

Annwyl Gynghorydd,

## PWYLLGOR CYNLLUNIO - DYDD IAU, 9FED RHAGFYR, 2021

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

| Rhif ar yr<br>Agenda | Eitem |
|----------------------|-------|
|----------------------|-------|

|    |  |
|----|--|
| 3. | <b><u>PENDERFYNU AR GEISIADAU CYNLLUNIO</u></b> (Tudalennau 3 - 178) |
|----|--|

Yn gywir,

*Wendy Walters*

Prif Weithredwr

Amg.

### Wendy Walters

Prif Weithredwr, Neuadd y Sir,  
Caerfyrddin, Sir Gaerfyrddin SA31 1JP  
Chief Executive, County Hall,  
Carmarthen, Carmarthenshire SA31 1JP



BUDDSODDWR | INVESTORS  
MEWN POBL | IN PEOPLE

Mae croeso i chi gysylltu â mi yn y Gymraeg neu'r Saesneg

You are welcome to contact me in Welsh or English



**Cyngor Sir Caerfyrddin  
Carmarthenshire County Council**

**ATODIAD  
ADDENDUM**

**Adroddiad Pennaeth Cynllunio  
Adran yr Amgylchedd**

**Report of the Head of Planning  
Environment Department**

**09/12/2021**

**I'W BENDERFYNU  
FOR DECISION**

|                                |   |
|--------------------------------|---|
| <i>Application Number</i>      | <b>PL/02848</b>   |
| <i>Proposal &amp; Location</i> | PROPOSED FULL PLANNING APPLICATION FOR DEVELOPMENT OF RESIDENTIAL HOMES, HIGHWAYS ACCESS, PARKING, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE WORKS AT LAND SOUTH OF ERW'R BRENHINOEDD, LLANDYBIE, AMMANFORD, SA18 2TQ |

**Ecology** – Are currently assessing further information submitted by the Agent from Bay Ecology on 24th November 2021, addressing the concerns raised by Planning Ecology in their Holding Objection response. No further response has been received to date.

As noted in the report, the application site has an extant permission for 22 dwellings under reference E/15577 which could be recommenced and without any further ecology studies and would involve clearance of the whole site with no further ecological considerations, other than those applied in the previous permission. Based in this fall back position, it is considered that the current proposed ecological scheme is an improvement on the previous scheme and will offer ecological gains over those offered in the previous permission.

**Network Rail** – Based on the information submitted, Network Rail’s Level Crossing Manager needs to run a number of risk options that show a predicted level of use not only with the addition of the new dwellings and the potential home owners using the crossing but the opening up of the area to access amenities such as transport links, stores and supermarkets, all of which would require a user to traverse the crossing either on foot or in a vehicle, increasing the levels of use and the risk score. Whilst further assessments are made by our safety team, they offer holding objection until such time these investigations are completed.

It is advised that as above, the application site has an extant permission for 22 dwellings which could be re-commenced, the extra vehicular and pedestrian traffic from this development should already be factored into the level crossing’s risk analysis based on the 2011 permission AND the allocation in the Local Development Plan. The additional 2 dwellings would not be considered to be a significant increase in traffic over the level crossing and as such, this holding objection cannot be sustained. This is especially pertinent when it is considered this holding objection was received six and a half weeks after the application was submitted and three weeks after the end of the statutory consultation period.

**Parks and Open Space Manager** – The final sum to be requested for the maintenance of Parks and Open Space is to be £32,000. This sum has been agreed between the Local Planning Authority and the Agents for the application based on the lack of response from the Parks and Open Space Manager to the Statutory Pre Application submitted by the Agents for this application and the formal Pre-Application Consultation (PAC) process required to be carried out by the Agent as this application is a ‘Major Application’. The Parks and Open Space Manager responded to the consultation for this planning application at the last opportunity to do so, and as such, the Agent argues, the sum requested of £59,112 was much higher than was expected and would not be viable. They advise that the site viability was calculated based on the previous Parks and Open Space requirement for this site in the E/15577 permission of £32,000. On this basis, the points raised by the Agent is

considered to be reasonable and highlights the requirement for consultees to respond to consultation responses in a timely manner. The contribution of £32,000 is accepted.

### **Correction to the report –**

The Agent has clarified that all the dwellings are now to be offered for Social Rent with no dwellings offered for Low Cost Home Ownership. An amended plan has been provided to show the new housing mix. As such, all references to Low Cost Home Ownership in the report should now be ignored as all homes are to be for Social Rent.

The correct mix of house types are:-

- 4no 1 bed units 2 person @ 51 and 57 m<sup>2</sup> (plots 3,4,5 & 6);
- 2no 2 bed units 3 person @ 60 m<sup>2</sup> (plots 1 & 2);
- 12no 2 bed units 4 person @ 86 m<sup>2</sup> (plots 7-10, 17-24);
- 2no 4 bed units 7 person @ 124 m<sup>2</sup> (plots 11 & 12);
- 4no 3 bed units 5 person @ 96 m<sup>2</sup> (plots 13-16).

Condition 2 is to be amended to read the following:-

### **Condition 2**

The development shall be carried out in accordance with the following approved plans and documents:-

- Site Block and Site Location Plan [10] scale 1:750, 1:1250 @ A3 received 12 October 2021;
- Proposed Site Layout Plan [01 - REV M ] scale 1:500 @ A3 received 6 December 2021;
- Proposed Site Sections Plan [09] scale 1:200, 1:750 @ A1 received 12 October 2021;
- Engineering Schematic Plan [150] scale 1:250 @ A1 received 12 October 2021;
- Soft Landscape Proposals [1125.01] scale 1:250 @ A1 received 12 October 2021;
- Proposed Floor and Elevations Plan – 2 Person 1 Bed HT [07] scale 1:50, 1:100 @ A1 received 12 October 2021;
- Proposed Floor and Elevations Plan – 3 Bed 5 Person HT [08] scale 1:50, 1:100 @ A2 received 12 October 2021;
- Proposed Floor and Elevations Plan – 7 Person 4 Bed HT [06] scale 1:50, 1:100 @ A1 received 12 October 2021;
- Proposed Floor and Elevations Plan – 4 Person 2 Bed HT [03] scale 1:50, 1:100 @ A2 received 12 October 2021;
- Proposed Ground Floor and Elevations Plan – 3 Person 2 Bed HT [05] scale 1:50 @ A1 received 12 October 2021;
- Coal Mining Risk Assessment – Terra Firma (Wales) Ltd October 2020 received 12 October 2021;
- Precautionary Sensitive Vegetation Strategy – Bay Ecology - October 2021 received 12 October 2021;
- Preliminary Ecological Report - Bay Ecology - August 2021 received 12 October 2021;
- Bay Ecology Additional Information in Response to Planning Ecology Holding Objection received 24 November 2021;

- Geo-Environmental Report – Terra Firma (Wales) Ltd. – January 2019 - received 12 October 2021;
- Environmental Noise Assessment Report – Acoustic Consultants Ltd – August 2021 received 12 October 2021;
- Arboricultural Report – ArbTS – August 2021 received 12 October 2021;
- Planning, Design and Access Statement - Asbri Planning – October 2021 received 12 October 2021;
- Pre-Application Consultation Report – Asbri Planning – October 2021 received 12 October 2021.

*Reason:* For the avoidance of doubt as to the extent of this permission.

|                                |   |
|--------------------------------|---|
| <i>Application Number</i>      | <b>PL/02849</b>   |
| <i>Proposal &amp; Location</i> | APPROVAL OF ALL RESERVED MATTERS IN RESPECT TO THE DEVELOPMENT OF NEW LIGHT INDUSTRIAL AND OFFICE BUILDINGS ON PLOT 3 INCLUDING ASSOCIATED ANCILLARY BUILDINGS/STRUCTURES, LANDSCAPING AND SUPPORTING INFRASTRUCTURE. CROSS HANDS EAST STRATEGIC EMPLOYMENT SITE, PLOT 3, CROSS HANDS |

Due to an amendment to the access geometry onto Greengrove Lane, consequential changes have been made to the plans which need to be reflected in Condition 2 which now reads as follows:-

### **Condition 2**

The development hereby permitted shall be carried out strictly in accordance with the following plans dated 12 October 2021:-

- 1:200 scale Hybrid Elevations. Drawing No. 0220 Rev PL\_PL03;
- 1:200 scale Hybrid Ground Floor Plan. Drawing No. 0120 Rev PL\_PL03;
- 1:200 scale Hybrid - Roof Plan. Drawing No. 0121 Rev PL\_PL03;
- 1:200 scale Office and Hybrid Building – Elevations. Drawing No. 0210 Rev PL\_PL03;
- 1:200 scale Ground and First Floor Plans. Drawing No. 0110 Rev PL\_PL04;
- 1:200 scale Roof Plan. Drawing No. 0111 Rev PL\_PL03;
- 1:200 scale Industrial Elevations. Drawing No. 0230 Rev PL\_PL03;
- 1:200 scale Industrial Ground Floor Plan. Drawing No. 0130 Rev PL\_P03;
- 1:200 scale Roof Level Plan. Drawing No. 0131 Rev PL\_PL03;
- 1:500 scale Site Sections Plan. Drawing No. 0003 Rev PL\_PL05;
- 1:500 scale Site Elevations. Drawing No. 0240 Rev PL\_05;
- 1:400 scale Proposed Drainage Layout. Drawing No. 92001 Rev P03 [Drainage Only];
- 1:2000, 1:100 & 1:20 scale Swale and Retaining Structure. Drawing No. 9408 Rev PL\_PL05;
- 1:2000 & 1:20 scale Swale Location Plan & Landscape Detail. Drawing No. 9409 Rev PL\_PL05;
- 1:200 scale Landscape Sections. Drawing No. 9301 Rev PL\_PL05;
- 1:25 scale Typical Tree Pit Detail in Soft. Drawing No. 9405 Rev PL\_PL05;
- 1:100 scale Boundary Treatment Detail Sections Plan. Drawing No. 9302 Rev PL\_PL05;
- 1:10 scale Typical paving details. Drawing No. 9406 Rev PL\_P05;
- 1:100 scale Boundary Treatment Detail Sections Plan. Drawing No. 9302 Rev PL\_PL05;
- 1:20 scale Fence Detail Plan. Drawing No.9403 Rev PL\_PL05;
- 1:500 scale External Lighting Strategy Site Layout. Drawing No. 31000 Rev P01;

the following plan dated 26 November 2021:-

- 1:250 & 1:500 scale Proposed Eastern HGV access. Drawing No. 05004 Rev P02;

and the following plans dated 8 December 2021:-

- 1:1250 scale Location Plan. Drawing No. 0001 Rev PL\_PL07;
- 1:500 scale Site Furniture Plan. Drawing No. 9190 Rev PL\_PL07;
- 1:500 scale Landscape General Arrangement. Drawing No 9001 Rev PL\_PL07;
- 1:200 scale Soft Landscaping Plan. Sheet 1 of 2 Drawing No. 9140 Rev PL\_PL07;
- 1:200 scale Soft Landscaping Plan. Sheet 2 of 2 Drawing No. 9141 Rev PL\_PL07;
- 1:500 scale Hard Landscaping Plan. Drawing No. 9160 Rev PL\_PL07;
- 1:500 scale Tree Protection, Removal & Retention Plan. Drawing No. 9101 Rev PL\_PL07;
- 1:500 scale Boundary Treatment Plan. Drawing No. 9180 Rev PL\_PL07;
- 1:20 & 1:50 scale Landscape Excavation and Filling Plan. Drawing No. 9120 Rev PL\_PL07;
- Landscape Materials Board Planting dated 12 October 2021;
- Landscape Hard Surface & Street Furniture dated 12 October 2021.

*Reason:* In the interests of visual amenity in accordance with Policy GP1 of the LDP.



|                                |   |
|--------------------------------|---|
| <i>Application Number</i>      | <b>PL/02533</b>   |
| <i>Proposal &amp; Location</i> | REMOVAL OF CONDITION 11 ON E/27795 (ONE RESIDENTIAL DWELLING (LOCAL NEEDS)) AT GWENLLIW, DRYSLWYN, CARMARTHEN, SA32 8RF |

Additional correspondence has been received from the applicant wherein he suggests that the main report presented to Committee contains a number of inaccuracies.

The first of these relates to the ownership of the car garage business referred to in the report. Whilst the planning statement submitted with the application makes reference to the applicant's car garage business and this is reflected in the main report, the applicant has indicated that this is in fact incorrect and that the business is instead wholly owned by his mother. Moreover, he indicates that he has been out of work since its closure.

The applicant also draws reference to previous attempts to obtain a valuation of the property from the Council's valuer to reflect the local needs restriction and suggests that it is the Council's responsibility to provide this valuation in accordance with the terms of the Section 106 agreement. However, the applicant is mistaken in this assertion in that there is no requirement for the Council to provide its own valuation of the property for the purposes of marketing the property. The agreement requires that he markets the property at an appropriate market value to reflect the local needs restriction. Notwithstanding this, members will note from the main report that in submitting the application, the applicant has acknowledged that the value at which the property has been marketed is higher than the 25-30% reduction in market value recommended in national planning policy advice contained in TAN6.

The recommendation for refusal remains unchanged.

Mae'r dudalen hon yn wag yn fwriadol

# Y Pwyllgor Cynllunio / Planning Committee

09/12/2021

Y Gwasanaethau Cynllunio - Planning Services  
Adran Yr Amgylchedd - Environment Department

Tudalen 11

Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council



**Ceisiadau yr argymhellir  
eu bod yn cael eu  
cymeradwyo**

**Applications  
recommended for  
approval**

# E/388576

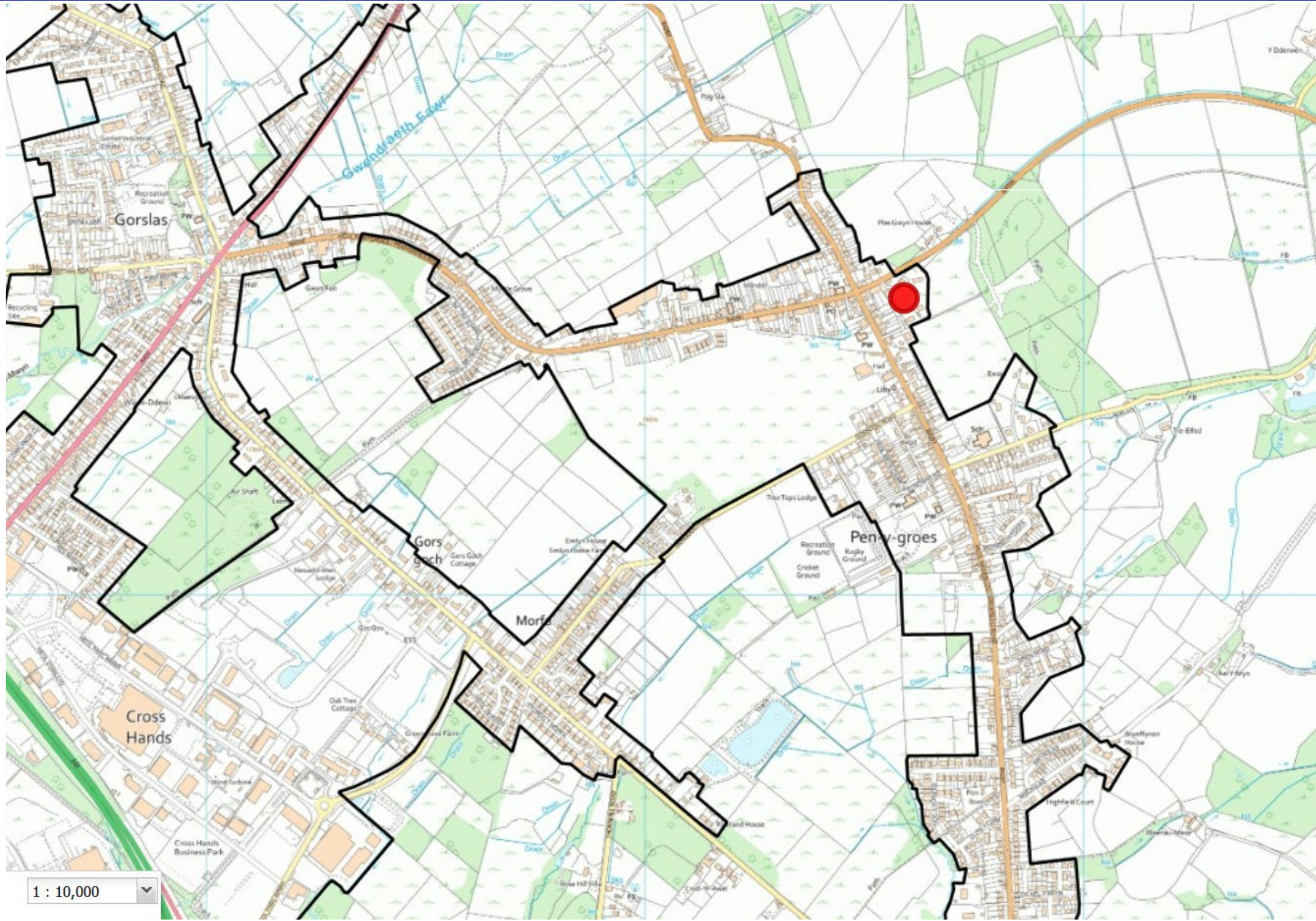
John Thomas

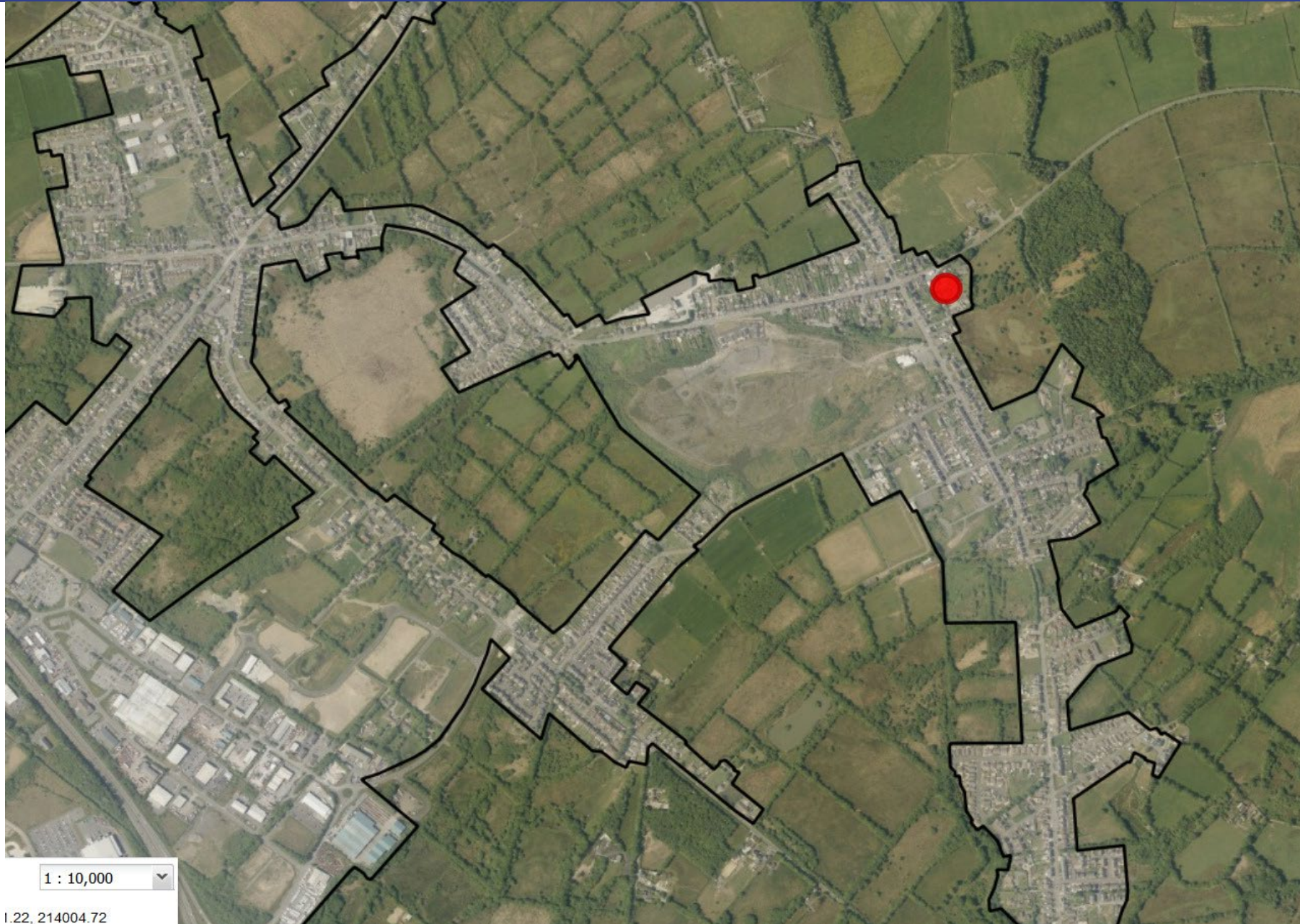
**Y Gwasanaethau Cynllunio - Planning Services**  
Adran Yr Amgylchedd - Environment Department

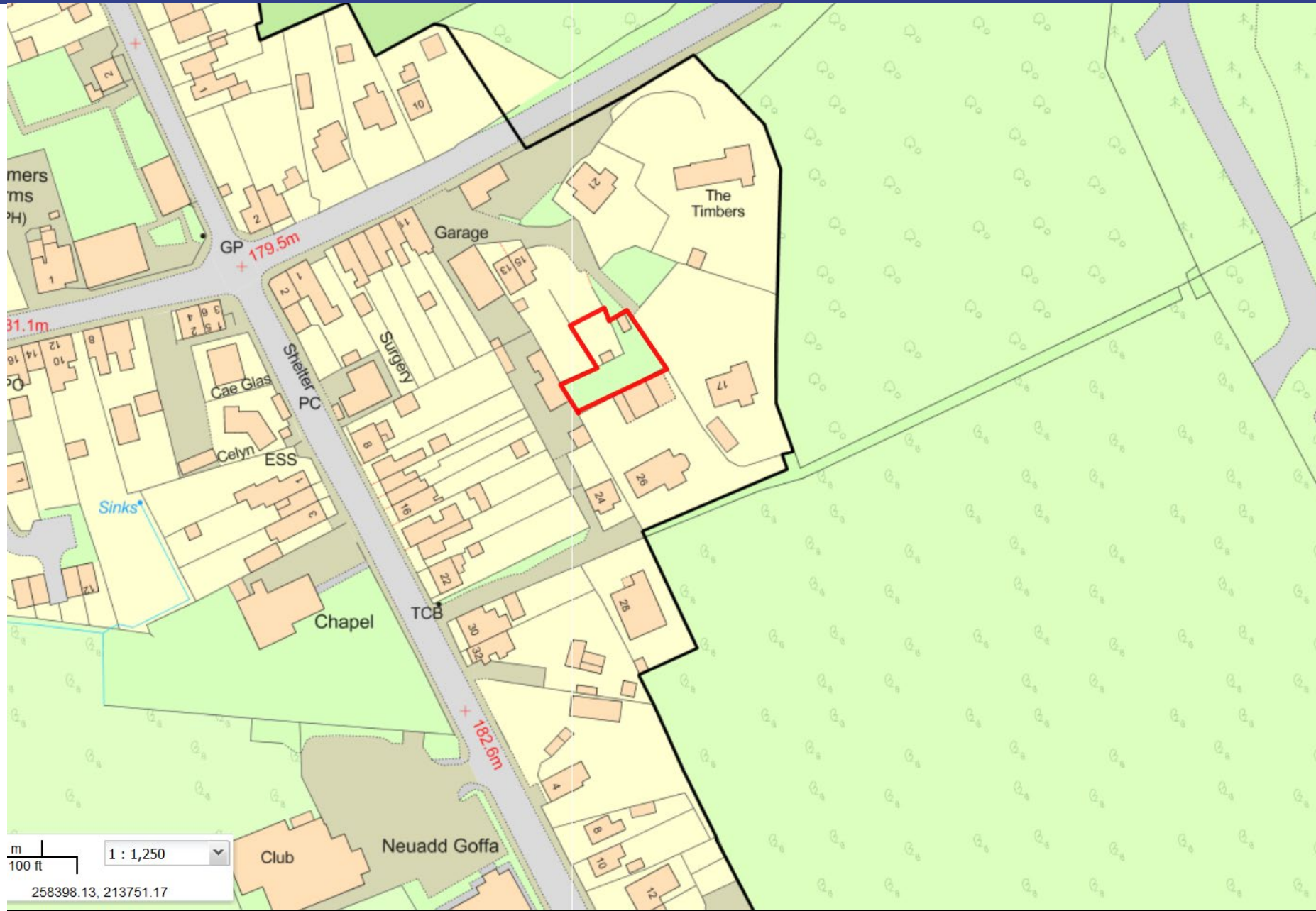
Tudalen 13

Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council







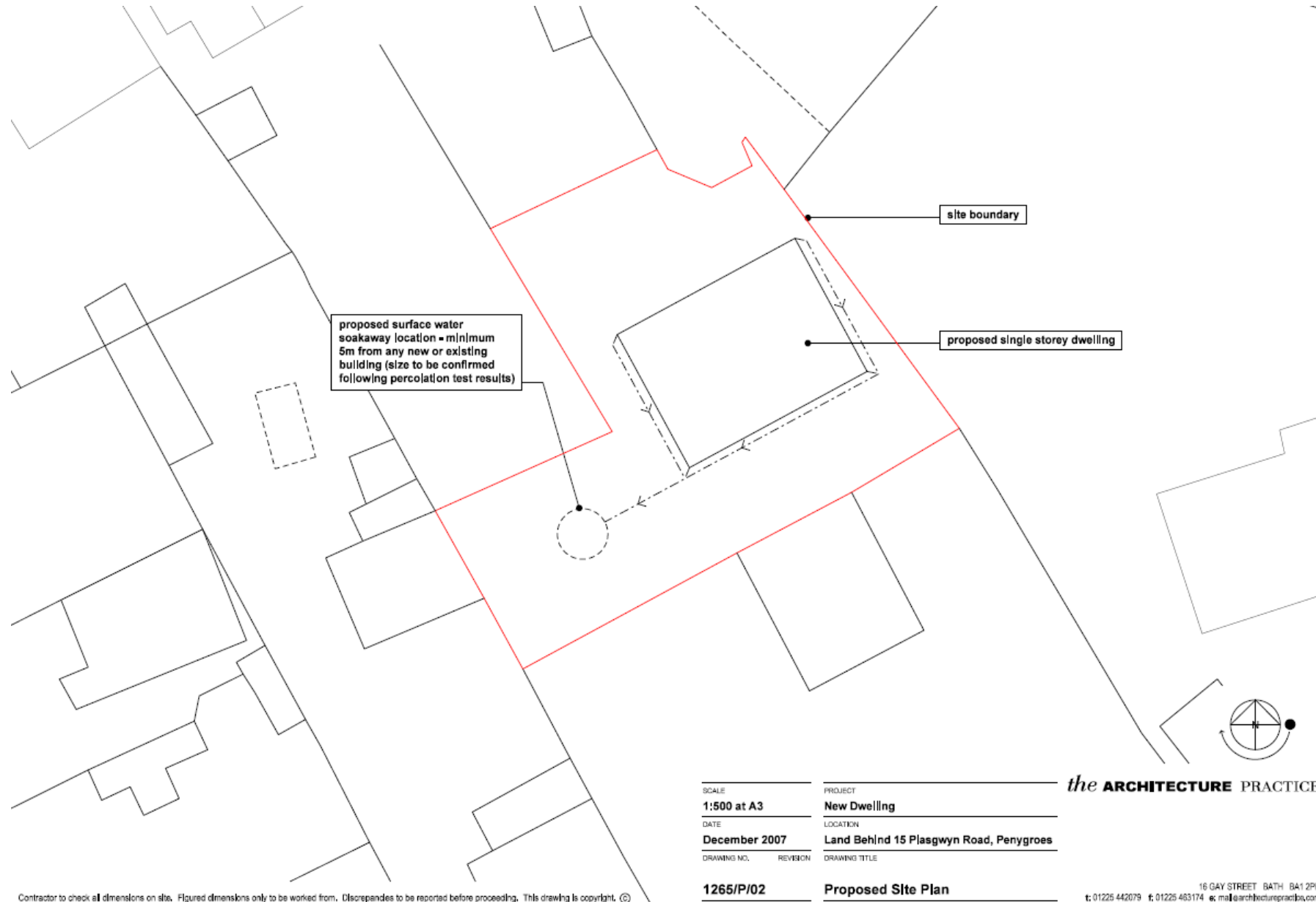






Tudalen 17

S21 TOR



proposed surface water soakaway location - minimum 5m from any new or existing building (size to be confirmed following percolation test results)

site boundary

proposed single storey dwelling



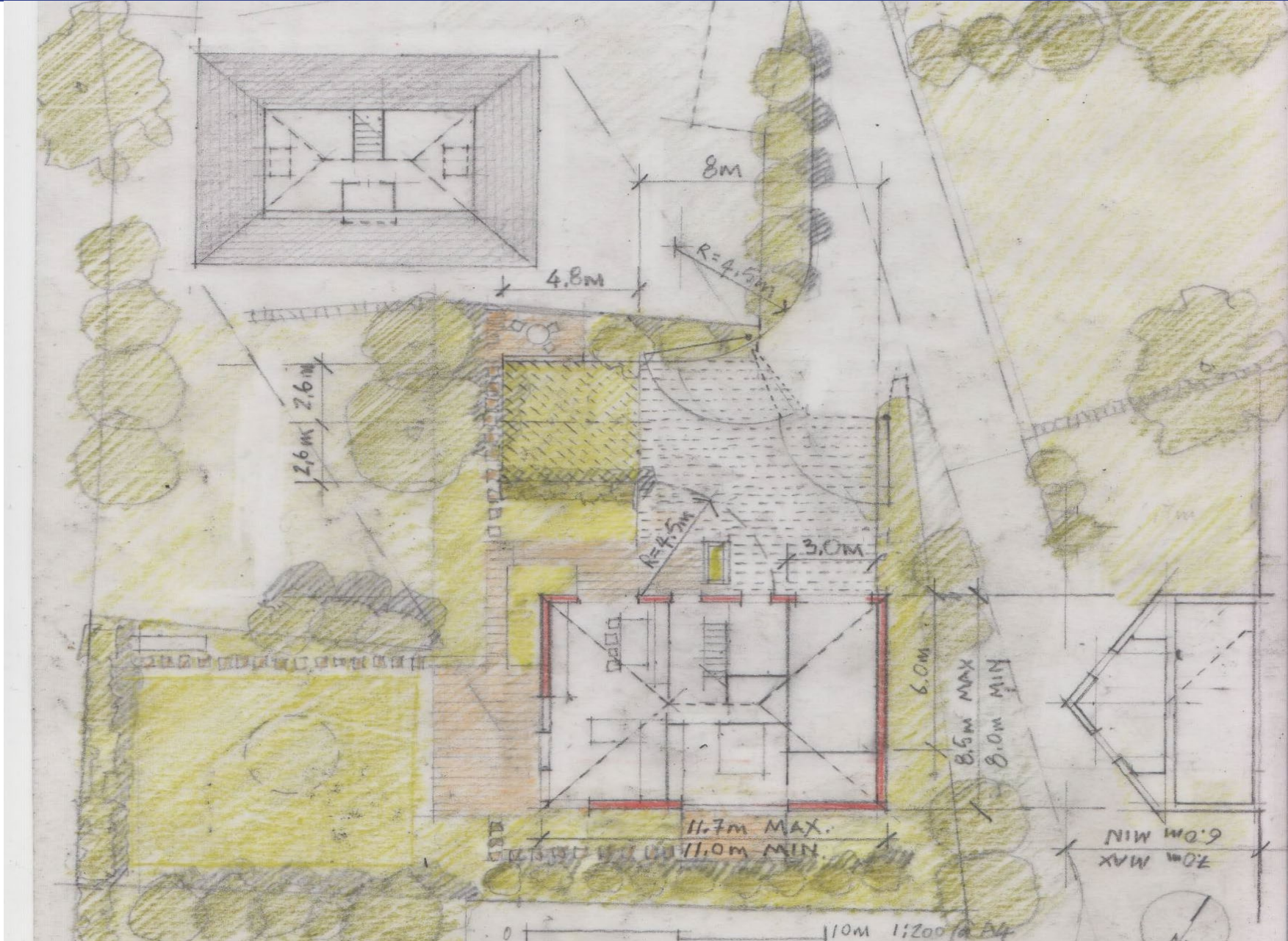
|               |   |
|---------------|---|
| SCALE         | PROJECT                                 |
| 1:500 at A3   | New Dwelling                            |
| DATE          | LOCATION                                |
| December 2007 | Land Behind 15 Plasgwyn Road, Penygroes |
| DRAWING NO.   | REVISION                                |
|               |   |

*the* **ARCHITECTURE PRACTICE**

**1265/P/02** Proposed Site Plan

16 GAY STREET BATH BA1 2PP  
t: 01226 442079 f: 01226 463174 e: mail@architecturepractice.com

Contractor to check all dimensions on site. Figured dimensions only to be worked from. Discrepancies to be reported before proceeding. This drawing is copyright. ©



E/38576



Tudalen 20

E/38576



Tudalen 21

E/38576



Tudalen 22

E/38576



Tudalen 23

E/38576



Tudalen 24



E/38576



Tudalen 25

E/38576



Tudalen 26

E/38576



Tudalen 27

E/38576



Tudalen 28

E/38576



Tudalen 29

E/38576



Tudalen 30

E/38576



Tudalen 31

E/38576



Tudalen 32



E/38576



Tudalen 33

# PL/00799

Charlotte Greves

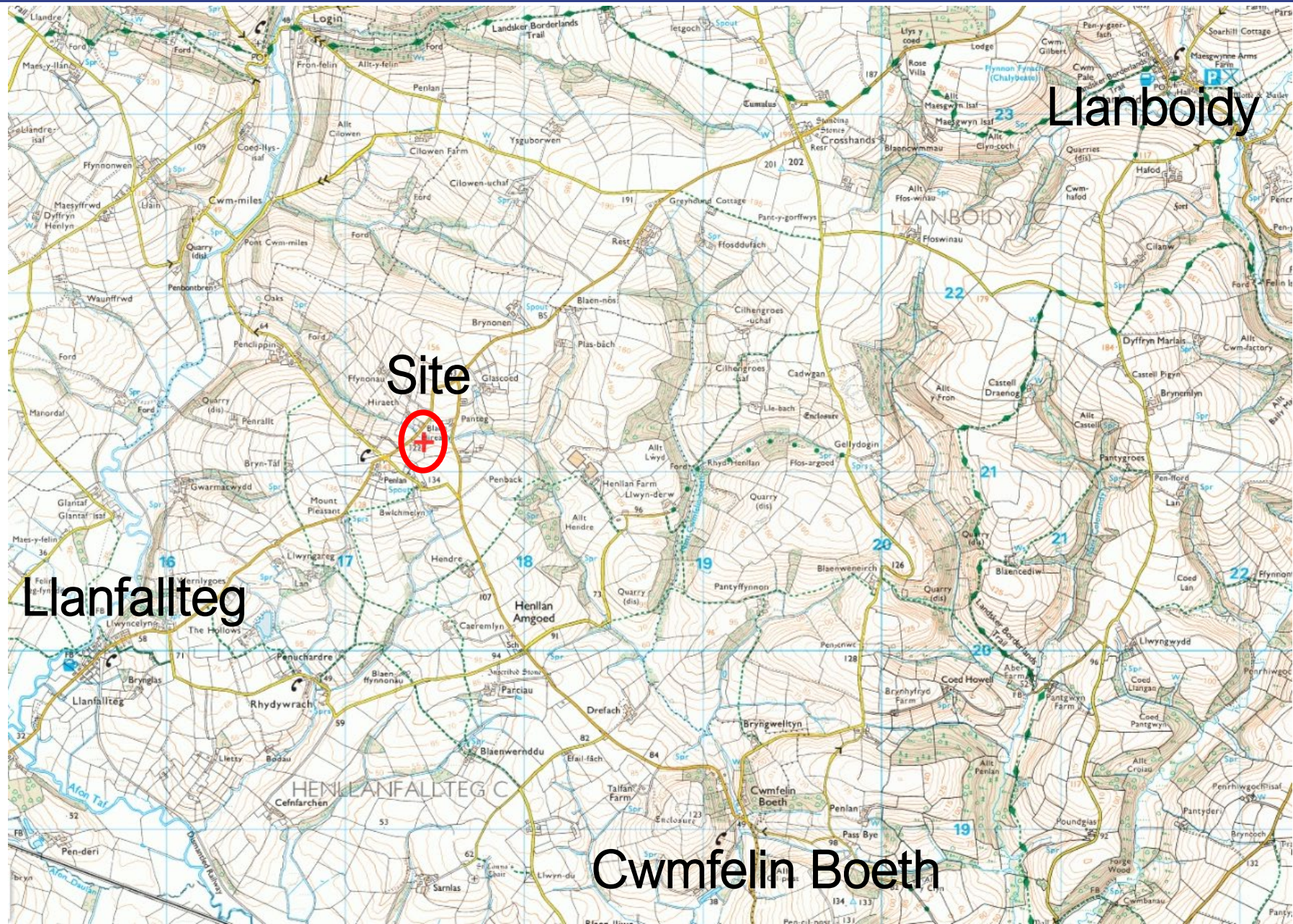
**Y Gwasanaethau Cynllunio - Planning Services**  
Adran Yr Amgylchedd - Environment Department

Tudalen 34

Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council

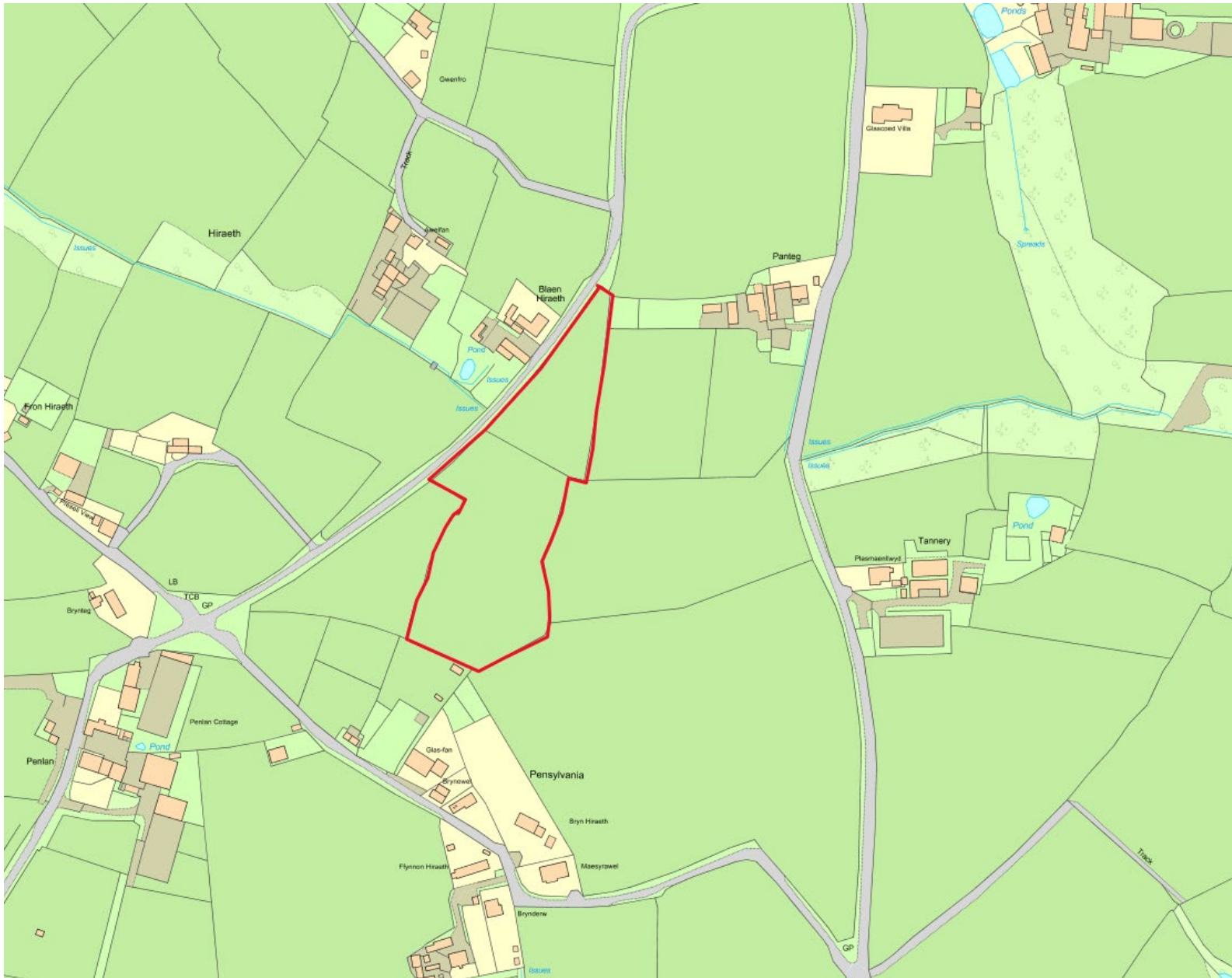


# PL/00799 OS Location



Tudalen 35

# PL/00799 Location of Site

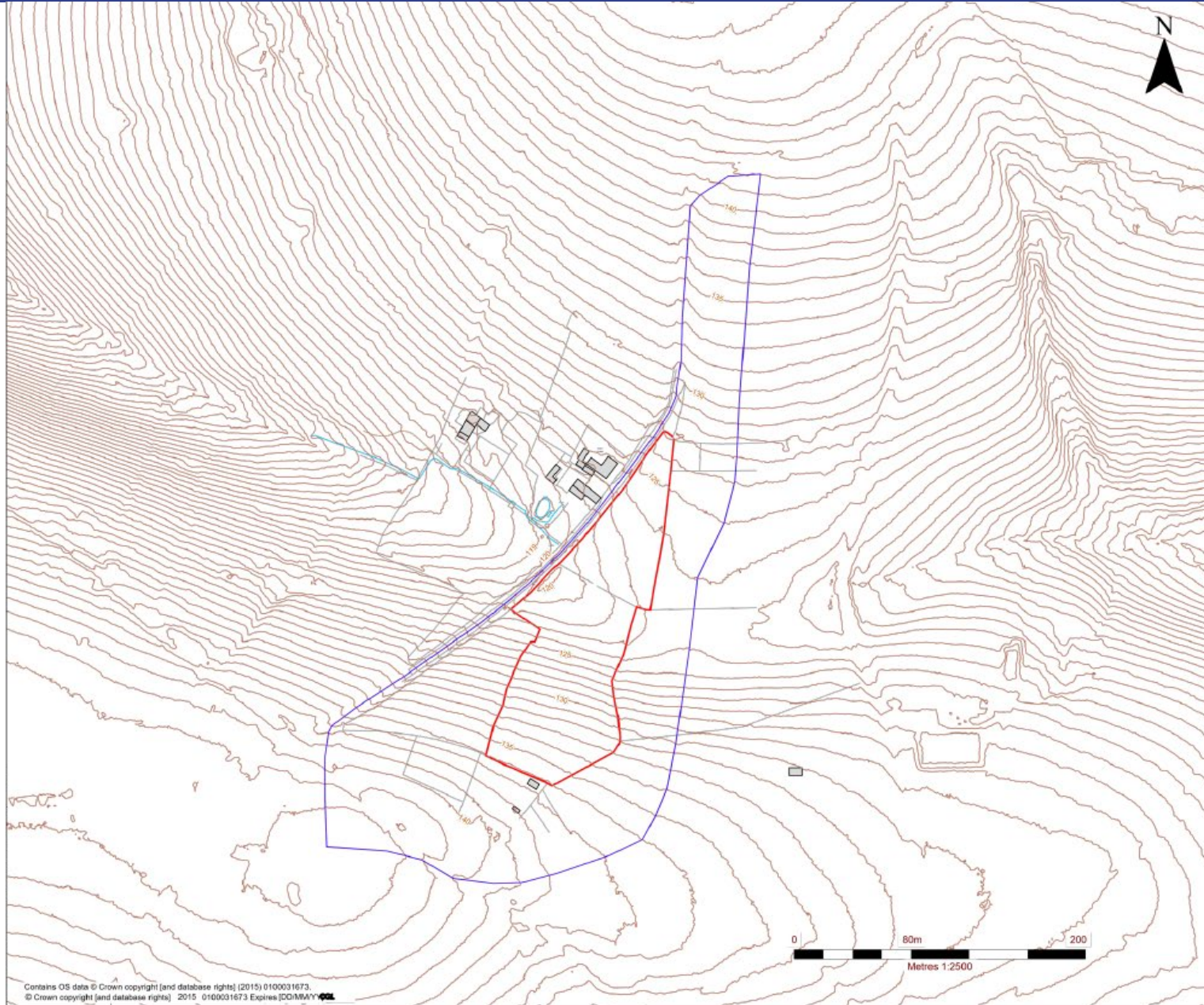


# PL/00799 Aerial Photograph



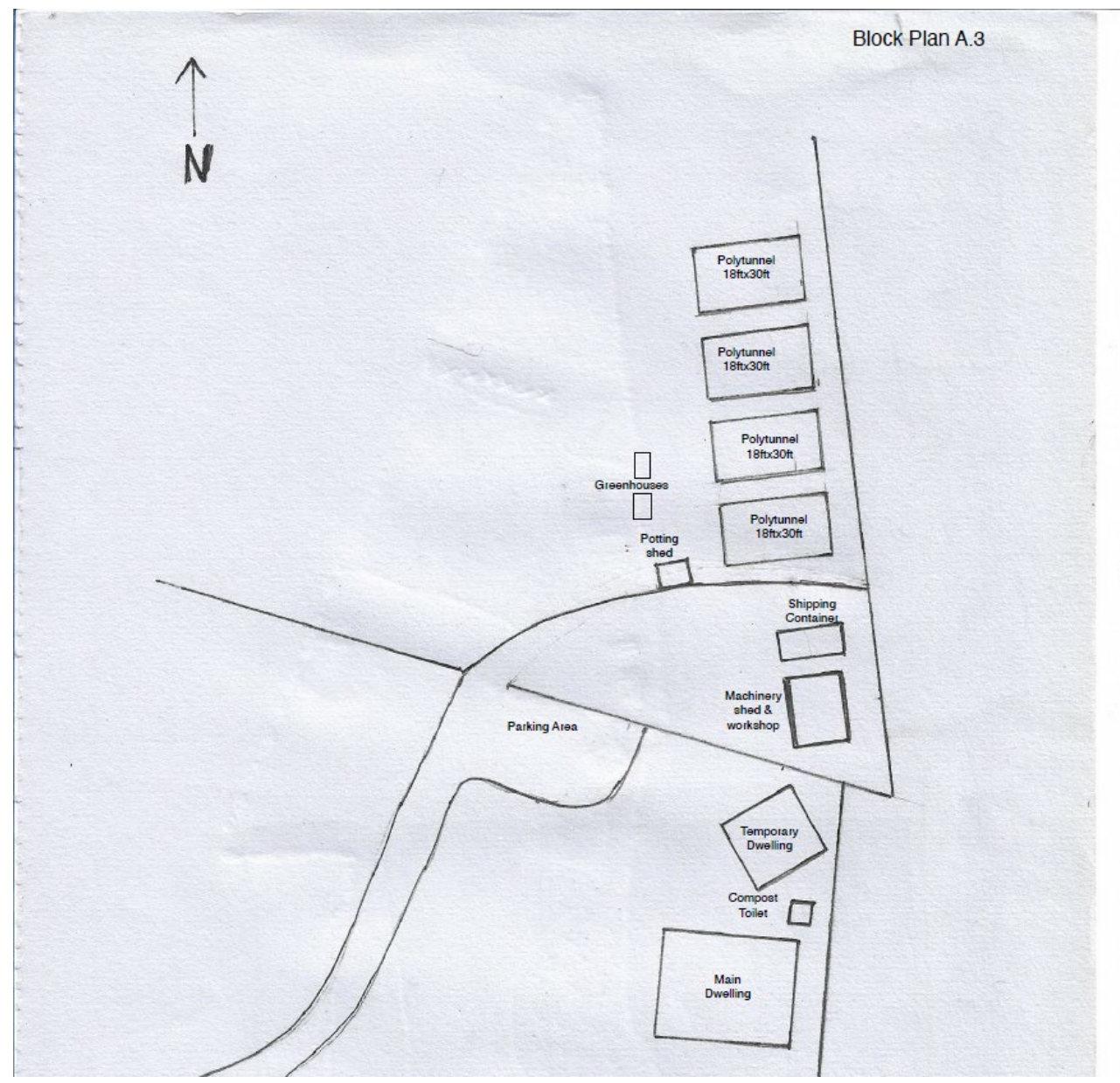
Tudalen 37

# PL/00799 Topographical Plan of Site

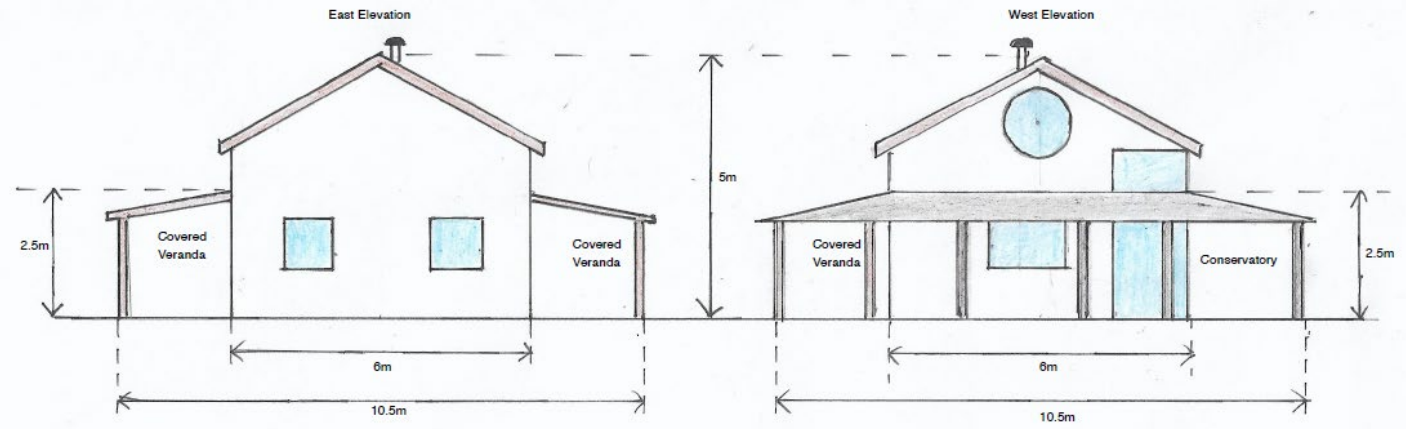
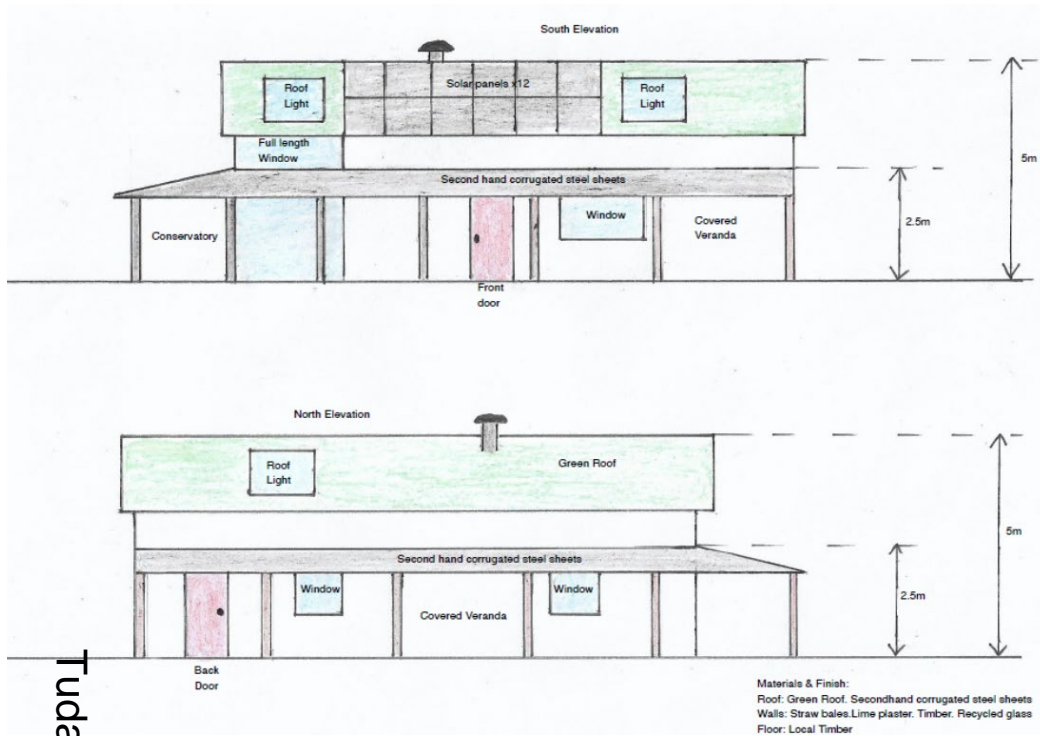


Tudalen 38

# PL/00799 Proposed Site Layout and Block Plan



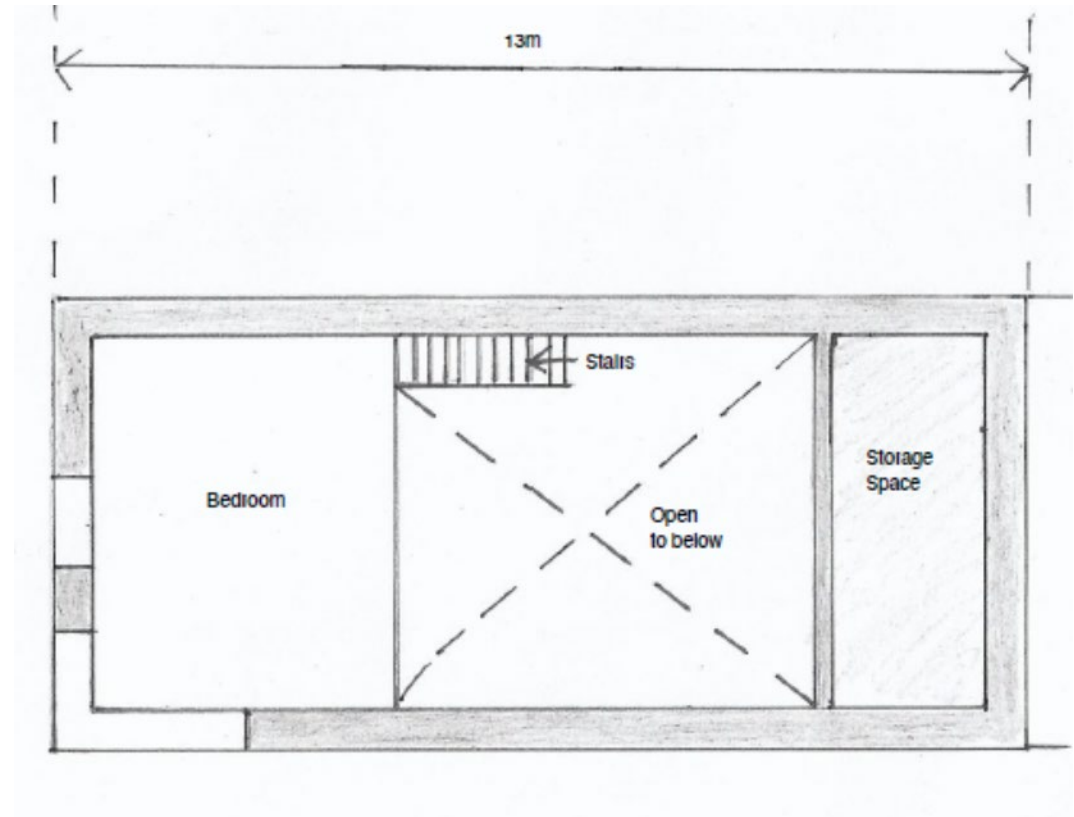
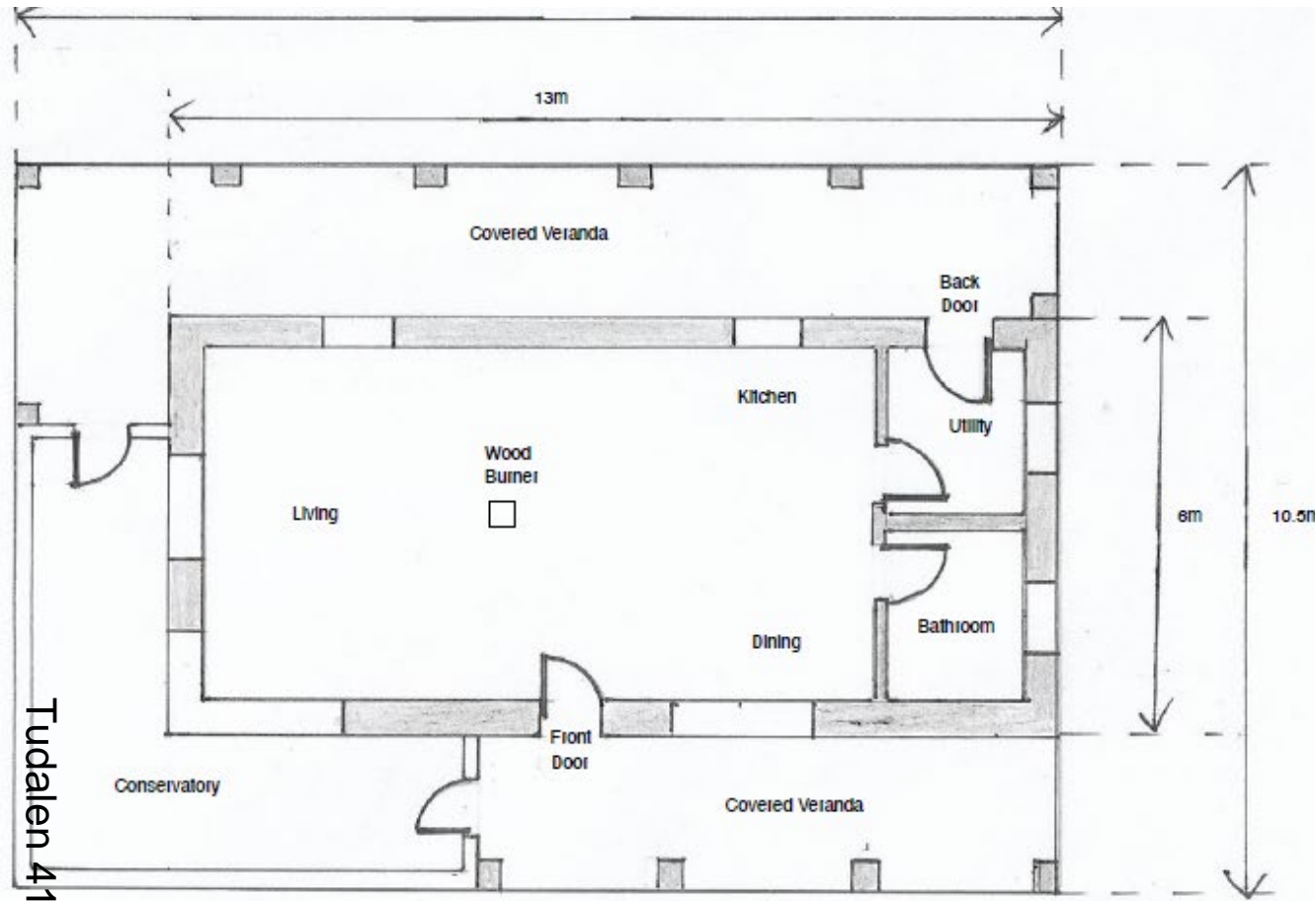
# PL/00799 Permanent Dwelling Elevations



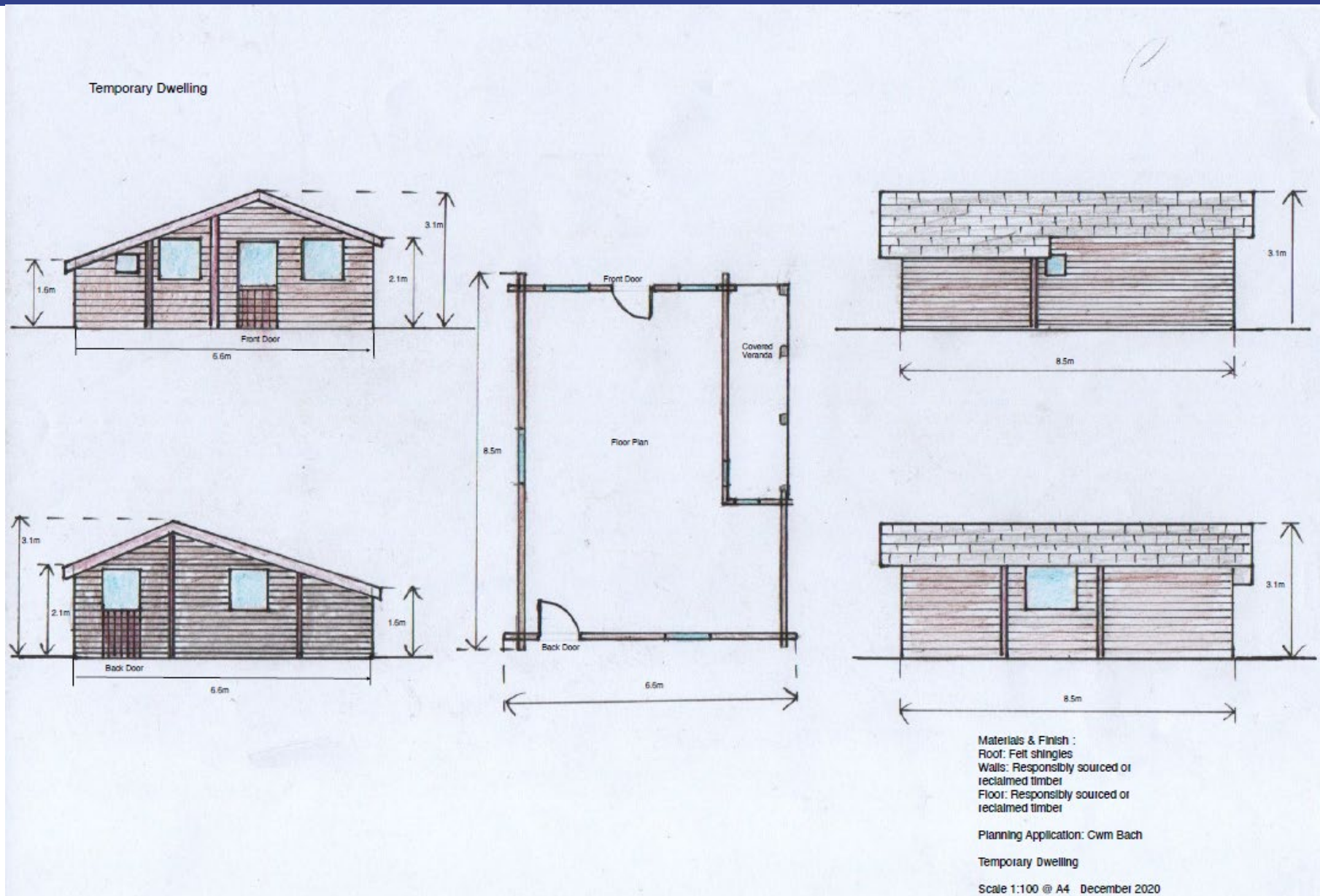
**Materials & Finish:**  
 Roof: Green Roof, Second hand corrugated steel sheets  
 Walls Straw bales, Lime plaster, Timber, Recycled glass  
 Floor: Local timber



# PL/00799 Permanent Dwelling Floor Plans

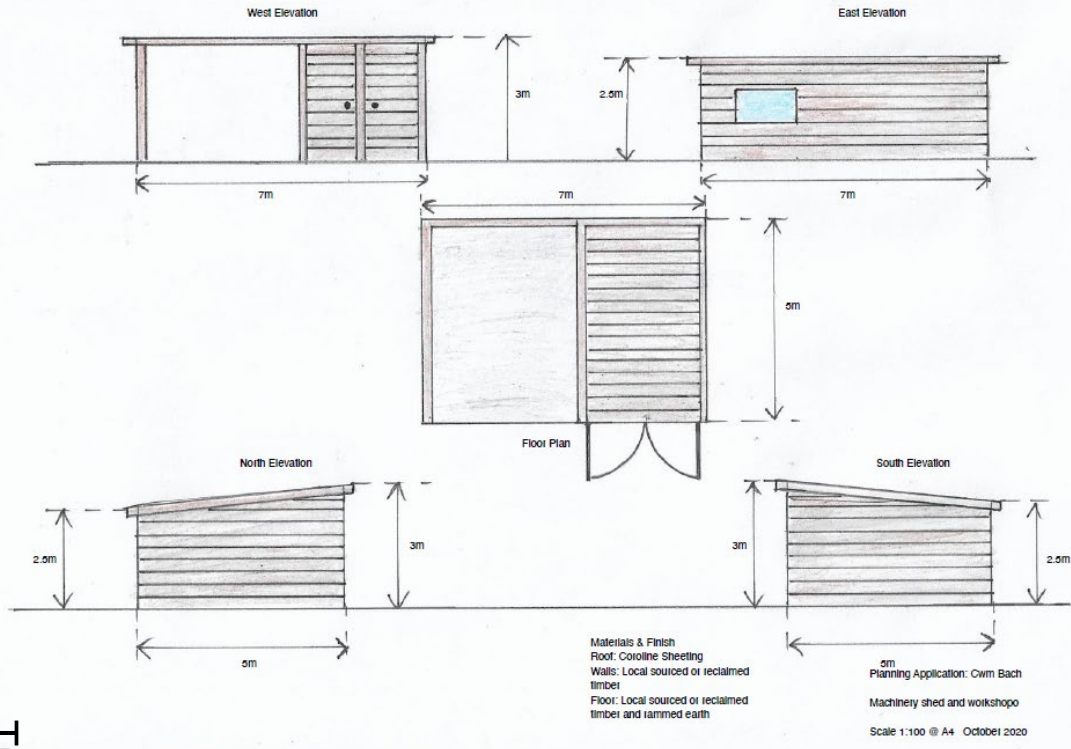


# PL/00799 Temporary Dwelling Elevation and Floor Plans

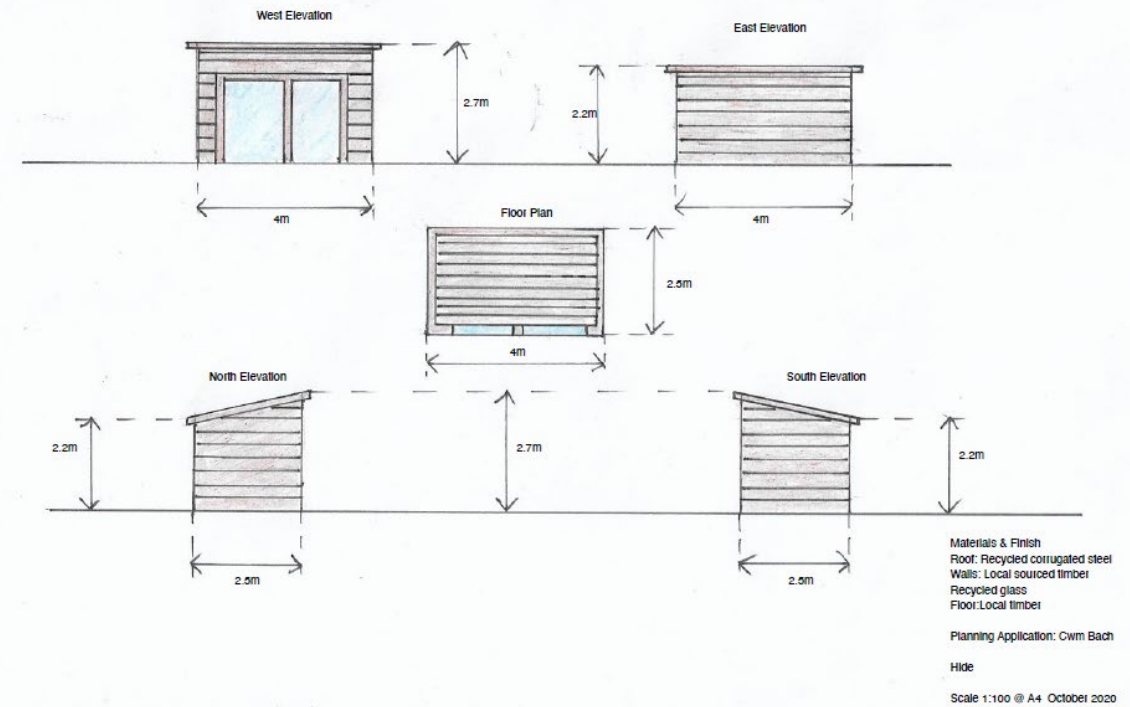


# PL/00799 Machinery Shed and Workshop / Hide

Machinery shed & Workshop

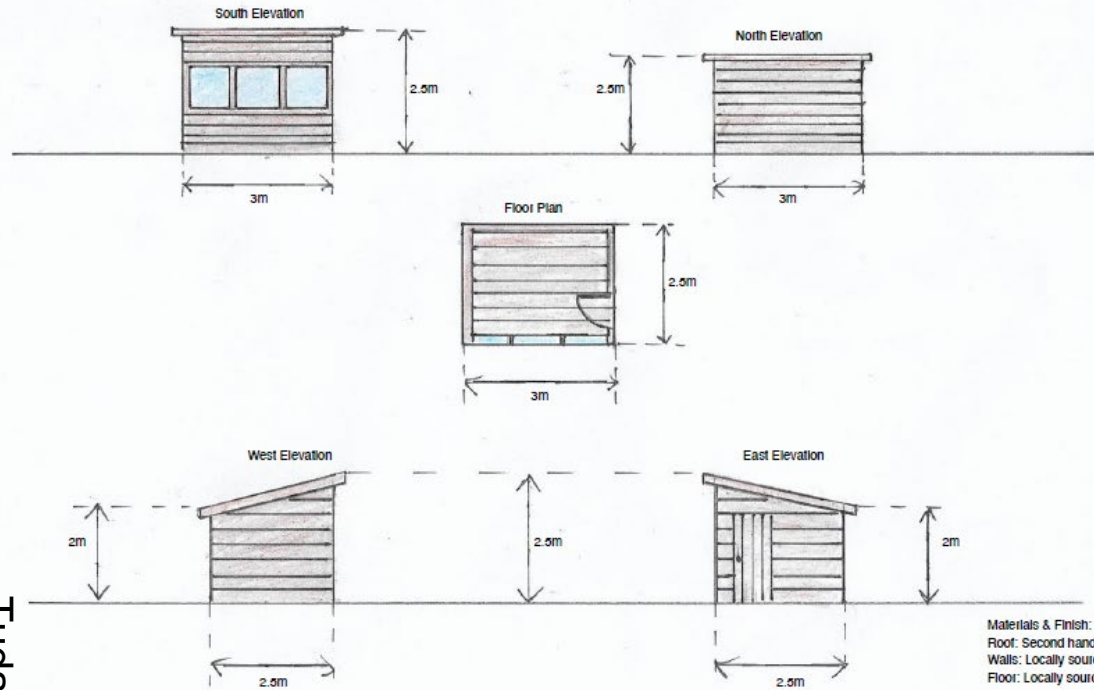


Hide



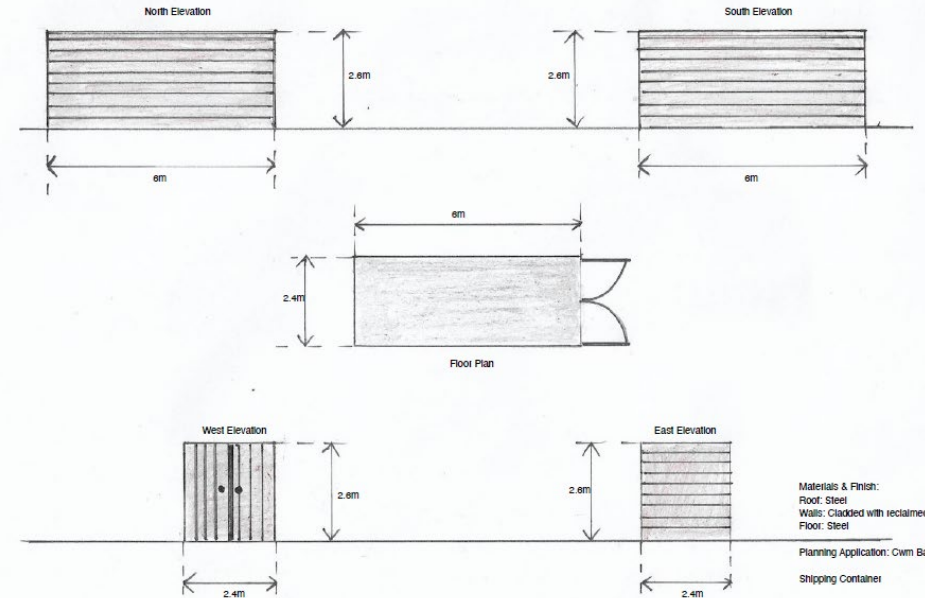
# PL/00799 Potting Shed and Shipping Container

Potting Shed



Materials & Finish:  
Roof: Second hand corrugated steel sheet  
Walls: Locally sourced or reclaimed timber  
Floor: Locally sourced or reclaimed timber  
Planning Application: Cwm Bach

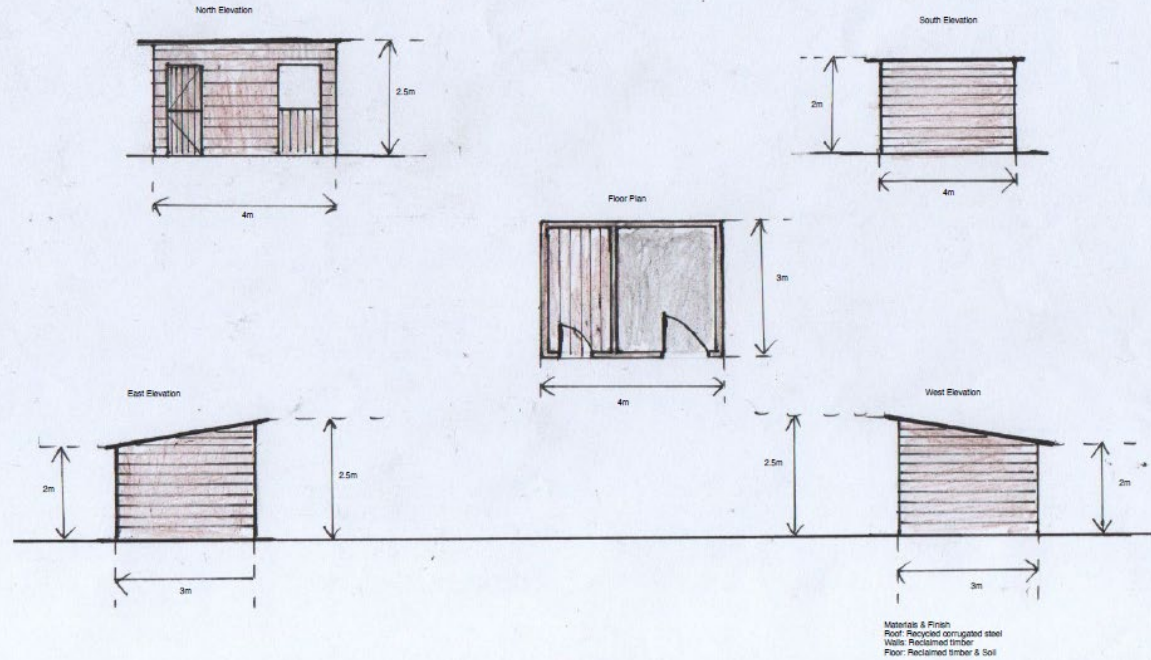
Shipping Container



Materials & Finish:  
Roof: Steel  
Walls: Cladded with reclaimed timber  
Floor: Steel  
Planning Application: Cwm Bach  
Shipping Container  
Scale 1:100 @ A4 October 2020

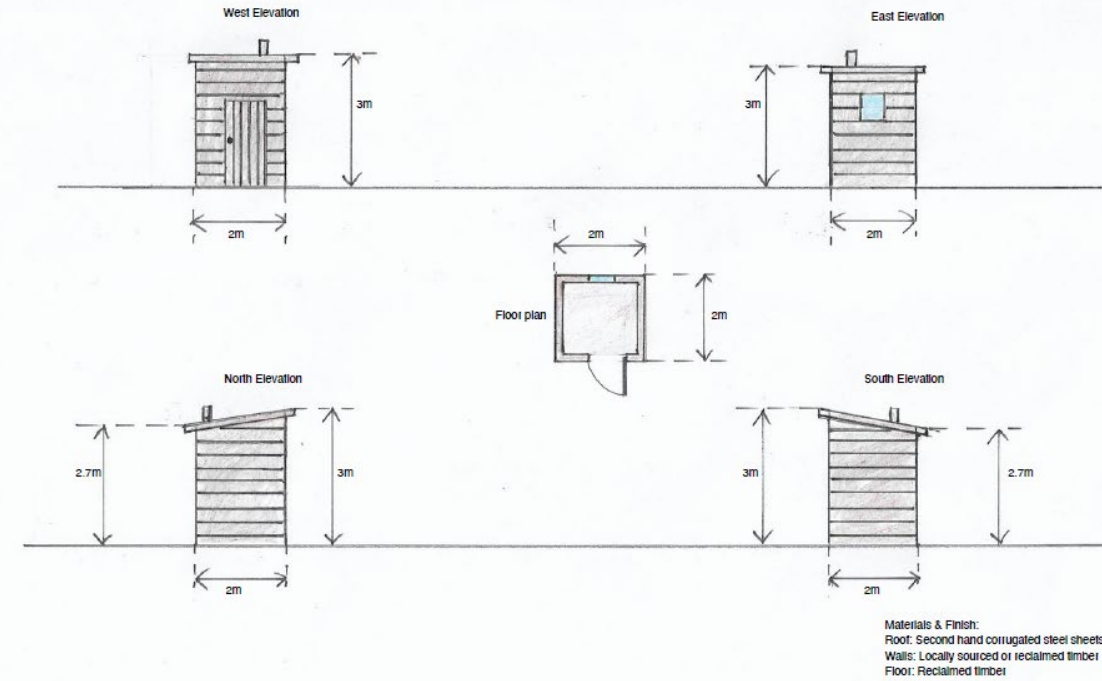
# PL/00799 Goat House and Compost Toilet

Goat House



Tudalen 45

Compost Toilet



# PL/00799 LVIA Photograph Locations



Tudalen 46

# PL/00799 Photo Position 1 – SW of Site along C3205



Tudalen 47

# PL/00799 Photo Position 2 – Southern Access into Site from C3205



Tudalen 48



# PL/00799 Photo Position 3 N of Site Looking South along C3205



Tudalen 49

PL/00799 Photo Position 4 E of Site along C3204 – Looking W Towards Site



Tudalen 50

PL/00799 Photo Position 5 E of Site along C3204 Looking W Towards Site



Tudalen 51

**PL/00799 Photo Position 6 South West of Site where C3204 meets C3214**



Tudalen 52

# PL/00799 Photo Position 7 S of Site along C3214



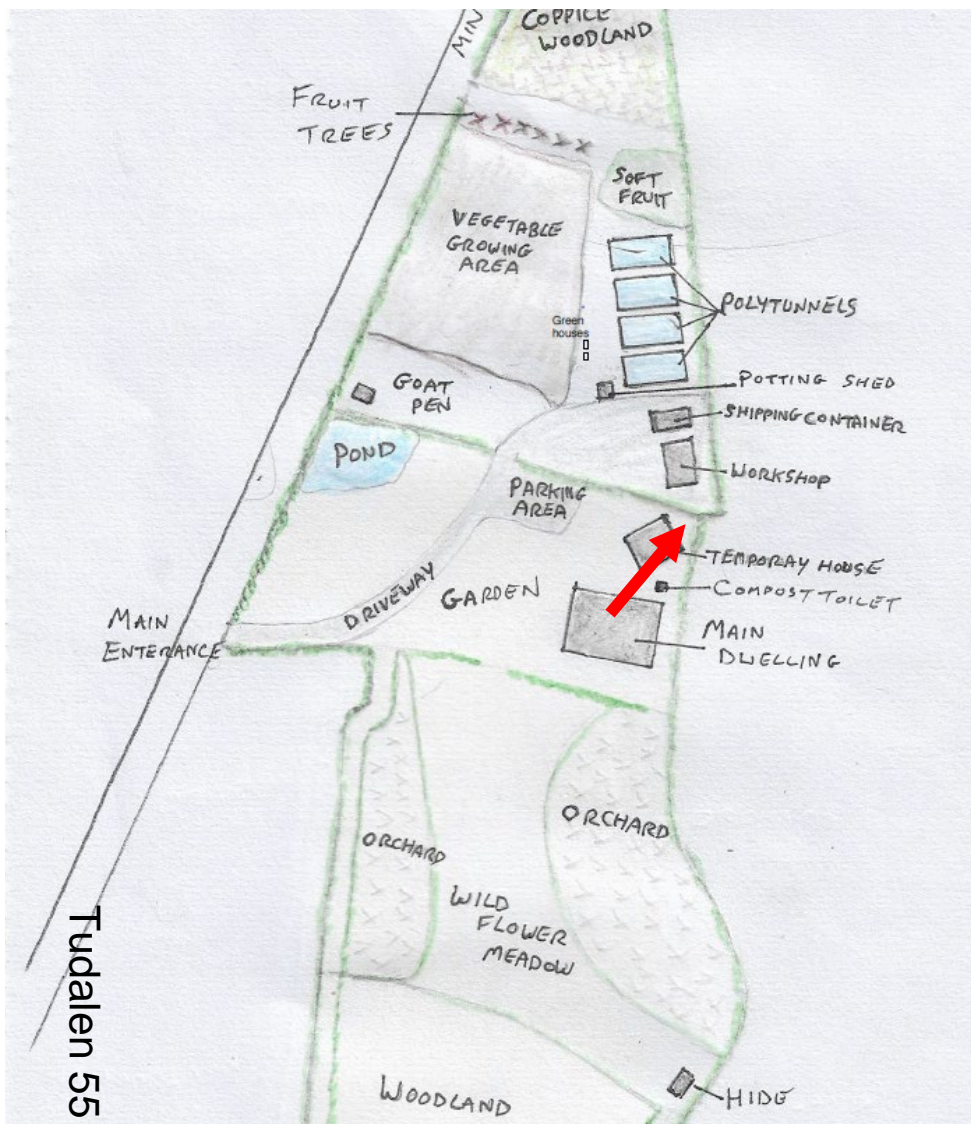
Tudalen 53

# PL/00799 Photo Position 8 SW of Site Where C3214 Meets C3205

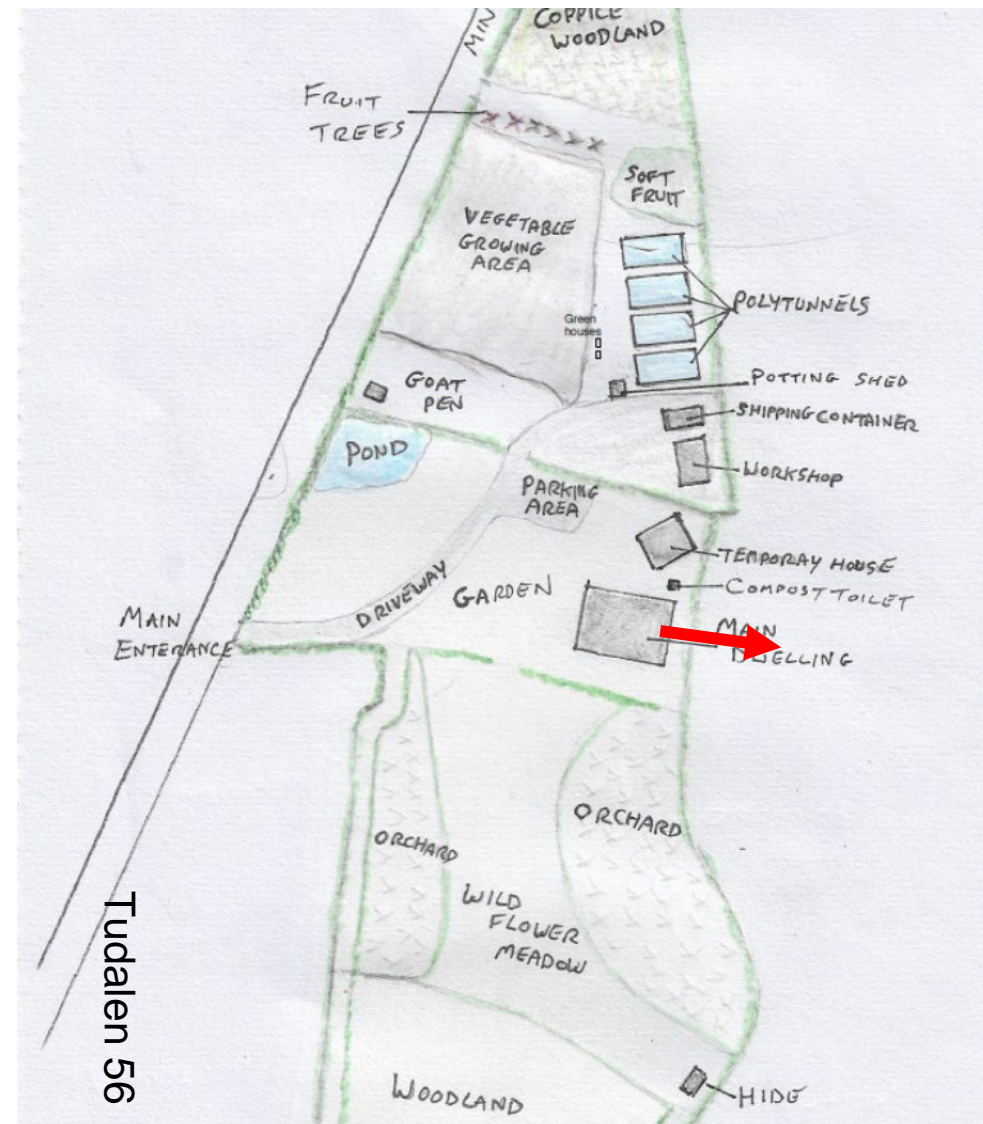


Tudalen 54

# PL/00799 Looking North East from Site of Dwelling

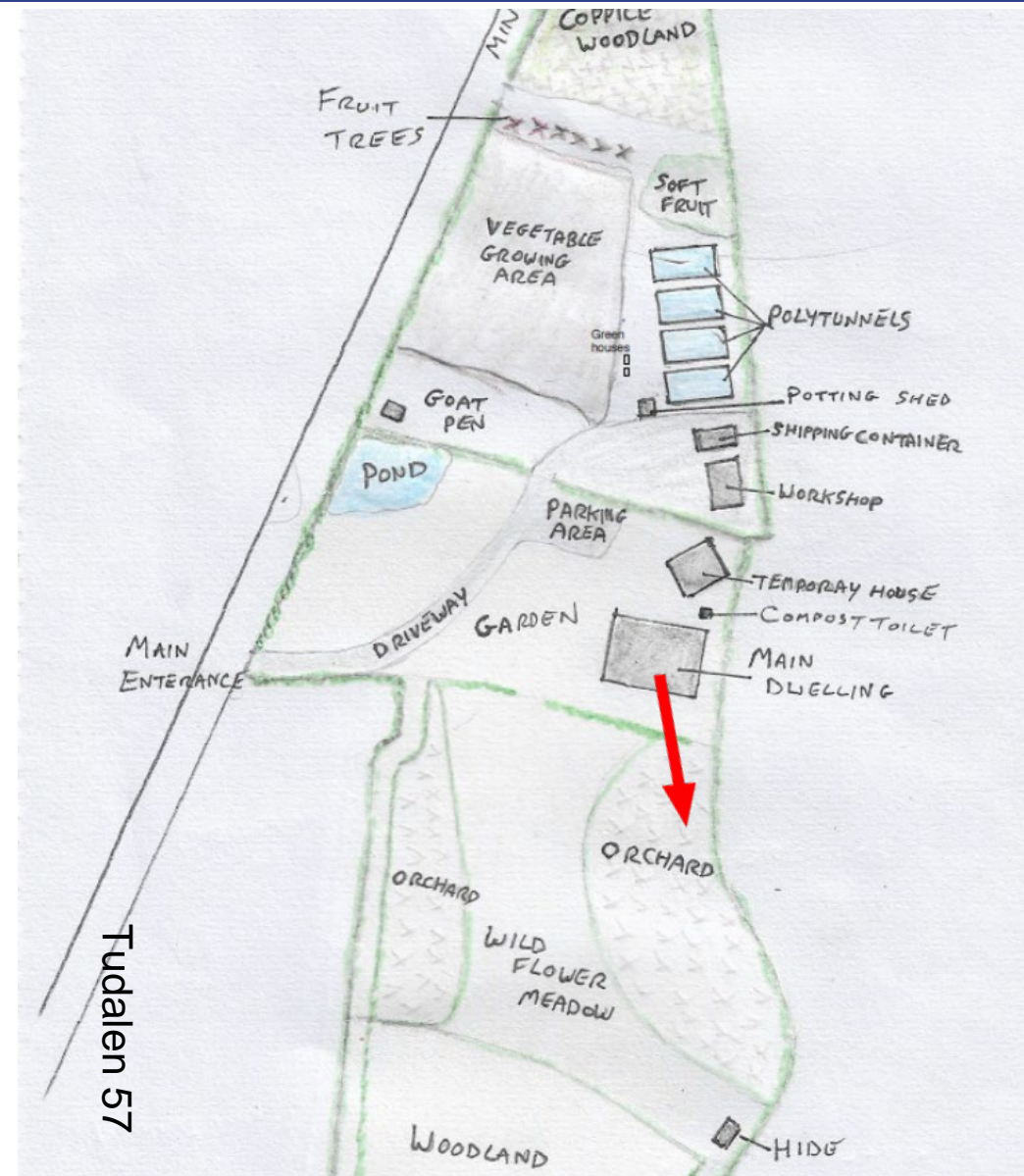


# PL/00799 Looking East from Site of Dwelling

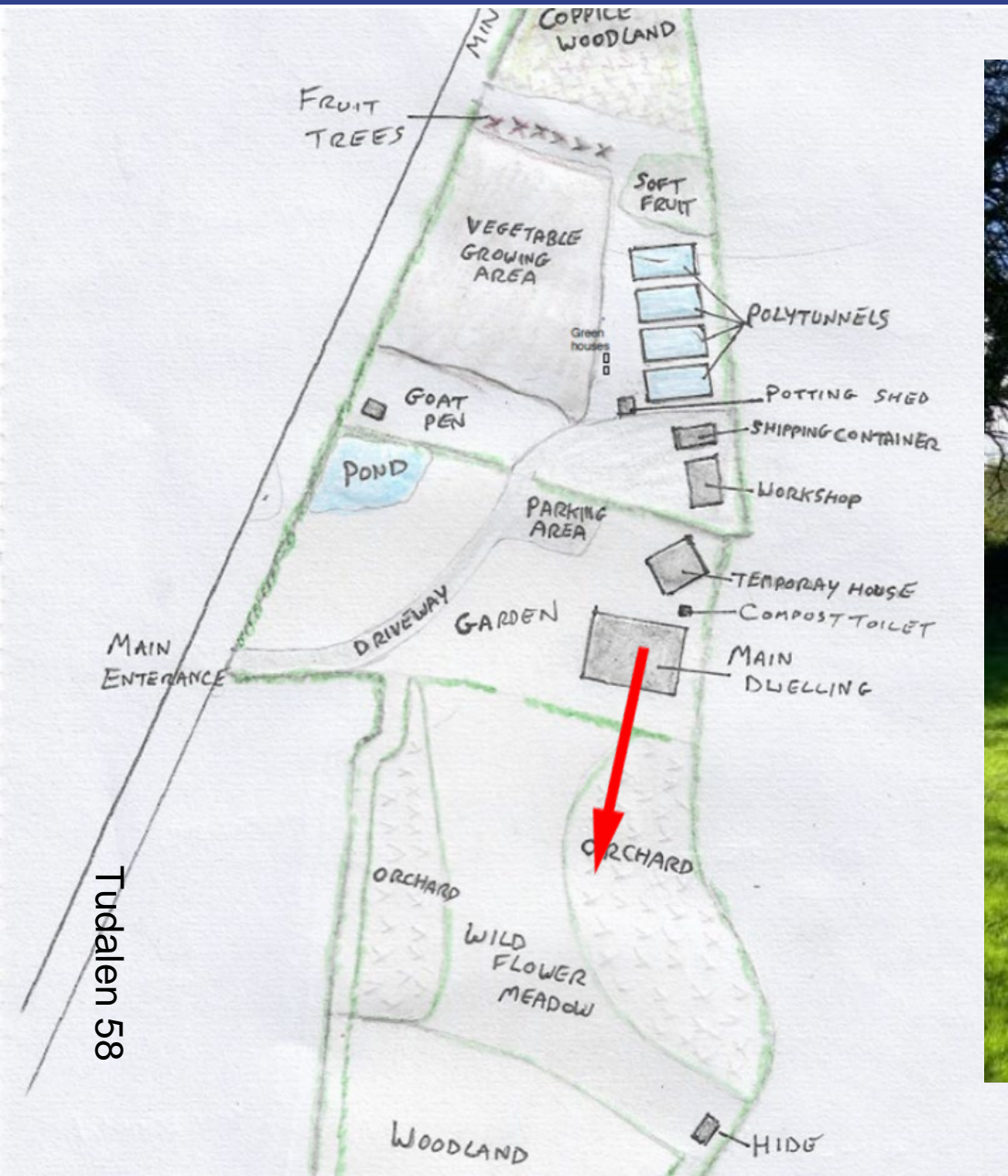




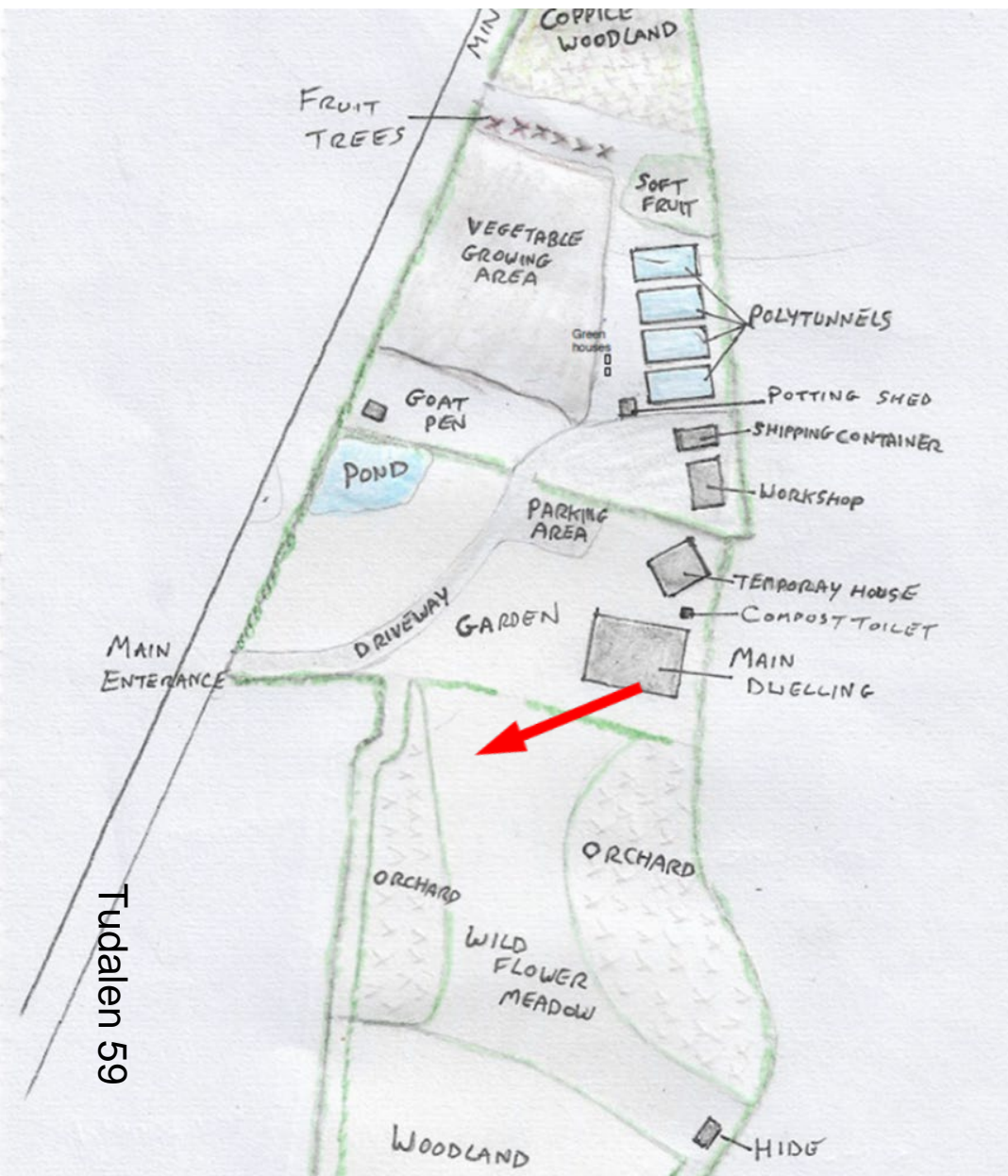
# PL/00799 View Looking South East from Site of Dwelling



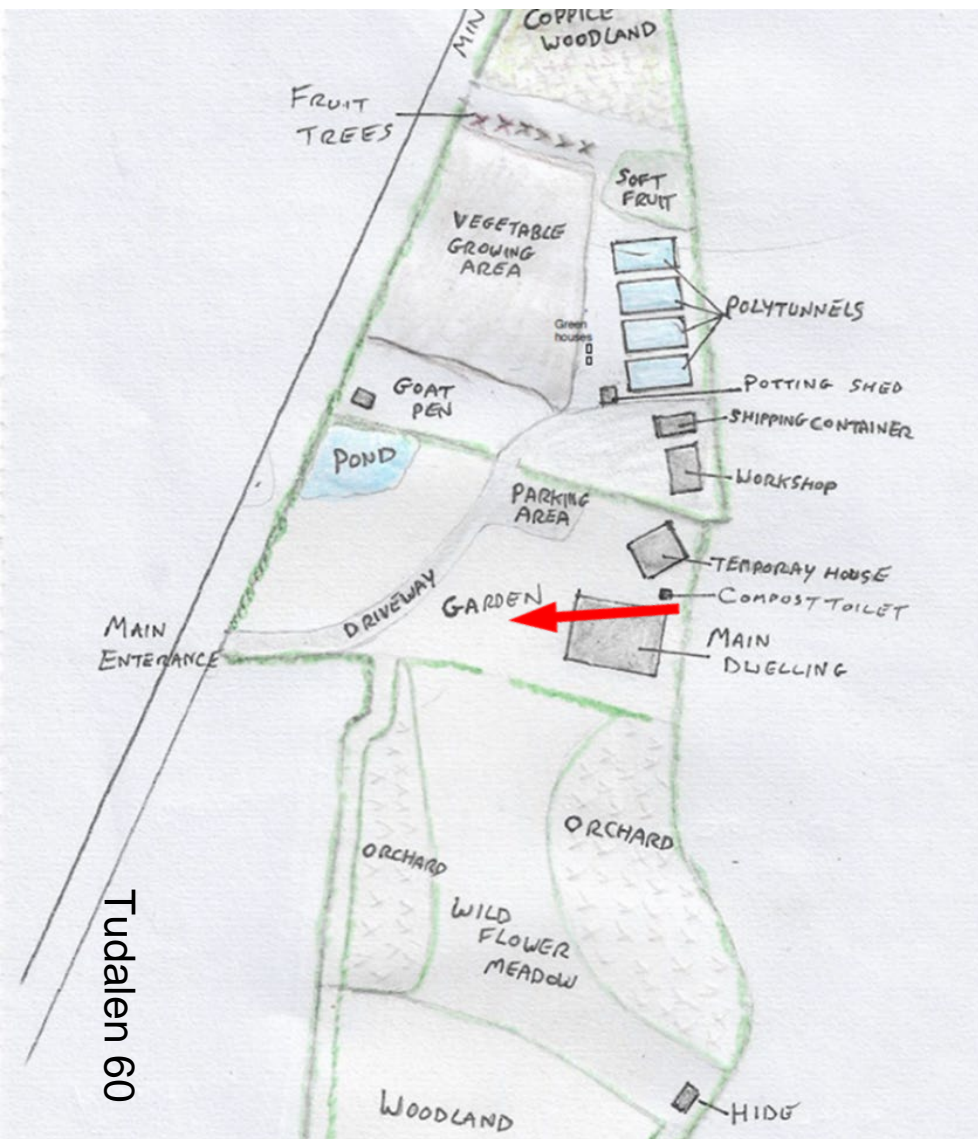
# PL/00799 View Looking South



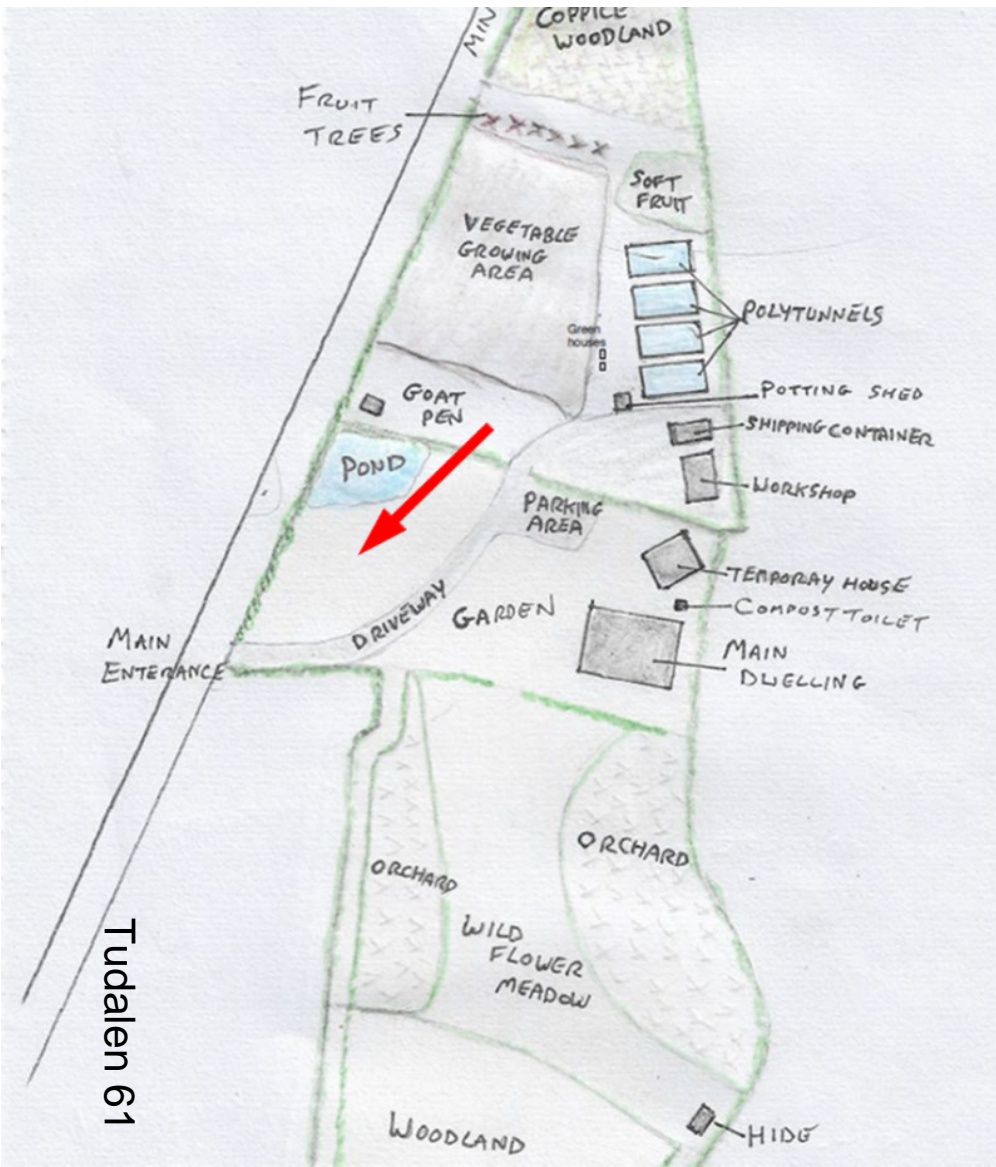
# PL/00799 View Looking South West



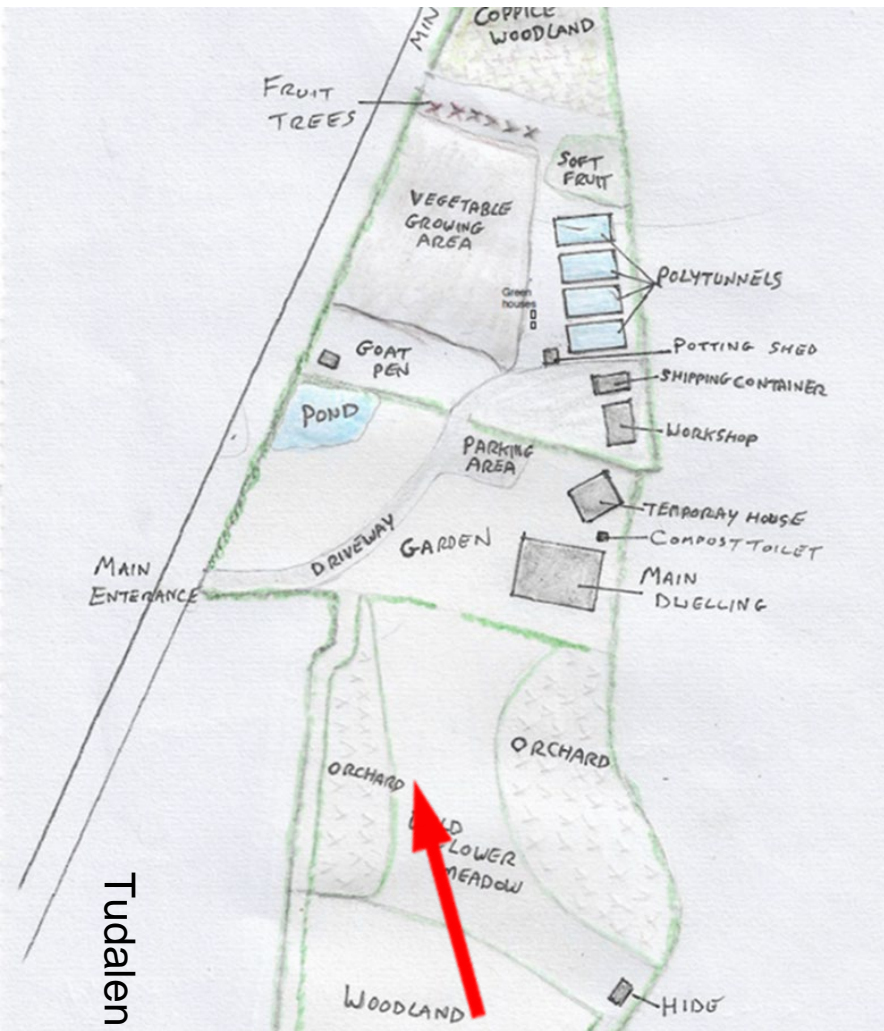
# PL/00799 View Looking West Towards Main Access



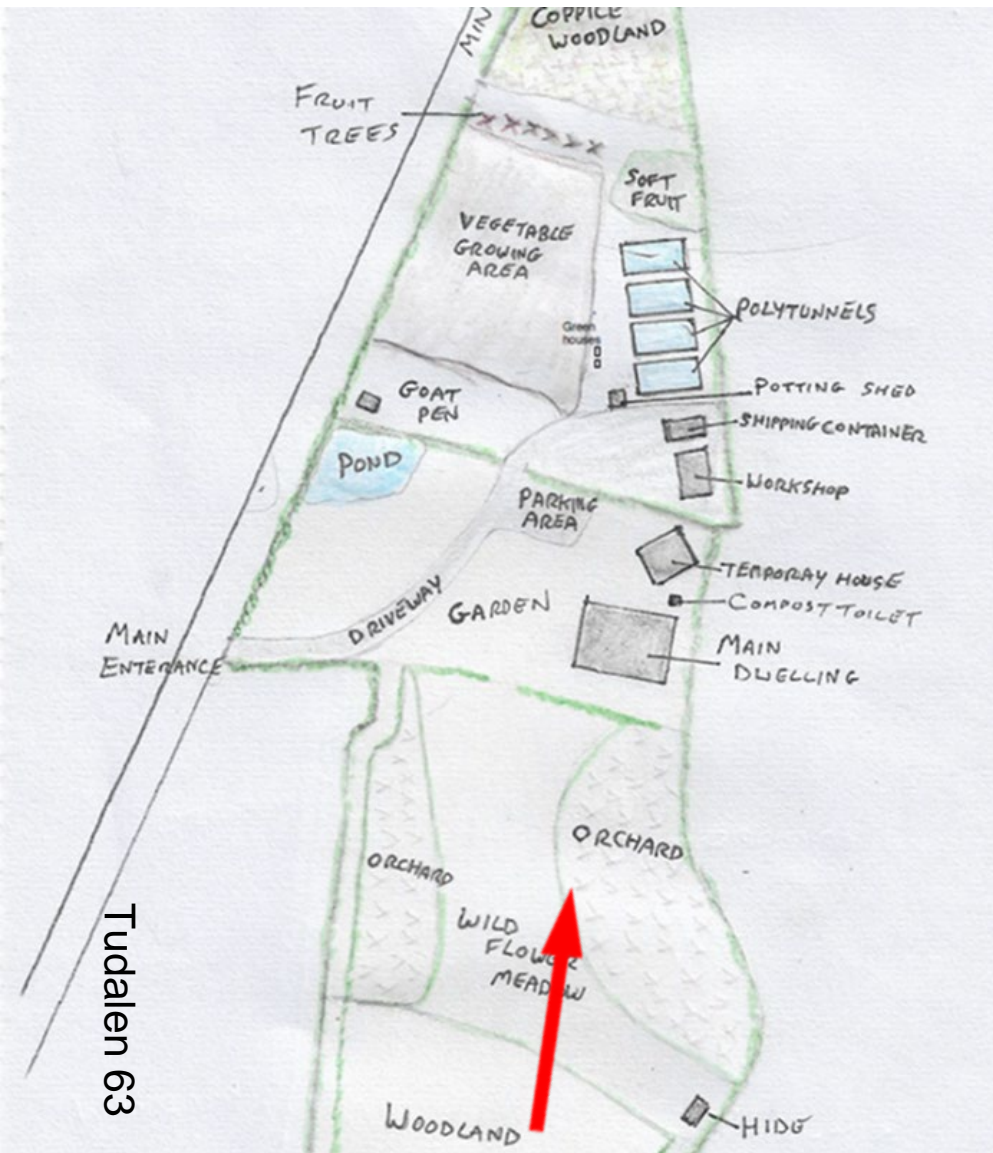
# PL/00799 View Looking South West to Main Access



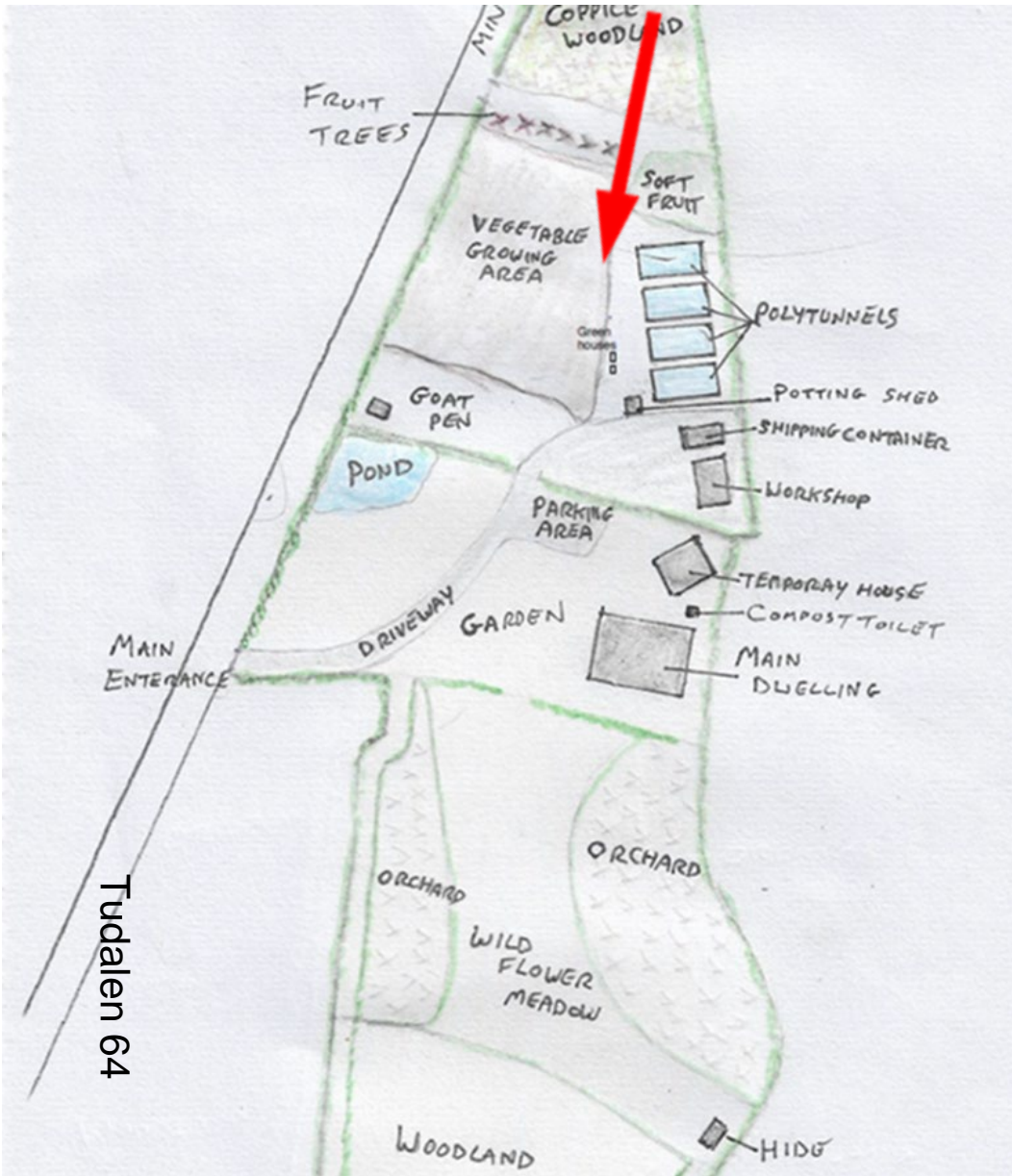
# PL/00799 View from Top of Field Looking North West



# PL/00799 View Looking North Across Whole Site



# PL/00799 View Looking South Across Whole Site





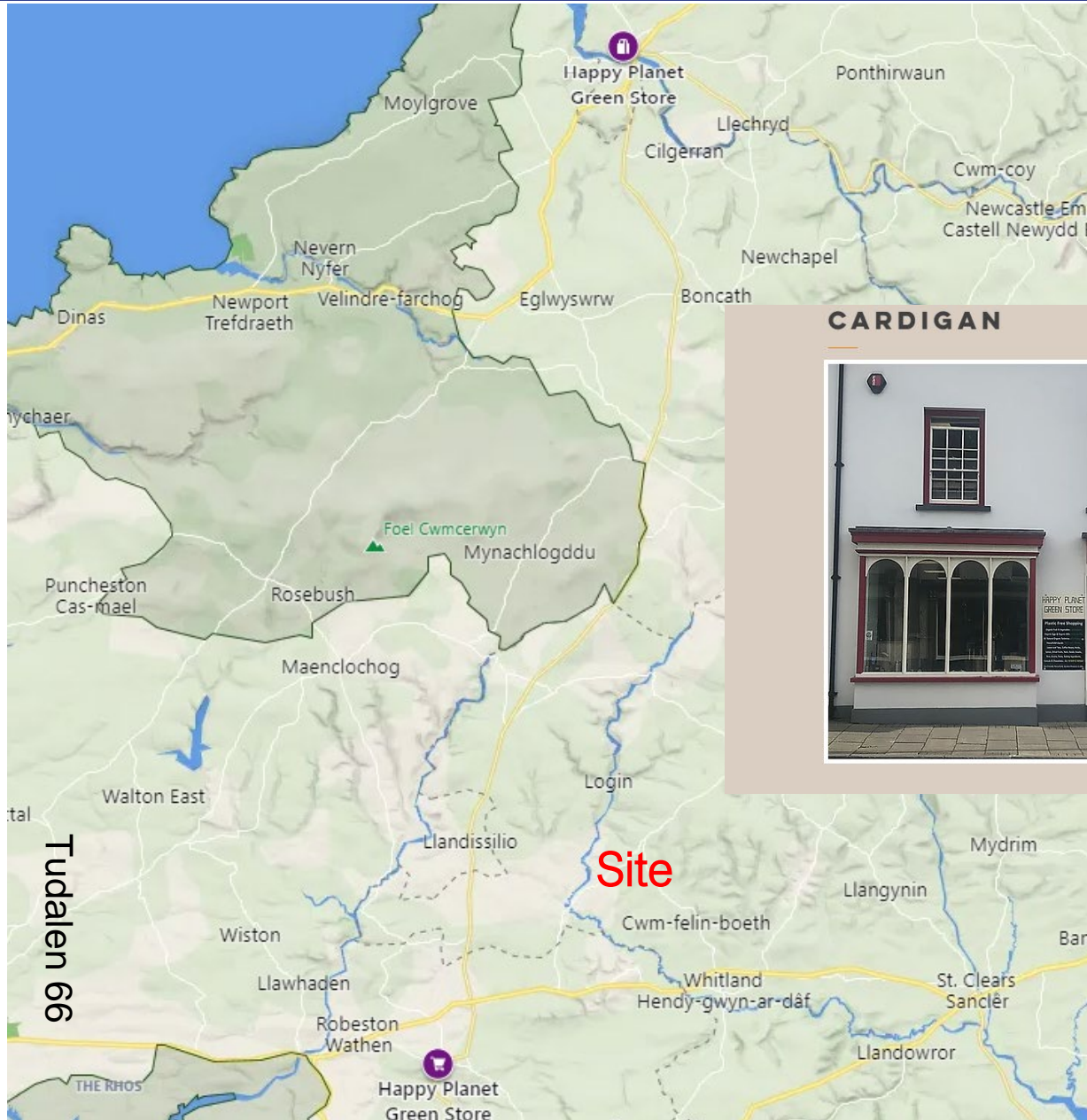
# PL/00799 Land Based Businesses to Meet Food and Income Needs

- Vegetable Production
- Fruit Production – top fruit and soft fruit
- Herb growing
- Sale of vegetable, herb and flower plants
- Eggs from on site chickens

|                   | Projected (year 5) minimum annual income needs | Land Based Activity  | Year 3 | Year 5 | Year 7 |
|-------------------|--|----------------------|--------|--------|--------|
| Additional food   | £2126.00                                       | Vegetable Production | £3612  | £4369  | £5242  |
| Clothing          | £250   | Fruit                | £0     | £3357  | £4850  |
| IT/Communications | £804   | Herbs                | £280   | £280   | £280   |
| Travel            | £1000  | Plant Sales          | £4159  | £5470  | £6567  |
| Council Tax       | £1111  | Eggs                 | £958   | £958   | £958   |
| Water             | £550   | <b>Total Profit</b>  | £9009  | £14434 | £17897 |
| Animal feed       | £614   |                      |        |        |        |
| Herb Production   | £220   |                      |        |        |        |
| Plant sales       | £1011  |                      |        |        |        |
| <b>Total</b>      | <b>£7686.00</b>                                |                      |        |        |        |

Total estimated land-based profit in years 3, 5 & 7

# PL/00799 Existing Shops



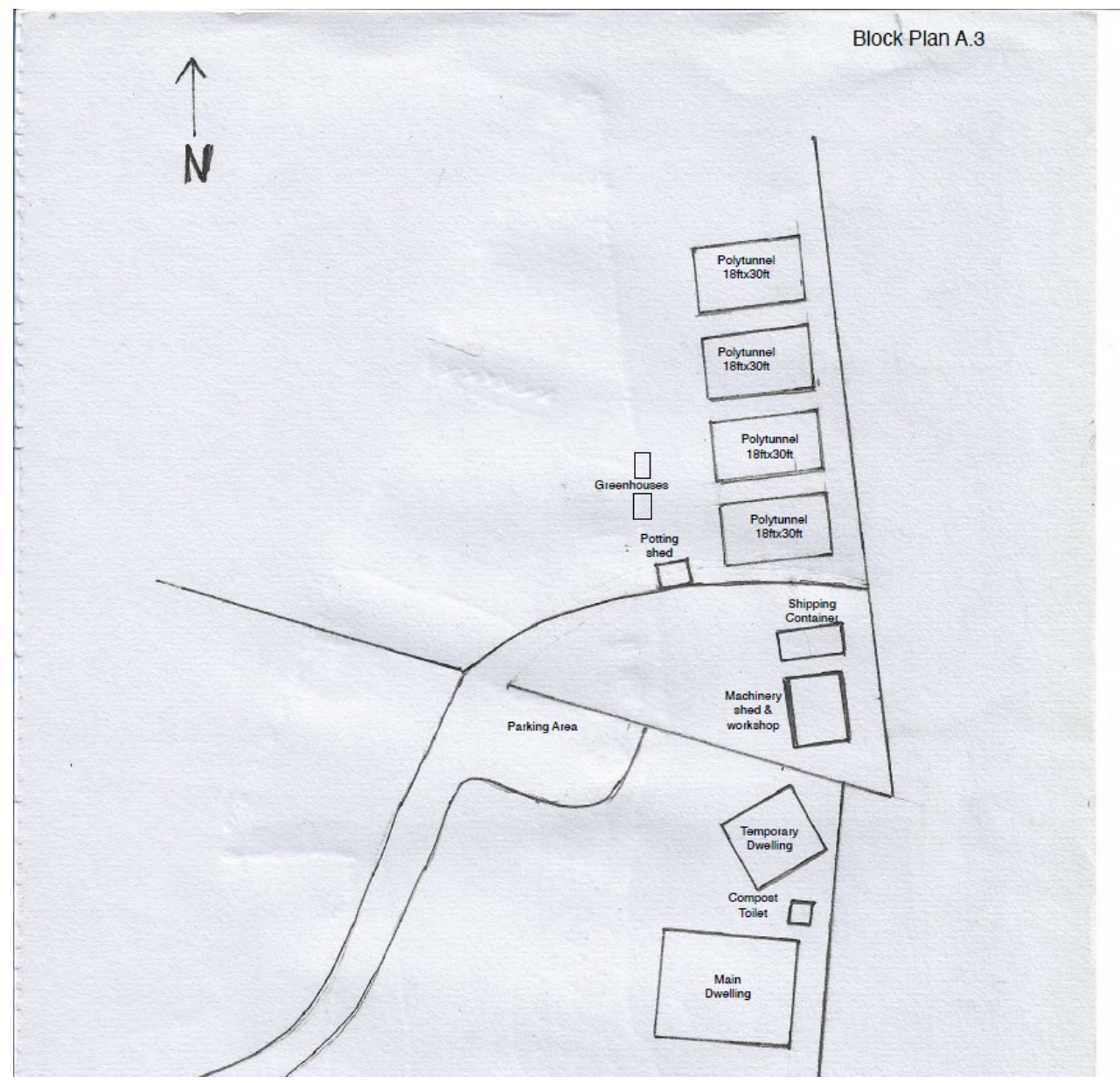
## CARDIGAN



## NARBERTH



# PL/00799 Proposed Site Layout and Block Plan



# PL/02848

Andrew Francis

**Y Gwasanaethau Cynllunio - Planning Services**  
Adran Yr Amgylchedd - Environment Department

Tudalen 68

Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council





Tudalen 69

50 m  
100 ft

1 : 2,500

261908.29, 215402.74



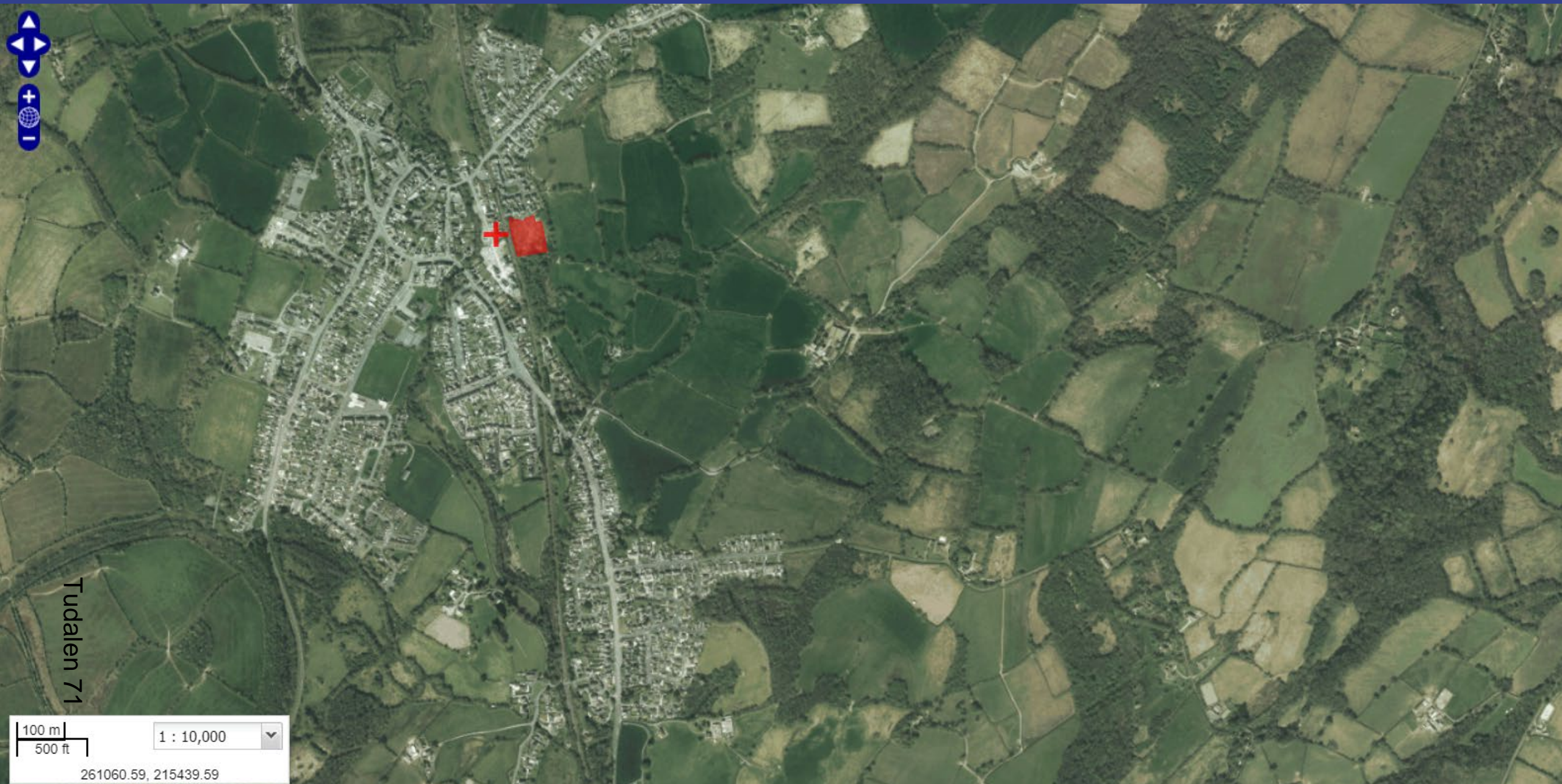
Tudalen 70

100 m / 500 ft

1 : 10,000

263402.09, 214871.49

# PL/02848



Tudalen 71

100 m 500 ft 1 : 10,000

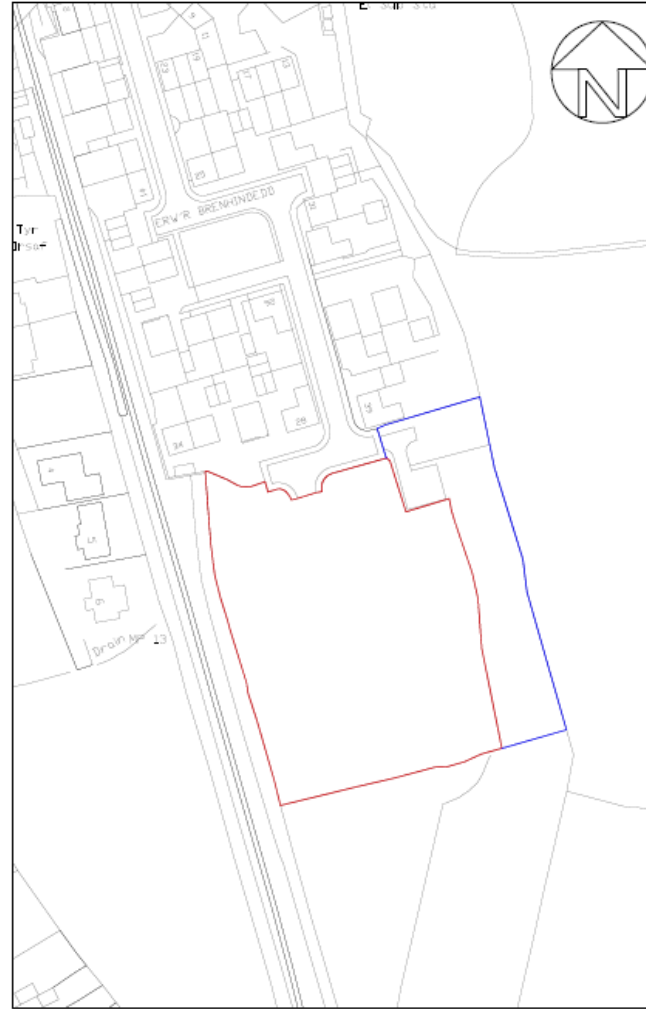
261060.59, 215439.59

## SITE BLOCK PLAN & LOCATION PLAN



Site Block Plan 1:750

## LAND OFF ERW'R BREHINDEDD, LLANDYBIE



Site Location Plan 1:1250

**Notes**

The drawings copyright and must not be reproduced without the prior written permission of Prime Architecture Limited.

Do not scale from the drawing. Responsibility will not be accepted by Prime Architecture Limited for errors made by other scaling from the drawing. Use a metric scale only. Compliance is hereby of drawings makers incorporating such on site.

Prime Architecture Limited are in no way involved in making any development. All planning information incorporated into the drawing is subject to government or authority approval by a local authority.

All dimensions are in metres unless otherwise stated.

The drawing is to be read in conjunction with all relevant project drawings and specifications. Responsibility Prime Architecture Limited and other relevant contractors, specialists etc.

CIAT is not a certified under the contract in making 'sealed' blocks supplied during the design stage. Any such items to not take the compliance of their sites and they may provide a safe space of work based on national standards, not contractors etc.

| Revision | Description                               | Date       |
|----------|---|------------|
| A        | Inclusion of block into application site. | 02.08.2021 |

Drawing Status  
**PLANNING**



Prime Architecture Limited, 3 Lansdale Road,  
Cross Hands, Llandelli, SA14 6NA  
01249 842 575  
info@prime-arch.co.uk  
www.prim-arch.co.uk



Client:  
Ian Thomas Construction Services Ltd

Project Title:  
Residential Development of 24 Homes  
at Land off Erw'r Brehindedd, Llandybïe

Drawing Title:  
Site Block Plan & Location Plan

Scale:  
1:750 & 1:1250 @ A3

Date:  
January 2021

|                |                   |           |
|----------------|-------------------|-----------|
| Job No.<br>780 | Drawing No.<br>10 | Rev.<br>A |
|----------------|-------------------|-----------|





**Notes**

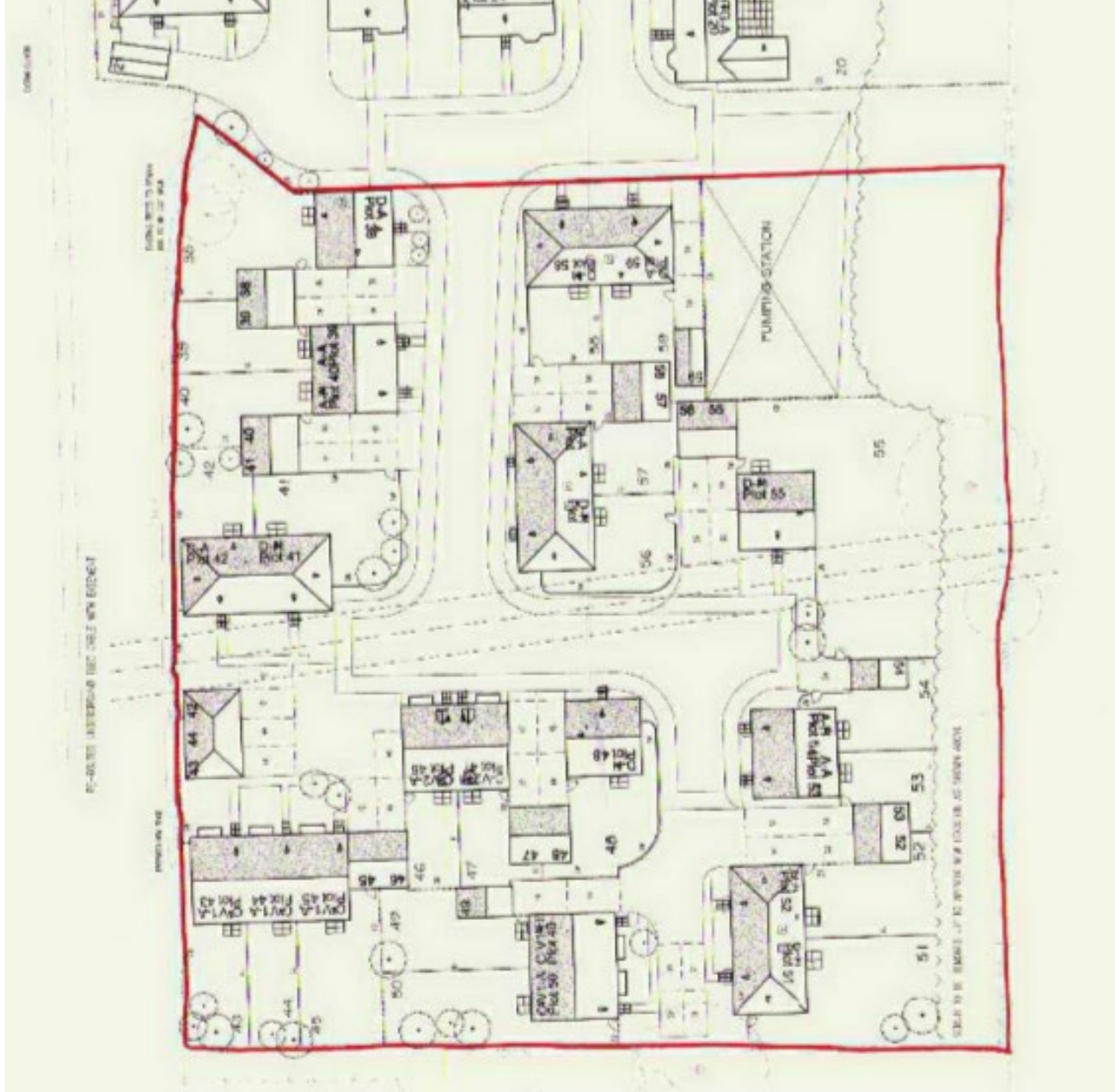
- All boundaries to be enclosed with 1800mm high timber close boarded fence.
- Fence line between dwellings to be 1000mm high close boarded fence.
- Houses to have a rotary line, bin stores, external store, 400m<sup>2</sup> of accessible garden, 9.0m patio area.
- Bungalows to have a rotary line, bin stores, external store, 200m<sup>2</sup> of accessible garden, 9.0m patio area.
- Plots to have a rotary line, bin stores, external store, 9.0m patio area.
- All driveways to be tarmac.
- All paths to be concrete - 900mm around houses, 1000mm around bungalows.
- Drives to be timber construction and to be staid to suit specification.
- Rear garden areas to be finished in turf.
- Every dwelling to have water butt connected to the surface disposal system.
- Every dwelling to have a designated composting area.

All finished floor levels to be agreed following receipt of an up to date topographical survey and input from structural engineer / road / drainage designer.

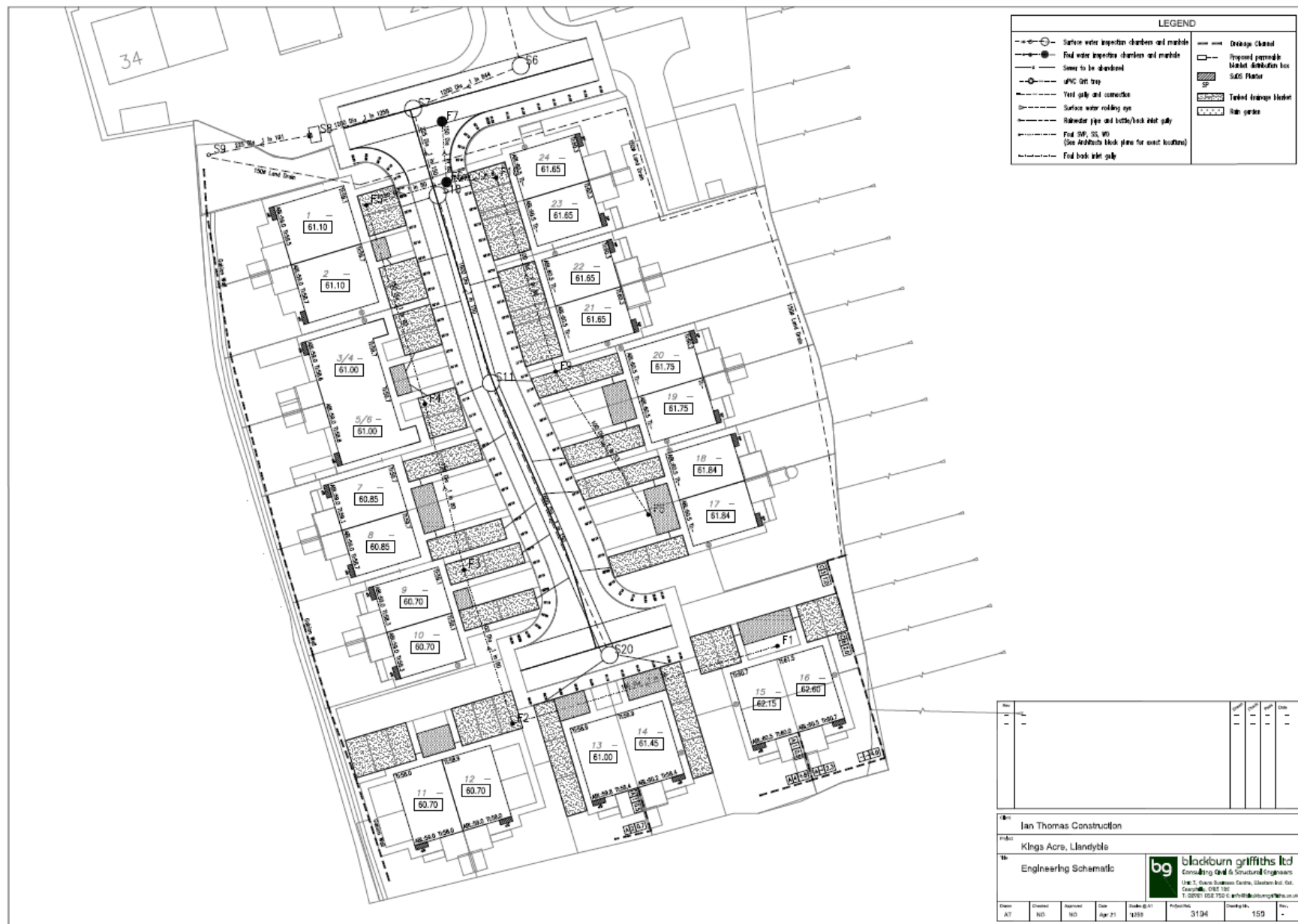
Site Plan 1:500



# PL/02848 – Previously Approved Scheme



Tudalen 74



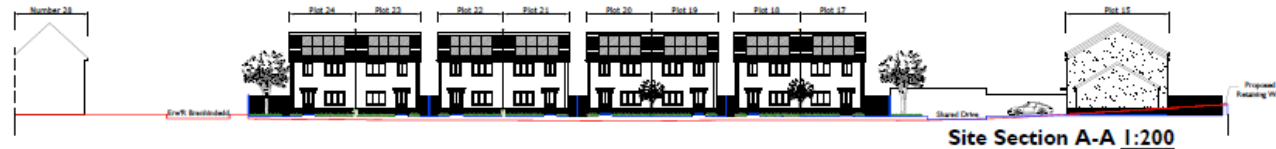
## PROPOSED SITE SECTIONS

| KEY   |                 |
|---|-----------------|
|  | Existing levels |
|  | Proposed levels |

## LAND OFF ERW'R BREHINDEDD, LLANDYBIE



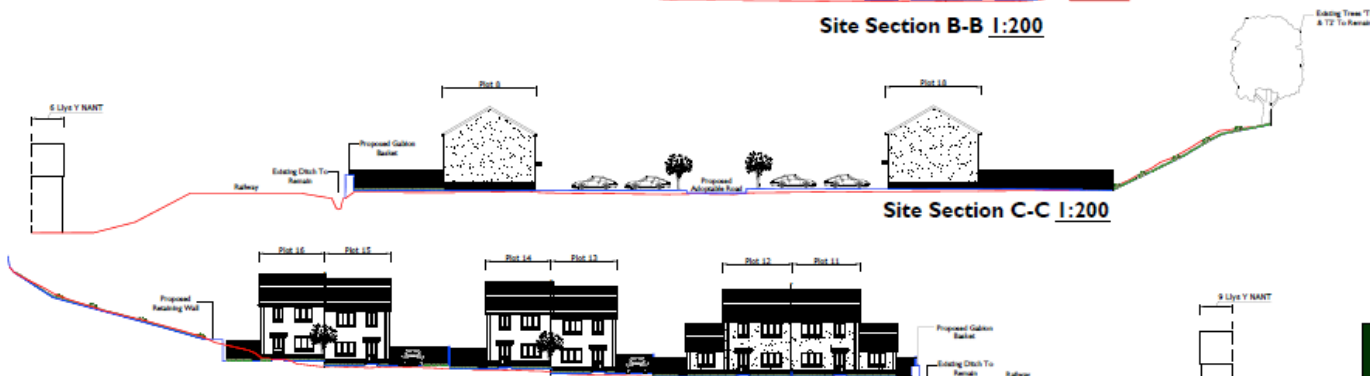
Site Plan 1:750



Site Section A-A 1:200



Site Section B-B 1:200



Site Section C-C 1:200



Site Section D-D 1:200

**Notes**

The drawings are prepared and used not to be reproduced or further to be published without the prior written permission of Prime Architecture Limited.

Do not submit this drawing. Responsibility will be accepted by Prime Architecture Limited for errors made by other parties using this drawing. The contract documents apply. Contractors to verify all dimensions before commencing work on site.

Prime Architecture Limited is to be held responsible in the event of any discrepancy. All errors information incorporated into the drawings remains the responsibility of the client and not assumed by the architect.

All drawings are to reference other drawings unless stated.

The drawings are to be used in conjunction with all relevant project drawings and specifications prepared by Prime Architecture Limited and other relevant contractors. No liability will be accepted for errors in the drawings unless stated otherwise.

Consent is granted to use the contract drawings only for the purposes stated. Any other use of the drawings, for any other purpose, is prohibited. The client and the contractor are to be held responsible for any errors in the drawings and the contractor is to be held responsible for any errors in the drawings.

| Revision | Description                              | Date       |
|----------|--|------------|
| A        | Additional Information added to sections | 15.02.2021 |
| B        | Additional Information added to sections | 15.02.2021 |

Drawing Status:  
**PLANNING**



Prime Architecture Limited, 2 Llandello Road, Cross Hands, Llanelli, SA14 6NA  
01289 842 575  
info@prime-arch.co.uk  
www.prim-arch.co.uk



Client:  
Ian Thomas Construction Services Ltd

Project Title:  
Residential Development of 24 Homes at Land off Erw'r Brehindedd, Llandybie

Drawing Title:  
Proposed Site Sections

Scale:  
1:200 & 1:750 @ A1

Date:  
January 2021

| Job No | Drawing No | Rev |
|--------|------------|-----|
| 780    | 09         | B   |



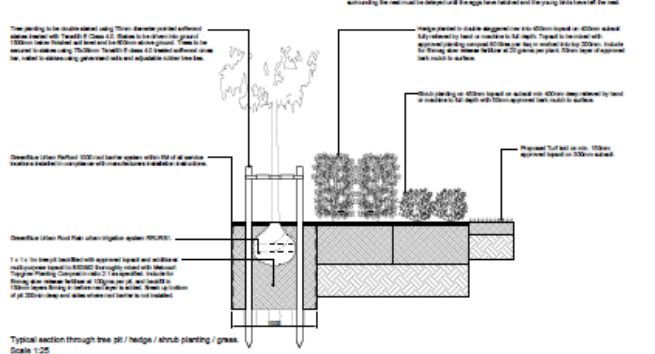


| Item | Description  | Quantity | Unit           |
|------|--|----------|----------------|
| 1    | Planting to be retained                                  | 100      | m <sup>2</sup> |
| 2    | Planting to be removed                                   | 200      | m <sup>2</sup> |
| 3    | Planting to be replaced by new planting                  | 300      | m <sup>2</sup> |
| 4    | Planting to be replaced by new planting - to be retained | 400      | m <sup>2</sup> |
| 5    | Planting to be replaced by new planting - to be removed  | 500      | m <sup>2</sup> |

### LEGEND

- Existing landscape to be retained and protected in accordance with BS 5827:2012
- Existing landscape to be removed and replaced in accordance with BS 5827:2012
- Existing landscape to be removed and replaced in accordance with BS 5827:2012
- Existing landscape to be removed and replaced in accordance with BS 5827:2012
- Proposed tree planting - Refer to schedule for details
- Proposed hedge planting - Refer to schedule for details
- Proposed ornamental shrub planting - Refer to schedule for details
- Proposed ground cover to be laid out as required using Robert Macbratney or similar on 100mm topsoil or rock - BS2039 advised as per specification
- Proposed outdoor seating - See 'Outdoor Seating & Structures' chapter of Technical Book 1 in schedule for details

Note: All trees should be planted in accordance with BS 5827:2012. All trees to be planted should be planted in accordance with BS 5827:2012. All trees to be planted should be planted in accordance with BS 5827:2012.



## PROPOSED FLOOR PLANS & ELEVATIONS

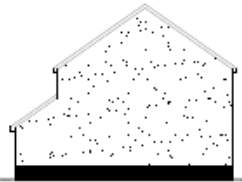
2 PERSON 1 BED - 57m<sup>2</sup>

PLOTS 3,4,5 & 6

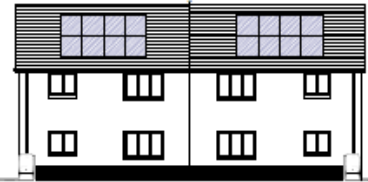
## LAND OFF ERW'R BREHINDEDD, LLANDYBIE



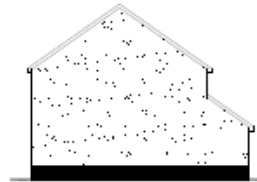
Front Elevation 1:100



Side Elevation 1:100



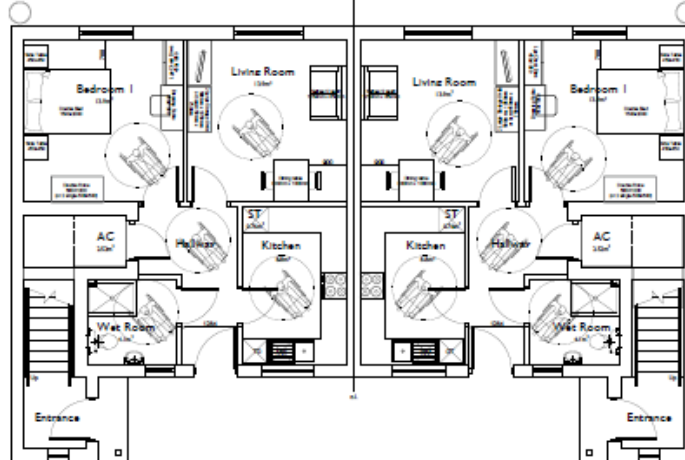
Rear Elevation 1:100



Side Elevation 1:100



First Floor Plan 1:50



Ground Floor Plan 1:50

**External Finishes**  
 Walls - Grey Facing Brickwork Flitch & White Smooth Render  
 Roof - Grey Interlocking Tiles  
 Windows & Doors - Grey UPVC  
 RWG - Grey PVC

**Notes**

The client is responsible for the approval of all work to be carried out on the site and for the provision of all necessary services to the site.

The client is responsible for the provision of all necessary services to the site and for the provision of all necessary services to the site.

The client is responsible for the provision of all necessary services to the site and for the provision of all necessary services to the site.

| Revision | Description         | Date       |
|----------|---------------------|------------|
| A        | Purchase annotation | 12.01.2021 |
| B        | Purchase annotation | 15.01.2021 |
| C        | Purchase annotation | 16.01.2021 |

Drawing Title

### PLANNING

### PRIME

ARCHITECTURE

Prime Architecture Limited, 3 Lansdale Road, Crowlands, Llandybïe, SA14 6HA  
 01249 843 575  
 info@prime-arch.co.uk  
 www.prime-arch.co.uk

Client  
 Ian Thomas Construction Services Ltd

Project Title  
 Residential Development of 24 Homes at Land off Erw'r Brehindedd, Llandybïe

Drawing Title  
 Proposed Floor Plans & Elevations - 2 Person 1 Bed HT

Scale  
 1:50 & 1:100 @ A1 December 2020

| Job No | Drawing No | Rev |
|--------|------------|-----|
| 780    | 07         | C   |

Tudalen 78

## PROPOSED FLOOR PLANS & ELEVATIONS

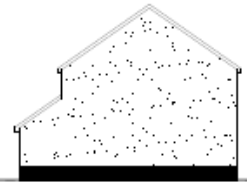
2 PERSON 1 BED - 57m<sup>2</sup>

PLOTS 3,4,5 & 6

## LAND OFF ERW'R BREHINDEDD, LLANDYBIE



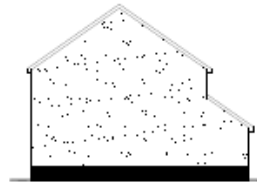
Front Elevation 1:100



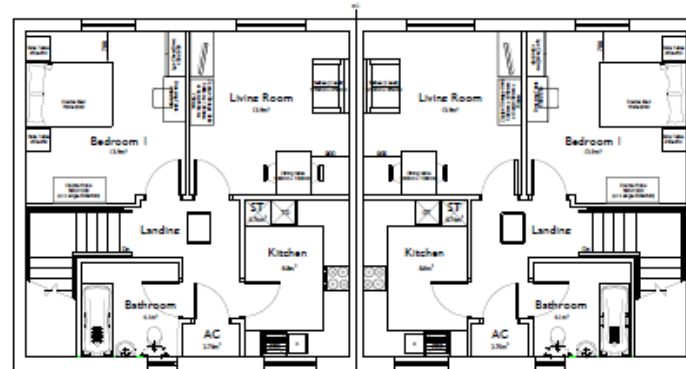
Side Elevation 1:100



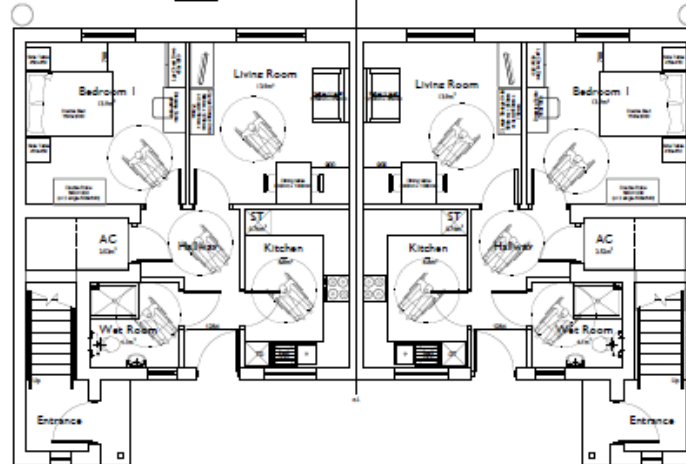
Rear Elevation 1:100



Side Elevation 1:100



First Floor Plan 1:50



Ground Floor Plan 1:50

**External Finishes**  
 Walls - Grey Facing Brickwork Plinth & White Smooth Render  
 Roof - Grey Interlocking Tiles  
 Windows & Doors - Grey UPVC  
 RWG - Grey PVC

**Notes**

The drawing is a preliminary plan for the proposed or intended development and is not to be used for any other purpose without the prior written consent of the architect.

The architect does not accept any liability for the accuracy of the information provided in this drawing and does not accept any liability for any loss or damage caused by its use.

This drawing is intended to be used as a guide only and is not to be used for any other purpose without the prior written consent of the architect.

All dimensions are to be taken as shown unless otherwise stated.

The drawing is to be used in conjunction with the contract documents and any other documents referred to in the contract documents.

Copyright is reserved in this drawing and no part of it may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the architect.

| Revision | Description         | Date       |
|----------|---------------------|------------|
| A        | Purchase annotation | 12.01.2021 |
| B        | Purchase annotation | 13.01.2021 |
| C        | Purchase annotation | 16.02.2021 |

Drawing Title

**PLANNING**

**PRIME**  
ARCHITECTURE

Prime Architecture Limited, 3 Lansdale Road, Crowlands, Llandudno, SA14 6HA  
 01248 843 575  
 info@prime-arch.co.uk  
 www.prim-arch.co.uk

Client  
 Ian Thomas Construction Services Ltd

Project Title  
 Residential Development of 24 Homes at Land off Erw'r Brehindedd, Llandybie

Drawing Title  
 Proposed Floor Plans & Elevations - 2 Person 1 Bed HT

| Scale             | Date          |
|-------------------|---------------|
| 1:50 & 1:100 @ A1 | December 2020 |

| Job No | Drawing No | Rev |
|--------|------------|-----|
| 780    | 07         | C   |



**PROPOSED FLOOR PLANS & ELEVATIONS**  
**3 PERSON 2 BED - 60m<sup>2</sup>**  
**PLOTS 1 & 2**

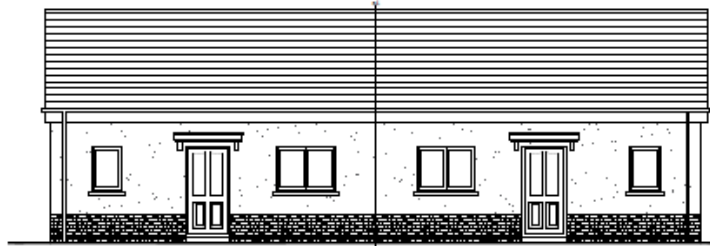
**LAND OFF ERW'R BREHINDEDD, LLANDYBIE**

**External Finishes**

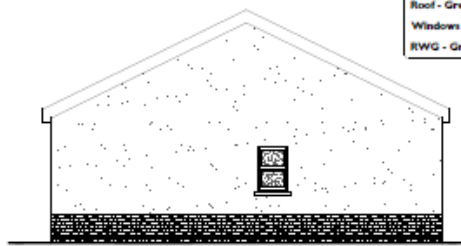
- Walls - Grey Facing Brickwork Plinth & White Smooth Render
- Roof - Grey Interlocking Tiles
- Windows & Doors - Grey UPVC
- RWG - Grey PVC

**Notes**  
 The drawing is a conceptual plan for the proposed or intended development within the given outline parameters of this application only.  
 It is not intended that the drawing, including but not limited to this application, should be used as a basis for any other drawings or plans, including but not limited to, a contract or agreement for the development of the site.  
 This application is not to be used as a basis for any other drawings, plans, or contracts, including but not limited to, a contract or agreement for the development of the site.  
 All dimensions are to be taken from the external face of the walls.  
 The drawing is to be used in conjunction with all other drawings and specifications provided. This application is not to be used as a basis for any other drawings, plans, or contracts, including but not limited to, a contract or agreement for the development of the site.  
 All work is to be done in accordance with the Building Regulations and all other applicable laws and regulations.  
 All work is to be done in accordance with the Building Regulations and all other applicable laws and regulations.

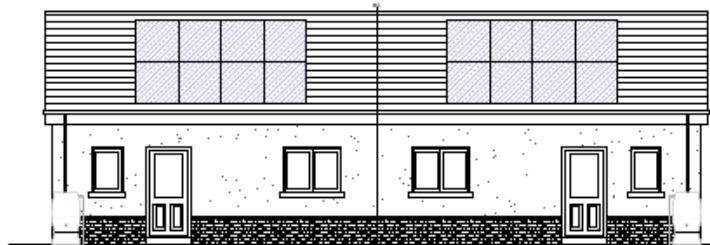
| Revision | Description        | Date       |
|----------|--------------------|------------|
| A        | Finalise elevation | 12.01.2021 |
| B        | Finalise elevation | 15.01.2021 |
| C        | Finalise elevation | 18.01.2021 |



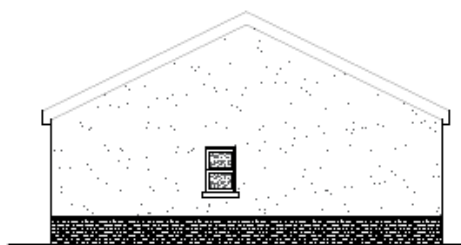
**Front Elevation 1:50**



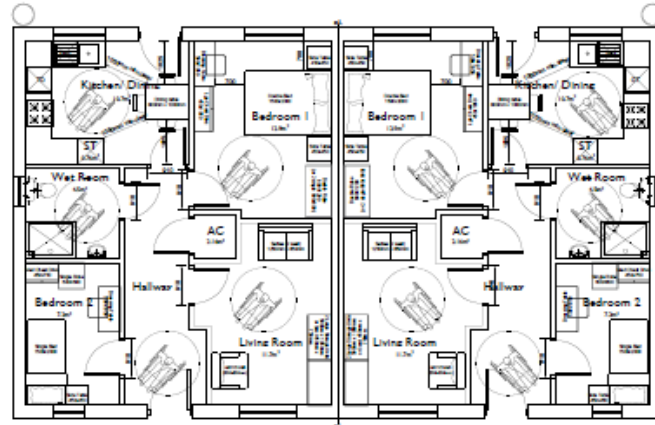
**Side Elevation 1:50**



**Rear Elevation 1:50**



**Side Elevation 1:50**



**Ground Floor Plan 1:50**

**PLANNING**



Prime Architecture Limited, 3 Llandello Road, Crowlands, Llanelli, SA14 6PLA  
 01359 843 575  
 info@prime-arch.co.uk  
 www.prime-arch.co.uk

Client:  
 Ian Thomas Construction Services Ltd

Project Title:  
 Residential Development of 24 Homes at Land off Erw'r Brehindedd, Llandybie

Drawing Title:  
 Proposed Floor Plans & Elevations - 3 Person 2 Bed HT

| Scale     | Date          |
|-----------|---------------|
| 1:50 @ A1 | December 2020 |

| Job No | Drawing No | Rev |
|--------|------------|-----|
| 780    | 05         | C   |





## PROPOSED FLOOR PLANS & ELEVATIONS

### 3 BEDROOM 5 PERSON - 93m<sup>2</sup>

#### PLOTS 13 & 14

#### PLOTS 15 & 16 - LCHO

## LAND OFF ERW'R BREHINDEDD, LLANDYBIE

**External Finishes**

Walls - Grey Facing Brickwork Plinth & White Smooth Render

Roof - Grey Interlocking Tiles

Windows & Doors - Grey UPVC

RWG - Grey PVC



Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Ground Floor Plan 1:50



First Floor Plan 1:50

**Notes**

The drawings are prepared on the basis of information provided in the planning application and other documents submitted therewith.

It is not intended that the drawings are to be used for any other purpose without the written consent of the author.

The drawings are not to be used for any other purpose without the written consent of the author.

All dimensions are in millimetres unless otherwise stated.

The drawings are the property of the author and shall remain the property of the author. No part of the drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author.

The drawings are not to be used for any other purpose without the written consent of the author.

| Revision | Description        | Date       |
|----------|--------------------|------------|
| A        | Partitions amended | 13.03.2023 |
| B        | Partitions amended | 25.05.2023 |

Drawing Status:

PLANNING







Prime Architecture Limited, 3 Llandello Road, Grove House, Llanelli, SA14 6JH  
01299 842 875  
info@prime-arch.co.uk  
www.prime-arch.co.uk



Client:  
Ian Thomas Construction Services Ltd

Project Title:  
Residential Development of 24 Homes at Land off Erw'r Brehindedd, Llandybie

Drawing Title:  
Proposed Floor Plans & Elevations  
3 Bed 5 Person HT

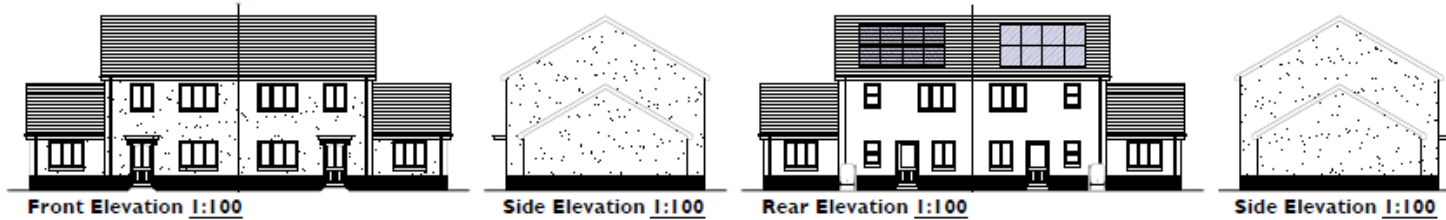
| Scale             | Date          |
|-------------------|---------------|
| 1:50 & 1:100 @ A2 | December 2020 |

| Job No. | Drawing No. | Rev. |
|---------|-------------|------|
| 780     | 08          | B    |

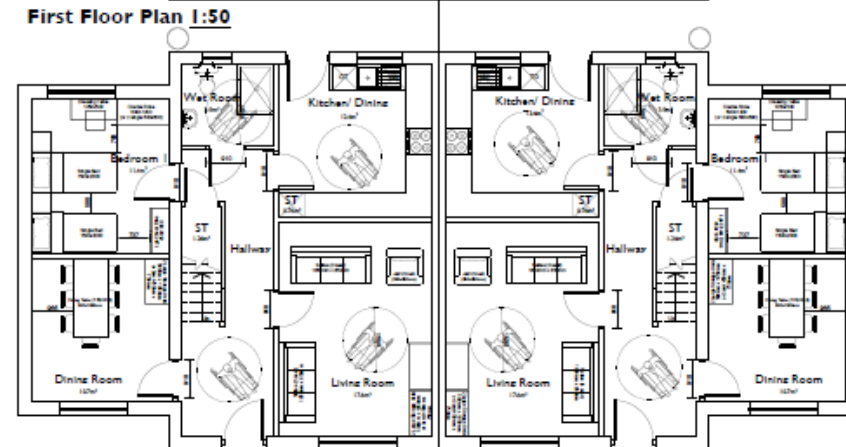
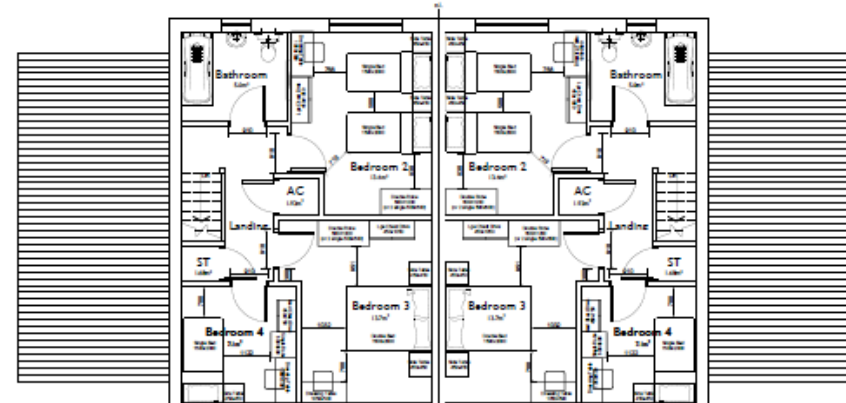


**PROPOSED FLOOR PLANS & ELEVATIONS**  
**7 PERSON 4 BED - 118m<sup>2</sup>**  
**PLOTS 15 & 16**

**LAND OFF ERW'R BREHINDEDD, LLANDYBIE**



**External Finishes**  
 Walls - Grey Facing Brickwork Pilch & White Smooth Render  
 Roof - Grey Interlocking Tiles  
 Windows & Doors - Grey UPVC  
 RWG - Grey PVC



**Notes**  
 The drawing is a preliminary design and is not to be used for construction purposes without the approval of the architect.  
 The architect is not responsible for the accuracy of the information provided in this drawing and is not liable for any loss or damage arising from its use.  
 This drawing is intended for use as a guide only and does not constitute a contract.  
 All dimensions are to be taken from the finished work.  
 The drawing is to be used in conjunction with the contract documents and specifications.  
 The architect is not responsible for the accuracy of the information provided in this drawing and is not liable for any loss or damage arising from its use.  
 This drawing is intended for use as a guide only and does not constitute a contract.  
 All dimensions are to be taken from the finished work.  
 The drawing is to be used in conjunction with the contract documents and specifications.  
 The architect is not responsible for the accuracy of the information provided in this drawing and is not liable for any loss or damage arising from its use.

| Revision | Description  | Date       |
|----------|--------------|------------|
| A        | Finalisation | 12.02.2021 |
| B        | Finalisation | 20.02.2021 |

**Drawing Status**  
**PLANNING**

**PRIME**  
 ARCHITECTURE

Prime Architecture Limited, 3 Llandello Road, Crowlands, Llandudno, Gwynedd, LL54 4 9PLA  
 01359 840 575  
 info@prime-arch.co.uk  
 www.primeweb.co.uk  
 01359 840 575

Client:  
 Ian Thomas Construction Services Ltd

Project Title:  
 Residential Development of 24 Homes at Land off Erw'r Brehindedd, Llandudno

Drawing Title:  
 Proposed Floor Plans & Elevations - 7 Person 4 Bed HT

| Scale               | Date          |     |
|---------------------|---------------|-----|
| 1:50 & 1:100 (@ A1) | December 2020 |     |
| Job No              | Drawing No    | Rev |
| 780                 | 06            | B   |





PL/02848



Tudalen 84

PL/02848



Tudalen 85

PL/02848



Tudalen 86

PL/02848



Tudalen 87

PL/02848



Tudalen 88



PL/02848



Tudalen 89

PL/02848

Tudalen 90



PL/02848



Tudalen 91

PL/02848



Tudalen 92

PL/02848



Tudalen 93

PL/02848



Tudalen 94



PL/02848



Tudalen 96



PL/02848



Tudalen 97

# PL/02849

Gary Glenister

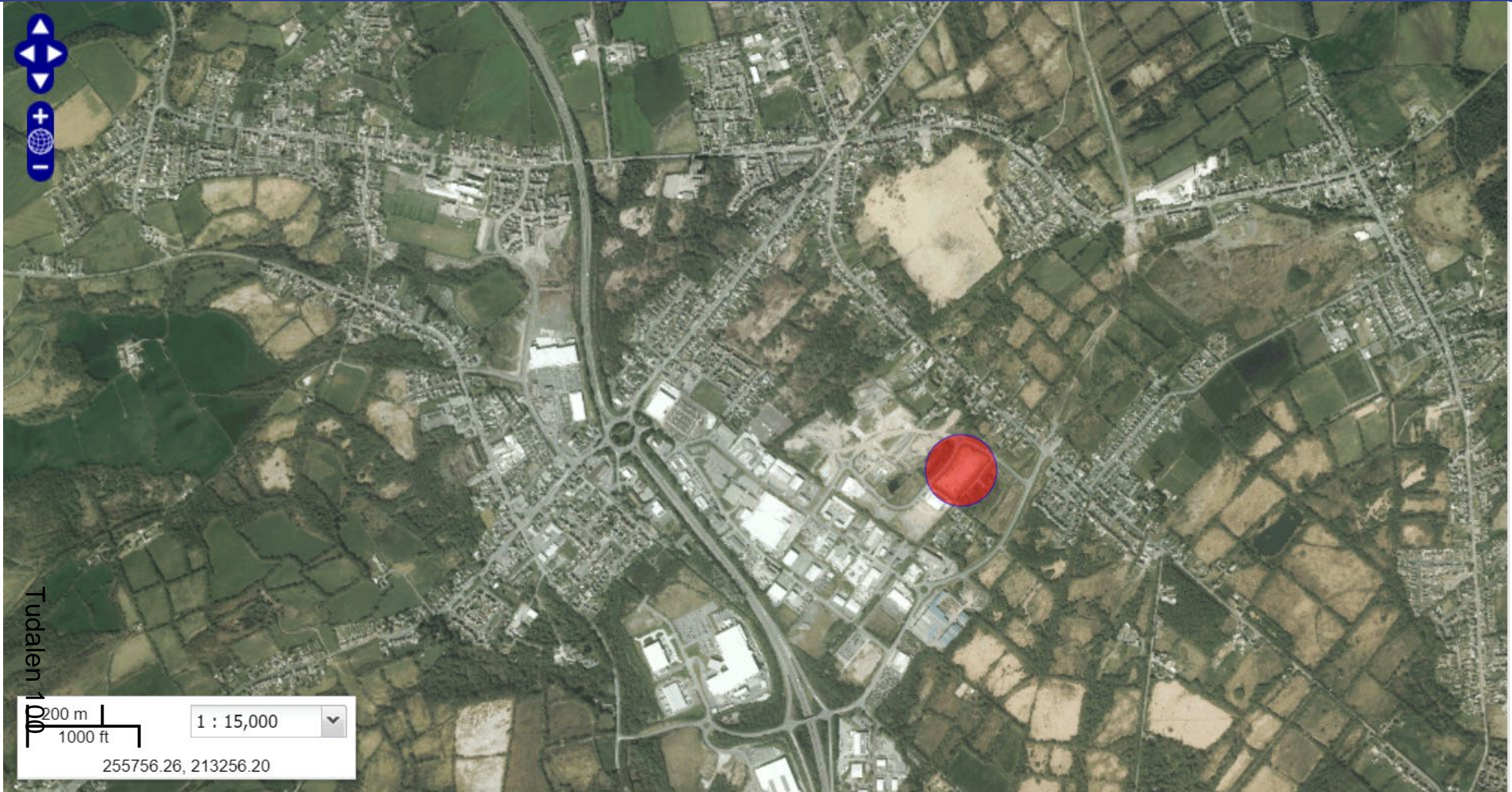
**Y Gwasanaethau Cynllunio - Planning Services**  
Adran Yr Amgylchedd - Environment Department

Tudalen 98

Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council







Tudalen 100

200 m | 1000 ft

1 : 15,000

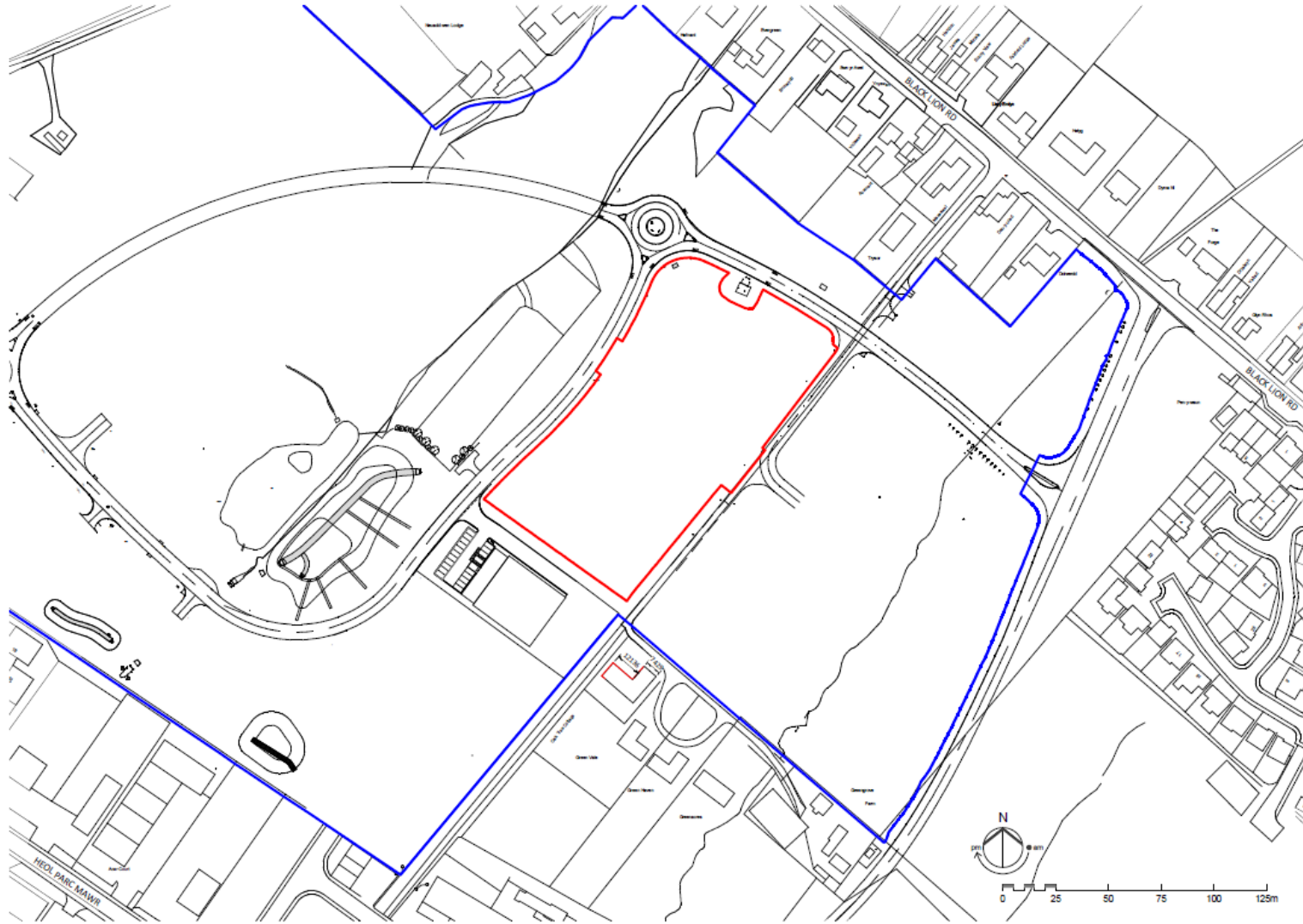
255756.26, 213256.20





Tudalen 102

00 m | 500 ft | 1 : 7,500 | 257137.36, 212356.20



Responsibility is not assumed for errors made by others in using this drawing. All coordinate information should be taken from original information only.

| STATUS | REV | DATE     | DESCRIPTION  |
|--------|-----|----------|--|
| SI     | P10 | 18/01/21 | Final Issue - for planning application             |
| SI     | P10 | 18/01/21 | Assumed council ownership blue line boundary added |
| PL     | P10 | 02/05/21 | Final Planning Issue                               |
| PL     | P10 | 13/06/21 | Planning Issue                                     |
| PL     | P10 | 18/01/21 | Red line adjusted per client feedback              |
| PL     | P10 | 01/11/21 | Planning Issue                                     |

**KEY**  
— Site Red Line Boundary  
— Assumed council ownership blue line boundary

Site Location Plan  
1:1250

TITLE: Site Location Plan  
PROJECT: Cross Hands East Plot 3  
CLIENT: Carmarthenshire County Council

REVISED BY: FM  
CHECKED BY: RC  
ORIGINATOR NO: 153962

SUITABILITY STATUS: PL - Planning  
DRAWING USAGE:  
SCALE: As indicated @A2

PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER  
CHE-511-XX-00-DR-A-0001  
STATUS\_REVISION: PL\_P107



Responsibility is not assumed for errors made by others in reading from this drawing. All measurements should be taken from original dimensions only.

|    |       |          |          |    |
|----|-------|----------|----------|----|
| PL | PL01  | 02/10/24 | Planning | 04 |
| PL | PL02  | 02/10/24 | Planning | 04 |
| PL | PL03  | 02/10/24 | Planning | 04 |
| PL | PL04  | 02/10/24 | Planning | 04 |
| PL | PL05  | 02/10/24 | Planning | 04 |
| PL | PL06  | 02/10/24 | Planning | 04 |
| PL | PL07  | 02/10/24 | Planning | 04 |
| PL | PL08  | 02/10/24 | Planning | 04 |
| PL | PL09  | 02/10/24 | Planning | 04 |
| PL | PL10  | 02/10/24 | Planning | 04 |
| PL | PL11  | 02/10/24 | Planning | 04 |
| PL | PL12  | 02/10/24 | Planning | 04 |
| PL | PL13  | 02/10/24 | Planning | 04 |
| PL | PL14  | 02/10/24 | Planning | 04 |
| PL | PL15  | 02/10/24 | Planning | 04 |
| PL | PL16  | 02/10/24 | Planning | 04 |
| PL | PL17  | 02/10/24 | Planning | 04 |
| PL | PL18  | 02/10/24 | Planning | 04 |
| PL | PL19  | 02/10/24 | Planning | 04 |
| PL | PL20  | 02/10/24 | Planning | 04 |
| PL | PL21  | 02/10/24 | Planning | 04 |
| PL | PL22  | 02/10/24 | Planning | 04 |
| PL | PL23  | 02/10/24 | Planning | 04 |
| PL | PL24  | 02/10/24 | Planning | 04 |
| PL | PL25  | 02/10/24 | Planning | 04 |
| PL | PL26  | 02/10/24 | Planning | 04 |
| PL | PL27  | 02/10/24 | Planning | 04 |
| PL | PL28  | 02/10/24 | Planning | 04 |
| PL | PL29  | 02/10/24 | Planning | 04 |
| PL | PL30  | 02/10/24 | Planning | 04 |
| PL | PL31  | 02/10/24 | Planning | 04 |
| PL | PL32  | 02/10/24 | Planning | 04 |
| PL | PL33  | 02/10/24 | Planning | 04 |
| PL | PL34  | 02/10/24 | Planning | 04 |
| PL | PL35  | 02/10/24 | Planning | 04 |
| PL | PL36  | 02/10/24 | Planning | 04 |
| PL | PL37  | 02/10/24 | Planning | 04 |
| PL | PL38  | 02/10/24 | Planning | 04 |
| PL | PL39  | 02/10/24 | Planning | 04 |
| PL | PL40  | 02/10/24 | Planning | 04 |
| PL | PL41  | 02/10/24 | Planning | 04 |
| PL | PL42  | 02/10/24 | Planning | 04 |
| PL | PL43  | 02/10/24 | Planning | 04 |
| PL | PL44  | 02/10/24 | Planning | 04 |
| PL | PL45  | 02/10/24 | Planning | 04 |
| PL | PL46  | 02/10/24 | Planning | 04 |
| PL | PL47  | 02/10/24 | Planning | 04 |
| PL | PL48  | 02/10/24 | Planning | 04 |
| PL | PL49  | 02/10/24 | Planning | 04 |
| PL | PL50  | 02/10/24 | Planning | 04 |
| PL | PL51  | 02/10/24 | Planning | 04 |
| PL | PL52  | 02/10/24 | Planning | 04 |
| PL | PL53  | 02/10/24 | Planning | 04 |
| PL | PL54  | 02/10/24 | Planning | 04 |
| PL | PL55  | 02/10/24 | Planning | 04 |
| PL | PL56  | 02/10/24 | Planning | 04 |
| PL | PL57  | 02/10/24 | Planning | 04 |
| PL | PL58  | 02/10/24 | Planning | 04 |
| PL | PL59  | 02/10/24 | Planning | 04 |
| PL | PL60  | 02/10/24 | Planning | 04 |
| PL | PL61  | 02/10/24 | Planning | 04 |
| PL | PL62  | 02/10/24 | Planning | 04 |
| PL | PL63  | 02/10/24 | Planning | 04 |
| PL | PL64  | 02/10/24 | Planning | 04 |
| PL | PL65  | 02/10/24 | Planning | 04 |
| PL | PL66  | 02/10/24 | Planning | 04 |
| PL | PL67  | 02/10/24 | Planning | 04 |
| PL | PL68  | 02/10/24 | Planning | 04 |
| PL | PL69  | 02/10/24 | Planning | 04 |
| PL | PL70  | 02/10/24 | Planning | 04 |
| PL | PL71  | 02/10/24 | Planning | 04 |
| PL | PL72  | 02/10/24 | Planning | 04 |
| PL | PL73  | 02/10/24 | Planning | 04 |
| PL | PL74  | 02/10/24 | Planning | 04 |
| PL | PL75  | 02/10/24 | Planning | 04 |
| PL | PL76  | 02/10/24 | Planning | 04 |
| PL | PL77  | 02/10/24 | Planning | 04 |
| PL | PL78  | 02/10/24 | Planning | 04 |
| PL | PL79  | 02/10/24 | Planning | 04 |
| PL | PL80  | 02/10/24 | Planning | 04 |
| PL | PL81  | 02/10/24 | Planning | 04 |
| PL | PL82  | 02/10/24 | Planning | 04 |
| PL | PL83  | 02/10/24 | Planning | 04 |
| PL | PL84  | 02/10/24 | Planning | 04 |
| PL | PL85  | 02/10/24 | Planning | 04 |
| PL | PL86  | 02/10/24 | Planning | 04 |
| PL | PL87  | 02/10/24 | Planning | 04 |
| PL | PL88  | 02/10/24 | Planning | 04 |
| PL | PL89  | 02/10/24 | Planning | 04 |
| PL | PL90  | 02/10/24 | Planning | 04 |
| PL | PL91  | 02/10/24 | Planning | 04 |
| PL | PL92  | 02/10/24 | Planning | 04 |
| PL | PL93  | 02/10/24 | Planning | 04 |
| PL | PL94  | 02/10/24 | Planning | 04 |
| PL | PL95  | 02/10/24 | Planning | 04 |
| PL | PL96  | 02/10/24 | Planning | 04 |
| PL | PL97  | 02/10/24 | Planning | 04 |
| PL | PL98  | 02/10/24 | Planning | 04 |
| PL | PL99  | 02/10/24 | Planning | 04 |
| PL | PL100 | 02/10/24 | Planning | 04 |

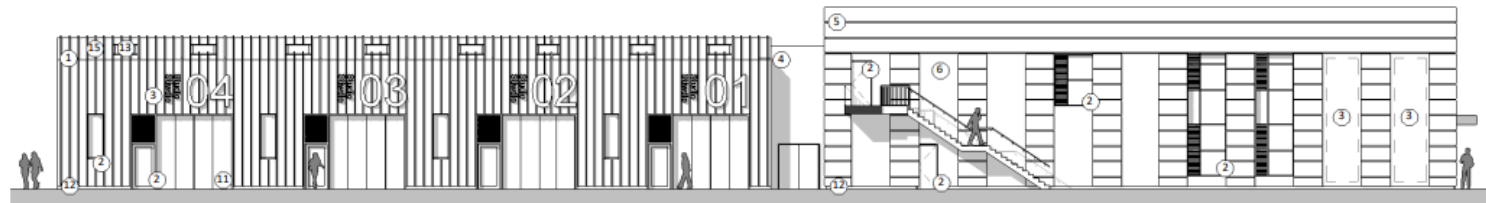
**STRIDE TREGLOWN**  
 CONSULTANTS  
 PROJECT  
 Cross Hands East Plot 3  
 Cross Hands, Llanelli, SA14 6RY

DATE: 02/10/24  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1:500@A2  
 PROJECT: CHE-STL-XX-ZZ-DR-A-0101  
 DRAWING: PL\_PLD1

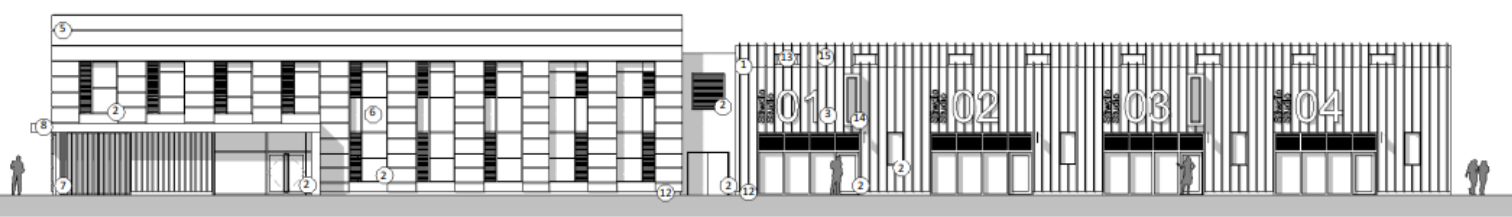


Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from Figure dimensions only.

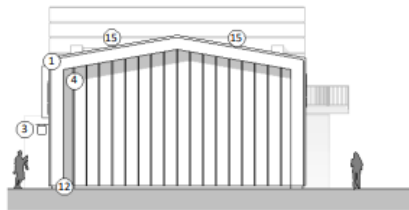
| STATUS | REV  | DATE     | DESCRIPTION                      |
|--------|------|----------|----------------------------------|
| PL     | PL01 | 05/08/21 | First planning issue             |
| SI     | PS1  | 14/08/21 | Planning issue for Client Review |
| PL     | PL02 | 17/08/21 | Planning issue                   |



North Elevation  
1 : 200



South Elevation  
1 : 200



East Elevation  
1 : 200



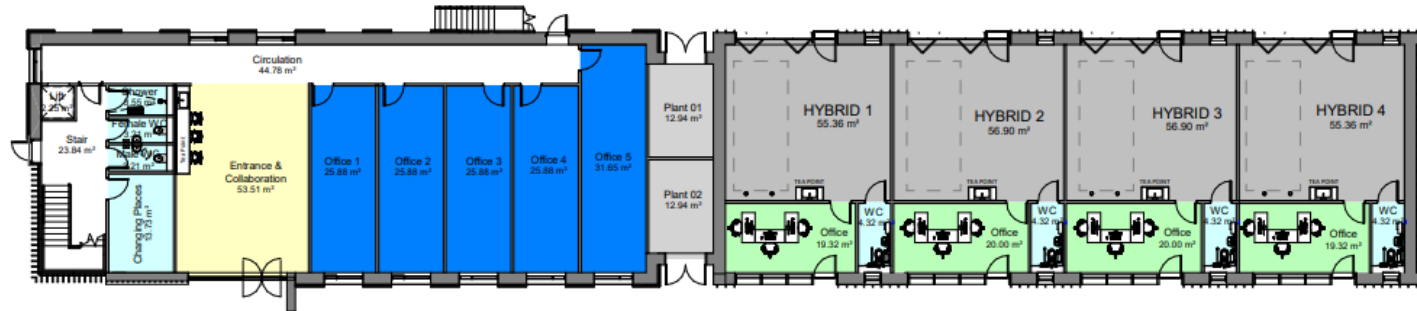
West Elevation  
1 : 200

- MATERIAL KEY**
- ① Dark Grey Standing Seam Roof & Walls
  - ② Aluminium frame window & doors
  - ③ Signage - Indicative only TBC
  - ④ Light Grey Vertical Cladding
  - ⑤ Light Grey Horizontal Cladding
  - ⑥ Dark Grey Panel
  - ⑦ Timber Fins
  - ⑧ Metal PPC Coloured Canopy
  - ⑨ Timber Sliding Door Cover
  - ⑩ Metal PPC Coloured Edging
  - ⑪ Folding Door
  - ⑫ Plinth
  - ⑬ Rooflight
  - ⑭ Aluminium frame window with coloured cladding surround
  - ⑮ PV panels - size & location TBC

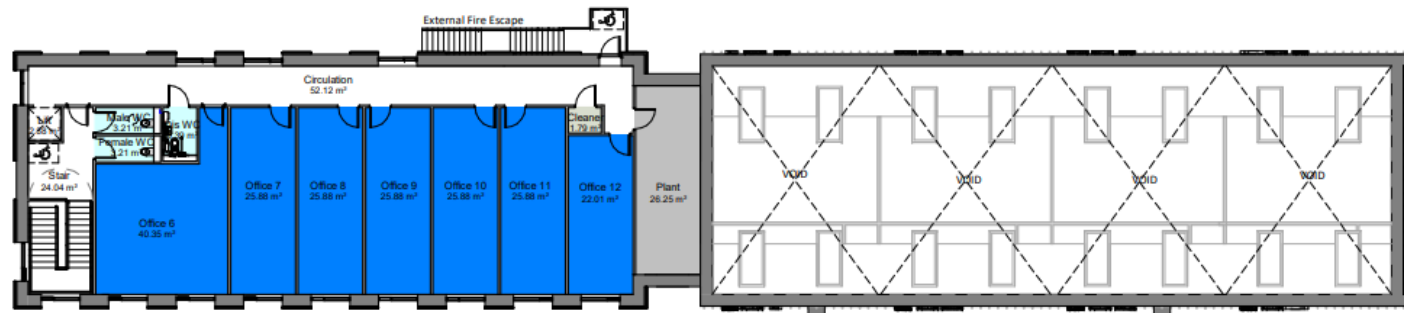
Tudalen 105

Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.

| STATUS | REV  | DATE     | DESCRIPTION                      |
|--------|------|----------|----------------------------------|
| PL     | PL01 | 04/08/21 | First planning issue             |
| SI     | SI01 | 13/08/21 | Planning issue for Client Review |
| PL     | PL02 | 17/08/21 | Planning issue                   |
| PL     | PL03 | 04/10/21 | Planning issue                   |



Office & Hybrid - Ground Floor Plan  
1:200



Office & Hybrid - First Floor Plan  
1:200

Tudalen 106

Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.

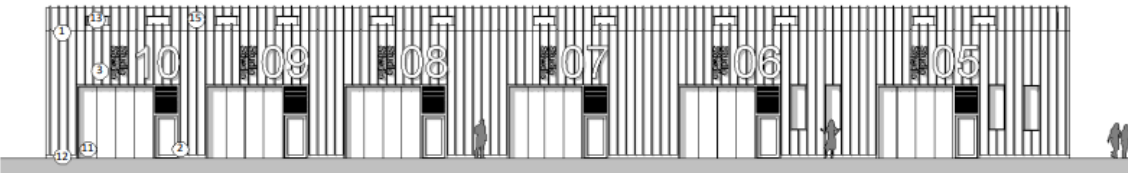
| STATUS | REV  | DATE     | DESCRIPTION                      |
|--------|------|----------|----------------------------------|
| PL     | PL01 | 01/09/21 | First Planning Issue             |
| SA     | SA01 | 13/09/21 | Planning Issue for Client Review |
| PL     | PL02 | 17/09/21 | Planning Issue                   |

#### MATERIAL KEY

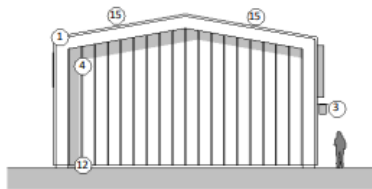
- ① Dark Grey Standing Seam Roof & Walls
- ② Aluminium frame window & doors
- ③ Signage - Indicative only TBC
- ④ Light Grey Vertical Cladding
- ⑤ Light Grey Horizontal Cladding
- ⑥ Dark Grey Panel
- ⑦ Timber Fins
- ⑧ Metal PPC Coloured Canopy
- ⑨ Timber Sliding Door Cover
- ⑩ Metal PPC Coloured Edging
- ⑪ Folding Door
- ⑫ Plinth
- ⑬ Rooflight
- ⑭ Aluminium frame window with coloured cladding surround
- ⑮ PV panels - size & location TBC



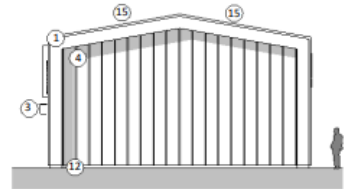
North Elevation  
1 : 200



South Elevation  
1 : 200



East Elevation  
1 : 200



West Elevation  
1 : 200

Tudalen 107

TITLE: Hybrid - Elevations  
PROJECT: Cross Hands East Plot 3  
CLIENT: Carmarthenshire County Council

REVISED BY: FM  
CHECKED BY: RC  
ORIGINATOR NO: 153962

SUITABILITY STATUS: PL - Planning  
DRAWING USAGE:  
SCALE: As indicated@A3

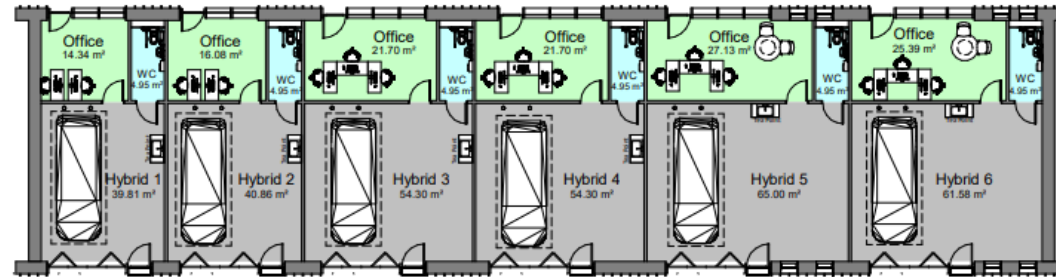
PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER  
CHE-STL-02-ZZ-DR-A-0220  
STATUS\_REVISION: PL\_PL03

**STRIDE TREGLOWN**

www.stride-treglow.com © Stride Treglow Limited 2019

Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.

| STATUS | REV  | DATE     | DESCRIPTION                      |
|--------|------|----------|----------------------------------|
| PL     | PL03 | 01/09/21 | First Planning Issue             |
| SI     | SI01 | 13/09/21 | Planning Issue for Client Review |
| PL     | PL03 | 23/09/21 | Planning Issue                   |



Hybrid Ground Floor Plan  
1 : 200

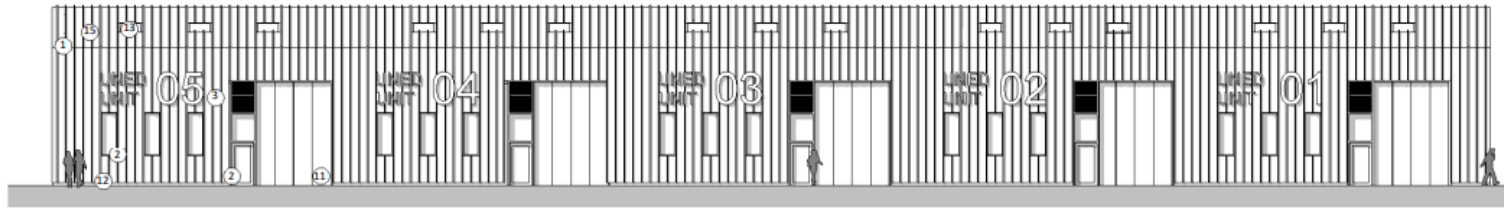
Tudalen 108

Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.

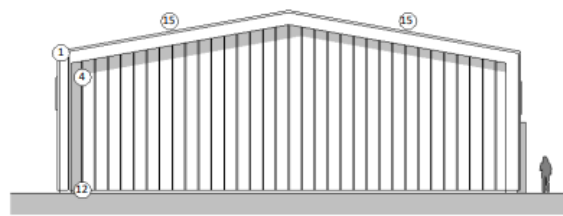
| STATUS | REV  | DATE     | DESCRIPTION                                    |
|--------|------|----------|--|
| SI     | PR   | 13/06/21 | First Issue - Planning Issue for Client Review |
| PL     | PL03 | 17/06/21 | Planning Issue                                 |



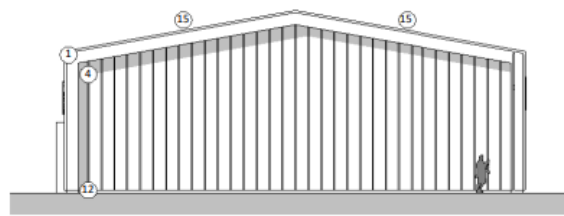
West Elevation - Public Facing  
1 : 200



East Elevation - Service Yard Facing  
1 : 200



South Elevation.  
1 : 200



North Elevation  
1 : 200

**MATERIAL KEY**

- ① Dark Grey Standing Seam Roof & Walls
- ② Aluminium frame window & doors
- ③ Signage - Indicative only TBC
- ④ Light Grey Vertical Cladding
- ⑤ Light Grey Horizontal Cladding
- ⑥ Dark Grey Panel
- ⑦ Timber Fins
- ⑧ Metal PPC Coloured Canopy
- ⑨ Timber Sliding Door Cover
- ⑩ Metal PPC Coloured Edging
- ⑪ Folding Door
- ⑫ Plinth
- ⑬ Rooflight
- ⑮ PV panels - size & location TBC

Tudalen 109

TITLE: Industrial - Elevations  
PROJECT: Cross Hands East Plot 3  
CLIENT: Carmarthenshire County Council

REVISED BY: FM  
CHECKED BY: RC  
ORIGINATOR NO: 153962

SUITABILITY STATUS: PL - Planning  
DRAWING USAGE:  
SCALE: As indicated@A3

PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER  
CHE-STL-03-ZZ-DR-A-0230  
STATUS\_REVISION: PL\_PL03

**STRIDE TREGLOWN**

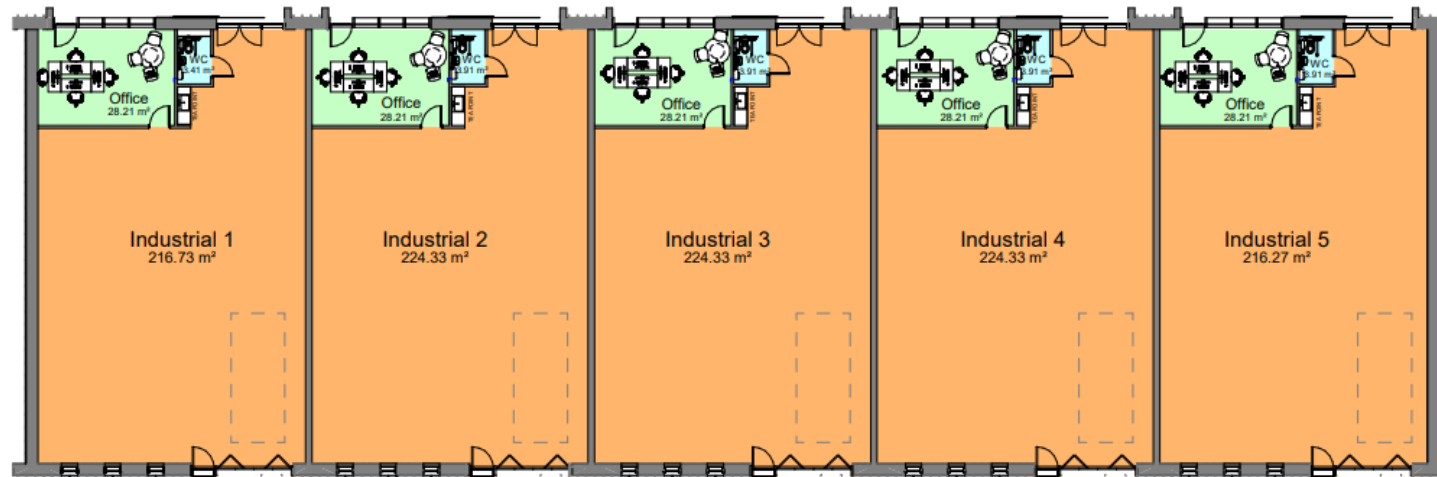
www.stride-treglow.com © Stride Treglow Limited 2019

Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.

| STATUS | REV  | DATE     | DESCRIPTION                                  |
|--------|------|----------|--|
| P      | PL03 | 01/08/21 | First Planning Issue                         |
| S      | P09  | 10/08/21 | 002 Issue - Planning Issue for Client Review |
| P      | PL03 | 17/08/21 | Planning Issue                               |



PUBLIC SIDE



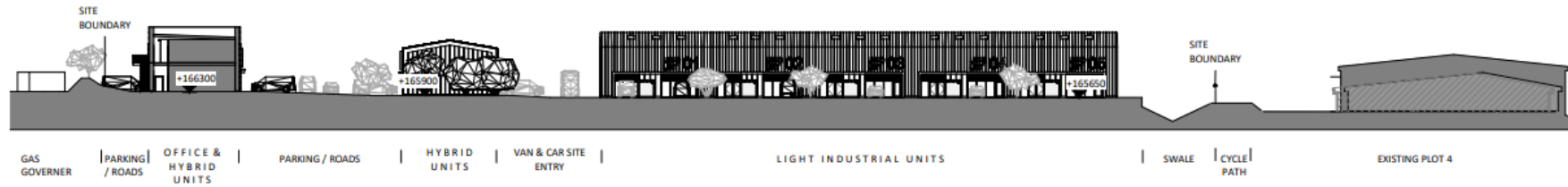
SERVICE YARD

Industrial Ground Floor Plan  
1 : 200

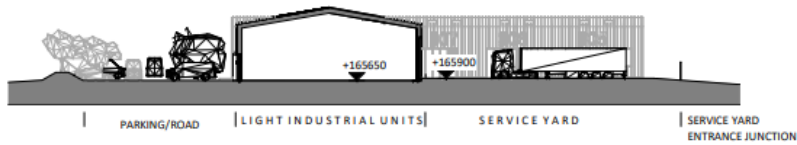
Tudalen 110

Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.

| STATUS | REV  | DATE     | DESCRIPTION                           |
|--------|------|----------|---------------------------------------|
| PL     | PL03 | 17/08/21 | First Issue - Planning                |
| PL     | PL05 | 06/10/21 | Red line adjusted per client feedback |



AA - West Section  
1 : 500



BB - South Section  
1 : 500



Tudalen 111

TITLE: Site Sections  
PROJECT: Cross Hands East Plot 3  
CLIENT: Carmarthenshire County Council

REVISED BY: FM  
CHECKED BY: RC  
ORIGINATOR NO: 153962

SUITABILITY STATUS: PL: Planning  
DRAWING USAGE:  
SCALE: As Indicated@A3

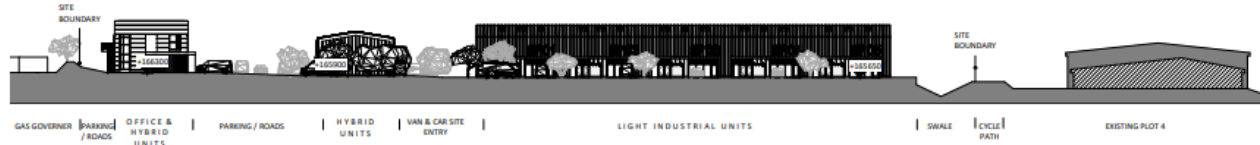
PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER  
CHE-STL-XX-22-DR-A-0003  
STATUS\_REVISION: PL\_PL05

**STRIDE TREGLOWN**

www.stride-treglown.com © Stride Treglown Limited 2019

Responsibility is not assumed for errors made by others in using the drawings or information contained hereon for other than the design for which it was prepared.

| STATUS | REV  | DATE     | DESCRIPTION                           |
|--------|------|----------|---------------------------------------|
| PL     | PL01 | 05/10/23 | Prepared - Planning Stage             |
| PL     | PL02 | 06/10/23 | Red line adjusted per client feedback |



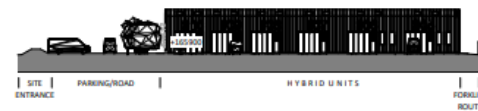
Site Elevation - AA  
1:500



Site Elevation - BB  
1:500



Site Elevation - CC  
1:500



Site Elevation - DD  
1:500



Section Key  
1:2000

Tudalen 112





Improve Batters of Drainage Swales to Increase Biodiversity. Introducing as retaining wall gabion baskets with gaps and pockets for wildlife. Maintaining and limiting the overgrown of shrubs. Seeding the Local Provenance sourced Mix of Wildflowers to disturbed areas.

### Legend

- Planning Boundary
- Soft Landscape**
  - Trees and Hedge to be Retained and Protected  
Refer to Arboricultural Report for further information
  - Proposed Tree in Soft  
Refer to Planting Schedule  
CHE-STL-XX-XX-DR-L-9141
  - Proposed shrub planting zone 1  
Refer to Soft Landscape Plan  
CHE-STL-XX-XX-DR-L-9140
  - Proposed shrub planting zone 2  
Refer to Soft Landscape Plan  
CHE-STL-XX-XX-DR-L-9140
  - Proposed tall shrub planting  
Refer to Soft Landscape Plan  
CHE-STL-XX-XX-DR-L-9140
  - Proposed native shrub planting  
Refer to Soft Landscape Plan  
CHE-STL-XX-XX-DR-L-9140
  - Proposed amenity grass mix  
Refer to Soft Landscape Plan  
CHE-STL-XX-XX-DR-L-9140
  - Proposed rich grass mix  
Refer to Soft Landscape Plan  
CHE-STL-XX-XX-DR-L-9140
  - Proposed swale mix  
Refer to Soft Landscape Plan  
CHE-STL-XX-XX-DR-L-9140
  - Existing Swale to be retained and protected during construction  
Refer to Swale Detail  
CHE-STL-XX-XX-DR-L-9408
- Hard Landscape**
  - Permeable paving - Car Parking  
Refer to Hard Landscape Plan  
CHE-STL-XX-XX-DR-L-9160
  - Tarmac - Vehicular Site Access  
Refer to Hard Landscape Plan  
CHE-STL-XX-XX-DR-L-9160
  - Permeable paving - Pedestrian Paths  
Refer to Hard Landscape Plan  
CHE-STL-XX-XX-DR-L-9160
  - Permeable paving - Building curtilage  
Refer to Hard Landscape Plan  
CHE-STL-XX-XX-DR-L-9160
  - Permeable paving - Amenity Space  
Refer to Hard Landscape Plan  
CHE-STL-XX-XX-DR-L-9160
  - Concrete slab  
Refer to Hard Landscape Plan  
CHE-STL-XX-XX-DR-L-9160
  - Forklift Access
  - Gabion Wall
  - Accessible Parking
  - General Parking
  - Secured Cycle Shelter  
Refer to Typical Cycle Shelter Detail  
CHE-STL-XX-XX-DR-L-9402

Responsibility is not accepted for errors made by others in using these drawings  
All construction information should be taken from signed drawings only

- EV Electric Vehicle charging station  
Indicative location  
Refer to engineer's drawing
- ▼ Site Entrance
- Bench  
Refer to Timber Bench Detail  
CHE-STL-XX-XX-DR-L-9404
- G Gates  
Refer to Boundary and Treatment Plan  
CHE-STL-XX-XX-DR-L-9180
- Fence Line and Enclosure  
Refer to Boundary and Treatment Plan  
CHE-STL-XX-XX-DR-L-9180

Note:  
Indicative levels - Refer to Engineer's design

|    |          |          |          |
|----|----------|----------|----------|
| PL | PL/02849 | Planning | 1:500@A2 |
| PL | PL/02849 | Planning | 1:500@A2 |
| PL | PL/02849 | Planning | 1:500@A2 |
| PL | PL/02849 | Planning | 1:500@A2 |
| PL | PL/02849 | Planning | 1:500@A2 |
| PL | PL/02849 | Planning | 1:500@A2 |
| PL | PL/02849 | Planning | 1:500@A2 |
| PL | PL/02849 | Planning | 1:500@A2 |
| PL | PL/02849 | Planning | 1:500@A2 |
| PL | PL/02849 | Planning | 1:500@A2 |

**STRIDE TREGLOWN**  
Landscape Architects

PROJECT  
Cross Hands East Plot 3  
Cross Hands, Llanelli, SA14 6RY

DATE  
15/09/22

SCALE  
1:500@A2

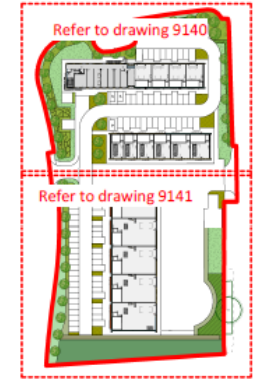
PROJECT NUMBER  
CHE-STL-XX-XX-DR-L-9001

PL\_PL107



- ### Legend
- Planning Boundary
  - Trees and hedge to be retained and protected  
Refer to Tree Protection, Removal and Retention Plan  
CHE-STL-XX-XX-DR-L-9101
  - Proposed tree in soft  
Refer to Planting Schedule  
CHE-STL-XX-XX-DR-L-SH01
  - Proposed shrub planting zone 1  
Refer to Planting Schedule  
CHE-STL-XX-XX-DR-L-SH01
  - Proposed shrub planting zone 2  
Refer to Planting Schedule  
CHE-STL-XX-XX-DR-L-SH01
  - Proposed tall shrub planting  
Refer to Planting Schedule  
CHE-STL-XX-XX-DR-L-SH01
  - Proposed native shrub planting  
Refer to Planting Schedule  
CHE-STL-XX-XX-DR-L-SH01
  - Proposed swale mix  
Refer to Planting Schedule  
CHE-STL-XX-XX-DR-L-SH01
  - Proposed amenity grass mix  
Refer to Planting Schedule  
CHE-STL-XX-XX-DR-L-SH01
  - Proposed rich grass mix  
Refer to Planting Schedule  
CHE-STL-XX-XX-DR-L-SH01
  - Existing Swale to be retained and protected during construction
  - Habitat Pile and Hibernaculum  
Indicative location
  - Swift nesting box  
Indicative location  
5m above the ground high under the eaves outward facing on the façade.
  - IB Schwegler nest box  
Indicative location  
Min 1.5m above ground
  - Bat box  
Indicative location  
3-6m height

Responsibility is not accepted for errors made by others in using this drawing. All construction information should be taken from signed dimensions only.



Location Plan 1:1000

|         |                                |                |                                       |
|---------|--------------------------------|----------------|---------------------------------------|
| PL_PLOT | 0010210                        | Planning Issue | Revised (see 0010210 western access)  |
| PL_NUM  | 11010210                       | Planning Issue | Revised (see 11010210 western access) |
| STATUS  | REV                            | DATE           | SUBSTITUTE                            |
| CLIENT  | Carmarthenshire County Council |                | ISSUED BY: AJP                        |
| PROJECT | Cross Hands East Plot 3        |                | CHECKED BY: LIS                       |
|         |                                |                | CONSTRUCTION NO: 153962               |

**STRIDE TREGLOWN**  
 www.stridetregrown.com © Stride Tregrown Limited 2019  
**PROJECT**  
 Cross Hands East Plot 3  
 Cross Hands, Llanelli, SA14 6RY

SOFT LANDSCAPE PLAN - SHEET 1 OF 2

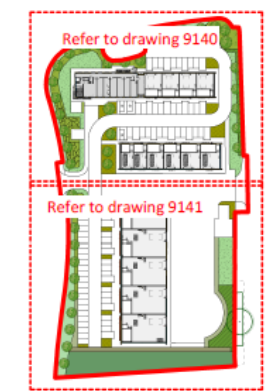
|                          |          |
|--------------------------|----------|
| STATUS CODE              | SCALE    |
| PL: Planning             | 1:200@A1 |
| DRAWING NUMBER: Planning |          |
| PROJECT NUMBER: 11010210 |          |
| CHE-STL-XX-XX-DR-L-9140  | PL_PLOT  |



### Legend

- Planning Boundary
- Trees and hedge to be retained and protected  
Refer to Tree Protection, Removal and Retention Plan  
CHE-STL-XX-XX-DR-L-9101
- Proposed tree in soft  
Refer to Planting Schedule  
CHE-STL-XX-XX-DR-L-SH01
- Proposed shrub planting zone 1  
Refer to Planting Schedule  
CHE-STL-XX-XX-DR-L-SH01
- Proposed shrub planting zone 2  
Refer to Planting Schedule  
CHE-STL-XX-XX-DR-L-SH01
- Proposed tall shrub planting  
Refer to Planting Schedule  
CHE-STL-XX-XX-DR-L-SH01
- Proposed native shrub planting  
Refer to Planting Schedule  
CHE-STL-XX-XX-DR-L-SH01
- Proposed swale mix  
Refer to Planting Schedule  
CHE-STL-XX-XX-DR-L-SH01
- Proposed amenity grass mix  
Refer to Planting Schedule  
CHE-STL-XX-XX-DR-L-SH01
- Proposed rich grass mix  
Refer to Planting Schedule  
CHE-STL-XX-XX-DR-L-SH01
- Existing Swale to be retained and protected during construction
- Habitat Pile and Hibernaculum  
Indicative location
- Swift nesting box  
Indicative location  
5m above the ground high under the eaves outward facing on the façade.
- 1B Schwegler nest box  
Indicative location  
Min 1.5m above ground
- ▲ Bat box  
Indicative location  
3-6m height

Responsibility is not accepted for errors made by others in using this drawing.  
All construction information should be taken from figured dimensions only.



Location Plan  
1:1000

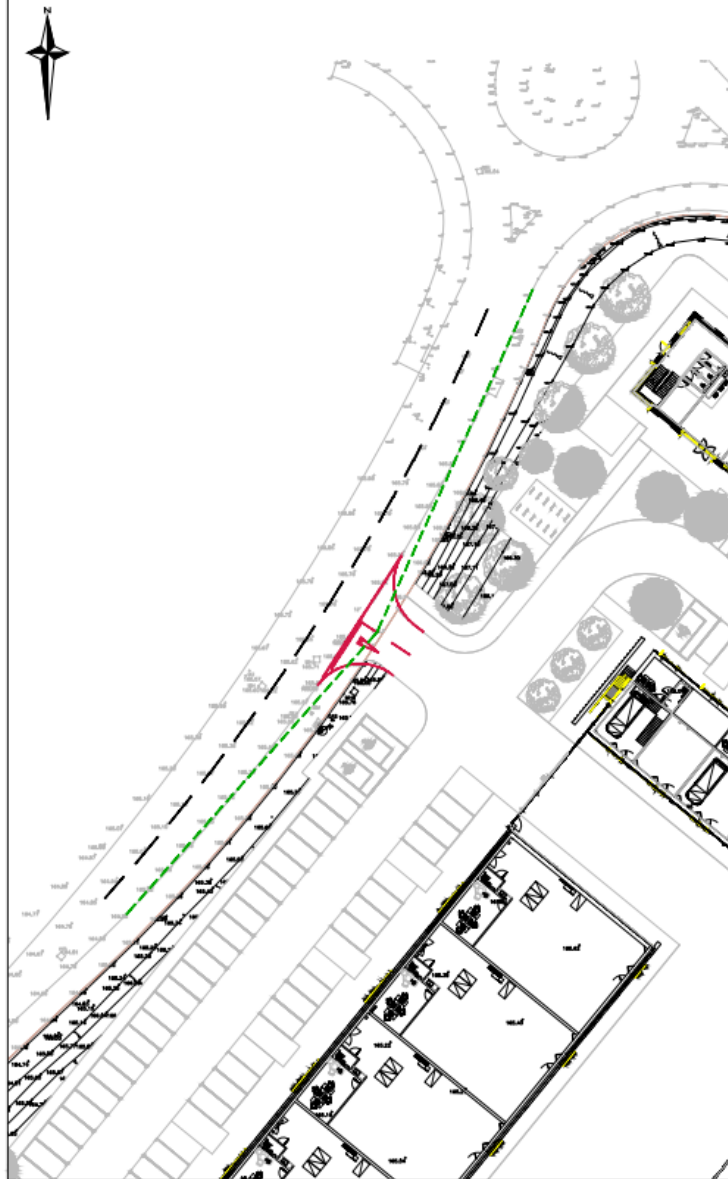
| PL_PL07                        | 03/12/21 | Planning Issue | Revised the HDV access access  |
|--------------------------------|----------|----------------|--|
| PL_PL08                        | 13/12/21 | Planning Issue | Revised Parking Layout to meet CIP Parking standards<br>& provide New Transformer shed |
| ISSUED                         | REV      | DATE           | DESCRIPTION  |
| CLIENT:                        |          |                | REVISION BY:   |
| Carmarthenshire County Council |          |                | ADP  |
|                                |          |                | CHECKED BY:  |
|                                |          |                | US   |
|                                |          |                | DRAWING NO. 9152962  |

**STRIDE TREGLOWN**  
www.stridetreglow.com © Stride Treglow Limited 2021  
PROJECT  
Cross Hands East Plot 3  
Cross Hands, Llanelli, SA14 6RY

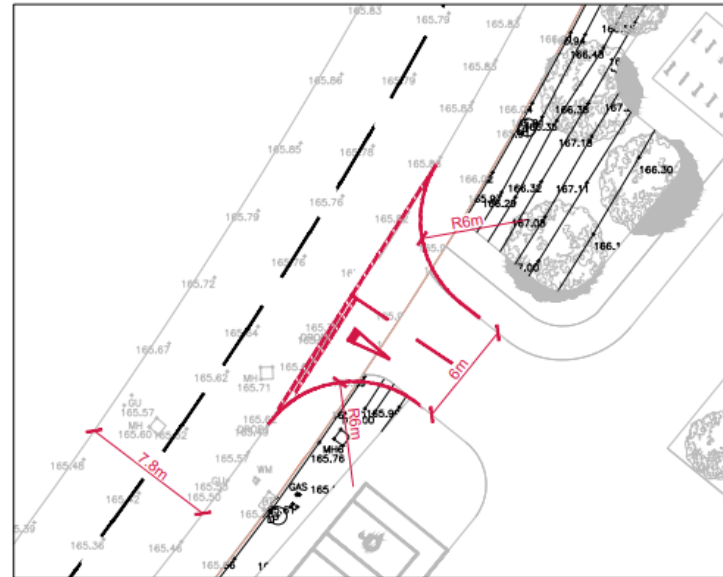
DRAWING TITLE  
Soft Landscape Plan - Sheet 2 of 2

|                         |                                     |
|-------------------------|-------------------------------------|
| STATUS CODE             | SCALE                               |
| PL - Planning           | 1:200 @A1                           |
| DRAWING NUMBER          | Planning                            |
| PROJECT ORIGINATOR      | VOLUME LEVEL TYPE NAME CLASS NUMBER |
| CHE-STL-XX-XX-DR-L-9141 | STATUS VERSION                      |
|                         | PL_PL07                             |

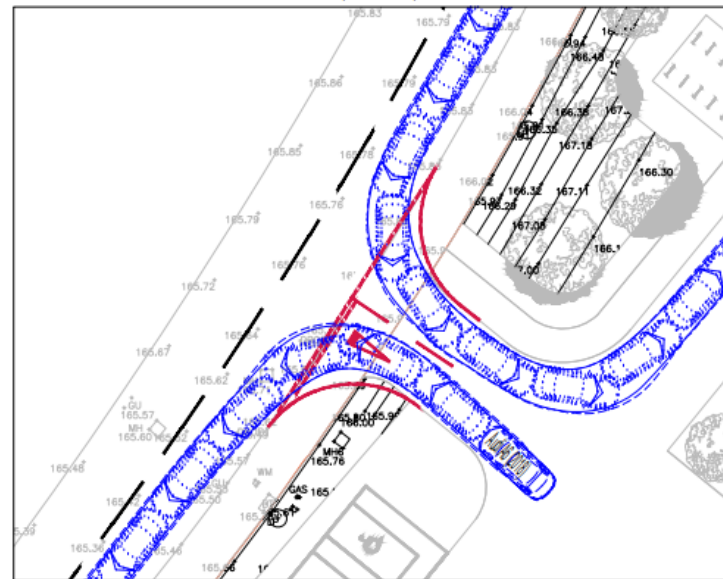
©This drawing is the copyright of Curtins Consulting Ltd



**JUNCTION VISIBILITY**  
(Scale: 1:500)



**JUNCTION LAYOUT**  
(Scale: 1:250)



**SWEEP PATH ANALYSIS**  
(Scale: 1:250)

**GENERAL NOTES**


1. THE CONTENT OF THIS DRAWING IS FOR INDICATIVE INFORMATION ONLY AND IS NOT SUITABLE FOR CONSTRUCTION PURPOSES.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
3. DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWING SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
4. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
5. FOR SPECIFIC NOTES REFER TO DRAWING.

SOURCE: ARCHITECT DRAWING NO. CHEP-071-XX-03-DR-L-0001-P102

**KEY**

- FORWARD GEAR
- PROPOSED JUNCTION LAYOUT
- - - 2.4m x 4.0m VISIBILITY GRAY (Required by 30mph in line with MS2)

**VEHICLE PROFILE**

|   |        |
|---|--------|
|  |        |
| Axis A1 (2018)  | 4.939m |
| Overall Length  | 2.114m |
| Overall Width   | 1.627m |
| Overall Body Height   | 0.942m |
| Min Body Ground Clearance   | 0.225m |
| Max Track Width   | 1.525m |
| Wheel to Kerb   | 0.925m |
| Kerb to Kerb Turning Radius   | 5.920m |

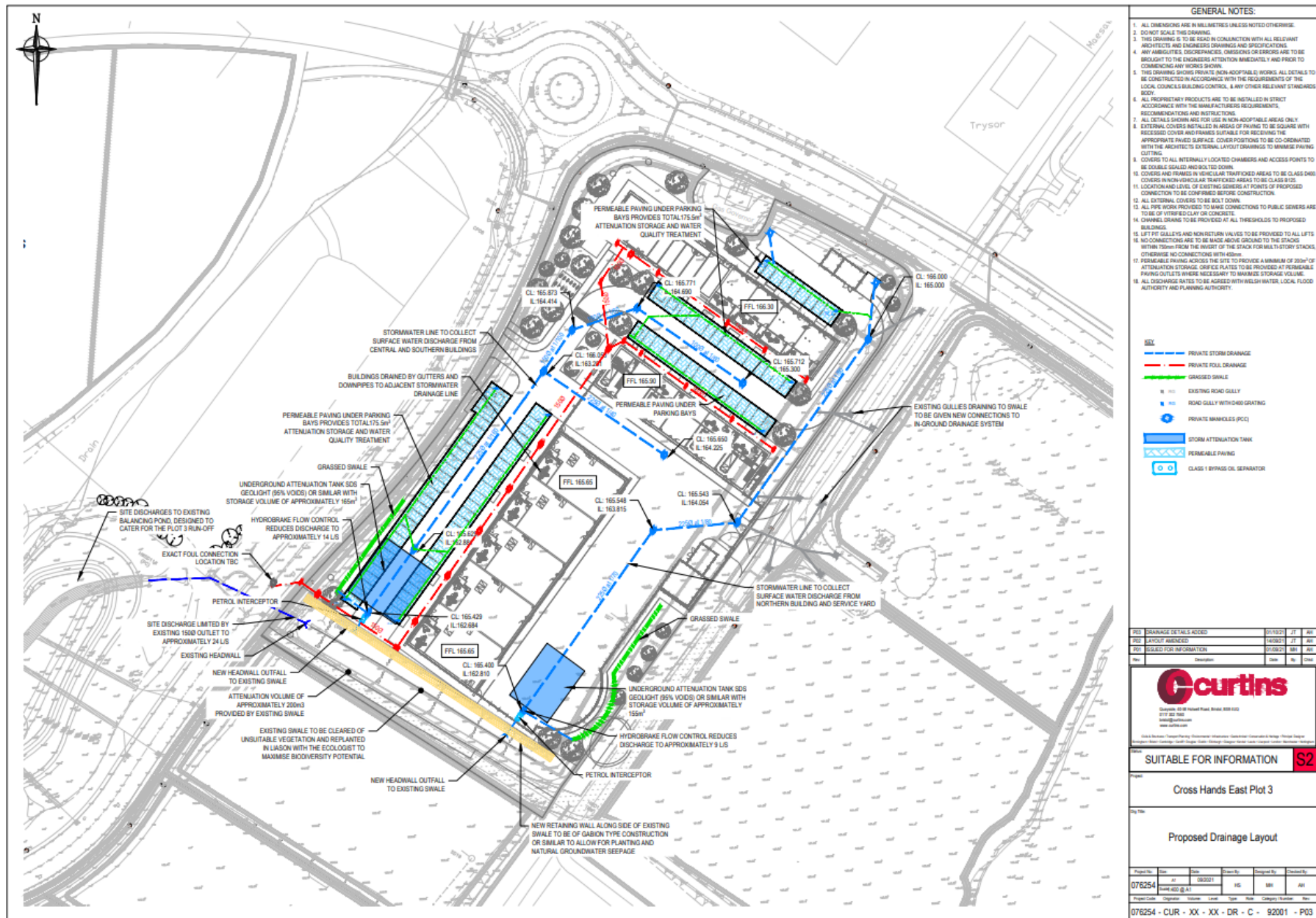
| REV | SCALE FOR RESERVED MATTERS | DATE | BY | SD |
|-----|----------------------------|------|----|----|
|     |                            |      |    |    |

**Curtins**  
Curtins Consulting Ltd  
43 Clarendon Street, London, EC2A 4DP  
T: 020 7381 2200 | F: 020 7381 2201  
E: london@curtins.com | www.curtins.com

**INFORMATION**

|                                    |                             |          |             |          |
|------------------------------------|-----------------------------|----------|-------------|----------|
| Project: Crosshands Plot 3         |                             |          |             |          |
| Day Title: Proposed Western Access |                             |          |             |          |
| Scale:                             | As shown                    | A3       | Issue Date: | 02.09.21 |
| Drawn:                             | MW                          | Checked: | BD          |          |
| Day No:                            | 76347-CUR-00-XX-DR-TP-05003 |          |             | Rev: P01 |





**GENERAL NOTES:**

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- DO NOT SCALE THE DRAWING.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
- ANY AMBIGUITIES, DISCREPANCIES, OMISSIONS OR ERRORS ARE TO BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY AND PRIOR TO COMMENCING ANY WORKS.
- THIS DRAWING SHOWS PRIVATE, NON-ADOPTABLE WORKS. ALL DETAILS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCILS BUILDING CONTROL, & ANY OTHER RELEVANT STATUTORY BODY.
- ALL PROPRIETARY PRODUCTS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS AND INSTRUCTIONS.
- ALL DETAILS SHOWN ARE FOR USE IN NON-ADOPTABLE AREAS ONLY.
- EXTERNAL COVERS INSTALLED IN AREAS OF PAVING TO BE SQUARE WITH RECESSED COVER AND FRAMED SUITABLE FOR RECEIVING THE APPROPRIATE PAVED SURFACE. COVER POSITIONS TO BE CO-ORDINATED WITH THE ARCHITECTS EXTERNAL LAYOUT DRAWINGS TO MINIMIZE PAVING CUTTING.
- COVERS TO ALL INTERNALLY LOCATED CHAMBERS AND ACCESS POINTS TO BE DOUBLE GULLED AND BOLTED DOWN.
- COVERS AND FRAMES IN VEHICULAR TRAFFICED AREAS TO BE CLASS DMSO COVERS IN NON-VEHICULAR TRAFFICED AREAS TO BE CLASS B10S.
- LOCATION AND LEVEL OF EXISTING SEWERS AT POINTS OF PROPOSED CONNECTION TO BE CONFIRMED BEFORE CONSTRUCTION.
- ALL EXTERNAL COVERS TO BE BOLT DOWN.
- ALL PIPE WORK PROVIDED TO MAKE CONNECTIONS TO PUBLIC SEWERS ARE TO BE OF VITREOUS CLAY OR CONCRETE.
- CHANNEL DRAINS TO BE PROVIDED AT ALL THRESHOLDS TO PROPOSED BUILDINGS.
- LEFT FIT GULLIES AND NON RETURN VALVES TO BE PROVIDED TO ALL FITS.
- NO CONNECTIONS ARE TO BE MADE ABOVE GROUND TO THE STACKS WITHIN 750mm FROM THE INVERT OF THE STACK FOR MULTI-STORY STACKS OTHERWISE NO CONNECTIONS WITH 40mm.
- PERMEABLE PAVING ACROSS THE SITE TO PROVIDE A MINIMUM OF 200m² OF ATTENUATION STORAGE. DRIFTE PLATES TO BE PROVIDED AT PERMEABLE PAVING OUTLETS WHERE NECESSARY TO MANAGE STORAGE VOLUME.
- ALL DISCHARGE RATES TO BE AGREED WITH WELSH WATER, LOCAL FLOOD AUTHORITY AND PLANNING AUTHORITY.

**KEY**

- PRIVATE STORM DRAINAGE
- PRIVATE FOUL DRAINAGE
- EXISTING SWALE
- EXISTING ROAD GULLY
- ROAD GULLY WITH ROAD GRATING
- PRIVATE MANHOLES (PCC)
- STORM ATTENUATION TANK
- PERMEABLE PAVING
- CLASS 1 BYPASS OIL SEPARATOR

|     |                        |          |    |         |
|-----|------------------------|----------|----|---------|
| REV | DESCRIPTION            | DATE     | BY | CHECKED |
| 001 | DRAINAGE DETAILS ADDED | 01/10/20 | JT | AK      |
| 002 | NOTICE AMENDED         | 14/09/20 | JT | AK      |
| 003 | ISSUED FOR INFORMATION | 01/08/21 | AK | AK      |

**Curtins**

150, 151 & 152, The Quadrant, Cardiff, CF10 1AT  
01753 821388  
www.curtins.com

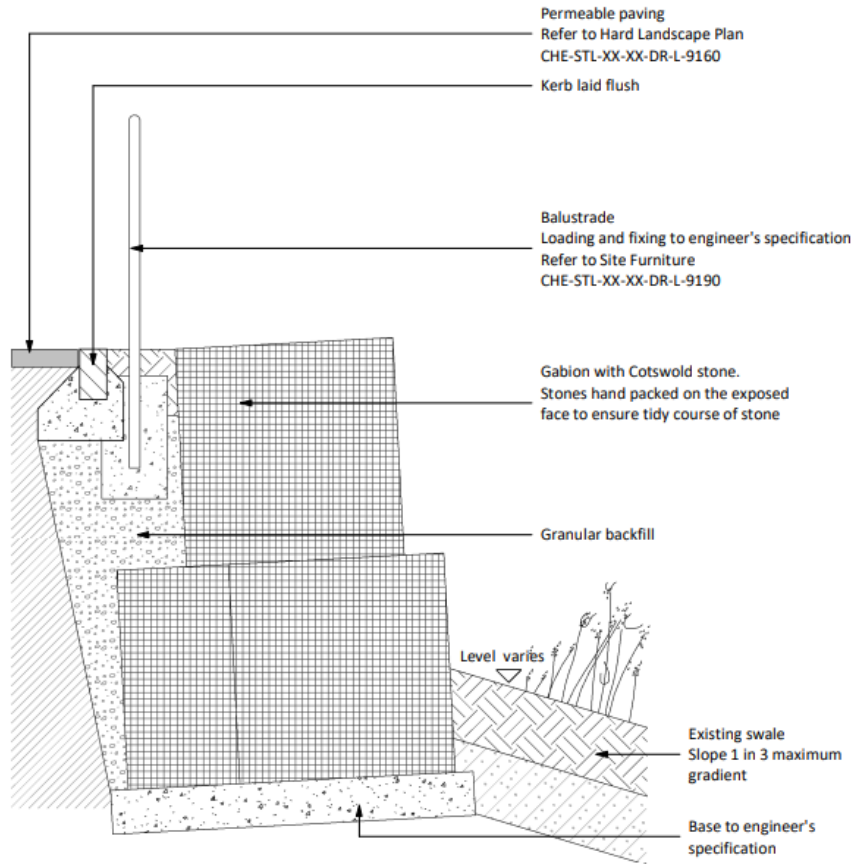
**SUITABLE FOR INFORMATION S2**

Cross Hands East Plot 3

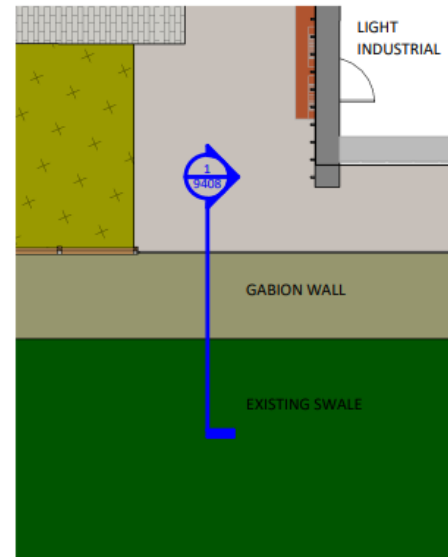
Proposed Drainage Layout

|            |        |       |         |          |    |            |    |             |    |
|------------|--------|-------|---------|----------|----|------------|----|-------------|----|
| Project No | 076254 | Date  | 08/2021 | Drawn By | HS | Checked By | SH | Approved By | AK |
| Scale      | 1:100  | Level | 1:100   | Room     |    | Category   |    | Rev         |    |

076254 - CUR - XX - XX - DR - C - 92001 - P03

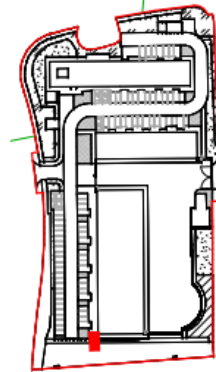


Typical Swale and Gabion Details  
1 : 20



Plan view Swale and Gabion Location Plan  
1 : 100

Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.



Location Plan  
1 : 2000

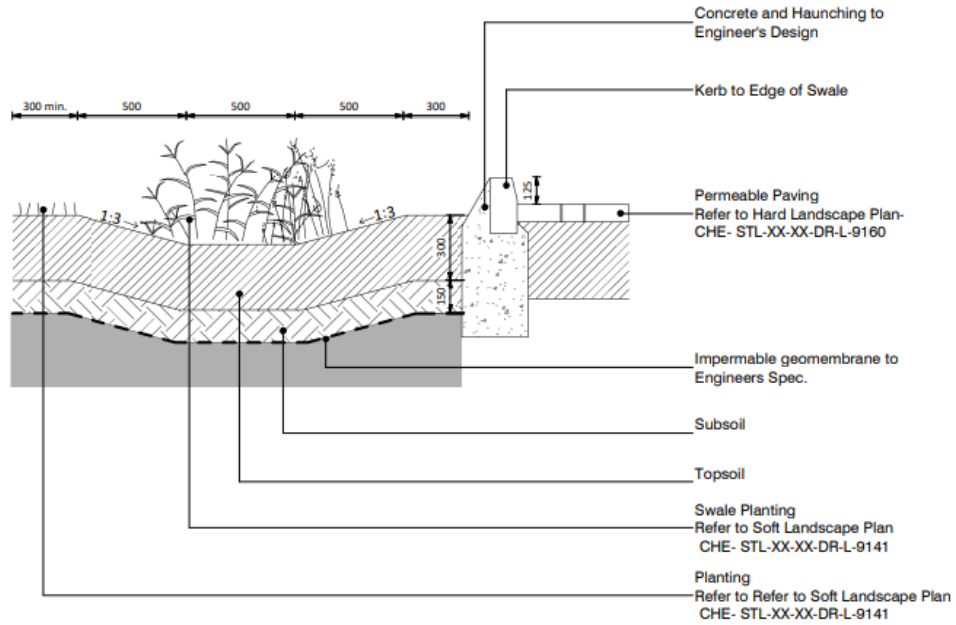
|               |                                |          |                |
|---------------|--------------------------------|----------|----------------|
| PL            | PL05                           | 08/10/21 | Planning Issue |
| S4            | P41                            | 27/09/21 | Stage 3 Issue  |
| PL            | PL03                           | 17/09/21 | Planning Issue |
| STATUS        | REV                            | DATE     | DESCRIPTION    |
| CLIENT        | Carmarthenshire County Council |          |                |
| REVISOR       | AP                             |          |                |
| CHECKED BY    | LC                             |          |                |
| ORIGINATOR NO | 153962                         |          |                |

CONSULTANT  
**STRIDE TREGLOWN**  
www.stridetregrown.com © Stride Tregrown Limited 2020

PROJECT  
Cross Hands East Plot 3  
Cross Hands, Llanelli, SA14 6RY

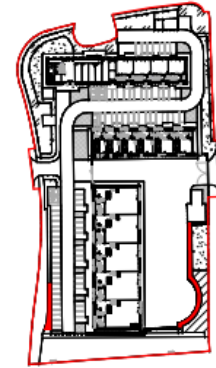
DRAWING TITLE  
Swale and retaining structure

|  |                   |
|--|-------------------|
| SUITABILITY STATUS   | SCALE             |
| PL : Planning  | As indicated@A3   |
| DRAWING USAGE  | Planning          |
| PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - CLASS - NUMBER | STATUS - REVISION |
| CHE-STL-XX-XX-DR-L-9408  | PL_PL05           |



Landscape Detail - Typical Carrier Swale  
1 : 20

Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.



Swale Location Plan  
1 : 2000

|                                |      |          |                |  |  |  |               |
|--------------------------------|------|----------|----------------|--|--|--|---------------|
| PL                             | PL05 | 08/10/21 | Planning Issue |  |  |  |               |
| SA                             | PA1  | 22/09/21 | Stage 3 Issue  |  |  |  |               |
| PL                             | PL03 | 17/09/21 | Planning Issue |  |  |  |               |
| STATUS                         | REV  | DATE     | DESCRIPTION    |  |  |  |               |
| CLIENT                         |      |          |                |  |  |  | REVISED BY    |
| Carmarthenshire County Council |      |          |                |  |  |  | AP            |
|                                |      |          |                |  |  |  | CHECKED BY    |
|                                |      |          |                |  |  |  | US            |
|                                |      |          |                |  |  |  | ORIGINATOR ID |
|                                |      |          |                |  |  |  | 153962        |

CONSULTANT  
**STRIDE TREGLOWN**  
www.stride-treglow.com © Stride Treglow Limited 2020

PROJECT  
Cross Hands East Plot 3  
Cross Hands, Llanelli, SA14 6RY

DRAWING TITLE  
Bioretention SUDS Feature

SUITABILITY STATUS  
PL : Planning As indicated@A3

DRAWING USAGE: Planning

PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - CLASS - NUMBER STATUS - REVISION  
CHE-STL-XX-XX-DR-L-9409 PL\_PL05



RESPONSIBILITY IS NOT ACCEPTED FOR ERRORS MADE BY OTHERS FROM SCALING FROM THIS DRAWING. ALL CONSTRUCTION INFORMATION SHOULD BE TAKEN FROM FIGURED DIMENSIONS ONLY.

| 0mm    |          |            |               | 50mm |  |  |  |
|--------|----------|------------|---------------|------|--|--|--|
| STATUS | REVISION | DATE       | DESCRIPTION   |      |  |  |  |
| PL     | PLO3     | 17.09.2021 | PLANNING      |      |  |  |  |
| SA     | P41      | 27.09.2021 | STAGE 3 ISSUE |      |  |  |  |
| PL     | PLO5     | 08.10.2021 | PLANNING      |      |  |  |  |

## PLANTING TREES



*Alnus glutinosa*



*Carpinus betulus*



*Corylus colurna*



*Malus sylvestris*



*Salix caprea*



*Salix fragilis*



*Sorbus aucuparia*



## ORNAMENTAL



*Corylus avellana* 'Contorta'



*Briza maxima*



*Ilex aquifolium*



*Calamagrostis brachytricha*



*Carpinus betulus*



*Calamagrostis x acutiflora* 'Karl Foerster'



*Lonicera periclymenum*

## SHRUBS



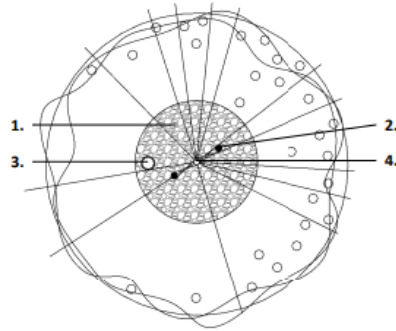
*Carex testacea*



*Viburnum opulus*



*Crataegus monogyna*



Tree Pit in Soft Plan View  
1 : 50

**Works by the Main Contractor Notes:**

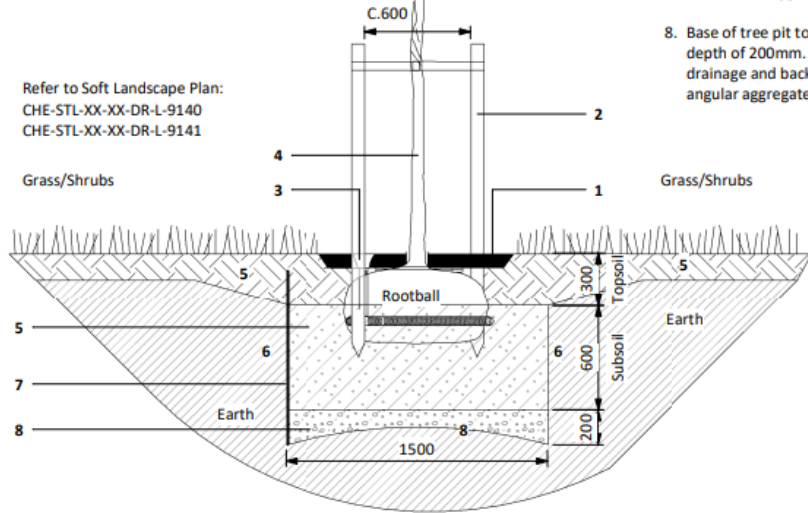
Tree Pit Excavations

Excavate pit to achieve desired width and depth of tree pit. Any stone, rubble, rubbish and other foreign debris that is exposed in the digging of the tree pits shall be removed from site.

Fork over the base and sides of tree pits to thoroughly loosen the soil and to relieve compaction to a minimum depth of 200mm. All smooth, glazed or compacted sides to tree pits shall be loosened by forking to encourage lateral rooting.

Subsoil layers around tree pits

The contractor is to ensure that subsoil layers are free-draining. Drainage is to be installed at the discretion of the Landscape Contractor in the event of potential ponding or waterlogging in the base of the pits. French drains, or similar approved, to be installed in consultation with the Engineers.



Tree Pit in Soft Section View  
1 : 25

**Notes:**

1. Ø1000mm ring of 50mm deep 'Ornamental Grade Bark Mulch' or equivalent approved, to base of tree.
2. 2 no. Ø75mm x 1800mm length, tanalised and pressure treated timber tree stakes. Stakes driven into ground until firm to finish 1200mm above ground. Tie to tree with 2 no. rubber tree ties & spacers.
3. Tree irrigation and aeration system.
4. Standard tree - species, size and stem in accordance with the planting schedule. Centre of tree pit to be marked with timber stake (min. 1500mm), prior to tree planting.
5. Min. 300mm topsoil and 600mm subsoil to BS3882. Sides of pit to be loosened as necessary. Care to be taken during excavation, i.e. avoidance of smearing by mechanical bucket operation.
6. Sides of tree pit to be loosened following excavation to maximise aeration and lateral root growth.
7. Tree Root Barrier adjacent when in close to proximity to services and utilities, if required. It is not to be wrapped around the rootball.
8. Base of tree pit to be loosened to a minimum depth of 200mm. Base to be domed to facilitate drainage and backfilled with Ø30-40mm clean, angular aggregate.

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

|                                |      |          |                |  |  |
|--------------------------------|------|----------|----------------|--|--|
| PL                             | PL05 | 08/10/21 | Planning Issue |  |  |
| S4                             | PL1  | 27/06/21 | Stage 2 Issue  |  |  |
| PL                             | PL03 | 17/06/21 | Planning Issue |  |  |
| STATUS                         | REV  | DATE     | DESCRIPTION    |  |  |
| CLIENT                         |      |          | REVISOR        |  |  |
| Carmarthenshire County Council |      |          | AP             |  |  |
|                                |      |          | CHECKED BY     |  |  |
|                                |      |          | US             |  |  |
|                                |      |          | ORIGINATOR NO  |  |  |
|                                |      |          | 153962         |  |  |

CONSULTANT  
**STRIDE TREGLOWN**  
www.stride-treglow.com © Stride Treglow Limited 2020  
PROJECT  
Cross Hands East Plot 3  
Cross Hands, Llanelli, SA14 6RY

DRAWING TITLE  
Typical Tree Pit Detail in Soft

|  |                  |
|--|------------------|
| SUITABILITY STATUS   | SCALE            |
| PL : Planning  | As indicated@A3  |
| DRAWING USAGE: Planning  |                  |
| PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - CLASS - NUMBER | STATUS, REVISION |
| CHE-STL-XX-XX-DR-L-9405  | PL_PL05          |

PL/02849



Iudalen 123

PL/02849



Tudalen 124

PL/02849



Tudalen 125

PL/02849



Tudalen 126

PL/02849



Tudalen 127

PL/02849

Tudalen 128





PL/02849



Tudalen 129

PL/02849



Tudalen 130

PL/02849

Iudalen 131





PL/02849



Tudalen 133

PL/02849



Tudalen 134

PL/02849



PL/02849



Tudalen 136





PL/02849



Tudalen 138

**Ceisiadau yr argymhellir  
eu bod yn cael eu  
gwrthod**

**Applications  
recommended for  
refusal**

# S/35028

Eilian Jones

**Y Gwasanaethau Cynllunio - Planning Services**  
Adran Yr Amgylchedd - Environment Department

Tudalen 140

Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council

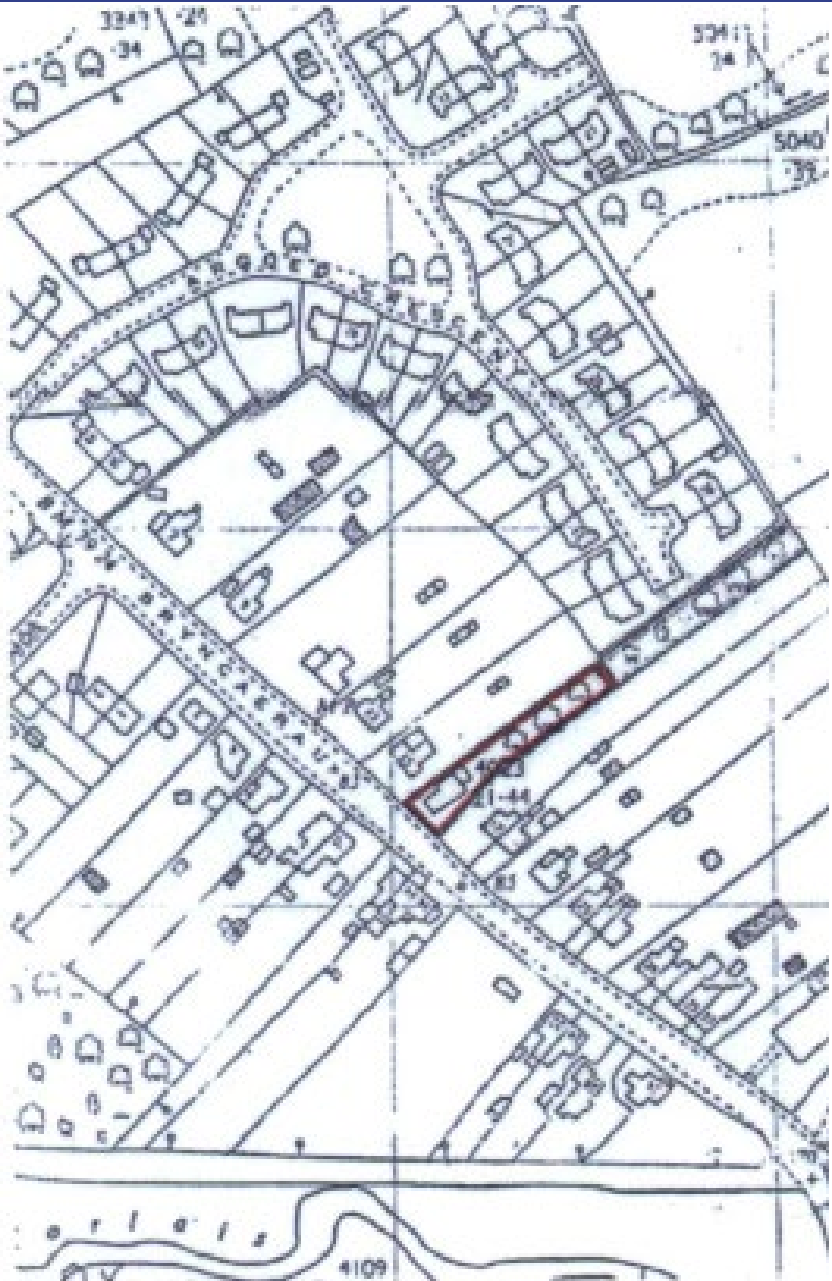


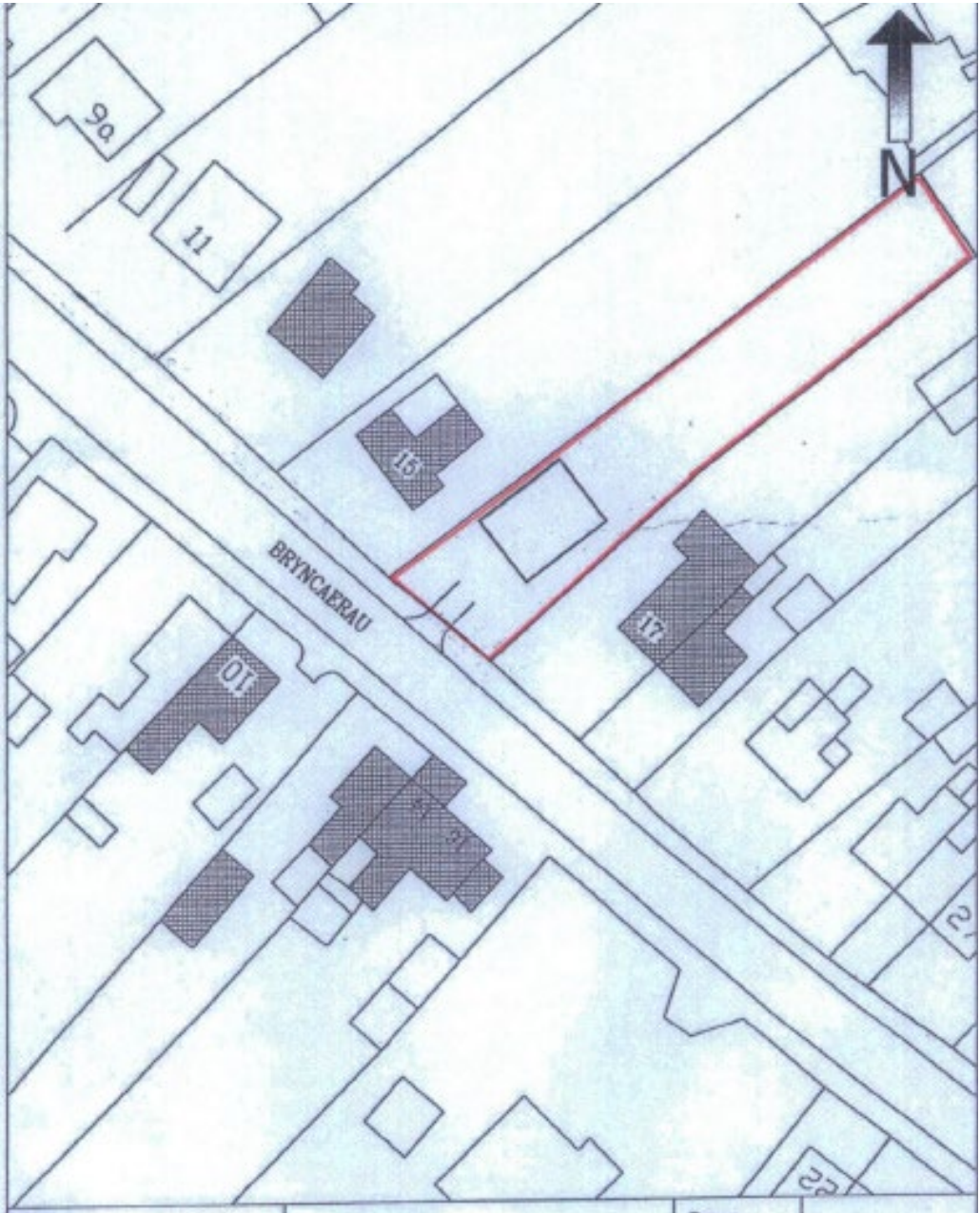


S/35028



Tudalen 142







S/35028



Tudalen 145

S/35028



Tudalen 146

S/35028



Tudalen 147

S/35028



Tudalen 148

S/35028



Tudalen 149

S/35028



Tudalen 150

S/35028



Tudalen 151



S/35028



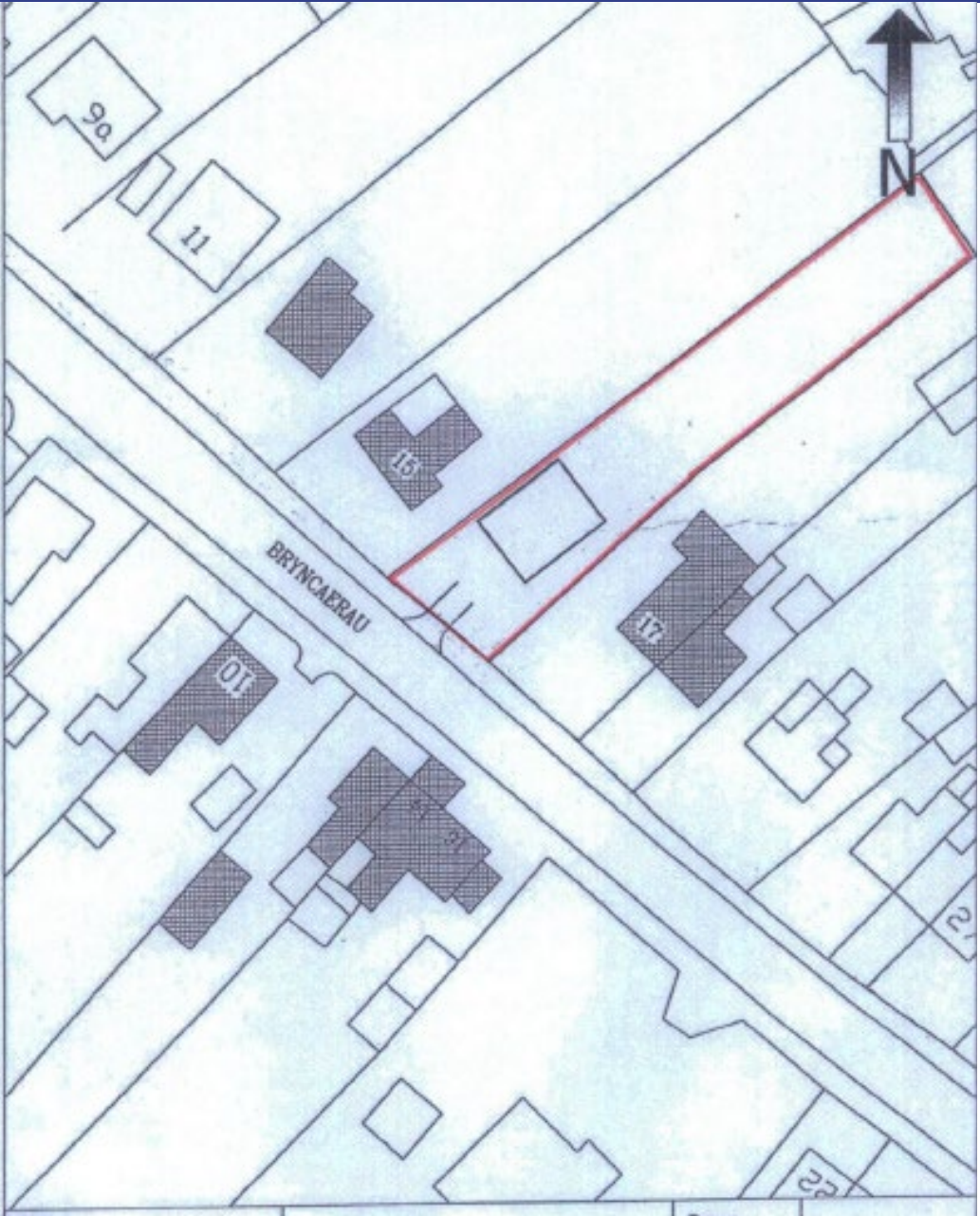
Tudalen 152



## Bryncaerau Plot Map

-  1m Hedgerow running the length of plot comprised of species of local provenance. Hedgerow maintains connectivity through plot to woodland corridor beyond.
-  Plot Boundary





# PL/02285

Paul Roberts

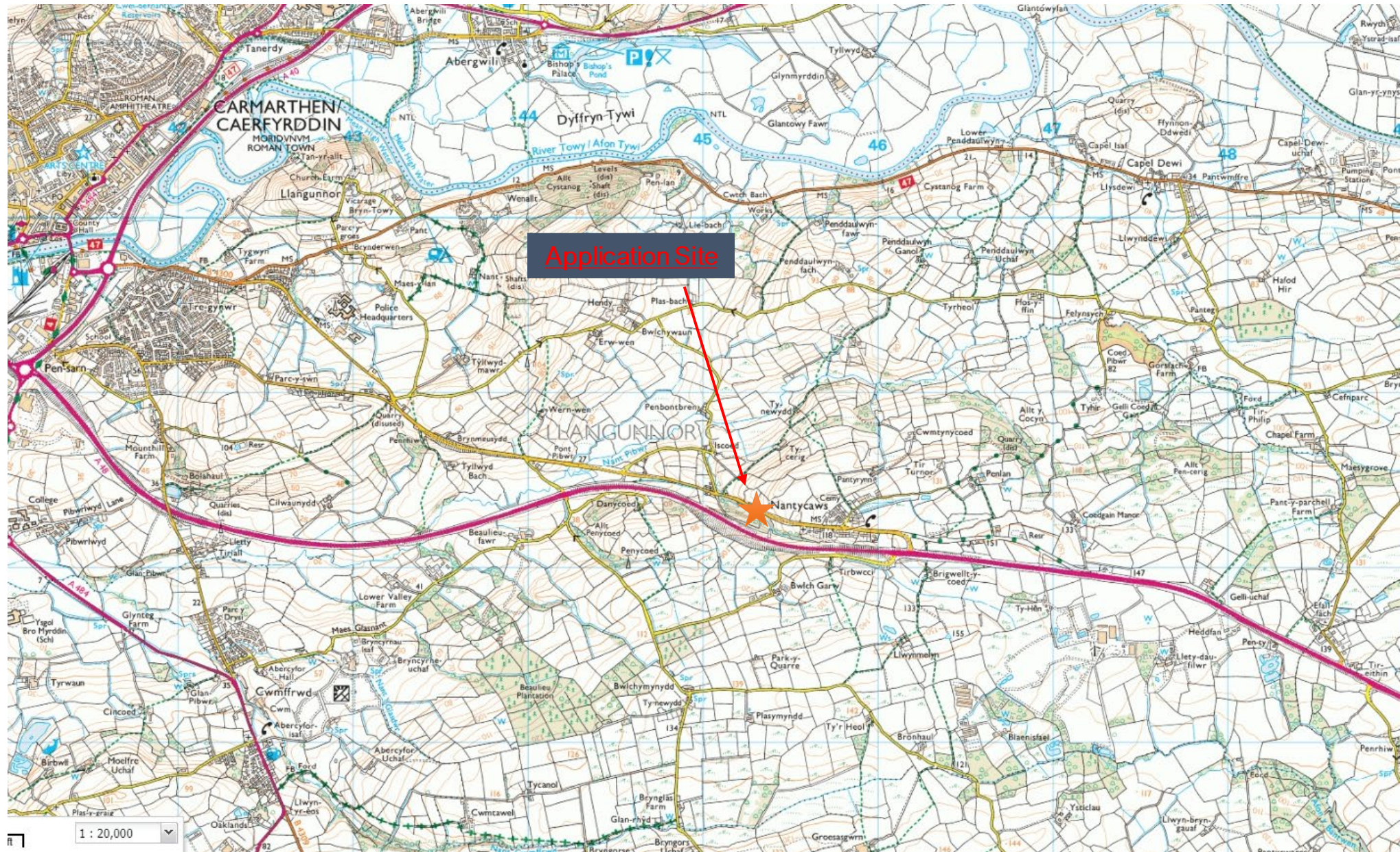
**Y Gwasanaethau Cynllunio - Planning Services**  
Adran Yr Amgylchedd - Environment Department

Tudalen 155

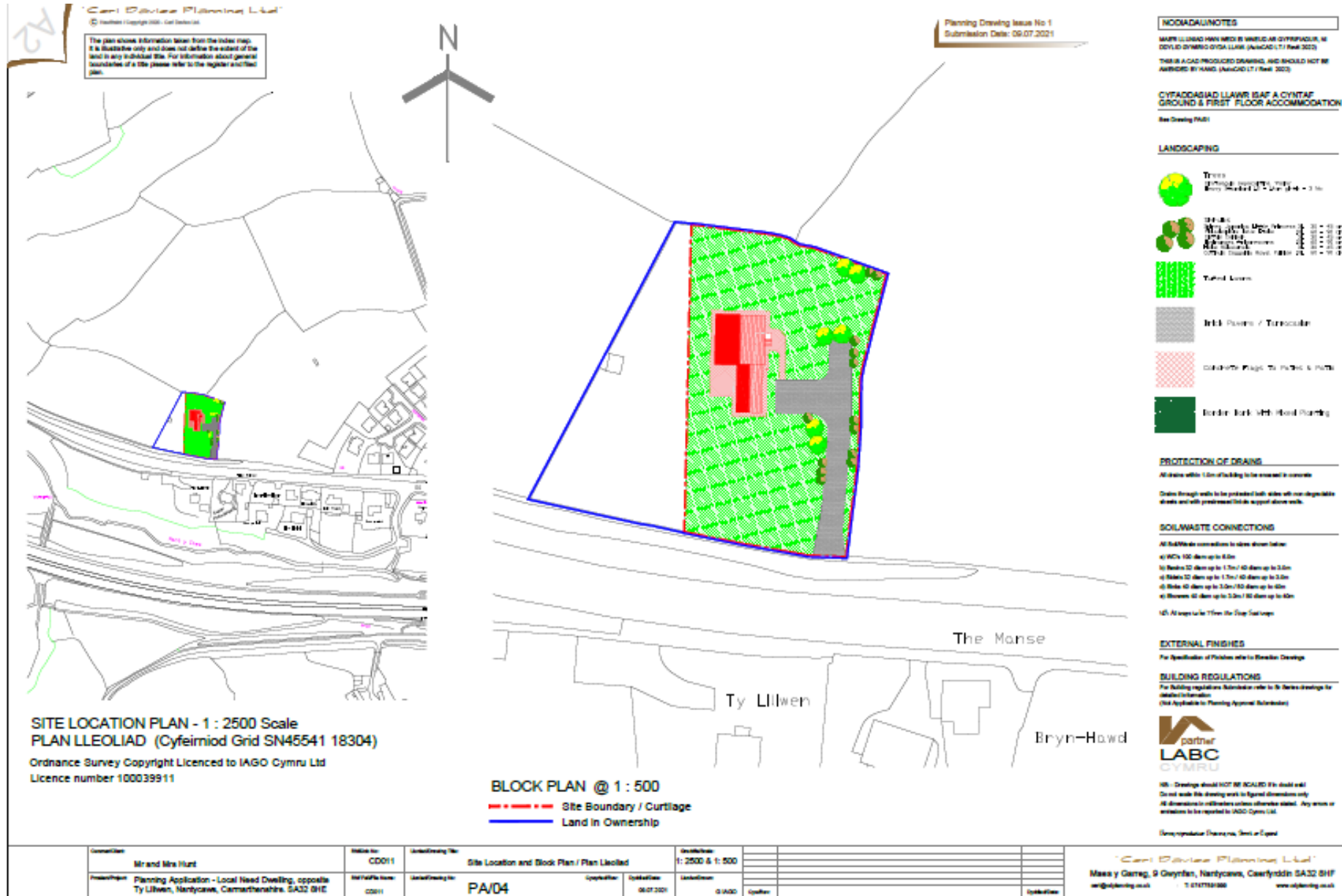
Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council



# PL/02285 Location Plan



# PL/02285 Location/Site plan



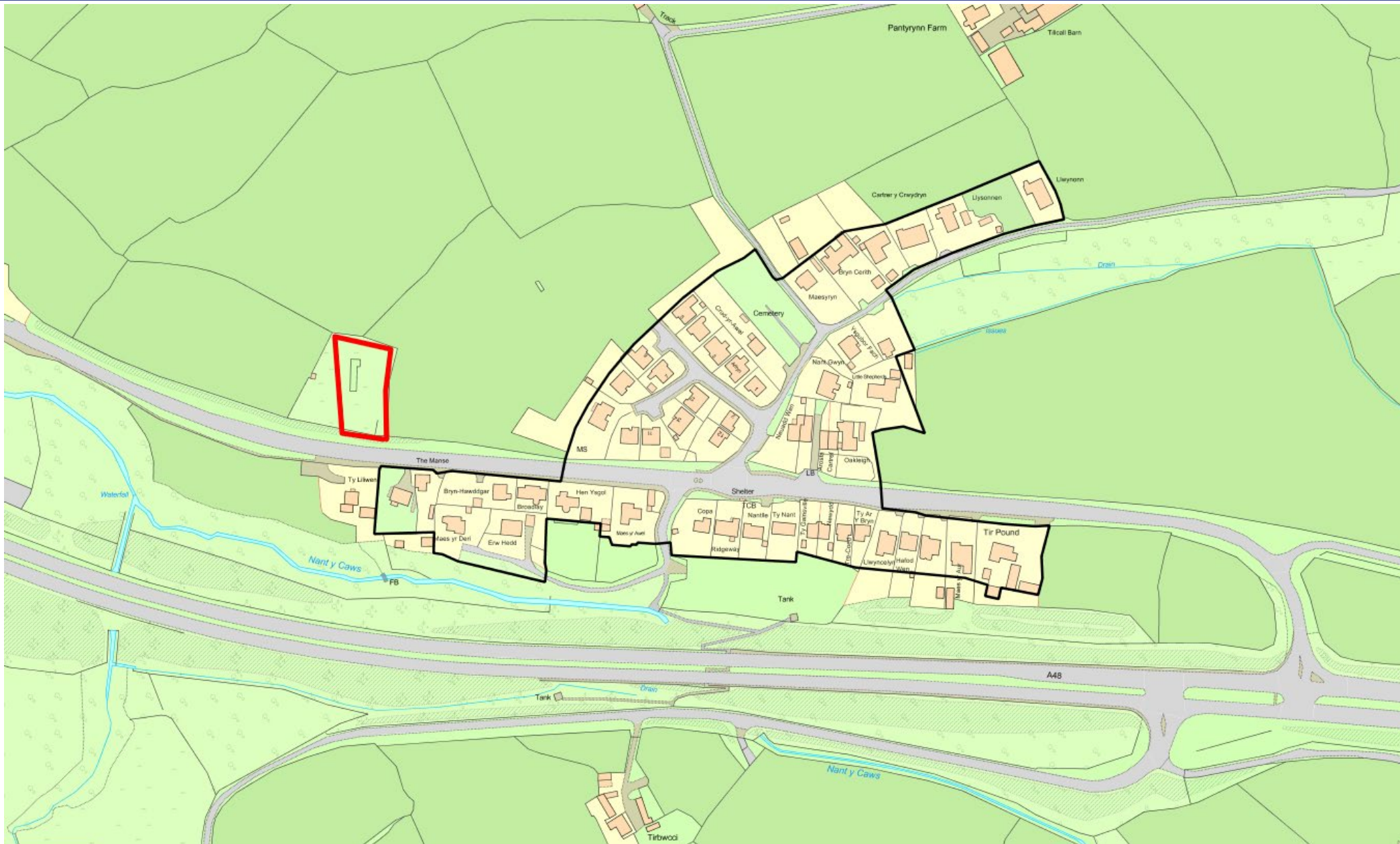
Tudalen 157

# PL/02285 Aerial Photograph



Tudalen 158

# PL/02285 Location of site in relation to development limits



# PL/02285 Elevations and floor plans



Tudalen 160

|   |                               |   |                                 |                                 |                      |                        |                        |
|---|-------------------------------|---|---------------------------------|---------------------------------|----------------------|------------------------|------------------------|
| Client/Client<br><b>Mr and Mrs Hunt</b>   | Weldio Nô.<br><b>CO011</b>    | Lloerddrawing Title<br><b>Cynllun Arfaethedig / Sketch Design Drawing</b> | Quantities<br><b>1: 125</b>     |                                 |                      |                        |                        |
| Project/Project<br><b>Planning Application - Local Need Dwelling, opposite Ty Liliwen, Nantycaws, Carmarthenshire. SA32 8HE</b> | Ref Nantycaws<br><b>CO011</b> | Lloerddrawing No.<br><b>PA/01</b>   | Crywch/Rev<br><b>06.07.2021</b> | Lloerddrawing<br><b>G. JAGO</b> | Cyflwyno/<br><b></b> | System/Date<br><b></b> | System/Date<br><b></b> |

**'Carl Davies Planning Ltd'**  
 Maes y Garreg, 9 Gwyrfan, Nantycaws, Coerfyrddin SA32 8HF  
 carl@cdplanning.co.uk T: 01477519166 www.cdplanning.co.uk



PL/02285



Tudalen 161







PL/02285



Tudalen 165





PL/02285



Tudalen 168







Tudalen 170



# PL/02533

Paul Roberts

**Y Gwasanaethau Cynllunio - Planning Services**  
Adran Yr Amgylchedd - Environment Department

Tudalen 172

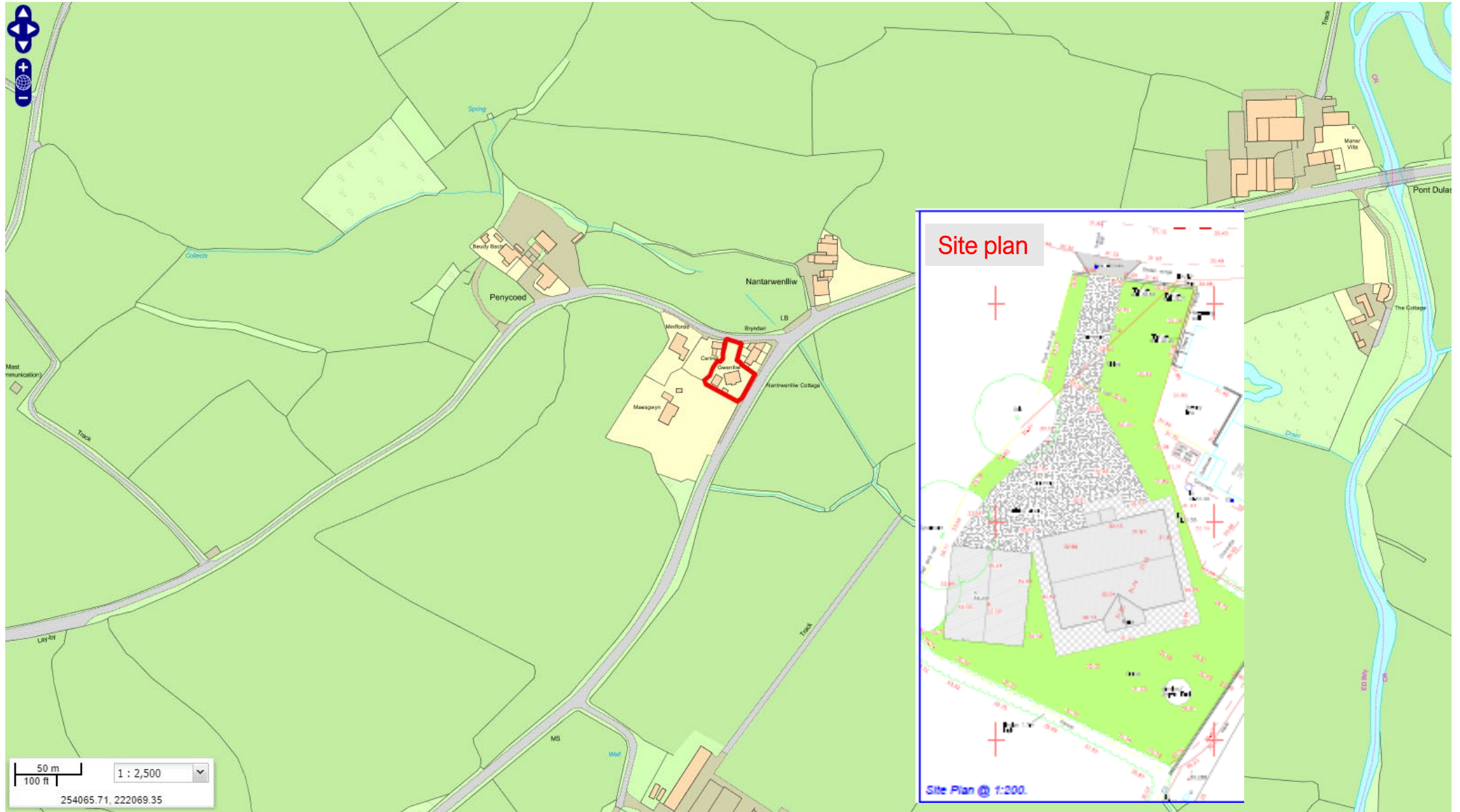
Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council



# PL/02533 Location Plan

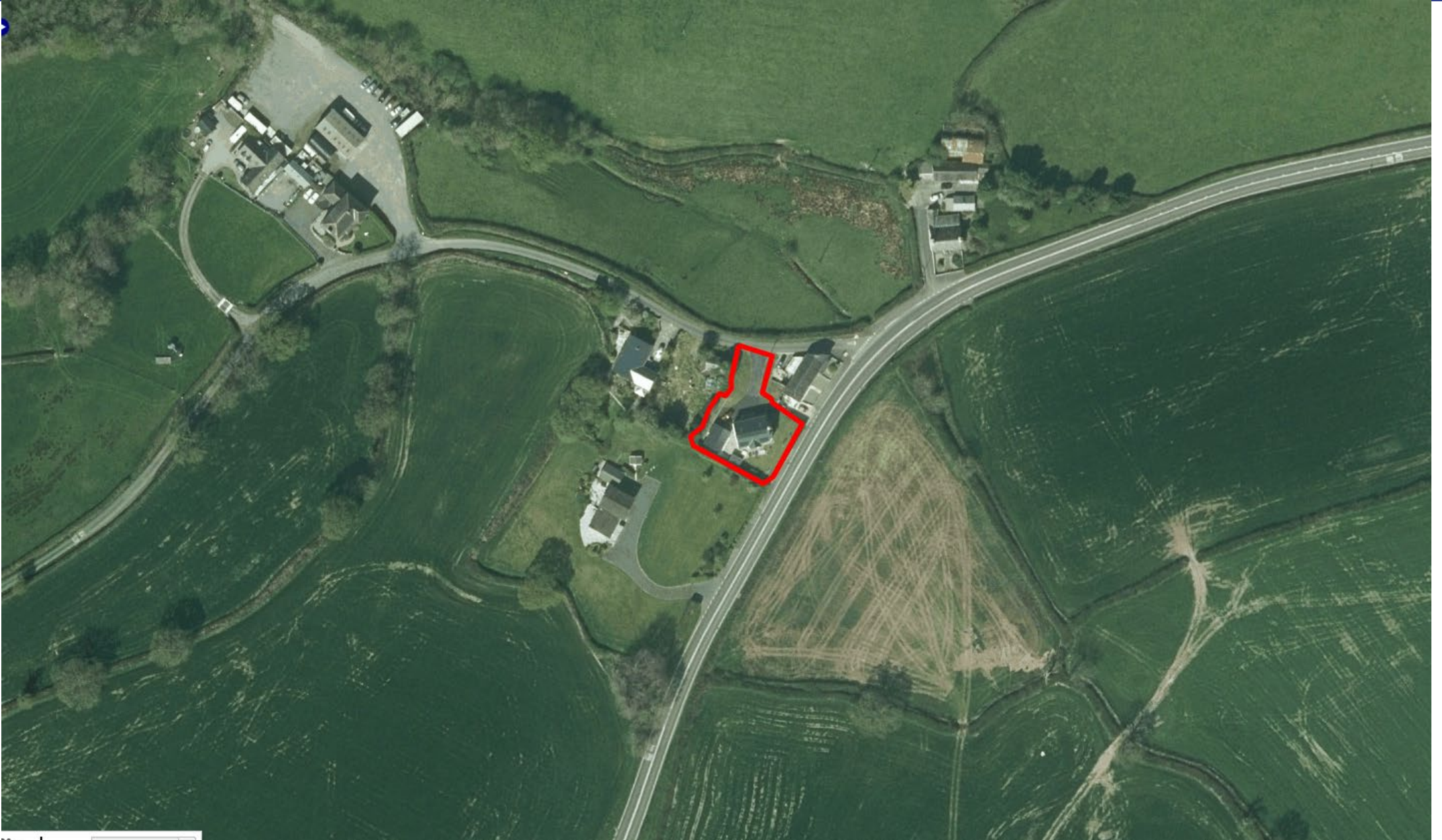


# PL/02533 Location/Site plan



Tudalen 174

# PL/02533 Aerial Photograph



Tudalen 175







Tudalen 177

**Diolch | Thank you**

Tudalen 178

**[sirgar.llyw.cymru](http://sirgar.llyw.cymru)**

**[carmarthenshire.gov.wales](http://carmarthenshire.gov.wales)**

Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council

