.

Proposed Elevation C

External security bars to be installed to window to be painted RAL 7043 traffic Grey.

Ground Floor
Key Plan (NTS)

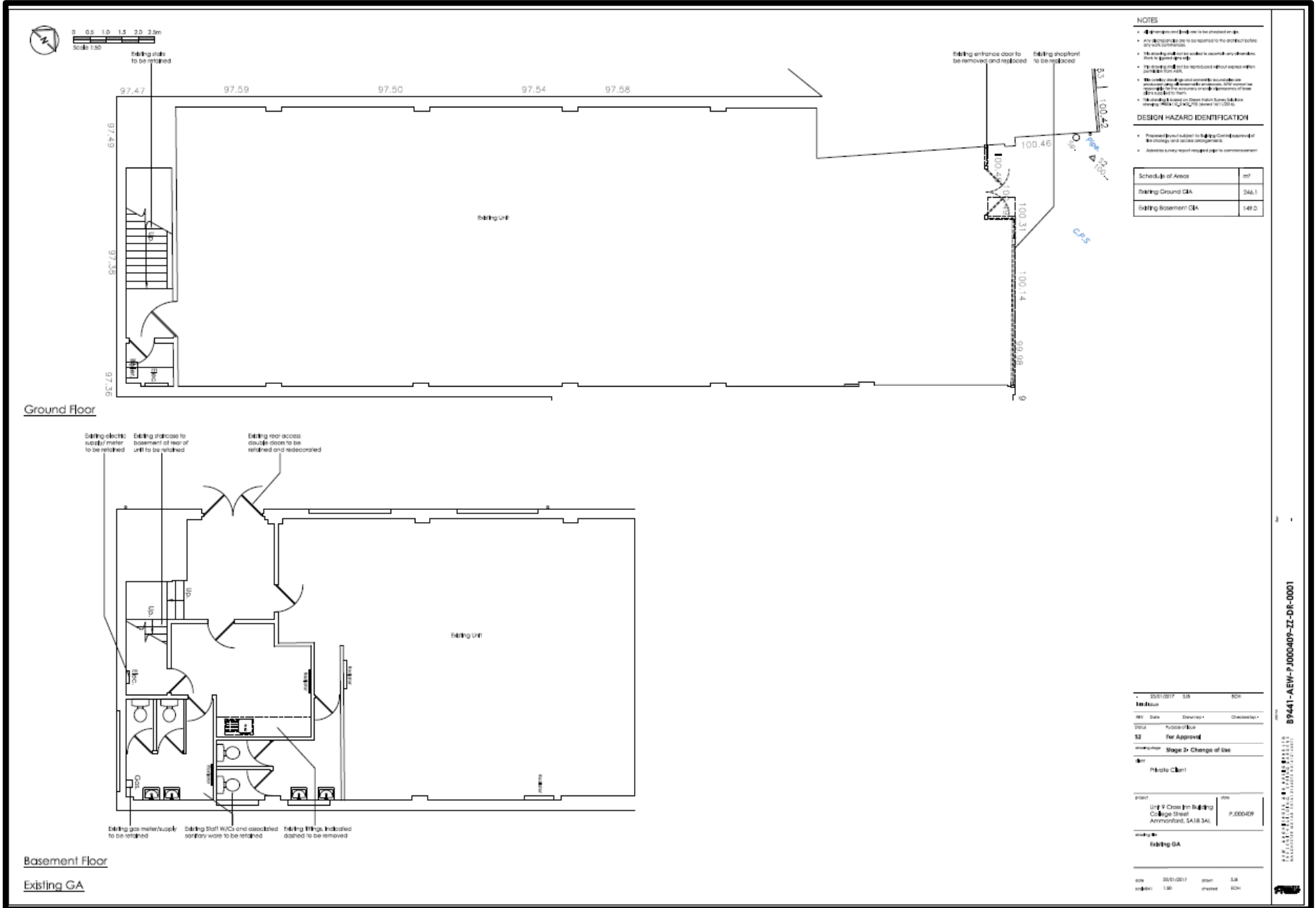
NOTES

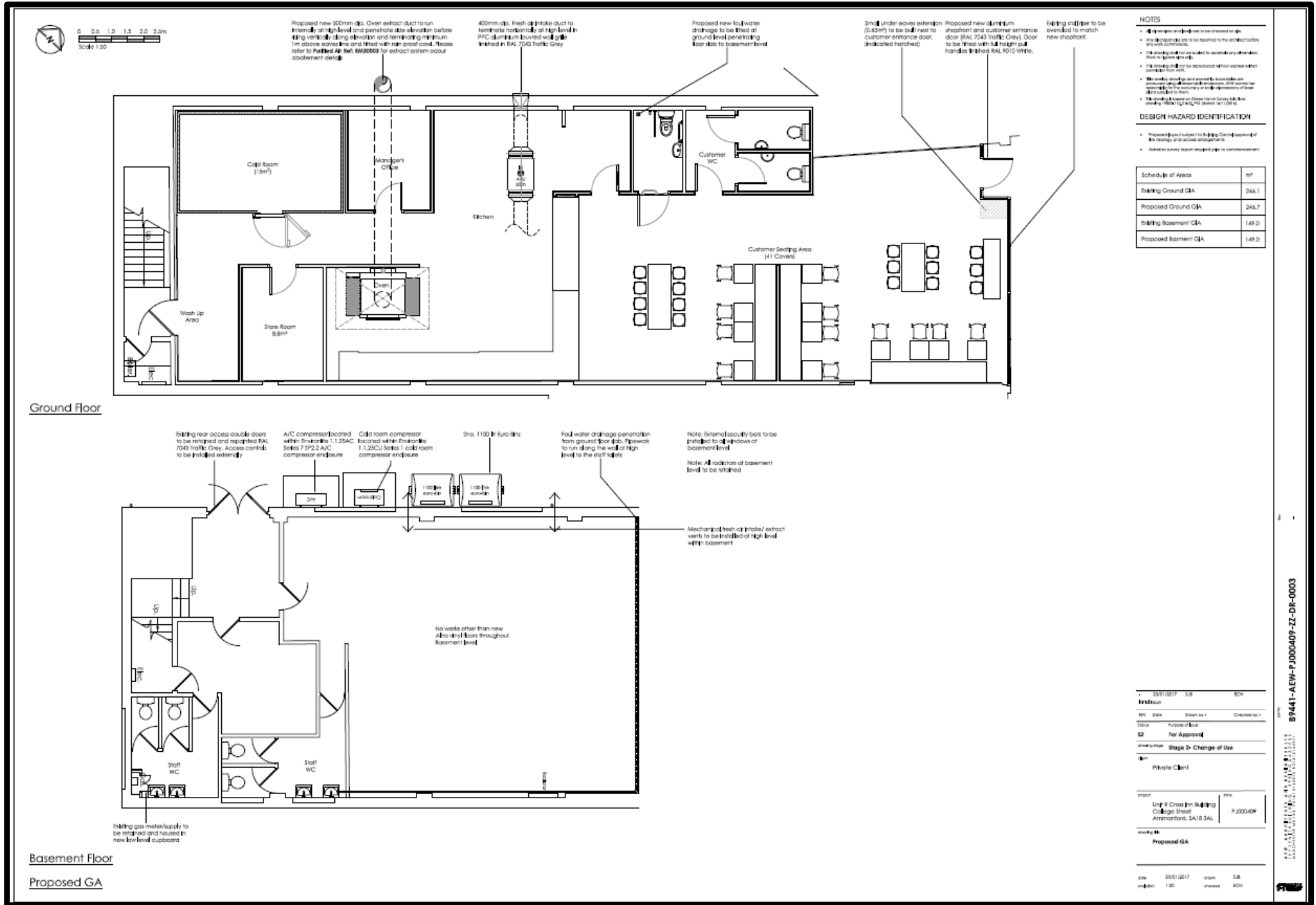
- All dimensions shall be to finished surface.
- All dimensions to be reported to contract before any construction.
- All materials to be installed in accordance with the manufacturer's instructions.
- The proposed work shall be completed within the specified time frame.
- Materials used shall be of a quality suitable for the intended use and shall be of a type approved by the relevant authorities.
- All work shall be based on the latest survey data. All measurements shall be taken from the finished floor level.

DESIGN HAZARD IDENTIFICATION

- Proposed work subject to Building Control approval of the design and access arrangements.
- Additional survey report required prior to commencement.

NO	20/11/2017	SB	RD
Initials			
REV	Date	Description	Checked by
001		Project Office	
For Approval			
Stage In Change of Use			
Private Client			
PROJECT	Lang 9 Cross Street Building	REV	P.0000429
Cullage Street		Ammanford, SA18 3AJ	
Proposed Elevations			
DATE	20/11/2017	DRAWN	SB
SCALE	1:50	CHECKED	RD





NOTES

- All dimensions are to be checked on site.
- Any discrepancies to be reported to the architect before any work commences.
- All work to be carried out in accordance with the current Building Regulations.
- All work to be carried out in accordance with the current Building Regulations.
- All work to be carried out in accordance with the current Building Regulations.
- All work to be carried out in accordance with the current Building Regulations.
- All work to be carried out in accordance with the current Building Regulations.

DESIGN HAZARD IDENTIFICATION

- Proposed works subject to Building Control approval of all drawings and access arrangements.
- Additional safety signs required to be implemented.

Schedule of Areas	m ²
Existing Ground GIA	266.1
Proposed Ground GIA	246.7
Existing Basement GIA	149.0
Proposed Basement GIA	149.0

DATE	23/01/2017	BY	S.B.	CHKD	S.B.
REV		DATE		CHANGED BY	
1					
2					
DRAWING TITLE: Stage 2- Change of Use CLIENT: Private Client					
PROJECT: Unit 9 Cross Street College Street Ammanford, SA10 3AL DRAWING NO: PJ20249					
DRAWING NO: Proposed GA					
DATE	23/01/2017	DATE	23/01/2017	BY	S.B.
SCALE	1:50	SCALE	1:50	CHKD	S.B.

B9441-AEW-PJ000407-ZI-DR-0003

E/35109

SITE PHOTO

COMMERCIAL RICS
lard
commercial agents
LET
597949

PLANNING NOTICE
PLANNING NOTICE



E/35109

SITE PHOTO



DIAR AR G
Clarks

TO LET
Lambert
Smith
Hampton
01792 702800
www.lsh.co.uk

COMMERCIAL
Mallard
chartered surveyors - commercial agents
TO LET
01269 597949

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E/35109 STREET VIEW(Looking NW)



E/35109

STREET VIEW(Looking SE)

