

Annwyl Gyngorydd,

PWYLLGOR CYNLLUNIO - DYDD MAWRTH, 6^{ED} AWST, 2019

Gweler yn amgaaedig, yr atodiadau a cynlluniau ar gyfer y cyfarfod uchod.

- | Rhif ar yr Agenda | Eitem |
|-------------------|--|
| 3.1 | S/37227 - Sychu a storio helyg o'r goedwig gyfagos. Cloddio a gwaredu ardaloedd o lawr caled nas awdurdodwyd gan gadw'n unig yr hyn sydd ei angen i ddarparu mynediad i gerbyd i'r adeilad. Gwella mynediad i'r briffordd gyhoeddus ynghyd â gweithredu strategaeth draeniad d'r wyneb gan gynnwys creu pwll gwanhau newydd a draenio cysylltiedig ar dir yn Grugos Wood, Llannon, Llanelli, SA14 8JH. (Tudalennau 3 - 24) |
| 3.2 | S/37727 - Adeiladu bloc warws unllawr newydd ynghyd ag adeiladu estyniad ail-lawr uwchben y swyddfa bresennol a gwaith cysylltiedig i'r maes parcio, ffasâd a ffens perimedr (cyfanswm arwynebedd arfaethedig - 800 metr sgwâr) yn CK's stores, Heol Arglawdd, Llanelli, SA15 2BT (Tudalennau 25 - 46) |
| 3.3 | S/38535 - Helaethu'r safle teithwyr s/34755 [a gymeradwywyd ar 20.03.2019] er mwyn caniatáu trydedd lain ar gyfer aelod o'r teulu, yn ogystal â newidiadau i'r cynllun tirweddu a chaniatáu i'r safle gael caniatâd parhaol ar dir yn Hillside View, Yr Hendy, Llannon, Llanelli, SA14 8JX. (Tudalennau 47 - 66) |
| 3.4 | S/38787 - Adeiladu dau dy deulawr ar wahân, safle'r hen Glwb Bowlio a Chymdeithasol, 38 Heol Fair, Cydweli, SA17 4UD. (Tudalennau 67 - 88) |
| 3.5 | S/38916 - Estyniad unllawr ar ochr yr eiddo, sy'n cynnwys ffenestri yn y to yn lle'r ty allan presennol cysylltiedig, decin wedi'i godi a tho gwastad, Tre Neddyn, Pontarddulais, Abertawe, SA4 0FP (Tudalennau 89 - 104) |
| 4. | RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO (Tudalennau 105 - 132) |

Yn gywir,

Wendy Walters

Prif Weithredwr

Amg.

Mae'r dudalen hon yn wag yn fwriadol

ADDENDUM – Area South

<i>Application Number</i>	S/37227
<i>Proposal & Location</i>	THE DRYING AND STORING OF WILLOW CROP FROM THE ADJOINING FORESTRY LAND. EXCAVATION AND REMOVAL OF UNAUTHORISED AREAS OF HARDSTANDING, RETAINING ONLY THAT WHICH IS THE MINIMUM SUFFICIENT TO PROVIDE VEHICULAR ACCESS TO THE BUILDING. IMPROVEMENT TO THE ACCESS ON TO THE PUBLIC HIGHWAY, AND THE IMPLEMENTATION OF A SURFACE WATER DRAINAGE STRATEGY INCLUDING THE FORMATION OF A NEW ATTENUATION POND AND CONNECTIVE DRAINAGE RUNS AT LAND AT GRUGOS WOOD, LLANNON, LLANELLI, SA14 8JH

DETAILS:

Summary of Public Representations

Two further letters of representation raising concerns and objection to this application have been received both from a representative for local residents and the local assembly member. These further concerns and objections, several of which have previously been raised, are as follows:-

- Hardstanding is comprised of waste material of unknown provenance with potential to contaminate.
- Habitat destruction contrary to the Caeau Mynydd Mawr Special Area of Conservation SPG.
- The environmental and sustainability credentials of biomass is disputed.
- Belief that willow planting will involve digging up the peat and release CO2.
- Hardstanding created has caused water to be squeezed out onto the highway.
- Surrounding highway network, and site access is considered unsuitable for HGVs.
- Potential conflict with other road users i.e. horse-riders, walkers, etc.
- Use of the surrounding for tree planting is inappropriate.
- Existing drainage problems would be exacerbated.
- Significant disruption to adjacent properties.
- Contrary to LDP policies GP1, EQ4 and SP2.

The importation of inert waste to create the existing hardstanding was done under an exemption granted to the relevant licensed waste carrier by Natural Resources Wales (NRW). Neither NRW, nor the Council's own ecologist object to the development, subject to the imposition of appropriate conditions included in the appraisal recommendation. Similarly, it has been demonstrated that surface water drainage from the site will be appropriately contained and managed.

The local highway network is considered appropriate to serve the proposed development, as is the new access onto the county road, which is itself drained via a comprehensive surface water drainage scheme.

The opined inappropriateness of the applicant's further land for tree planting is not material to the consideration of this application, given that afforestation would not require planning permission.

The alleged disruption to adjacent properties is not qualified as to whether such objections relate to the further works required to complete the development, or the associated removal of the excess material.

Contrary to the alleged policy conflict, the proposed development is policy compliant in that it merely seeks to secure planning permission for an improved access and vehicle parking/turning area allied to a forestry building and proposed use as such.

Amended plans

Further plans have been received to inform the ecological mitigation. Therefore, condition 2 should be amended to reflect the submission of the further plan(s):-

- 2 The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans dated 11 October 2018:-
 - 1:1250 & 1:2500 scale Site Block and Location Plan. Drawing No. LP-01A received 11 October 2018;
 - 1:500 & 1:1250 scale Proposed Site Plan. Drawing No. 01 received 11 October 2018;
 - 1:200 & 1:20 scale SW Drainage Strategy Plan and Section. Drawing No. 02C received 11 October 2018;
 - 1:100 & 1:10 scale Site Access Plan and Details. Drawing No. 7478-01-Rev C received 11 October 2018;
 - 1:1000 & 1:250 scale Planting Plan & Management Plan Drawing No. 443.01 received 31 July 2019.

Y Pwyllgor
Cynllunio

Planning
Committee

06.08.2019

**RHANBARTH
Y DE**

**AREA
SOUTH**

Y Pwyllgor Cynllunio

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ARGYMHELLIR EU
BOD YN CAEL EU
CYMERADWYO**

**APPLICATIONS
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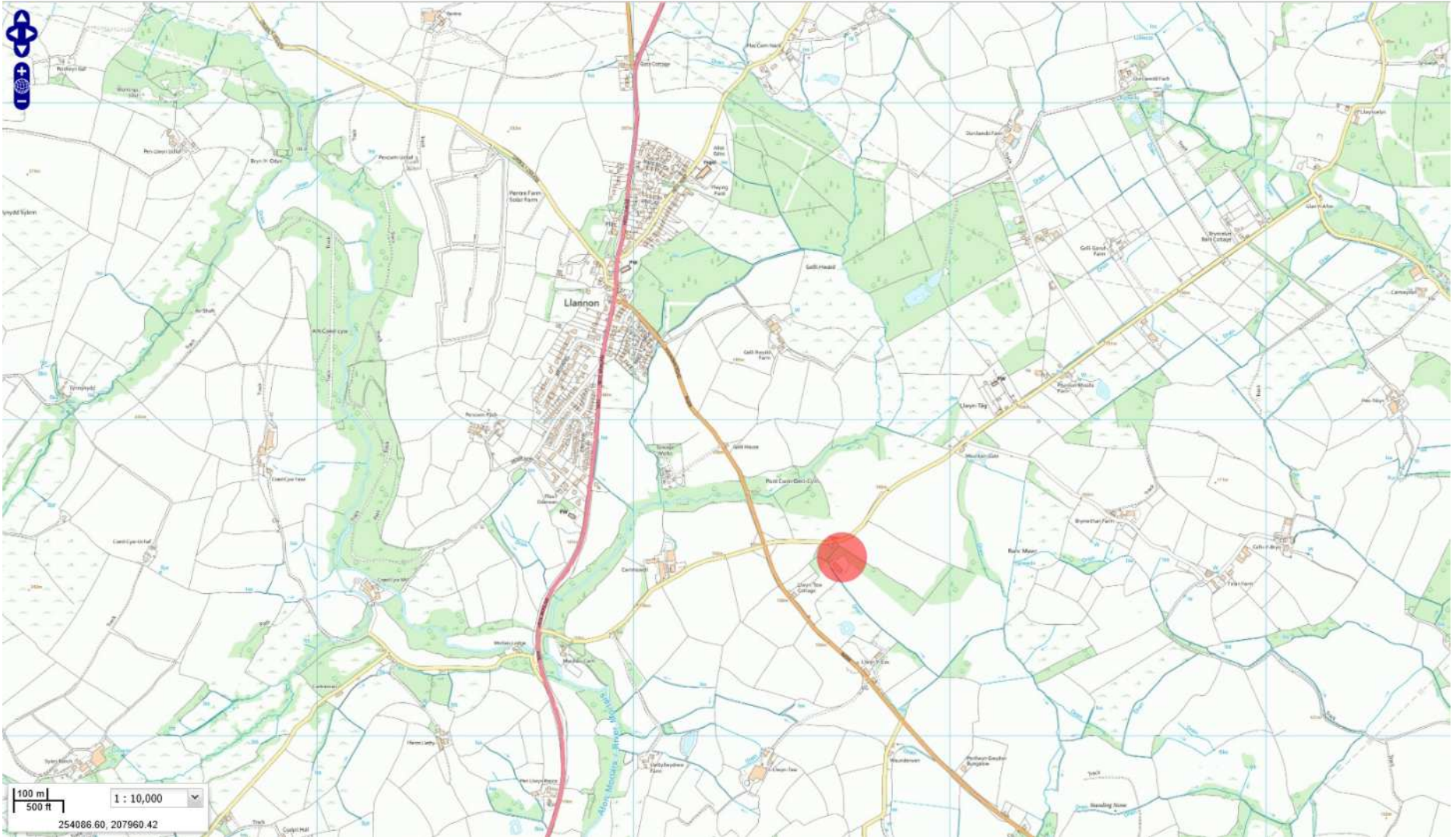
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S/37227

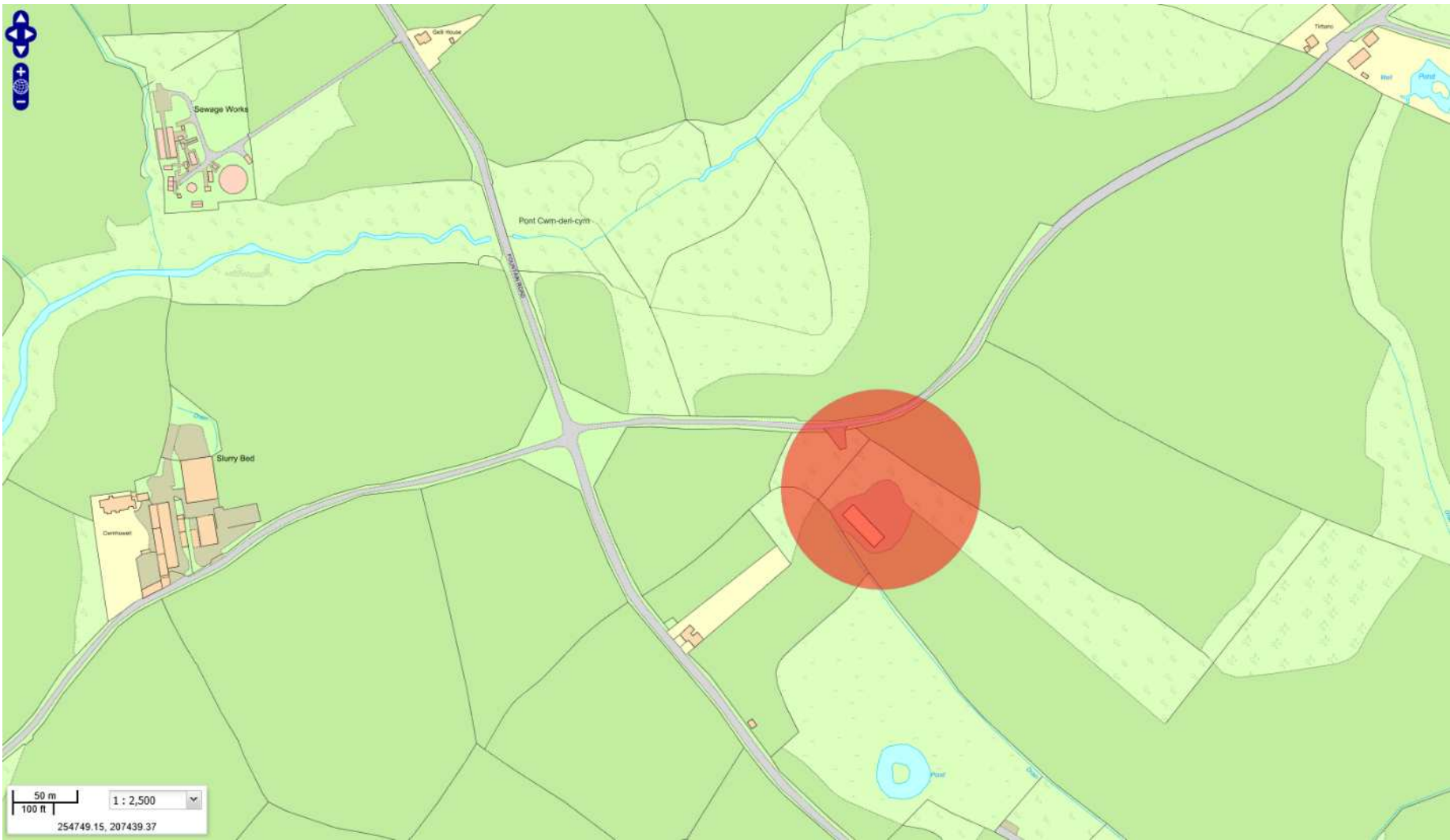
Tudalen 8
S/37227



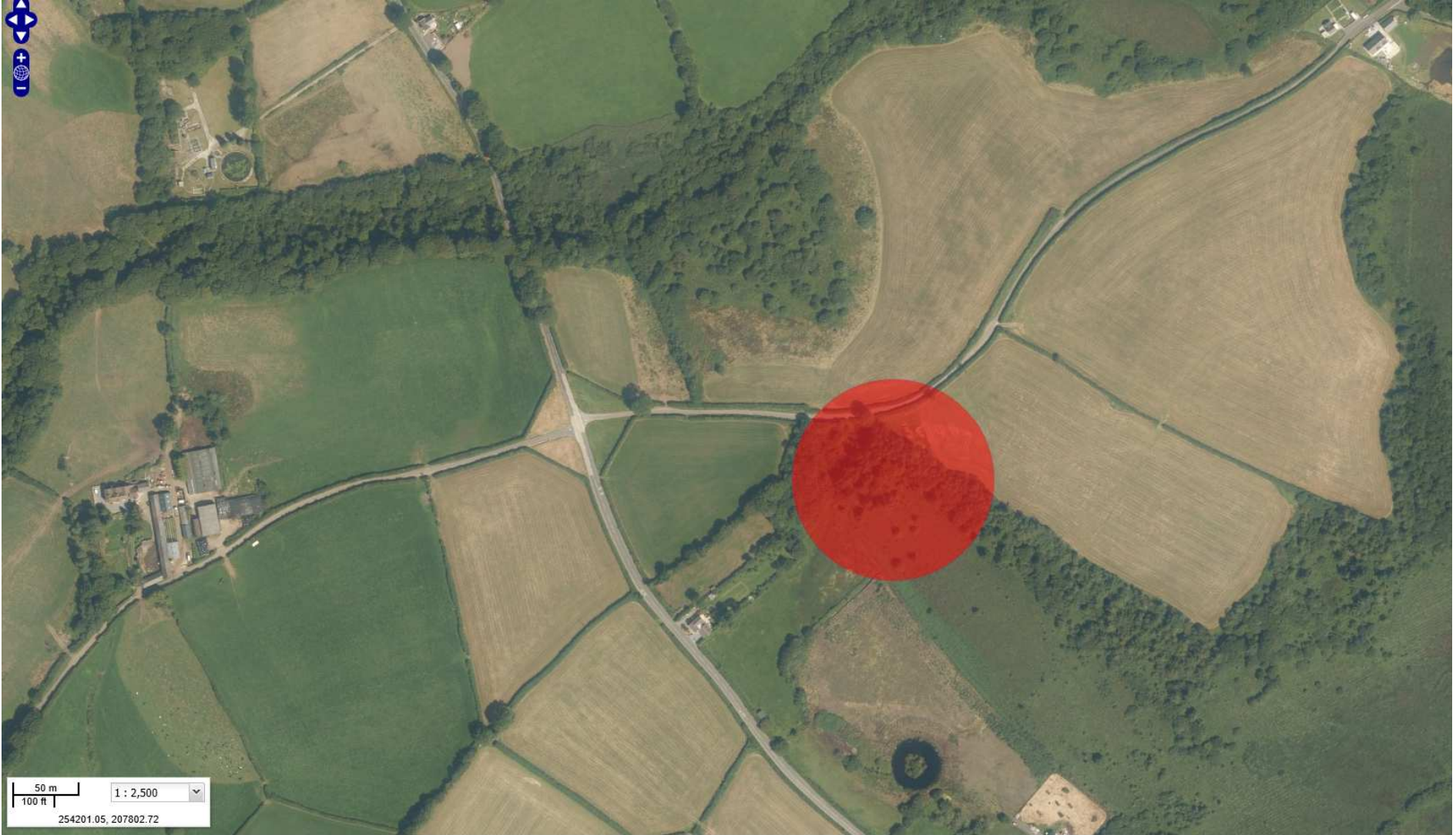
S/37227



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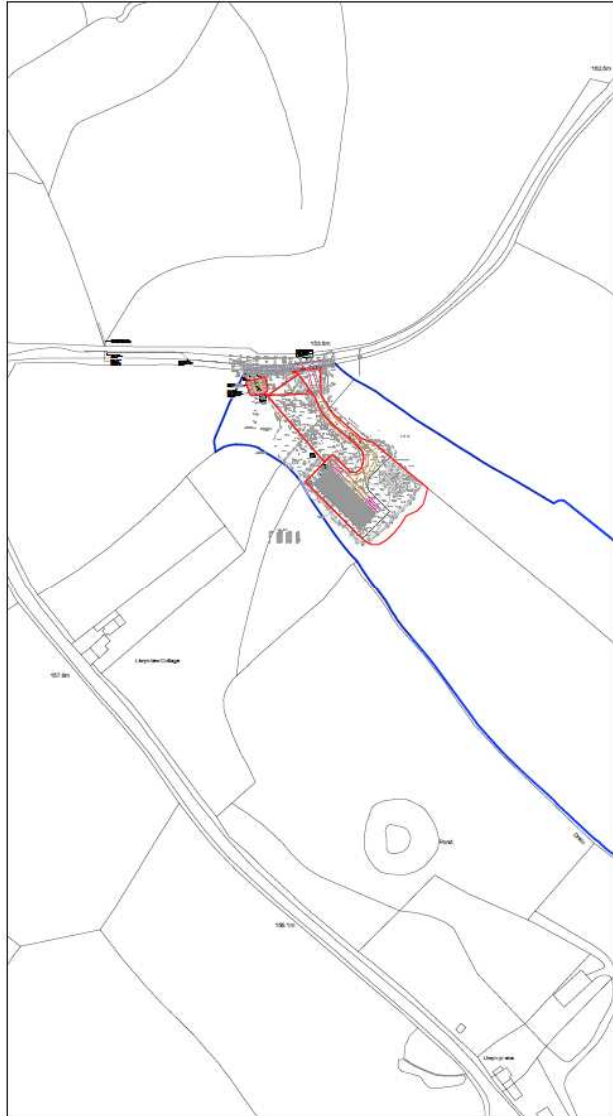


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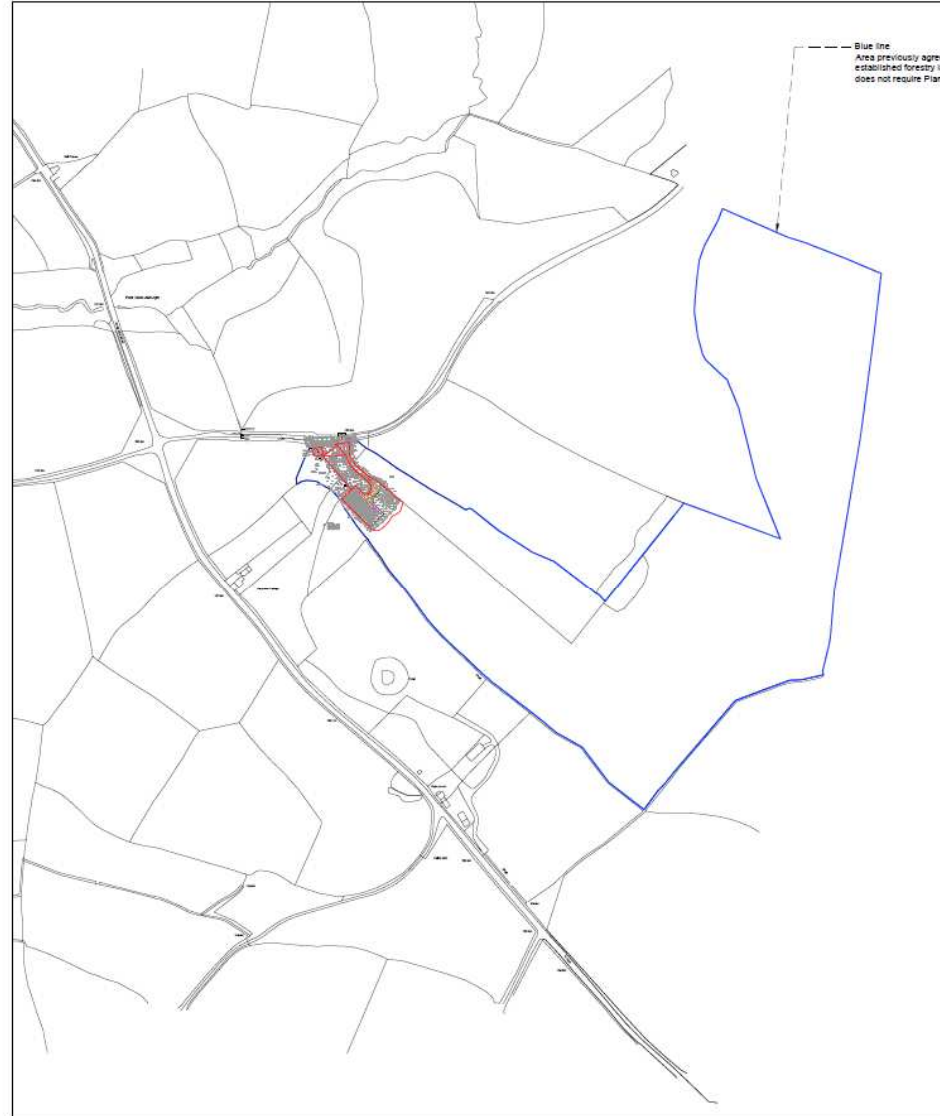
S/37227

GRUGOS WOOD, LLANNON



SITE BLOCK PLAN

1:1250



SITE LOCATION PLAN 1:2500

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PLANNING

Number	Description	Date
1	Site Plan	20.02.2015



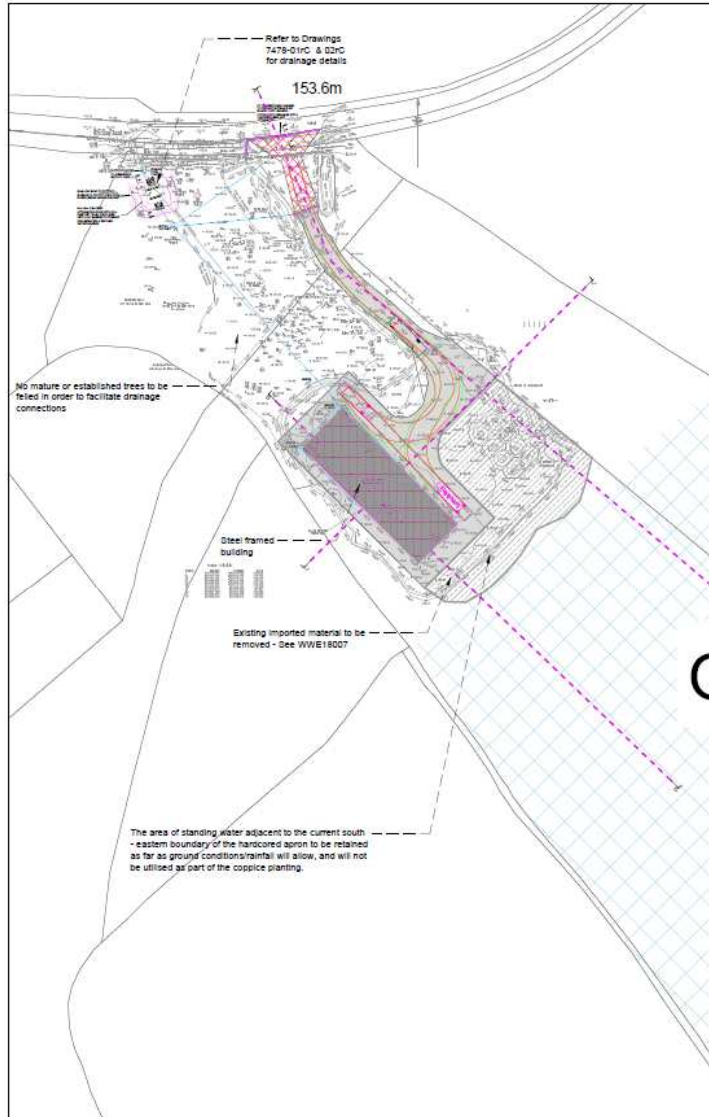
Project Name
Mr Caryn Morgan

Project File
Address and Landscaping at Grugos Wood, Llannon

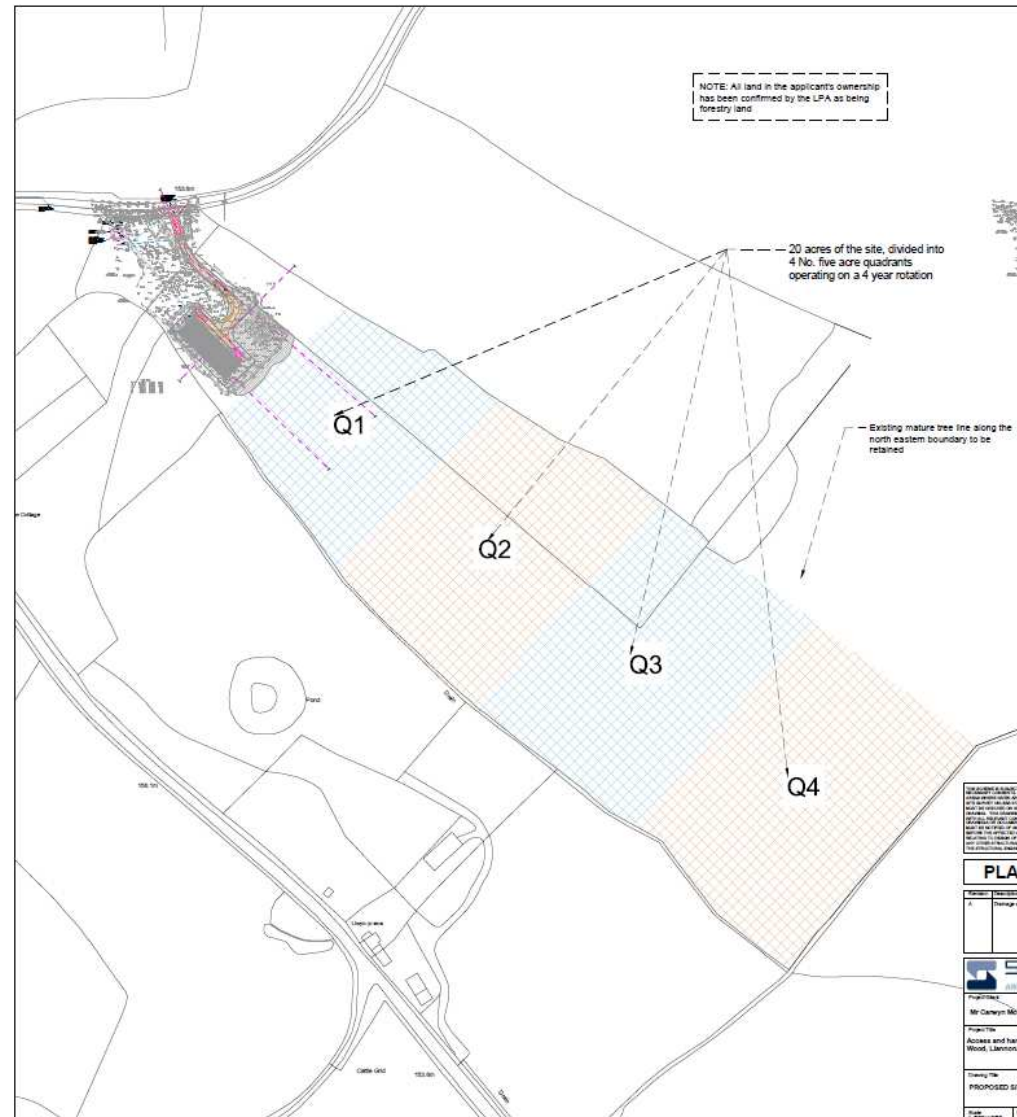
Drawing No.	Revision	Date	By	Check	Appr
S/37227/001	001	20.02.2015	DDP	LPD/21	AJ

SAURO ARCHITECTURAL DESIGN
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CARMARTHEN, SA31 3JX
Tel: 01267 233 884
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S/37227



PROPOSED SITE LAYOUT 1:500



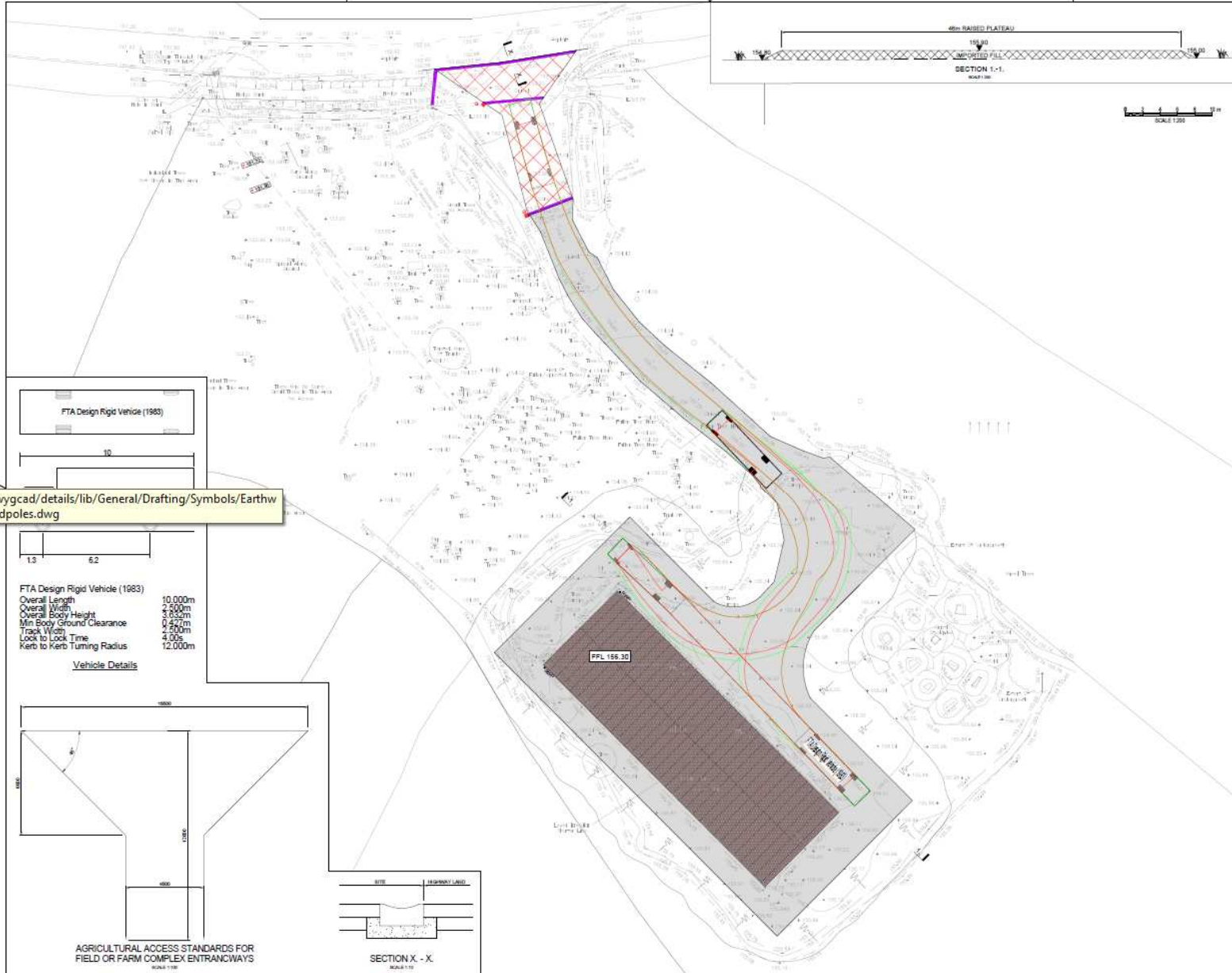
PROPOSED SITE LAYOUT 1:1250

<p>PLANNING</p>	
Project No:	13
Date:	01/10/18
<p>SAURO ARCHITECTURAL DESIGN</p>	
Project No:	13
Client:	Mr Caryn Morgan
Project Title:	Access and hardstanding at Grange Wood, Linnon.
Drawing No:	PROPOSED SITE PLAN
Scale:	As Shown
Date:	20.03.2018
Author:	SSC
Checker:	DT
Scale:	As Shown
<p>SAURO ARCHITECTURAL DESIGN 11 TULLOCH STREET, LAMINGTON CARRINGTON QLD 4282 PH: 07 5501 2388 WWW.SAUROARCHITECTURALDESIGN.COM.AU © SAURO ARCHITECTURAL DESIGN</p>	

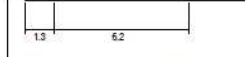
Tudalen 13

S/37227

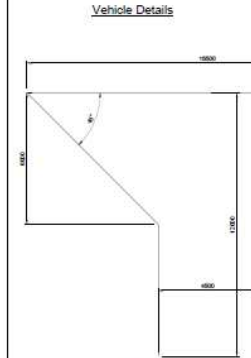
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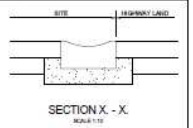
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FTA Design Rigid Vehicle (1983)
 Overall Length 10.000m
 Overall Width 2.500m
 Overall Body Height 3.532m
 Min Body Ground Clearance 0.427m
 Track Width 2.500m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 12.000m



AGRICULTURAL ACCESS STANDARDS FOR FIELD OR FARM COMPLEX ENTRANCWAYS
 SCALE 1:50



SECTION X - X
 SCALE 1:10

- NOTES**
- All dimensions are in millimetres unless noted otherwise.
 - All work is subject to review unless noted otherwise.
 - Do not scale from the drawing. Use Agreed dimensions only.
 - Any discrepancies to be reported immediately to the engineer.
 - This drawing to be read in conjunction with all relevant Architectural, engineering, sub-contractors and specialist drawings and specifications.

KEY:

- Unbound graded surface with crossfall: [Pattern]
- Bound surface: [Pattern]
- PC dash channel: [Pattern]
- Wheel line: [Line]
- Body line: [Line]

NO	REV	DATE	DESCRIPTION
1			SECTION MARKERS ADDED.
2			PLATEAU SECTION ADDED.
3			BAY & TURNING HEAD REMOVED.
4			

Client: MR CARWYN MORGAN

Project: LAND AT GRUGOS WOOD, LLANNON, LLANELLI, SA14 8JT.

Title: SITE ACCESS PLAN & SITE CROSS SECTION



DATE	DESIGN	CHECKED	APPROVED
13.02.18	S.U	N.C	N.C

Scale @ A1: 1:200

Drawn By: 7478-01

Rev: C

Tudalen 16

S/37227



S/37227



Tudalen 17

Tudalen 18

S/37227



S/37227



Tudalen 19

S/37227



S/37227



Tudalen 22

S/37227



S/37227



Tudalen 24

S/37227



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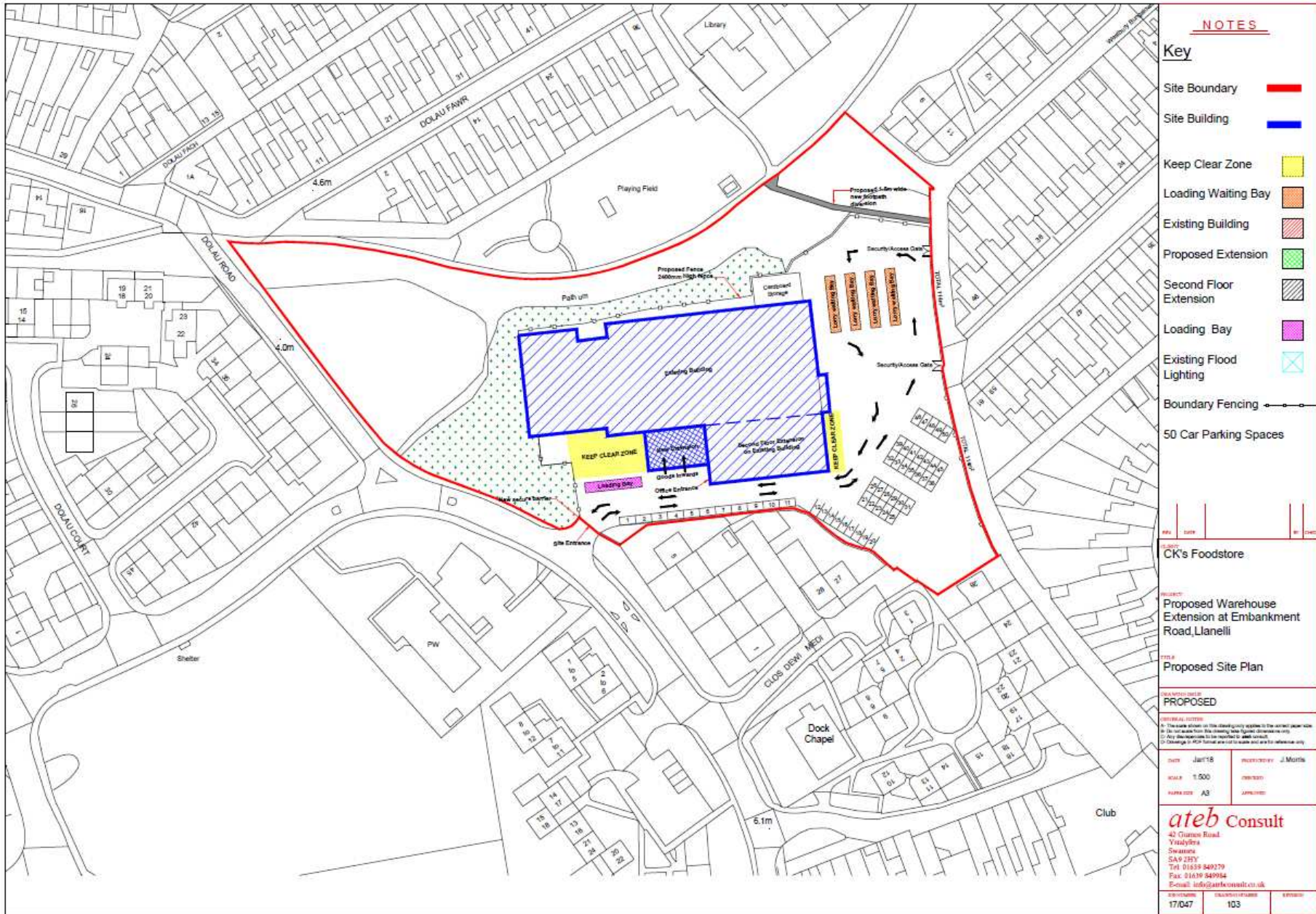
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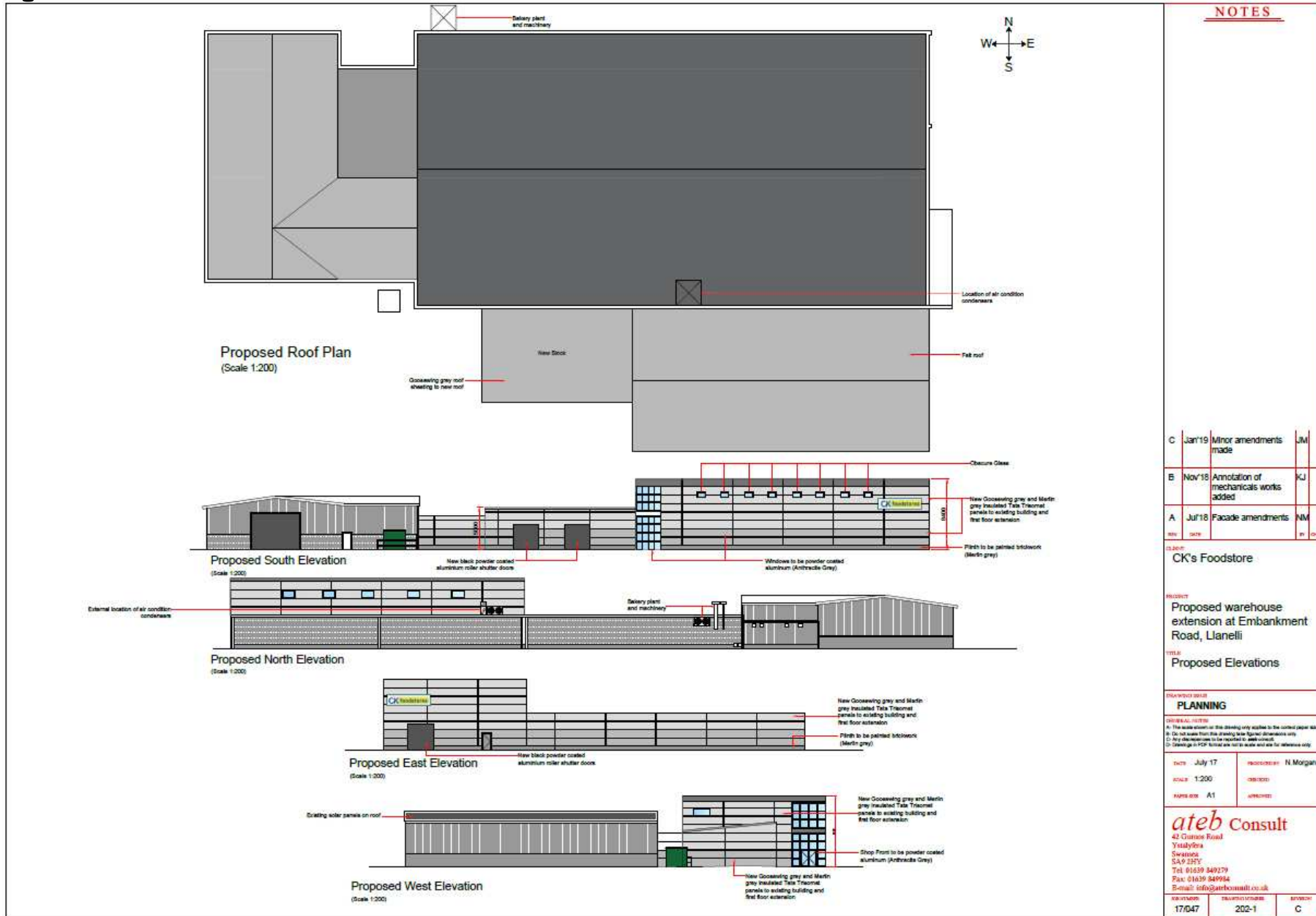
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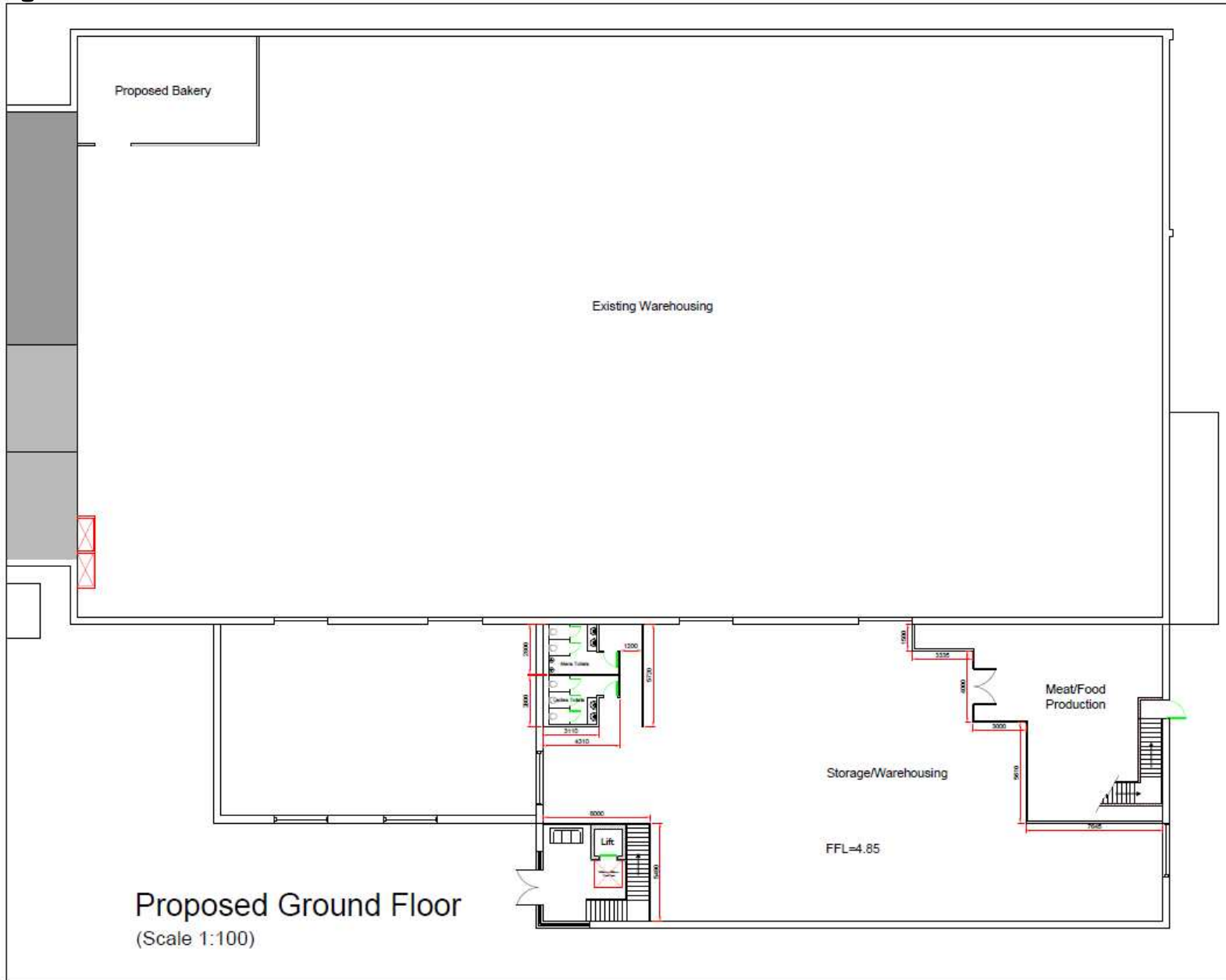
S/37727



S/37727




S/37727



Proposed Ground Floor
(Scale 1:100)

NOTES

Key

Current Main Supply 

REV	DATE	BY	CHKD

CLIENT: CK's Foodstore

PROJECT: Proposed warehouse extension at Embankment Road, Llanelli

TITLE: Proposed Ground Floor Plan

PLANNING

GENERAL NOTES
1. The work shown on this drawing is based on the current paper size.
2. Do not scale from this drawing for physical dimensions only.
3. Any dimensions shown in red are to be checked.
4. Changes to PDP should not be made and are for reference only.

DATE: July 17	PREPARED BY: J. Morris
SCALE: 1:100	CHECKED:
PAPER SIZE: A1	APPROVED:

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42 Craven Road
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SA9 3SEY
Tel: 01639 349279
Fax: 01639 349384
E-mail: info@atebconsult.co.uk

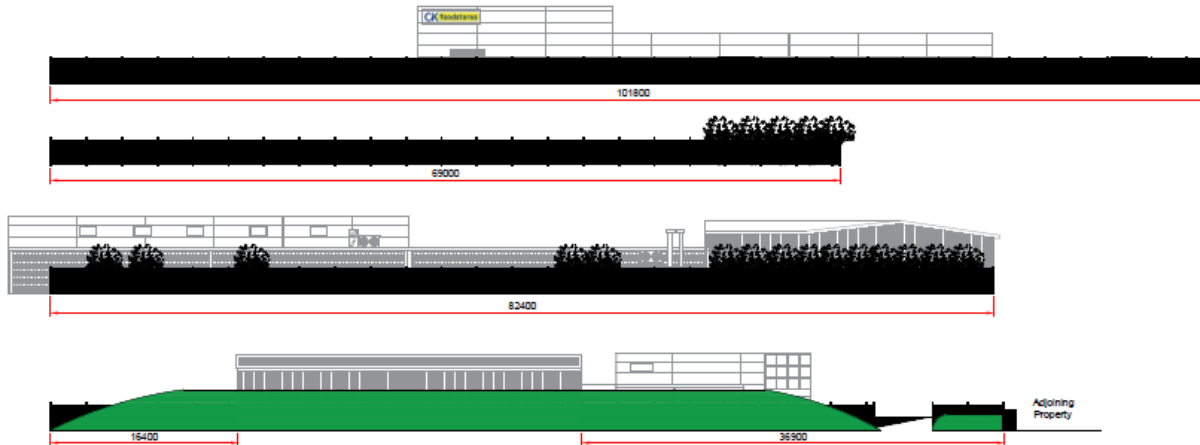
DATE PLOTTED: 17/04/17	CALCULATED SCALE: 202-2	REVISION:
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S/37727

Tudalen 35



S/37727



NOTES

REV	DATE	BY	CHKD

CLIENT:
CK's Foodstore

PROJECT:
Proposed Warehouse,
Extension at Embankment
Road, Llanelli

TITLE:
Proposed Fencing
(Elevations in Boundary)

PLANNING

- GENERAL NOTES**
- A. The scale shown on this drawing only applies to the printed paper size.
 - B. Do not scale from this drawing when taking dimensions only.
 - C. Any discrepancies in size require to be consulted.
 - D. Check the IFCP system on the site and use for reference only.

DATE	Sept'18	DESIGNED BY	J. Morris
SCALE	1:200	CHECKED	
PLANNING	A1	APPROVED	

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DATE PLOTTED	DATE PLOTTED	BY
17/037	402-2	

S/37727



Tudalen 37

Tudalen 38

S/37727



S/37727



Tudalen 40

S/37727



S/37727



Tudalen 42

S/37727



S/37727



Tudalen 44

S/37727



S/37727



Tudalen 45

Tudalen 46

S/37727



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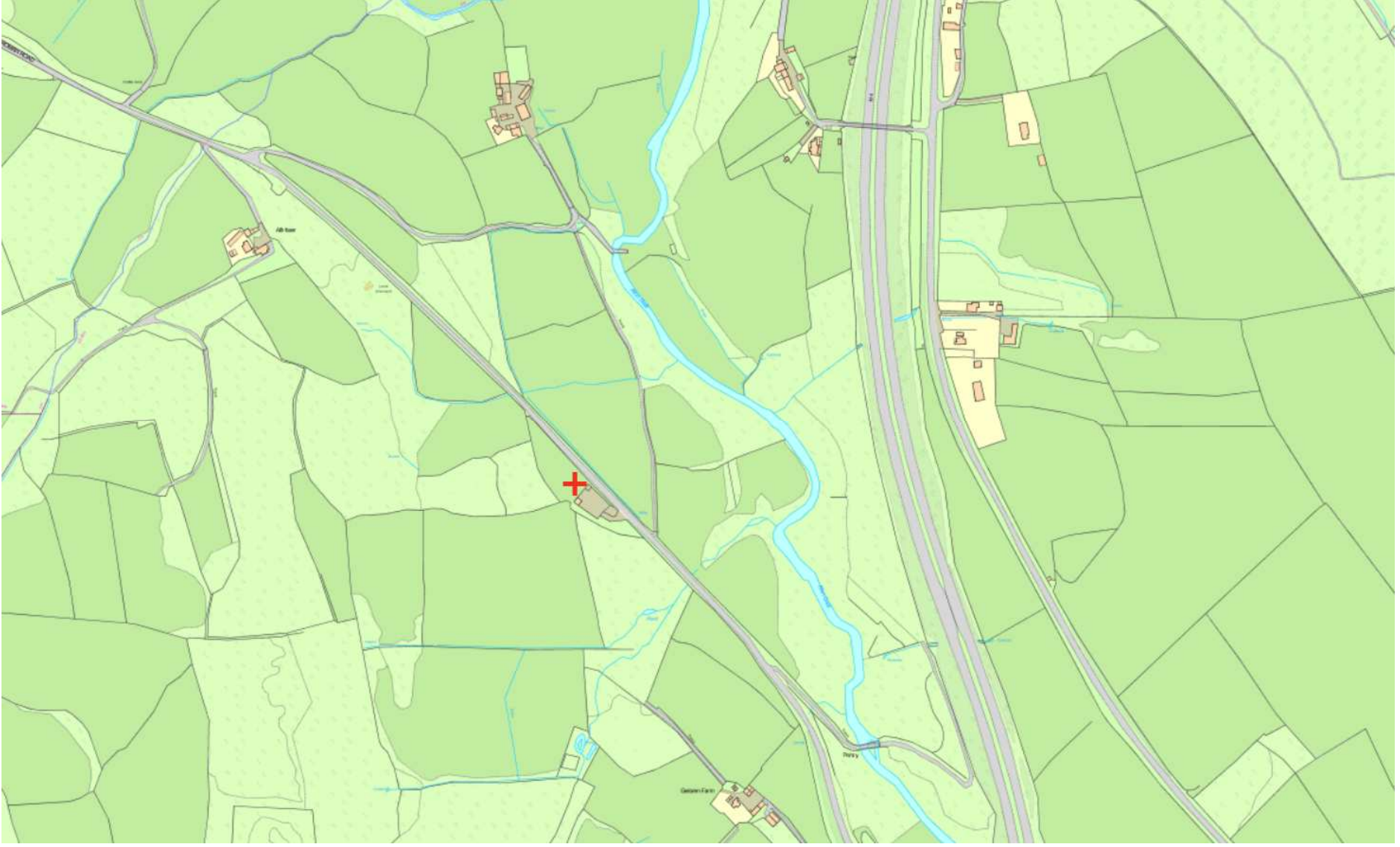
S/38535

Tudalen 50

S/38535



S/38535



Tudalen 51

Tudalen 52

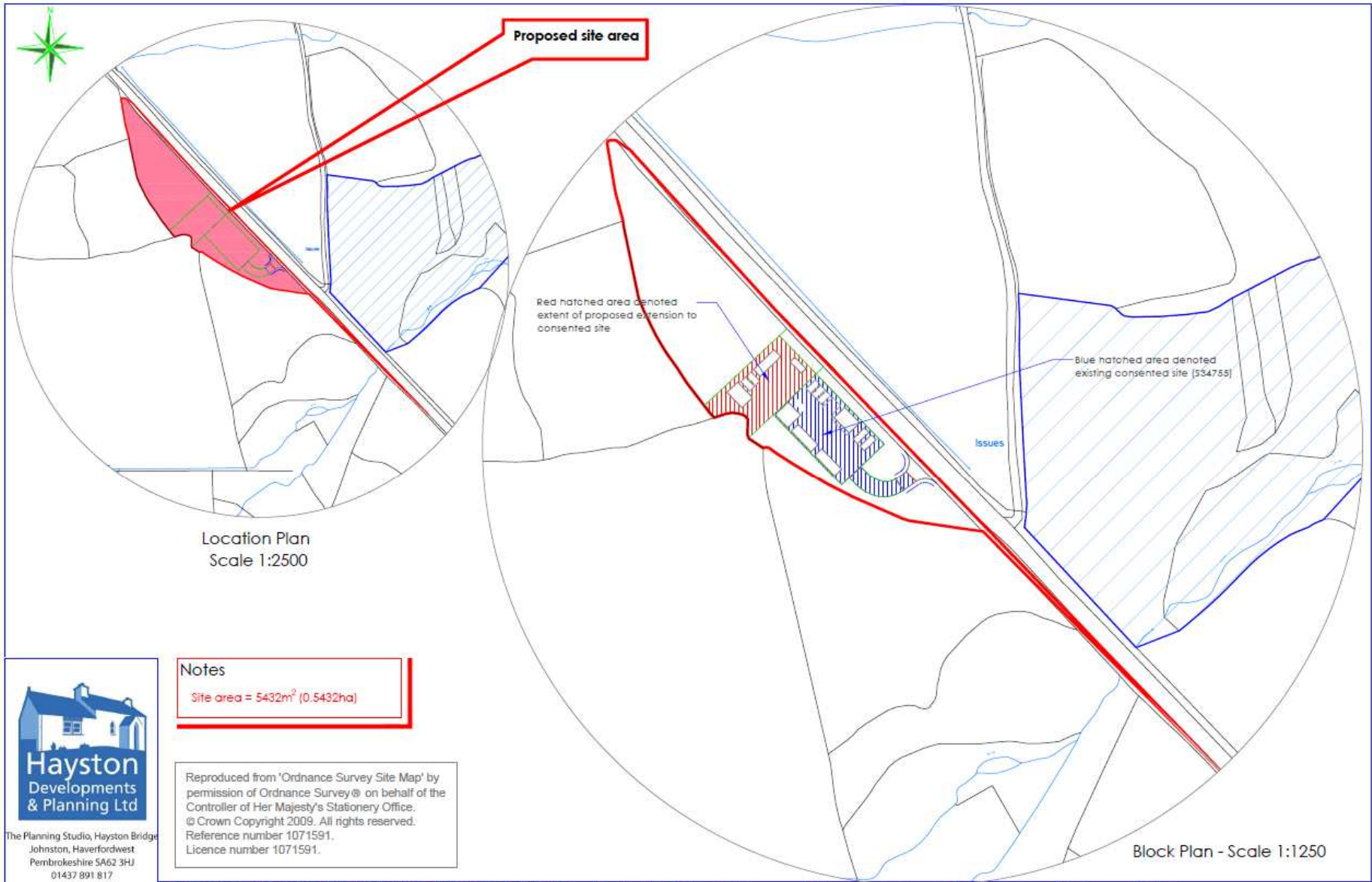
S/38535



S/38535



S/38535



Notes
Site area = 5432m² (0.5432ha)

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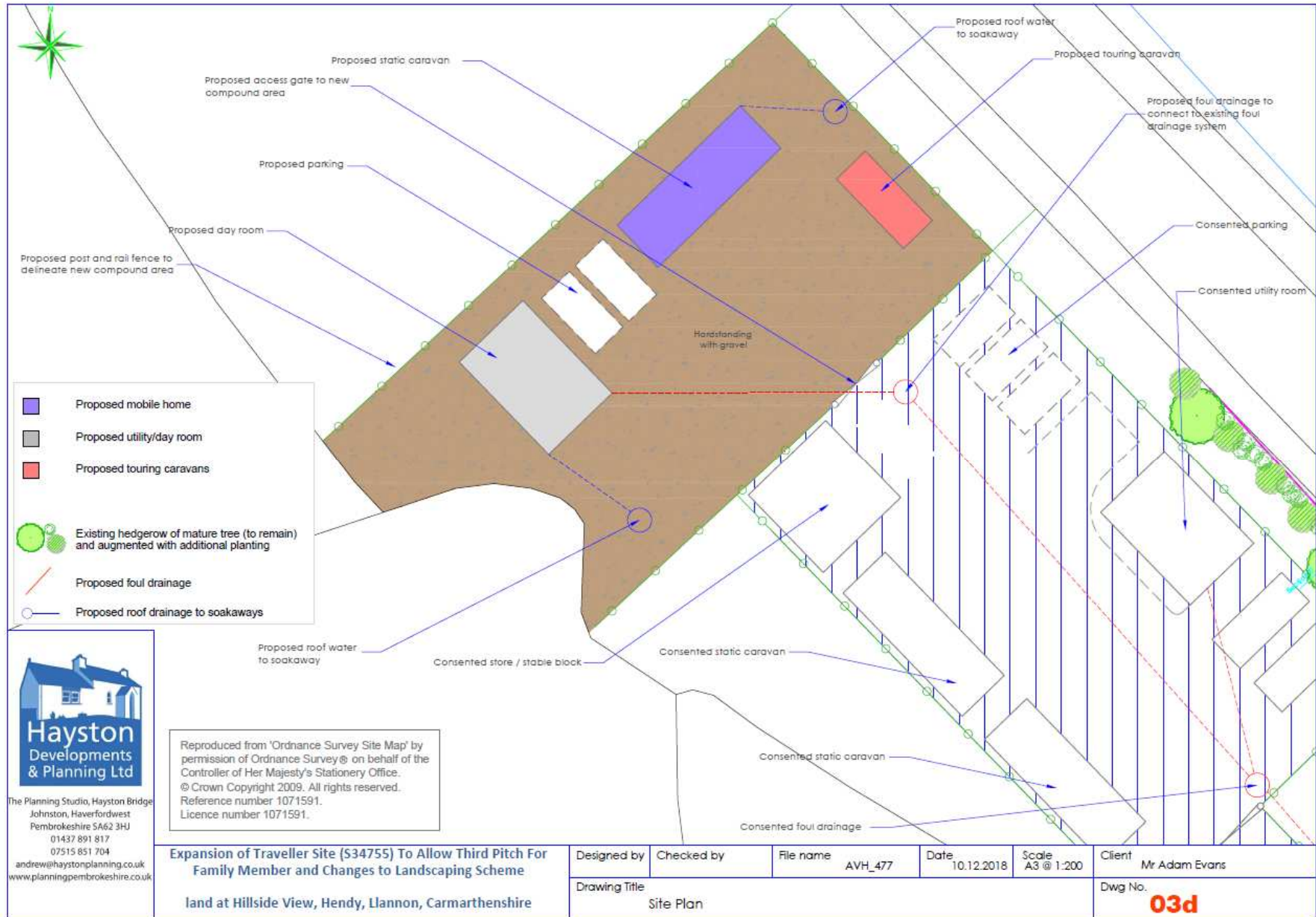
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& Planning Ltd**

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01437 891 817
07515 851 704
andrew@haystonplanning.co.uk
www.planningpembrokeshire.co.uk

Expansion of Traveller Site (S34755) To Allow Third Pitch For Family Member and Changes to Landscaping Scheme
land at Hillside View, Hendy, Llannon, Carmarthenshire

Designed by	Checked by	File name	Date	Scale	Client
		AVH_477	10.12.2018	A3 @ As Shown	Mr Adam Evans
Drawing Title					Dwg No.
Location and Block Plans					02d

S/38535



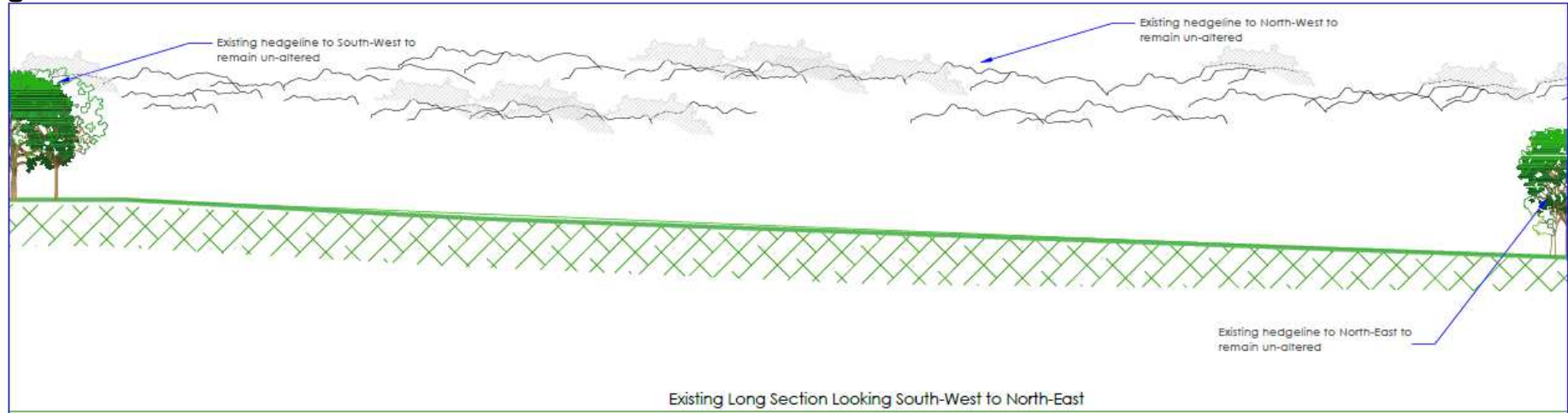
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Expansion of Traveller Site (S34755) To Allow Third Pitch For Family Member and Changes to Landscaping Scheme

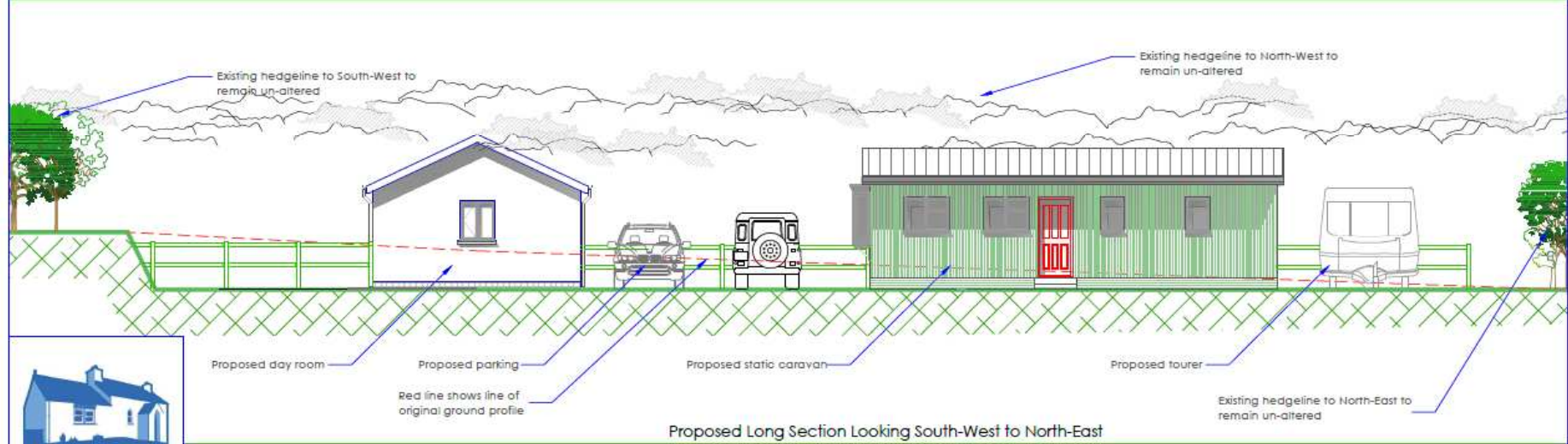
land at Hillside View, Hendy, Llannon, Carmarthenshire

Designed by	Checked by	File name	Date	Scale	Client
		AVH_477	10.12.2018	A3 @ 1:200	Mr Adam Evans
Drawing Title					Dwg No.
Site Plan					03d

S/38535



Existing Long Section Looking South-West to North-East



Proposed Long Section Looking South-West to North-East

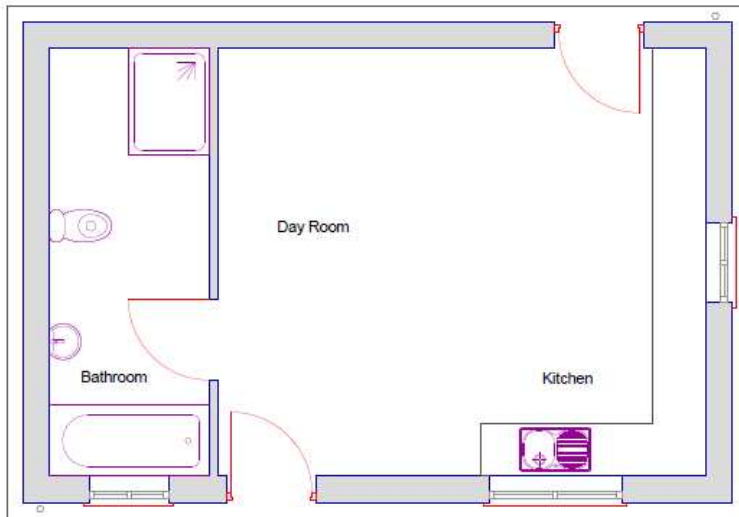
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Expansion of Traveller Site (S34755) To Allow Third Pitch For Family Member and Changes to Landscaping Scheme
land at Hillside View, Hendy, Llannon, Carmarthenshire

Designed by	Checked by	File name	Date	Scale	Client
		AVH_477	10.12.2018	A3 @ 1:100	Mr Adam Evans
Drawing Title					Dwg No.
Existing & Proposed Context Sections - South-West to North-East					05d

S/38535

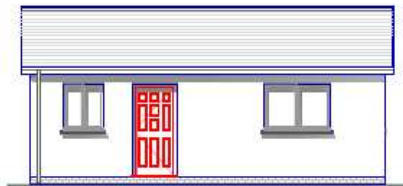


Floor Plan - Scale 1:50

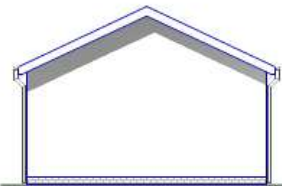
EXTERNAL FINISHES

1.	Roof Covering	Natural or man-made slate - grey in colour
2.	Walls	Composite cabin walling - grey or light brown in colour
3.	Rain Water Goods	Grey uPVC half round guttering with circular downpipes
4.	Windows	Powder coated metal or uPVC - grey or light brown in colour
5.	Doors	Powder coated metal or uPVC - grey or light brown in colour

Outline of concrete pad

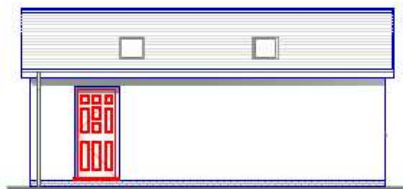


West Elevation



South Elevation

Elevations - Scale 1:100



East Elevation



North Elevation



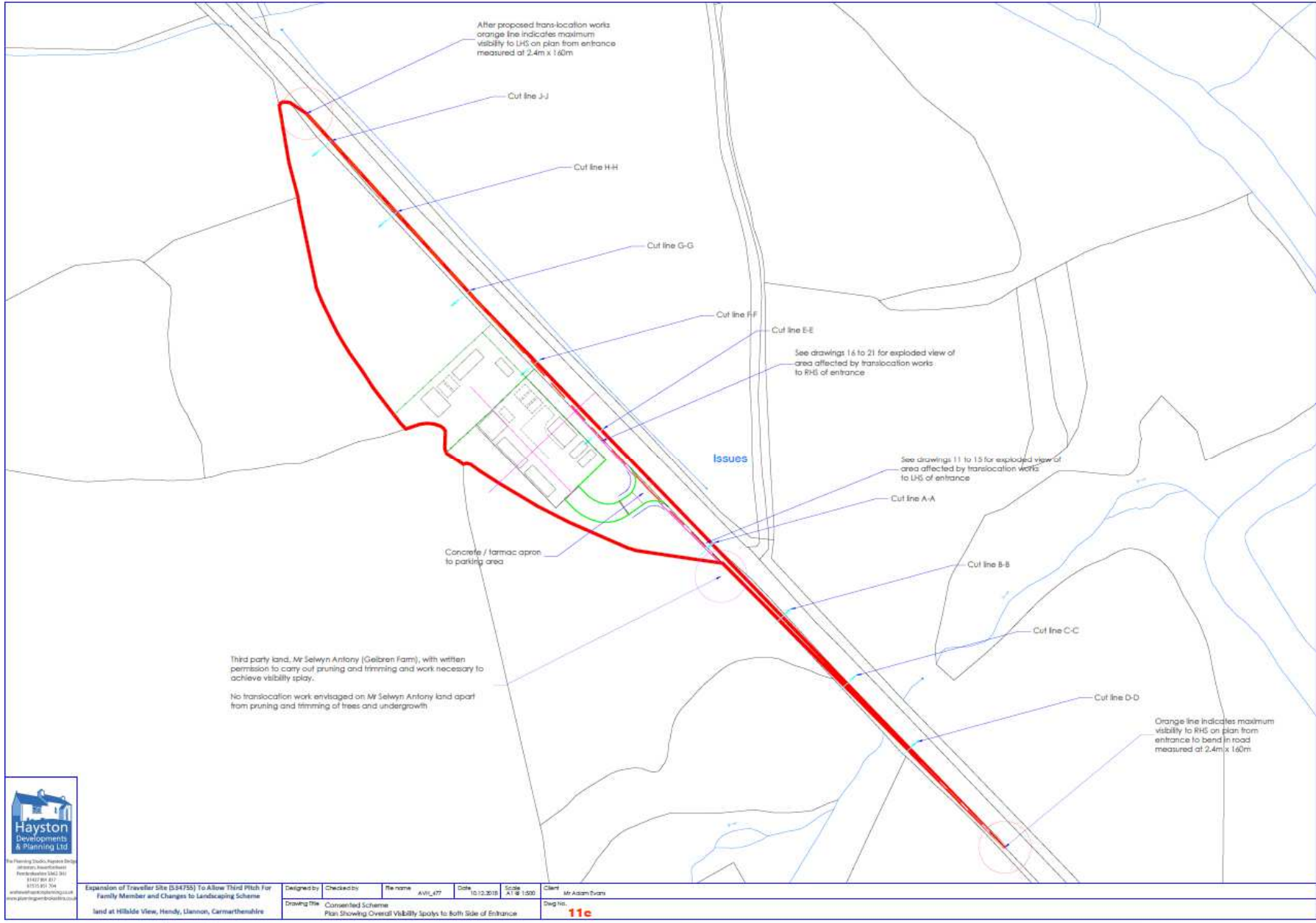
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Pembrokeshire SA62 3HJ
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Expansion of Traveller Site (S34755) To Allow Third Pitch For Family Member and Changes to Landscaping Scheme

land at Hillside View, Hendy, Llannon, Carmarthenshire

Designed by	Checked by	File name	Date	Scale	Client
		AVH_477	17.01.2019	A3 @ As Shown	Mr Adam Evans
Drawing Title					Dwg No.
Proposed Floor Plan and Elevations of New & Consented Utility / Day Rooms (x 2)					04e

S/38535



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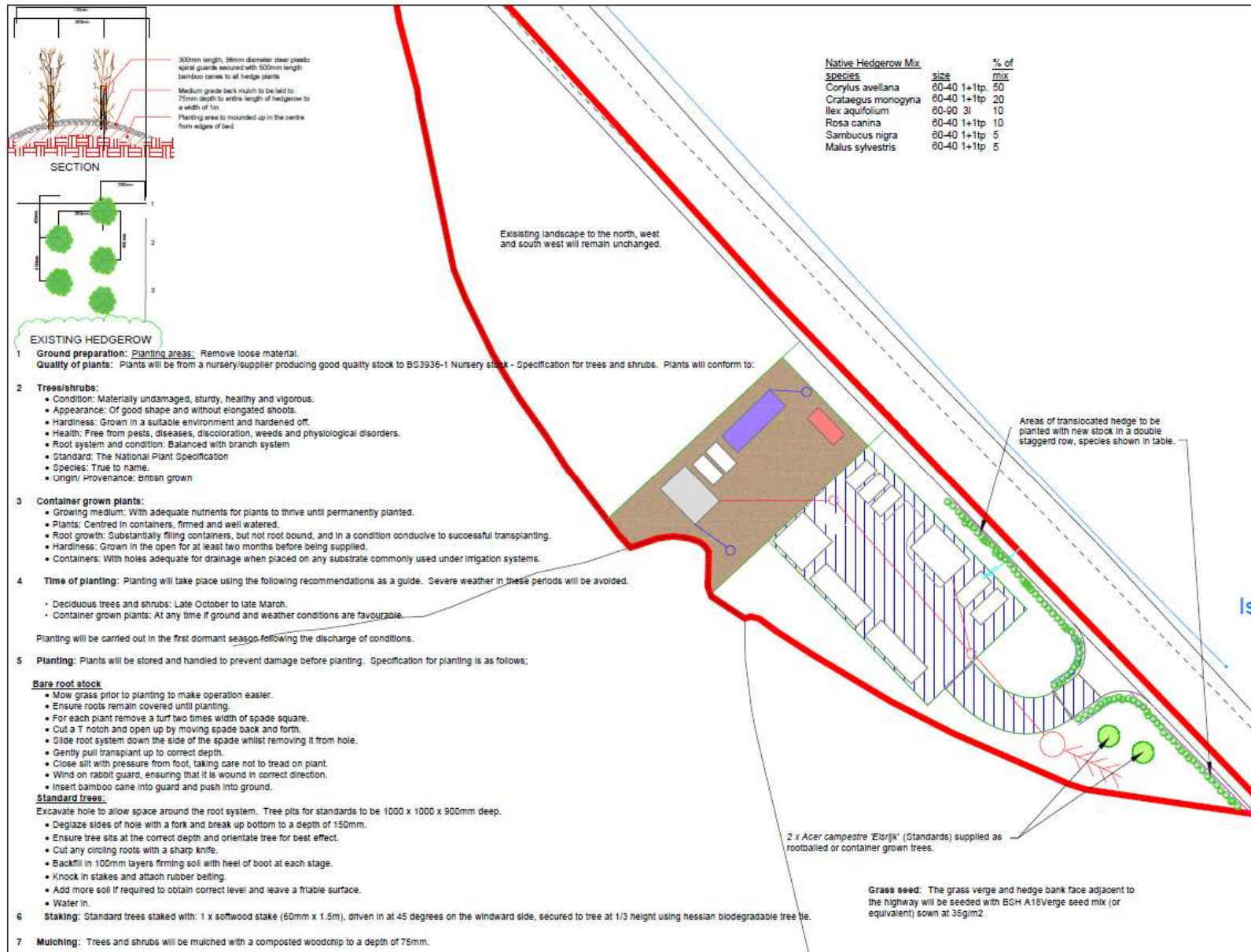
Expansion of Traveller Site (S/34755) To Allow Third Pitch For Family Member and Changes to Landscaping Scheme
land at Hillside View, Hendy, Llanon, Carmarthenshire

Designed by: Checked by: File name: AWL_477 Date: 10/12/2018 Scale: A1 @ 1:100
Drawing title: Commented Scheme Plan Showing Overall Visibility Splays to Both Side of Entrance

Client: Mr Adam Evans

Drawn to: 11c

S/38535



Iss arw
tree consultancy

CLIENT:
Mr Evans

PROJECT:
Land at Hillside
Hendy, Llannon

DRAWING TITLE:
Landscape Plan

DRAWING NO:
ARW1052:01 RevB

DATE:
30/10/2018

SCALE:
Not to scale

Tudalen 60

S/38535



S/38535



Tudalen 61

Tudalen 62

S/38535





S/38535

Tudalen 63

Tudalen 64

S/38535



S/38535



Tudalen 65

Mae'r dudalen hon yn wag yn fwriadol

ADDENDUM – Area South

<i>Application Number</i>	S/38787
<i>Proposal & Location</i>	CONSTRUCTION OF TWO DETACHED, TWO STOREY HOUSES AT FORMER BOWLS & SOCIAL CLUB, 38 LADY STREET, KIDWELLY, SA17 4UD

DETAILS:**Summary of Public Representations**

A further combined letter of representation has been received from two neighbouring households who have previously objected to the application. They would like to supplement their previous objection with the following supplementary points, while being supportive “in principle” to the redevelopment:-

- In addition to the potential for overlooking, existing views through the site will be blocked or restricted;
- Concern that the requisite visibility splays can't be achieved due to on-street parking;
- Concern over the potential excessive car parking provision, access gradient and width given the existing Bowls Club use;
- Queries concerning the adequacy of the on-site turning area to cater for commercial and service vehicles.

The issue of overlooking and privacy is addressed in the main report, while the perceived loss of a view is not a material planning consideration. Queries surrounding the adequacy or otherwise of the access onto Lady Street, as well as ascent up to the main application site have been assessed and considered in the context of the existing/lawful use of the site and associated vehicle movements. The proposed use and development would result in a less intensive use, compared to that of a “Club”, while a subsequent application to change the use and convert the building into two residential dwellings (application ref. S/39217) has only recently been received. This clarifies the position regarding the longer term use of the remainder of the property.

Mae'r dudalen hon yn wag yn fwriadol

Y Pwyllgor
Cynllunio

Planning
Committee

06.08.2019

**RHANBARTH
Y DE**

**AREA
SOUTH**



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www.sirgar.llyw.cymru

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www.carmarthenshire.gov.wales

Y Pwyllgor Cynllunio

Planning Committee

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

**APPLICATIONS
RECOMMENDED
FOR APPROVAL**



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Y Pwyllgor
Cynllunio

Planning
Committee

S/38787

S/38787

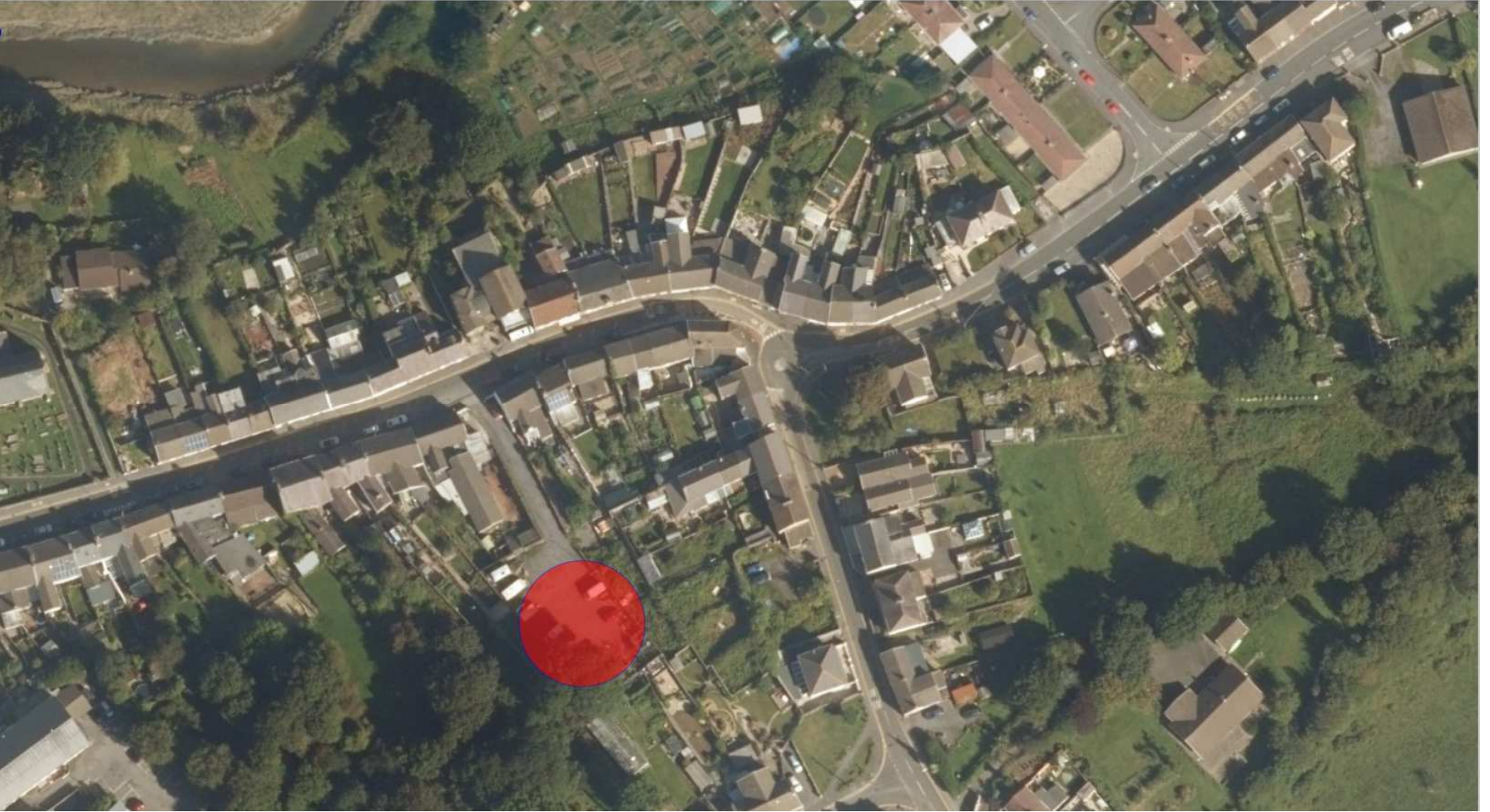


Tudalen 73

S/38787



S/38787



Tudalen 75

S/38787



Tudalen 77

Tudalen 78

S/38787



S/38787



Tudalen 79

Tudalen 80

S/38787



S/38787



Tudalen 81

Tudalen 82

S/38787



S/38787



Tudalen 83

Tudalen 84

S/38787



S/38787



Tudalen 85

Tudalen 86

S/38787



S/38787



Tudalen 87

Tudalen 88

S/38787



Y Pwyllgor
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06.08.2019

**RHANBARTH
Y DE**

**AREA
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Planning Committee

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

**APPLICATIONS
RECOMMENDED
FOR APPROVAL**



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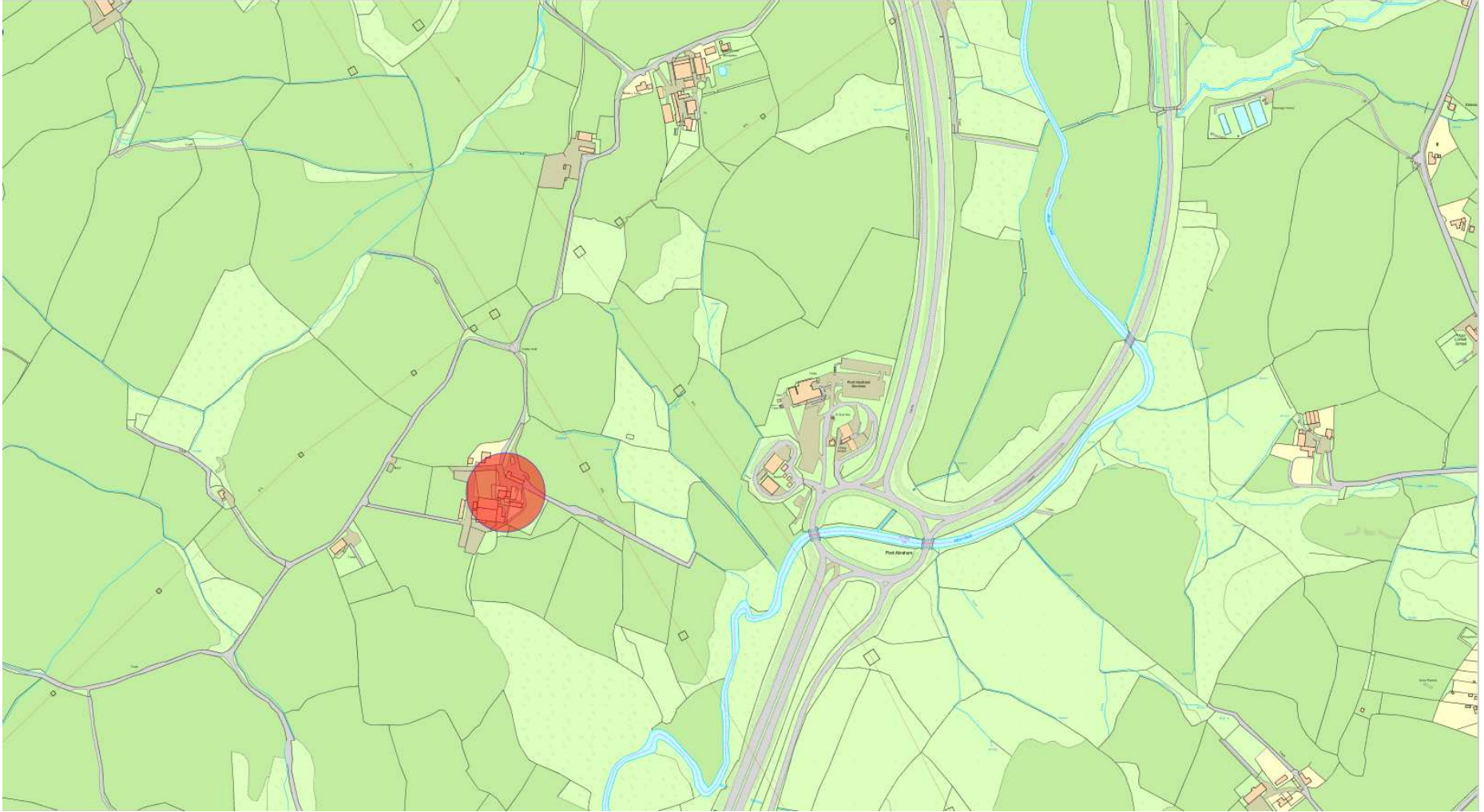
YOUR COUNCIL doitonline
www.carmarthenshire.gov.wales

Y Pwyllgor
Cynllunio

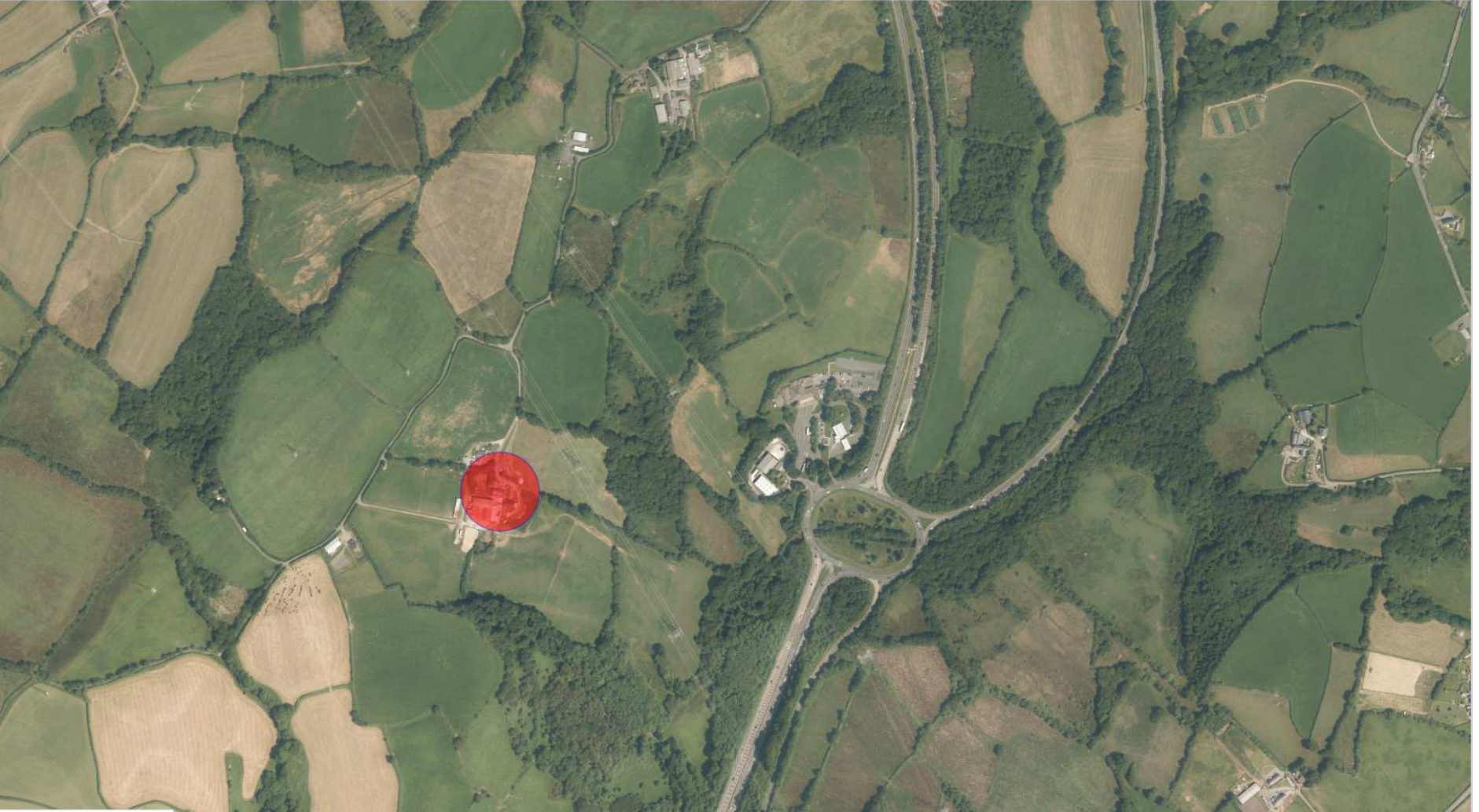
Planning
Committee

S/388916

S/38916

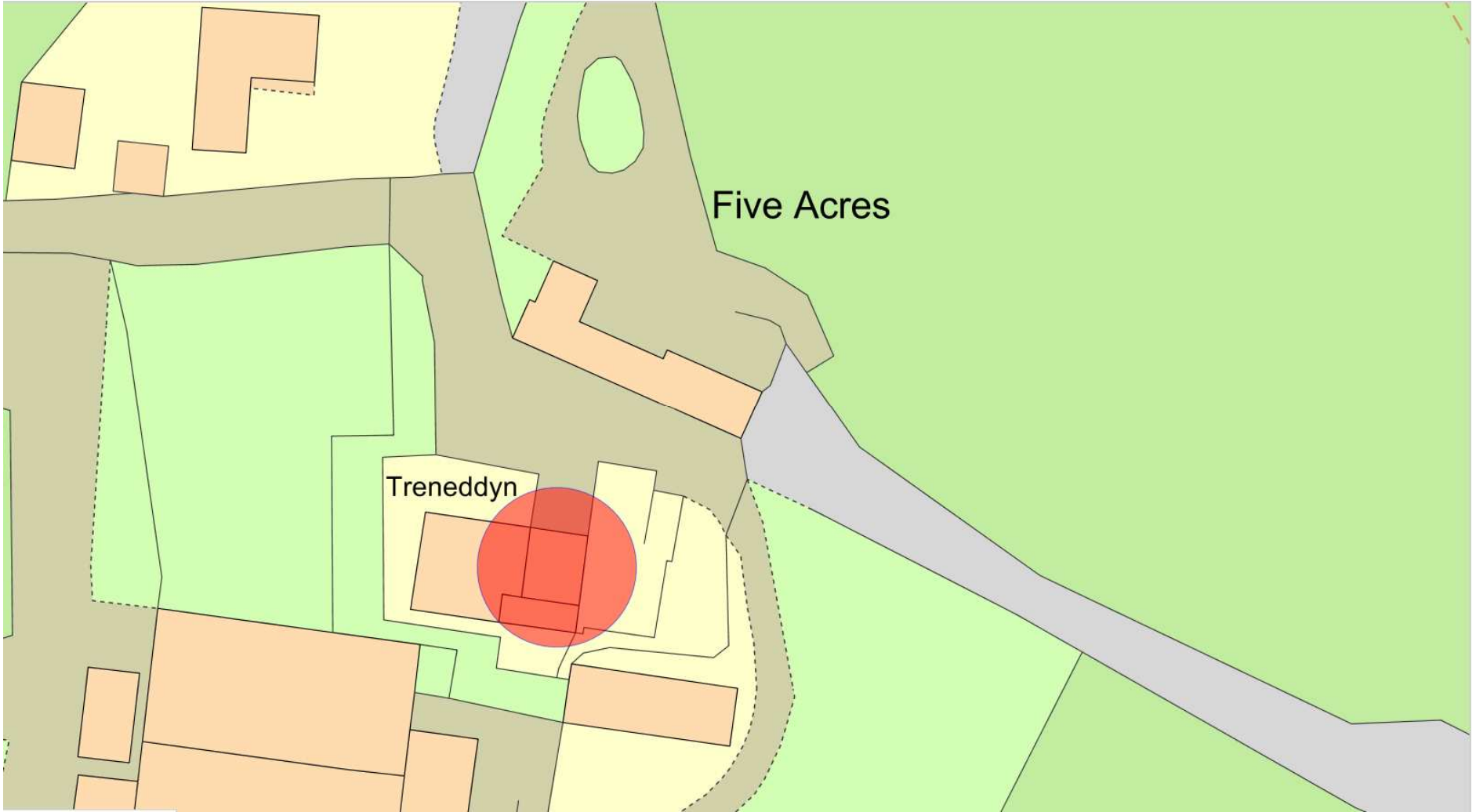


S/38916

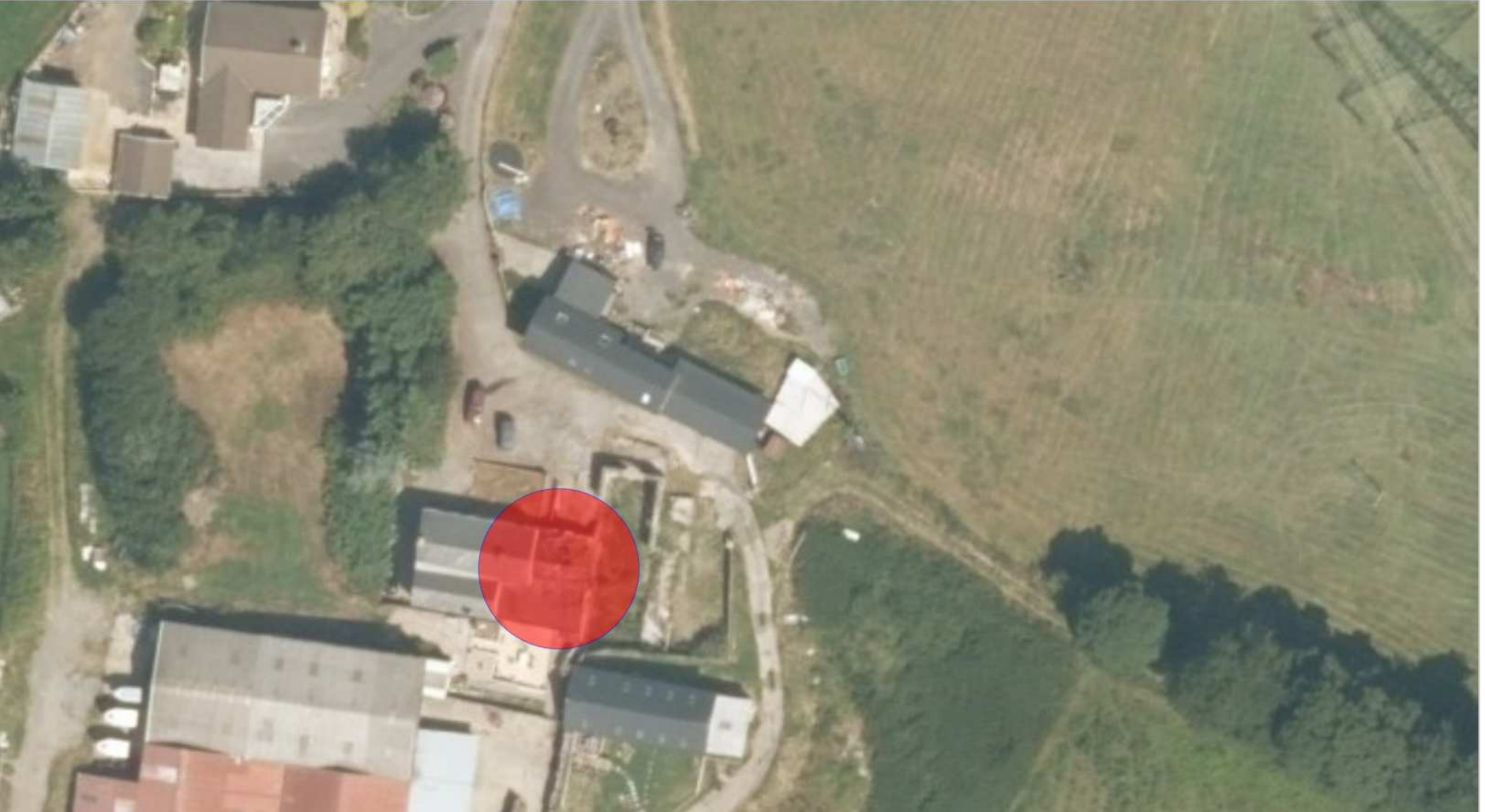


Tudalen 93

S/38916



S/38916



Tudalen 95

S/38916

READ WITH MAIN DRAWING

Site Plan - Proposed - 1:500



Location Plan - Existing - 1:1250



Key

Property Boundary -



Single Storey Side Extension As
Replacement Of Existing Adjoined
Outbuilding , Raised Deck Area,
Replacement Flat Roof.

Treneddyn Farm, Carmarthenshire,
SA4 0FP,
Ms Groom

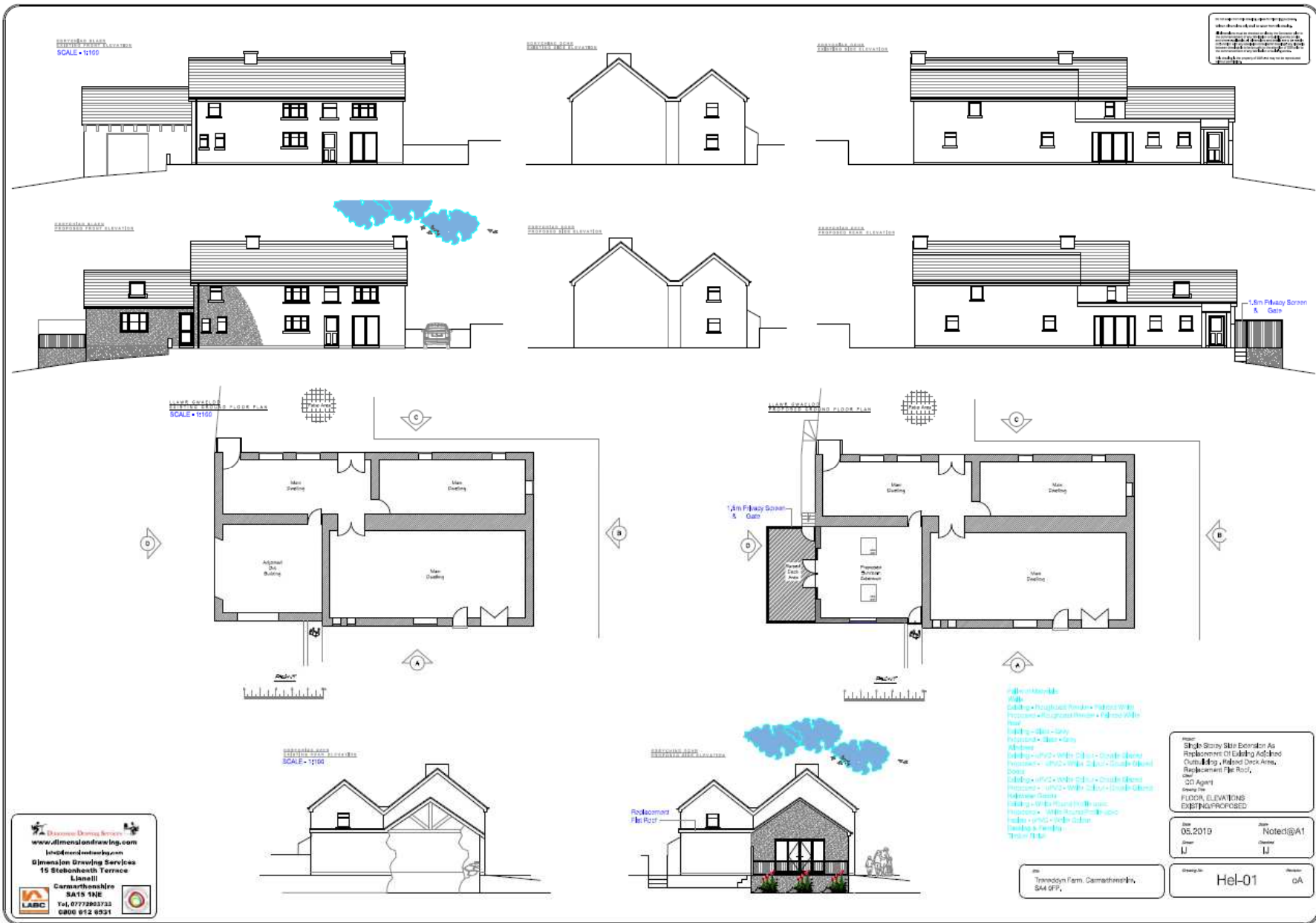


LP-01 Scale: Noted@A3

Tel. 07772903733
0800 612 6931
Info@dimensiondrawing.com



S/38916



Tudalen 97

Dimension Drawing Services
www.dimensiondrawing.com
info@dimensiondrawing.com
Dimension Drawing Services
15 Stebonheath Terrace
Llanelli
Carmarthenshire
SA15 1NE
Tel: 07772803733
0800 612 8531



Notes:
- Single Storey Site Extension As
- Replacement Of Existing Attached
- Outbuilding, Paved Deck Area,
- Replacement Of the Roof,
- etc.
- 05 Agent
- Drawn By:
- FLOOR, ELEVATIONS
- EXISTING PROPOSED

Date: 05.2019
Drawn: JJ
Checked: JJ
Noted: @A1

Project: Tyneddyn Farm, Carmarthenshire, SA4 0FF
Sheet: Hel-01
Scale: 0A

Tudalen 98

S/38916



S/38916



Tudalen 99

S/38916



S/38916



Tudalen 102

S/38916



S/38916



Tudalen 103

Mae'r dudalen hon yn wag yn fwriadol

*Ardal Del/
Area South*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR
AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 06 AWST 2019
ON 06 AUGUST 2019**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area South

<i>Application Number</i>	S/38255
<i>Proposal & Location</i>	RESIDENTIAL DEVELOPMENT FOR 35 DWELLINGS AND ASSOCIATED WORKS (RESUBMISSION OF S/35215) AT LAND OFF CLOS BENALLT FAWR, FFOREST

DETAILS:

Additional comments have been received from the neighbouring landowner who confirms that he has not received any form of communication from Persimmon as part of the current planning application regarding the drainage matters. As per the Committee Report, the Authority's drainage engineers have raised no objection to the proposed drainage scheme yet they have recommended that the developer works with adjoining land owners to address any concerns of potential detriment to the existing watercourse or private infrastructure the development may cause. Whilst the developer previously advised that dialogue was ongoing, recent correspondence received from the adjacent landowner suggests that this is not the case and that the developer has not engaged with the landowner as part of the current application.

Consultations

Neighbour - Additional comments have been received from neighbours and the "Save our Community" group regarding the following matters:-

- The requirement for the internal access road to the adjacent land to the east of the application site. Concerns are reiterated as to why this is required given the repositioning of the attenuation tanks and the additional costs of maintaining this road.
- Concerns regarding the drainage matters and lack of communication between the developer and neighbouring landowner.
- Lack of contact from the Council or Persimmon regarding the number of dwellings proposed on the boundary of their property compared to neighbouring properties. Request that the proposed dwellings are repositioned on their side to avoid any potential for overlooking.

In response to the final point above, neighbour letters were sent to properties adjoining the site on Llanedi Road and a site notice was displayed on Llanedi Road.

Conditions

Revised wording for condition 19 has been proposed by the developer to accord with the timings within the draft Section 106 agreement, the condition is proposed to be amended as follows:

- 19 All hard landscape elements and features of the central area of open space to the north of plots 30-33 shall be laid out and completed prior to the first occupation of any dwellings in accordance with a detailed scheme in the form of specification and layout drawings that shall first be submitted to and approved in writing by the Local Planning Authority'.

Mae'r dudalen hon yn wag yn fwriadol



***Y PWYLLGOR
CYNLLUNIO***

06 AWST 2019

RHANBARTH Y DE

**PLANNING
COMMITTEE**

06 AUGUST 2019

AREA SOUTH

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

**APPLICATIONS RECOMMENDED
FOR APPROVAL**

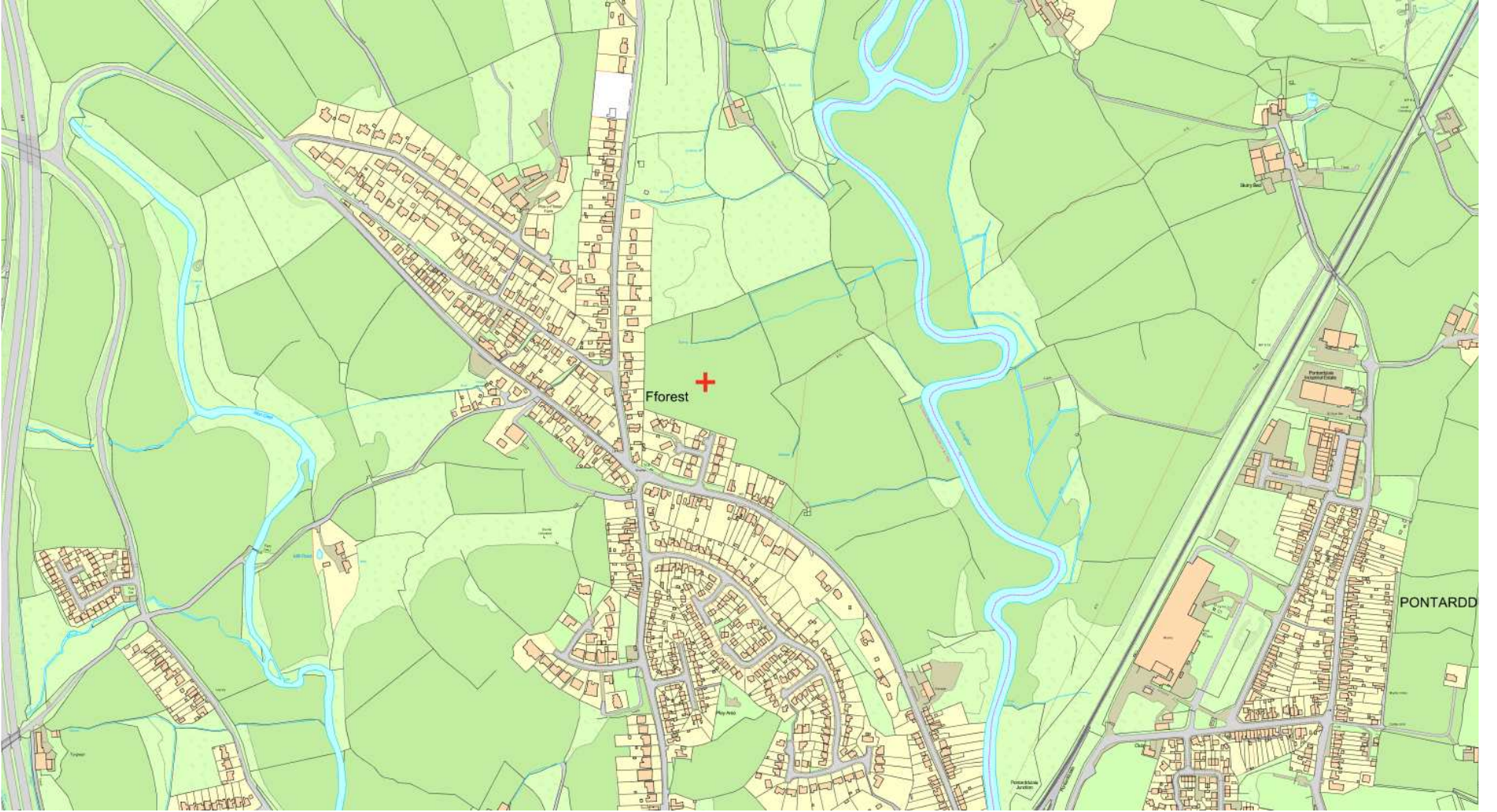


S/38255

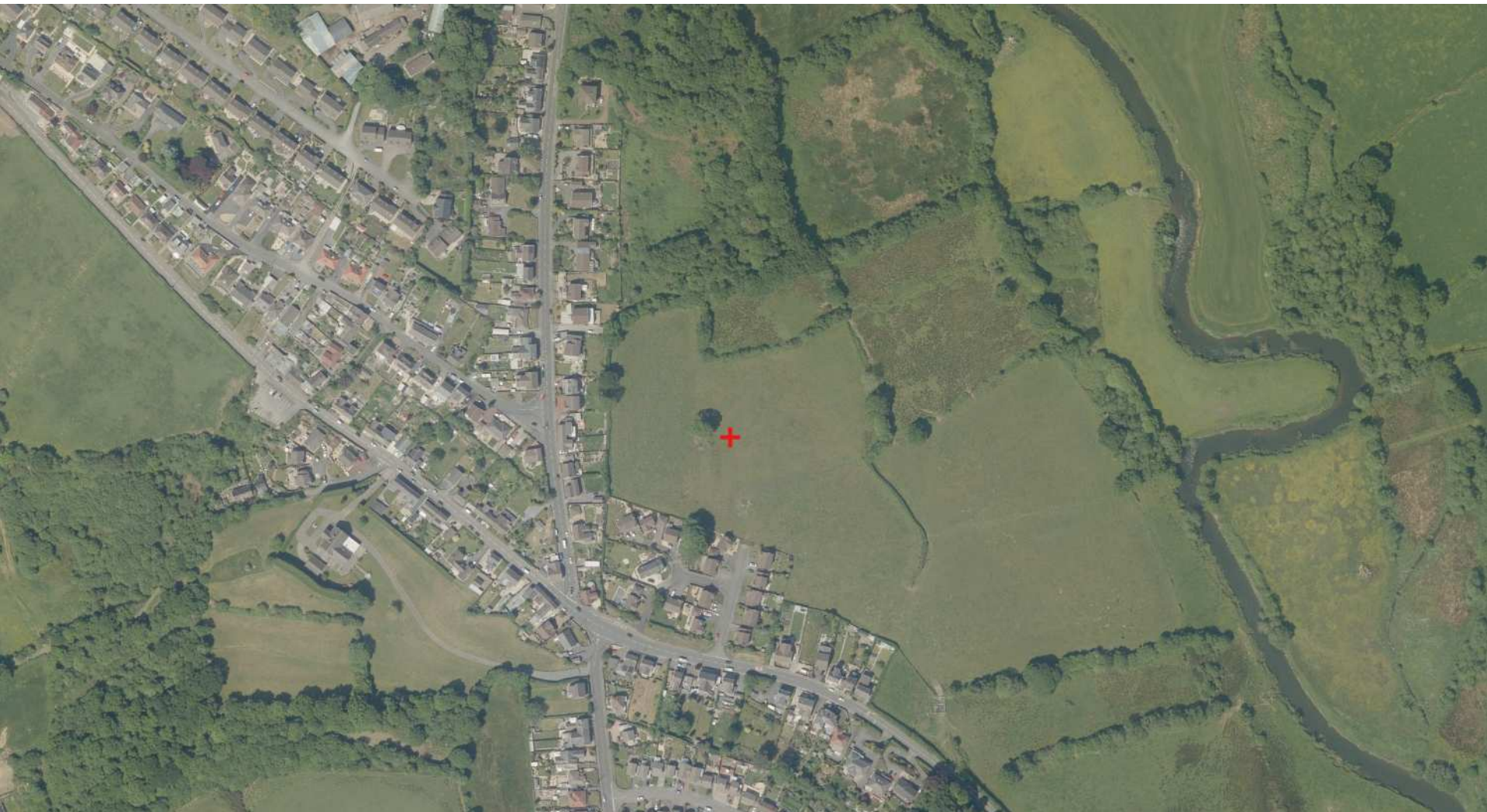
S/38255



S/38255



S/38255



S/38255



S/38255



TYPICAL BALCONY
ARRANGEMENT

TIMBER CRIB WITH
PLANTERS

ADDITIONAL LANDSCAPE
BUFFER - 1.5M WIDE

1.2M HIGH TIMBER HIT AND
MISS FENCE ON TOP OF
TIMBER CRIB WALL

1.2M HIGH TIMBER PCST
AND TWO RAIL FENCE

S/38255



S/38255



S/38255



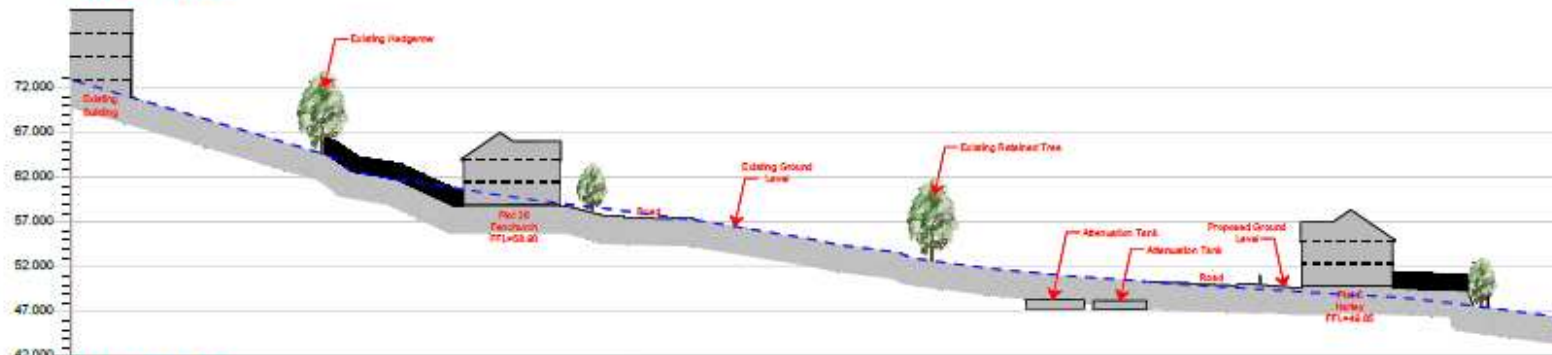
Project Name		Date	
PERSIMMON HOMES		14/05/2019	
Location		Area	
Forest		NTS	
Carmarthenshire		Street Elevation	
CS	CS	MS	
###		SE21	
		#	

Tudalen 119

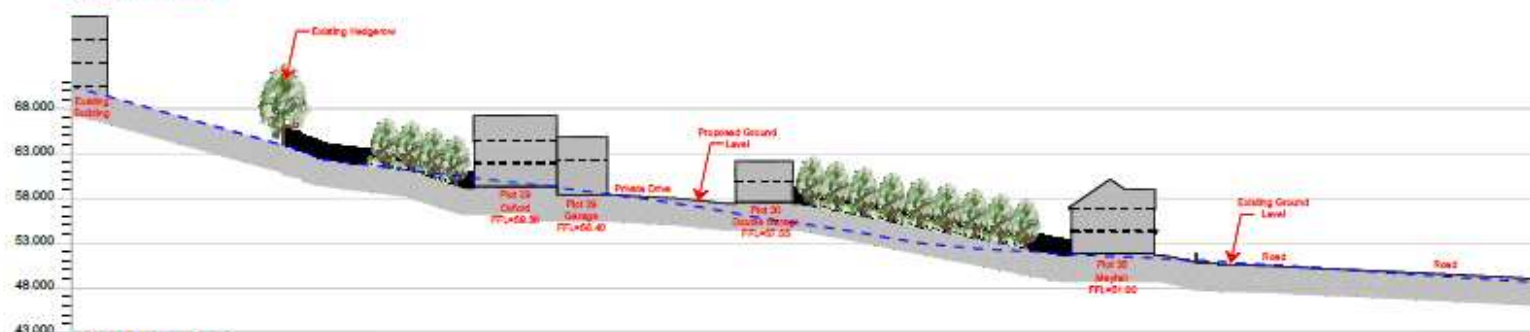
S/38255



SECTION A-A



SECTION B-B

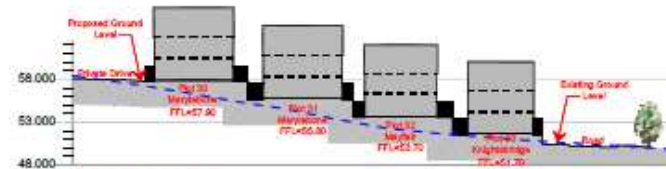


SECTION C-C

S/38255



SECTION D-D



SECTION E-E



S/38255



Front Elevation

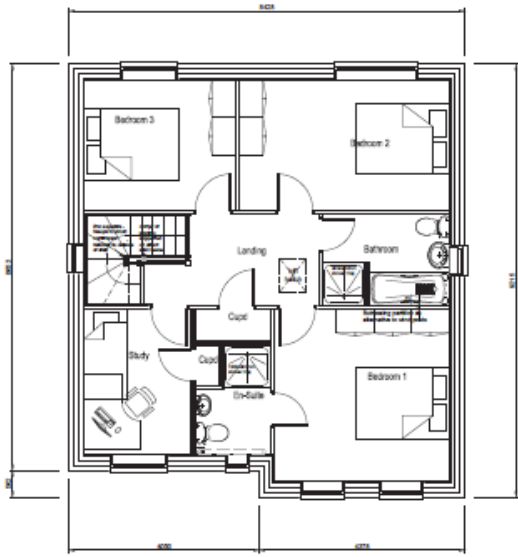
Rear Elevation

Side Elevation

Side Elevation



Ground Floor Plan



First Floor Plan



1401sqft	
Mayfair	221112
MY-WD10	sqm A1, 100sqm A2
Plans & Elevations (Planning)	
	Rev J.

S/38255



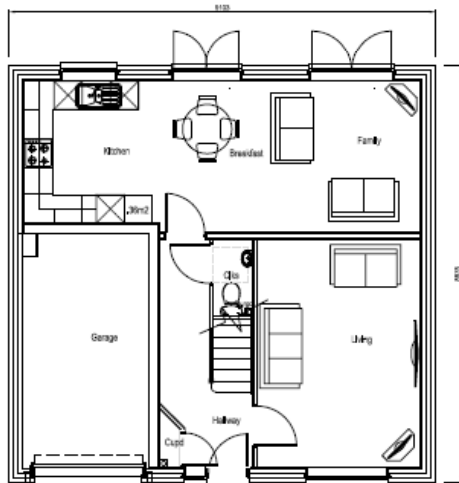
Front Elevation



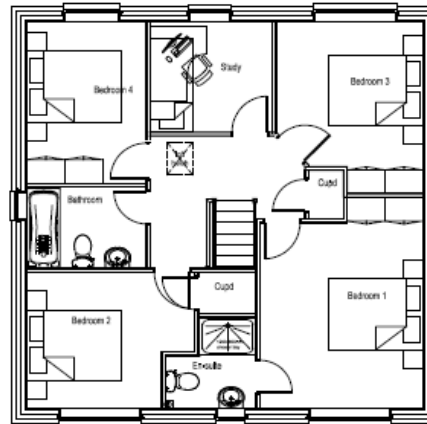
Rear Elevation



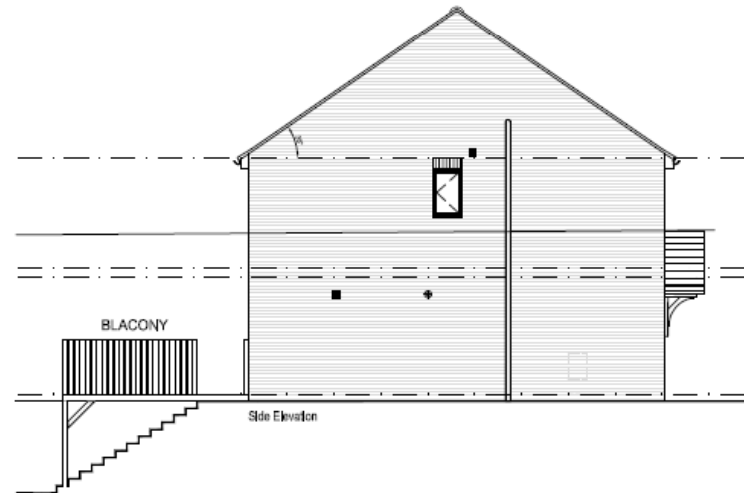
Side Elevation



Ground Floor Plan



First Floor Plan



Side Elevation



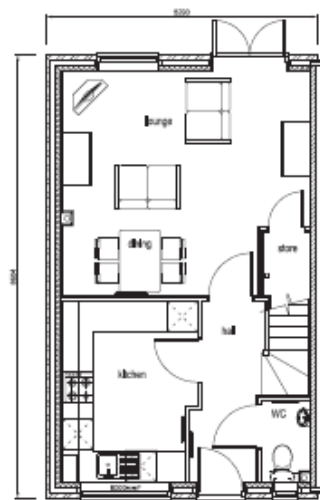
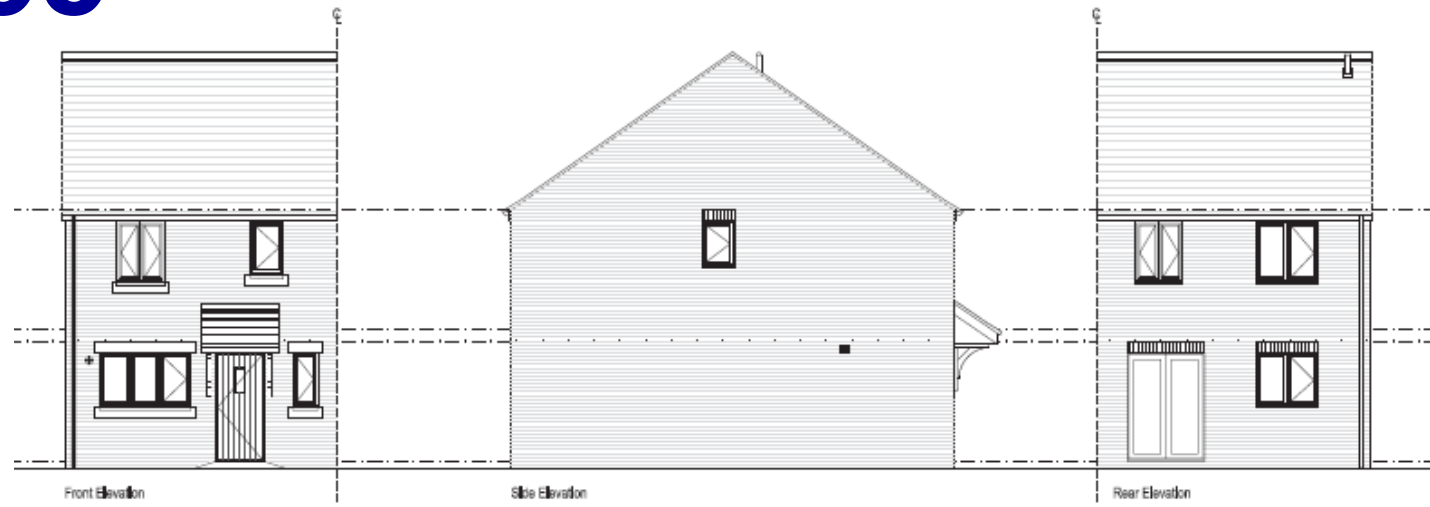
1351sqft	
Strand with balcony	221113
ST-WD10	50@A1, 100@A3
Plans & Elevations (Planning)	
	C13510
	Rev L •

S/38255

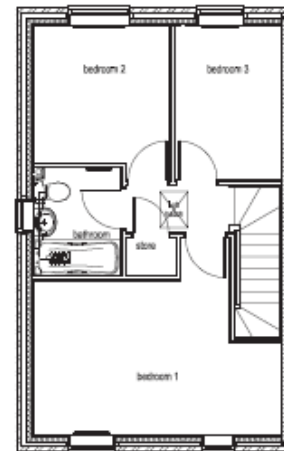


1513sqft	
Harley	221113
HY-WD10	RD@A1, 100@A3
Plans & Elevations (Planning)	
	Rev N

S/38255

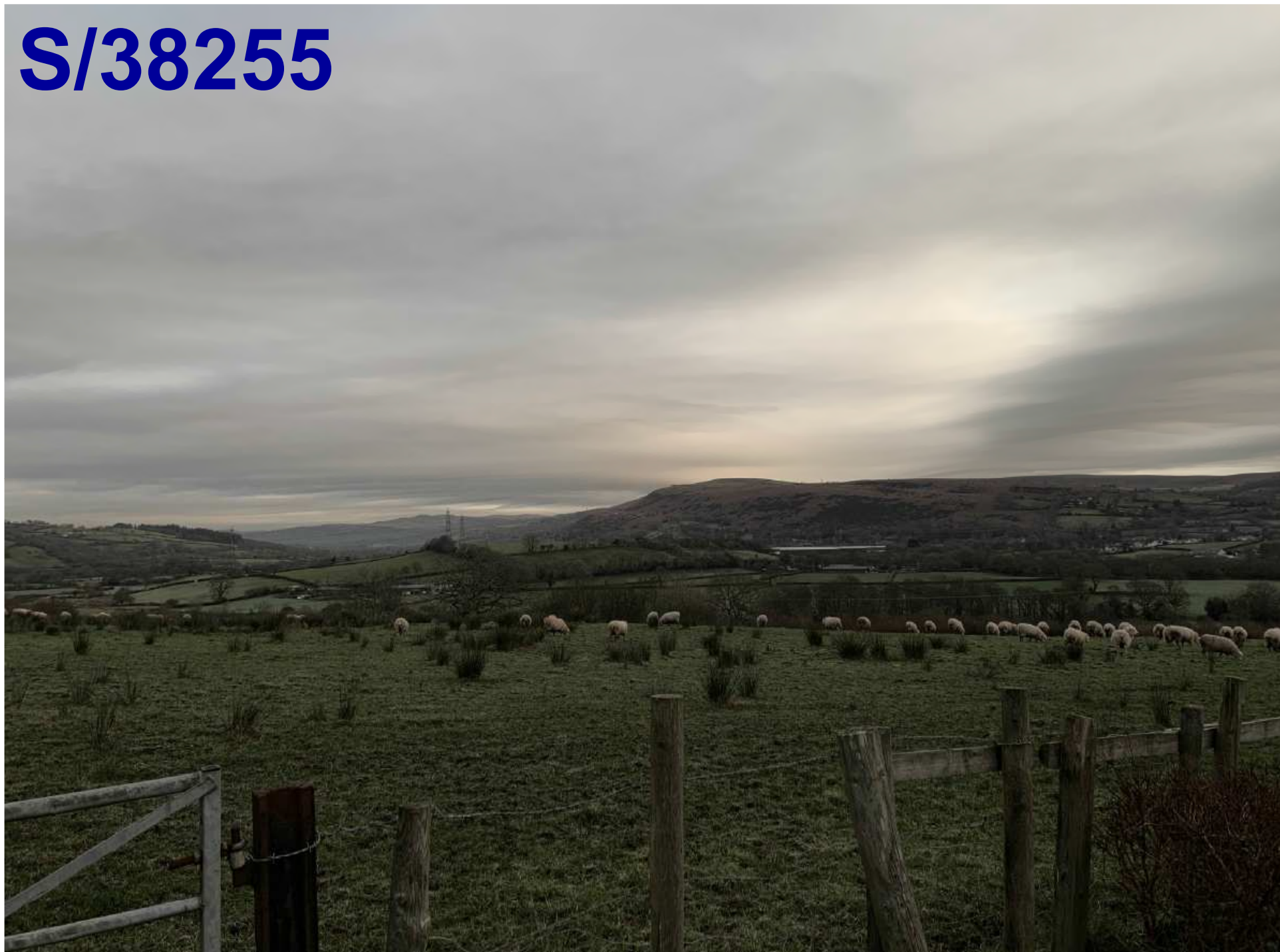


Ground Floor Plan



First Floor Plan

S/38255



S/38255



Tudalen 127

Tudalen 128

S/38255



S/38255



Tudalen 129

Tudalen 130

S/38255



S/38255



Tudalen 131

Tudalen 132

S/38255

