

***Y PWYLLGOR  
CYNLLUNIO***

**PLANNING  
COMMITTEE**

***29 MEHEFIN 2017***

**29 JUNE 2017**

***RHANBARTH Y  
DWYRAIN***

**AREA  
EAST**



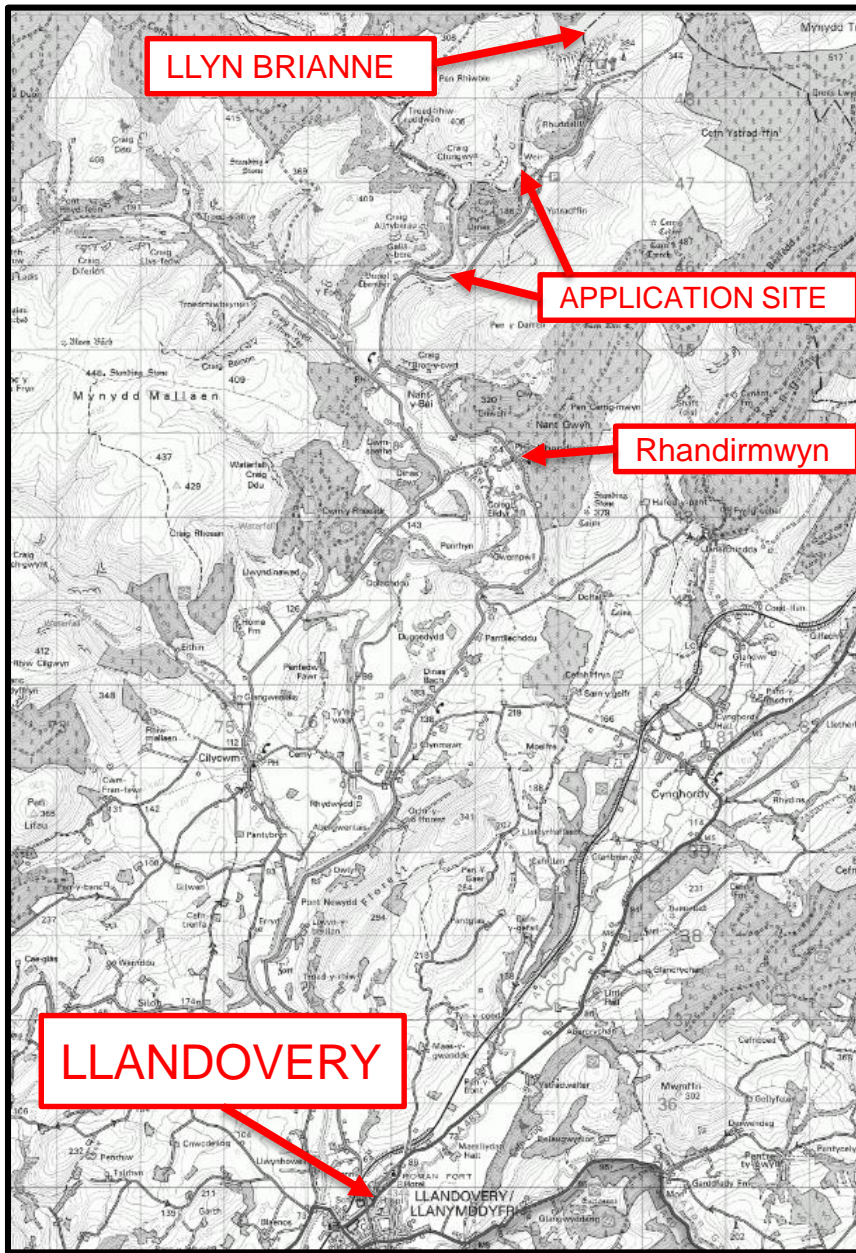
***CEISIADAU YR ARGYMHELLIR EU  
BOD YN CAEL EU CYMERADWYO***

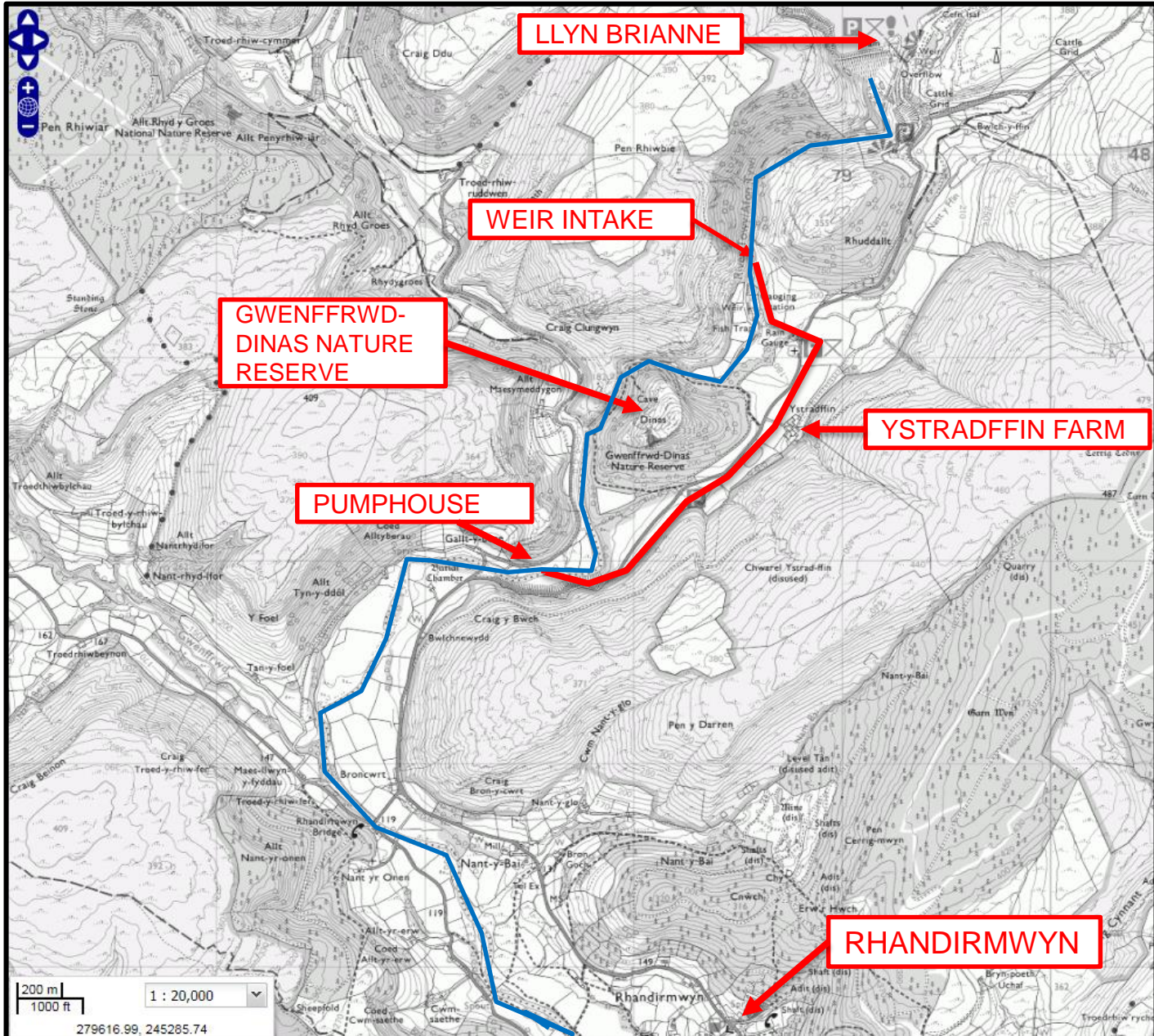
**APPLICATIONS RECOMMENDED  
FOR APPROVAL**

**E/34887**

# E/34887

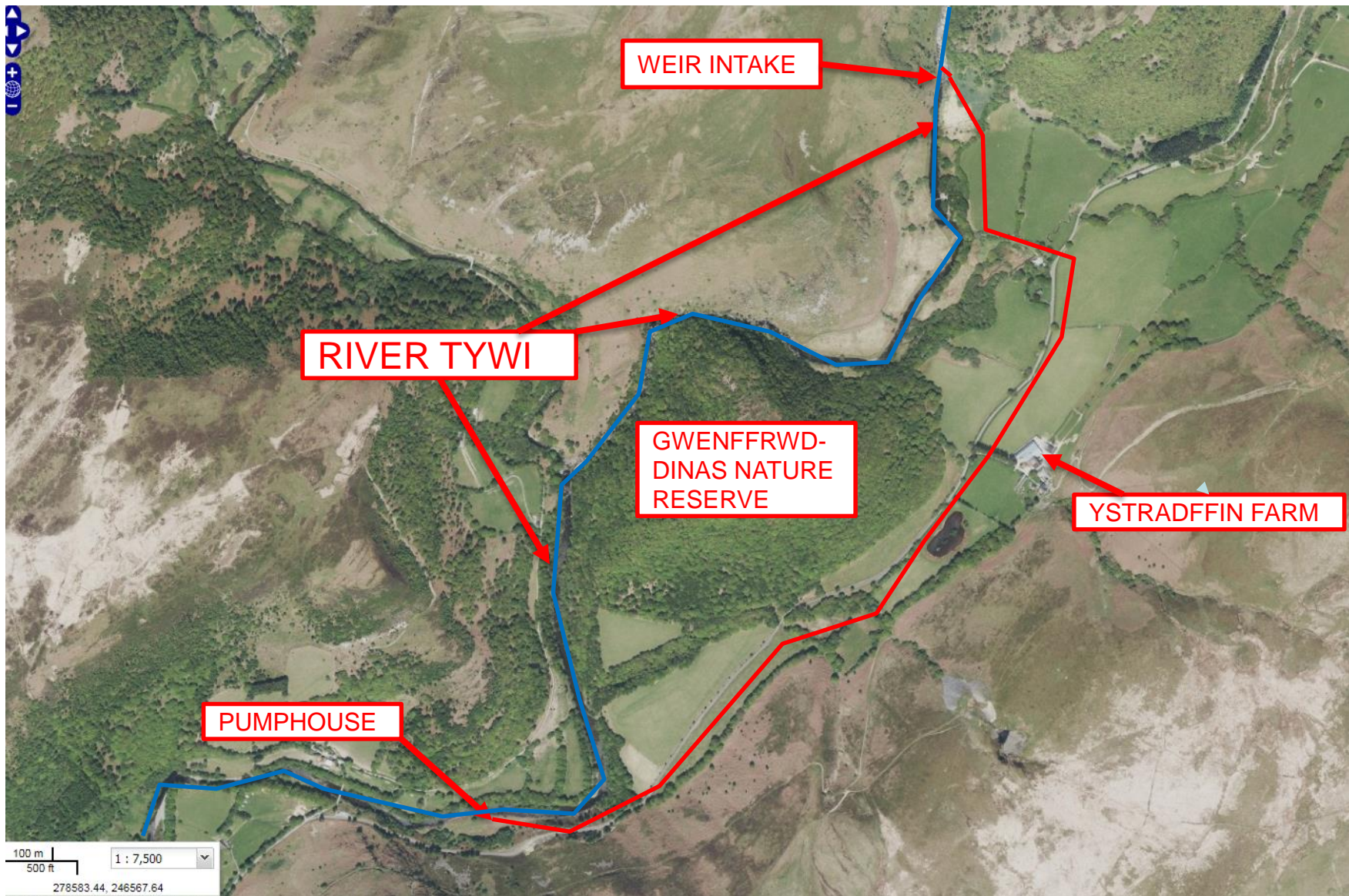
# Location Plan





# E/34887

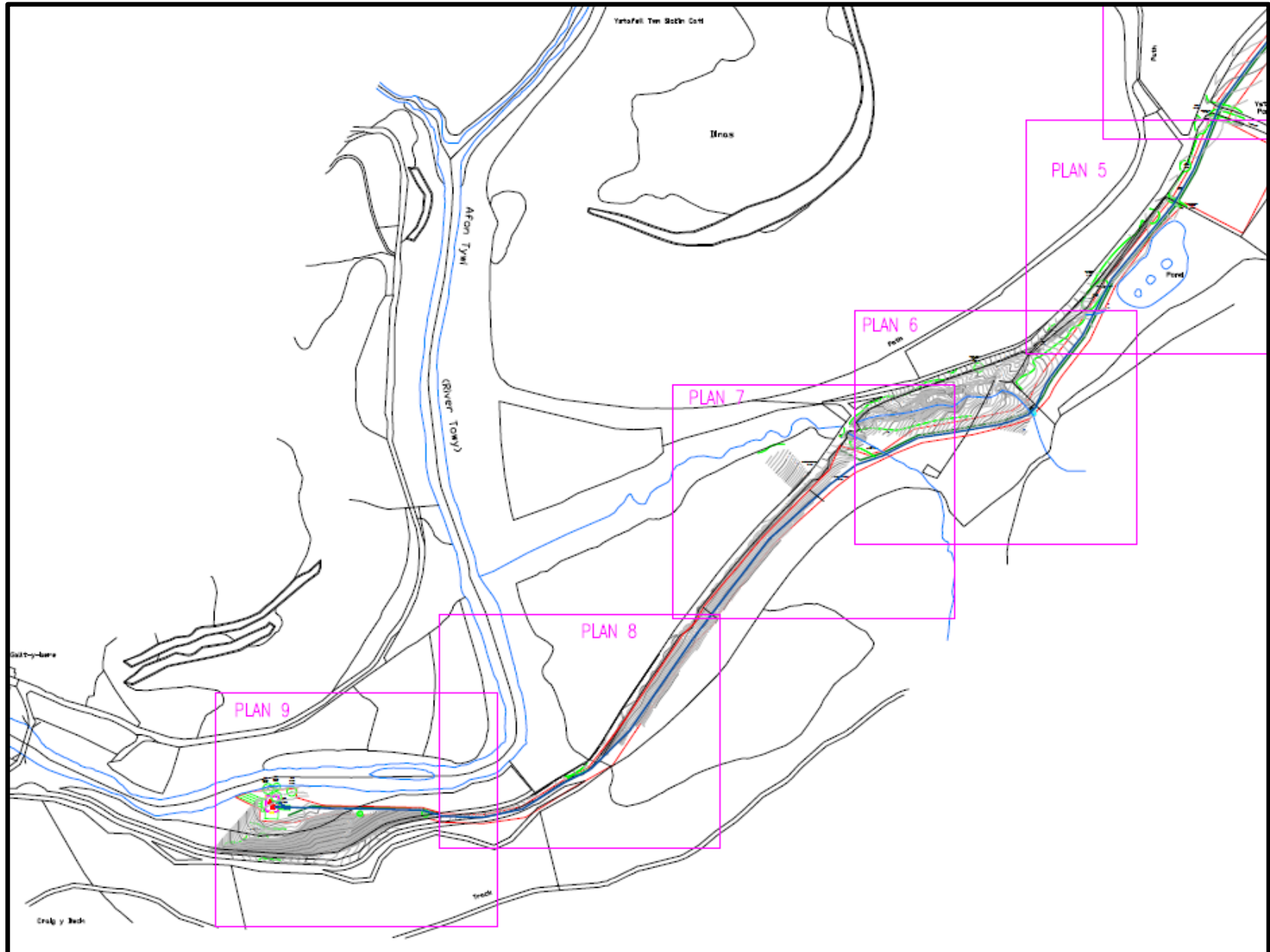
# Aerial Photo of Site



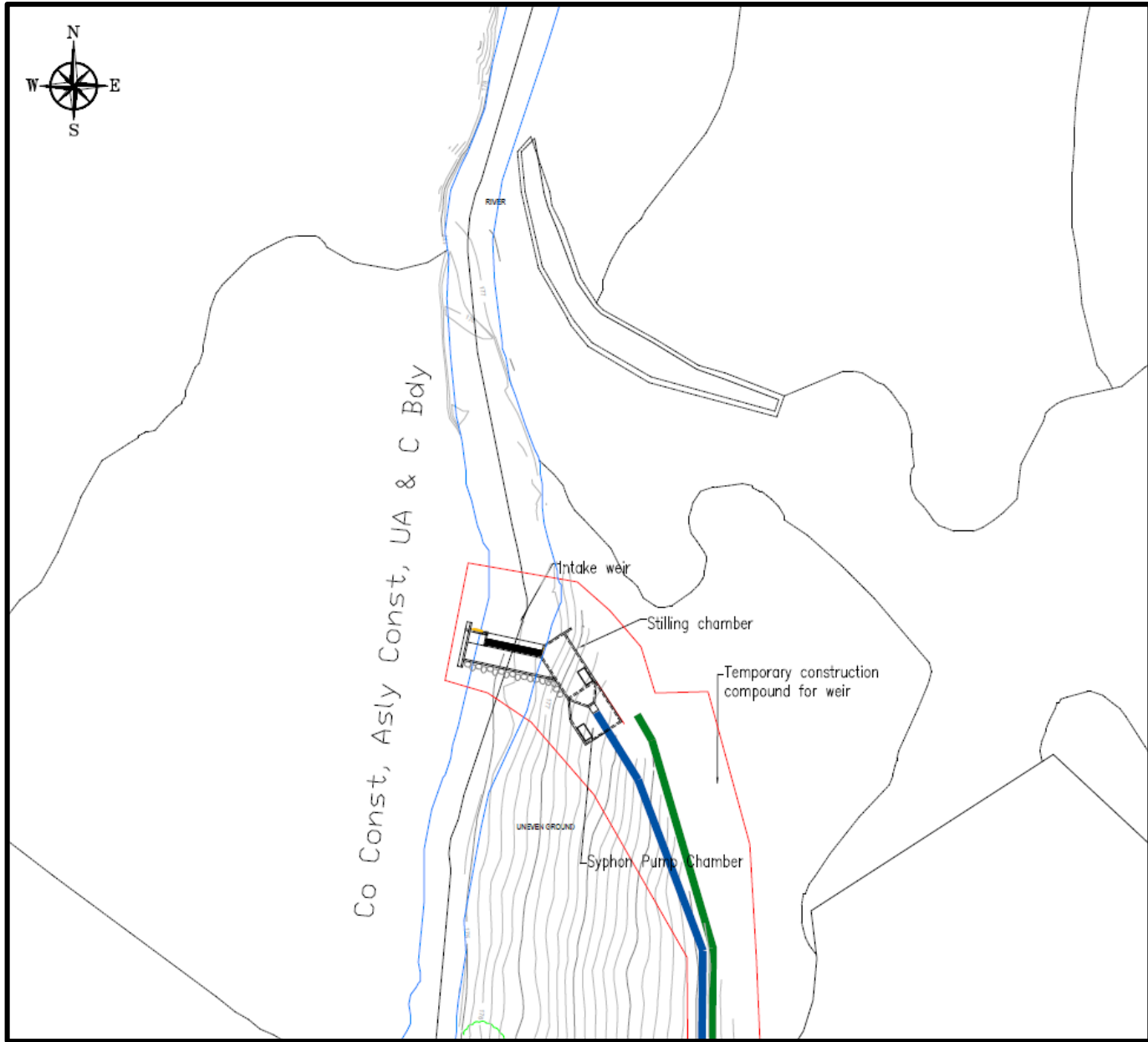


# E/34887

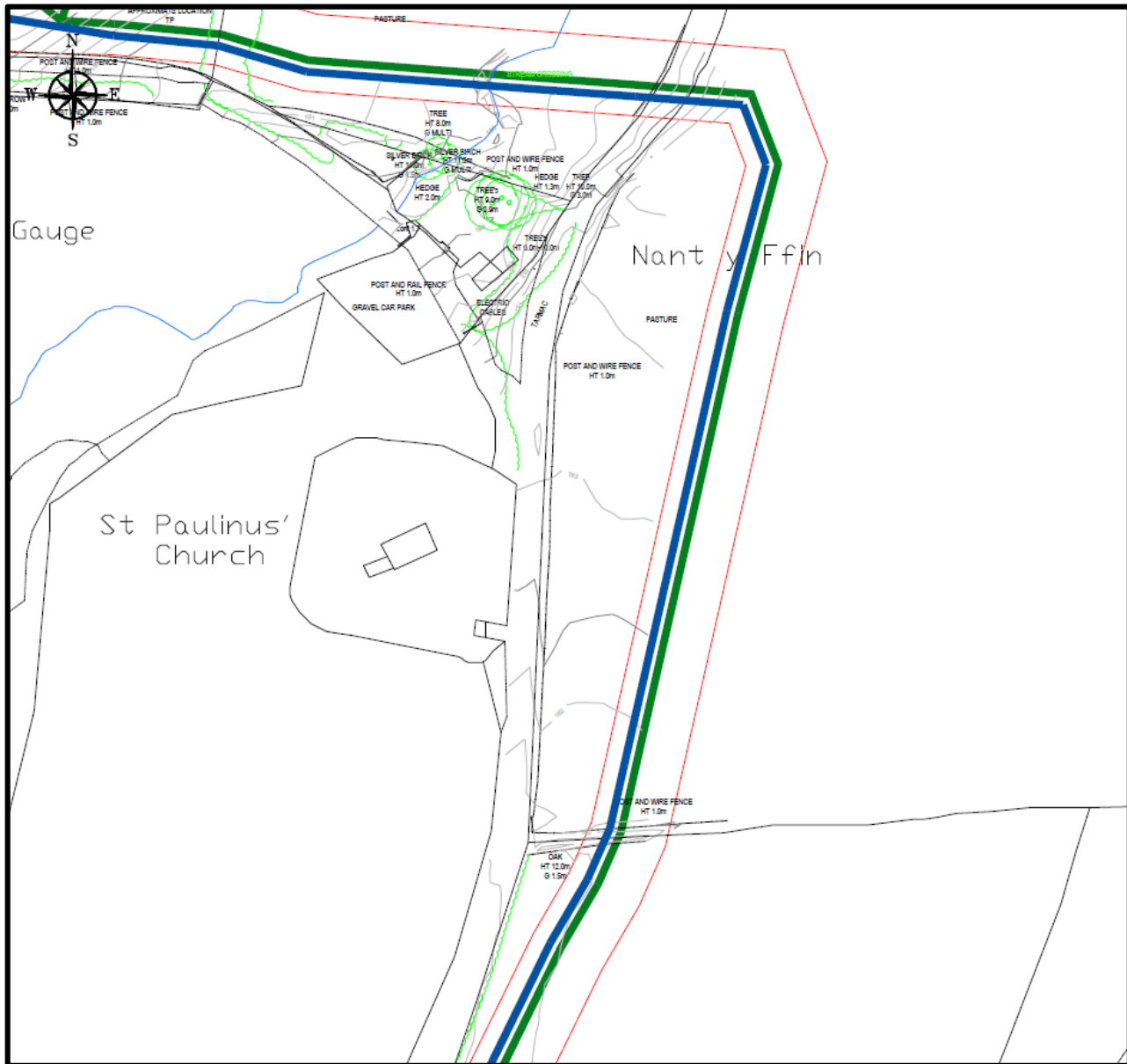
# Key Plan of HEP Route





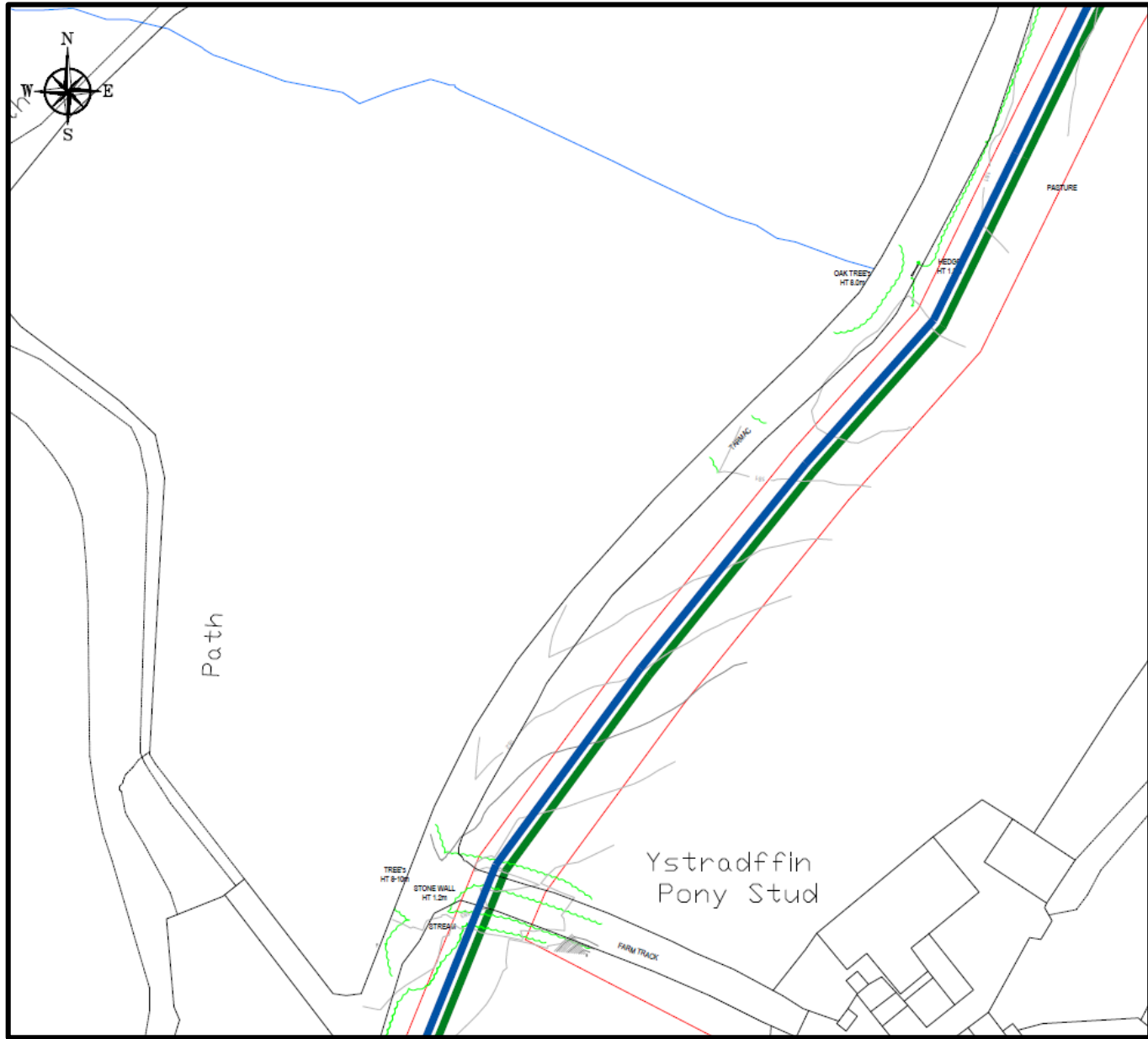






# E/34887

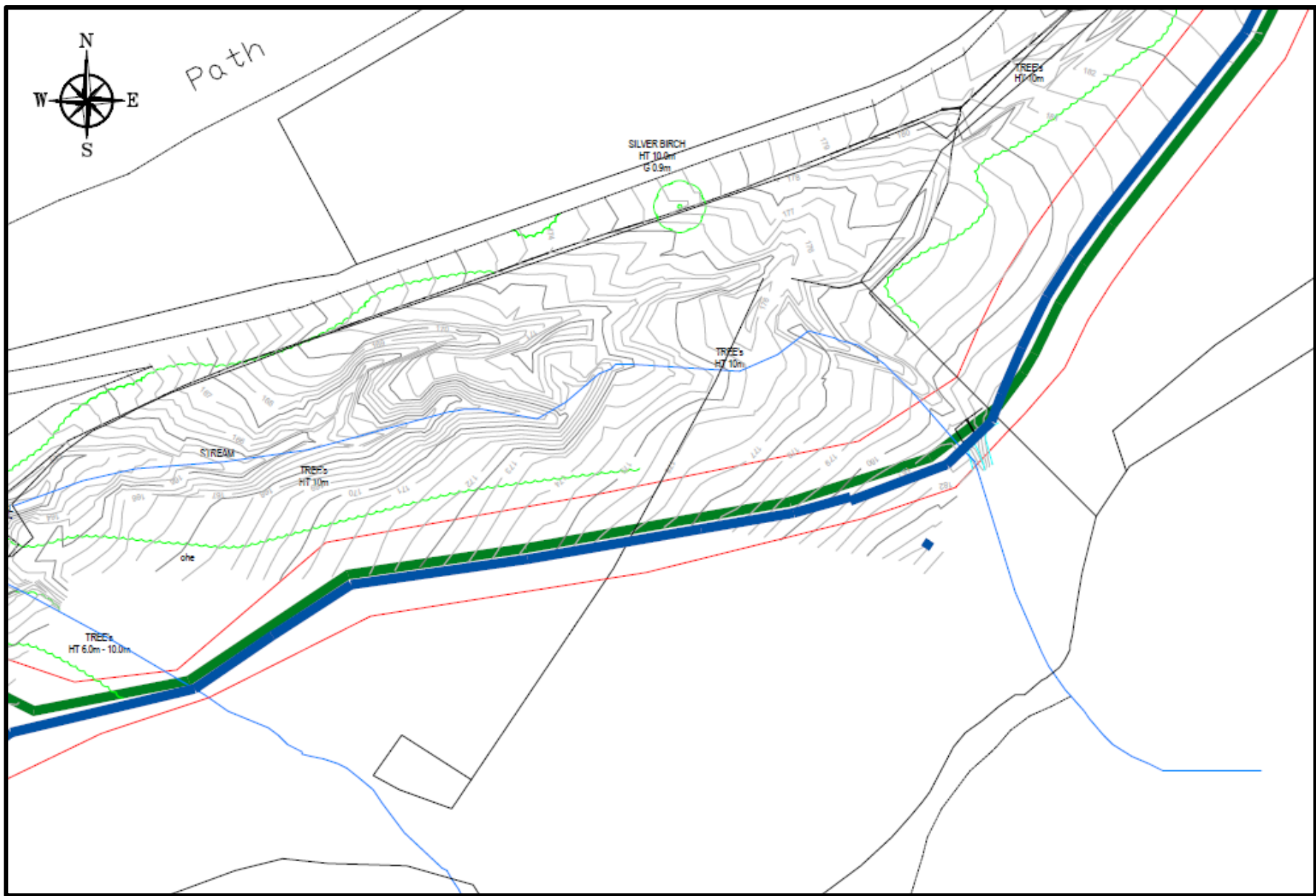
# HEP Layout Plan





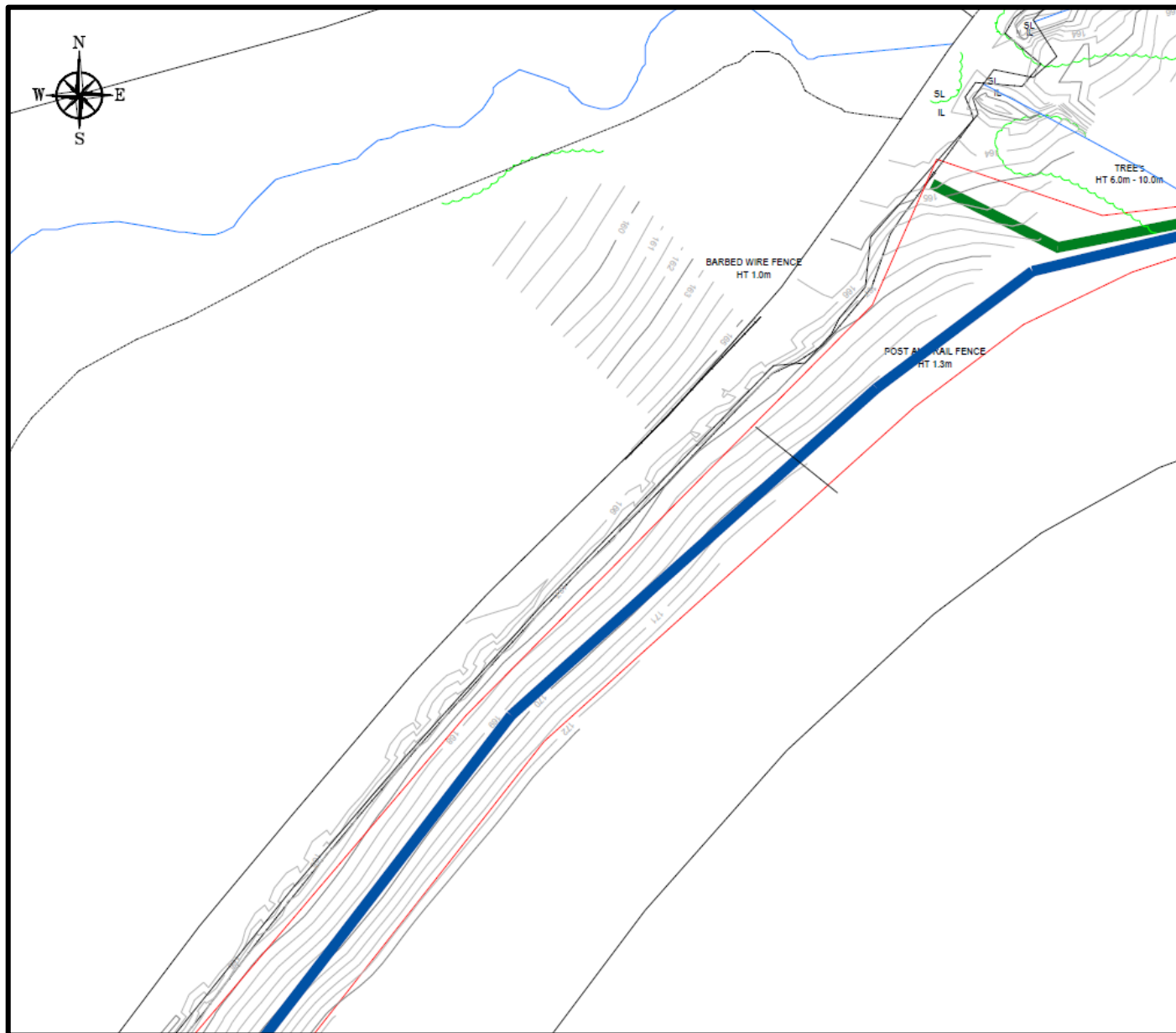
# E/34887

# HEP Layout Plan



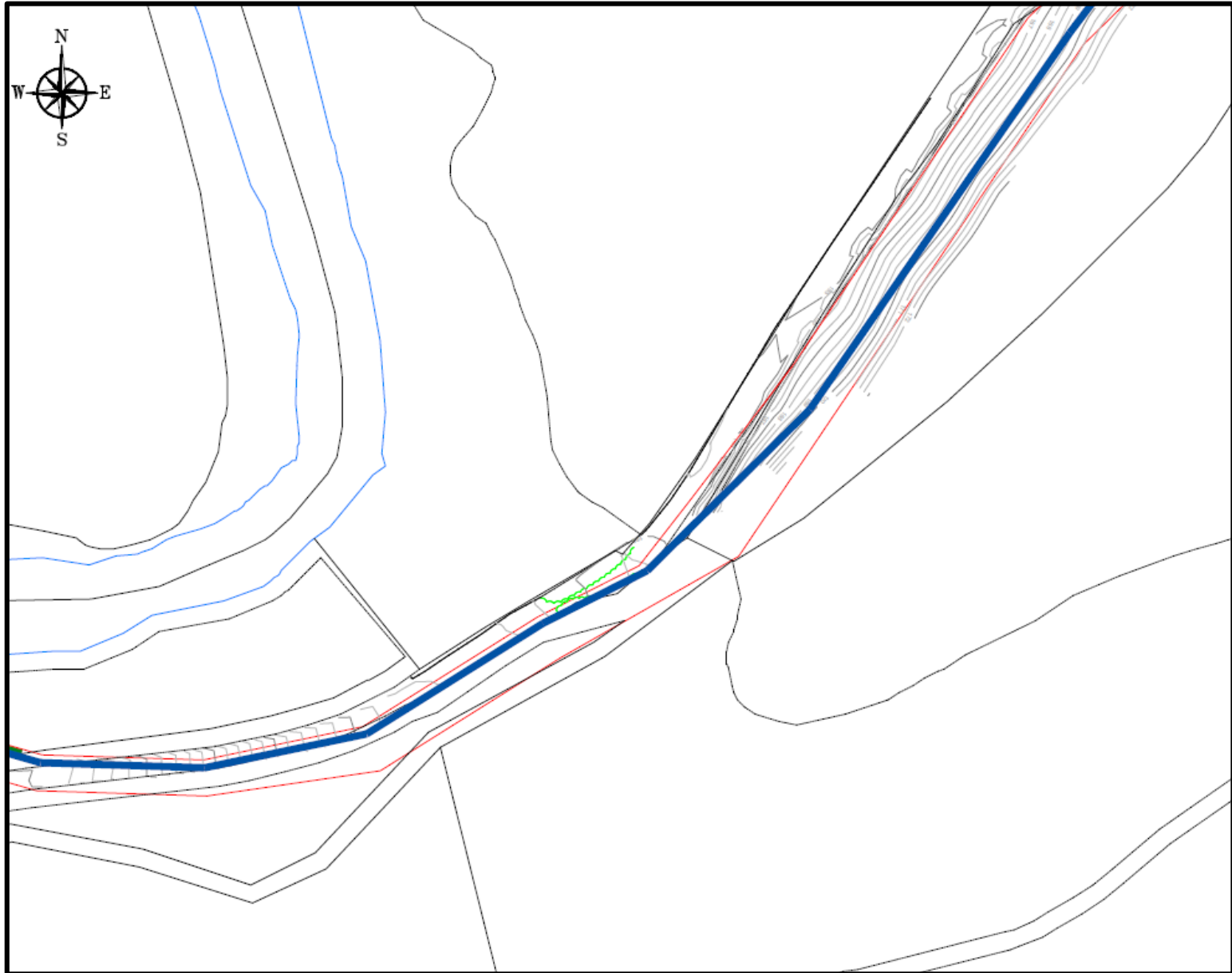
# E/34887

## HEP Layout Plan



# E/34887

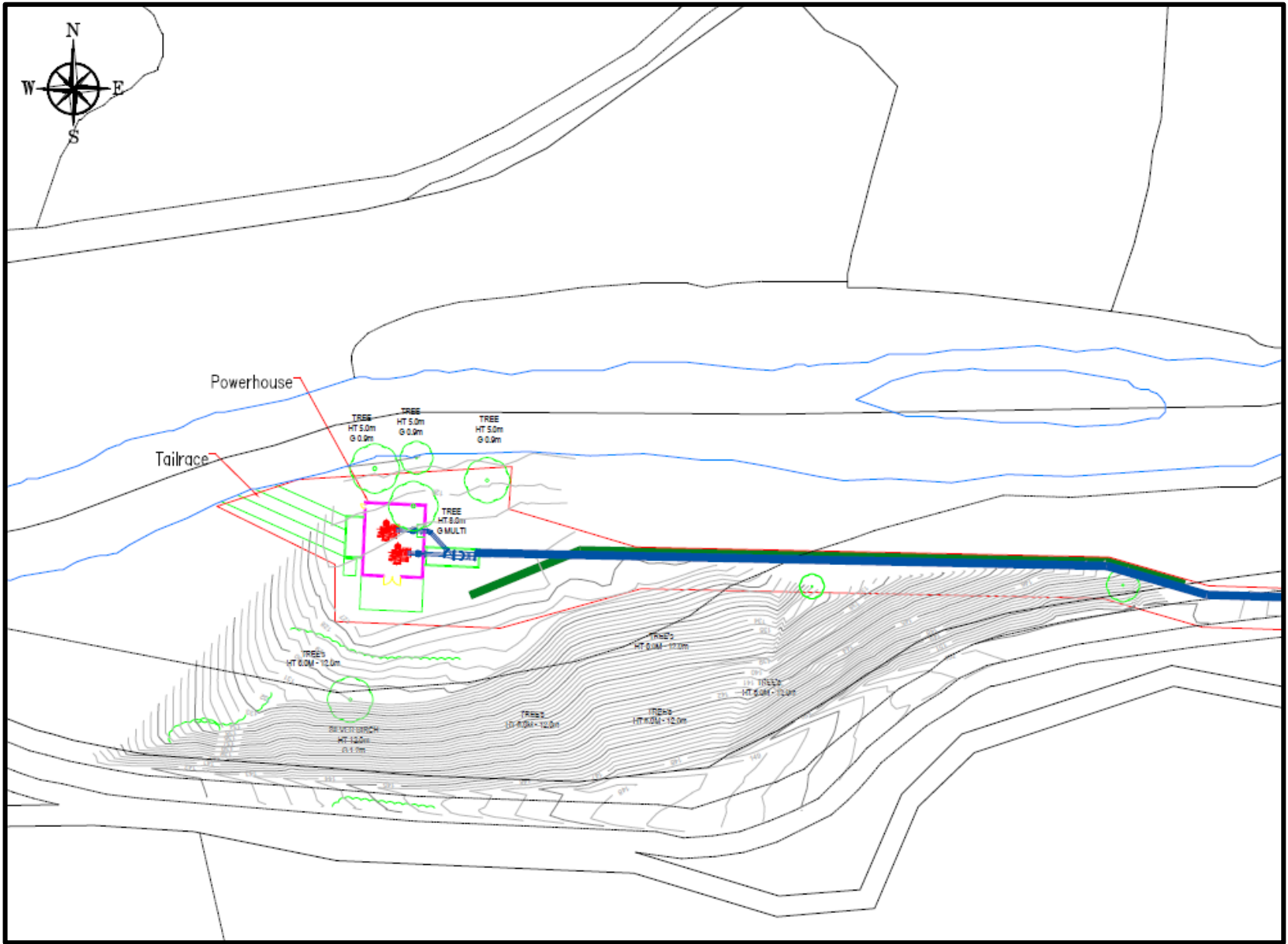
## HEP Layout Plan





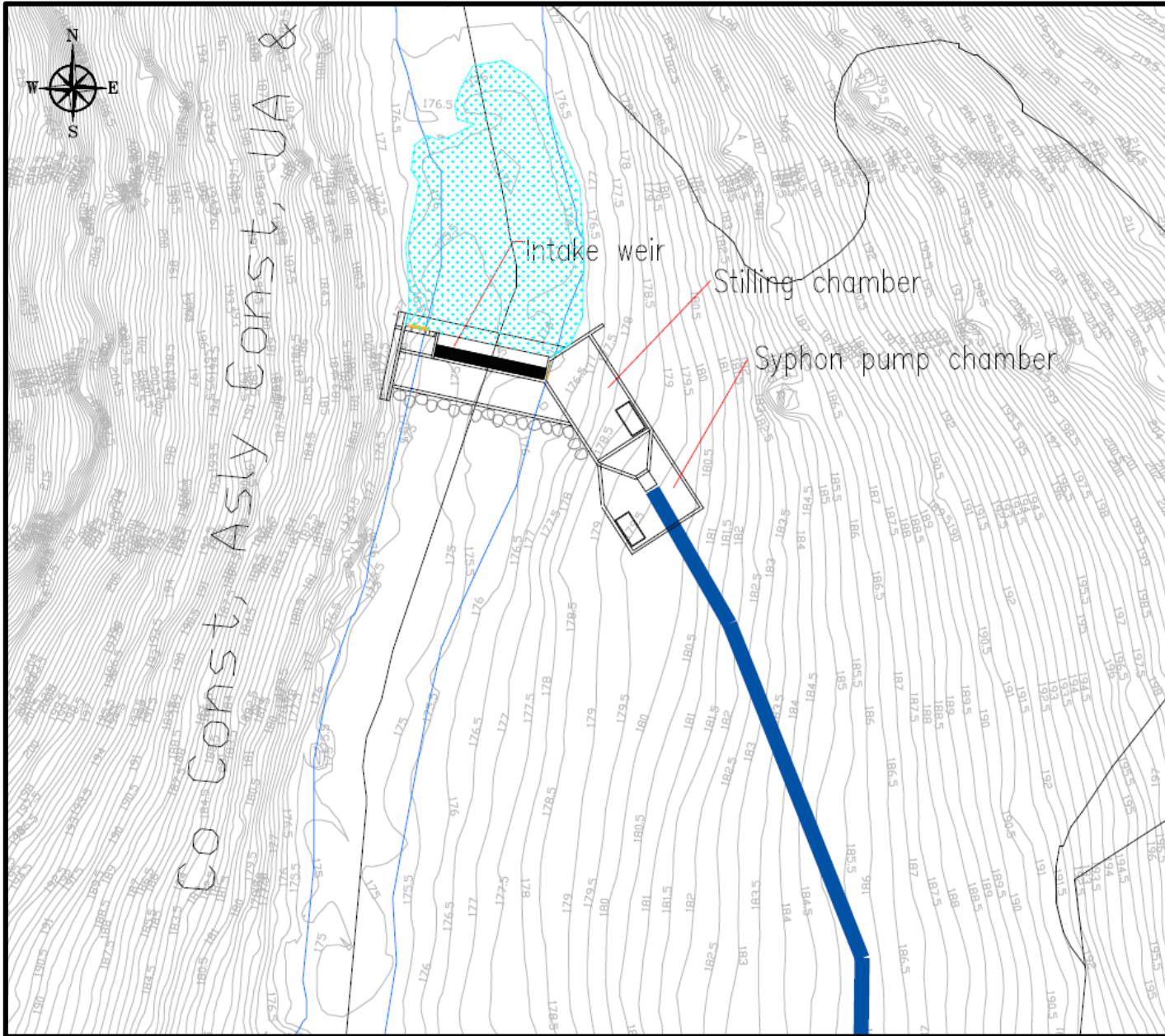
# E/34887

# HEP Layout Plan

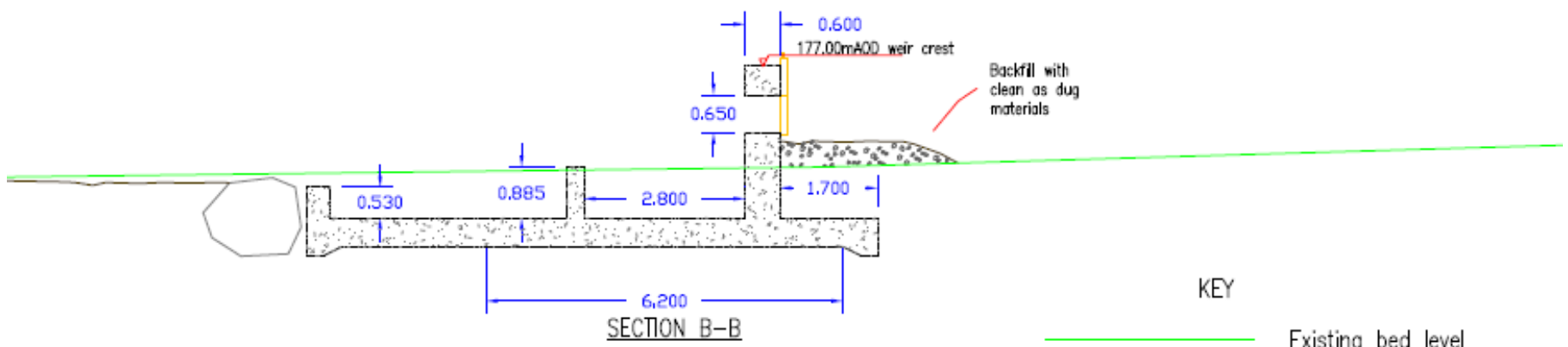
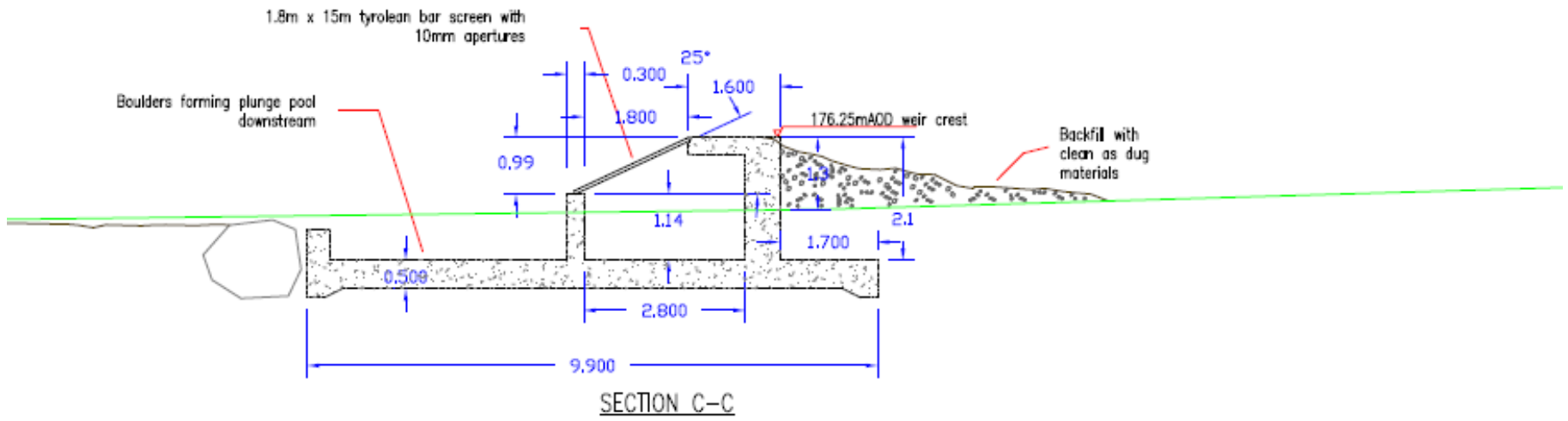


# E/34887

## Intake Weir showing Ponded area above



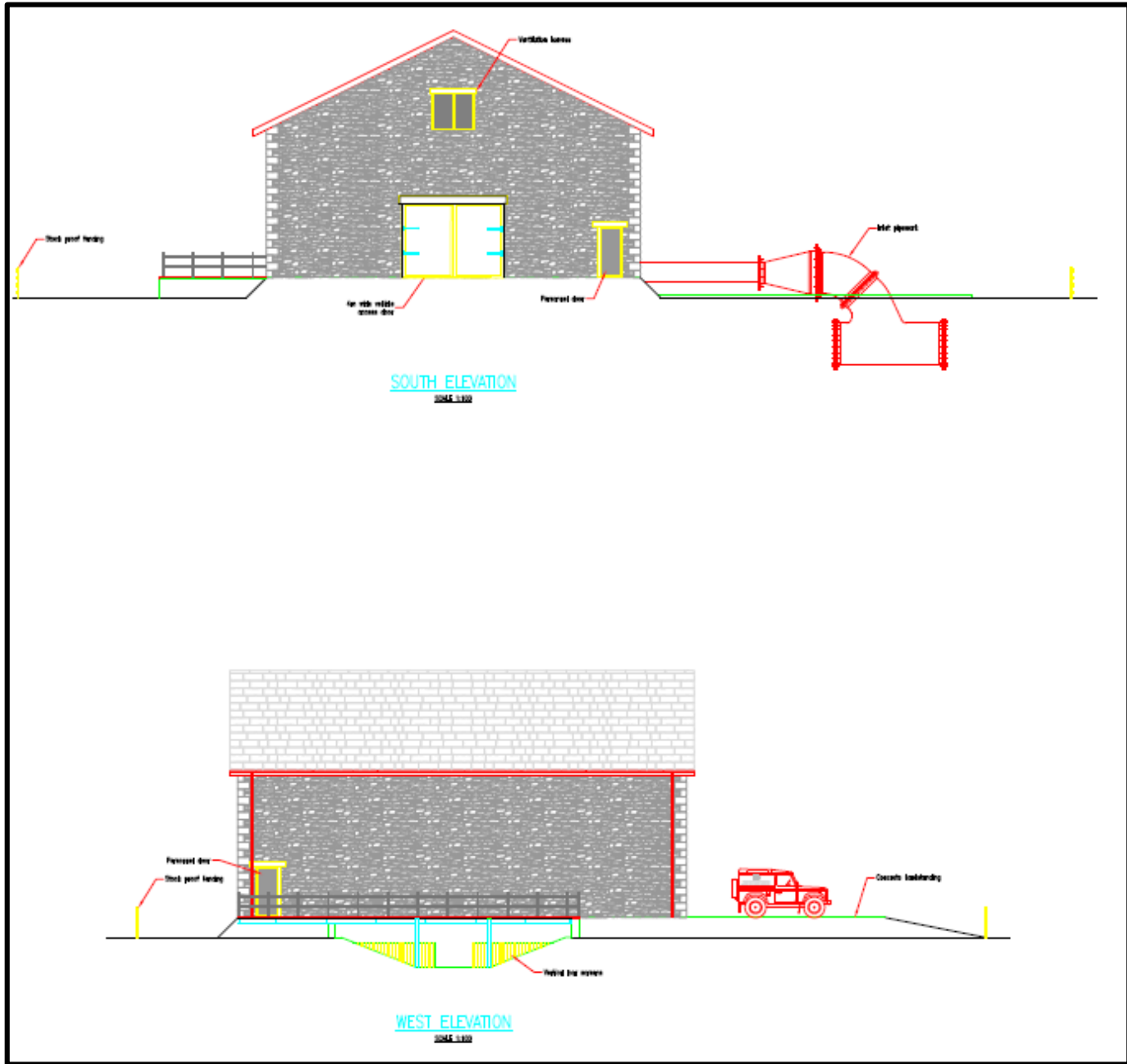




- KEY**
- Existing bed level
  - New bed level

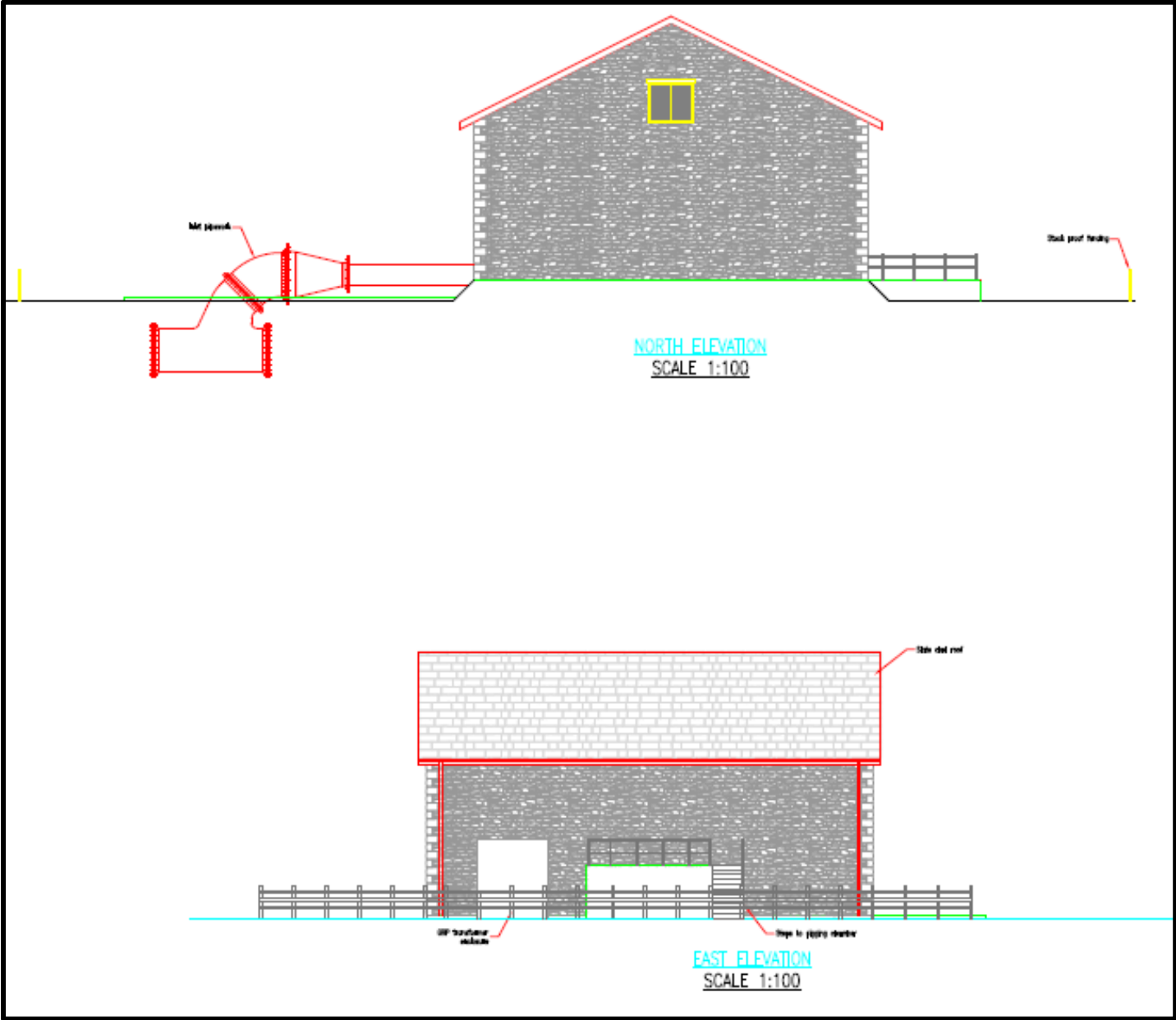
# E/34887

# Elevations of Powerhouse



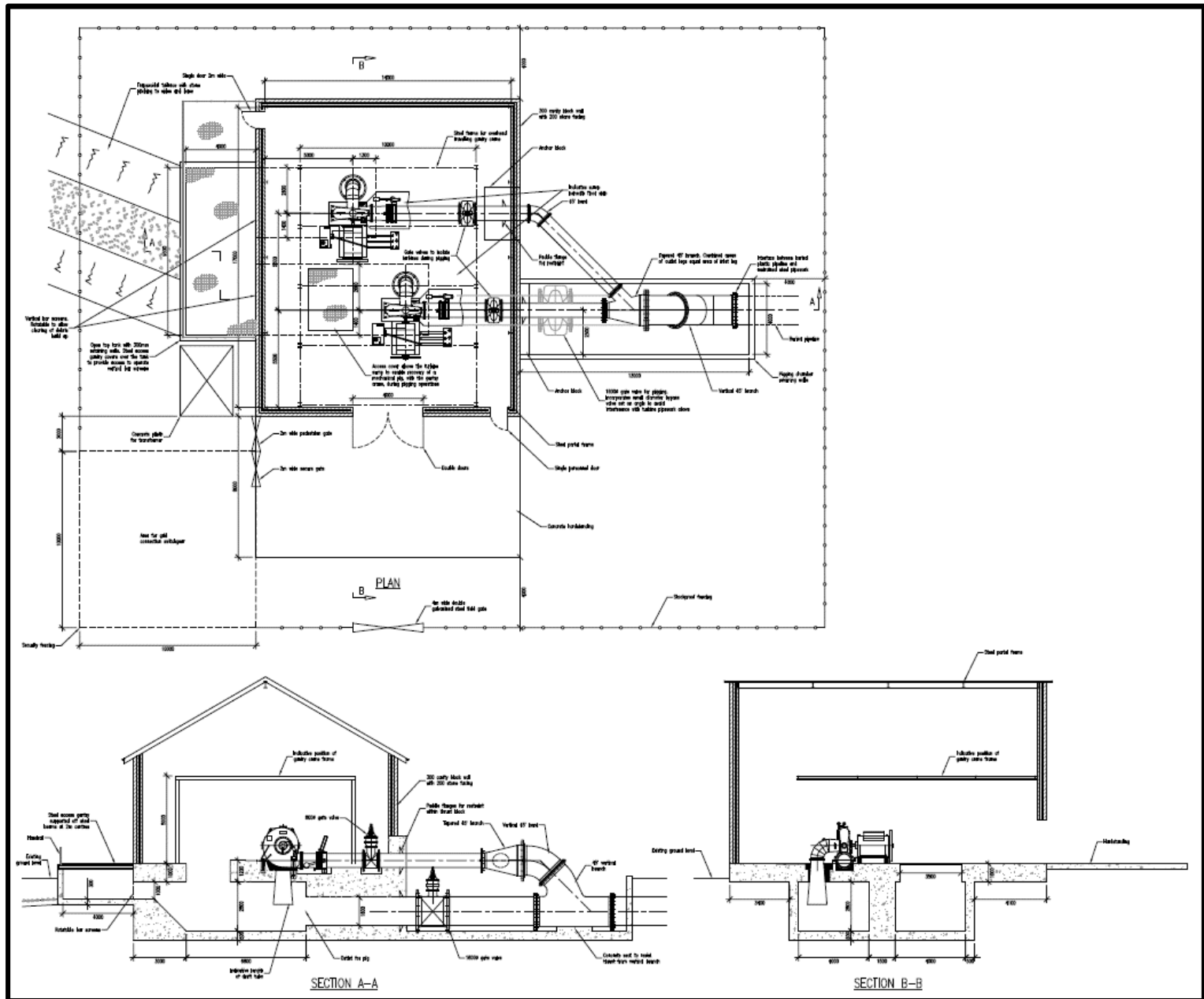
# E/34887

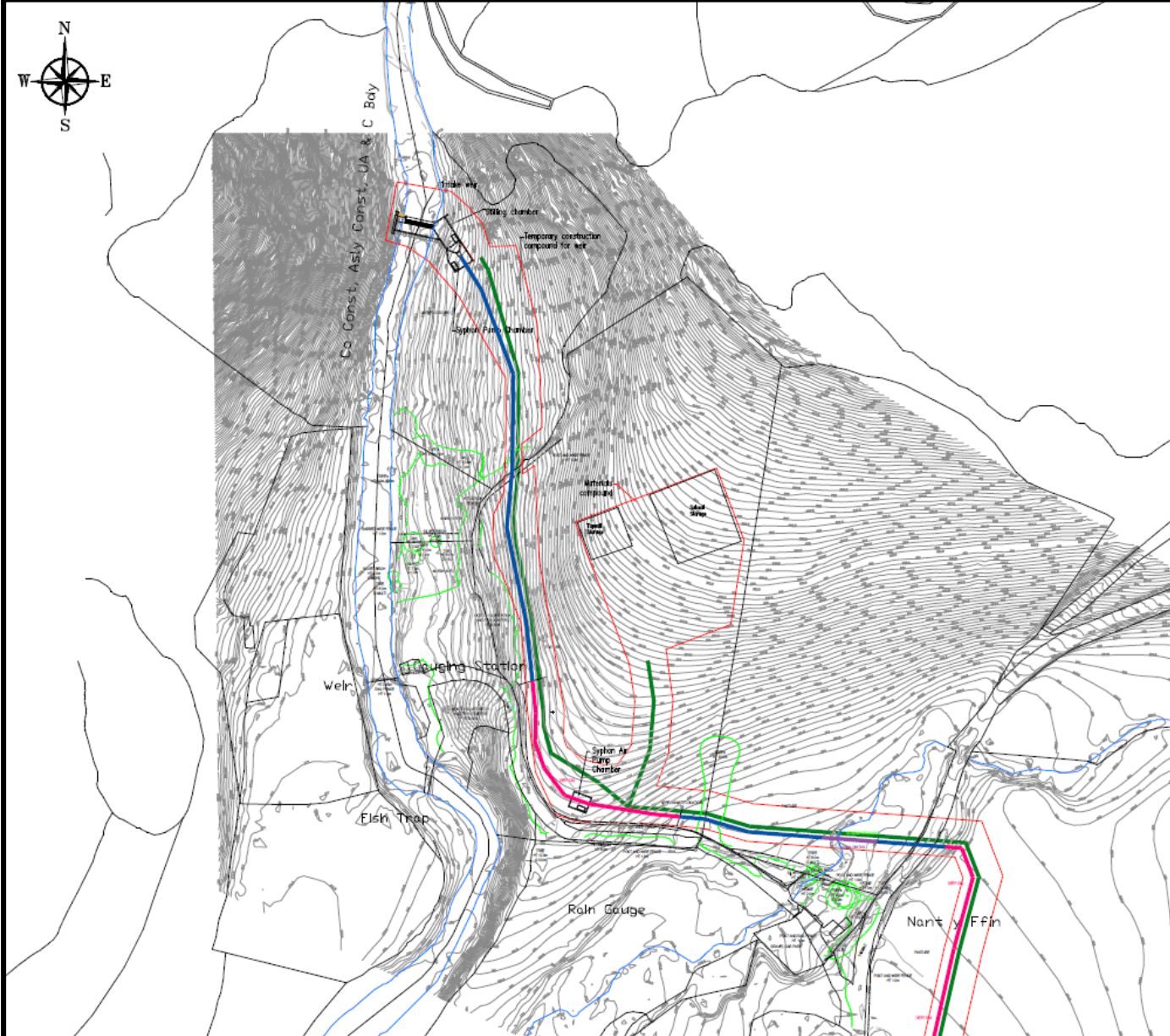
# Elevations of Powerhouse



# E/34887

# Powerhouse Plan and Section





© 2015

PRELIMINARY DRAWING FOR  
CONSENTING PURPOSES - NOT  
FOR CONSTRUCTION

Project:  
Ystradffln Hydro

Clients:  
Hydro Electric  
Development Ltd

Drawing Title:  
Spoil Storage

File Name:  
YTFH-DWG-Spoil Storage-C-26017-ARC

Scale: 1:2000 @ A3	Revision: C	Sheet: 1 OF 5
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Drawn by: ARC	Date: 26/01/2017
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Key:

- Pipeline Cross Section D
- Pipeline Cross Section C
- Pipeline Cross Section B
- Pipeline Cross Section A
- Proposed additional access tracks
- Site Boundary

Revisions

Rev	Description	Approved	Issue
B	Pipe route altered	ARC	23.07.15
C	Updated	ARC	26.01.17



# E/34887

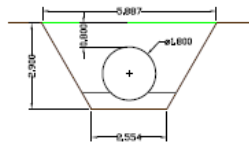
## Plan showing Spoil Storage area



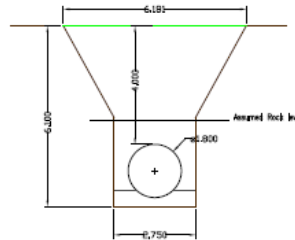
# E/34887 Section Plan showing Pipe Excavation



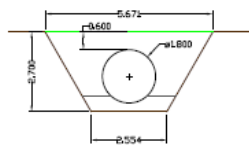
Cross Section A  
majority of pipeline 800mm cover



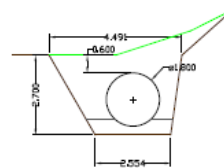
Cross Section C  
Deep Dig



Cross section B  
Shallow dig, minimum cover (600mm)

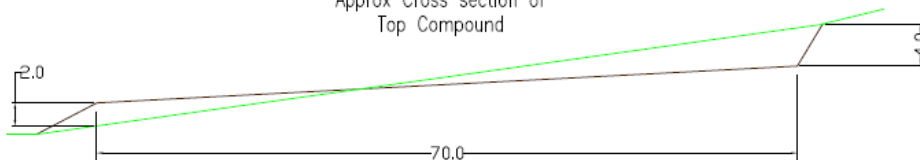


Cross section D  
Across side slope



Existing level and reinstatement level  
Excavated level

Approx Cross section of  
Top Compound



© 2015

PRELIMINARY DRAWING FOR  
CONSENTING PURPOSES - NOT  
FOR CONSTRUCTION

Project:

Ystradffyn Hydro

Client:

Hydro Electric  
Development Ltd

Drawing Title:

Spill Storage

File Name:

YTFH-DWG-Spill Storage-C-260117-ARC

Scale:  
1:1000 @ A3

Revision:  
C

Sheet:  
5 OF 5

Drawn by:  
ARC

Date:  
26/01/2017

Key:

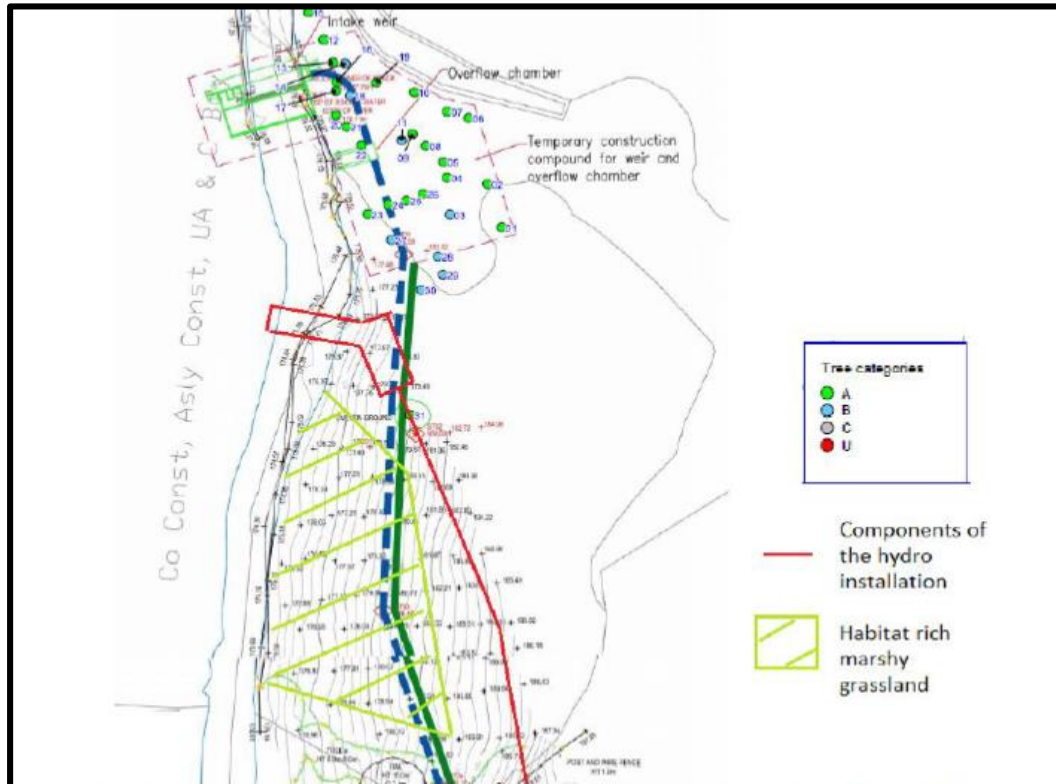
- Pipeline Cross Section D
- Pipeline Cross Section C
- Pipeline Cross Section B
- Pipeline Cross Section A
- Proposed additional access track
- Site Boundary

Revisions

Rev	Description	Approved	Issued
B	Pipe route altered	ARC	23.07.15
C	Updated	ARC	26.01.17

# E/34887

## Overlay showing weir crest and shift of weir downstream



Overlay of the new intake and pipeline route shown in read along with habitat rich grassland and tree locations from tree survey

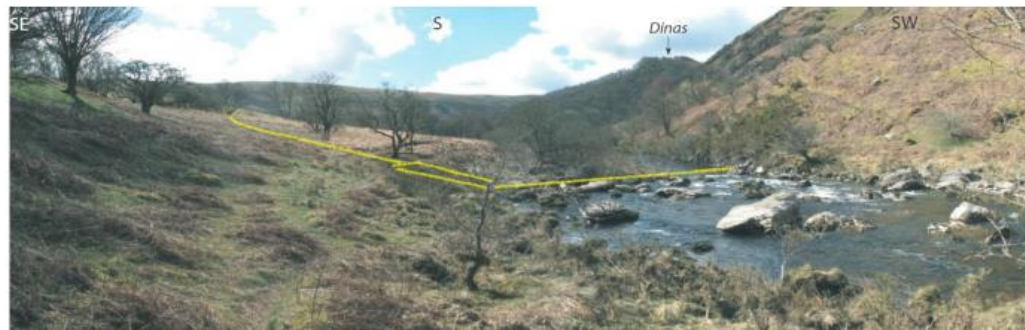
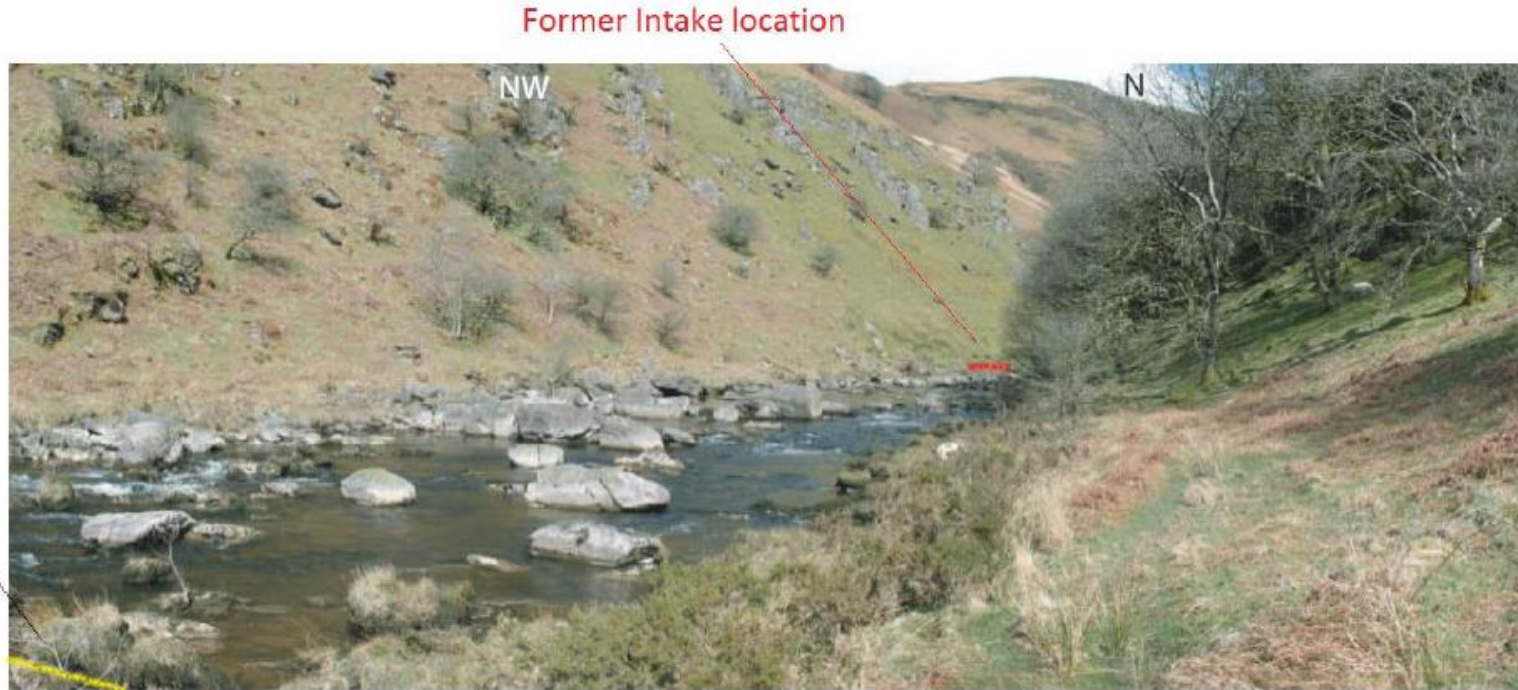


Photo showing the new intake location and the weir crest level

# E/34887 Photo showing former Intake and New Syphon Intake Location



*Looking up river northwest to northeast from SN 7859 4750.*

**E/34887**

**Photo of Weir Intake Location**



# E/34887 Photo showing location of Proposed Weir and Pondered Reach



**E/34887**

**Photo Before Weir Constructed**



Before

**E/34887**

**Photo After Weir Constructed**



After



**E/34887**

**Photo of Pumphouse Location**

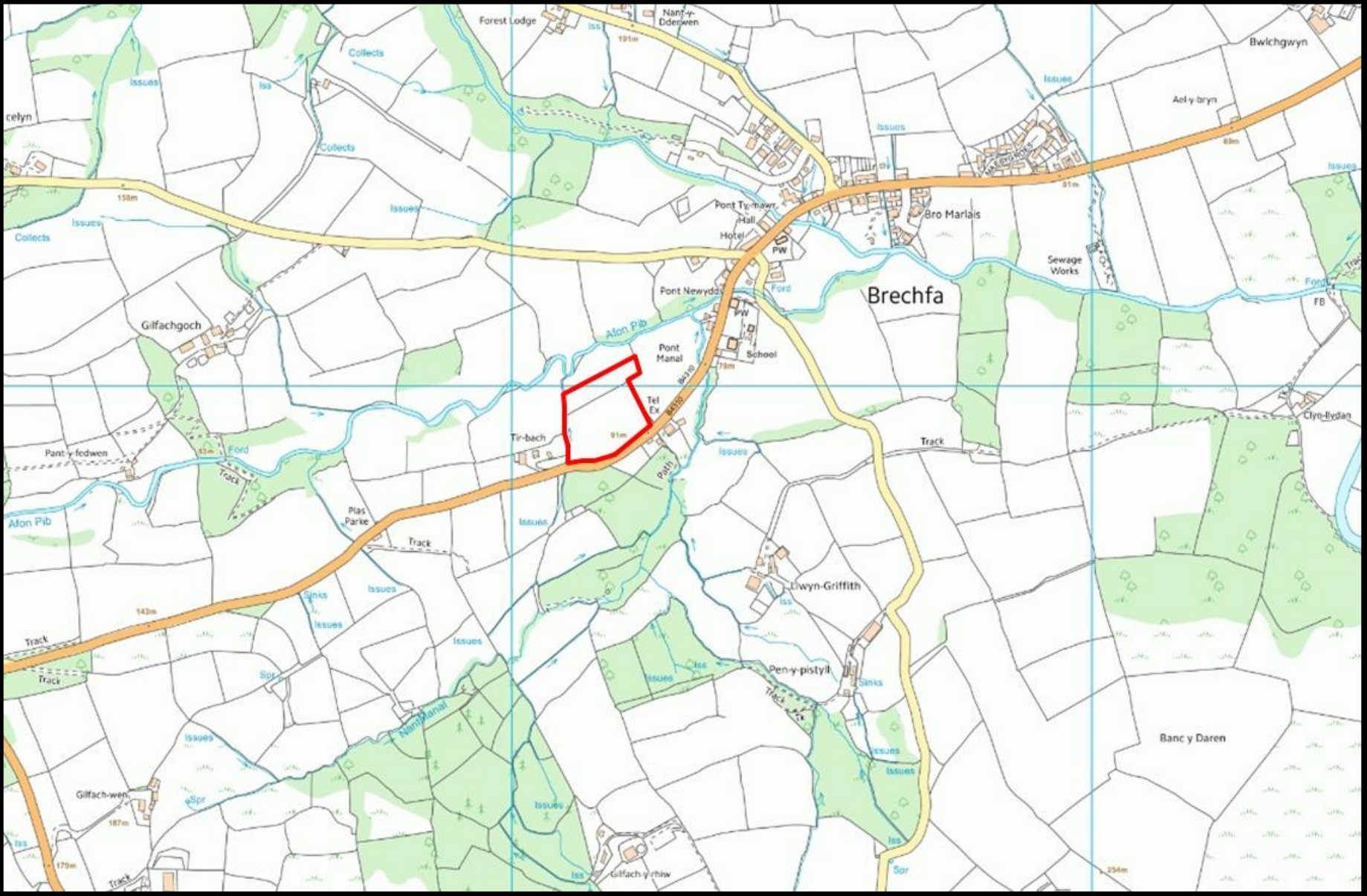


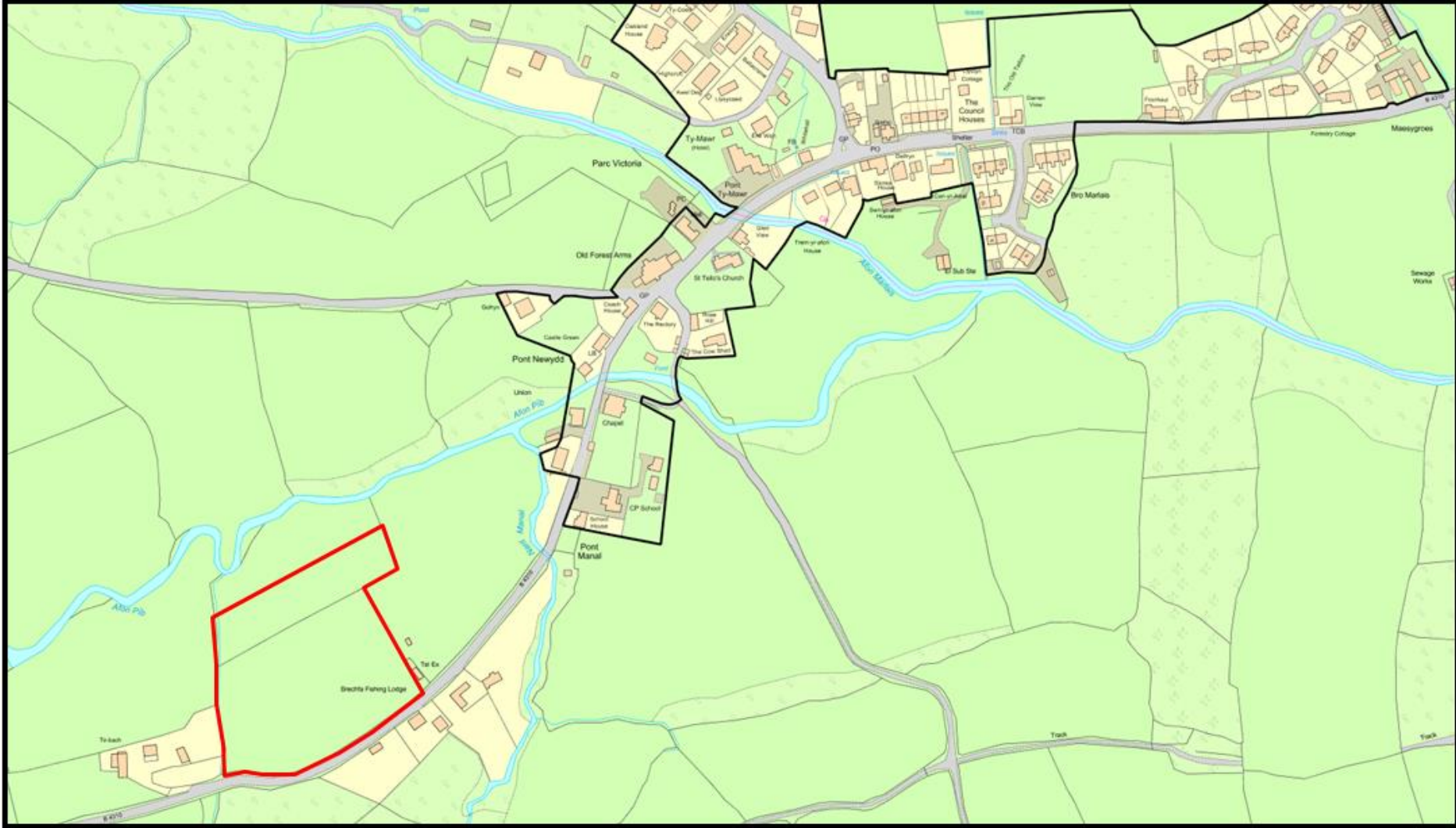


# E/35019

# E/35109

# Location Plan





**E/35109**

**Aerial Photograph**



# E/35109

# Proposed Location Plan



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DO NOT SCALE FROM THIS DRAWING.  
ALL DIMENSIONS TO BE CHECKED ON SITE.

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

D		
C		
B		
A		
REV	DESCRIPTION	DATE

**DR Design**  
Architectural Services

Davies Richards Design Ltd.  
Llandello - 01558 823351  
Mumbles - 01792 347892

E-MAIL - [info@daviesrichardsdesign.com](mailto:info@daviesrichardsdesign.com)  
WEB - [www.daviesrichardsdesign.com](http://www.daviesrichardsdesign.com)

CLIENT :  
*Mr. & Mrs. Stevenson.*

JOB TITLE :  
*Proposed Glamping site at; Tir Bach, Brechfa, Carmarthenshire, SA32 7RA.*

DRAWING TITLE :  
*Proposed Location Plan.*

DRAWING STATUS :  
*Planning.*

Original paper size - A2  
SCALE : 1:1250.

DRAWN BY: G.R.R. DATE: June '16.

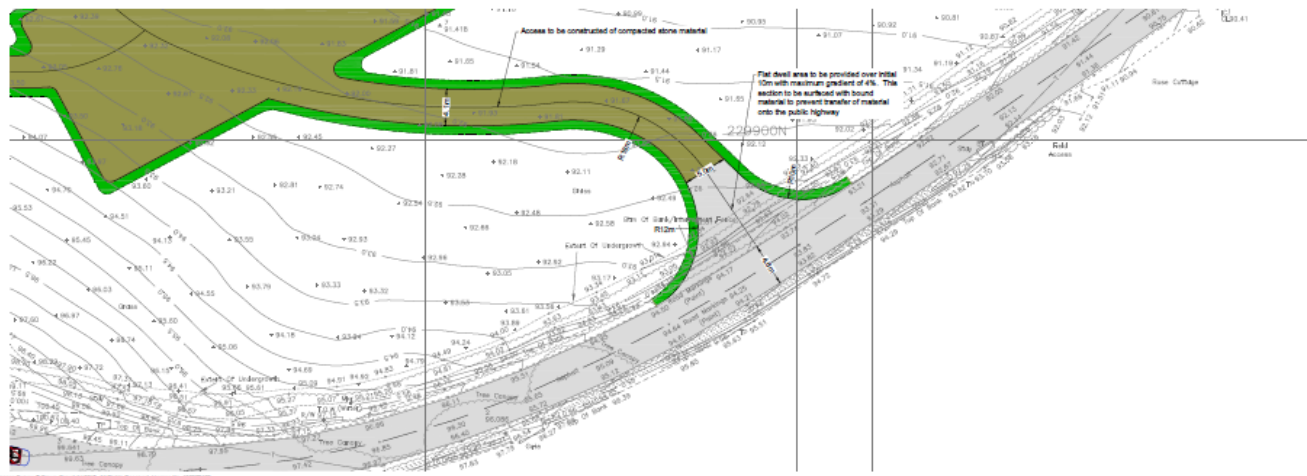
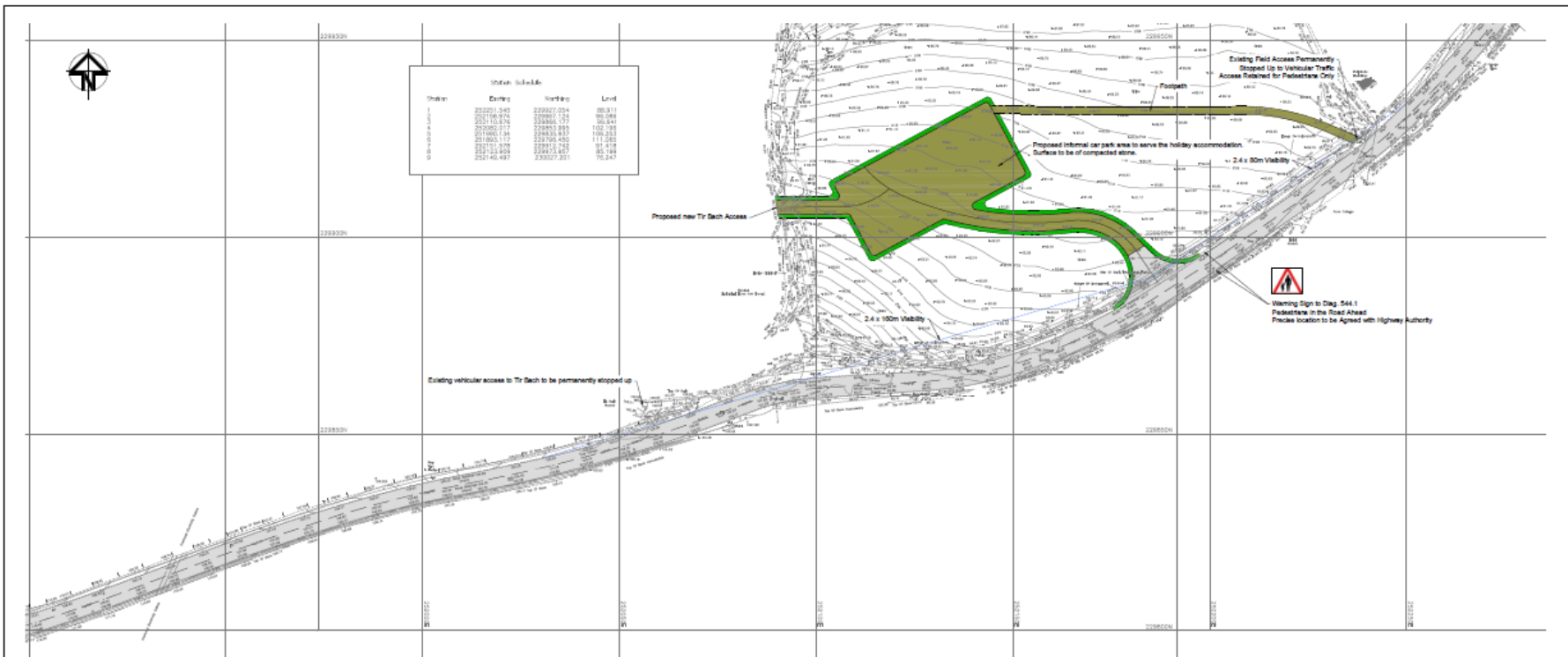
PLAN No 1467-03	REVISION
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DO NOT USE FOR CONVEYANCING PURPOSES



# E/35109

# Proposed Access & Pedestrian track



B	Foot & Dig 544.1 Added	03-03-17
A	First Issue	25-11-16
 acstro Provides a Total Road Highways & Transportation To Public, Sites, Developments Civil & Infrastructure www.acstro.com T4 0208 824000		
TIR BACH, BRECHFA		
PROPOSED ACCESS		
1009	002	B
1:500 & 1:250		@ A1



**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 WORK TO BE IN ACCORDANCE WITH THE INFORMATION ACCOMPANYING THE REVISIONS OF DOCUMENTATION FOR THIS DRAWING.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO LOCATE ALL SERVICES ON THIS PROJECT TO COMPLY WITH ALL RELEVANT BUILDING REGULATIONS AND TO OBTAIN THE NECESSARY PARTY WALLS AND PRECIPITATED WORK BEFORE COMMENCING WORK.

CONTRACTOR CLIENTS MUST READ UNDER THE COMPLETION OF THIS DRAWING CHECK FOR ALL THE REVISIONS AND CONSULT A QUANTITY SURVEYOR FOR THE REVISIONS.

PLEASE PROVIDE FROM AN ADDITIONAL AND NOT LESS THAN THE REVISIONS AND CHECK FOR ALL THE REVISIONS AND CONSULT A QUANTITY SURVEYOR FOR THE REVISIONS. THE ADDITIONAL AND NOT LESS THAN THE REVISIONS AND CONSULT A QUANTITY SURVEYOR FOR THE REVISIONS.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE.

Regulation 14, Section 47 of the Food & Hygiene Regulations Act 2013 - The responsibility of the client/contractor to ensure that the building is suitable for its intended use. The responsibility of the client/contractor to ensure that the building is suitable for its intended use.

Fire safety: - Advise the appropriate system to be designed and installed in accordance with BS 5839: 2017 or equivalent technical standard.

The components of the automatic fire suppression system should be in accordance with BS 5839: 2017 or an equivalent technical standard.

Where an automatic fire suppression system is installed, an installation and commissioning certificate should be provided.

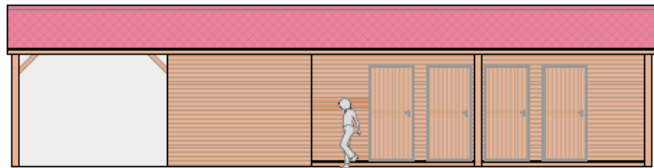
Coordination of construction with Our Client's other works to be provided.

1) Where there are other works to be carried out, the designer must consult with the other contractor to establish the correct sequencing of work. Where necessary, the designer must ensure that the other contractor is aware of the work to be carried out and that the work is carried out in a safe and secure manner.

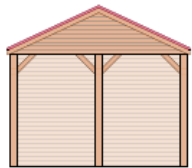
2) Where there are other works to be carried out, the designer must ensure that the other contractor is aware of the work to be carried out and that the work is carried out in a safe and secure manner.

3) Any other works must be carried out in a safe and secure manner.

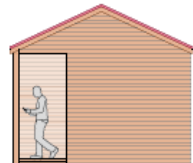
4) Any other works must be carried out in a safe and secure manner.



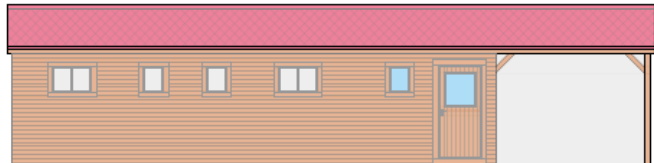
Proposed W.C. & Shower Block Front Elevation (NW)



Proposed W.C. & Shower Block Side Elevation (NE)



Proposed W.C. & Shower Block Side Elevation (SW)



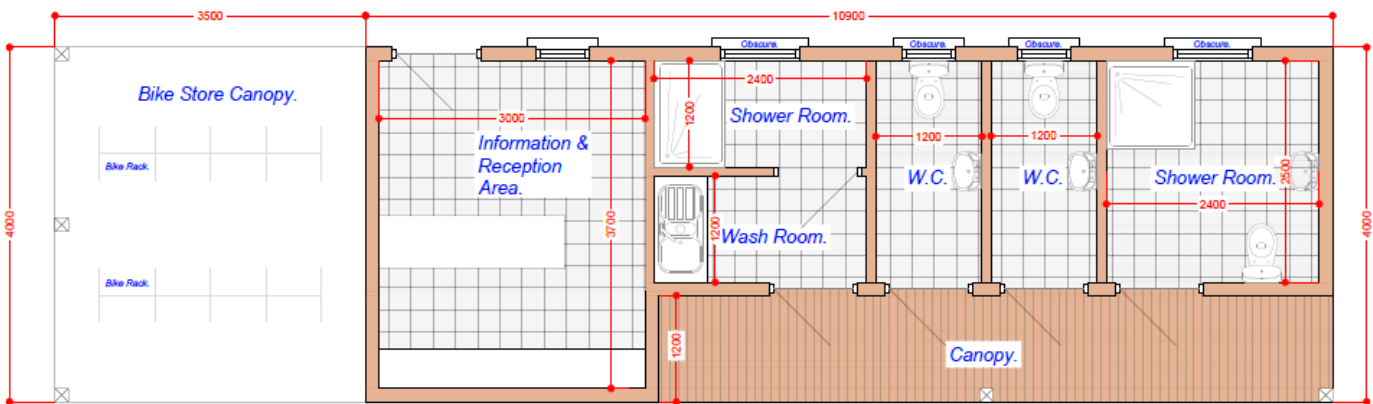
Proposed W.C. & Shower Block Rear Elevation (SE)

**Schedule of finishes:**

Timber l&g cladding to walls as shown.

Coloured bitumen shingle or flat tile roof covering.

Timber windows, doors, weatherboards & black upvc rainwater goods.



Proposed W.C. & Shower Block Floor Plan.

D		
C		
B		
A	Planning	7.3.17
REV	DESCRIPTION	DATE

**DR Design**  
 Architectural Services  
 Davies Richards Design Ltd  
 Llandello - D175B 6DD  
 Mumbles - D1732 3EY  
 T: 01292 347000  
 E: info@drdesign.co.uk  
 W: www.drdesign.co.uk

CLIENT: Mr. & Mrs. Stevenson.  
 JOB TITLE: Proposed Glamping site at, Tr Bach, Brechfa, Camarthenshire, SA32 7RA.

DRAWING TITLE: Facilities Block Plans & Elevations.  
 DRAWING STATUS: Planning.

SCALE: 1:50 & 1:25.

DRAWN BY: G.R.R. DATE: Nov. '16.

PLAN No	REVISION
1467-02	A

**E/35109**

**Application Site viewed from B4310**



# E/35109 Application Site in proximity to Brechfa



**E/35109**

**Application Site viewed from B4310**



**E/35109**

**B4310 Heading Southwards**



**E/35109**

**B4310 Heading Northwards**



# E/35109

## Pedestrian route into Brechfa



# E/35109

## Pedestrian route into Brechfa





# E/35109

## Pedestrian route into Brechfa



# E/35109

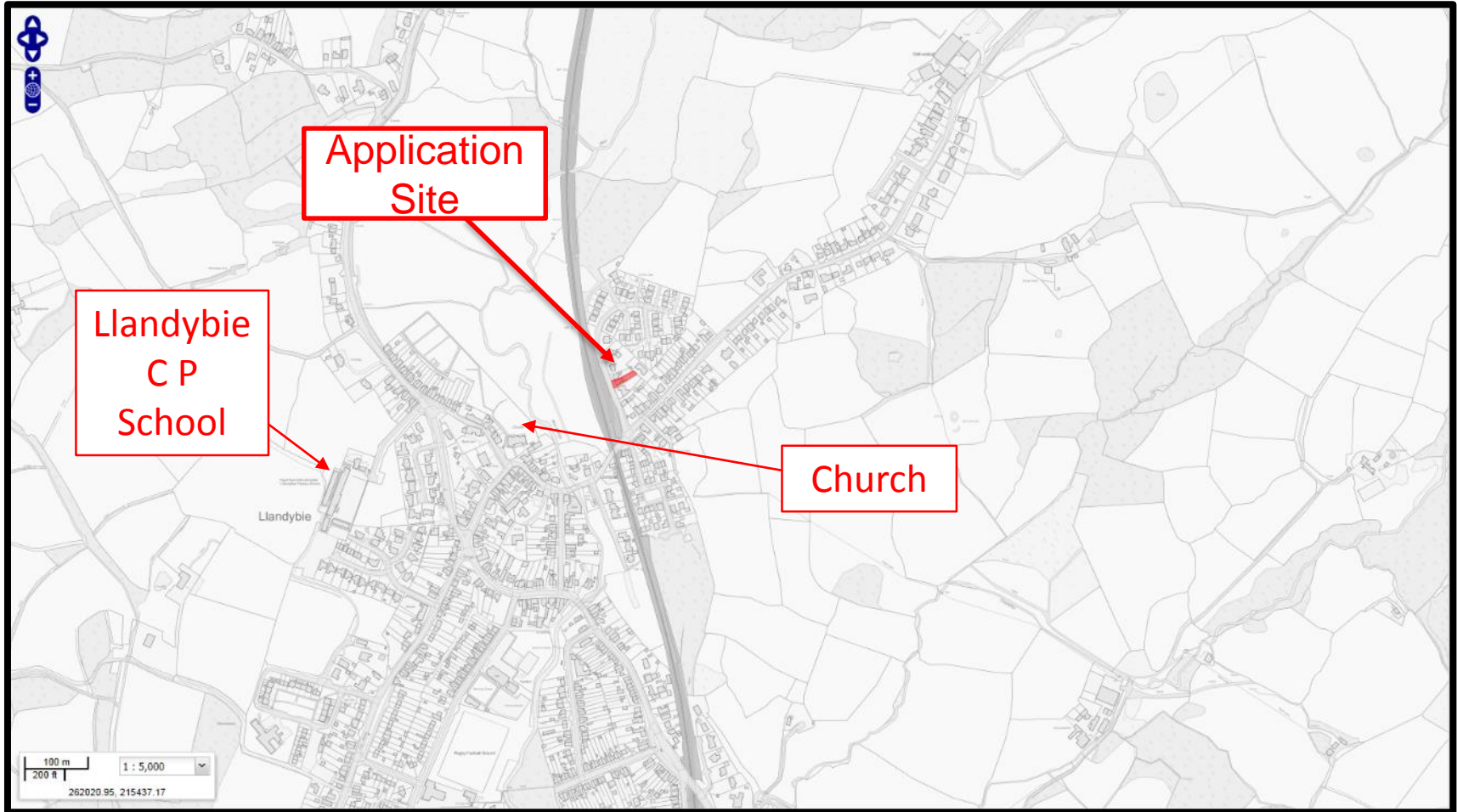
# Pedestrian route into Brechfa



**E/35434**

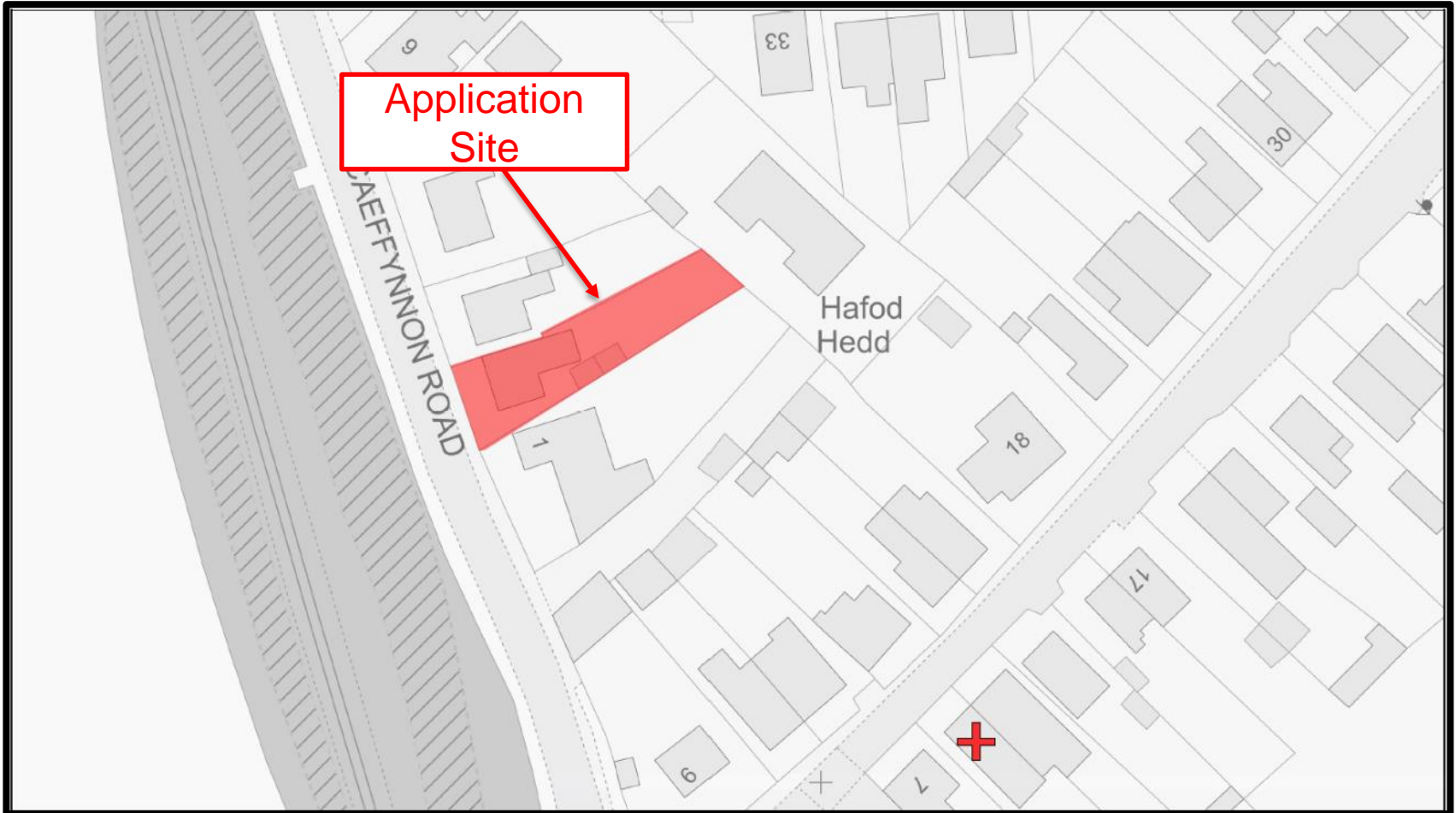
# E/35434

# LOCATION PLAN



# E/35434

# SITE PLAN



# E/35434 AERIAL PHOTO OF APPLICATION SITE



# E/35434

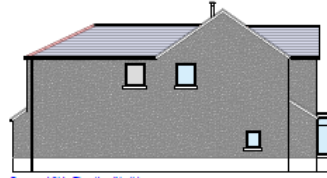
# SUBMITTED PLANS



Proposed Rear Elevation (East)



Proposed Side Elevation (South)



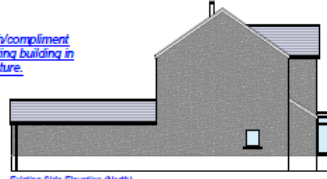
Proposed Side Elevation (North)



Existing Rear Elevation (East)

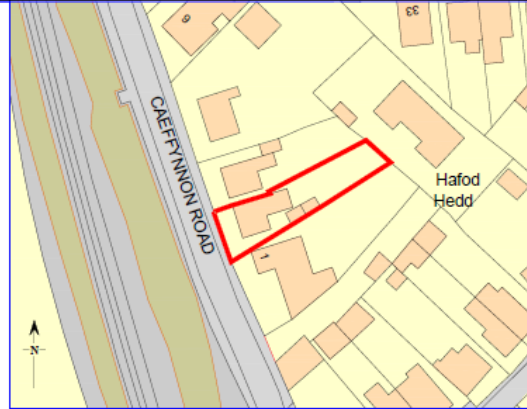


Existing Side Elevation (South)



Existing Side Elevation (North)

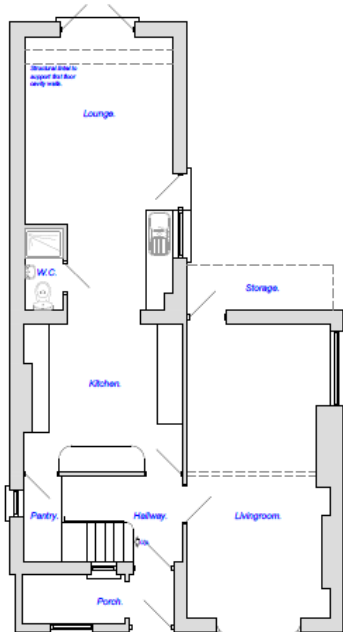
*Finishes to match/compliment those of the existing building in type, colour & nature.*



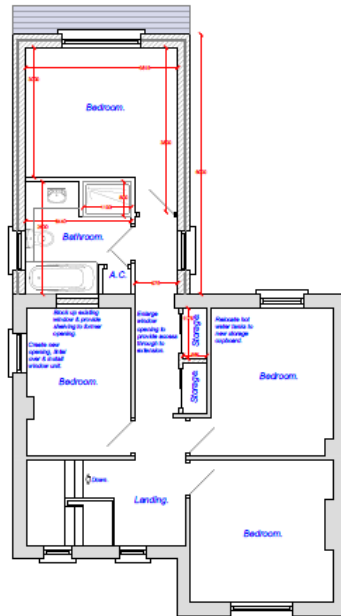
Block Plan @ 1:500.



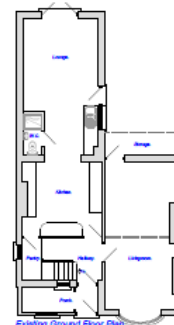
Location Plan @ 1:1250.



Proposed Ground Floor Plan.



Proposed First Floor Plan.



Existing Ground Floor Plan



Existing First Floor Plan

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE.

PLEASE NOTE THE PROPOSED CONSTRUCTION WORKING TIME INFORMATION ACCOMPANYING THE PERMITS APPLICATION IS SUBJECT TO THE PERMITS APPLICATION BEING APPROVED.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO LOCATE ALL SERVICES ON THIS PLAN TO COMPLEMENT OR REPLACE. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THESE CONSTRUCTION DETAILS OR THE LIABILITY OF THE CLIENT/CONTRACTOR TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

CONSTRUCTION CLIENTS MUST BE AWARE THAT THE CONSTRUCTION PHASES MUST BE COMPLETED UNDER THE CONTROL OF A COMPETENT PERSON AND MUST BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

PLEASE NOTE THAT THE PROPOSED CONSTRUCTION WORKING TIME INFORMATION IS SUBJECT TO THE PERMITS APPLICATION BEING APPROVED.

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

D		
C		
B		
A	Planning	17.5.17
REV	DESCRIPTION	DATE

**DR Design**  
 Architectural Services  
 Davies Richards Design Ltd  
 Llandudno • Goffa Road  
 Llandudno • Goffa Road  
 Llandudno • Goffa Road

CLIENT: England & Mainwaring.

JOB TITLE: Proposed extension at; 3 Caeffynnon, Llandudno, Gwynedd, SA18 2TH.

DRAWING TITLE: Existing & Proposed Plans & Elevations.

DRAWING STATUS: Planning.

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

DRAWN BY: G.R.R. DATE: April '17.

PLAN No	VERSION
1485-01	A

# E/35434

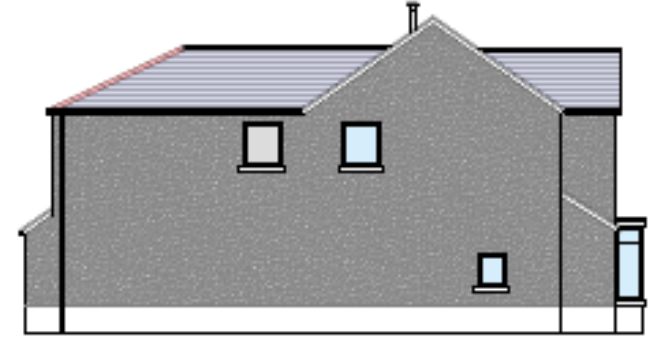
# SUBMITTED PLANS



Proposed Rear Elevation (East).



Proposed Side Elevation (South).



Proposed Side Elevation (North).

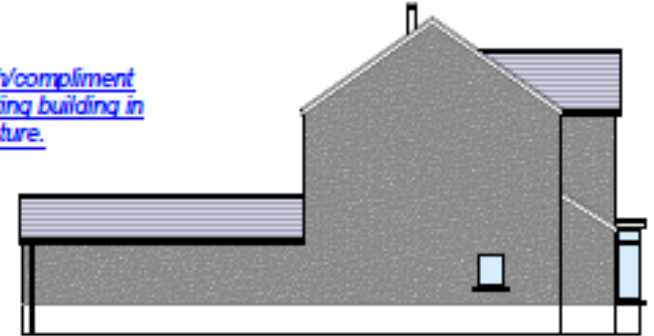


Existing Rear Elevation (East).



Existing Side Elevation (South).

Finishes to match/compliment  
those of the existing building in  
type, colour & nature.



Existing Side Elevation (North).



**E/35434**

**SITE PHOTO**



**E/35434**

**SITE PHOTO**



**E/35434**

**SITE PHOTO**



**E/35434**

**SITE PHOTO**



**E/35434**

**SITE PHOTO**



**E/35434**

**SITE PHOTO**



E/35434

SITE PHOTO



**E/35434**

**SITE PHOTO**





E/35434

SITE PHOTO

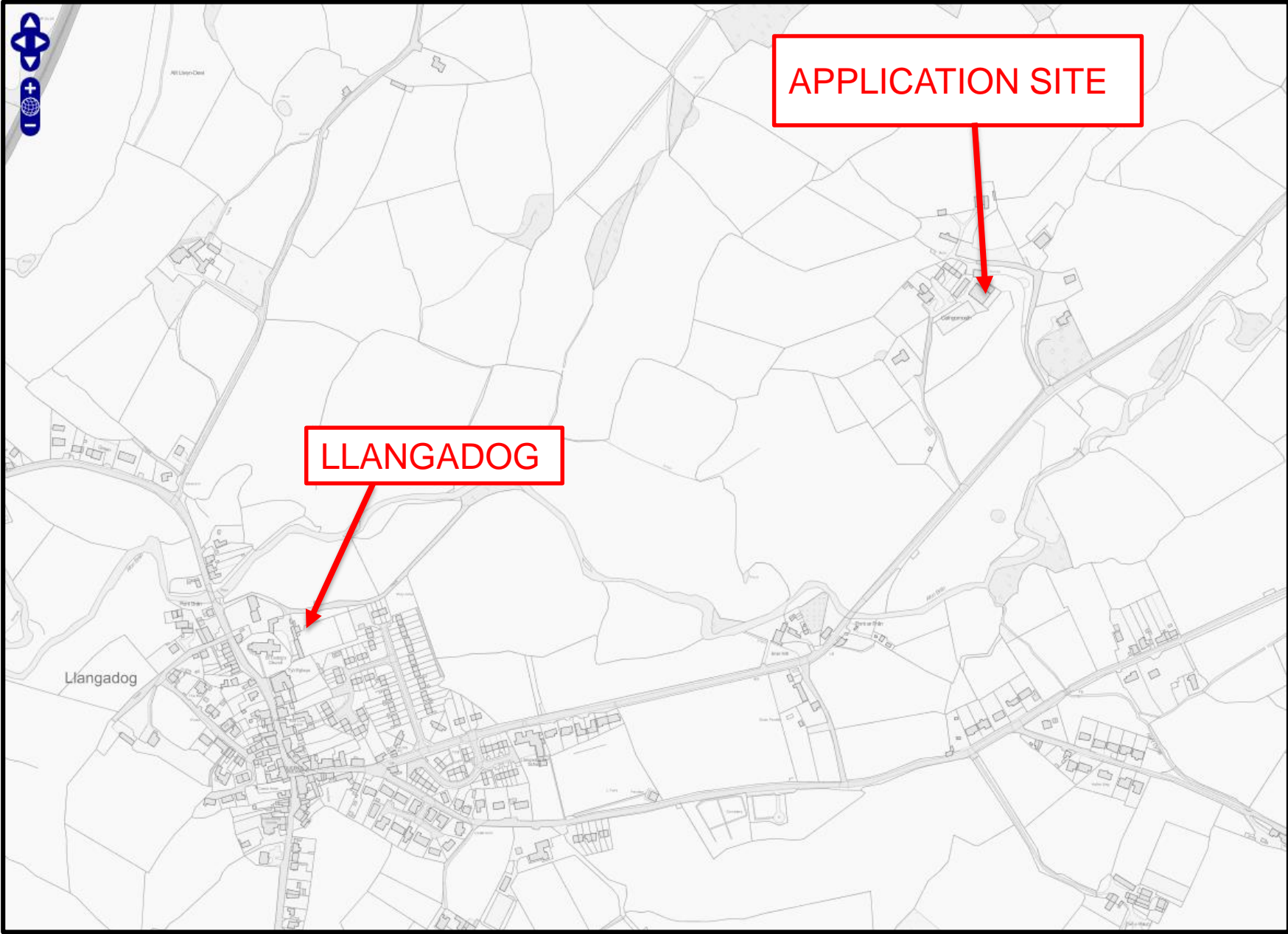




***CEISIADAU YR ARGYMHELLIR EU  
BOD YN CAEL EU CYMERADWYO***

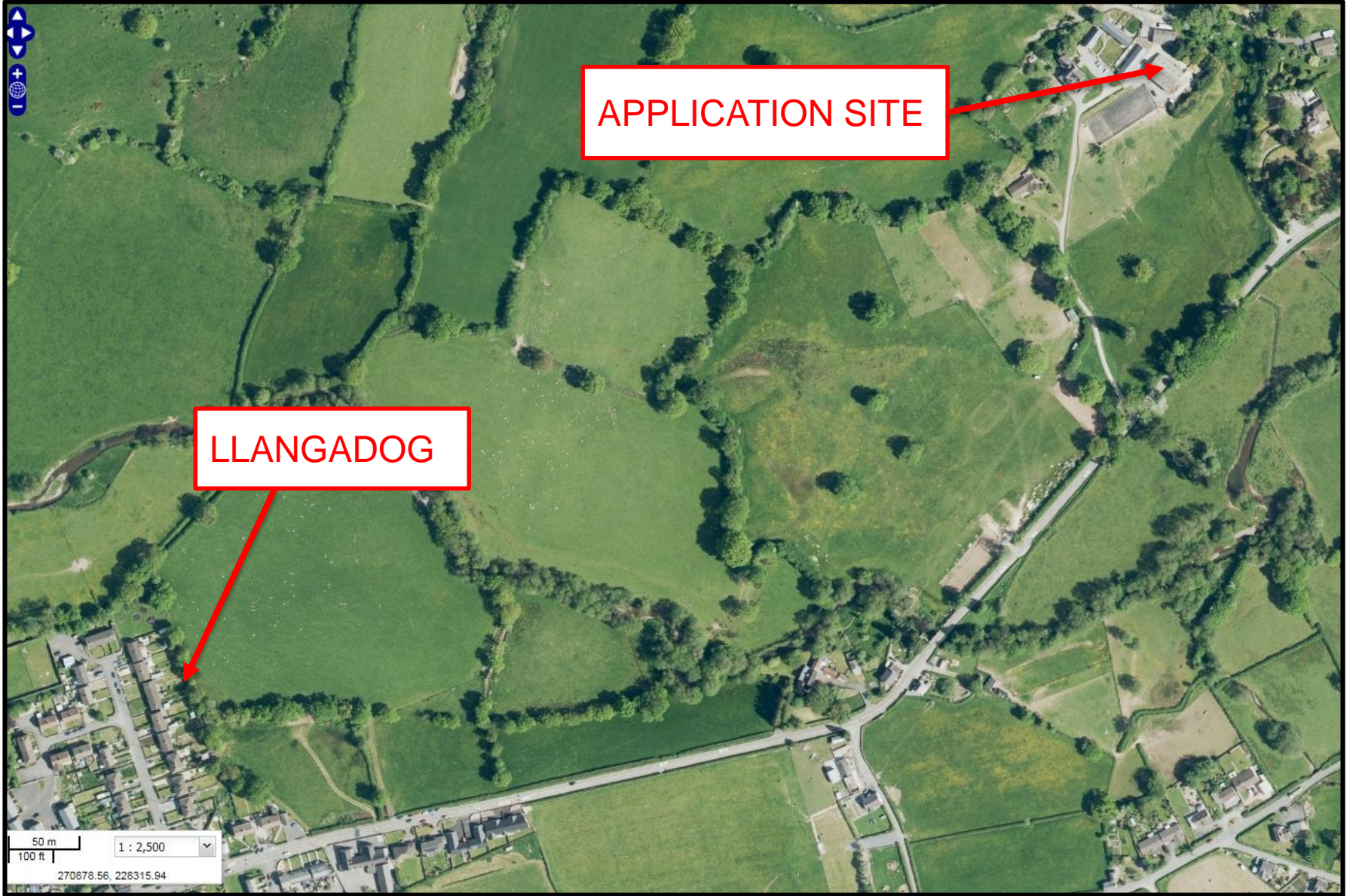
**APPLICATIONS RECOMMENDED  
FOR REFUSAL**

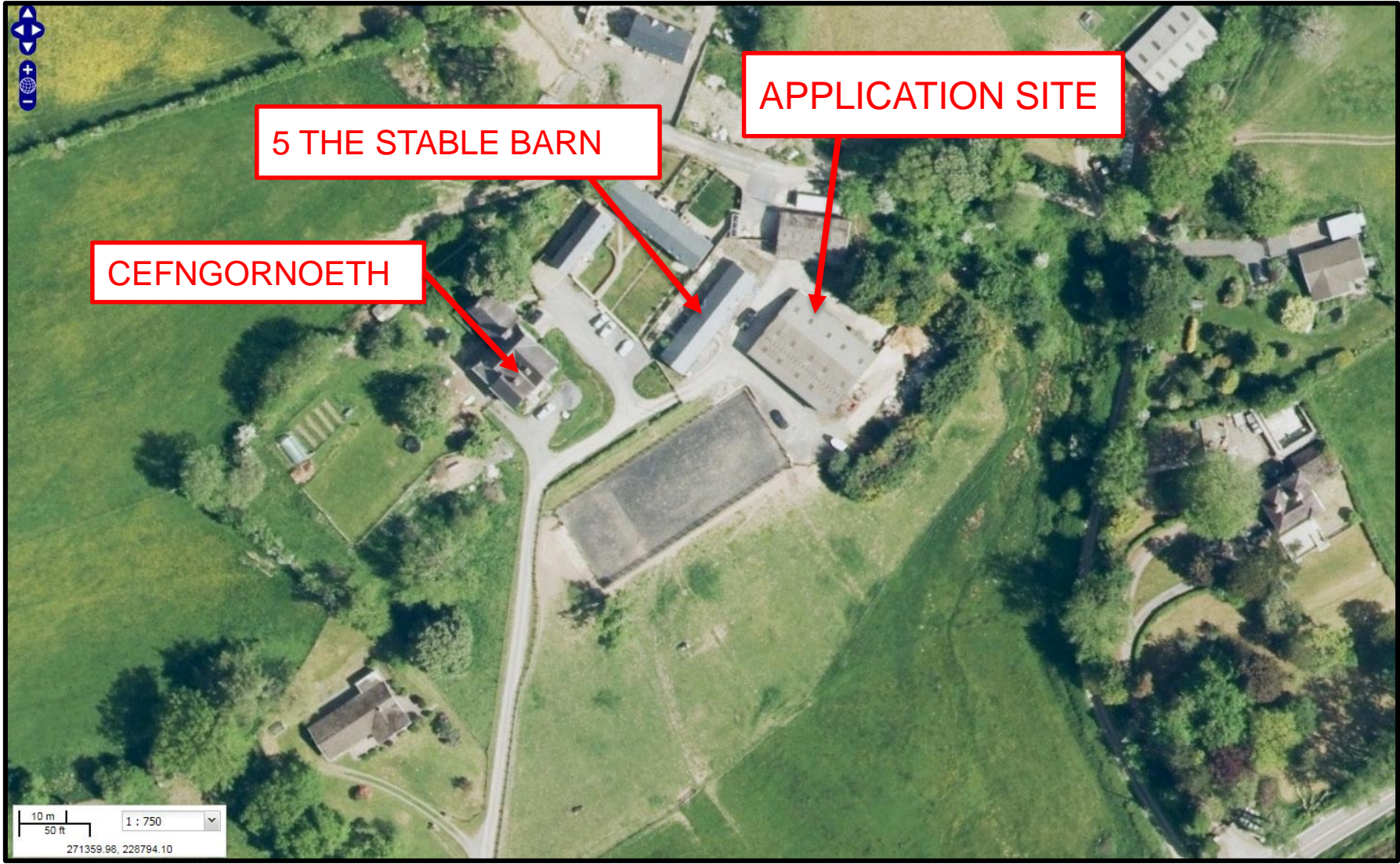
**E/35128**



# E/35128

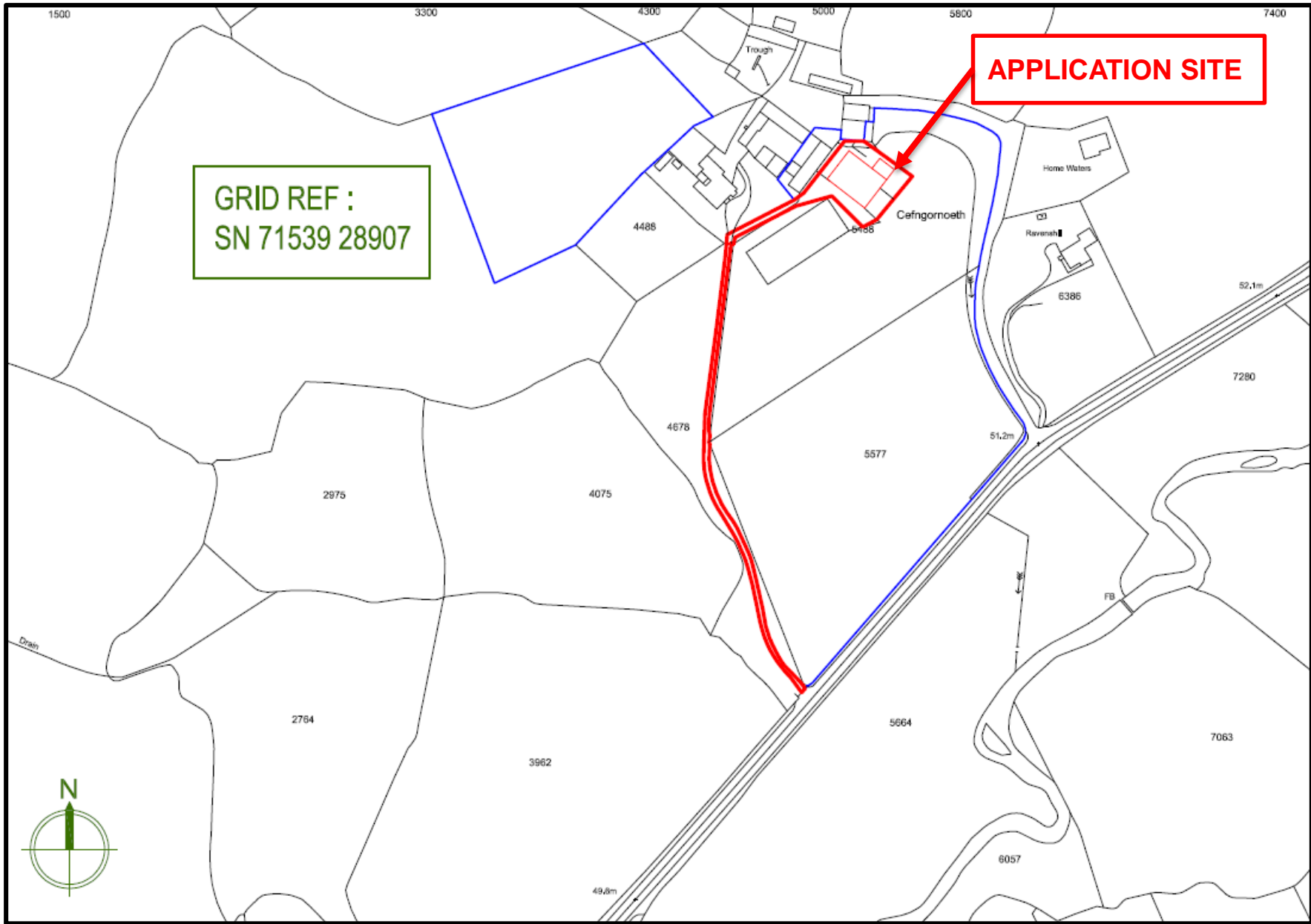
# Aerial Photo Location Plan

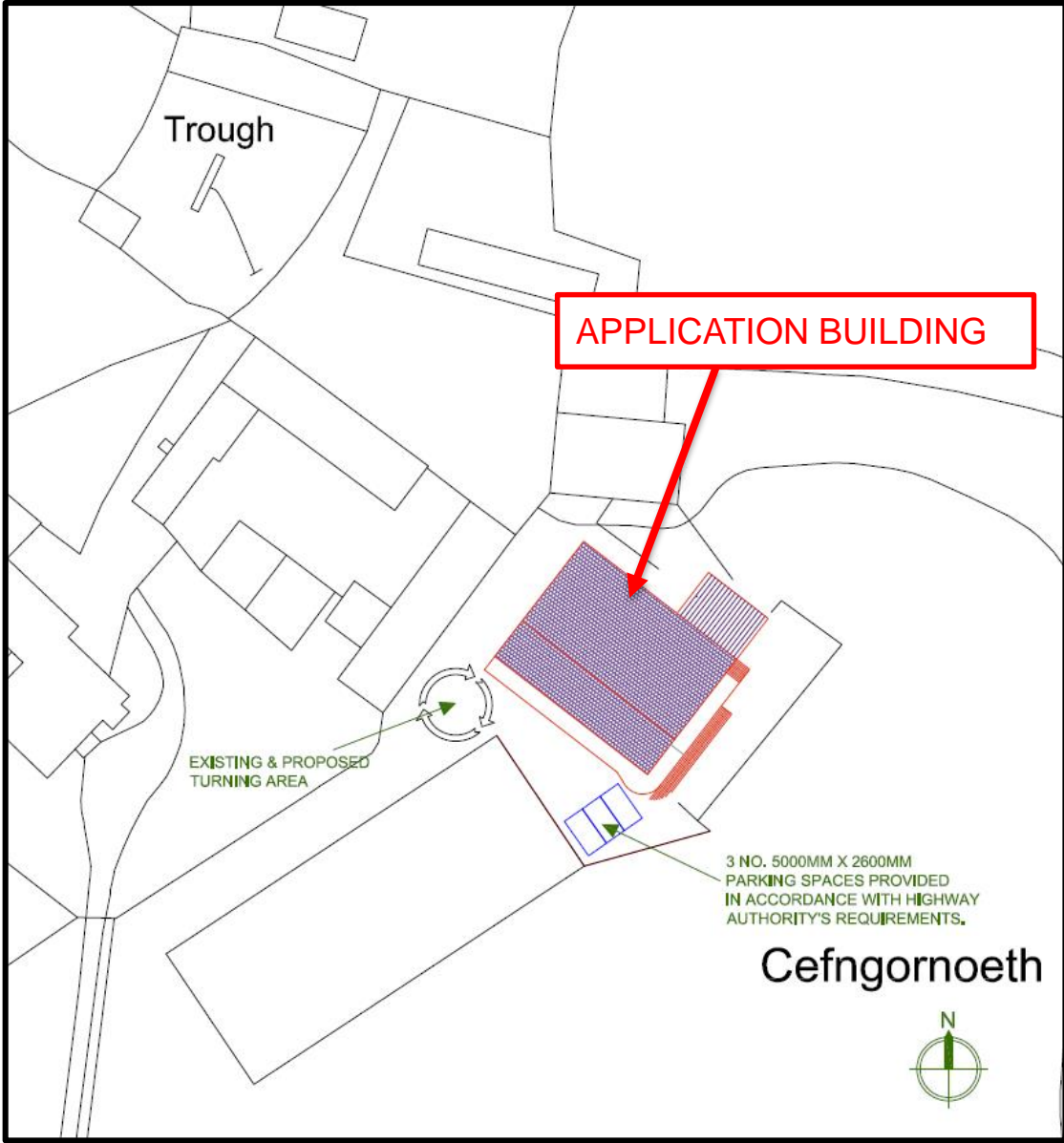




# E/35128

# Location Plan

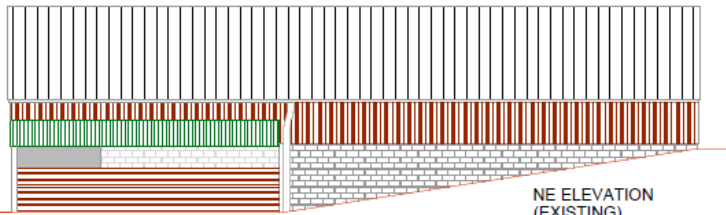




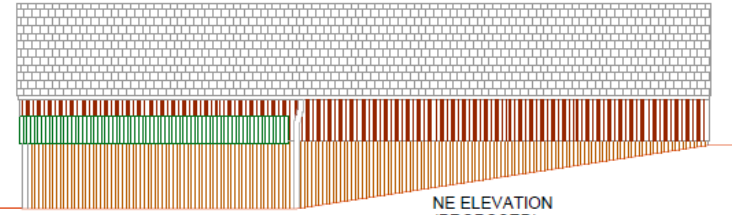


# E/35128

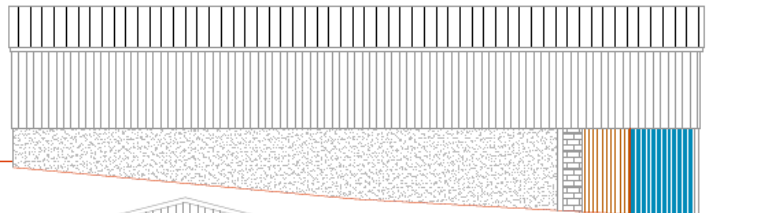
# Existing and Proposed Elevations



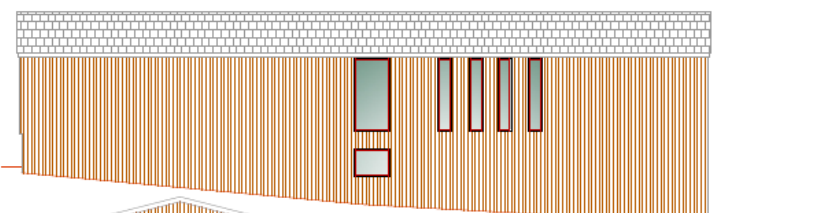
NE ELEVATION  
(EXISTING)



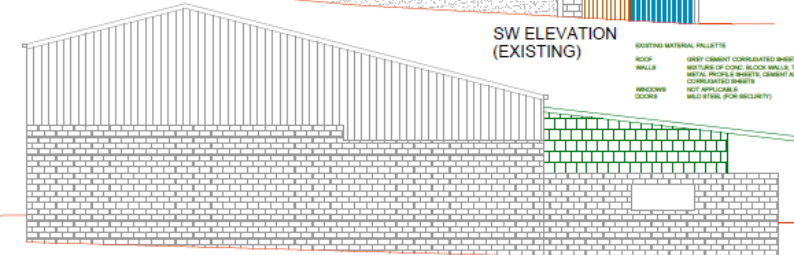
NE ELEVATION  
(PROPOSED)



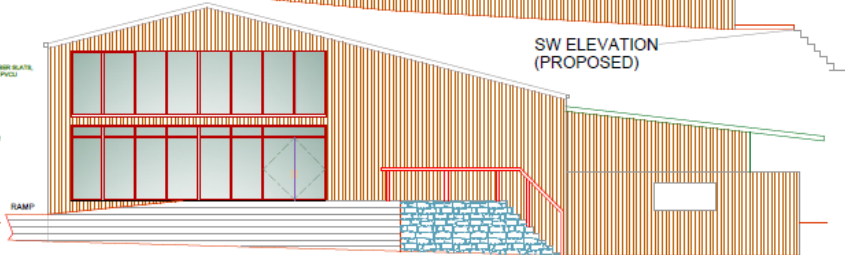
SW ELEVATION  
(EXISTING)



SW ELEVATION  
(PROPOSED)



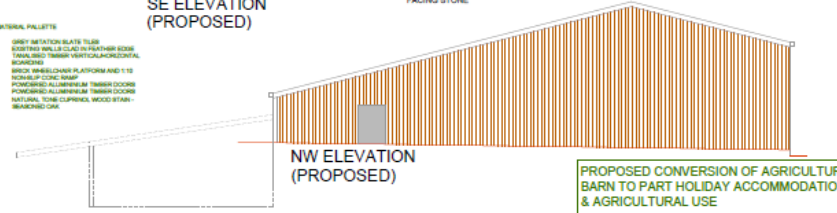
SE ELEVATION  
(EXISTING)



SE ELEVATION  
(PROPOSED)



NW ELEVATION  
(EXISTING)



NW ELEVATION  
(PROPOSED)

- EXISTING MATERIAL PALETTE
- ROOF: GRAY GIBBS CORRUGATED SHEETS
  - WALLS: MIXTURE OF CONIC BLOCK WALLS, TIMBER SLATS, METAL PROFILE SHEETS, GRAY AND PCC
  - WINDOWS: CORRUGATED SHEETS
  - DOORS: NOT SPECIFIED
  - RAIL: MILD STEEL (FOR SECURITY)

- PROPOSED MATERIAL PALETTE
- ROOF: GRAY GIBBS CORRUGATED SHEETS
  - WALLS: EXISTING WALLS AND NEW TIMBER SLATS
  - WINDOWS: METAL PROFILE SHEETS
  - DOORS: CORRUGATED SHEETS
  - RAIL: MILD STEEL (FOR SECURITY)

THE BRIEF HAS BEEN TO DESIGN A MODERN UNADORNED UNIT OF HOLIDAY ACCOMMODATION THAT DOES NOT INTERFERE WITH THE FUNCTIONAL REQUIREMENTS OF THE OTHER AGRICULTURAL USE AND FOOD PROCESSING OPERATIONS. THE TOTAL TRANSFORMATION OF THE STRUCTURE'S EXTERNAL SURFACES WITH NATURAL TIMBER REINFORCES ITS AGRARIAN HERITAGE AND GREATLY ENHANCES VISUAL AMENITY. THE DESIRED AIM IS TO POSITIVELY INTEGRATE THIS VISUALLY MUNDANE STRUCTURE INTO THE RURAL FRINGE CHARACTER OF ITS SURROUNDINGS. THE MODERNISTIC MATERIALS AND DESIGN DETAIL SITS LIGHTLY WITHIN THIS RURAL FRINGE, THUS REINFORCING LOCAL DISTINCTIVENESS. THE CHOICE OF AESTHETICALLY APPEALING TIMBER CLADDING HAS A LOW-REFLECTIVE FINISH AS WELL AS RECOGNISED SUSTAINABLE DEVELOPMENT CREDENTIALS.

PROPOSED CONVERSION OF AGRICULTURAL BARN TO PART HOLIDAY ACCOMMODATION & AGRICULTURAL USE

CEFNORGNOETH, LLANGADOG, CARMARTHENSHIRE, SA19 9AN

EXISTING & PROPOSED ELEVATIONS

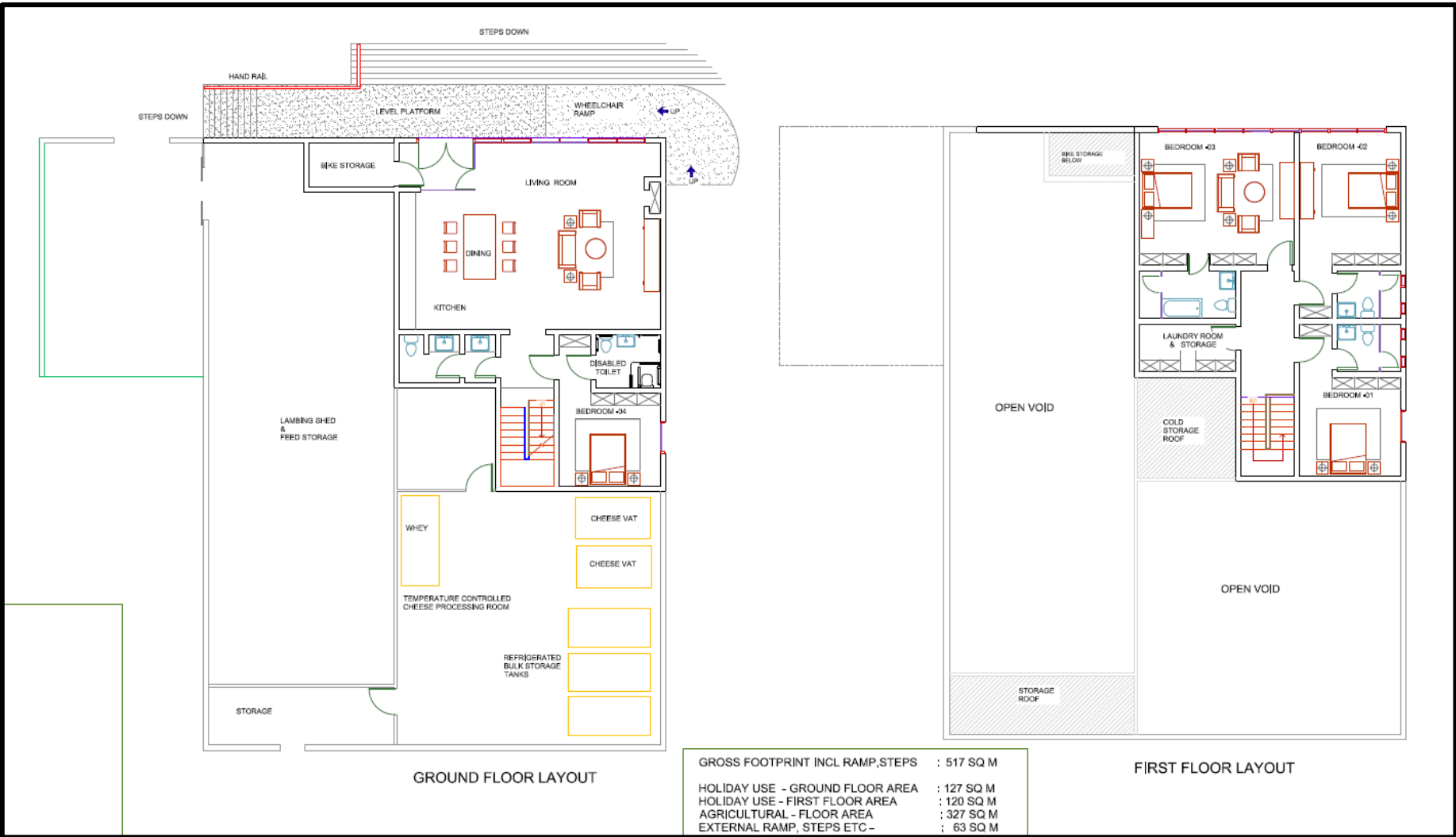
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DRAWING NO.: ELEV/S/E0012E  
DATE: DEC 2016



CHARTERED TOWN PLANNING AND DEVELOPMENT CONSULTANCY  
UNIT 2, CROSS HANDS BUSINESS WORKSHOPS, HEOL PARC MAWR, CROSS HANDS, CARMARTHENSHIRE, SA11 4BE  
TEL: 01554 527111

# E/35128

# Ground and First Floor Layout



GROUND FLOOR LAYOUT

FIRST FLOOR LAYOUT

GROSS FOOTPRINT INCL RAMP, STEPS	: 517 SQ M
HOLIDAY USE - GROUND FLOOR AREA	: 127 SQ M
HOLIDAY USE - FIRST FLOOR AREA	: 120 SQ M
AGRICULTURAL - FLOOR AREA	: 327 SQ M
EXTERNAL RAMP, STEPS ETC -	: 63 SQ M

**E/35128**

**Photo of Application site**



**E/35128**

**Photo of Application Site**



**E/35128**

**Photo of Building**



**E/35128**

**Photo of Building**



**E/35128**

**Photo of Building**



**E/35128**

**Photo of Building**





**E/35128**

**Photo of Building**



**E/35128**

**Photo of Building**



# E/35128

## Elevation Image of Proposed Conversion



# E/35128

## Elevation Image of Proposed Conversion

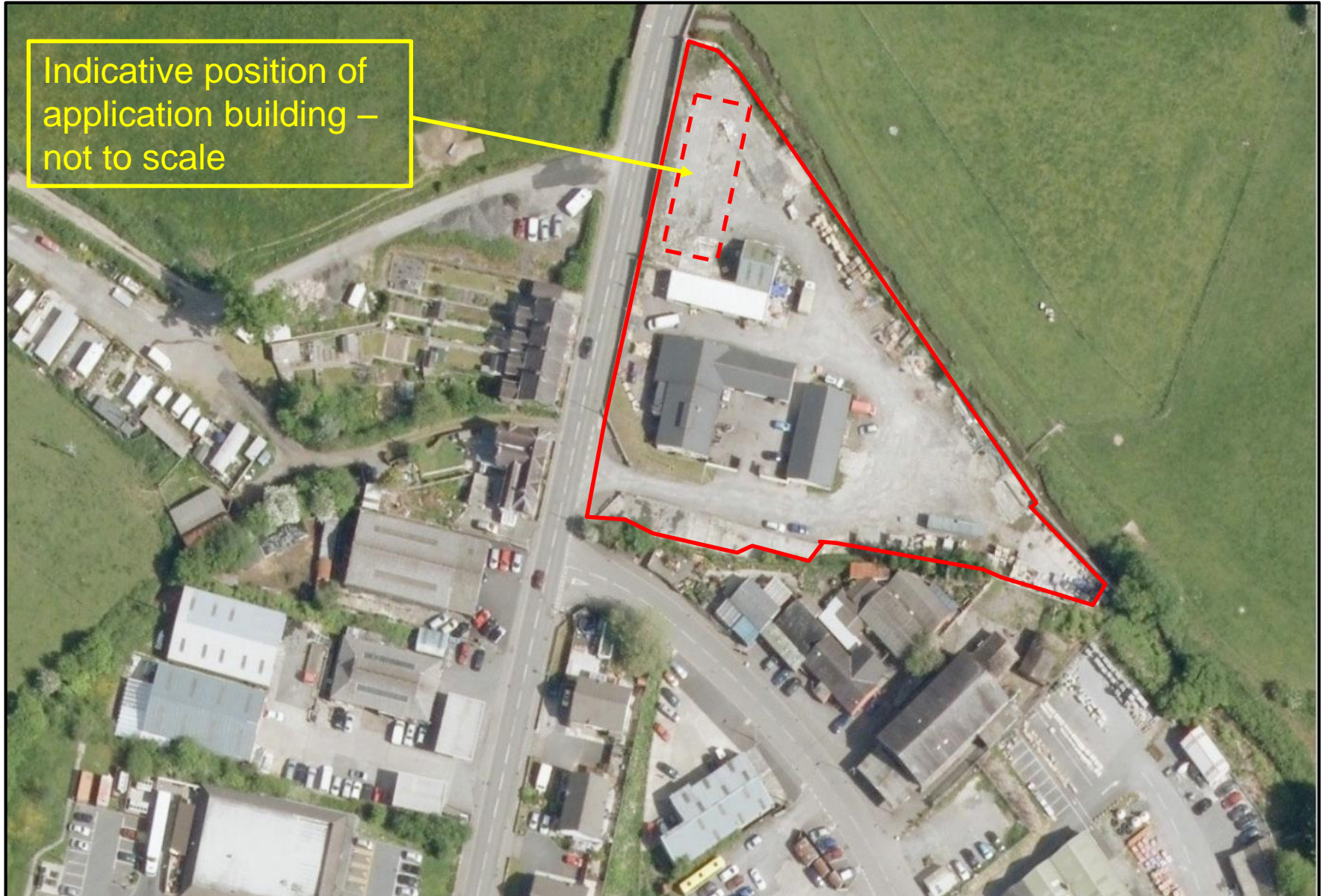


**E/35395**

**E/35395**



# E/35395

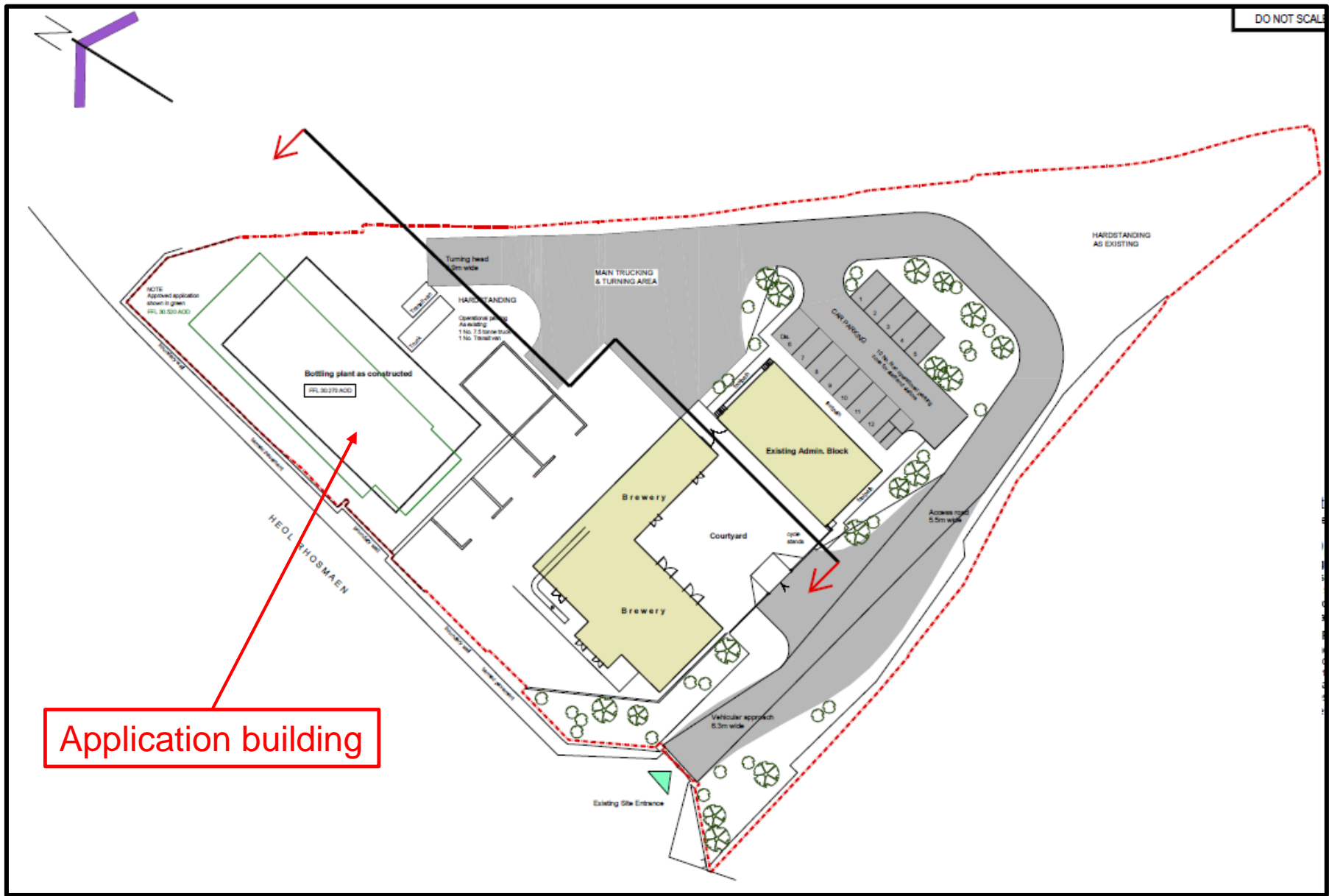


Indicative position of  
application building –  
not to scale

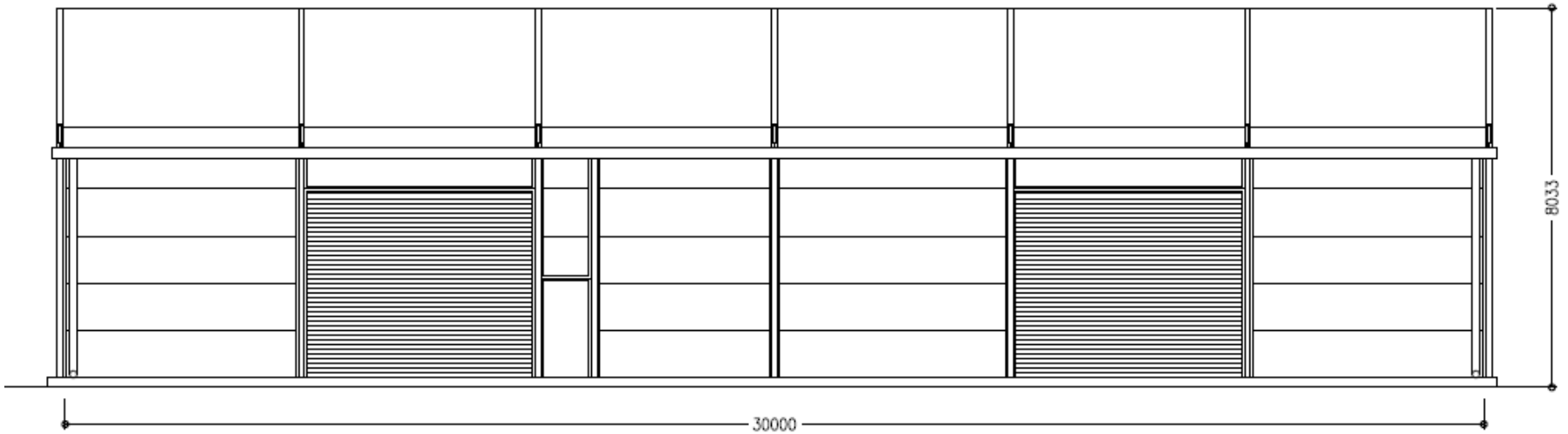
# E/35395 LDP- Existing Employment Area



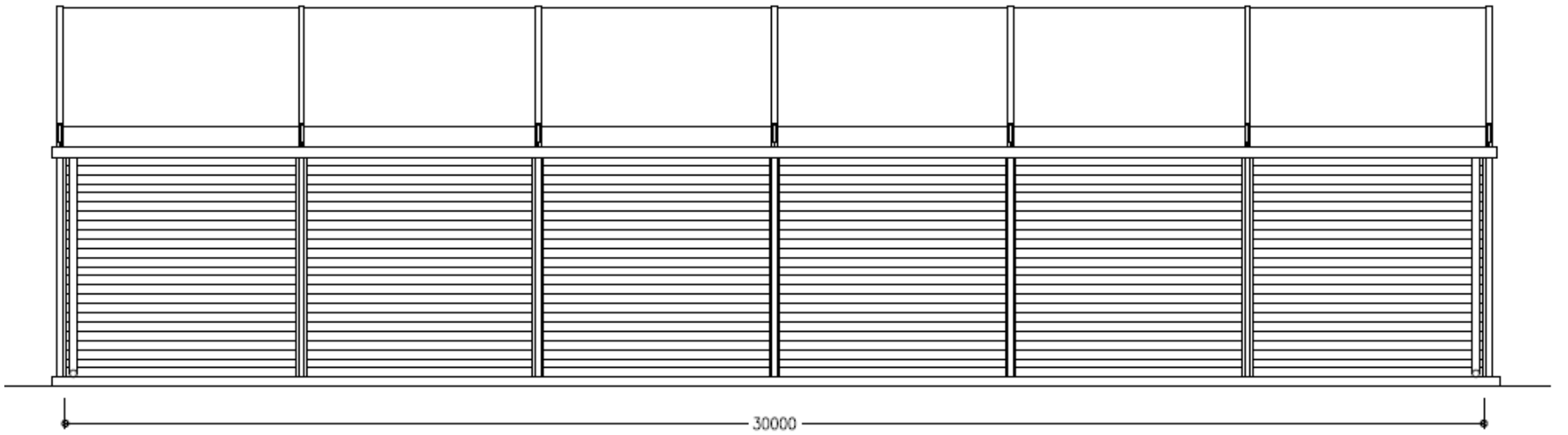




# E/35395

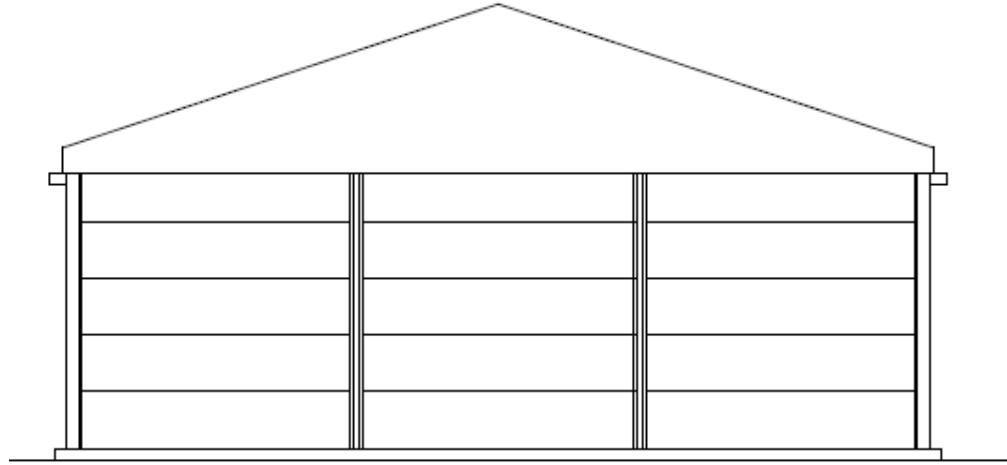


**FRONT ELEVATION**

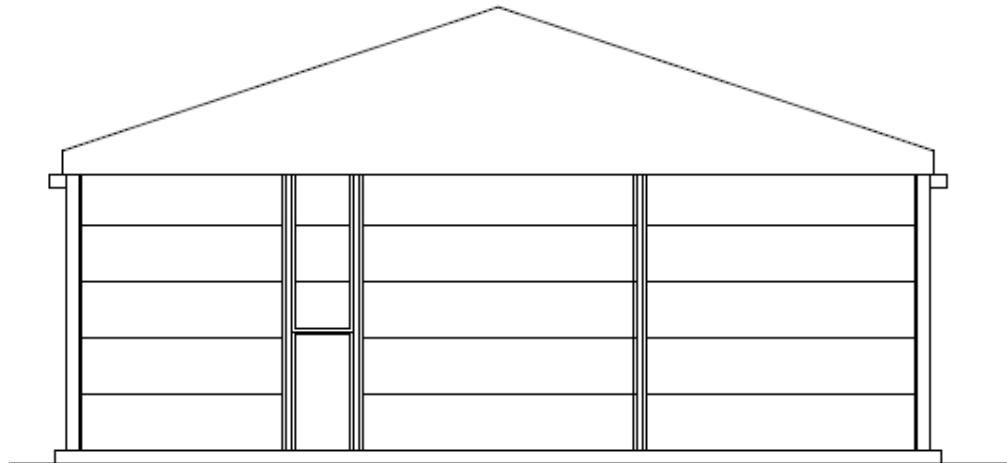


**REAR ELEVATION**

# E/35395



**SIDE ELEVATION A**



**SIDE ELEVATION B**

**E/35395**



# E/35395



# E/35395



# E/35395



**E/35395**





# E/35395



# E/35395



# E/35395



# E/35395



**E/35395**



# E/35395

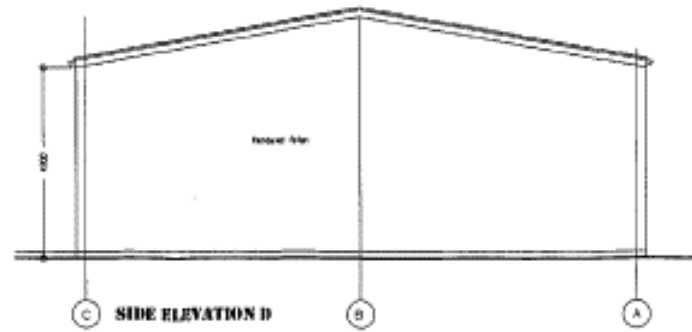
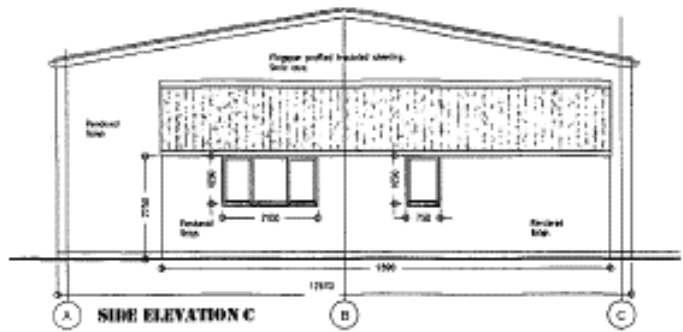
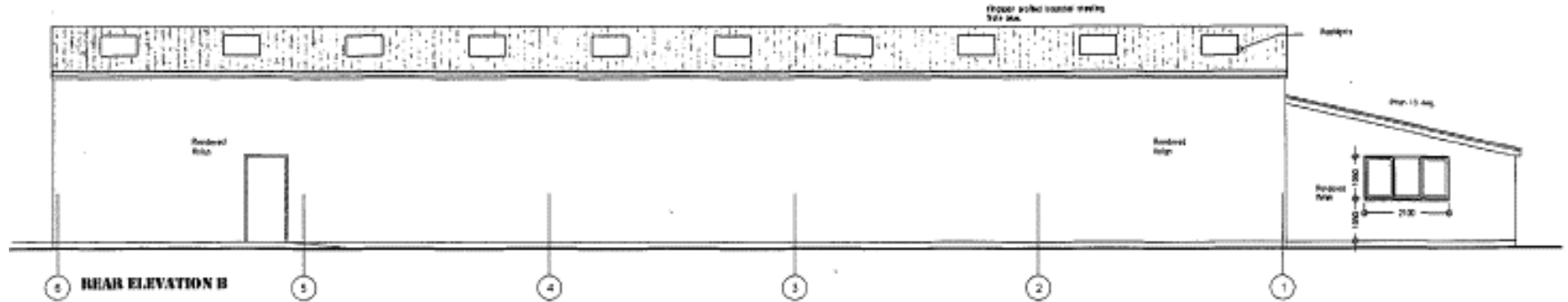
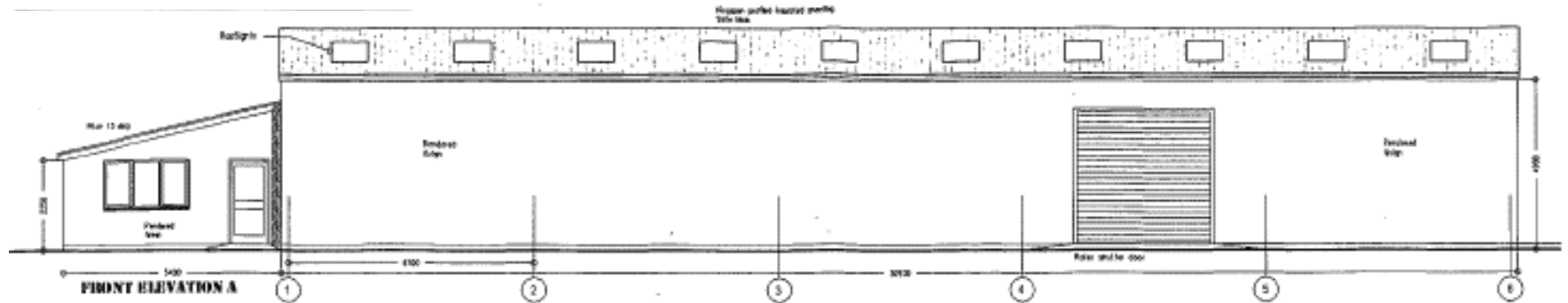


# E/35395



# E/35395

# Planning permission E/27895



**arwain**  
architects

The Signal Box, Glenhyd Station House, Meredeth, Llandilo,  
Carmarthenshire, Wales SA31 9TR  
Email: arwain.architects@gmail.com Mobile: 07478181521

Client Evan Evans Group	Project Proposed Works of Evan Evans Brewery, 1 Rhosmeen Street, Llandilo, Carm. SA19 6LU	Drawing Name Proposed bottling plant elevations	Scale 1: 100	Orig. No. 351 TPS8	Date February 2013	Issue Planning Issues February 2013
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