

Annwyl Gyngorydd,

**PWYLLGOR CYNLLUNIO - DYDD MAWRTH, 24AIN HYDREF, 2023**

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

Rhif ar yr Agenda	Eitem
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3.	<b><u>PENDERFYNU AR GEISIADAU CYNLLUNIO</u> (Tudalennau 3 - 62)</b>
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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 Lle a  
Chynaliadwyedd  
Lle a Seilwaith**

**Report of the Head of Place  
and Sustainability  
Place and Infrastructure**

**24/10/2023**

**I'W BENDERFYNU  
FOR DECISION**

<b>Application No</b>	<b>PL/03083</b>
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<b>Proposal</b>	Conversion of former school building into residential dwelling and the erection of 20 affordable dwellings on former school grounds, including all associated works
<b>Location</b>	Former Coedmor School, Cwmann, Lampeter, SA48 8ET

## Details

### **Pencarreg Community Council**

An additional representation has been received from Pencarreg Community Council enclosing photographs of a flooding event from 2015 in support of the concerns regarding surface water. The photographs depict surface water flowing from the former school site through the park and community centre and on to Treherbert St.

It should be noted that surface water is governed by the Sustainable Drainage Approval Body (SAB). The applicant submitted a SAB application at the same time as the planning application, which shows an attenuation pond so surface water from the site is collected sustainably and if necessary, released in a controlled manner. The stream running along the western boundary is unaffected by the development. The SAB application has been scrutinised by the drainage engineers and has been approved.

### **Welsh Government**

Welsh Government has confirmed through correspondence that the two issues subject to the call in request and Article 18 Direction as being settlement Development Limits and Place Making. These two issues are addressed through the Committee presentation.

### **Recommendation**

The recommendation remains approval subject to the lifting of the Article 18 Direction.

# Y Pwyllgor Cynllunio / Planning Committee

24/10/2023

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio  
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

Tudalen 5

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



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

**Applications  
recommended for  
approval**

# PL/03083

Gary Glenister

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio  
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

Tudalen 7

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



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

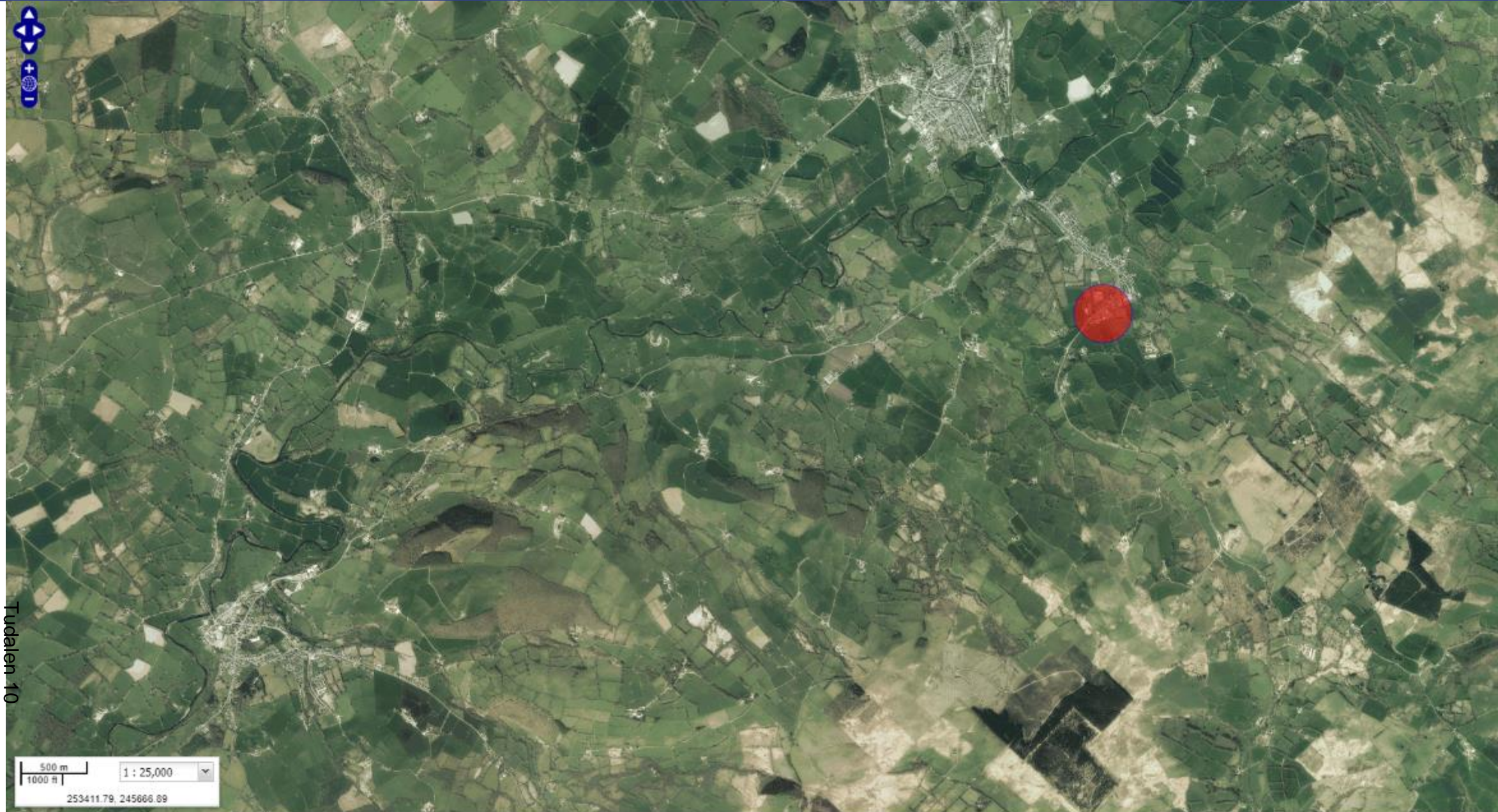
**Applications  
recommended for  
approval**





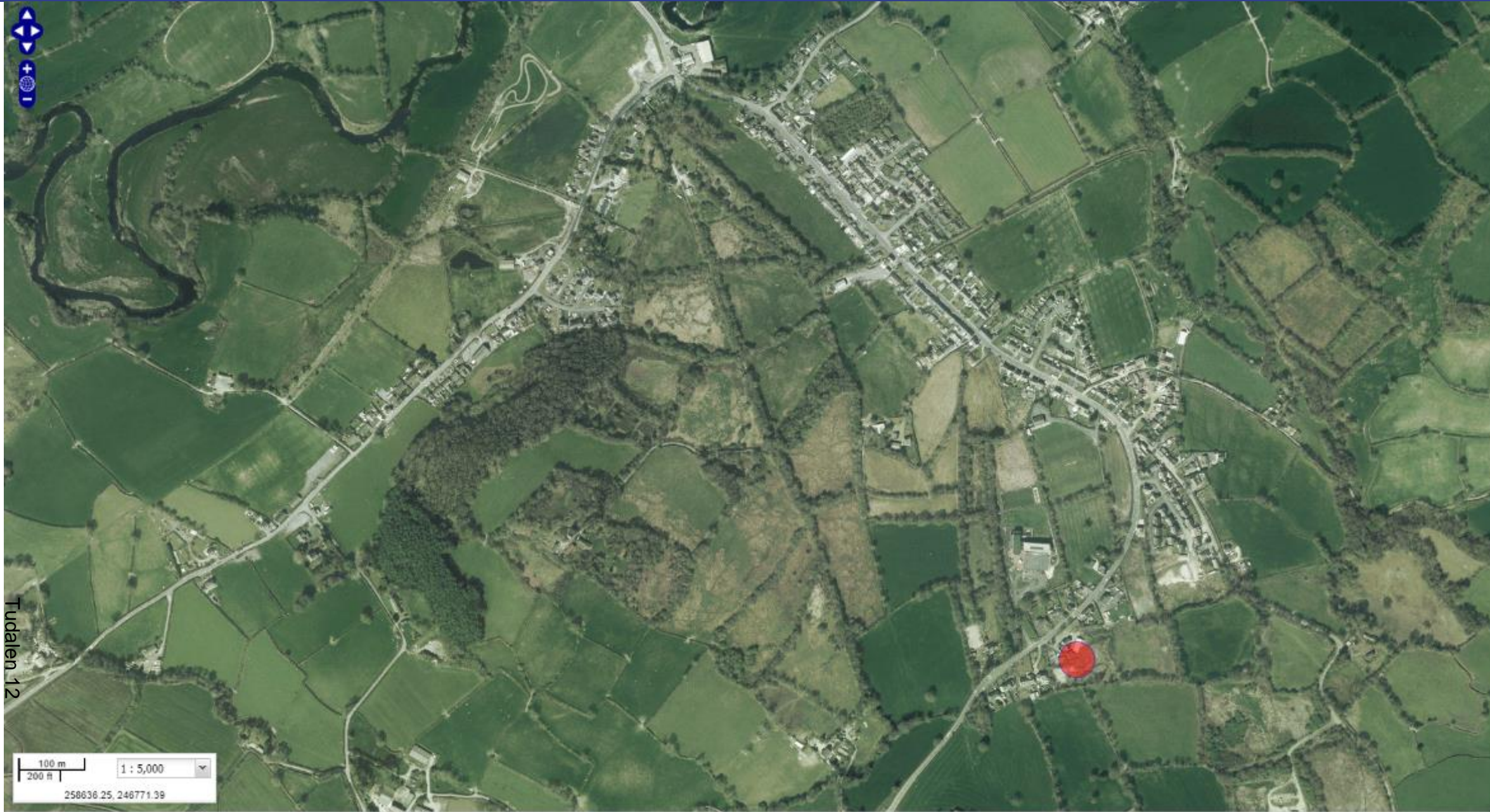
Tudalen 9

500 m  
1000 ft  
1 : 25,000  
260285.81, 246814.89



Tudalen 10





Tudalen 12

100 m  
200 ft  
1 : 5,000  
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Tudalen 13



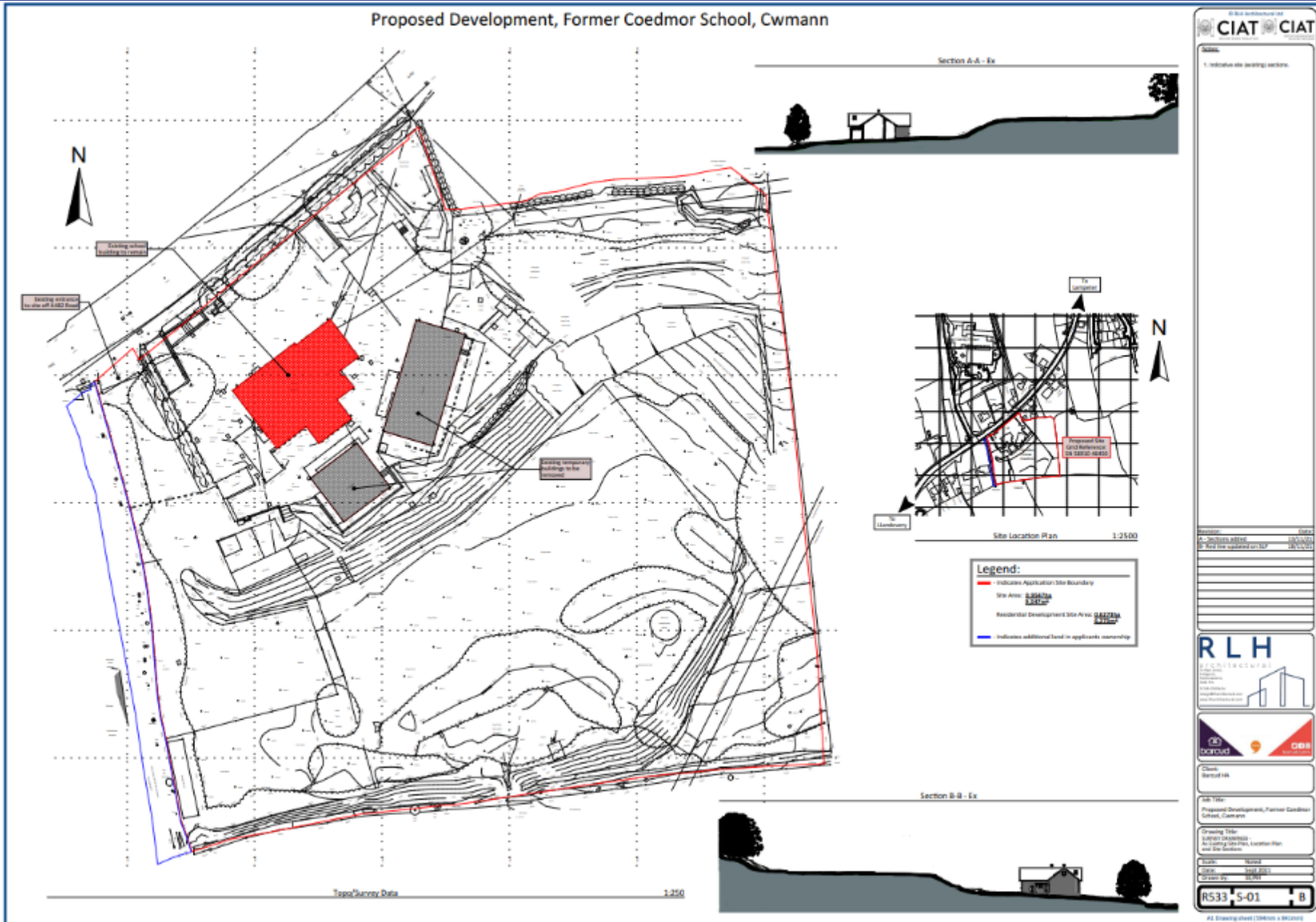
20 m  
100 ft  
1 : 1,250  
258651.65, 246411.04



Tudalen 14



## Proposed Development, Former Coedmor School, Cwmann



**CIAT**

1. Indicate the existing sections.

**RLH**

**boroid**

**CBB**

Client: Boroid Ltd

Job Title: Proposed Development, Former Coedmor School, Cwmann

Drawing Title: Section A-A, Section B-B, Site Location Plan, and Site Boundary

Scale: 1:250

Date: 2024-05-01

Drawn by: RLH

**R533-5-01**

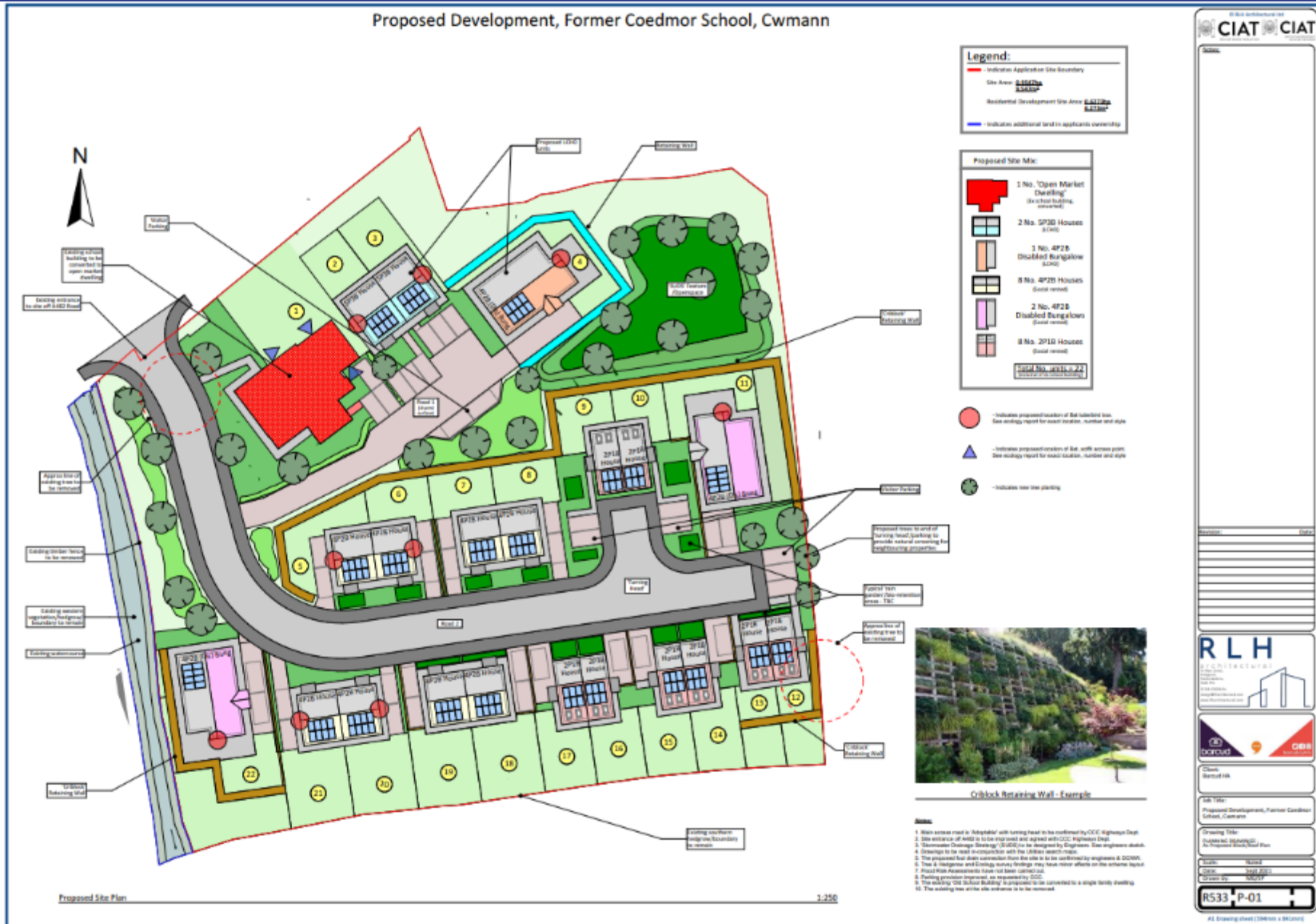
All Drawing saved 2024/05/01 10:02:00





# PL/03083 (As Submitted)

## Proposed Development, Former Coedmor School, Cwmann



Tudalen 17

# PL/03083 (As Proposed)

## Proposed Development, Former Coedmor School, Cwmam



**CIAT**

**RLH**

**GDH**

**Client:** RUS33

**Site Title:** Proposed Development, Former Coedmor School, Cwmam

**Drawing Title:** PL/03083 Proposed Site Plan


**Scale:** 1:500

**Revision:** P-01

**Sheet:** A

Tudalen 18






**CIAT**  
REGISTERED PRACTICE

**Former Coedmor CP School, Cwmann, Lampeter SA48 8ET**  
"Planning Drawings" - 4P2B Disabled Detached Bungalow




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**CIAT**  
REGISTERED PRACTICE


  



Left Side Elevation 1:100



Front Elevation 1:100




Right Side Elevation 1:100



Rear Elevation 1:100



Ground Floor Plan 1:50

**Areas:**

Gross Internal Ground Floor Area = 102.48sqm (1,093.57sqft)

Total Gross Internal Floor Area = 102.48sqm (1,093.57sqft)

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**Storage Areas:**

Storage Areas: 1sq Height or light green colour

Labelled Storage Areas = 2.68sqm

Ground Floor Storage Area = 2.68sqm

Total Labelled Storage Area = 2.68sqm

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**Key/Legend:**

Proposed location of integrated hot box



A-A Building Section 1:50

Revision	Date	By	Check	Drawn	Title	Client	Order Ref	Drawing Title
Notes:						Client:	Order Ref:	Drawing Title:
1. Refer back to completion with 'proposed house type & site external finishes drawing' (Ref. no. R533-01-11).								
						Client:	Order Ref:	Drawing Title:
						Job Title:		
						Former Coedmor CP School, Cwmann, Lampeter SA48 8ET		
								<b>R533-P-06</b>



CIAT  
REGISTERED PRACTICE

**Former Coedmor CP School, Cwmann, Lampeter SA48 8ET**  
**"Planning Drawings" - 5P3B Semi-Detached House**



© RLH Architectural Ltd  
 CIAT  
 REGISTERED PRACTICE



Front Elevation 1:100



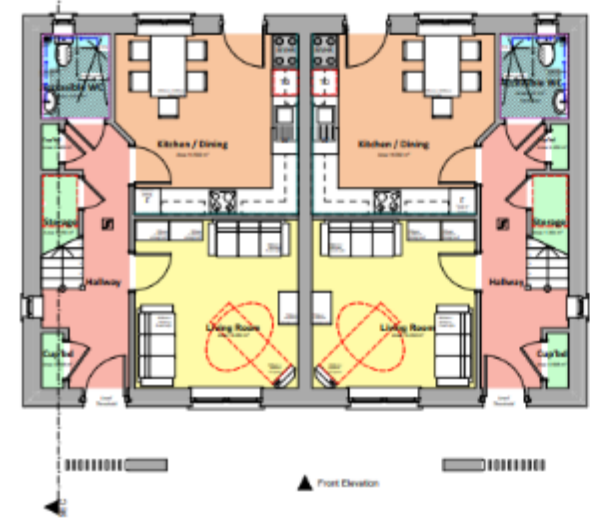
Left-Side Elevation 1:100



Rear Elevation 1:100



Right-Side Elevation 1:100



Ground Floor Plan 1:50

**Floor Areas:**  
 Total Gross Internal Ground Floor Area = 42.24sqm (450.25sqft)  
 Total Gross Internal First Floor Area = 42.24sqm (450.25sqft)  
 Total Gross Internal Area = 84.48sqm (900.50sqft)

**Storage Areas:**  
 Storage areas highlighted in light green colour  
 Ground Floor Storage Area = 2.89sqm  
 First Floor Storage Area = 1.89sqm  
 Total Building Storage Area = 4.78sqm



Building Section 1:100



First Floor Plan 1:50

Revised	Date	By

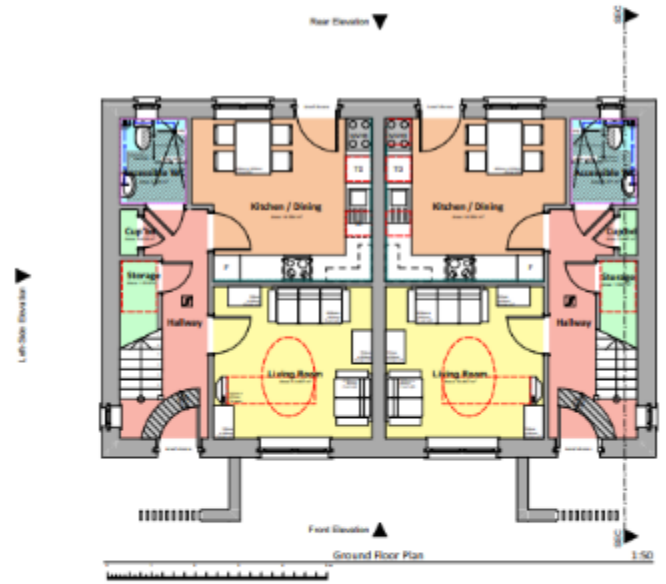
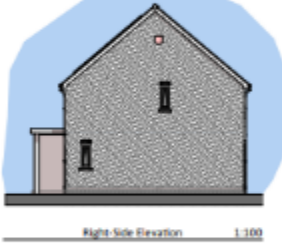
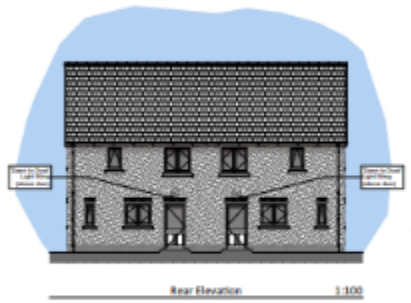
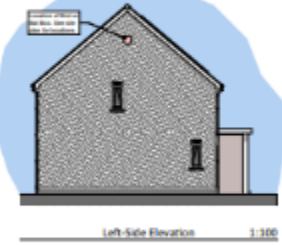
**Notes:**

1. To be made in conjunction with proposed house type external 'curbside' sign no. R532 P-08 for individual unit frontages.

2. To be made in conjunction with proposed house type external 'curbside' sign no. R532 P-08 for individual unit frontages.




Client: Renew/Housing	Scale: 1:50 Date: Issue 01 Location: SP3B	Drawing Title: 5P3B Semi-Detached House Planning Drawings
Job Title: Former Coedmor CP School, Cwmann, Lampeter SA48 8ET	<b>R532-P-08</b>	



**Floor Areas:**

Total Gross Internal Ground Floor Area = 46.432m<sup>2</sup> (100.266sqft)  
 Total Gross Internal First Floor Area = 41.849m<sup>2</sup> (451.286sqft)  
 Total Gross Internal Area = 88.281m<sup>2</sup> (951.552sqft)

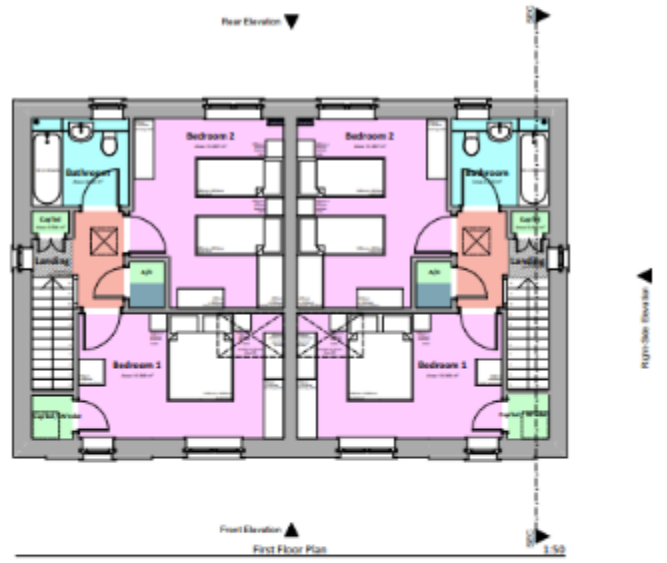
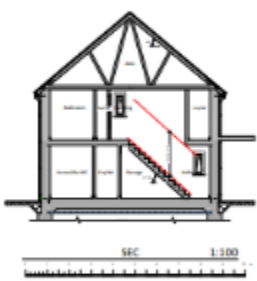
**Storage Areas:**

(Storage areas highlighted in light green colour)


Ground Floor Storage Area = 1.436m<sup>2</sup>  
 First Floor Storage Area = 0.846m<sup>2</sup>  
 Total Storage Storage Area = 2.282m<sup>2</sup>


**Key/Legend:**

Proposed location of integrated hot box




Former Coedmor CP School, Cwmann, Lampeter SA48 8ET  
"Planning Drawings" - 2P1B Semi-Detached House







Left-Side Elevation 1:100




Front Elevation 1:100




Right-Side Elevation 1:100




Rear Elevation 1:100

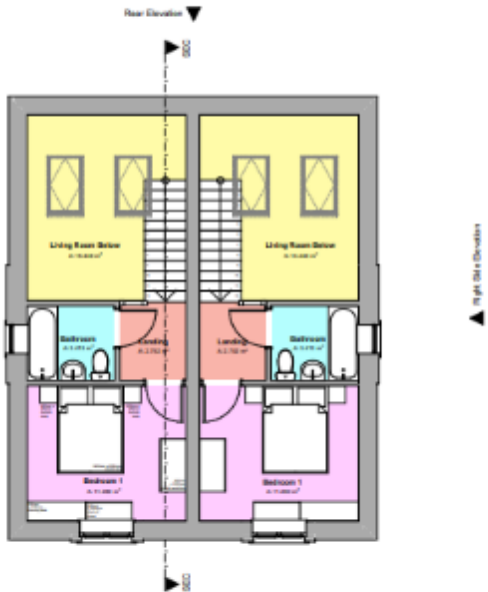




Ground Floor Plan 1:50

High Rise Elevations






First Floor Plan 1:50

**Floor Areas:**

Total Gross Internal Ground Floor Area = 22,742m<sup>2</sup> (263,485sqft)  
 Total Gross Internal First Floor Area = 22,742m<sup>2</sup> (263,485sqft)  
 Total Gross Internal Area = 45,484m<sup>2</sup> (526,970sqft)


**Storage Areas:**  
 (Storage areas highlighted in light green colour)


General Store Storage Area = 1,200m<sup>2</sup>  
 First Floor Storage Area = 4,800m<sup>2</sup>  
 Total Storage Storage Area = 6,000m<sup>2</sup>



SEC 1:100

Revision	Date	By	Notes





Client: **Rebuild/Refurb**

Project Name: **Former Coedmor CP School, Cwmann, Lampeter SA48 8ET**

Job Title: **Former Coedmor CP School, Cwmann, Lampeter SA48 8ET**

Order Ref: **R533-P-05**

Drawing Title: **R533-P-05**

# PL/03083 (Proposed Levels Strategy Layout)



	SITE BOUNDARY
	PROPOSED PERIMETER WALL
	PROPOSED MAJOR DRAINAGE OR SERVICES
	PROPOSED MAJOR DRAINAGE OR SERVICES
	PROPOSED CONTAMINABLE
	PROPOSED WALLS
	PROPOSED WALLS
	PROPOSED WALLS

**Comments**

- Drawing to be used in conjunction with all other relevant project drawings.
- Use of this drawing does not absolve the client from his responsibilities under the Health and Safety, The Construction Design and Management Regulations 2015. The Principal Designer is required to ensure that the Contractor is aware of the drawing and its use for the work in connection with any construction work.
- The drawing shall be used in conjunction with the health and safety information provided and/or within the pre-construction information. Before commencement of work associated with the drawing refer to all relevant health and safety information for the work, including relevant risk information.
- This drawing has been based on information provided by other parties and Hydrock do not warrant the accuracy of this information. The drawing indicates the design intent for the work and dimensions may be modified as to indicate the design. The drawing does not show all components that may be necessary to locate services in a fully coordinated manner.
- It is known that existing utility company underground services and apparatus is present within the proposed works area and it is the contractor's responsibility to locate existing services on site accurately. The Contractor should comply with HSE's "Working Safely from Underground Services" when working around existing services. The Contractor is to verify the line, level and diameter of existing services before commencing any work.
- The Contractor should allow for all necessary investigation work (e.g. trenching, trial holes, etc.) to determine make and depth of all underground services to avoid damage and ensure compliance to existing works.
- The drawing shall be used for the intended purpose only and Hydrock does not warrant the accuracy of this information.
- Dimensions shall not be scaled from the drawing and the contractor shall be responsible for obtaining all dimensions and levels on site for the actual setting out of the works.
- Hydrock is not responsible for checking dimensions on site.
- Hydrock is not responsible for setting out grid lines, building line etc.
- Hydrock is not responsible for dimensions used in the ordering and manufacturing of equipment and the drawing is the responsibility of the CONTRACTOR.
- All figures shall be in metres and related to existing survey grid unless unless stated otherwise.
- All figures of dimensions are in metres unless stated otherwise.

REV	DATE	BY	CHK	APP
001	10/10/2024	BARCLUD		

**Hydrock**  
 10001  
 BARCLUD  
 PROJECT: FORMER SCHOOL SITE, CWMANN  
 TITLE: PROPOSED LEVELS STRATEGY LAYOUT  
 PROJECT NUMBER: C-20315  
 DRAWING NO: 1 : 200  
 INFORMATION: S2  
 LAM-HYD-XX-XX-DR-C-2100: P02

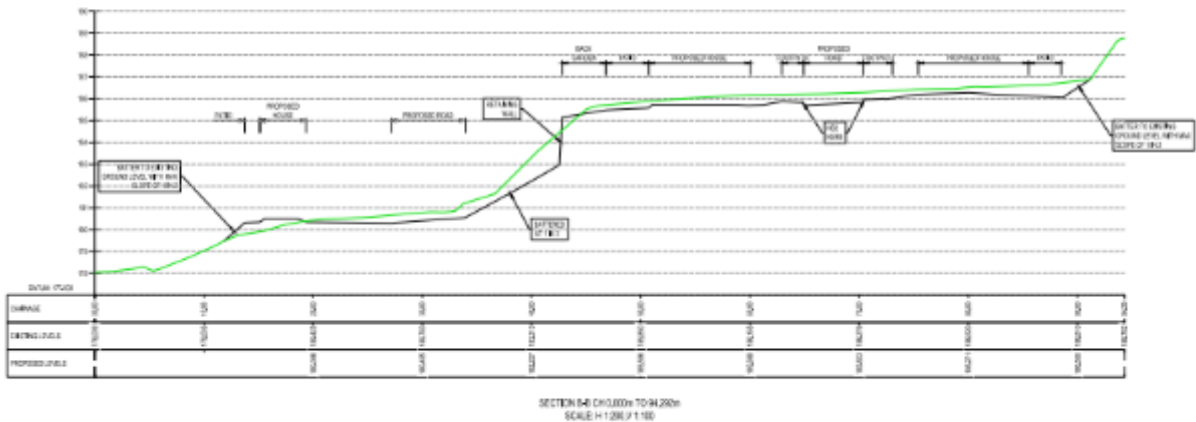
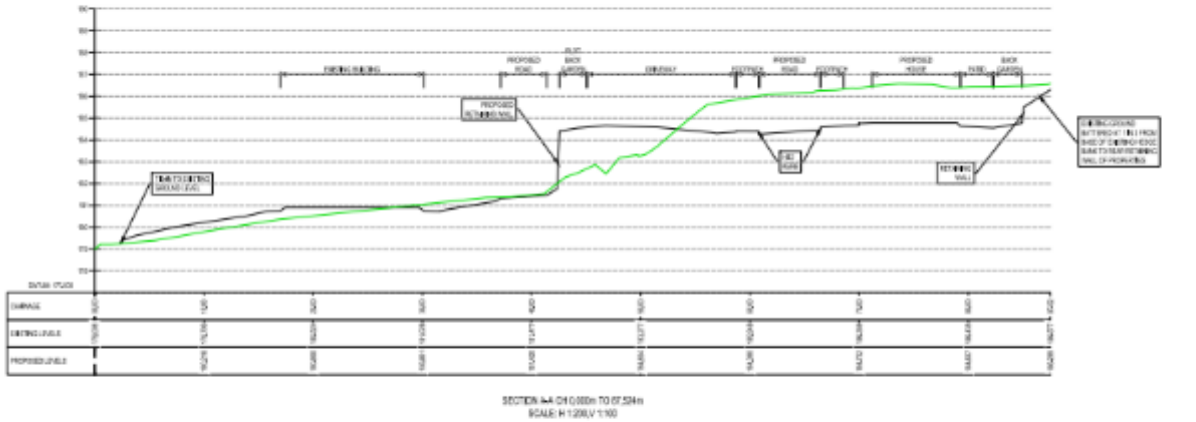
Tudalen 24



# PL/03083 (Contour Plan Showing Sections)



Tudalen 25



DATE: 10/15/2023

**LEGEND**

- EXISTING GROUND LEVEL
- PROPOSED GROUND LEVEL

**GENERAL NOTES**

1. DRAWING FOR REVIEW CONSIDER ALL CITY AND OTHER APPLICABLE PROJECT REQUIREMENTS.
2. USE OF THE DRAWINGS DOES NOT WAIVE THE USER'S RESPONSIBILITY FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA.
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REVISION	NO.	DESCRIPTION	DATE
R1	01	ISSUED FOR PERMIT	10/15/2023
R2	02	ISSUED FOR PERMIT	10/15/2023
R3	03	ISSUED FOR PERMIT	10/15/2023
R4	04	ISSUED FOR PERMIT	10/15/2023
R5	05	ISSUED FOR PERMIT	10/15/2023
R6	06	ISSUED FOR PERMIT	10/15/2023
R7	07	ISSUED FOR PERMIT	10/15/2023
R8	08	ISSUED FOR PERMIT	10/15/2023
R9	09	ISSUED FOR PERMIT	10/15/2023
R10	10	ISSUED FOR PERMIT	10/15/2023

**Hydrock**  
1000 S. WILSON AVENUE, SUITE 200  
TULSA, OK 74106  
741-738-4444  
www.hydrock.com

**PROJECT:**  
FORMER SCHOOL SITE, CWMANN

**PL/ SITE SECTIONS**  
SHEET 01 OF 02

**DATE:** 10/15/2023  
**DRAWN BY:** AS SHOWN  
**CHECKED BY:**  
**SCALE:** 1/2"=1'-0"

**PROJECT NUMBER:** C-20315-C  
**DRAWING NUMBER:** 57  
**REVISION NUMBER:** 08  
**PROJECT LOCATION:** LAM-HYD-XX-XX-DR-C-203  
**DESIGNER:** POB



**REVISIONS**

NO.	DATE	DESCRIPTION
01	10/15/2023	ISSUED FOR PERMIT
02	10/15/2023	ISSUED FOR PERMIT
03	10/15/2023	ISSUED FOR PERMIT
04	10/15/2023	ISSUED FOR PERMIT
05	10/15/2023	ISSUED FOR PERMIT
06	10/15/2023	ISSUED FOR PERMIT
07	10/15/2023	ISSUED FOR PERMIT
08	10/15/2023	ISSUED FOR PERMIT
09	10/15/2023	ISSUED FOR PERMIT
10	10/15/2023	ISSUED FOR PERMIT

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**PROJECT:**  
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**DRAWING NUMBER:** 57  
**REVISION NUMBER:** 08  
**PROJECT LOCATION:** LAM-HYD-XX-XX-DR-C-203  
**DESIGNER:** POB



PL/03083



Tudalen 28



PL/03083



Tudalen 30



PL/03083



Tudalen 32





























PL/03083



Tudalen 45











PL/03083



Tudalen 50



PL/03083



Tudalen 52

PL/03083



Tudalen 53



PL/03083



Tudalen 55











R533 - CLOMANN SCHOOL - CURRENT SITE LAYOUT OVERLAIN ON OS MAP  
28<sup>th</sup> SEP '23



Tudalen 60

NTS

## R533 - Cwmanyn School - Current Site Layout Overlaid on OS Map

28<sup>th</sup> SEP '23



**Diolch | Thank you**

Tudalen 62

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

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

