



***Y PWYLLGOR
CYNLLUNIO***

13 RHAGFYR 2018

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**PLANNING
COMMITTEE**

13 DECEMBER 2018

AREA SOUTH



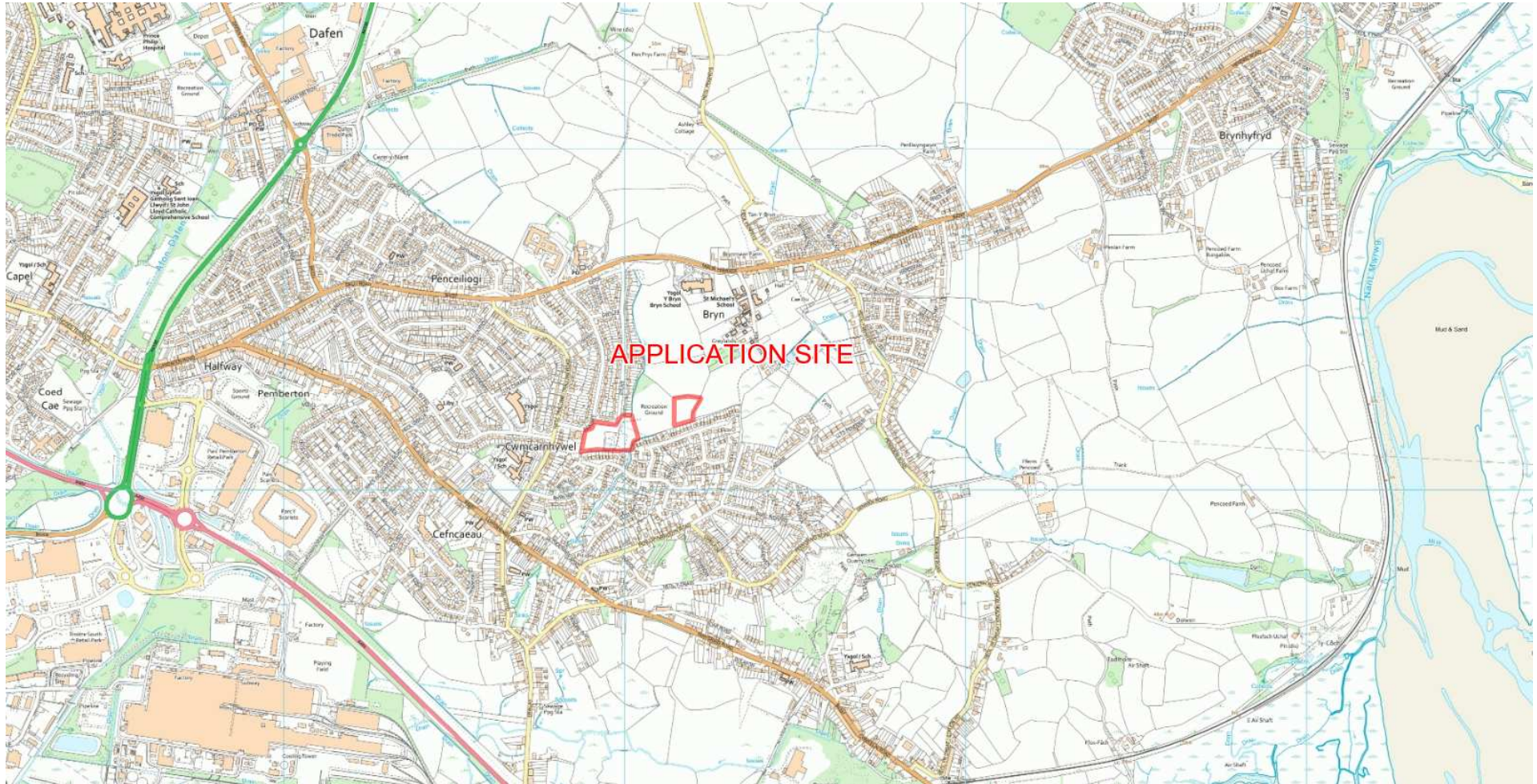
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



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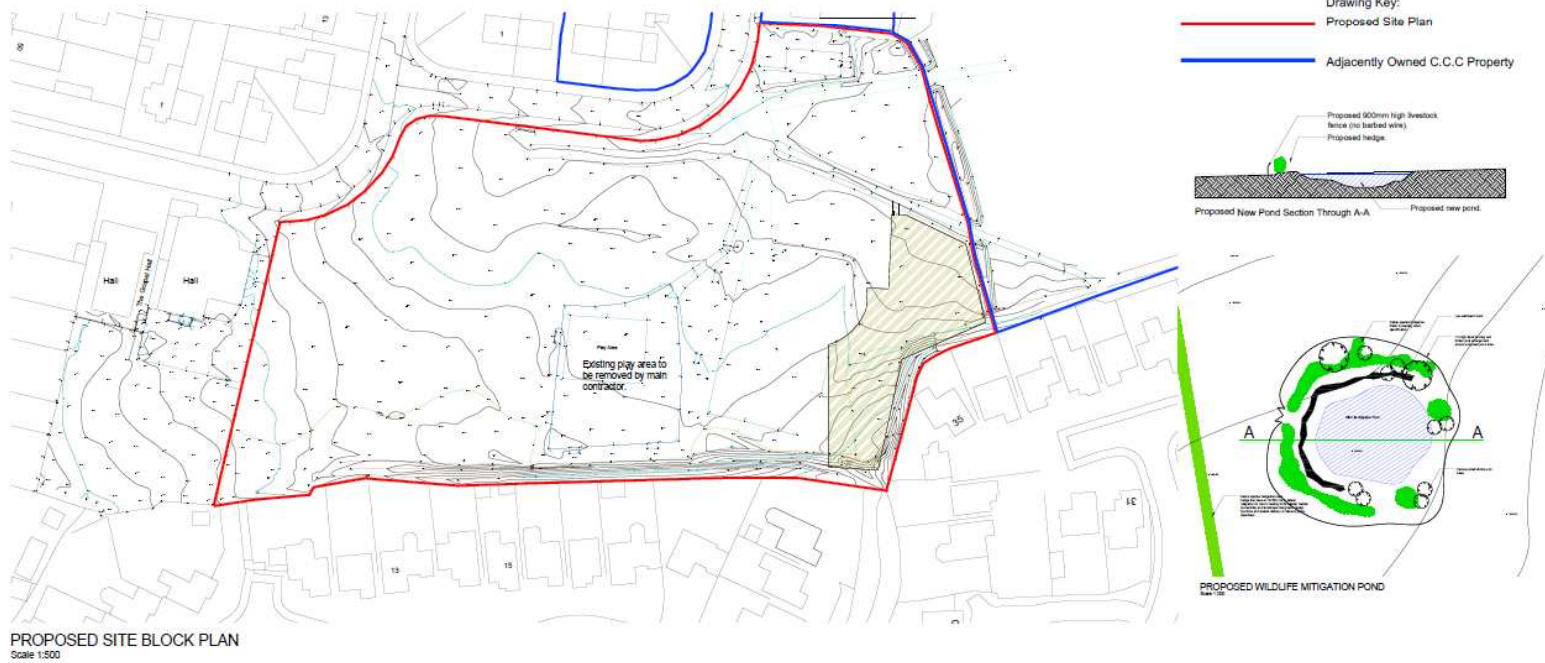
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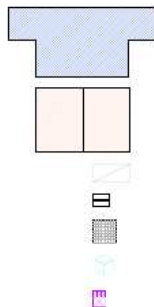
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DRAWING KEY:



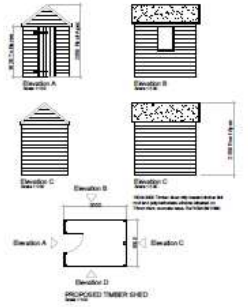
- 7 Bedroom House
Plots 10, 11, 12, 13, 14
- 4 Bedroom House
Plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30
- Rate to plan for type A & B housing offering educational materials.
- 4.500m² Allotment car parking space.
- 1500x2000mm Timber shed 300mm x 300mm x 1000mm concrete base. Ref: NBS-G20110.
- 300mm x 300mm x 1000mm concrete base. Ref: NBS-G20110.
- Ribby line. Infibly 30mm x 3mm Ribby line area (not to be used).
- Area for refuse and recycling and composting area on a concrete base of 1500x1000. Ref: NBS-G20110.

- All boundaries to be enclosed with 1800mm high timber-clad board fence.
 - Fence between dwellings to be 1800mm high board fence.
 - All dwellings to have a rotary fire, 30 stone, external stove & brick patio area.
 - All dwellings to be terraced.
 - All patios to be concrete 400mm wide around dwellings.
 - Stones to be 30mm diameter and steel to suit Code for sustainable homes requirement.
 - Plant garden areas to be finished in turf, with 40mm for houses.
 - Every dwelling to have water but connected to a drainage pipe.
 - Every dwelling to have a designated composting area.
- Ref and BSH Boxes**
Ref and BSH boxes to be designed to accommodate with current apartment and provided on dwelling envelope. Ref: NBS-G20110.

Landscaping
Shrub to be planted as advised on site. Allow one tree and 500mm per dwelling.

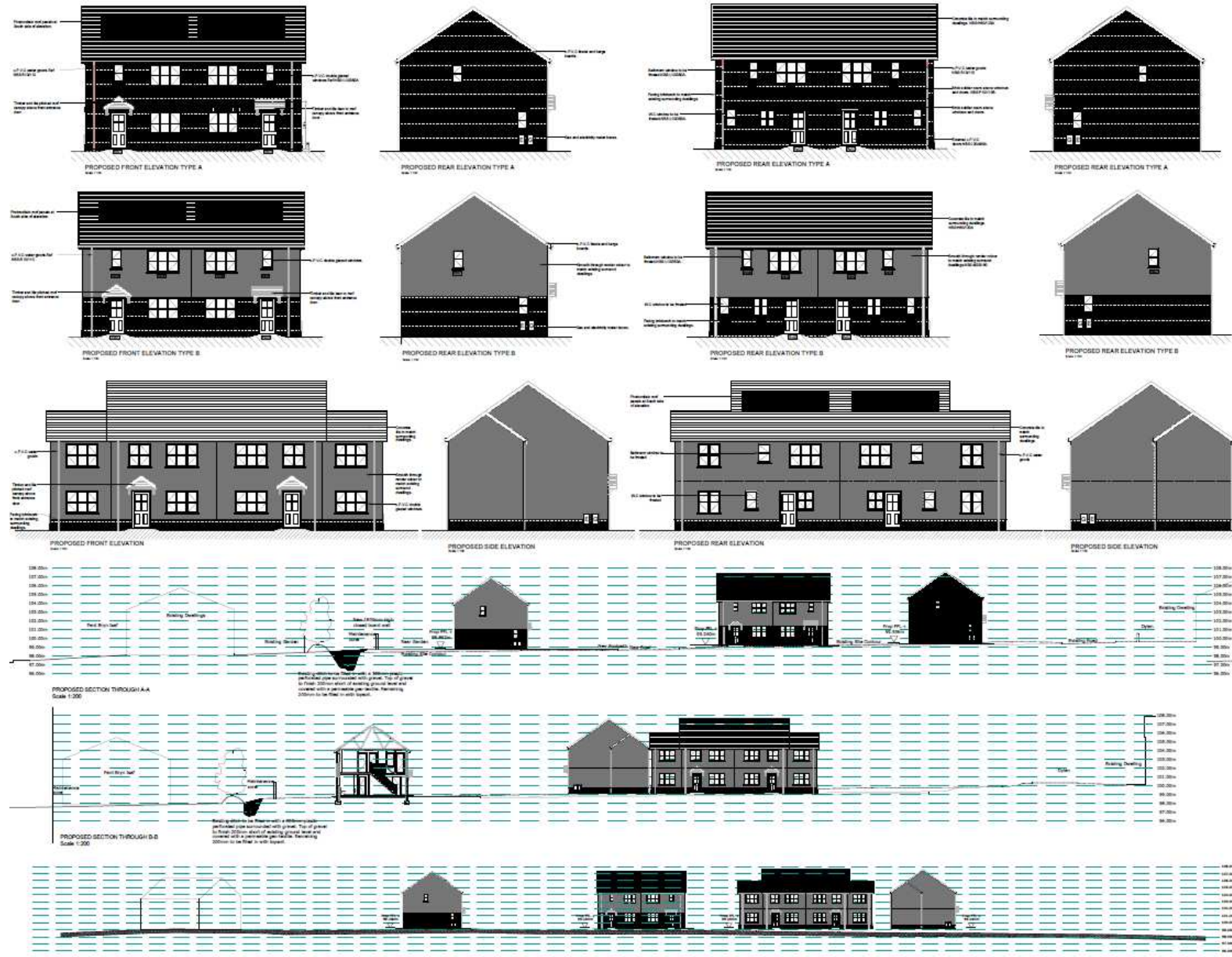
- KEY:**
- Grossed area within garden. Ref: NBS-G20110.
 - Tarmac parking areas. Roadway flag NBS-G20110. Footways Ref: NBS-G20110.
 - Concrete path.
 - Brick pavement.
 - Existing foot water as per shown on WVICC site map.
 - Existing groundwater as per shown on WVICC site map.
 - Existing surface water course.
 - Indicated extent of existing watercourse to be removed.
 - Indicated area to be cleared of existing rubbish and vegetation and turned into new grassed area as advised by ecologist on site.
 - Indicated strip lawn.
 - Indicated extent of closed board perimeter fencing to a height of 1800mm.

- Indicated extent of face brick wall perimeter fencing to a height of 1800mm at no. 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30.
 - Existing trees along existing boundary to be cut back as advised on site by ecologist. All work to be carried out in accordance with BS-5830:2012.
 - Existing footpath route.
 - Proposed new footpath route.
 - Proposed new footpath 1200mm wide to accommodate right hand wheel drive & Tarmac surface.
 - Site boundary.
- NOTE:**
Refer to site drawing 0116056-AT1-1-EG-08-08-C001-0001.
Change inputs to be designed in accordance with technical report produced by ARRS.
All proposed FSI of new dwellings indicative only and will require further site measurement.
Sections on site shown on drawings 0845-107-08.

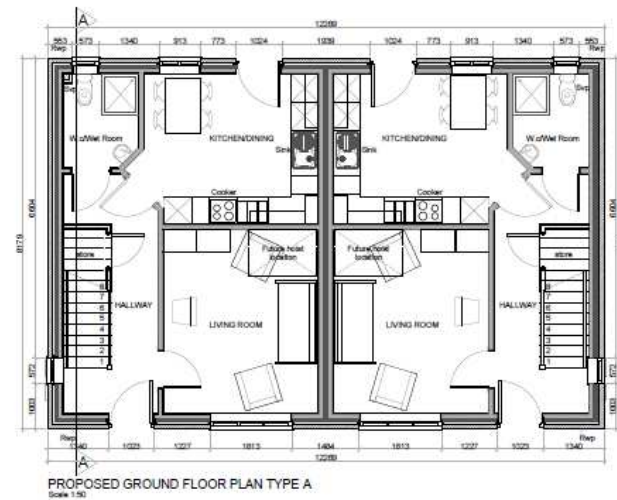
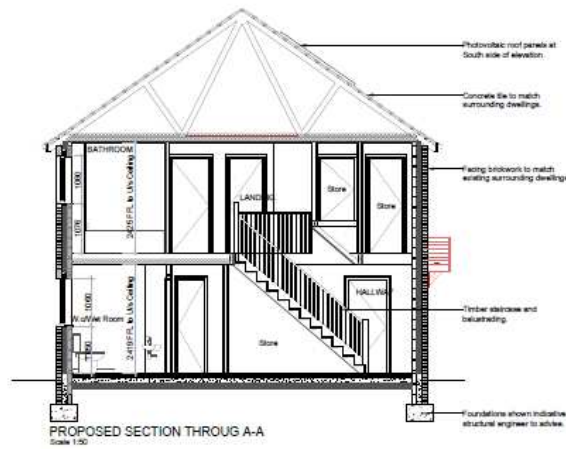
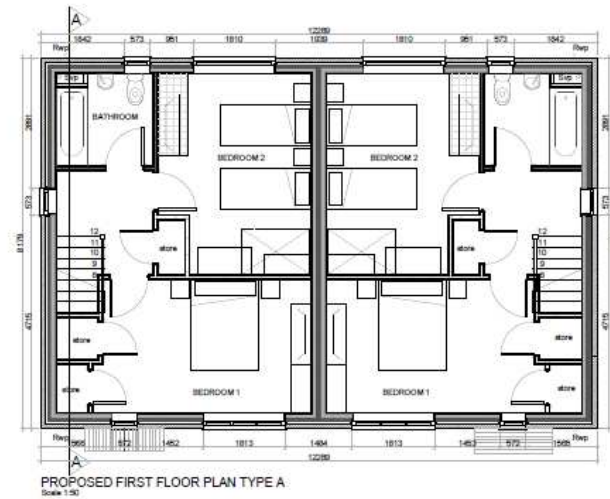
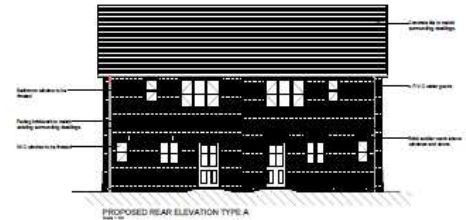
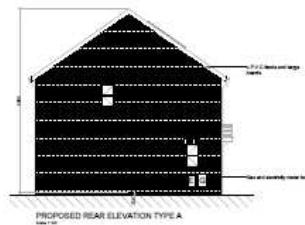
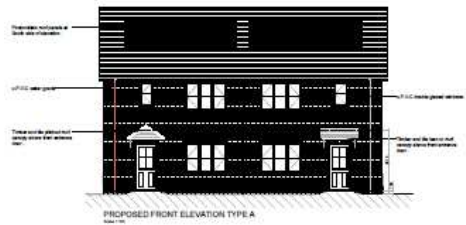


PROPOSED TIMBER SHED

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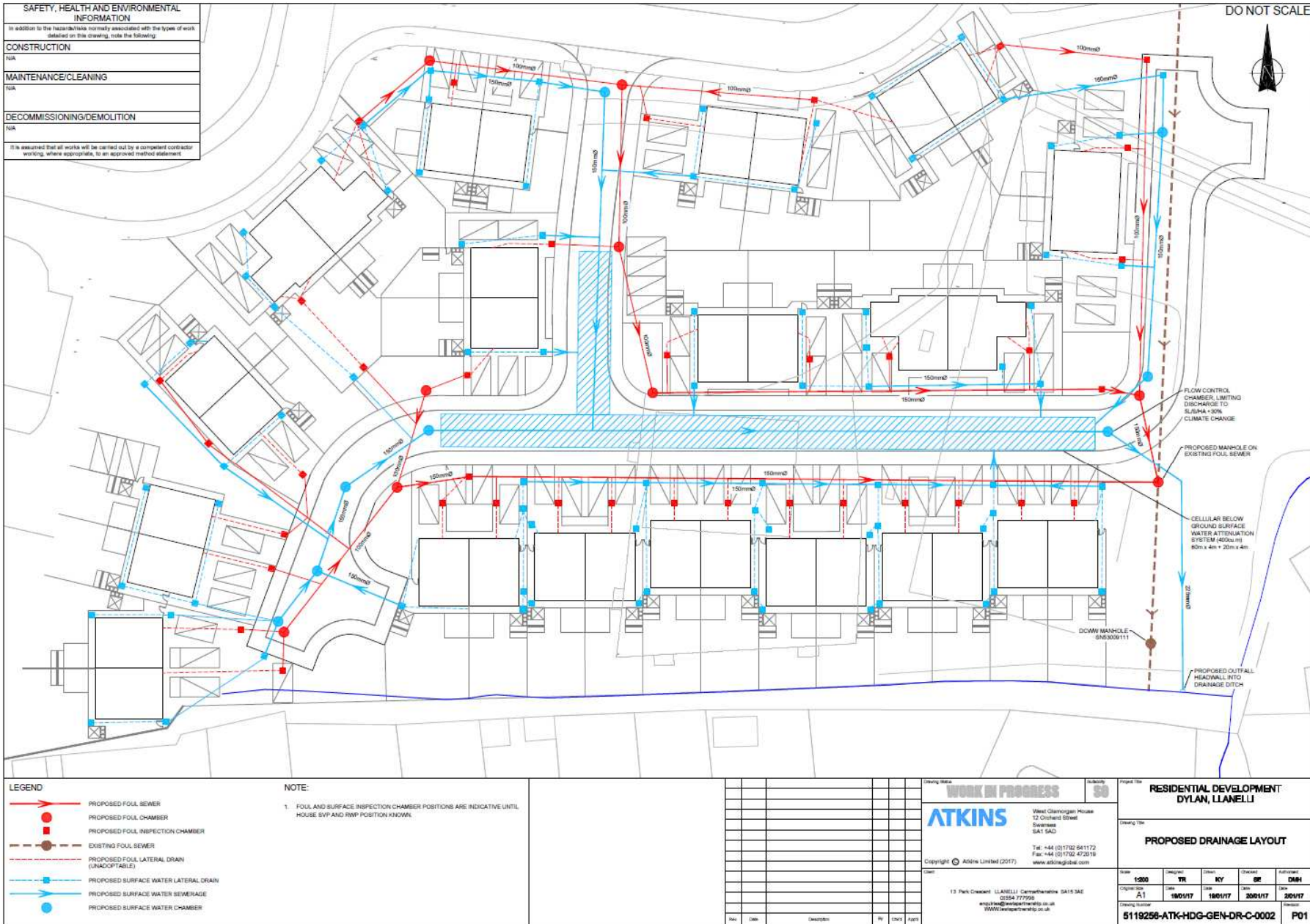


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Note:
All door and windows to be secure by design.
Houses to be DOR compliant.

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

CONSTRUCTION	NA
MAINTENANCE/CLEANING	NA
DECOMMISSIONING/DEMOLITION	NA

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

DO NOT SCALE



LEGEND

	PROPOSED FOUL SEWER
	PROPOSED FOUL CHAMBER
	PROPOSED FOUL INSPECTION CHAMBER
	EXISTING FOUL SEWER
	PROPOSED FOUL LATERAL DRAIN (UNADAPTABLE)
	PROPOSED SURFACE WATER LATERAL DRAIN
	PROPOSED SURFACE WATER SEWERAGE
	PROPOSED SURFACE WATER CHAMBER

NOTE:

1. FOUL AND SURFACE INSPECTION CHAMBER POSITIONS ARE INDICATIVE UNTIL HOUSE E/P AND R/WP POSITION KNOWN.

No.	Date	Description	By	CHKD	App'd

WORK IN PROGRESS

ATKINS

West Clarendon House
12 Clarendon Street
Swansea SA1 3AD

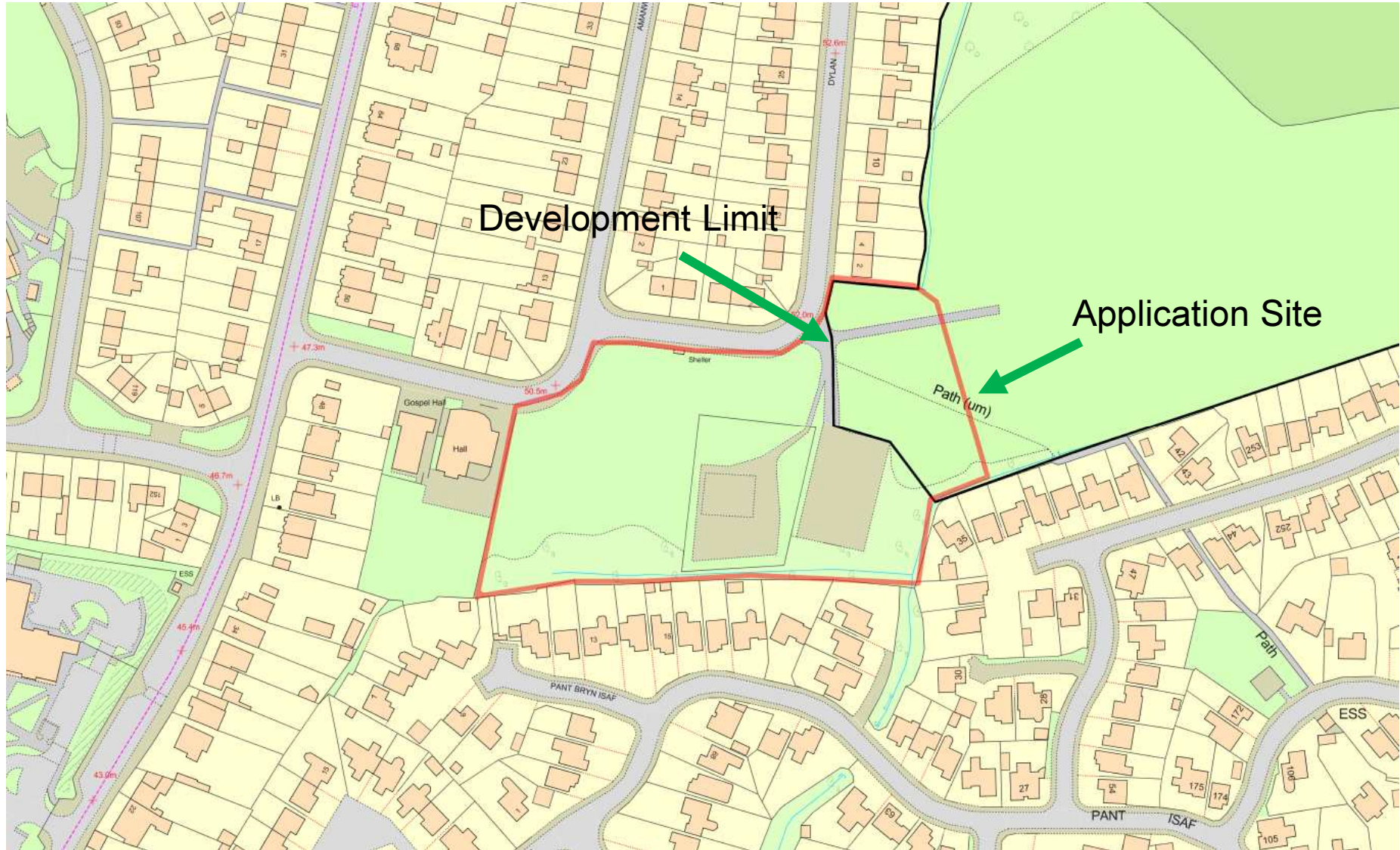
Tel: +44 (0)1792 541172
Fax: +44 (0)1792 472018
www.atkinsglobal.com

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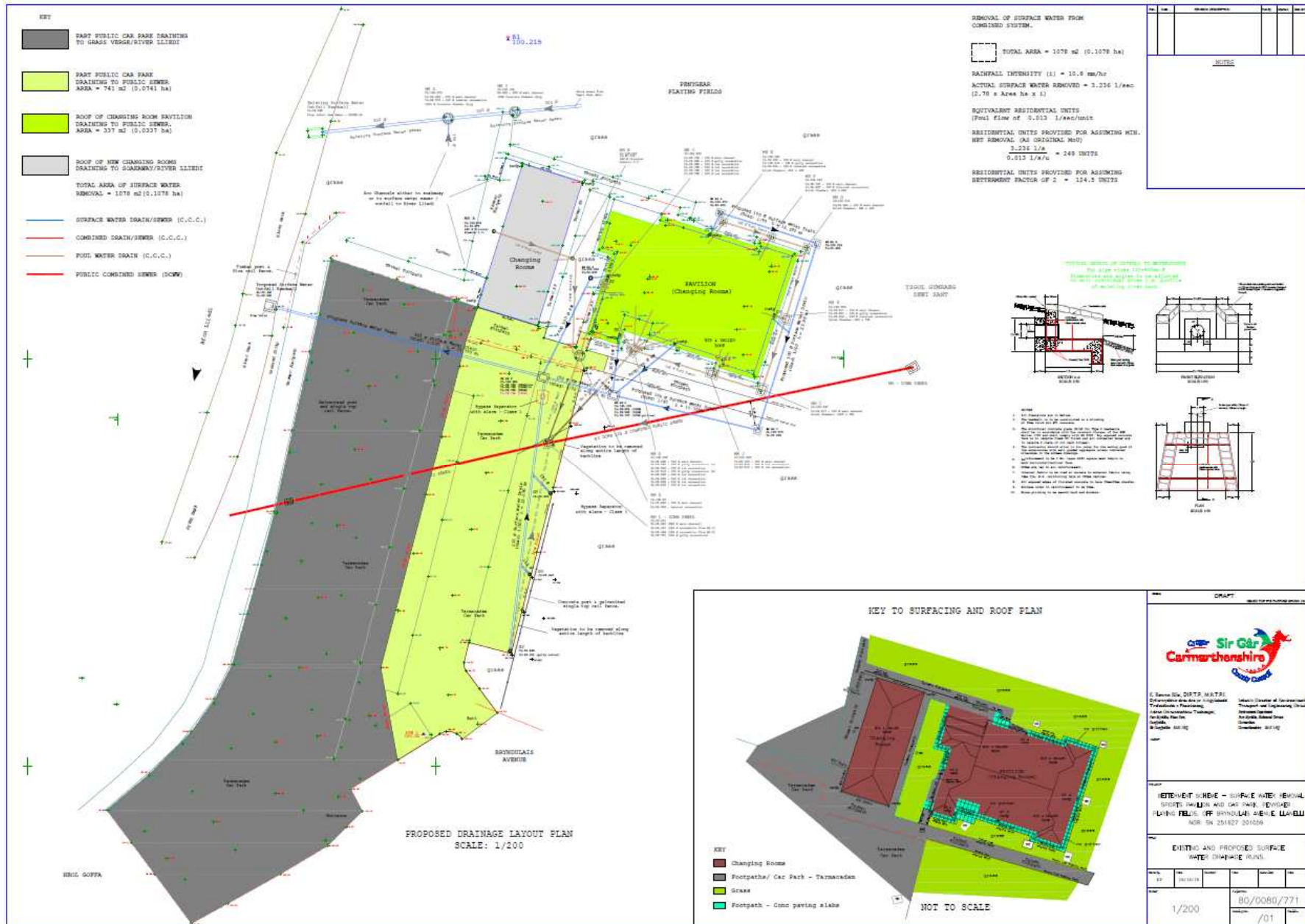
13 Park Crescent LLANELLI Carmarthenshire SA15 3AE
0154 777998
atkins@swansea-llanelly.co.uk
www.swansea-llanelly.co.uk

Project Title		RESIDENTIAL DEVELOPMENT DYLAN, LLANELLI			
Drawing Title		PROPOSED DRAINAGE LAYOUT			
Scale	1:500	Checked	TR	Drawn	RY
Client Ref	A1	Issue	18/01/17	Issue	20/01/17
Project Ref	5119256-ATK-HDG-GEN-DR-C-0002	Revision	001	Revision	001

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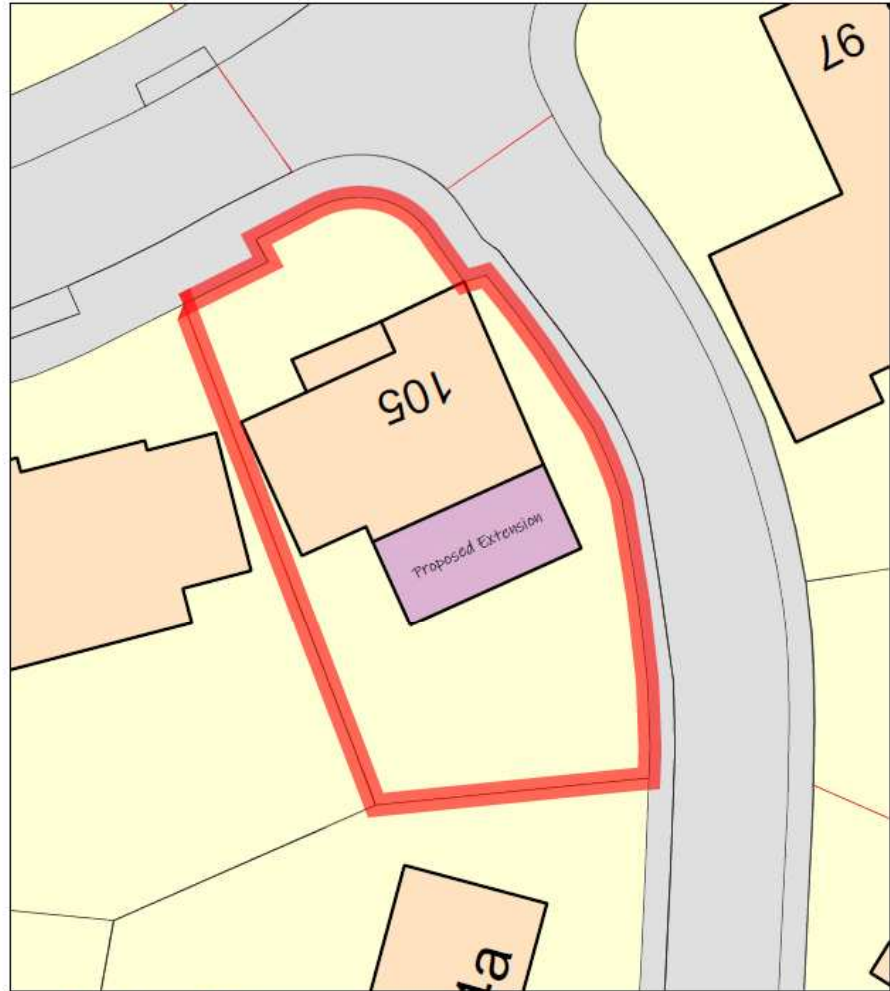
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Site Location Plan at 1:1250



Existing Site Block Plan at 1:500



Proposed Site Block Plan at 1:200

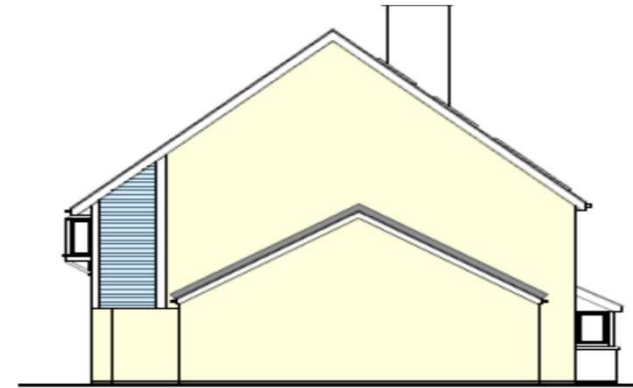


Notes	REVISIONS		Client
	Rev.	Comment	
THIS DRAWING MUST NOT BE SCALED AND SHOULD BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS. IF IN DOUBT ASK FOR CONFIRMATION. DRAWINGS FOR PLANNING PURPOSES ONLY.			Client: Mathew Williams
			Project Title: Single Storey Extension
			Project Address: 105 Pentre Nicklaus Village
			Project Address: Llanelli, Carmarthenshire, SA15 2DF
			Drawing Title: Site Plans
		Date: 12.10.16	Name: Ais Skelton
		Drawing No: 001	A3

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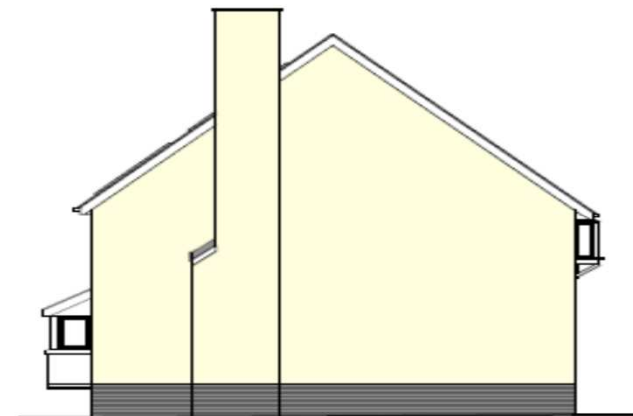
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Notes	Revisions	Client	Project Name	Project Address	Project Location	Drawing Title	Date	Scale	Drawing No.	Sheet No.
THIS DRAWING MUST NOT BE SCALED AND SHOULD BE DRAWN IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS. IN ANY DOUBT, ASK FOR CONFIRMATION. DRAWINGS FOR PLANNING PURPOSES ONLY.		Mathew Williams	Single Storey Extension	105 Pentre Nicklas Village	Llanelli, Carmarthenshire, SA15 2DF	Existing Elevations	09-10-16	1/100	301	AS

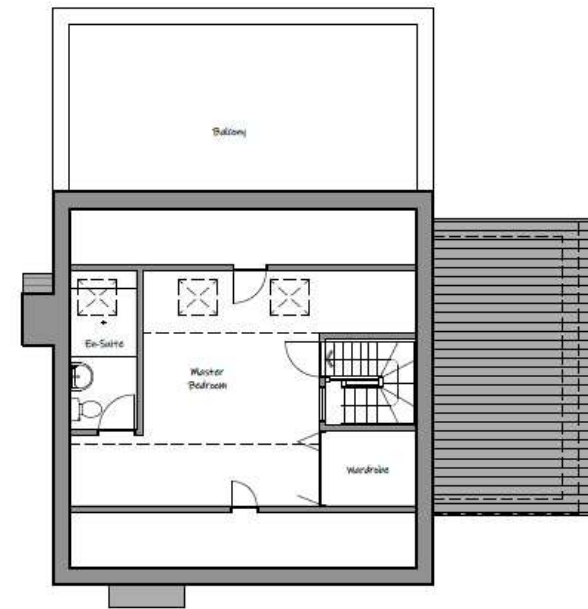
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Ground Floor Plan



First Floor Plan



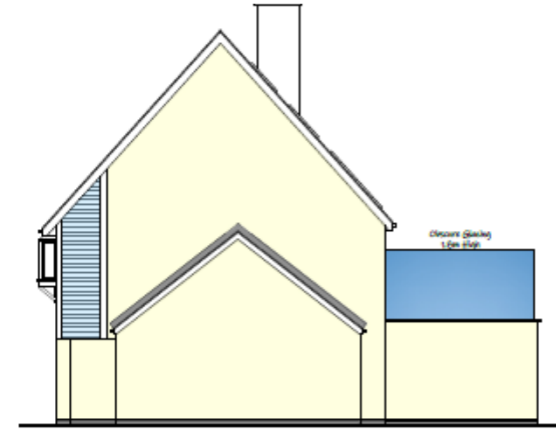
Second Floor Plan

Notes	REVISIONS		Date	Client	Drawn By	Scale	Drawing No.	Sheet No.	Rev.
	No.	Comment							
THIS DRAWING MUST NOT BE SCALED AND SHOULD BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS. IF IN DOUBT ASK FOR CONFIRMATION. DRAWING FOR PLANNING PURPOSES ONLY.				Mathew Williams					
				Project Title: Single Storey Extension					
				Project Address 1: 105 Pentre Nicklaus Village					
				Project Address 2: Llanelli, Carmarthenshire, SA15 2DF					
				Drawing Title: Proposed Plans					
				Date: 03.10.18		Scale: 1:100	Drawing No.: 102	A3	Rev. A
	A	External Extension	02/02/18						

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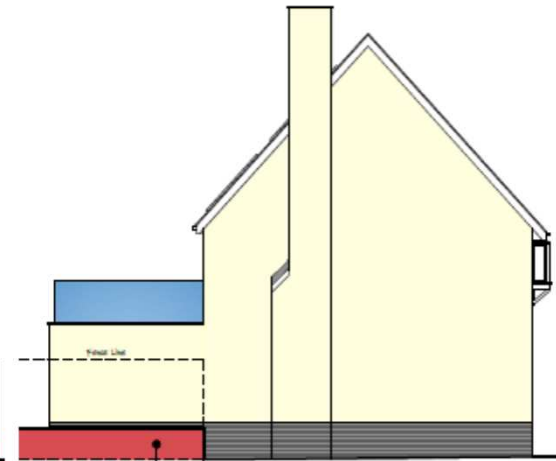
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Notes		DRAWING		DATE		BY	
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				<p>Author: Mathew Williams</p>			
				<p>Project Name: Single Storey Extension</p>			
				<p>Project Address: 105 Peetre Nicklaus Village</p>			
				<p>Project Location: Llanelli, Carmarthenshire, SA15 2DF</p>			
				<p>Drawing Title: Proposed Elevations</p>			
				<p>Date: 10/10/16</p>	<p>Scale: 1:200</p>	<p>Drawing No: 302</p>	<p>A3</p>

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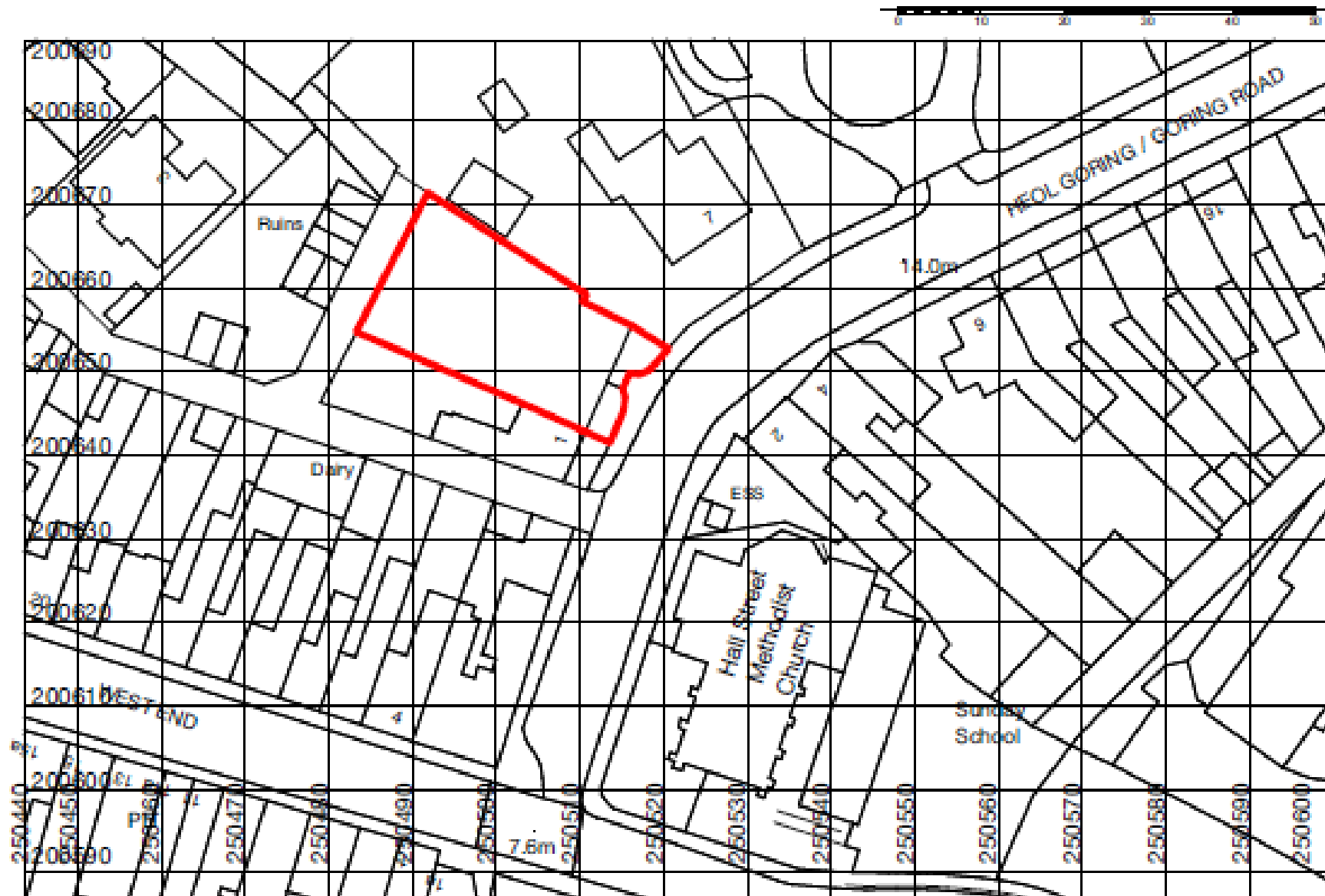
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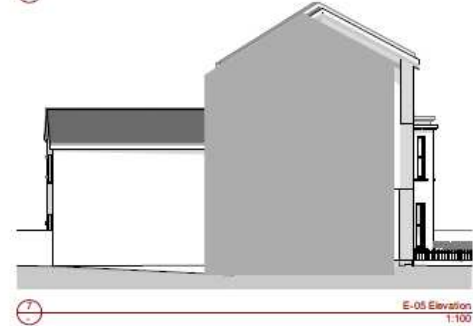
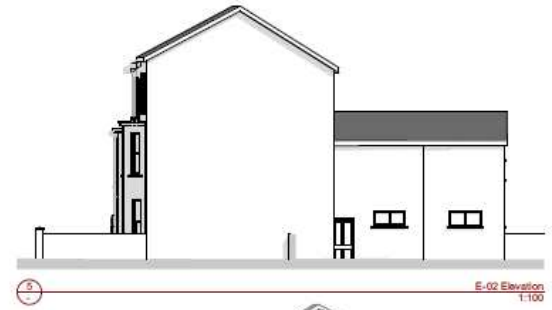
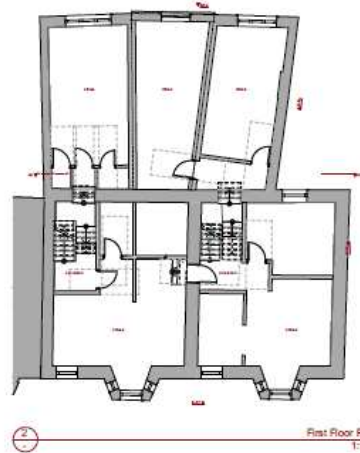
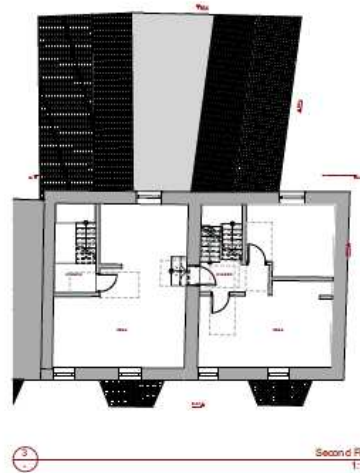
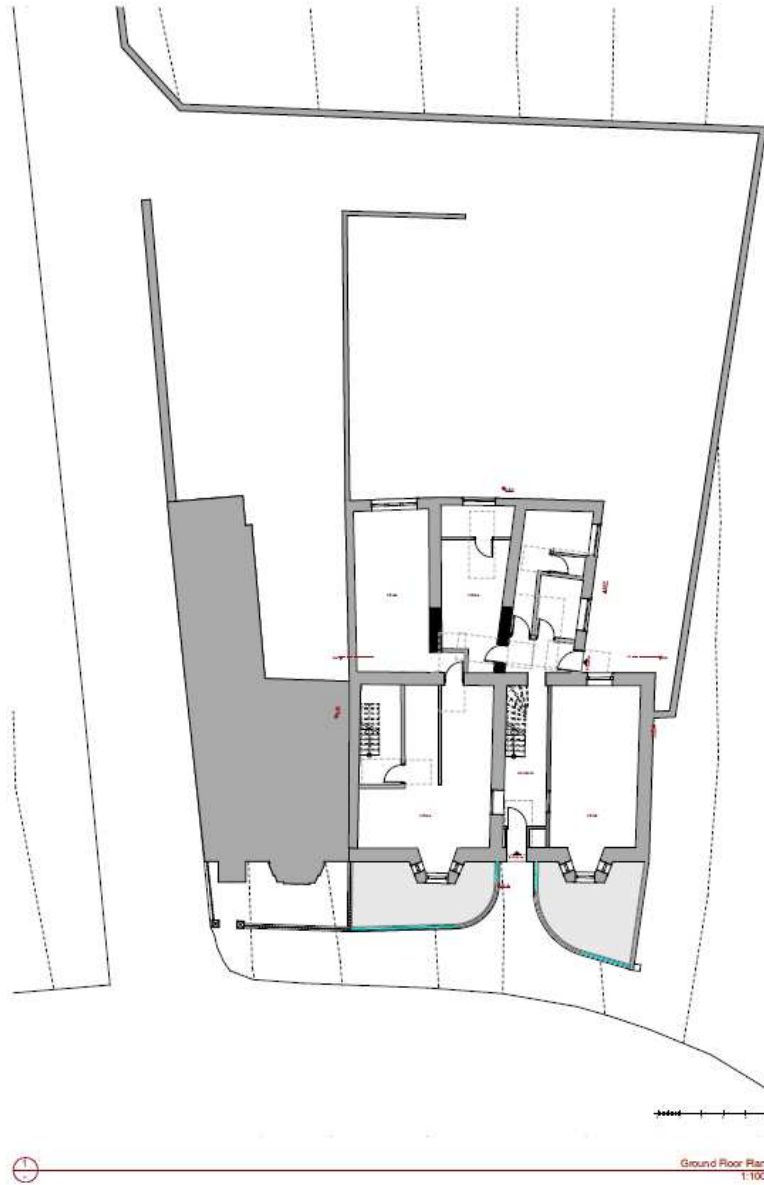
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North Arrow

Scale: 1:100

denis hallyar Architects

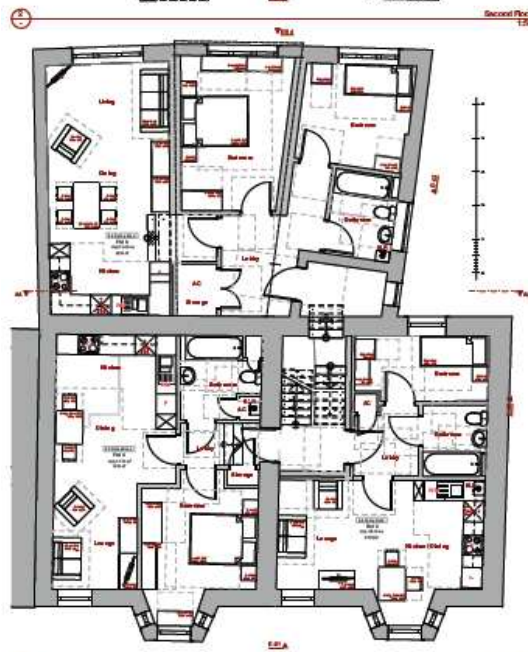
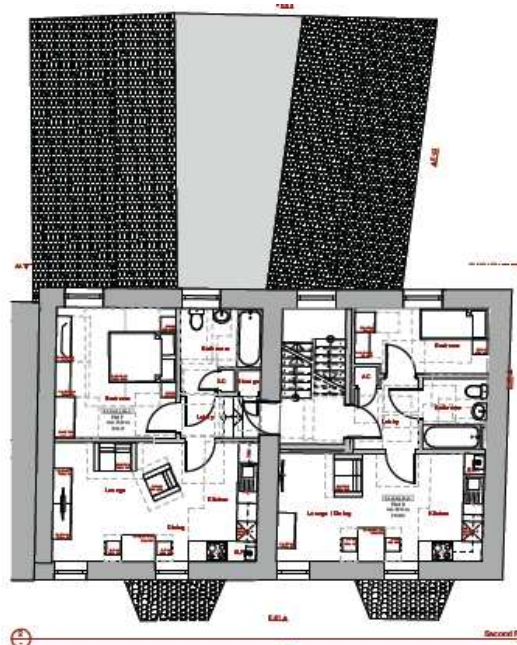
1000 10th Street, Suite 100
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112
 www.denis-hallyar.com

ARB

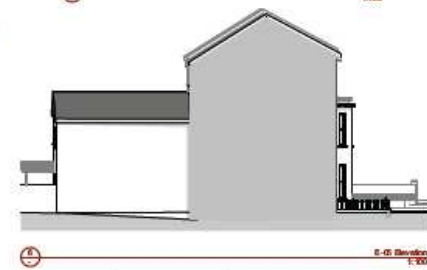
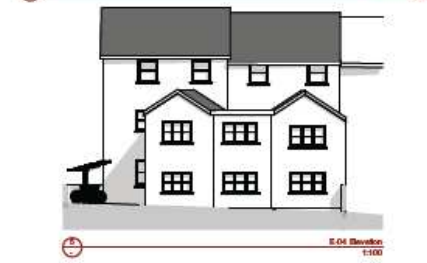
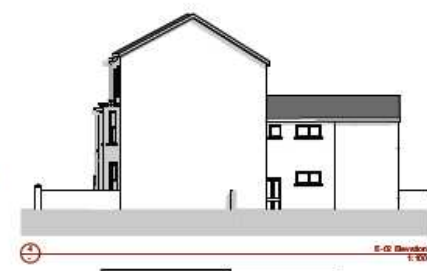
Professional Architect

Project: S/37971
 Drawing No: P-02

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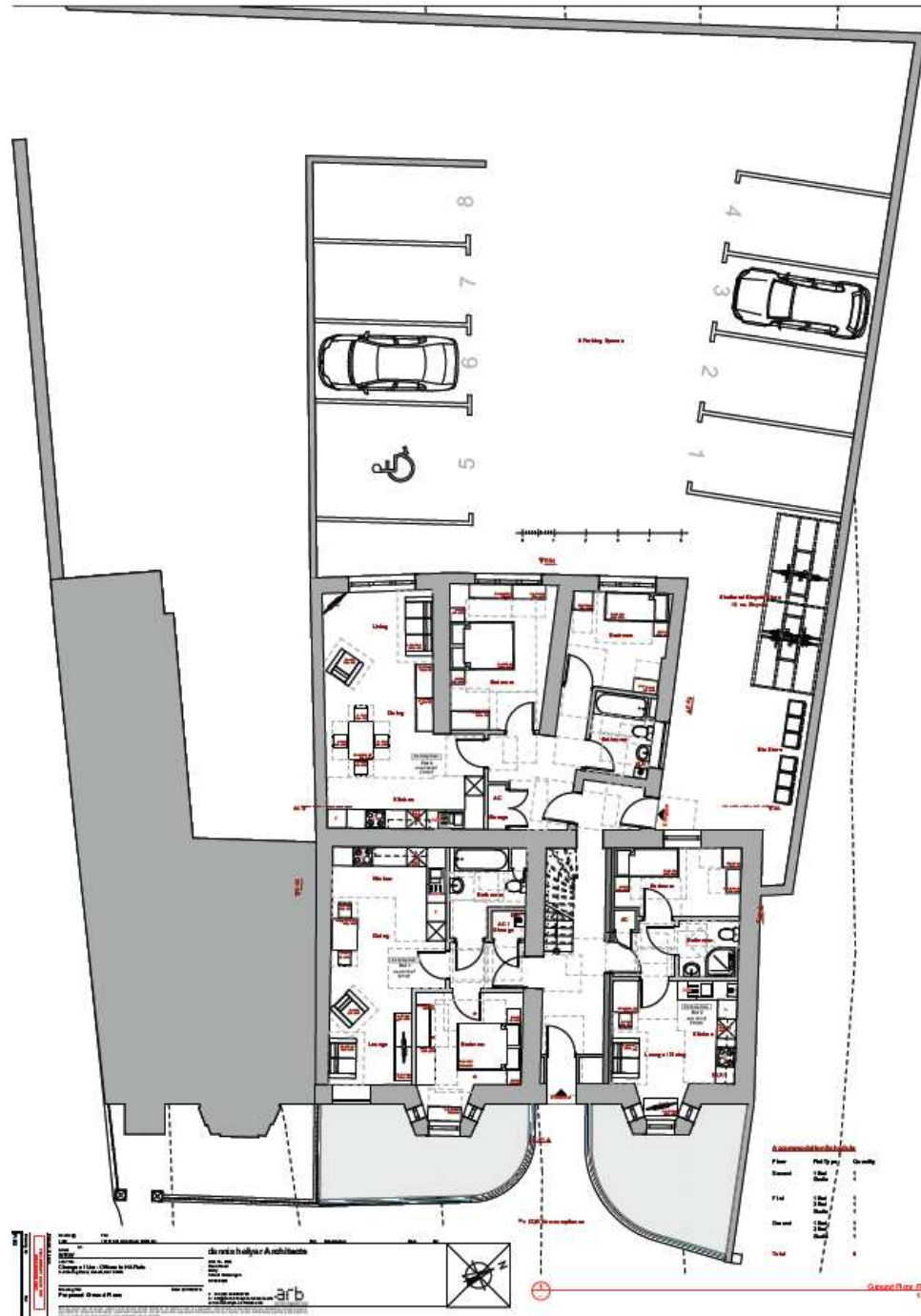


<p>Project Information</p> <p>Client: Mr. & Mrs. J. Smith</p> <p>Address: 123 Main Street, Dublin 4</p> <p>Project Name: New 2-Storey Residential Building</p> <p>Site Area: 150 sqm</p> <p>Plot Area: 150 sqm</p> <p>Building Area: 150 sqm</p> <p>Volume: 300 cu m</p> <p>Estimated Cost: €150,000</p> <p>Contractor: ABC Construction Ltd.</p> <p>Architect: DEF Architects Ltd.</p>	
<p>Scale</p> <p>1:50</p>	
<p>Notes</p> <p>1. All dimensions are in millimeters unless otherwise stated.</p> <p>2. Refer to the site plan for location and boundaries.</p> <p>3. The building is to be constructed in accordance with the Building Regulations 2006.</p> <p>4. The architect is not responsible for the structural design of the building.</p>	



<p>Notes and Schedule</p> <p>1. All dimensions are in millimeters unless otherwise stated.</p> <p>2. Refer to the site plan for location and boundaries.</p> <p>3. The building is to be constructed in accordance with the Building Regulations 2006.</p> <p>4. The architect is not responsible for the structural design of the building.</p>	
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