



***Y PWYLLGOR
CYNLLUNIO***

05 MEDI 2017

RHANBARTH Y DE

**PLANNING
COMMITTEE**

21 SEPTEMBER 2017

AREA SOUTH



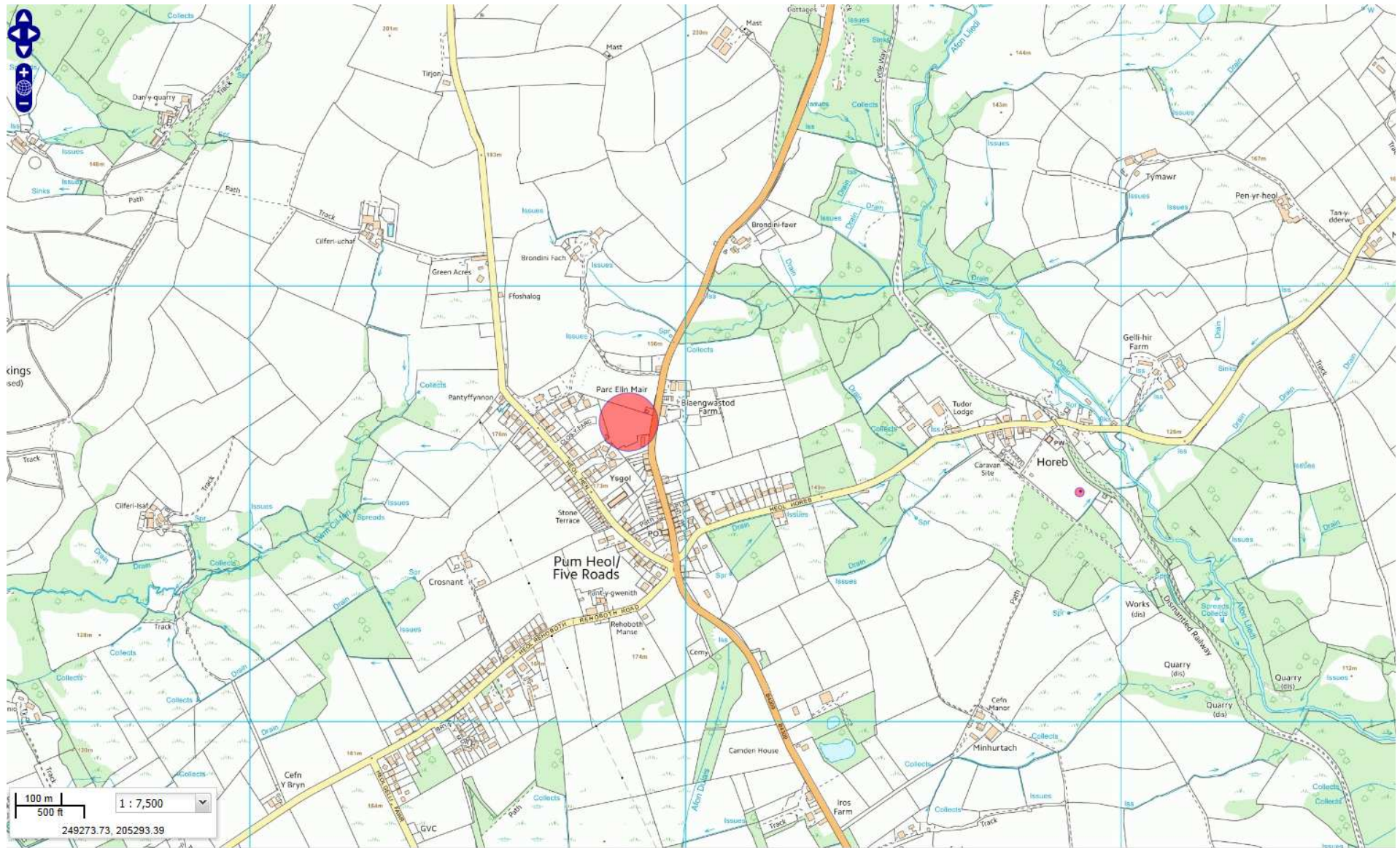
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



S/33277

S/33277



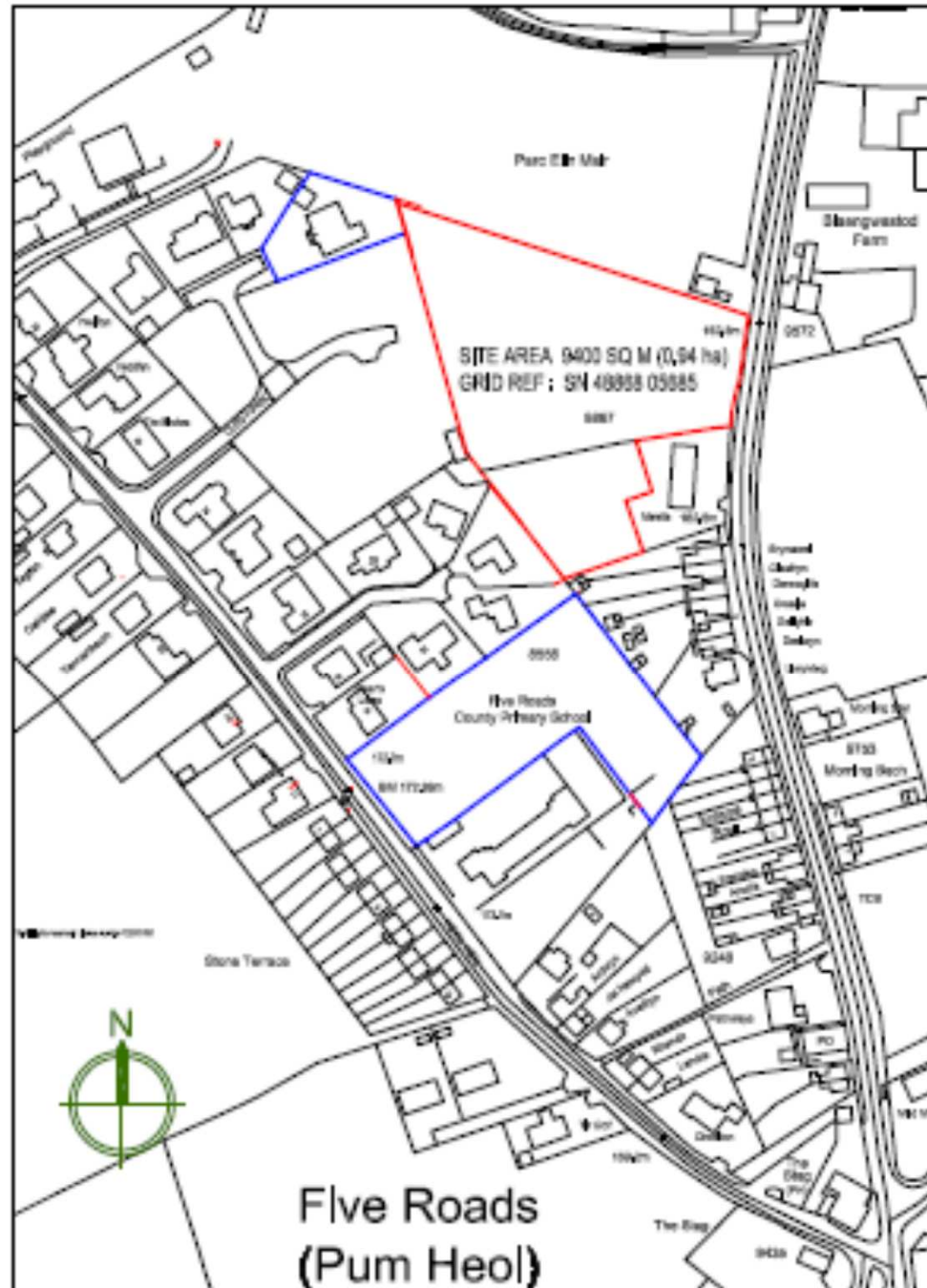
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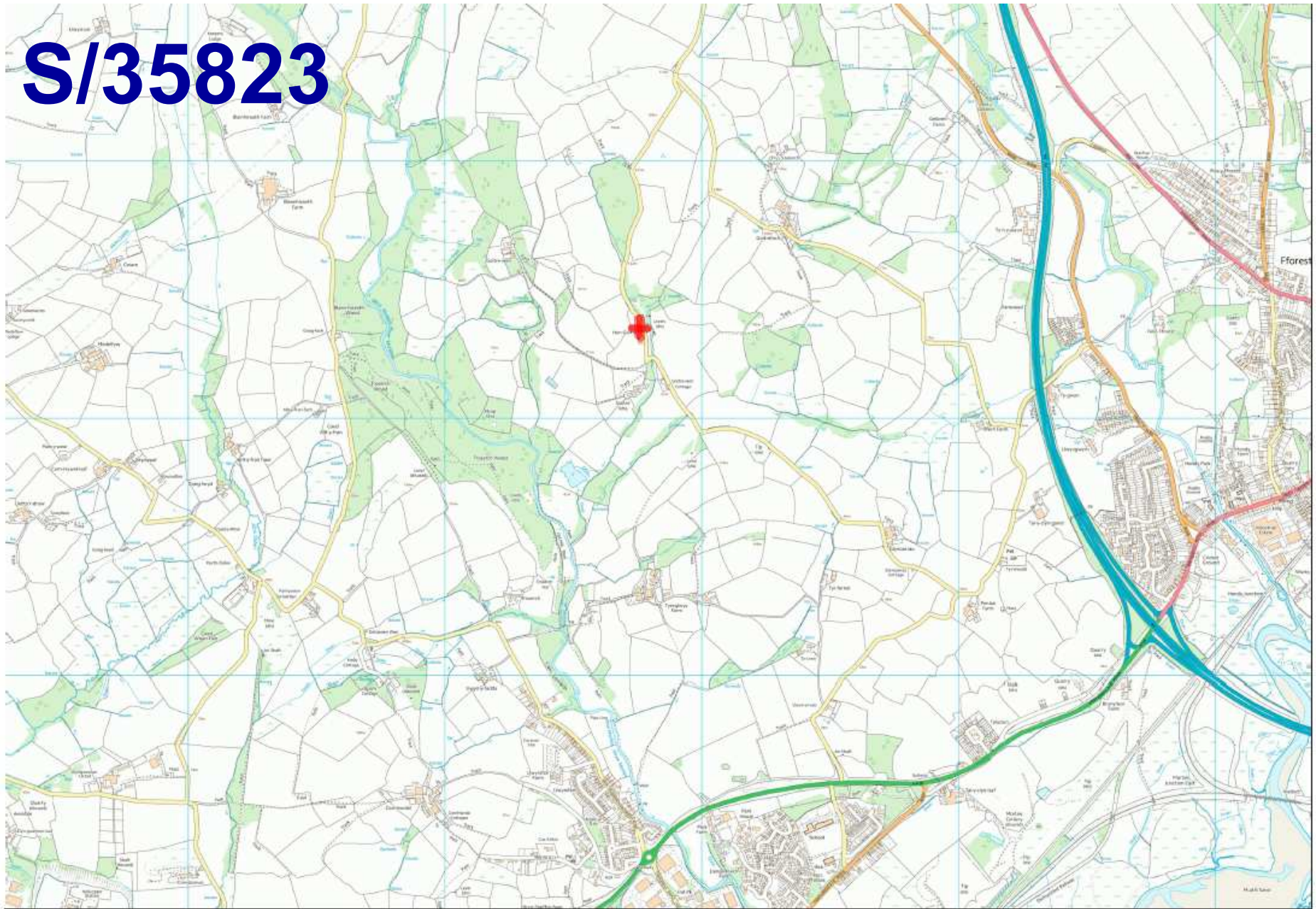
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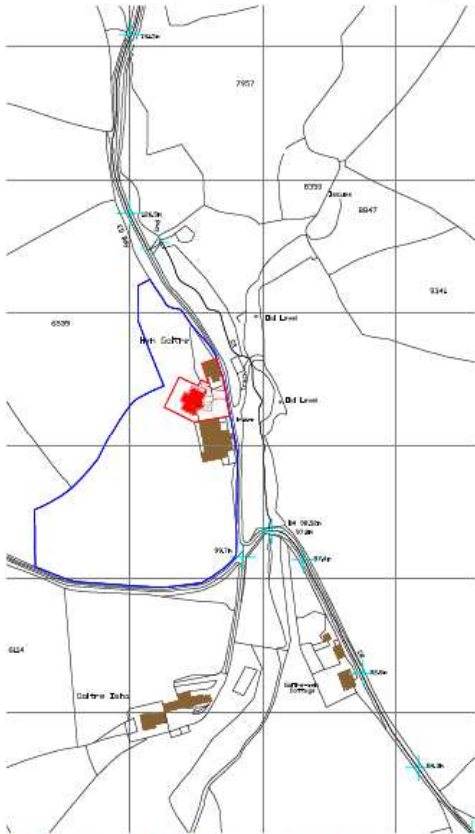
S/35823



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Sustainable Solutions
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The plan shows information taken from the index map. It is illustrative only and does not define the extent of the land in any individual title. For information about general boundaries of a title please refer to the register and filed plan.



SITE LOCATION PLAN - 1 : 2500 Scale
PLAN LLEOLIAD (Cyfeiriad Grid SN55734 04322)

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Welsh national
regeneration award
winners 2010

NODIADAU/NOTES

MAE'R LLUNAD HWN WED D'WNEUD AR GYFRIFADUR, NE
D'DYFUD GYMRHO OYDA LLAW. (AutoCAD Revit Pennameath 2012)
THIS IS A CAD PRODUCED DRAWING, AND SHOULD NOT BE
AMENDED BY HAND. (AutoCAD Revit Architectural Suite 2012)

CYFADDASIAD LLAWR ISAF GROUND FLOOR ACCOMMODATION

See Drawing

CYFADDASIAD LLAWR CYNTAF FIRST FLOOR ACCOMMODATION

See Drawing

PROTECTION OF DRAINS

All drains within 1.0m of building to be encased in concrete

Drains through walls to be protected both sides with non-degradable
sheets and with prestressed brick support above walls.

SOILWASTE CONNECTIONS

All Soil/Waste connections to sizes shown below:

- a) WC's 100 diam up to 6.0m
- b) Basins 22 diam up to 1.7m / 40 diam up to 3.0m
- c) Basins 32 diam up to 1.7m / 40 diam up to 3.0m
- d) Sinks 40 diam up to 3.0m / 50 diam up to 4.0m
- e) Showers 40 diam up to 3.0m / 50 diam up to 4.0m

ND: All traps to be 75mm Min Trap Seal traps

EXTERNAL FINISHES

For Specification of Finishes refer to Elevation Drawings

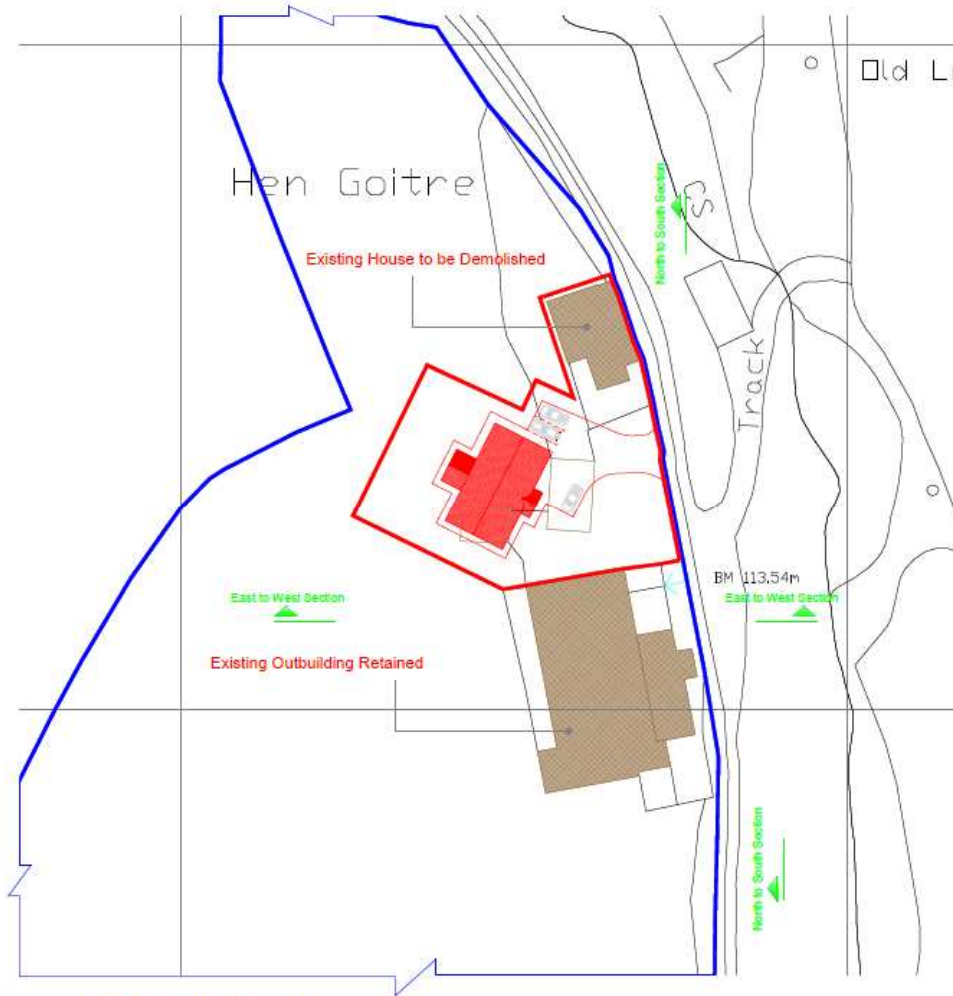
BUILDING REGULATIONS

For Building regulations Submission refer to 0r Series drawings for
Detailed Information
(Not Applicable to Planning Approval Submission)



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BLOCK PLAN @ 1 : 500

- Site Boundary / Curtilage (0.2213 Hectare)
- Land in Ownership

Planning Drawing Issue No 2
Submission Date: 21.08.2017

S/35823

A2

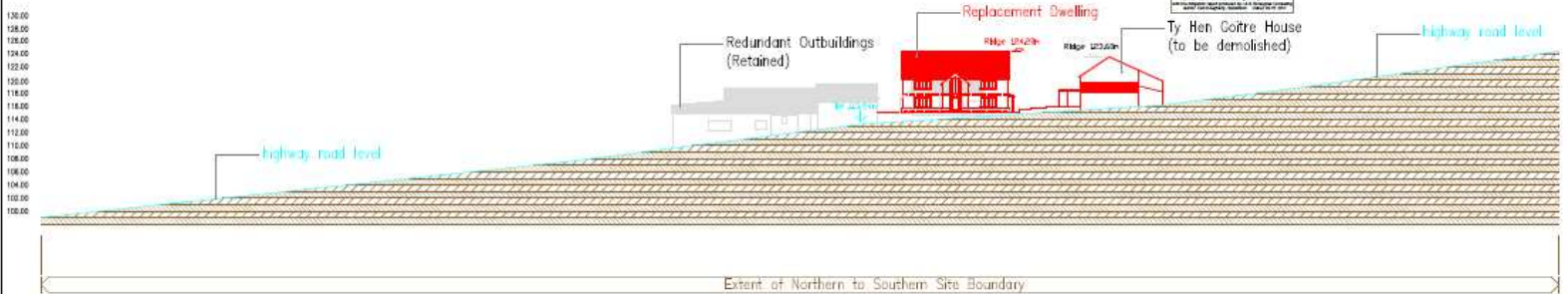
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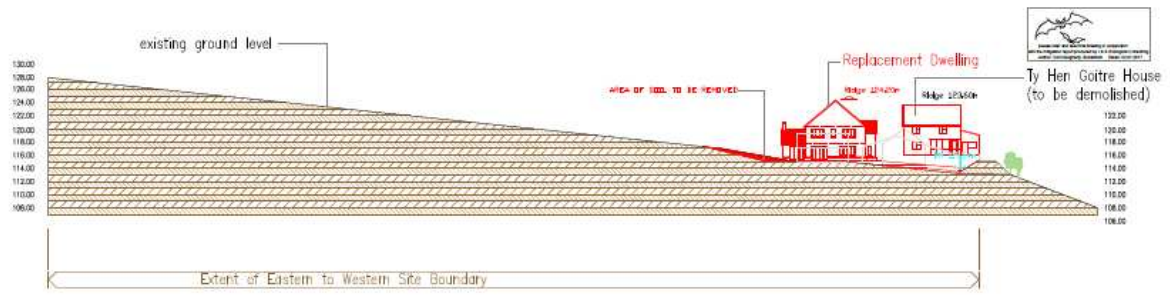
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MAE'R LLUNAD HWY WEDI EY WNEUD A'R GYFRIFADUR, I'R DOD YLID GYMRŌ GYDA LLAW. (AutoCAD Revit Pweraeth 2012)
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CYFADDASIAD LLAWR ISAF
GROUND FLOOR ACCOMMODATION
See Drawing

CYFADDASIAD LLAWR CYNTAF
FIRST FLOOR ACCOMMODATION
See Drawing



TRAWSDORIAD / SITE SECTION - GOGLEDD I'R DE / NORTH TO SOUTH



TRAWSDORIAD / SITE SECTION - DWYRAIN I'R GORLLEWYN / EAST TO WEST

PROTECTION OF DRAINS
All drains within 1.0m of building to be encased in concrete
Drains through walls to be protected both sides with non-degradable sheets and with grouted-in inside support above walls.

SOIL/WASTE CONNECTIONS
All Soil/Waste connections to sizes shown below:
a) WC's 100 diam up to 6.0m
b) Basins 32 diam up to 1.7m / 40 diam up to 3.0m
c) Sinks 32 diam up to 1.7m / 40 diam up to 3.0m
d) Sinks 40 diam up to 3.0m / 50 diam up to 4.0m
e) Showers 40 diam up to 3.0m / 50 diam up to 4.0m
NB: All traps to be 75mm Min Over Seal Trap

EXTERNAL FINISHES
For Specification of Finishes refer to Elevation Drawings

BUILDING REGULATIONS
For Building regulations Submission refer to B1 Series drawings for detailed information.
(Not Applicable to Planning Approval Submission)



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Planning Drawing Issue No 2
Submission Date: 21.08.2017

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CYFADDASIAD LLAWR ISAF GROUND FLOOR ACCOMMODATION

See Drawing

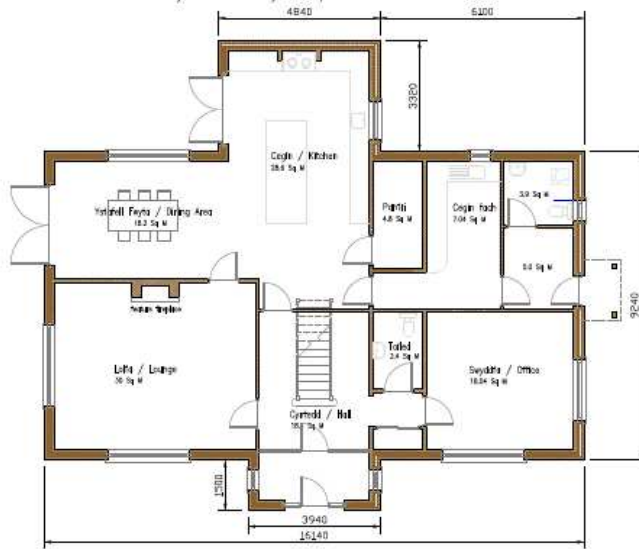


Wyneb i'r Dwyrain / East Elevation

Wyneb i'r De / South Elevation

CYFADDASIAD LLAWR CYNTAF FIRST FLOOR ACCOMMODATION

See Drawing



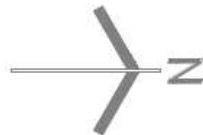
Cynllun Llwr Daeorol / Ground Floor Plan (147 Sq M)



cyfwrus newberr architects



Cynllun Llwr Cyntaf / First Floor Plan (129 Sq M)



PROTECTION OF DRAINS

All drains within 1.0m of building to be enclosed in concrete

Drains through walls to be protected both sides with non-degradable sheets and with prestressed brick support above walls.

SOILWASTE CONNECTIONS

All Soil/Waste connections to sizes shown below:

- a) WC's 100 diam up to 1.7m / 40 diam up to 3.0m
- b) Basins 32 diam up to 1.7m / 40 diam up to 3.0m
- c) Sinks 32 diam up to 1.7m / 40 diam up to 3.0m
- d) Sinks 40 diam up to 3.0m / 50 diam up to 4.0m
- e) Showers 40 diam up to 3.0m / 50 diam up to 4.0m

NB: All traps to be 75mm Min Over Seal traps

EXTERNAL FINISHES

For Specification of Finishes refer to Elevation Drawings

BUILDING REGULATIONS

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(Not Applicable to Planning Approval Submission)



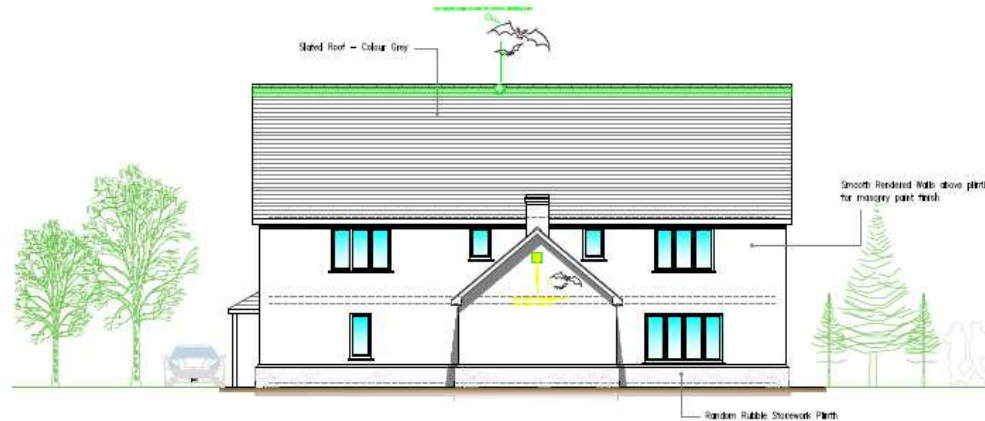
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Planning Drawing Issue No 1
Submission Date: 07.07.2017

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Wyneb i'r Gorllewin / West Elevation



Wyneb i'r Gogledd / North Elevation

NODIADAU/NOTES

MAE'R LLUNAD HYN WEDI E' WNEUD A'R GYFFRIFADUR, NI DOYLD GYWRO OYDA LLAW. (AUCAD Revit Fawenmarch 2012)
THIS IS A CAD PRODUCED DRAWING, AND SHOULD NOT BE AMENDED BY HAND. (AUCAD Revit Architectural Suite 2012)

CYFADDASIAD LLAWR ISAF GROUND FLOOR ACCOMMODATION

See Drawing

CYFADDASIAD LLAWR CYNTAF FIRST FLOOR ACCOMMODATION

See Drawing

PROTECTION OF DRAINS

All drains within 1.0m of building to be enclosed in concrete

Drains through walls to be protected both sides with non-degradable sheets and with prestressed brick support above walls.

SOILWASTE CONNECTIONS

All SoilWaste connections to axes shown below:

- a) WC's 100 diam up to 6.0m
- b) Basins 50 diam up to 1.7m / 40 diam up to 3.0m
- c) Basins 32 diam up to 1.7m / 40 diam up to 3.0m
- d) Sinks 40 diam up to 3.0m / 50 diam up to 4.0m
- e) Showers 40 diam up to 3.0m / 50 diam up to 4.0m

NE: All traps to be 75mm Min Over Seal traps

EXTERNAL FINISHES

For Specification of Finishes refer to Elevation Drawings

BUILDING REGULATIONS

For Building regulations Submission refer to B1 Series drawings for detailed information
(Not Applicable to Planning Approval Submission)



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Planning Drawing Issue No 1
Submission Date: 07.07.2017

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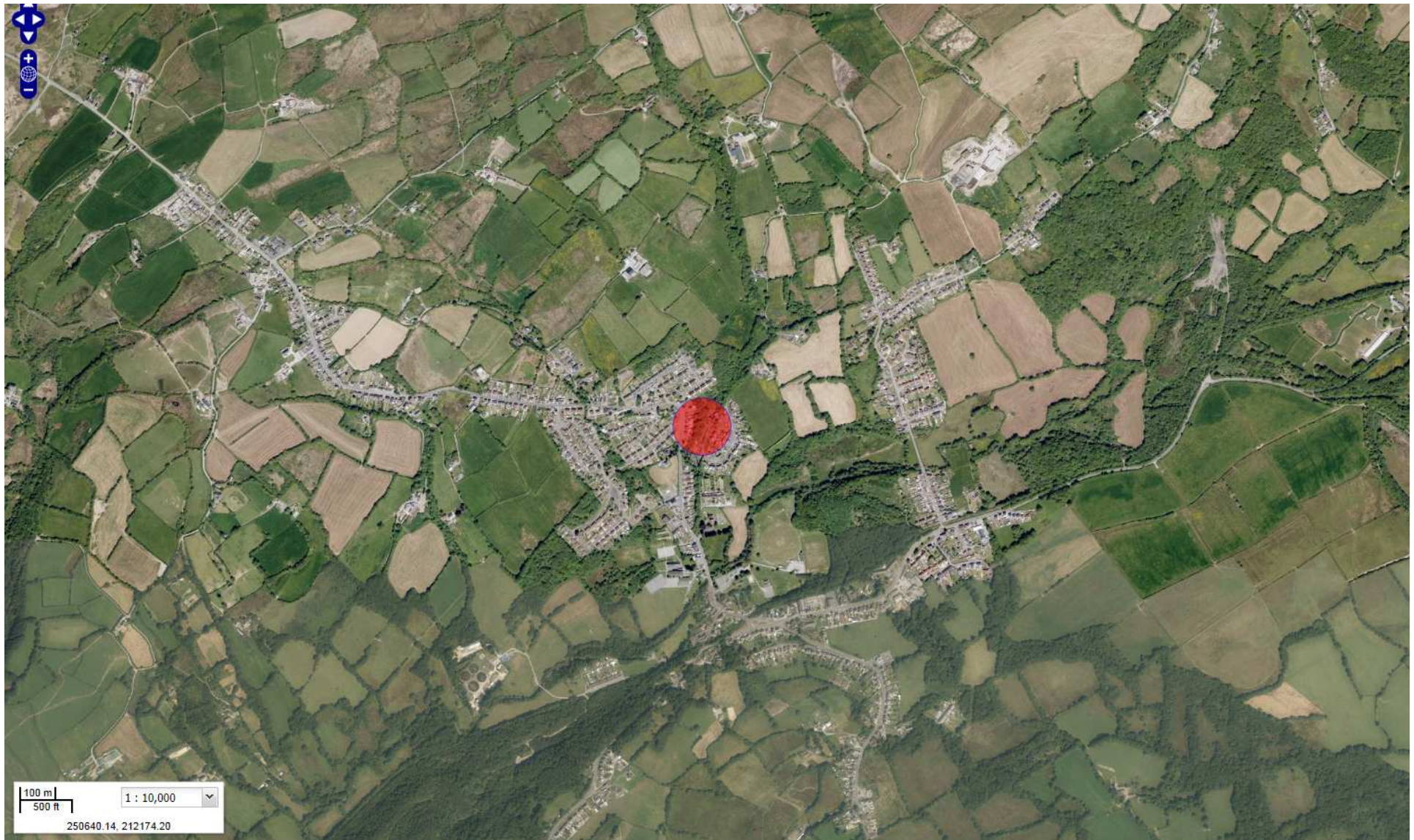
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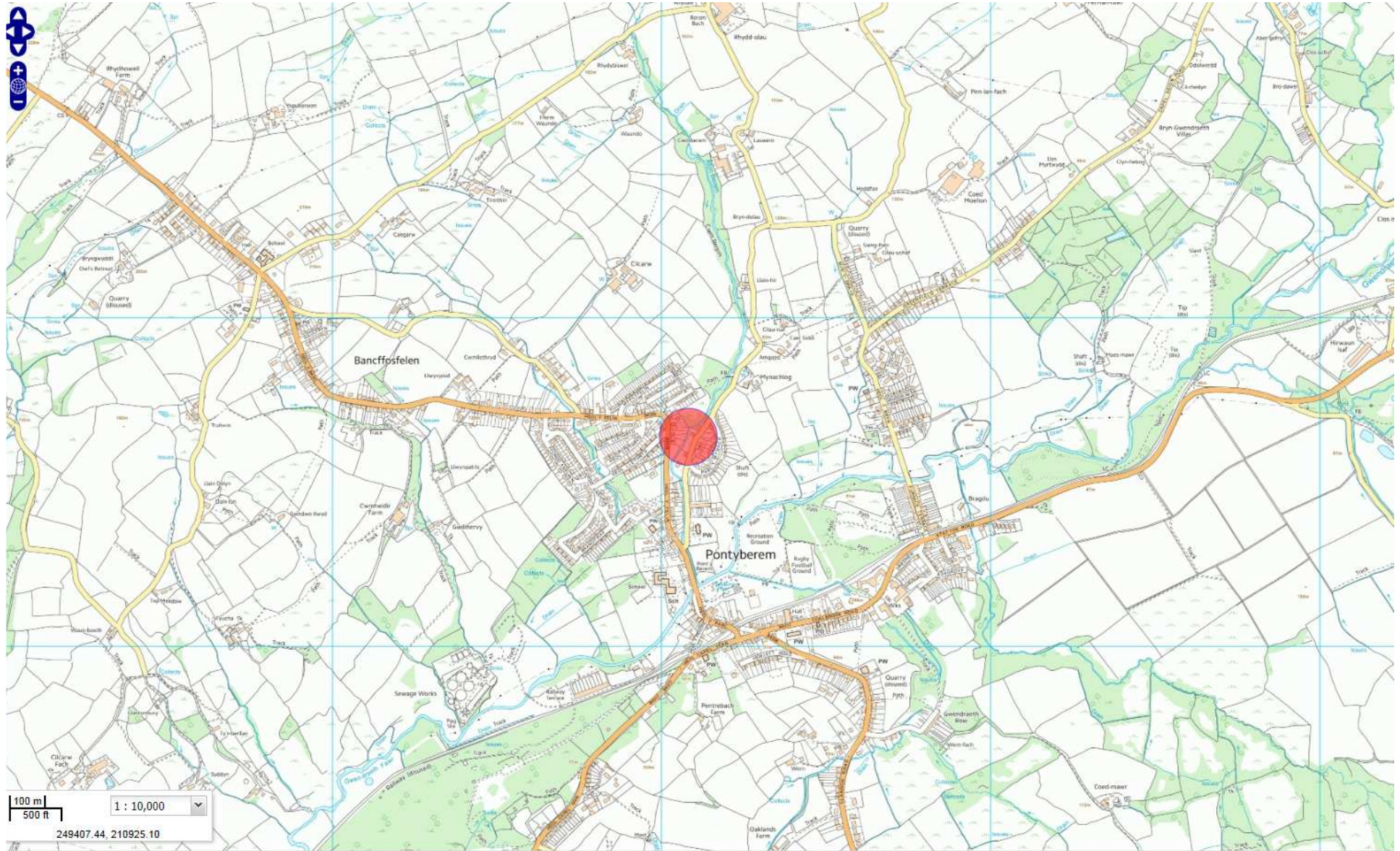


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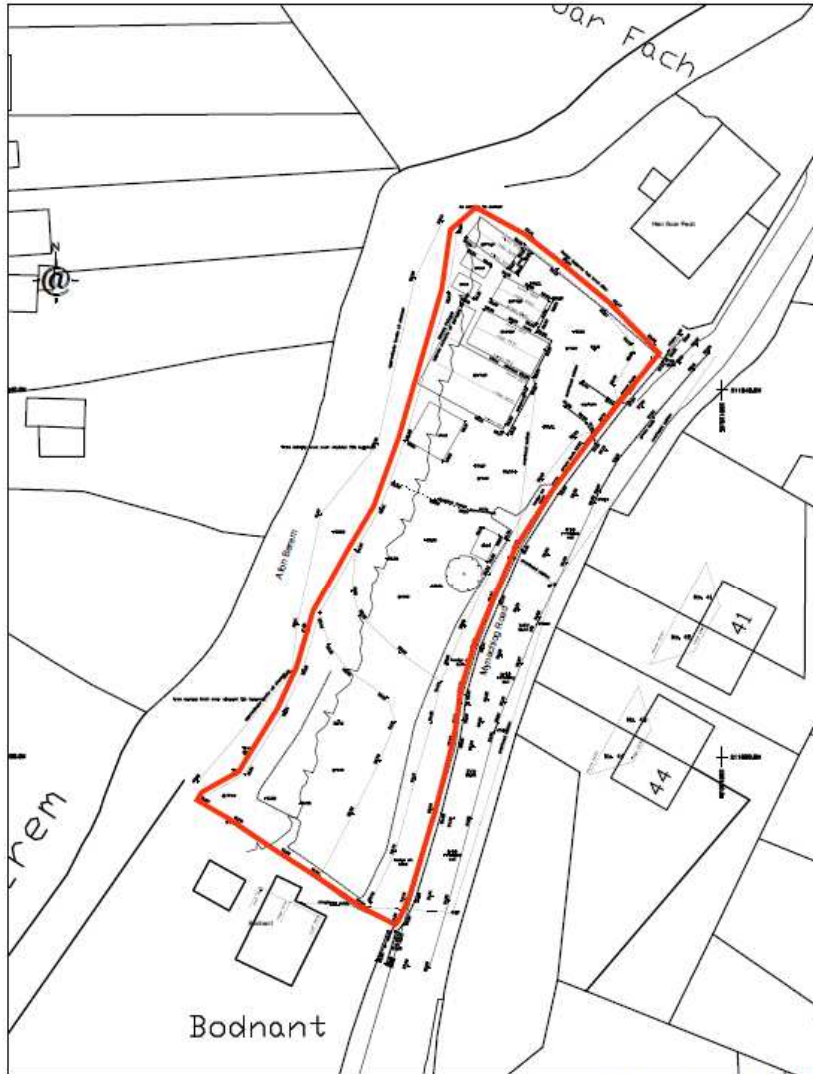


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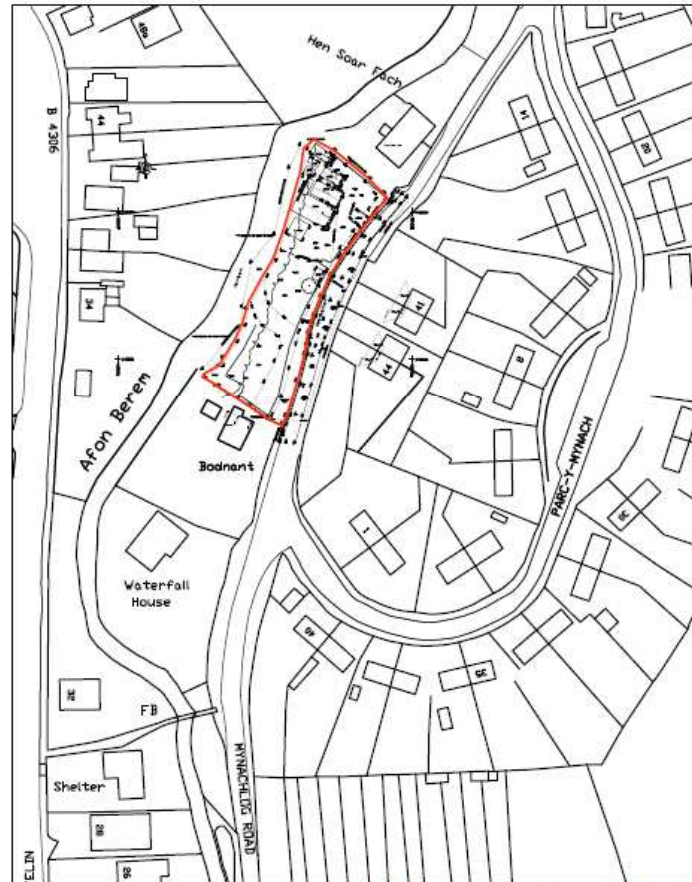
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PROPOSED SITE PLANS



Site Block Plan 1:500

LAND ADJACENT TO HEOL MYNACHLOG, PONTYBEREM



Site Location Plan 1:1250

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Drawing Station:
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A: Unit 4, 3 Lansdown Road, Cross Hands, SA14 6NA
 T: 01269 842 575
 E: info@prime-arch.co.uk
 W: www.prima-arch.co.uk

Client:
 Mr Jeff Thomas

Project Title:
 Outline Planning For 3 Residential Dwellings

Drawing Title:
 Proposed Block Plan & Site Location Plan

Scale:
 1:500 & 1:1250 @ A3
 Date:
 November 2016

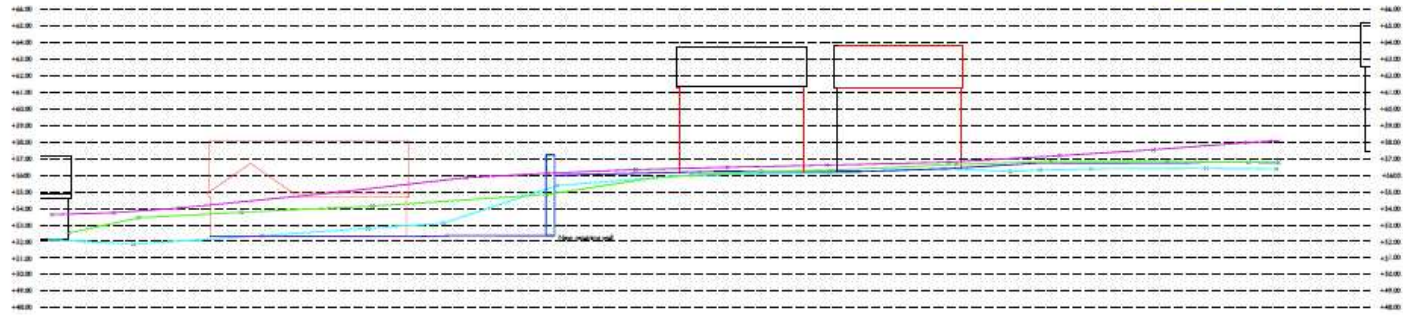
Job No:	Drawing No:	Rev:
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PROPOSED PLANS

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LAND ADJACENT TO HEOL MYNACHLOG, PONTYBEREM

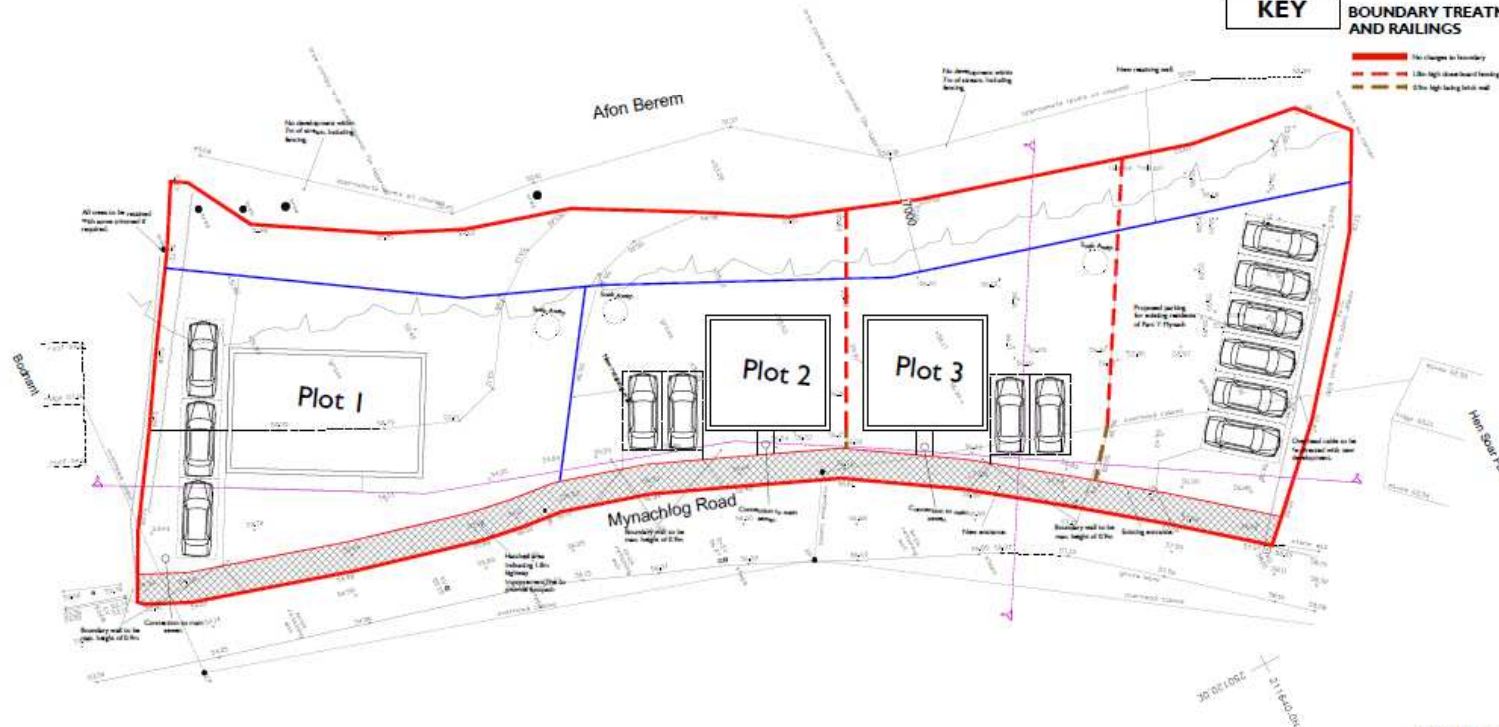
- Existing Ground Level
- Road Level
- Ground Levels Through Section A-A
- Proposed Ground Level



Section A-A 1:200

KEY BOUNDARY TREATMENTS AND RAILINGS

- No changes to boundary
- 1.5m high stone-faced fencing
- 2.0m high brick wall



Site Plan 1:200

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 W: www.prim-arch.co.uk

Client:
 Mr Jeff Thomas

Project Title:
 Outline Planning For 3 Residential Dwellings

Drawing Title:
 Proposed Site Plan & Section A-A

Scale:
 1:200 @ A2

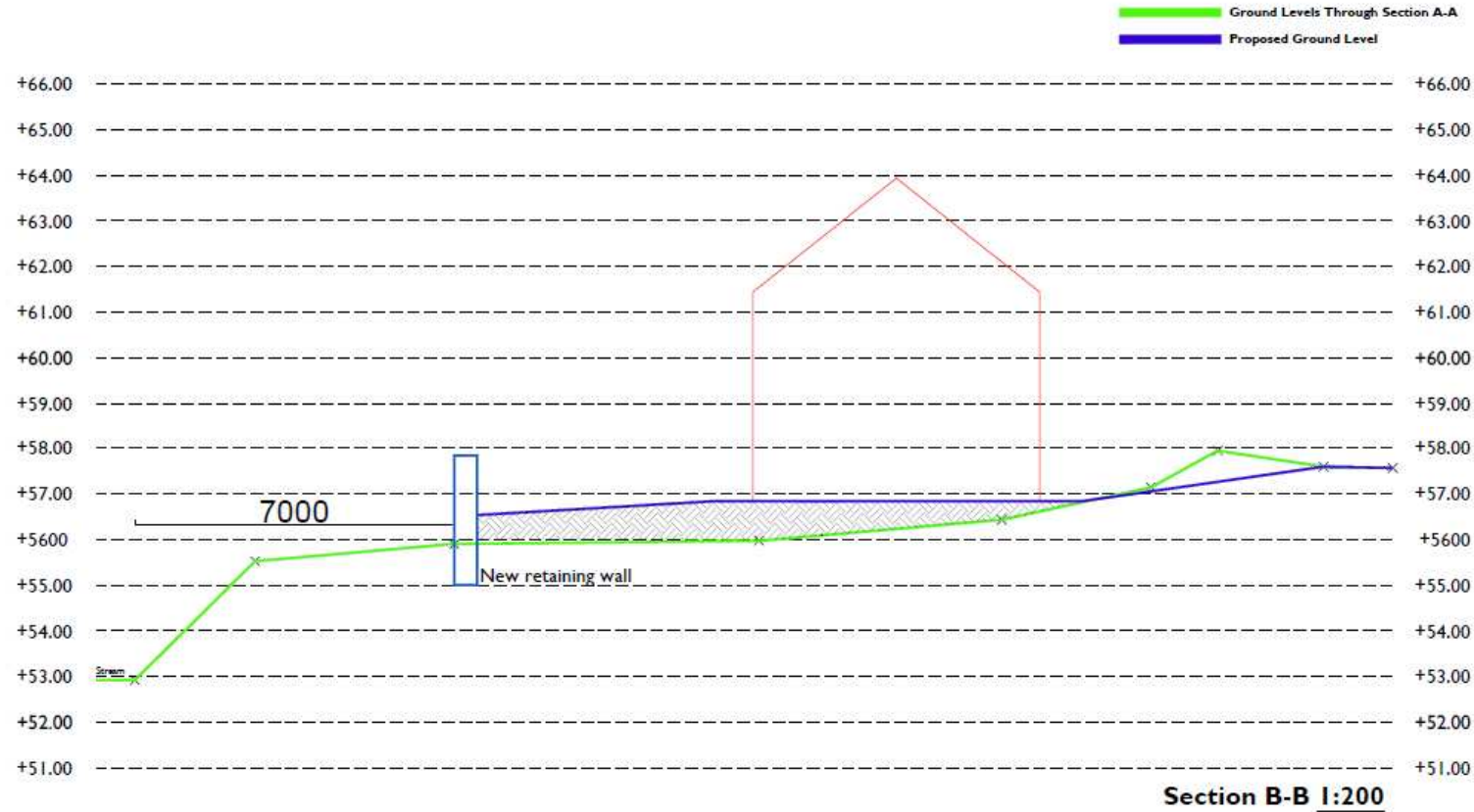
Date:
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534	02	-

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PROPOSED PLANS

LAND ADJACENT TO HEOL MYNACHLOG, PONTYBEREM



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 W: www.primewarch.co.uk

Client:

Mr Jeff Thomas

Project Title:

Outline Planning For 3 Residential Dwellings

Drawing Title:

Proposed Section B-B

Scale:

1:100 @ A3

Date:

November 2016

Job No:	Drawing No:	Rev:
534	03	-

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S/35189

SITE BLOCK & LOCATION PLAN

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SITE BLOCK PLAN 1:500



SITE LOCATION PLAN 1:1250

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PLANNING

Rev/No	Description	Date



Project Client

Mr & Mrs Lewis

Project Title
Residential development 2 detached dwellings Land known as Cwmblawd Sawrills, Llannon Road, Pontyberem, SA15 5NB

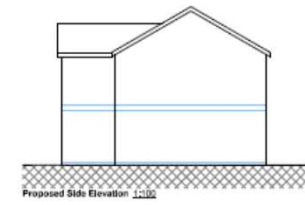
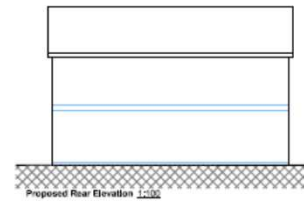
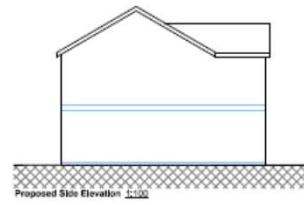
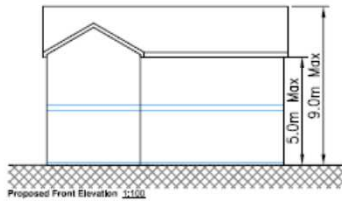
Drawing Title
Site Block & Location Plan

Scale 1:500-1250	Drawn by 03	
Date 26.01.2017	Job No. 701	Drawing No. LP-01
Rev. No. *	Checked	Sheet Size A3

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CARMARTHENSHIRE, SA31 1HA.
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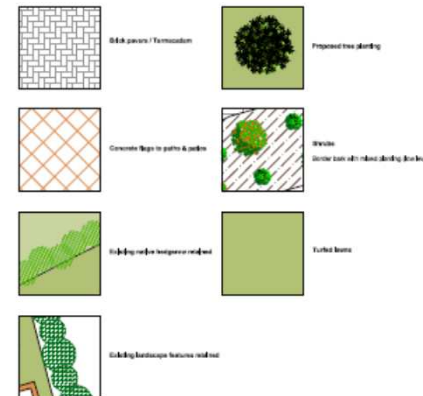
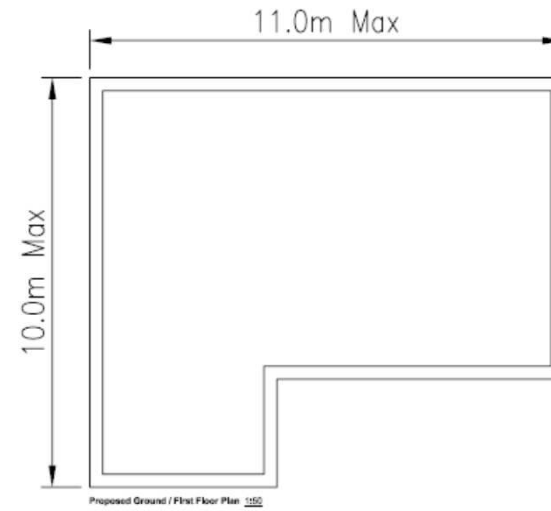
INDICATIVE SITE PLAN & SCALE PARAMETERS



EXTERNAL FINISHES	
Walls	Facing Brickwork
Roof	Concrete Block/Insulated
Windows	UPVC
Roofing	Slate UPVC



CWMBLAWD SAWMILLS, LLANNON ROAD, PONTYBEREM



PLANNING		
APP	DATE	STATUS

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ARCHITECTURAL DESIGN

Project No: S/35189
Site: CWMBLAWD SAWMILLS, LLANNON ROAD, PONTYBEREM

Design No: 11/14/2017
Scale: A1

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