

Annwyl Gyngorydd,

PWYLLGOR CYNLLUNIO - DYDD IAU, 19EG MEDI, 2019

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

Rhif ar yr
Agenda Eitem

- a) W/38125 - CYNLLUN I DDATBLYGU 36 O BRESWYLFYDD A GWAITH CYSYLLTIEDIG AR DIR I'R DE O YSTAD DÔL Y DDERWEN, LLANGAIN, SIR GAERFYRDDIN SA33 5BE (Tudalennau 5 - 26)
- b) W/37120 - DATBLYGU SAFLE DRWY ADEILADU BWYTY ANNIBYNNOL A SIOP GOFFI ANNIBYNNOL, ILL DAU Â CHYFLEUSTERAU GYRRU DRWYDDO CYSYLLTIEDIG. GOSOD Ffordd Fynediad, Maes Parcio Cysylltiedig, Patio, Offer Echdynnu a Gwaith Gysylltiedig Ehangach i'r Safle ar Dir Wrth Gylchfan Sanclêr, Hen Heol Dinbych-y-pysgod, Sanclêr, Sir Gaerfyrddin, SA33 4JW (Tudalennau 27 - 64)
- 4. RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO (Tudalennau 65 - 106)
- 5. RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO (Tudalennau 107 - 122)

Yn gywir,

Wendy Walters

Prif Weithredwr

Amg.

Mae'r dudalen hon yn wag yn fwriadol

Y Pwyllgor
Cynllunio

Planning
Committee

19.09.2019

**RHANBARTH
Y GORLLEWIN**

**AREA
WEST**

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

W/38125

W/38125

Site Location Plan



W/38125

Site Location Plan



W/38125

Site Location Plan



W/38125

Illustrative Site Layout



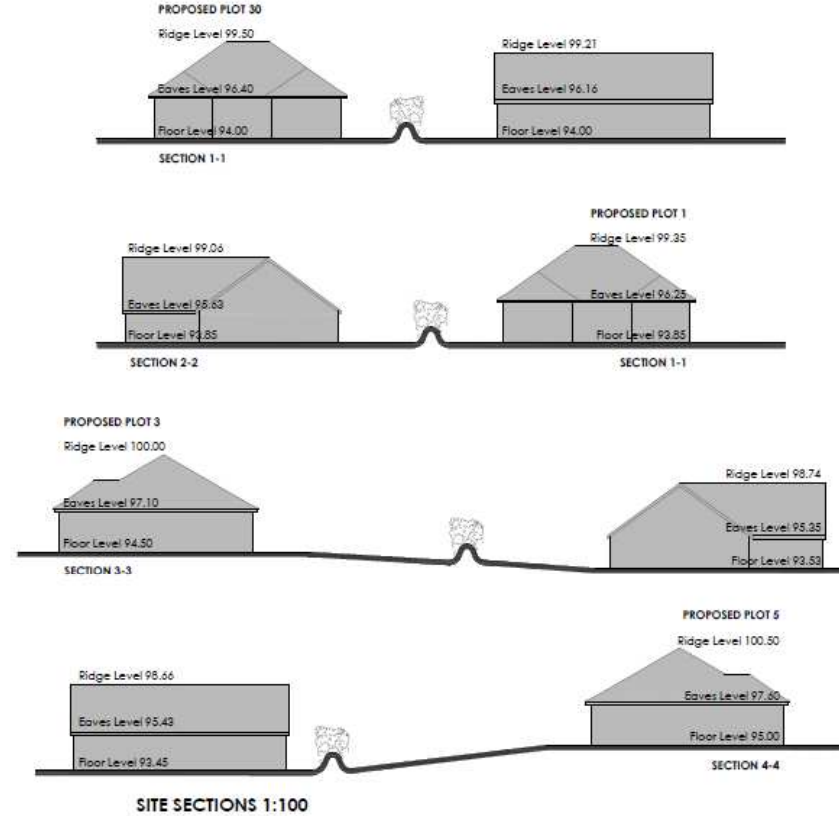
Open Market	
	4 Bedroom House
	4 Bedroom House
	4 Bedroom House
	3 Bedroom House
	3 Bedroom House
	Bungalow
Affordable Housing 30%	
	3 Bedroom House
	2 Bedroom House
	Affordable Housing Plot

W/38125

Illustrative Cross Sections



SITE LAYOUT - NTS

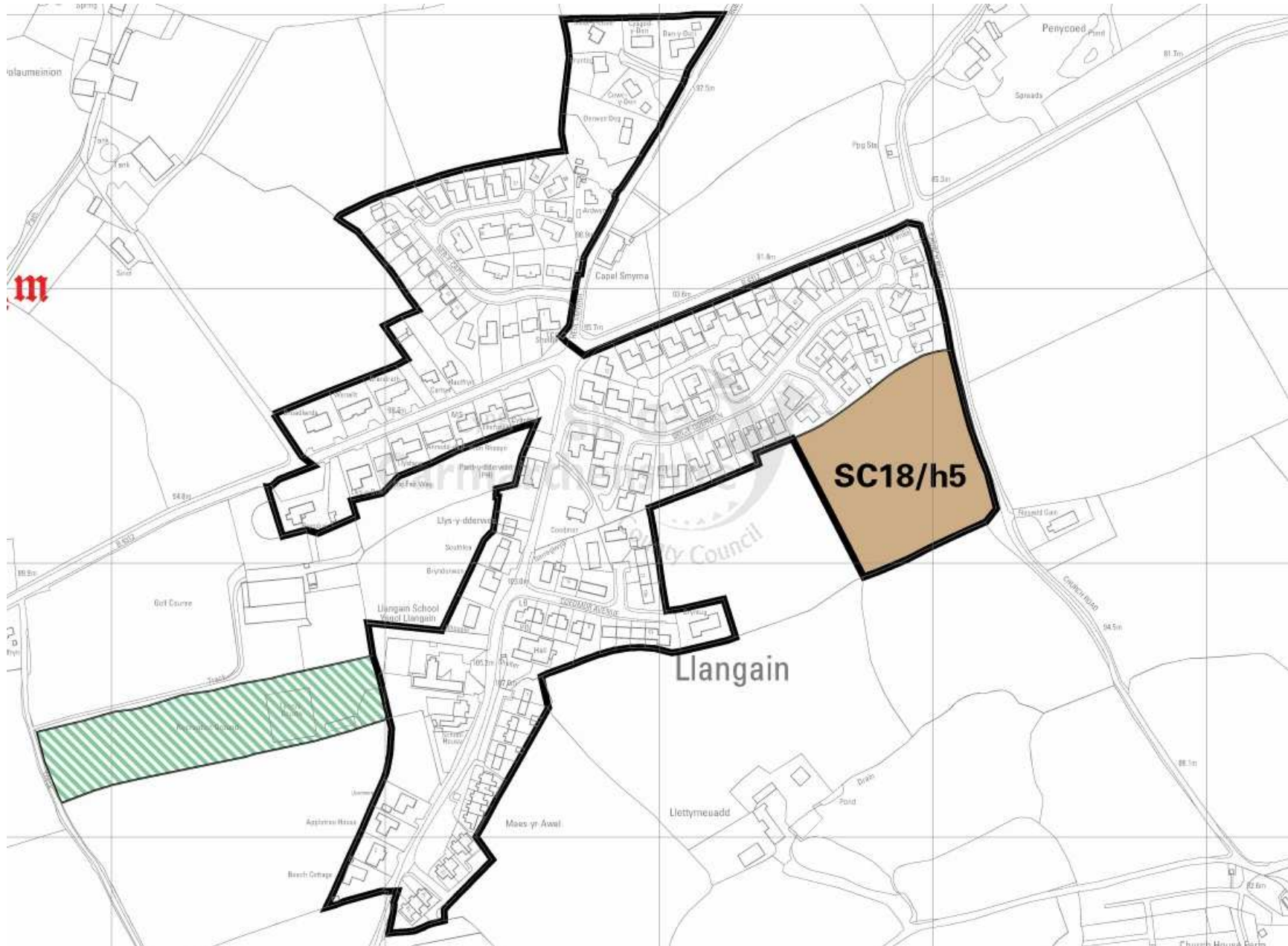


Revised	Date	Amendment	Drawn
Development: LAND SOUTH OF DOL-Y-DEKWIN,			
Location: LLANGAIN, CARMARTHEN.			
Client: NEW TRUST			
Drawing Title: SITE SECTIONS			
Drawing Number: LLAN-15-04-20			
Revised:	/	Scale @ A2:	1:100
Drawn By:	PVCT/UI	Date Issued:	20.07.18
Checked by:		Date:	

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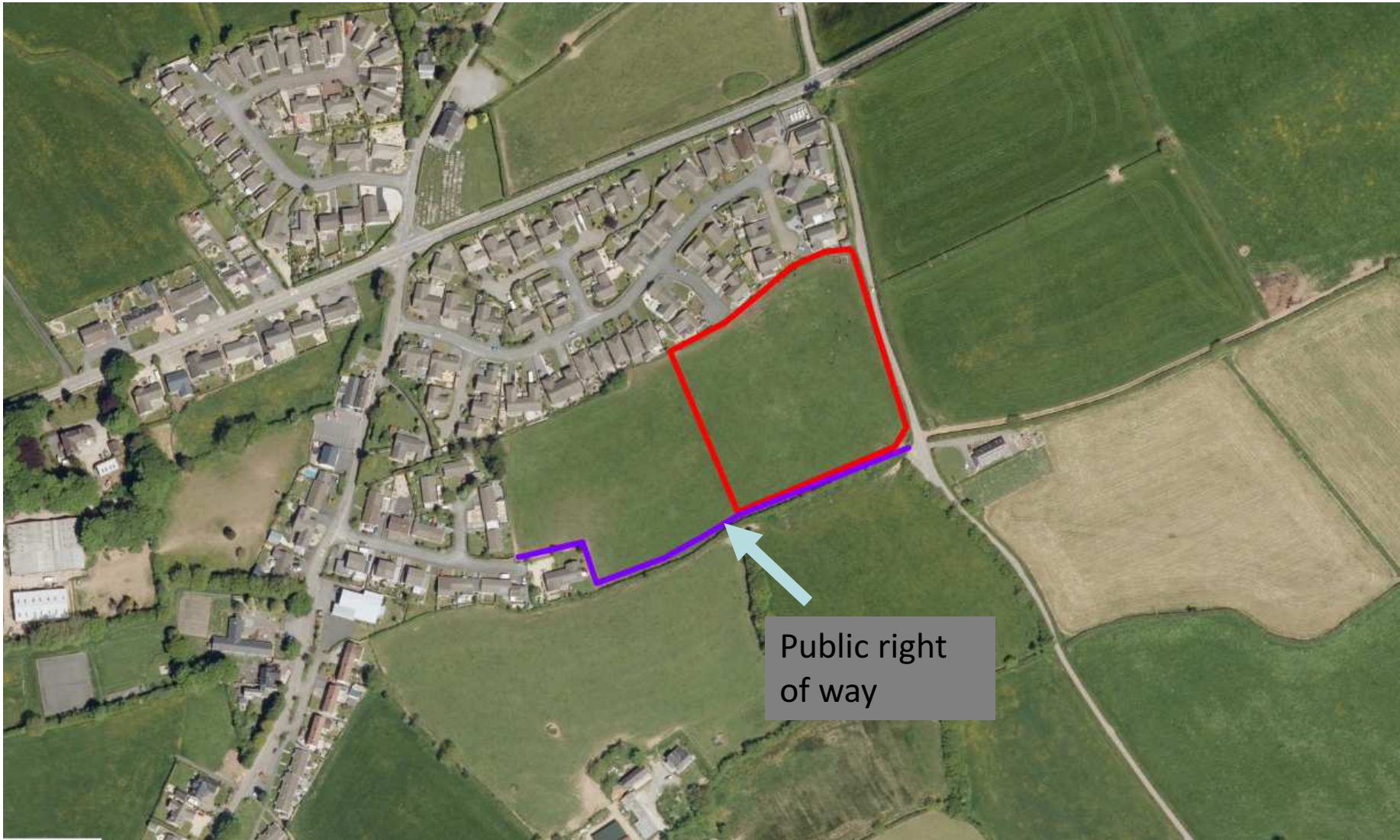
W/38125

LDP Proposals Map



W/38125

Location of public right of way



W/38125

View south across site from Dol y Dderwen



W/38125

View north west across site from
Church Road towards Dol y Dderwen



W/38125

View west across site from Church Road
towards properties of Coedmor Avenue



W/38125

View towards the access from Dol y Dderwen



W/38125

Internal junction in Dol y Dderwen leading to the access to the site



W/38125

Access junction into Dol y Dderwen from School Lane



W/38125

View south along School Lane from its junction with Dol y Dderwen



W/38125

View north along School Lane from its junction with Dol y Dderwen



W/38125

Junction of School Lane with the B4312



W/38125

View west along B4312 from its junction with School Lane



W/38125

View south along Church Road from its junction with the B4312



Mae'r dudalen hon yn wag yn fwriadol

*Ardal
Gorllewin/
Area West*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

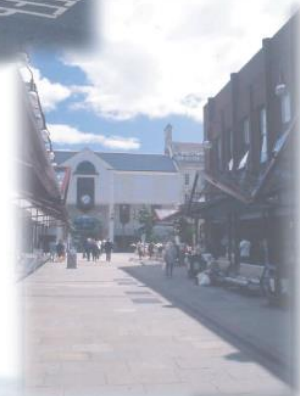
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

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

**AR 19 MEDI 2019
ON 19 SEPTEMBER 2019**

**I'W BENDERFYNU/
FOR DECISION**

ADDENDUM



ADDENDUM – Area West

<i>Application Number</i>	W/37120
<i>Proposal & Location</i>	DEVELOPMENT OF SITE WITH THE ERECTION OF BOTH A FREESTANDING RESTAURANT AND A FREESTANDING COFFEE SHOP, BOTH WITH ASSOCIATED DRIVE THROUGH FACILITY. INSTALLATION OF ACCESS ROAD, ASSOCIATED CAR PARK, PATIO AREAS, EXTRACTION EQUIPMENT AND WIDER ASSOCIATED WORKS TO THE SITE AT LAND AT ST CLEARS ROUNDABOUT, OLD TENBY ROAD, ST CLEARS, CARMARTHEN, SA33 4JW

DETAILS:

Summary of Consultation Responses

Local Member(s) - Councillor Philip Hughes has raised additional highway concerns in respect of the development and in particular the amount of traffic that enters and exits onto the roundabout of the A40 via Tenby Road from the Starbucks coffee shop and Travel lodge hotel.

He is concerned that this volume of vehicular movements has not been accurately measured by the applicant as part of the transport assessment in that he suggests that the traffic counters were placed to the east of entrances to both businesses whereby the existing traffic flows were not captured. He therefore suggests that a further assessment should be undertaken to address this error and to accurately assess the highway impacts of the proposed development.

In addition, he suggests that the site's location on the main arterial route from Pembrokeshire will mean that there will undoubtedly be an increased traffic flow in the area that could affect the backlog of traffic into St Clears.

Councillor Phillips requests that the determination of the application be deferred until an accurate measurement of the existing and proposed traffic flows has been undertaken. He also recommends that discussions take place with the Trunk Road Agency to consider the possibility of a separate direct access to the development from the roundabout of the A40.

Appraisal

The Head of Transport has accepted the findings of the transport assessment accompanying the application and offered no objection to the development subject to the imposition of suitable conditions which are set out in the main report and the completion of a Section 106 Agreement securing a financial contribution towards the introduction of a pedestrian phase to the signalised junction in the centre of St Clears.

The recommendation for approval therefore remains unchanged.

Y Pwyllgor
Cynllunio

Planning
Committee

19.09.2019

**RHANBARTH
Y GORLLEWIN**

**AREA
WEST**



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Planning Committee

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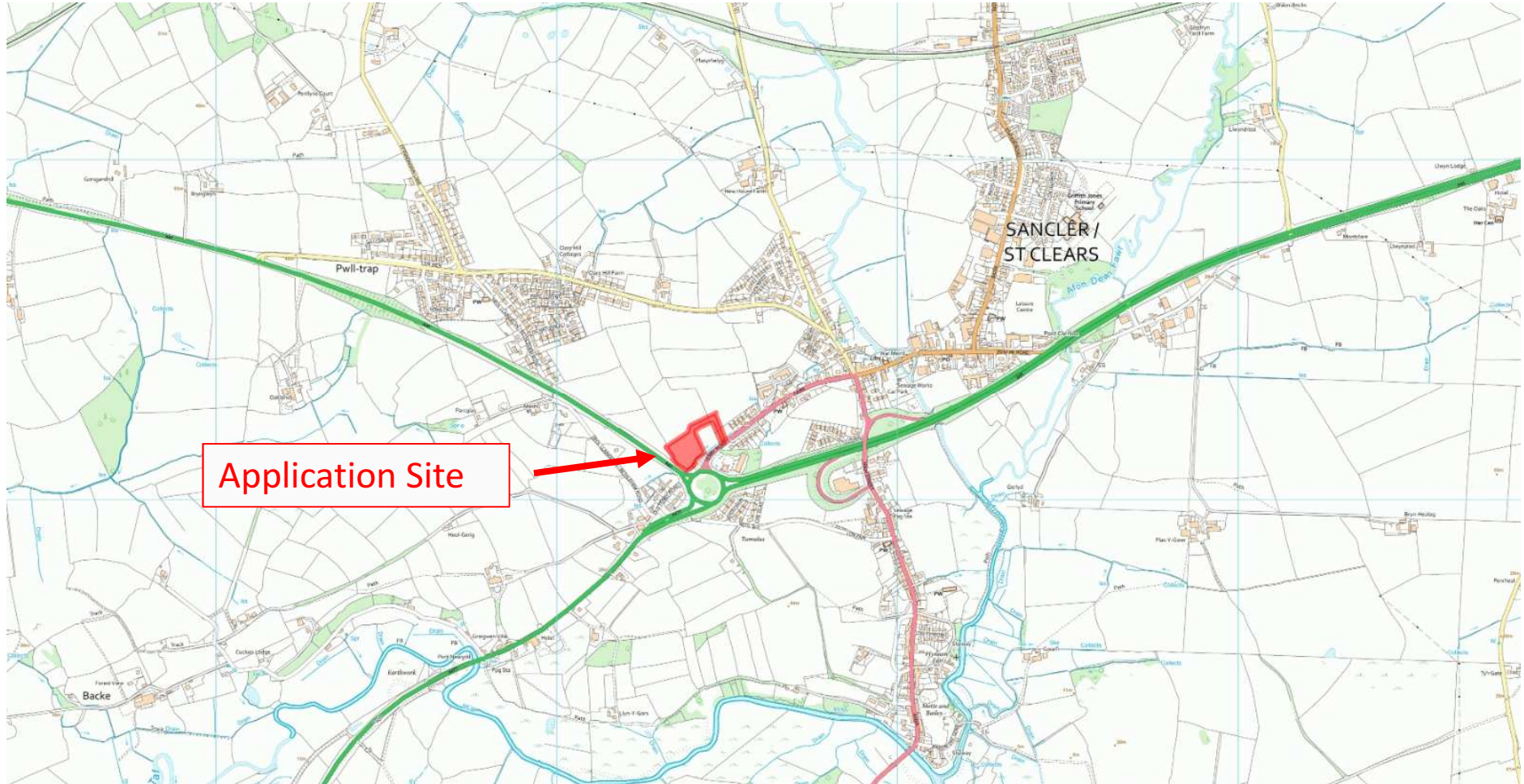
Y Pwyllgor
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Planning
Committee

W/37120

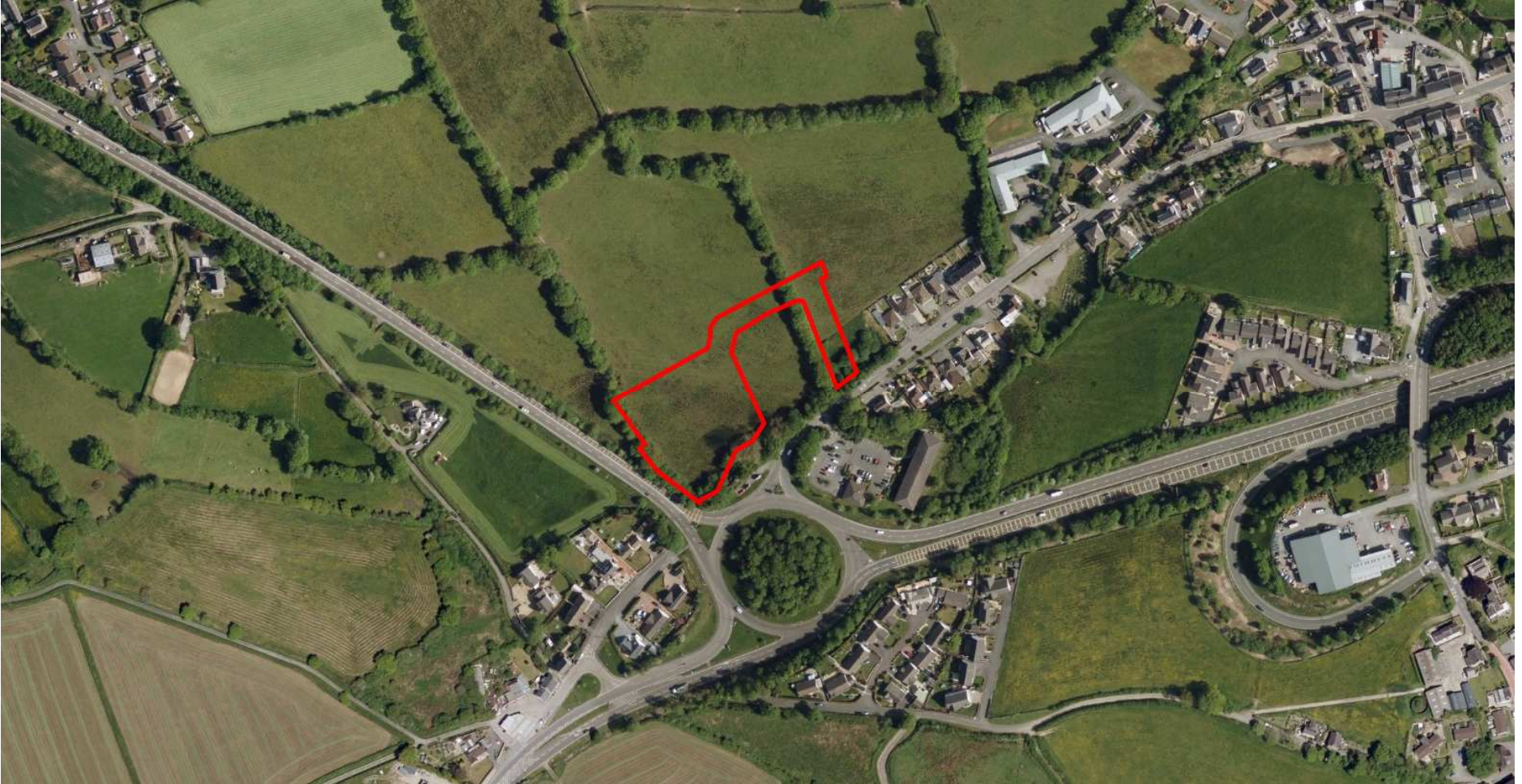
W/37120

Site Location



W/37120

Aerial Photograph



Tudalen 33

W/37120

Site Masterplan



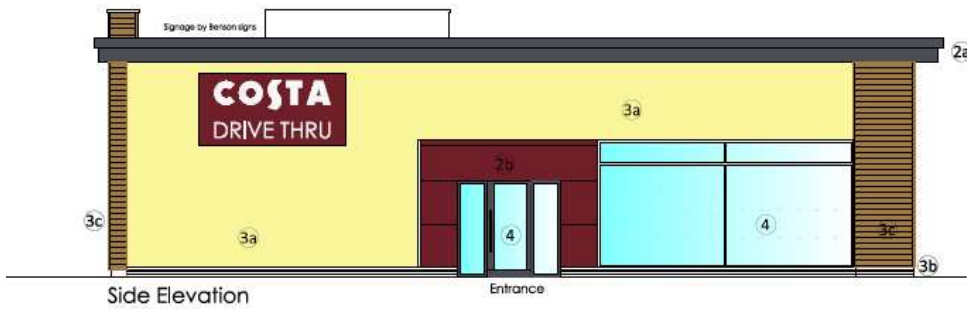
- NOTES**
- 1. All dimensions shown are to the nearest 10mm.
 - 2. Any dimensions not to be measured in the drawing (e.g. wall thickness) are to be measured in the field.
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Coffee Shop Elevations



1. ROOF: PARTIAL CEILING PROFILE BUILT UP SYSTEM, PROFILE CLIPS (SPACED 1200mm) TO COVER, 125mm INSULATION, APPROXIMATE INSULATION, UNDERLAYER OF ROOF BOARD TO BE SPACED BLANK TO SUIT TENSILE REQUIREMENTS, EXTERNAL ROOFING SHEET COLOUR AUTHENTIC TO GUYANA. ROOF BUILT UP TO ACHIEVE MIN 10

W/37120

Coffee Shop Floor Plans

ROOF:
 ASTECOL COATED PROFILE BUILT UP SYSTEM, PROFILE OUTER SHEET, 180mm ROCKWOOL (OR SIMILAR) INSULATION, UNDERSIDE OF ROOF SOFFIT TO BE SPRAYED BLACK TO SUIT TENANTS REQUIREMENTS, TERNAL ROOFING SHEET COLOUR ANTHRACITE GREY REF RAL 7016, ROOF BUILT UP TO ACHIEVE MIN U VALUE OF 0.25W/M²K, 10 TO FALLS 4 DEGREES.

SOFFITS AND SOFFIT:

1m FLAT POWDER COATED ALUMINIUM FLASHING APPLIED TO FASCIA, SUPPORTED OFF SHEETING RAILS, ALL TIED BACK TO STEEL FRAME IN ACCORDANCE WITH ENGINEERS DETAILS. COLOUR ANTHRACITE GREY REF RAL 7016.
 17 ALUMINIUM CLADDING PANEL SOFFIT, ANTHRACITE GREY REF RAL 7016, SUPPORTED FROM HORIZONTAL JLS ALL FIXED BACK TO STEEL FRAME IN ACCORDANCE WITH ENGINEERS DETAILS.
 1m THICK ALUMINIUM BACKED PANELS, POWDER COATED PANTONE 202C (COSTA RED)

WALLS:

BLOCKWORK TO RECEIVE THRU COLOUR RENDER - COLOUR RAL 9010 WHITE.
 CURSES UP TO DPC LEVEL IN FACING BLOCKWORK - WIENERBERGER STAFFORDSHIRE SMOOTH BLUE, VULNERABLE VIA BRICKLINK TELEGLIS 258 6600 WITH TILCON W24 MORTAR - SUBJECT TO PLANNING APPROVAL.
 HORIZONTALLY LAID TIMBER CLADDING FIXED TO SUB FRAME OFF BLOCKWORK - BRITISH WESTERN RED CEDAR (LIIA PLUGGATA) WITH A NON VOC EXTERIOR HIGH BUILD OIL FINISH NOTE: A SAMPLE OF TIMBER CLADDINGS 1 BE CONSTRUCTED ON SITE FOR APPROVAL.

GLAZING:

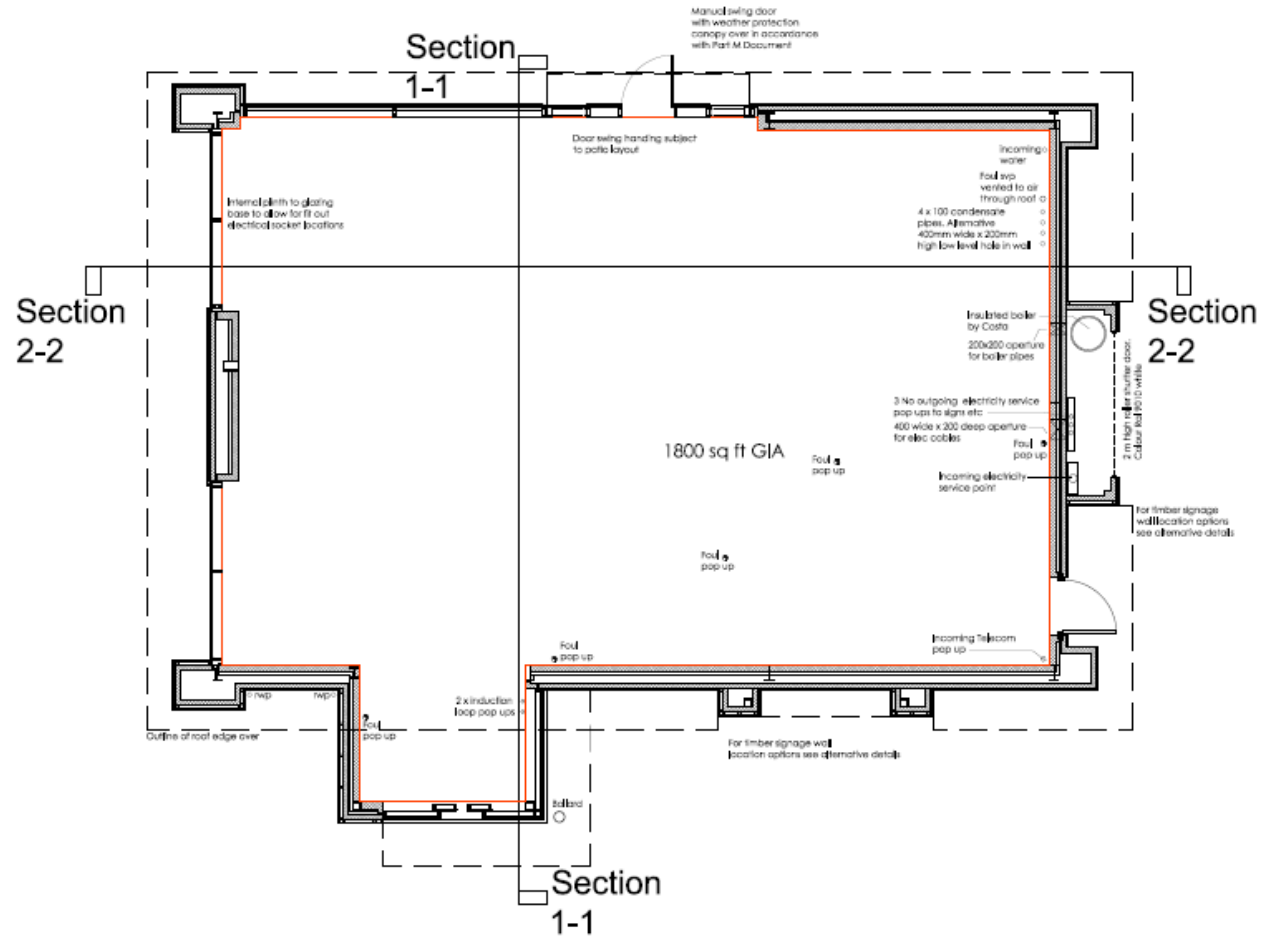
TERNALLY BROKEN ALUMINIUM SHOPFRONT WINDOW SYSTEM (KAWNEER OR SIMILAR APPROVED), FRAME COLOUR ANTHRACITE GREY RAL 7016, SYSTEM TO ACHIEVE A MIN U-VALUE OF 2.2W/M²K
 R ALL SOUTH, SOUTH-EAST AND SOUTH WEST FACING GLAZING, DEVELOPER TO CONSIDER SOLAR REFLECTIVE FILMS TO RECEIVE STANDARD DOT MANIFESTATION AS INDICATED ON ELEVATIONS.

DOORS:

POURCE DOOR
 CTORY FINISHED POWDER COATED STEEL DOORS AND FRAMES - COLOUR RAL 7016 WITH RAL 7016 FRAMES

WINDOWS:

10 LOUVRES WITH INTERNAL INSECT MESH, FINISHED RAL 7016 LIGHT GREY



W/37120

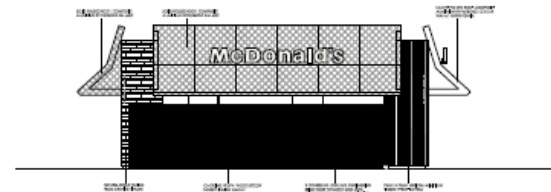
Restaurant Elevations

NOTES

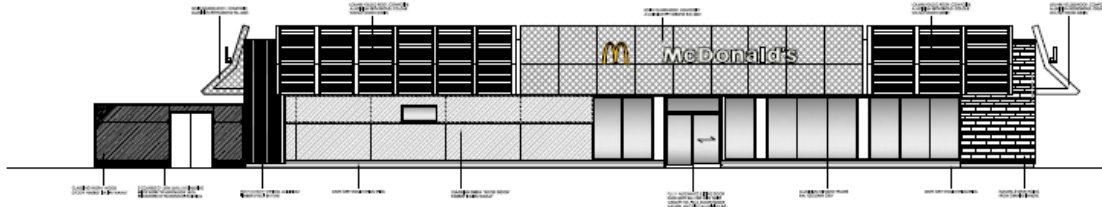
- All members and fastenings to be checked on site.
- Any modifications are to be reported to the architect as soon as possible.
- The drawings shall not be used to execute any work without the architect's approval.
- The drawings shall not be reproduced without express written permission.
- The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
- All work is to be undertaken in accordance with the relevant building codes and regulations.
- All materials and products are to be used in accordance with the manufacturer's recommendations.
- Work is to be carried out in accordance with the relevant safety regulations.
- Details based on SCAR AND BULL BUILDING INC. DRAWINGS FOR THE WOOD PLANT & STORE, 2017.



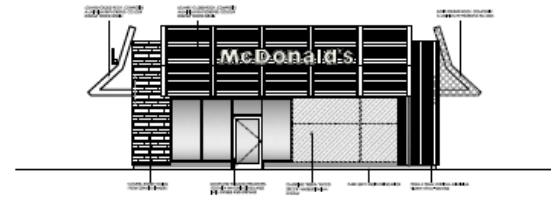
ELEVATION A



ELEVATION B



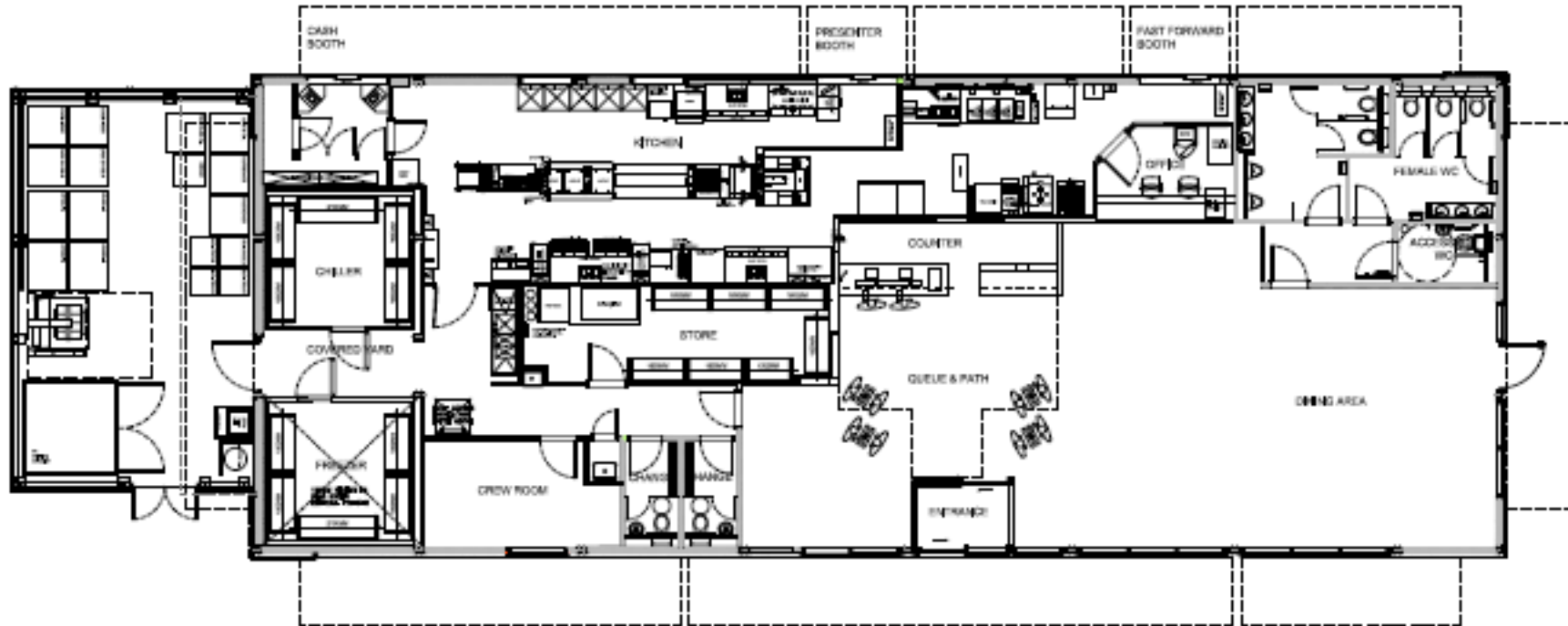
ELEVATION C



ELEVATION D

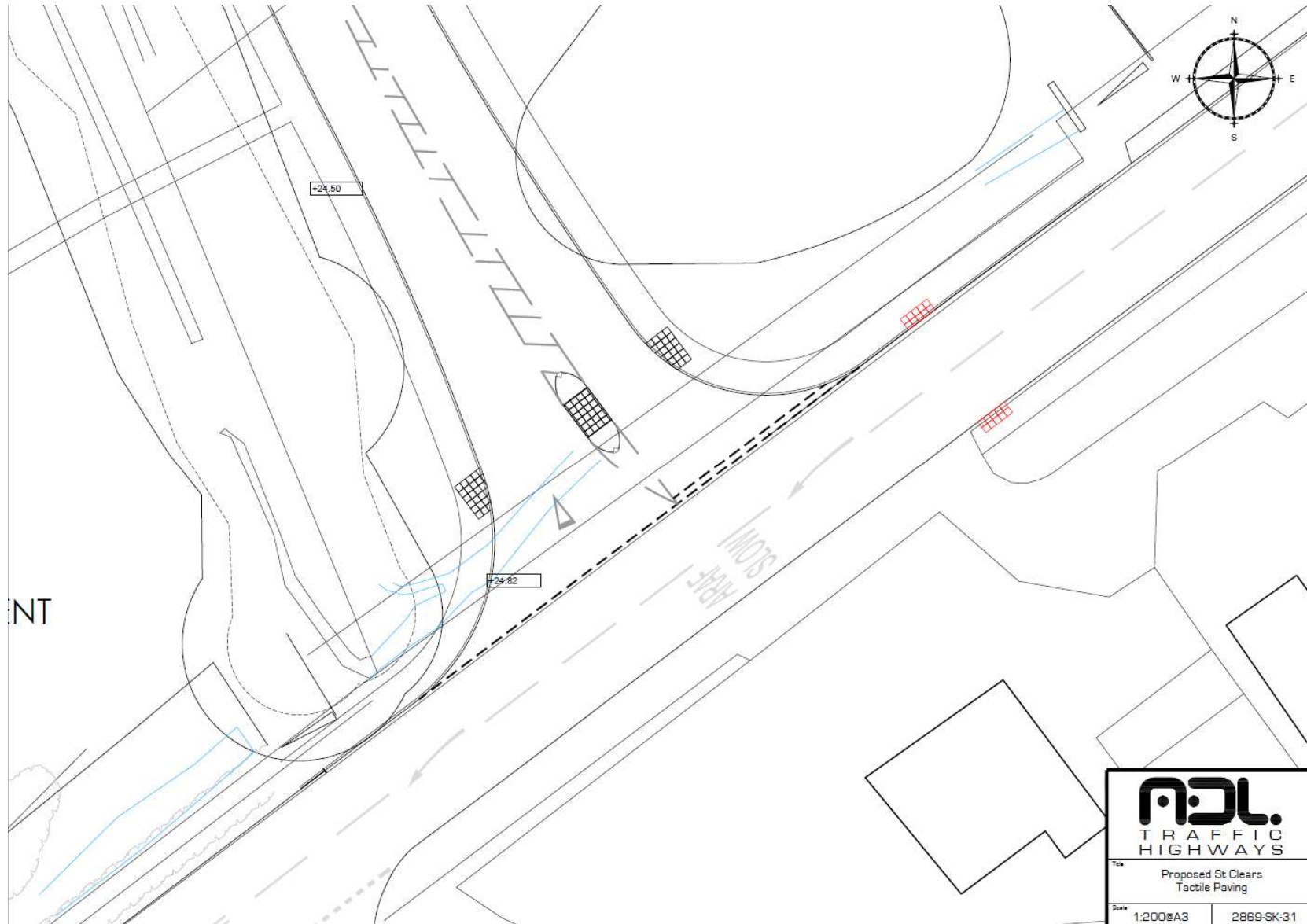
W/37120

Restaurant Floor Plan



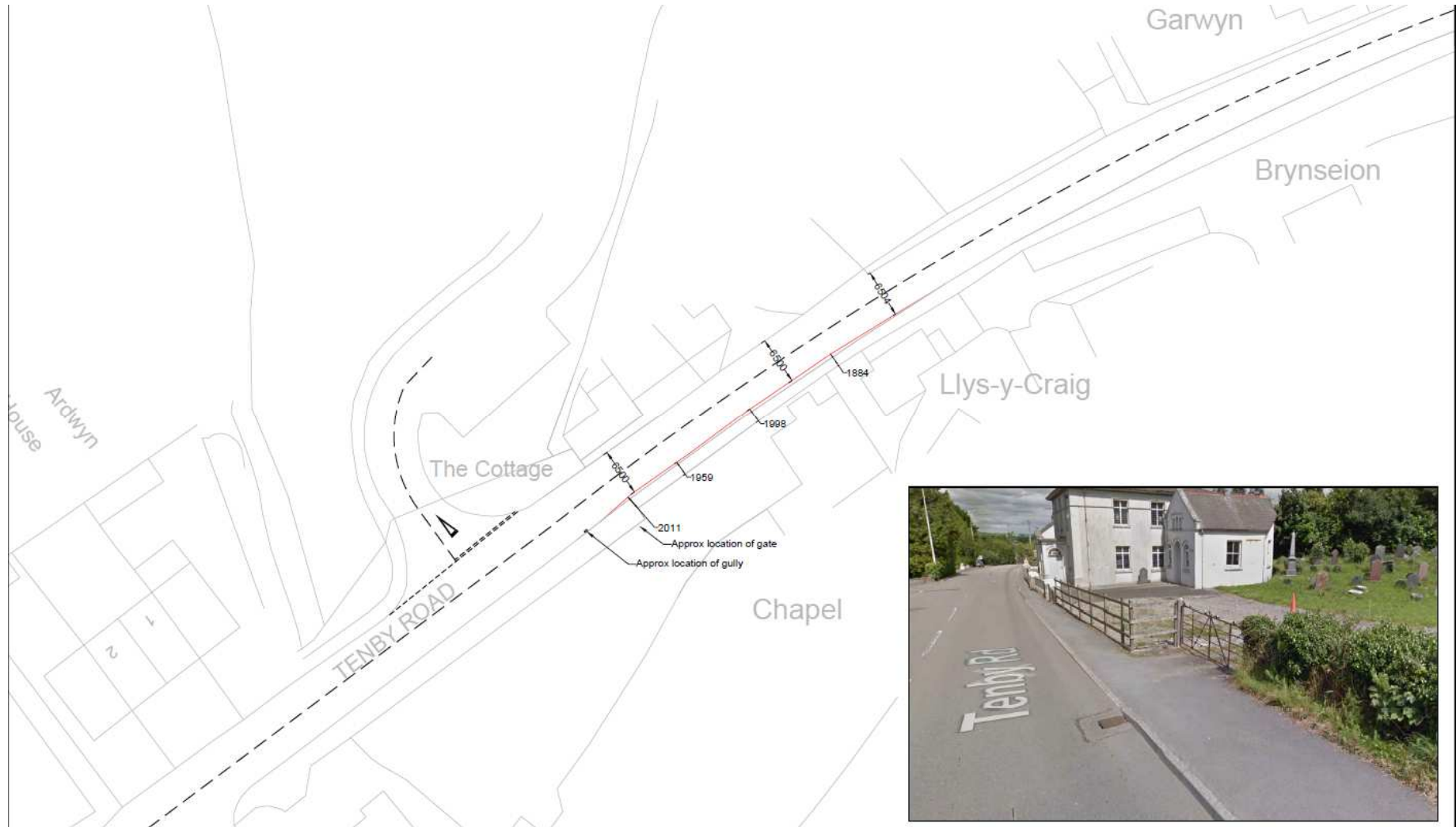
W/37120

Access proposals



W/37120

Footway improvements along Tenby Road

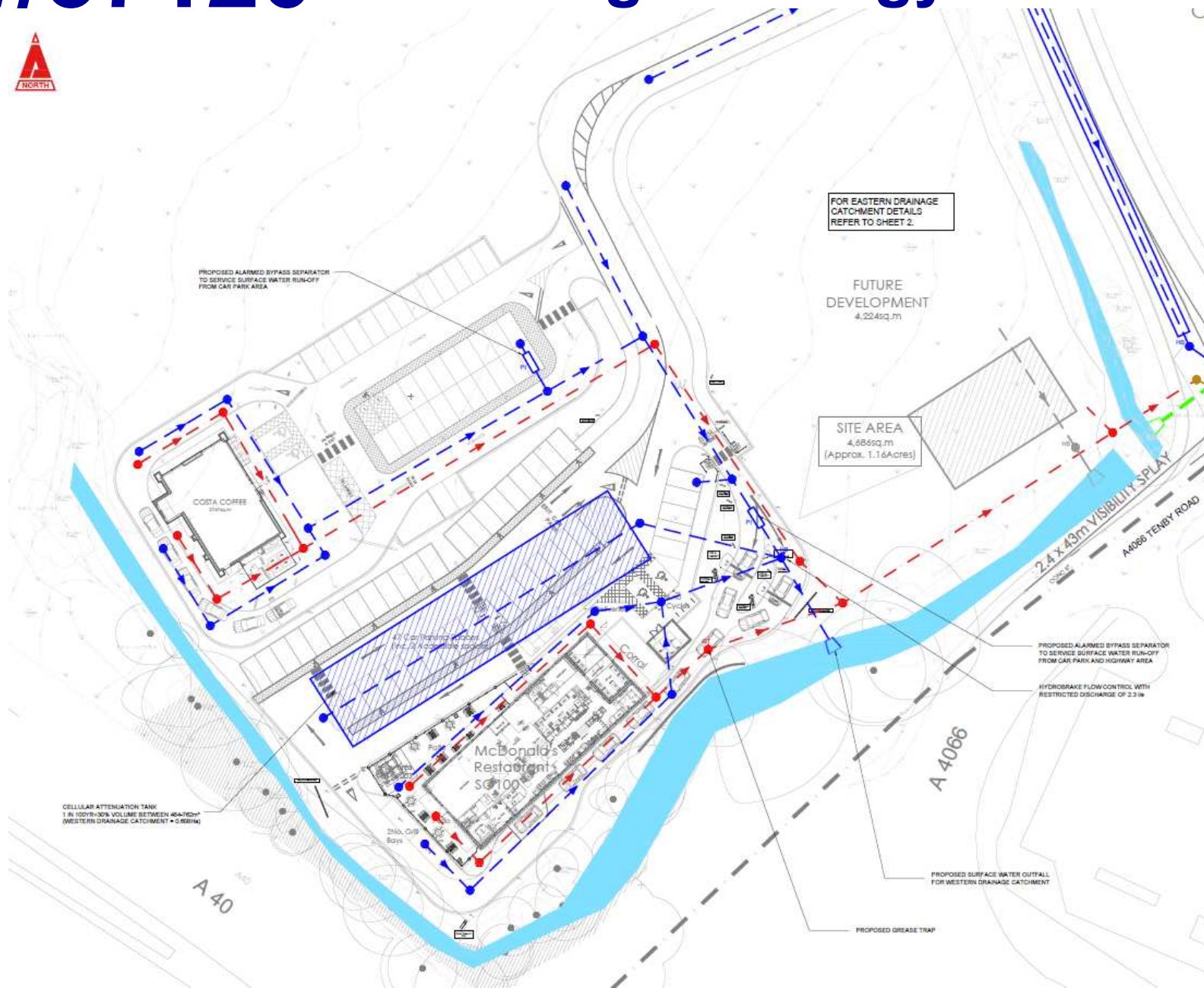


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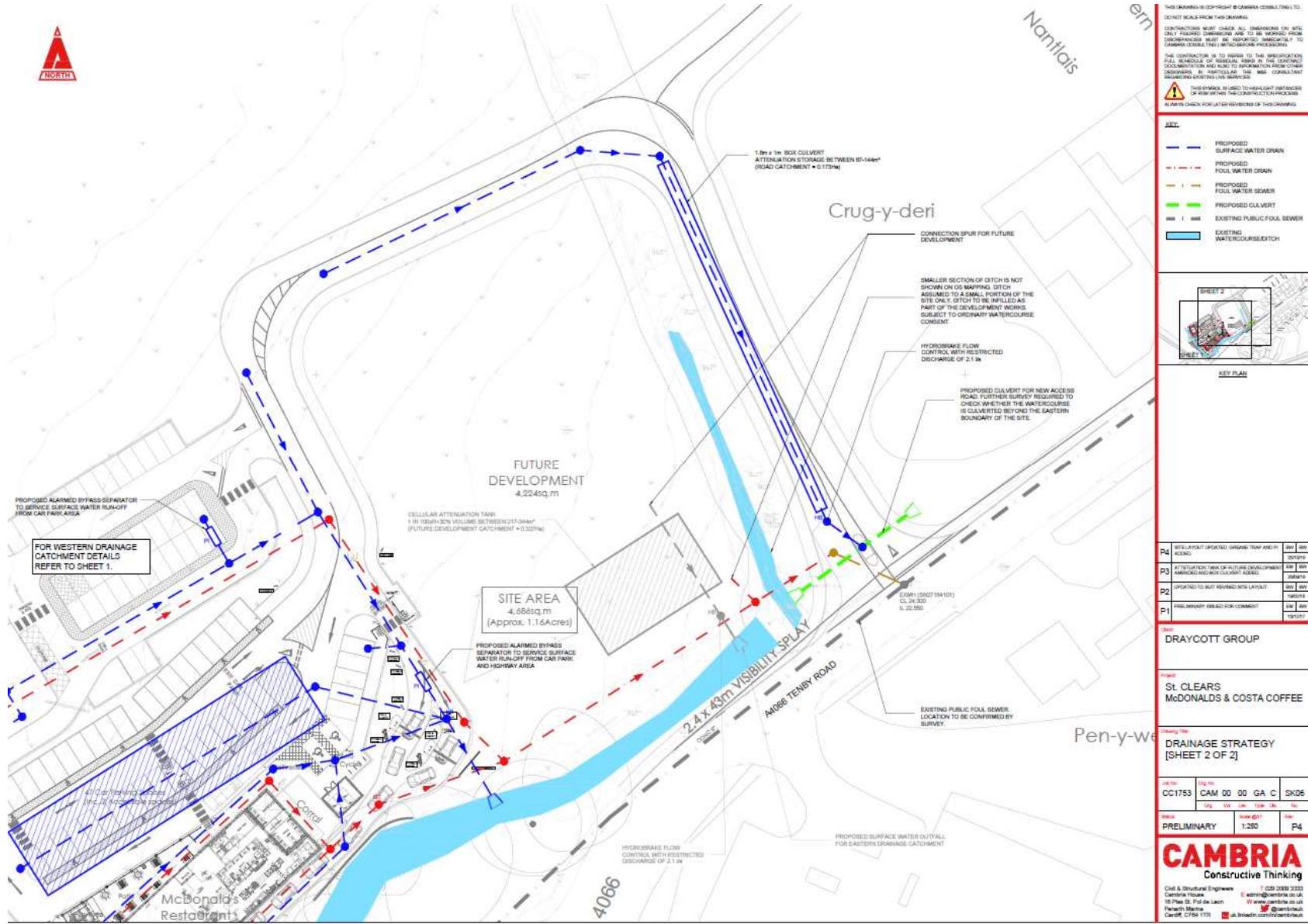
Landscape Concept Scheme



W/37120 Drainage strategy



W/37120 Drainage strategy



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THIS DRAWING IS USED TO NEGOTIATE CONTRACTS OF WORK. PLEASE CHECK FOR LATEST REVISIONS OF THIS DRAWING.

- KEY**
- PROPOSED SURFACE WATER DRAIN
 - PROPOSED FOUL WATER DRAIN
 - PROPOSED FOUL WATER SEWER
 - PROPOSED FLOW CONTROL
 - EXISTING PUBLIC FOUL SEWER
 - EXISTING WATERCOURSE/DITCH



P4	WET-LAYOUT (UPDATED) (DRAINAGE TRAP AND) AND ACCESS	REV	DATE
P3	AT FURTHER STAGE OF FUTURE DEVELOPMENT (MARKED) AND NEW CULVERT (NEW)	REV	DATE
P2	DESIGNED TO BE WORKED WITH LAYOUT	REV	DATE
P1	PRELIMINARY (READY FOR COMMENT)	REV	DATE

CLIENT
DRAYCOTT GROUP

PROJECT
St. Clears
McDONALDS & COSTA COFFEE

Drawing Title
DRAINAGE STRATEGY
[SHEET 2 OF 2]

Project No	Client Ref	Scale	Drawn	Checked	Approved
CC1753	CAM 00 00 GA C	SK06			
Revision	Scale	Drawn	Checked	Approved	
PRELIMINARY	1:250				P4

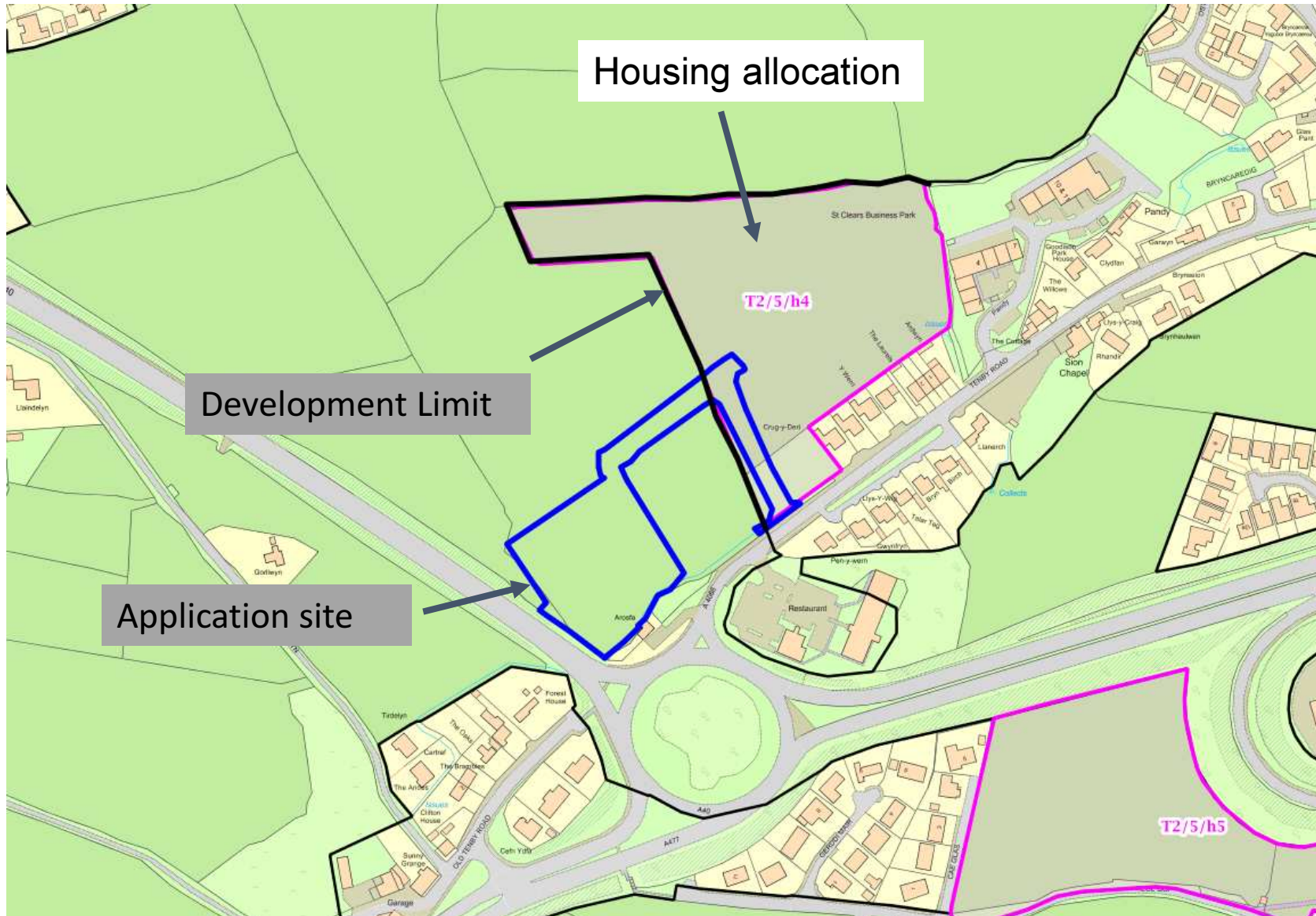
CAMBRIA
Constructive Thinking

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W/37120

LOCATION OF SITE IN RELATION TO DEVELOPMENT LIMITS AND HOUSING ALLOCATION



W/37120

View south along Tenby Road towards the proposed access



W/37120

Location of proposed means of access onto Tenby Road



W/37120

View north in eastern field enclosure towards its western boundary



Line of Proposed New Access

W/37120

View south in eastern field enclosure
towards proposed access onto Tenby Road



W/37120

View south east in eastern field enclosure towards rear of properties adjacent to proposed access



W/37120

View east in eastern field enclosure (housing allocation)



W/37120

View north into site (western field enclosure)



W/37120

View west towards boundary with A40



Tudalen 53

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View south west towards the boundary with the A40 roundabout and derelict dwelling



W/37120

View north in western field enclosure



W/37120

View north from Tenby Road towards its roundabout with the A40/A477



W/37120

View into nearby Travelodge & Starbucks development



Tudalen 57

W/37120

Derelict dwelling adjacent to site



W/37120

View towards south west corner of site with the A40 roundabout



W/37120

View north west along A40 to the west of the site



W/37120

View towards residential properties opposite the proposed new access road



W/37120

View north east along Tenby Road



W/37120

View north east along Tenby Road towards area of proposed footway improvements (to the front of chapel)



W/37120

View north east along Tenby Road towards the traffic signalised junction in St Clears



*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 19 MEDI 2019
ON 19 SEPTEMBER 2019**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area South

<i>Application Number</i>	S/38106
<i>Proposal & Location</i>	VARIATION OF CONDITION 1 ON S/30598 (EXTENSION OF TIME) AT SITE 5 AND 6, LAND ADJACENT TO FORMER GRILLO SITE, BURRY PORT, SA16 0LT

DETAILS:

Updated Supporting Reports

The following updated supporting reports have been received and have been re-consulted upon:-

- Habitat Mitigation Strategy Report;
- Habitat Regulations Assessment Report;
- Breeding Birds and Bat Survey Report.

CONSULTATIONS

Coal Authority – The Coal Authority considers that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site.

The Coal Authority therefore recommends that the Local Planning Authority (LPA) imposes a planning condition should planning permission be granted for the proposed development requiring site investigation works prior to the submission of reserved matters. In the event that the site investigations confirm the need for remedial works to treat the recorded mine entry to ensure the safety and stability of the proposed development, this should also be conditioned to be undertaken prior to commencement of the development.

Additional Condition

Prior to the submission of reserved matters the following need to be submitted for the written approval of the Local Planning Authority:-

- The submission of a scheme of intrusive site investigations for mine entries.
- The submission of a report of findings arising from the intrusive site investigations including the results of any gas monitoring undertaken.
- The submission of a layout plan which identifies an appropriate zone of influence for the recorded mine entry on the site, with the definition of a suitable 'no build zone'.
- The submission of a scheme of treatment for the recorded mine entry, if identified on site.

Thereafter any remedial works identified shall be fully implemented in strict accordance with the approved details prior to any works commencing on the development.

Reason

To investigate any coal mining legacy features and to ensure safety and stability.

ADDENDUM – Area South

<i>Application Number</i>	S/38251
<i>Proposal & Location</i>	VARIATION OF CONDITION NO. 1 OF S/30678 (TO ALLOW A FURTHER 3 YEARS FOR THE SUBMISSION OF RESERVED MATTERS) AT FORMER GRILLO WORKS, HARBOUR ROAD, BURRY PORT, SA16 0LY

DETAILS:

Updated Supporting Reports

The following updated supporting reports have been received and have been re-consulted upon:-

- Habitat Mitigation Strategy Report;
- Habitat Regulations Assessment Report;
- Drainage Strategy;
- Flood Consequences Assessment;
- Transport Assessment;
- Ecological Assessment.

CONSULTATIONS

Dwr Cymru/Welsh Water – Have responded to the re-consultation re-affirming that they have no objection towards the proposed development.

Land Drainage – Have responded to the re-consultation re-affirming that they have no objection towards the proposed development.

Y Pwyllgor
Cynllunio

Planning
Committee

19.09.2019

**RHANBARTH
Y DE**

**AREA
SOUTH**



EICH CYNGOR arleinamdani
www.sirgar.llyw.cymru

YOUR COUNCIL doitonline
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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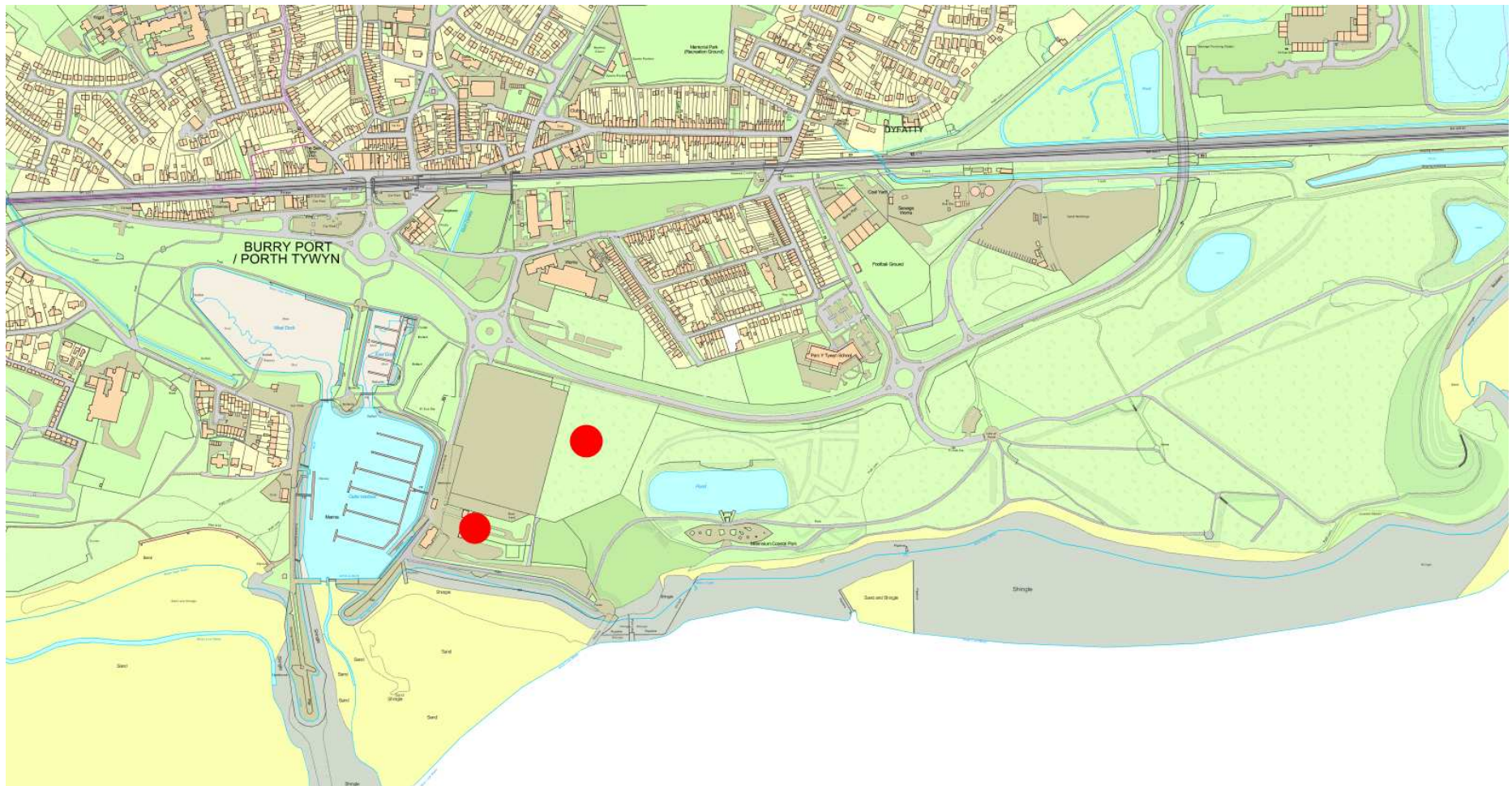
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Cynllunio

Planning
Committee

S/38106

S/38106

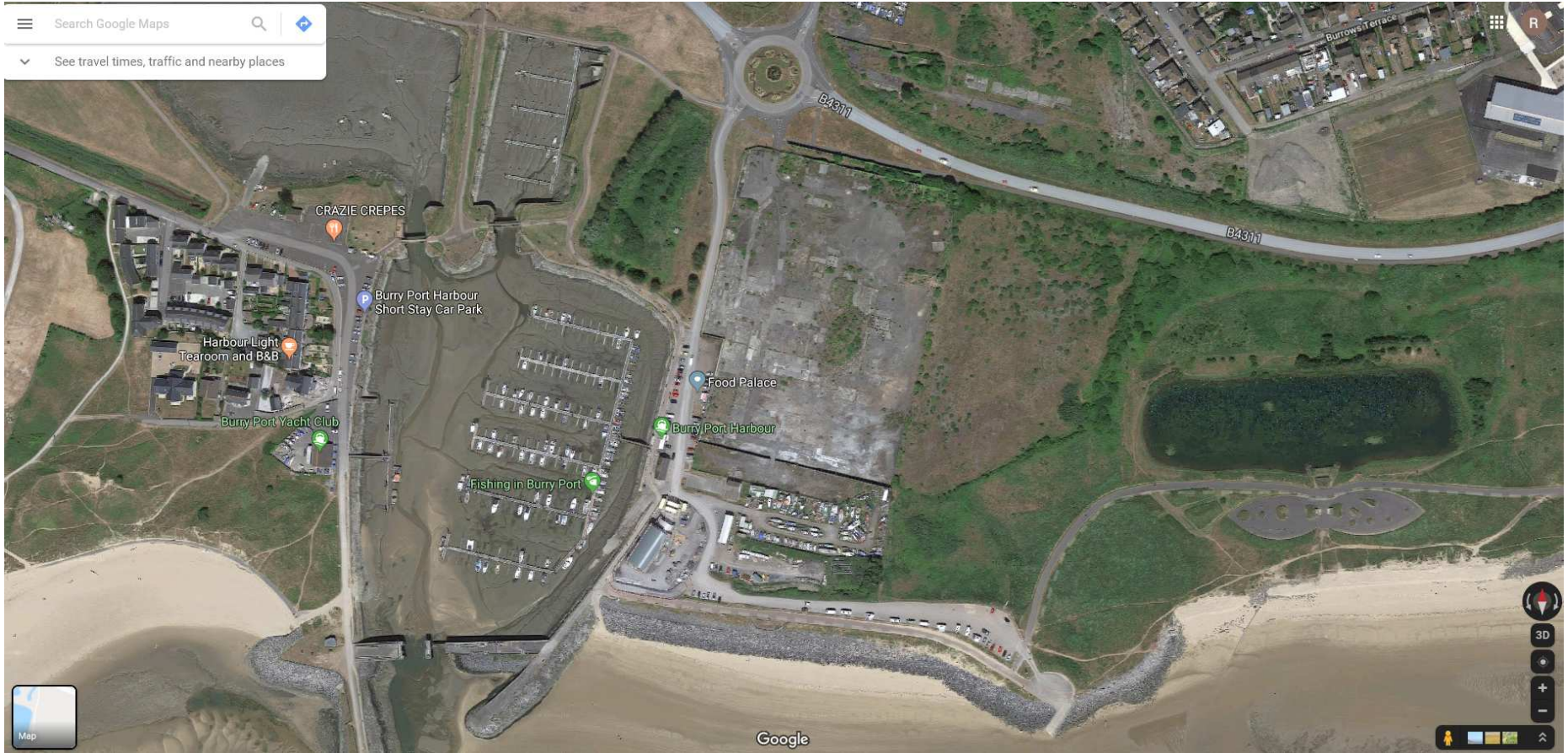


S/38106

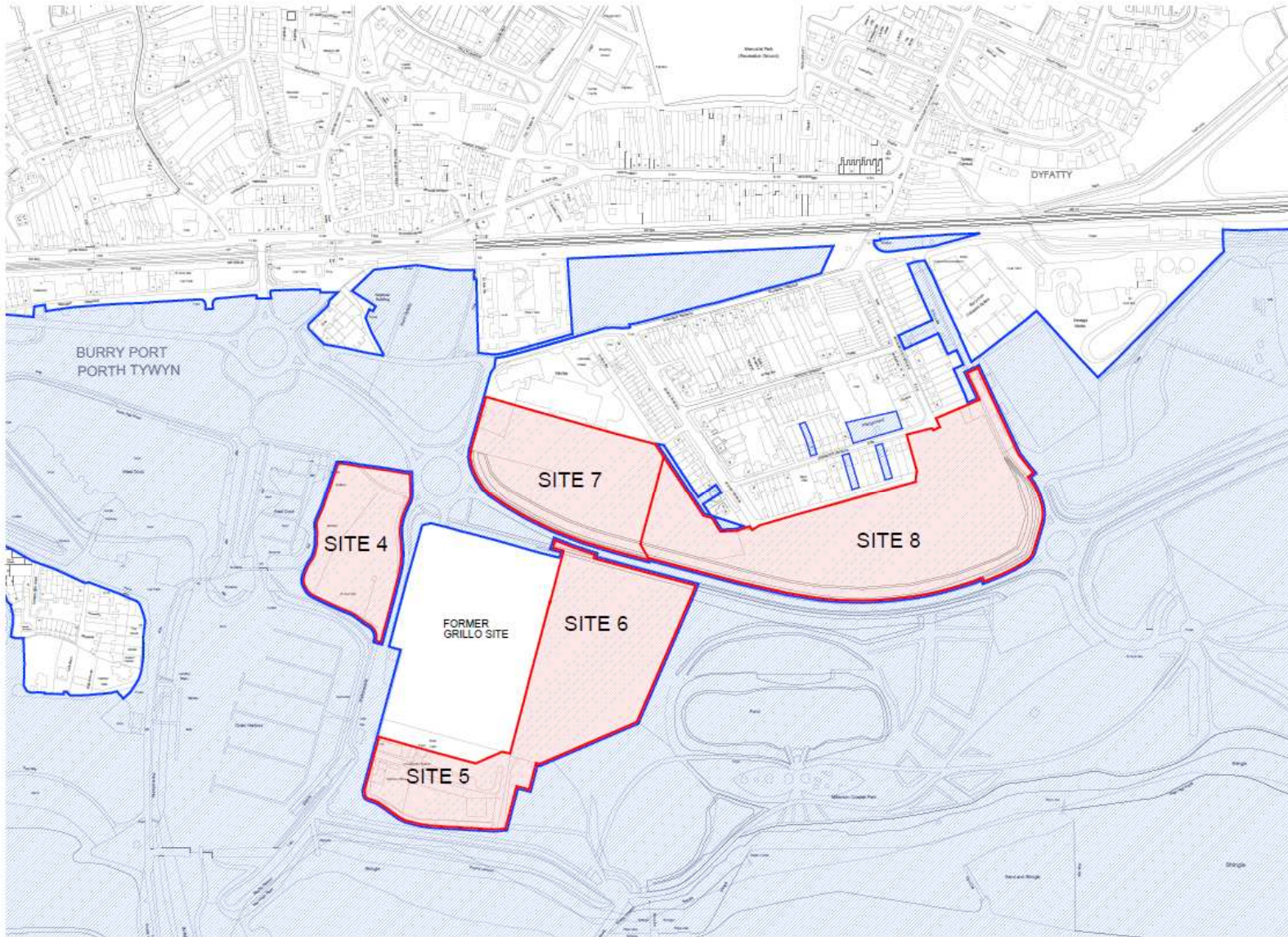


Tudalen 73

S/38106



S/38106



ADDELADU
 ARBENGWYDD
 CONSTRUCTING
 EXCELLENCE
 IN GREAT
 for integration and collaborative working
 "Cwmwl h weir gystair gyfwr"

The map shows the location of the sites within the Burry Port area. The sites are numbered 4 through 8, with a former Grillo site also indicated. The map includes surrounding areas like Burry Port and Dyfatty, and a railway line. The map is overlaid on a topographic background showing terrain contours and existing buildings.

Existing Location Plan

Project Name Client Date Scale Drawing No. Drawing Date	Drawing Title Drawing No. Drawing Date Drawing Scale Drawing Author Drawing Checker Drawing Approver
--	--

Sir Gâr
 Carmarthenshire
 Property Services



S/38106



PROPOSED LOCATION PLAN - 1:1250
Client Copyright (c) 2011. Reproduced under License Number: 10000707 (24/4)



Sŵmfa Cychod 2011 2011 Award Winner
ADEILADU ARBENNIGWYDD **CONSTRUCTING EXCELLENCE**
THE QUALITY AWARDS
 for Integration and Collaborative Working
 "Gweithiwrion well gydolh' gilydd"
 "Working better together"

DISYMAW
 Cynhyrchwr Cychod a Chyhoeddiwr Cychod Cymru
 100 Stryd Ysgwrth, Caerdydd, Cymru, SA1 1AA
 Ffôn: 01495 424444 | Ffacs: 01495 424445 | E-bost: info@csydw.com
 www.csydw.com

SIC-ALY (MANSIEN) 4018
 100 Stryd Ysgwrth, Caerdydd, Cymru, SA1 1AA
 Ffôn: 01495 424444 | Ffacs: 01495 424445 | E-bost: info@csydw.com
 www.csydw.com

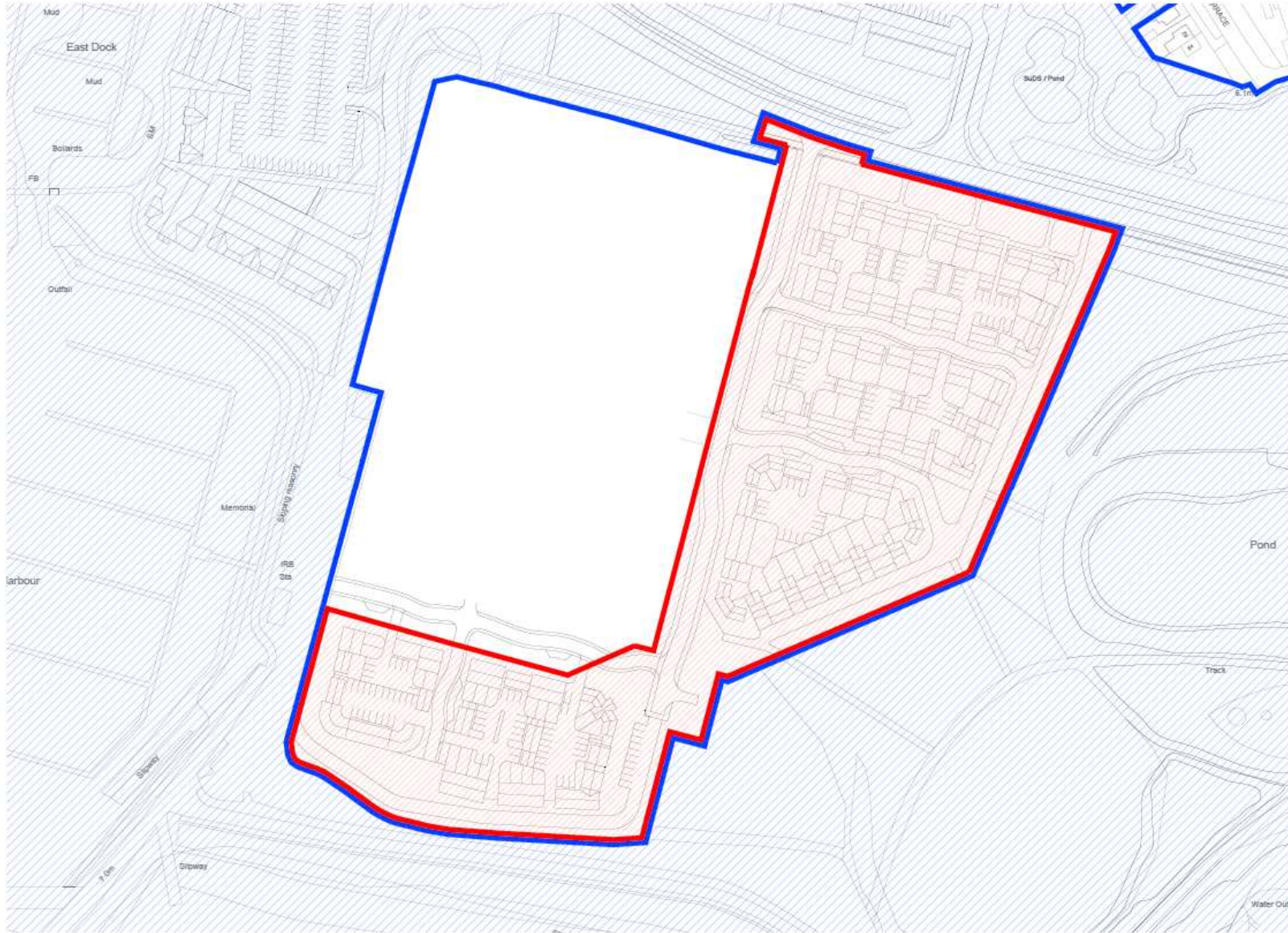
Proposed Location Plan

PROPOSED LOCATION PLAN S/38106 BURRY PORT, PORTH TYWYN DYFATTY	PROPOSED LOCATION PLAN S/38106 BURRY PORT, PORTH TYWYN DYFATTY
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Sir Gâr Carmarthenshire
 Cymdeithasau Lleol
 Sir Gâr Carmarthenshire
 Cymdeithasau Lleol
 Sir Gâr Carmarthenshire
 Cymdeithasau Lleol

S/38106

Tudalen 77



PROPOSED SITE PLAN - 1:500
Client: Copyright (c) 2014, Heralford & Co. Ltd. License Number: 18182077 (2014)



2014 Award Winner
ADRELIUS ARBENIGRWYDD CONSTRUCTING EXCELLENCE
 2014 Winner
 "Yn parhysgu aedol a Cholekionka working 'Deddfwrthi wedd gwynn gylch' 'Working under lights'"

Proposed Site Plan																
<table border="1"> <tr> <th>Area</th> <th>Area (sqm)</th> <th>Area (sqft)</th> </tr> <tr> <td>Site Area</td> <td>10,000</td> <td>107,639</td> </tr> <tr> <td>Building Area</td> <td>2,000</td> <td>21,528</td> </tr> <tr> <td>Parking Area</td> <td>1,000</td> <td>10,764</td> </tr> <tr> <td>Other Area</td> <td>7,000</td> <td>75,347</td> </tr> </table>	Area	Area (sqm)	Area (sqft)	Site Area	10,000	107,639	Building Area	2,000	21,528	Parking Area	1,000	10,764	Other Area	7,000	75,347	<p>2014 Award Winner ADRELIUS ARBENIGRWYDD CONSTRUCTING EXCELLENCE 2014 Winner "Yn parhysgu aedol a Cholekionka working 'Deddfwrthi wedd gwynn gylch' 'Working under lights'"</p>
Area	Area (sqm)	Area (sqft)														
Site Area	10,000	107,639														
Building Area	2,000	21,528														
Parking Area	1,000	10,764														
Other Area	7,000	75,347														
<p>Client: Copyright (c) 2014, Heralford & Co. Ltd. License Number: 18182077 (2014)</p>																
<p>2014 Award Winner ADRELIUS ARBENIGRWYDD CONSTRUCTING EXCELLENCE 2014 Winner "Yn parhysgu aedol a Cholekionka working 'Deddfwrthi wedd gwynn gylch' 'Working under lights'"</p>																
<p>2014 Award Winner ADRELIUS ARBENIGRWYDD CONSTRUCTING EXCELLENCE 2014 Winner "Yn parhysgu aedol a Cholekionka working 'Deddfwrthi wedd gwynn gylch' 'Working under lights'"</p>																



S/38106



ABEILADU ARBONGWYDD **CONSTRUCTING EXCELLENCE**
 For Integration and Collaborative working
 "Cwmwlwl aefi gwlwl gwlwl"
 "Working better together"

CONTRACTOR'S STATEMENT
 The Contractor has read and understood the terms and conditions of the contract and has agreed to be bound by the terms and conditions of the contract and to comply with the terms and conditions of the contract.

THE CLIENT'S STATEMENT
 The Client has read and understood the terms and conditions of the contract and has agreed to be bound by the terms and conditions of the contract and to comply with the terms and conditions of the contract.

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The Client's Statement
 The Client has read and understood the terms and conditions of the contract and has agreed to be bound by the terms and conditions of the contract and to comply with the terms and conditions of the contract.

Proposed Site Plan

Project Name	Tudalen 78
Client Name	Carwyn Sir Gâr Carmarthenshire
Project No.	S/38106
Date	2024
Scale	1:500
Author	[Name]
Check	[Name]
Approved	[Name]

Carwyn Sir Gâr Carmarthenshire
 Planning Services

S/38106



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Tudalen 80

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Tudalen 84

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S/38106



Tudalen 85

Tudalen 86

S/38106



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Committee

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S/38251

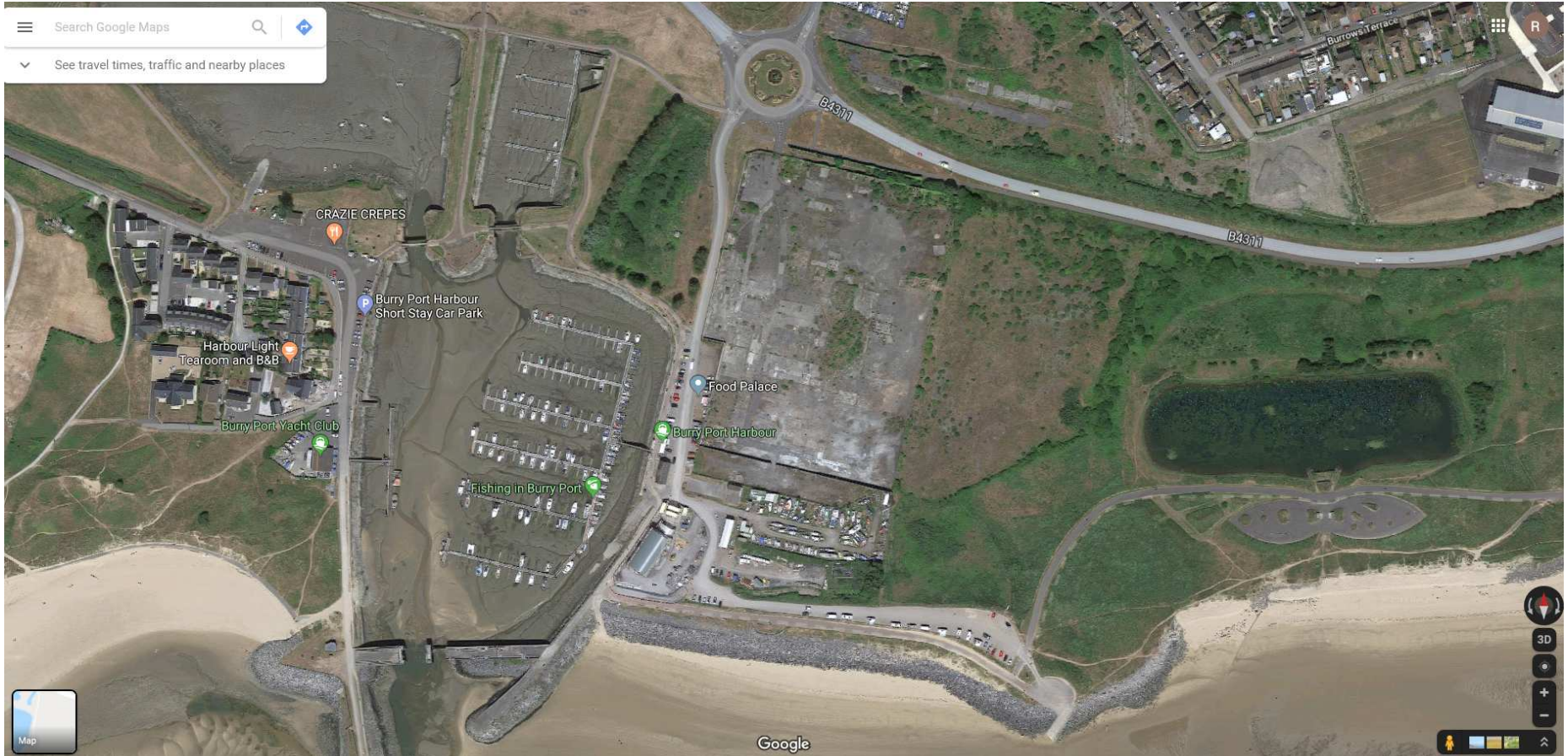


S/38251



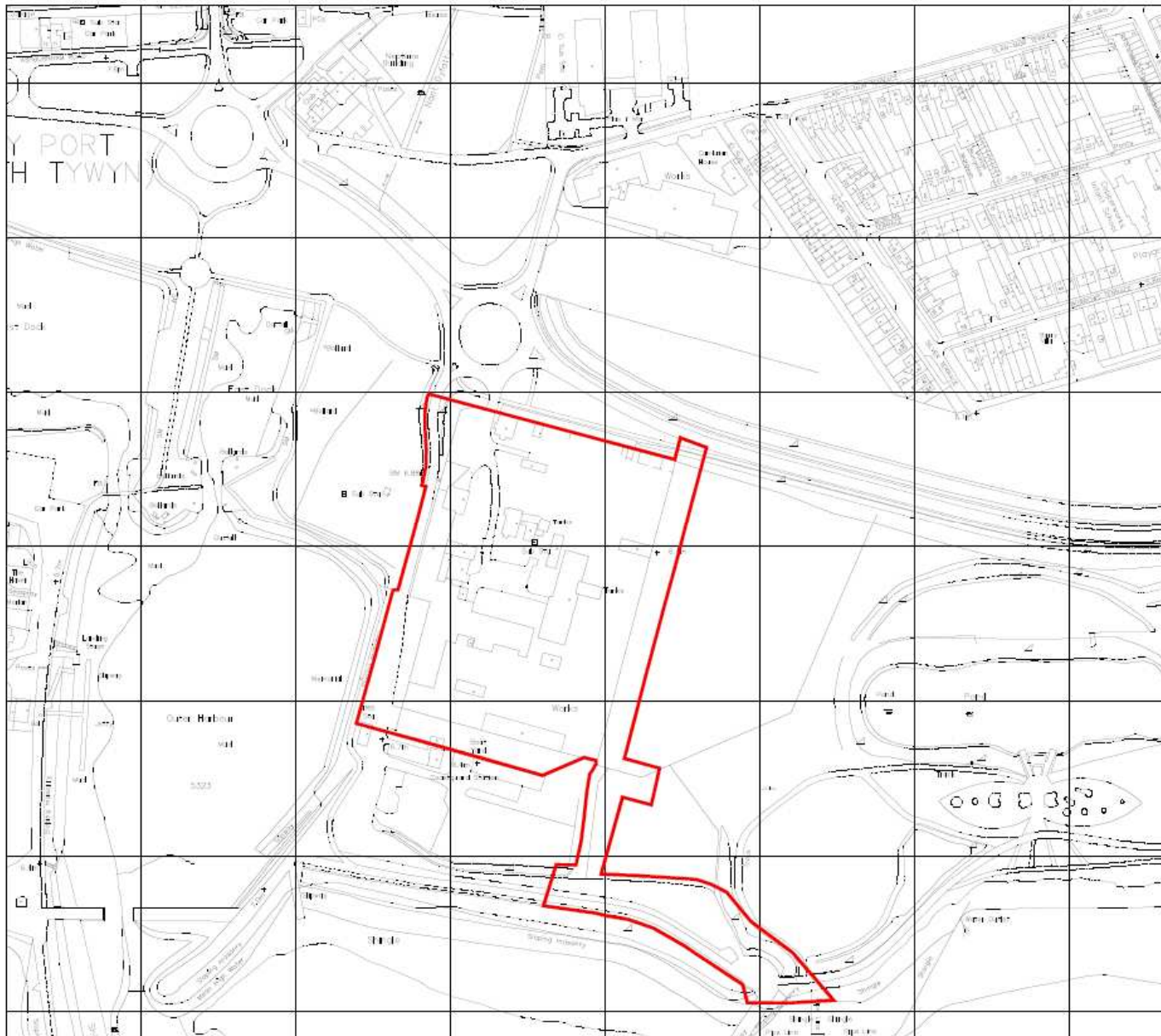
Tudalen 89

S/38251



S/38251

Tudalen 91



The scaling of this drawing cannot be assured

Revision	Date	Initial
A	220307	nh
B	130208	sp
C	200208	sp
D	260308	as



NORTH



Project
Grillo Ltd
Bury Port
 Drawing Title
Site Boundary Plan

Date 10.06.14	Scale 1:2500@A3	Drawn by S3
Project No 14897	Drawing No 14	Revision F

**BARTON
 WILLMORE**

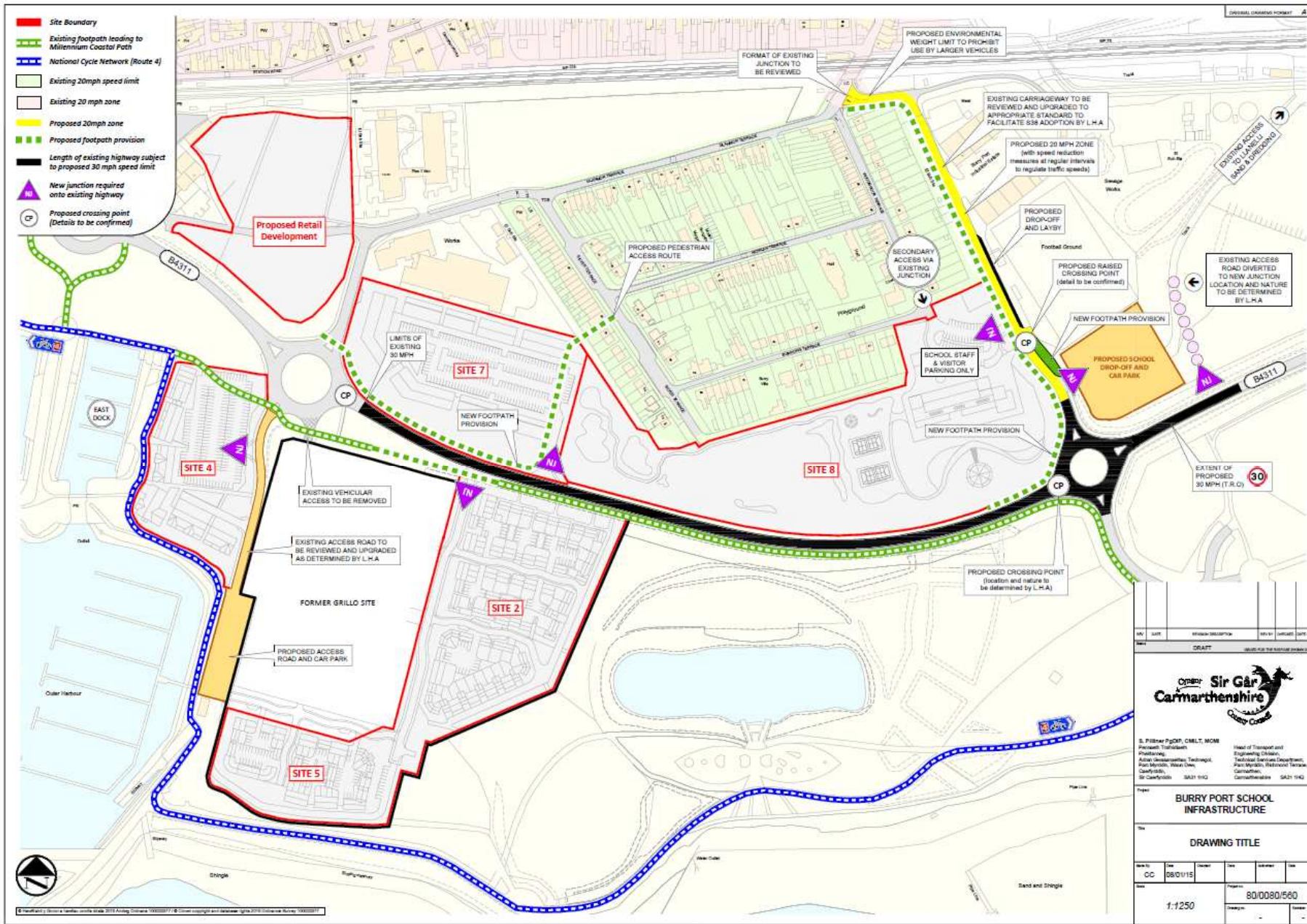
Planning • Master Planning & Urban Design
 Architecture • Landscape Planning & Design • Project Services
 Environmental & Sustainability Assessment • Graphic Design

bartonwillmore.co.uk



Offices at: Reading London Bristol Cambridge Edinburgh Leeds Solihull West Malling (Kent)

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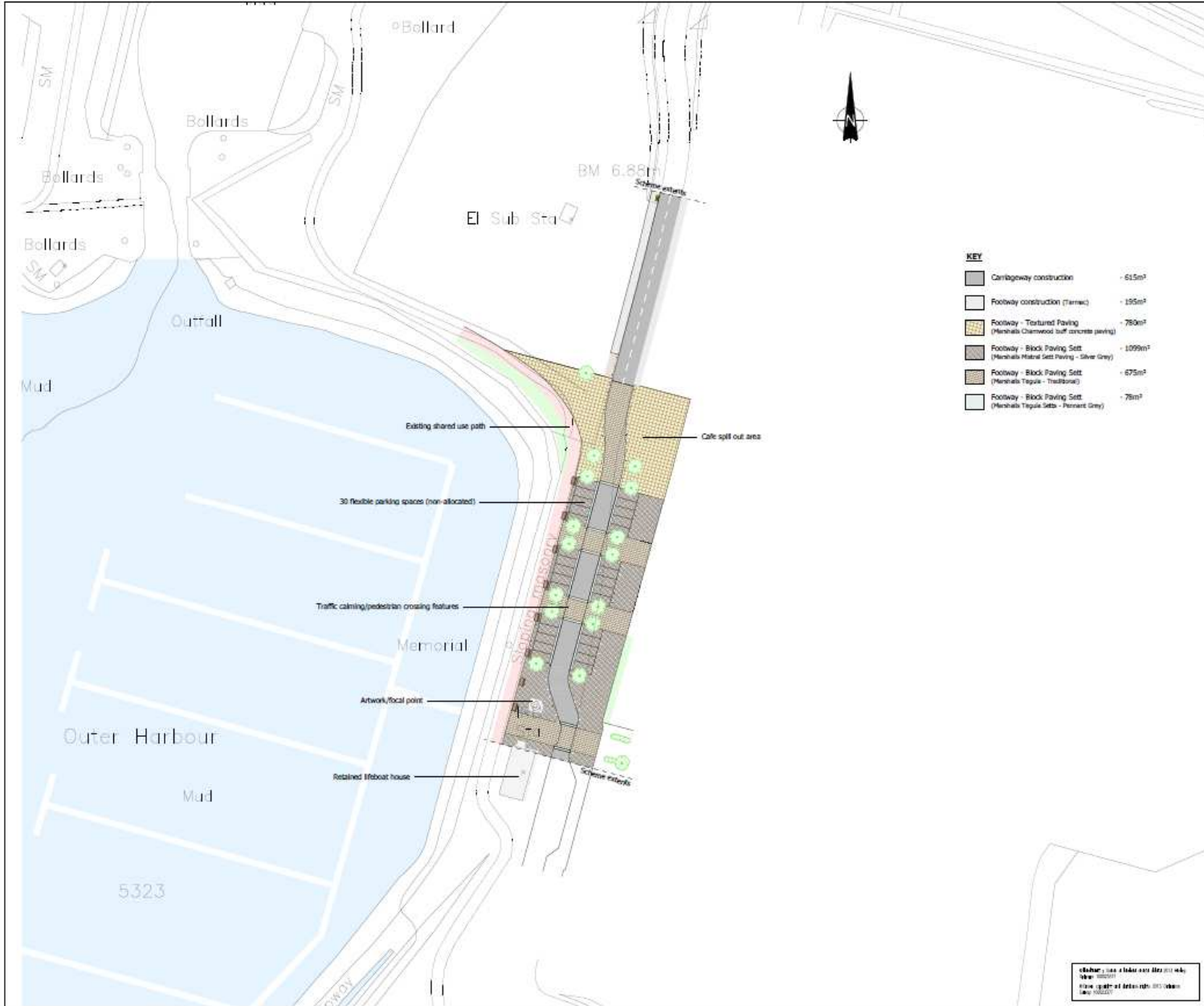
REV	DATE	BY/APP/DESIGNED/CHKD	REV	DATE	BY/APP
DRAWN					
<p>S. Pilliner PgDP, CMILT, MCM Perseus TechniSoft Production Active Urban Services, Technical, Planning, Design, Survey, Quantity, Site Management, Sir Casynon SA21 1HG</p>					
<p>Head of Transport and Engineering Division Technical Services Department, Park Street, St David's Terrace, Cardiff, Carmarthenshire SA2 1HG</p>					
Project					
Burry Port School Infrastructure					
Site					
DRAWING TITLE					
Drawn	Check	Drawn	Check	Issued	Drawn
CC	DB/115				
Scale				Project No.	
1:1250				80/0080/560	
Drawing No.					

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KEY

[Grey Box]	Carriageway construction	- 615m ²
[White Box]	Footway construction (Tarmac)	- 195m ²
[Orange Box]	Footway - Textured Paving (Marshalls Chaswood half concrete paving)	- 780m ²
[Dark Grey Box]	Footway - Block Paving Sett (Marshalls Heral Sett Paving - Silver Grey)	- 1099m ²
[Light Grey Box]	Footway - Block Paving Sett (Marshalls Topak - Traditional)	- 675m ²
[White Box]	Footway - Block Paving Sett (Marshalls Topak Setts - Porcelain Grey)	- 75m ²

For clarity, most of the aerial photographs to be omitted in the final plan shall be omitted from the final plan. The final plan shall be submitted to the relevant authorities for approval. The final plan shall be submitted to the relevant authorities for approval. The final plan shall be submitted to the relevant authorities for approval.

GENERAL NOTES

NO	DATE	BY	DESCRIPTION
1	20/03/2024	WTF/EMC	ISSUE

BURRY PORT HARBOUR

PUBLIC REALM GENERAL ARRANGEMENT (PRELIMINARY & ILLUSTRATIVE ONLY)

Client: CASTLETOWN ESTATES LTD

Waterman
Transport & Development

20 Colindale Avenue, London NW9 1EU
020 8996 9000
www.waterman.co.uk

ISSUE

Project	ADW	Location	ICW	Project No.	36411
Client	EM	Date	Mar 2024	Scale	1:500
Author	SA	Checker	BZ	Drawn	SK105
Issue	C	Scale	SA	Sheet	A01

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S/38251



S/38251



Tudalen 99

Tudalen 100

S/38251



S/38251



Tudalen 101

Tudalen 102

S/38251



S/38251



Tudalen 103

S/38251



S/38251



Mae'r dudalen hon yn wag yn fwriadol

Y Pwyllgor
Cynllunio

Planning
Committee

19.09.2019

**RHANBARTH
Y GORLLEWIN**

**AREA
WEST**



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Planning Committee

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

**APPLICATIONS
RECOMMENDED
FOR APPROVAL**



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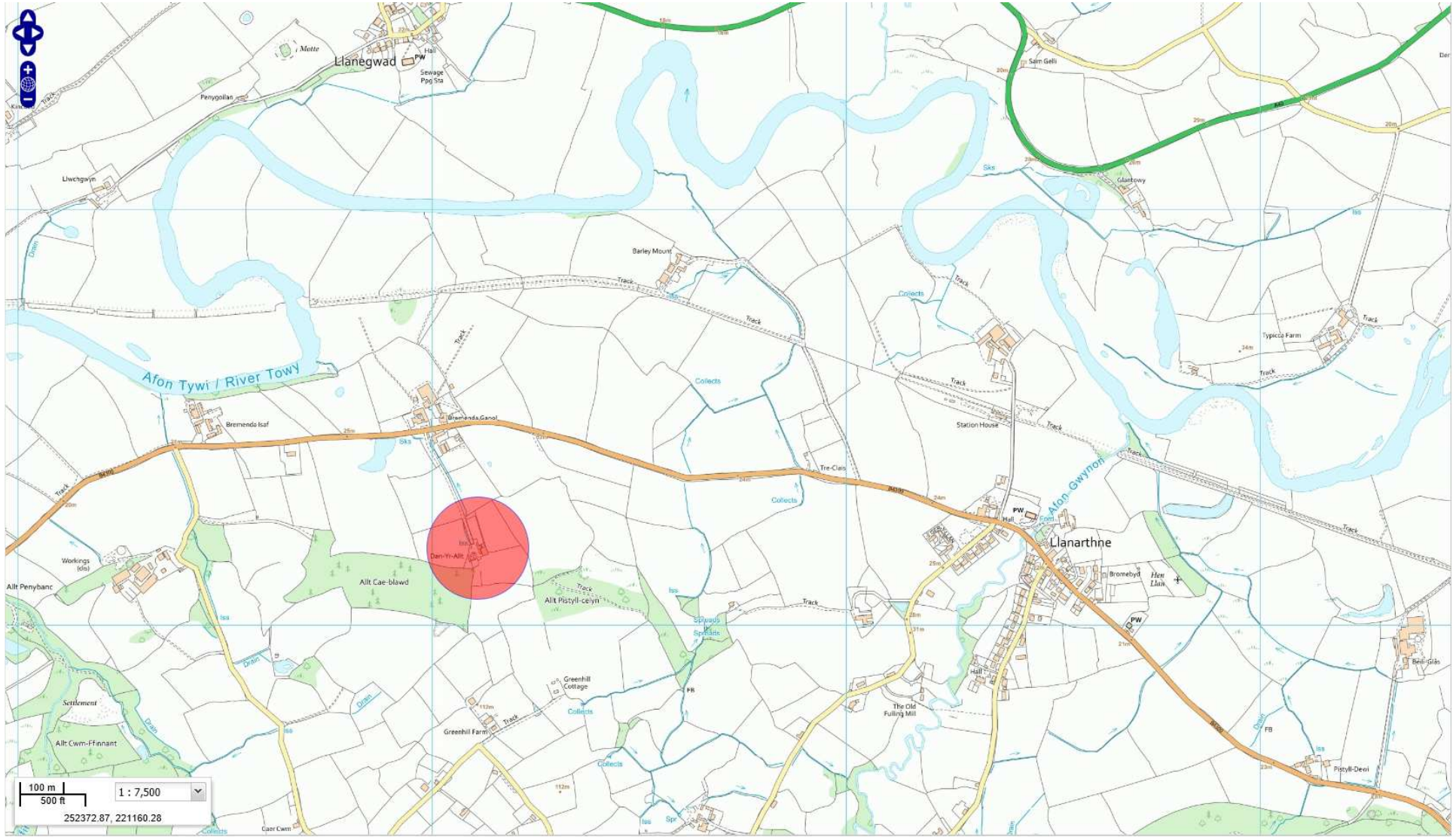
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Planning
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W/39158

W/39158

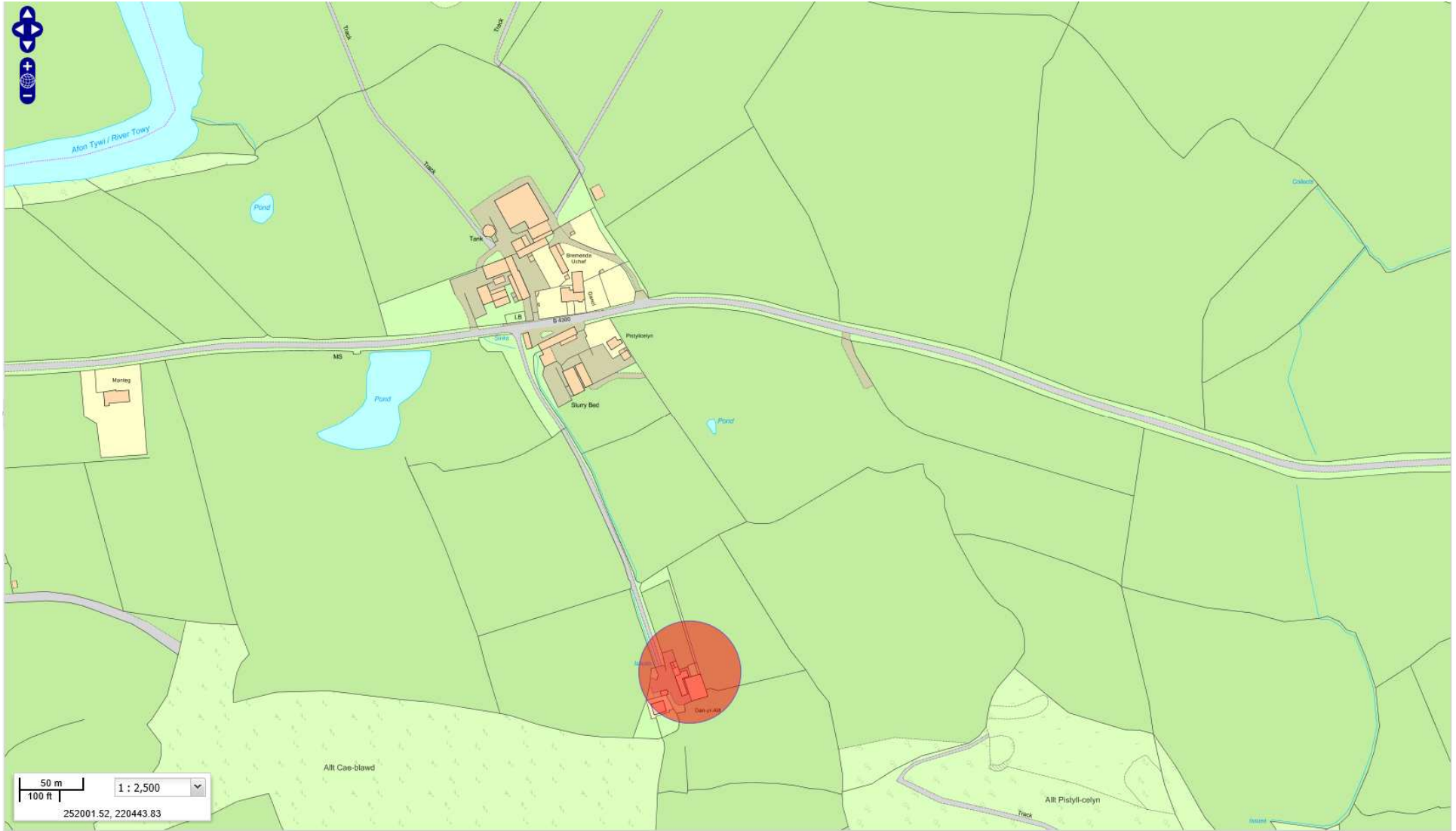


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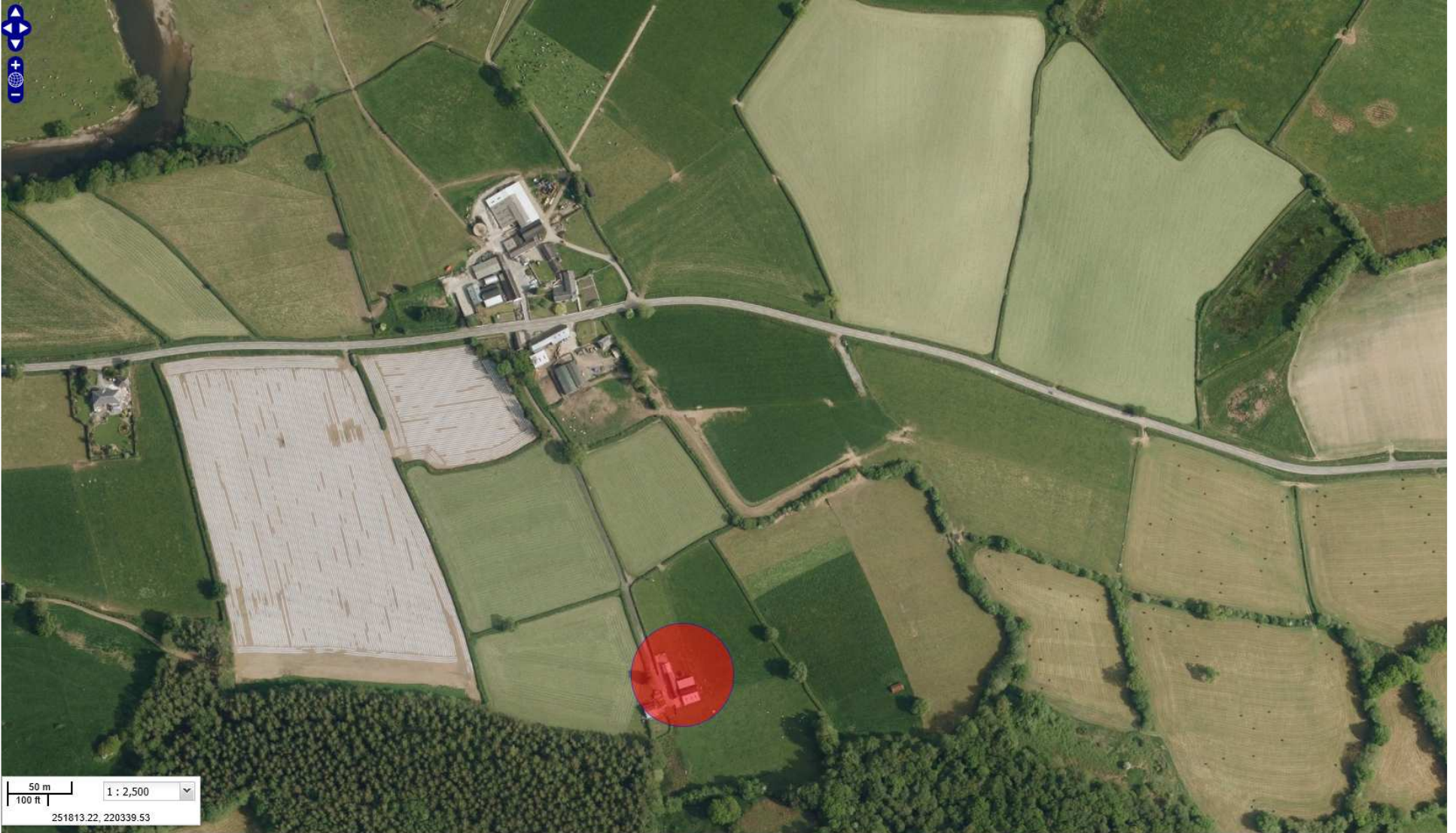


Tudalen 111

W/39158

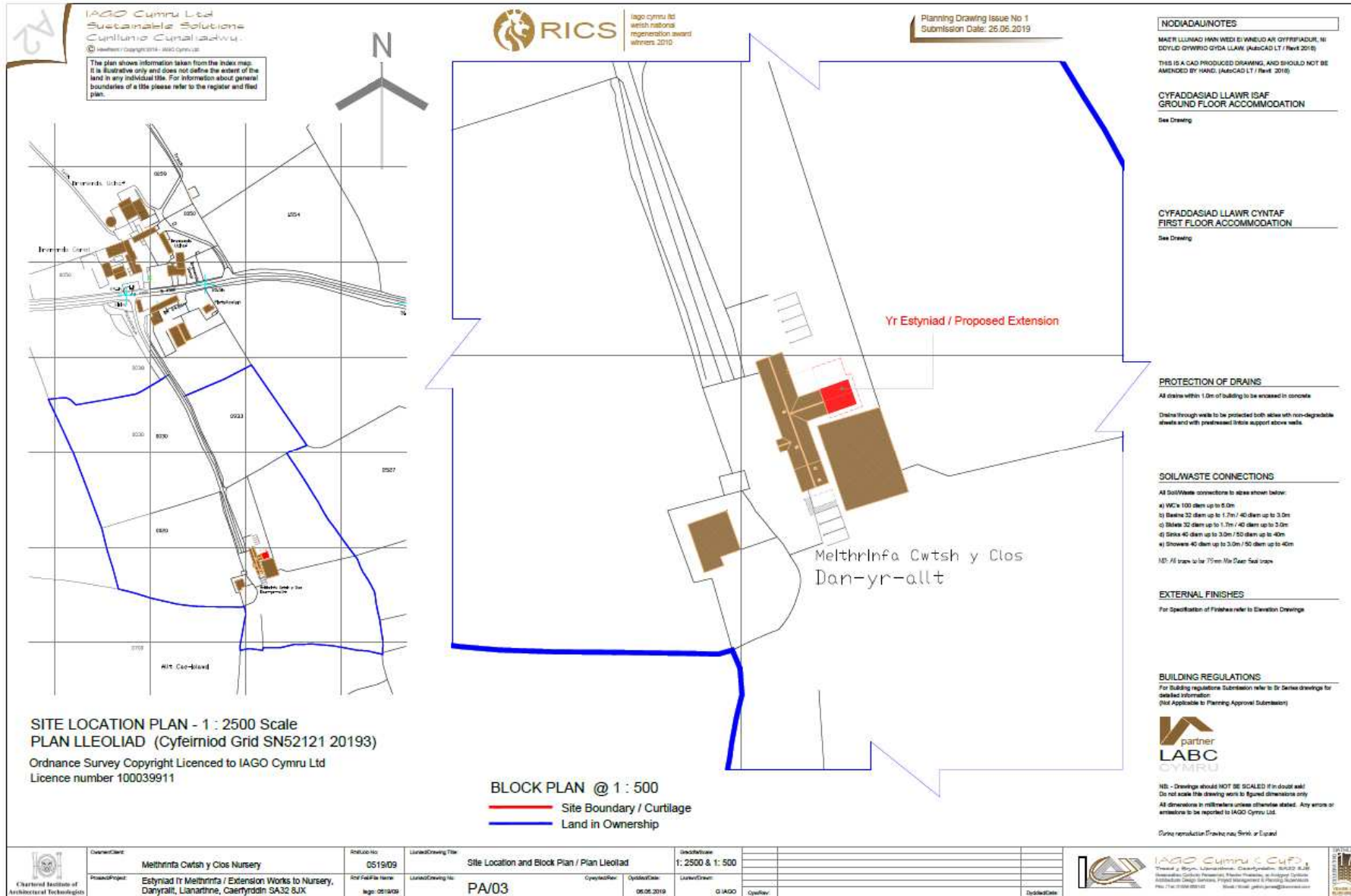


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Tudalen 113

W/39158



W/39158

A2

IAGO Cyfnewid Ltd
Sustainable Solutions
Cynllunio Cynnal Iechyd
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ago cyfnewid
welsh national
registration award
winners 2010

Planning Drawing Issue No 2
Submission Date: 29.03.2019

NODIADAU/NOTES

MAE'R LLUNAD HYN WEDI E'WNEUD A'R GYFRIFIADUR, NI DDI'UD GWYBIO GDYD LLAW. (AutoCAD LT / Revit 2018).

THIS IS A CAD PRODUCED DRAWING, AND SHOULD NOT BE AMENDED BY HAND. (AutoCAD LT / Revit 2018).

**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 sheath and with prestressed brick 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

ND: All trays to be 75mm Min Deep Seal trays

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)



Llawr Daeorol - Cynllun Arfaethedig - Graddfa 1 / 100



Client/Client: Melthrinfa Cwtsh y Clos Nursery
Project/Project: Estyniad I'r Melthrinfa / Extension Works to Nursery, Danyralit, Llanarthne, Caerfyrddin SA32 5JX

Reference: 0519/09
Ref Field/Ref. new: Iago 0519/09

Linked Drawing Title: Cynllun Arfaethedig / Proposed Floor Plans & Elevations
Linked Drawing Ref: PA/02
Created/Date: 06.05.2018
Author/Drawn: G IAGO

Scale/Scale: 1 : 100
Client/Client: Cyfnewid
Drawn/Drawn:



IAGO Cyfnewid Ltd
Partner
LABC
CYMRU

Tudalen 116

W/39158



W/39158



Tudalen 118

W/39158



W/39158



Tudalen 119

Tudalen 120

W/39158



W/39158



Tudalen 121

Mae'r dudalen hon yn wag yn fwriadol