

Y Pwyllgor Cynllunio / Planning Committee

02/03/2023

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

Lle a Seilwaith | Place and Infrastructure

Cyngor **Sir Gâr**
Carmarthenshire
County Council



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

**Applications
recommended for
approval**

PL/05005

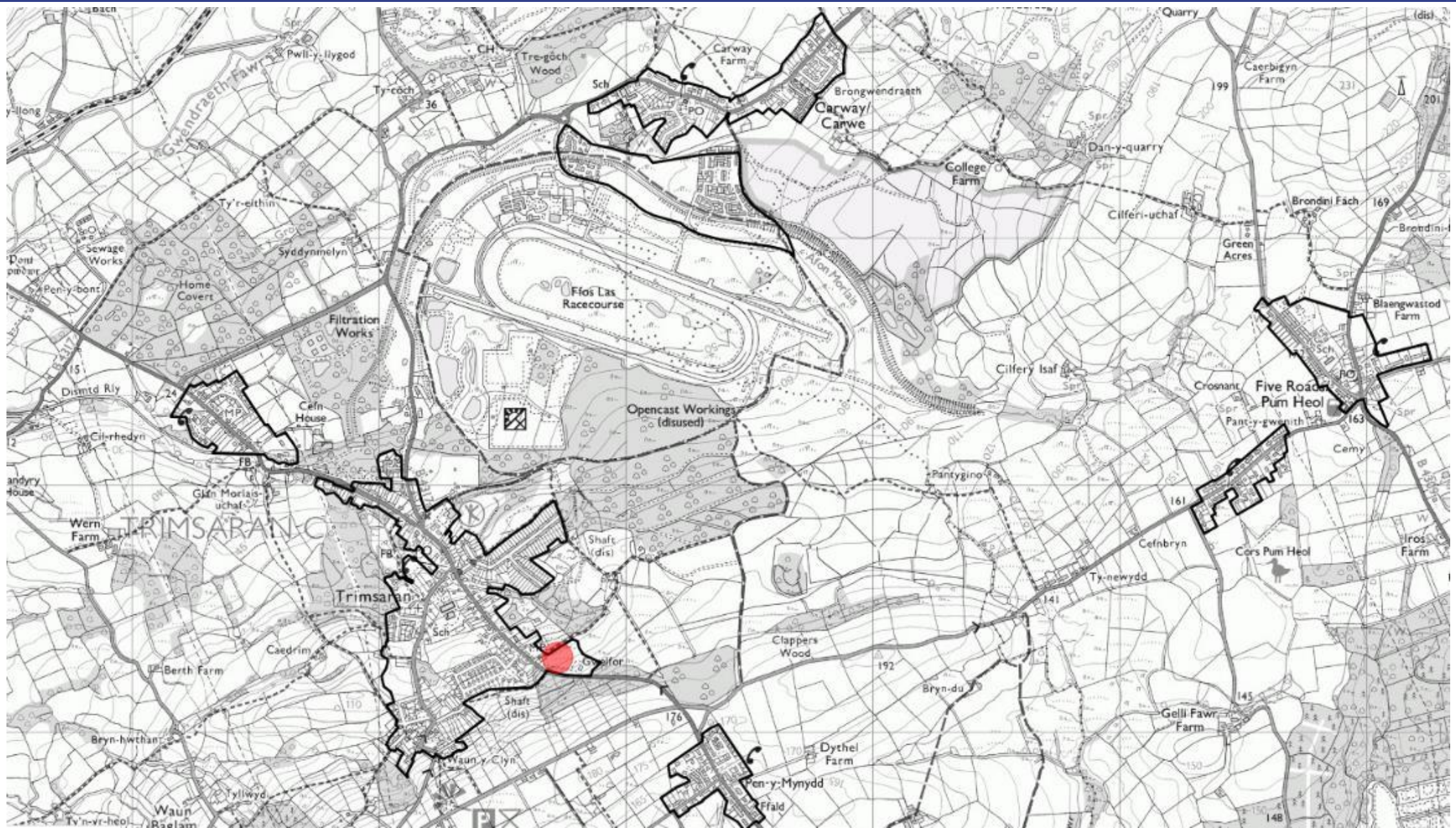
Paul Roberts

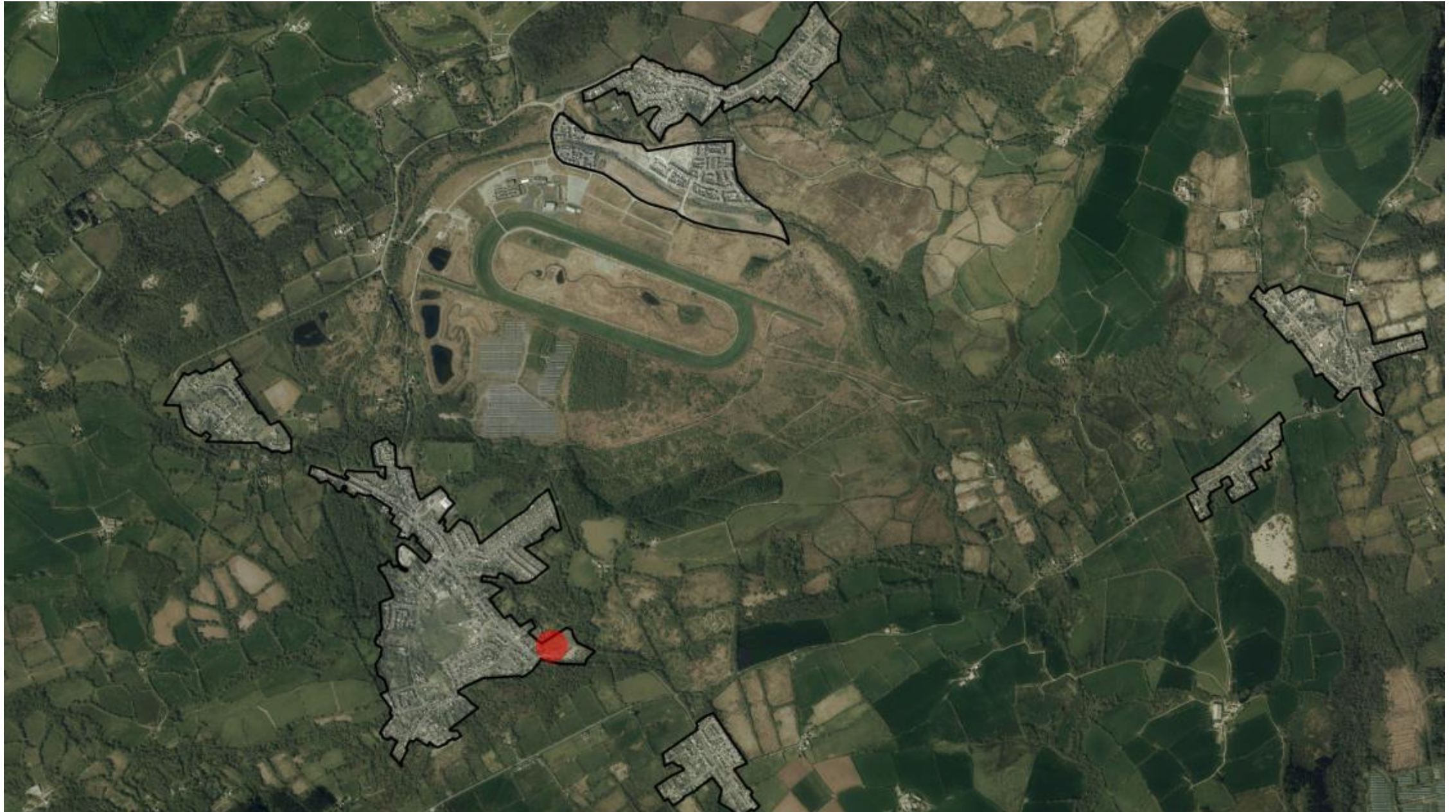
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

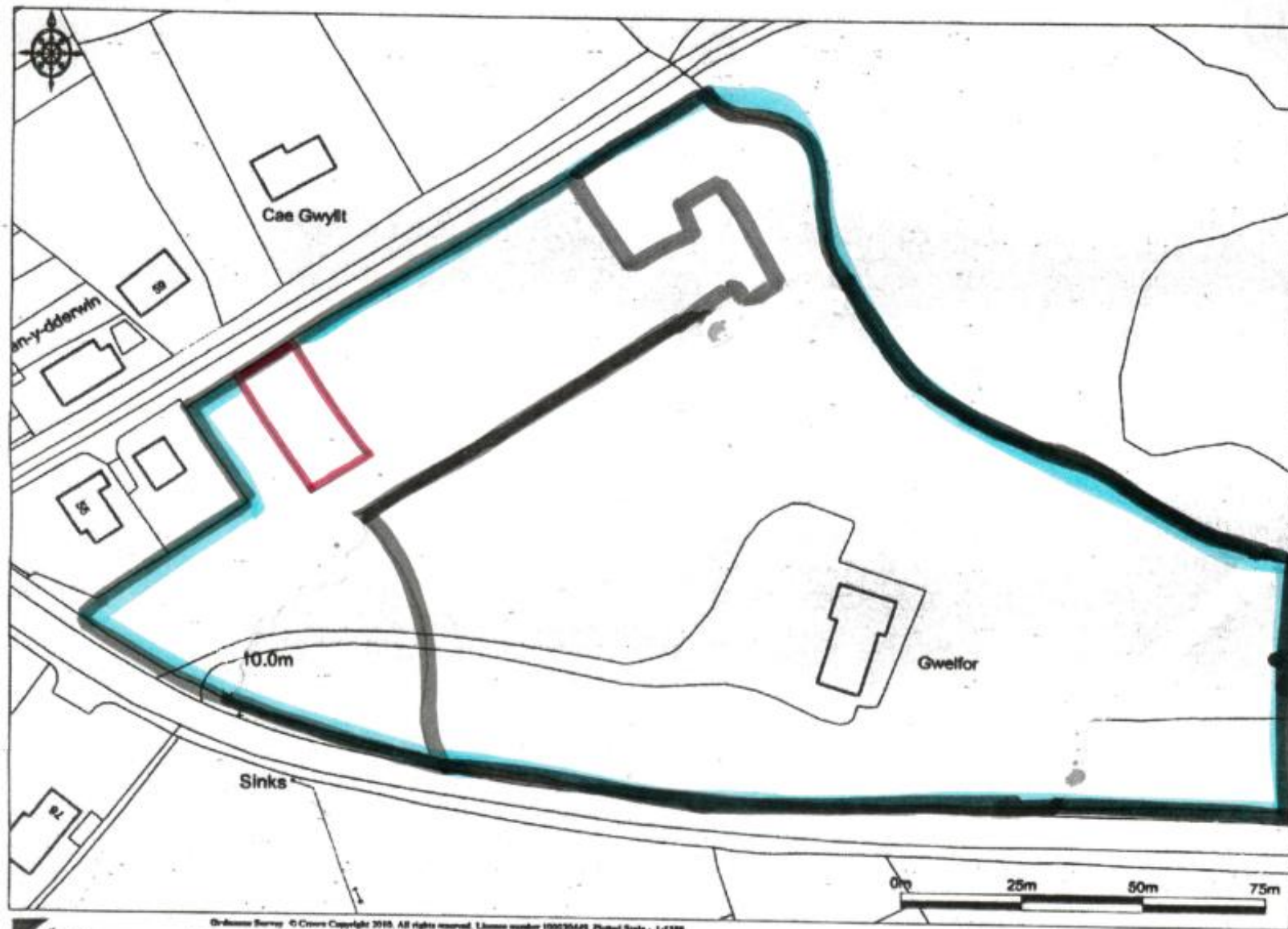
Lle a Seilwaith | Place and Infrastructure

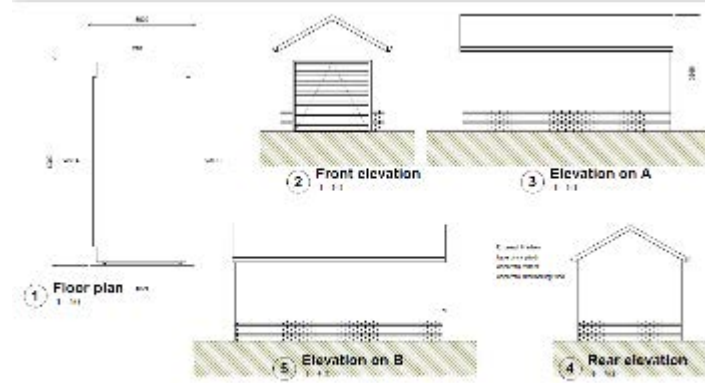
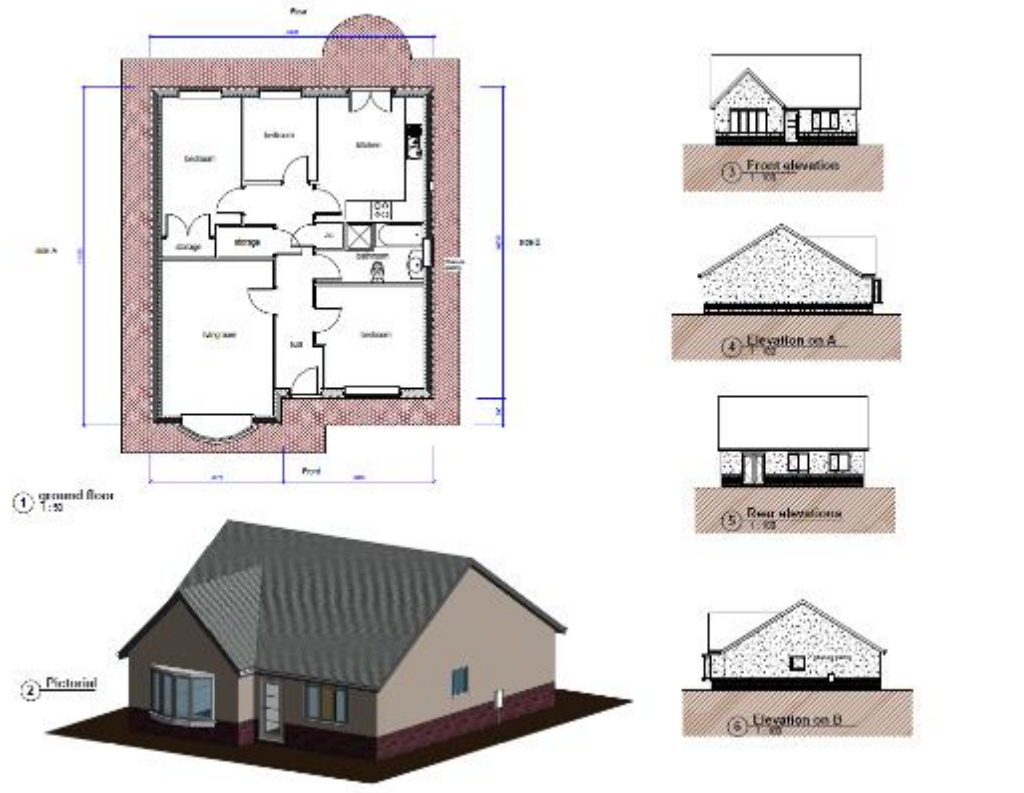
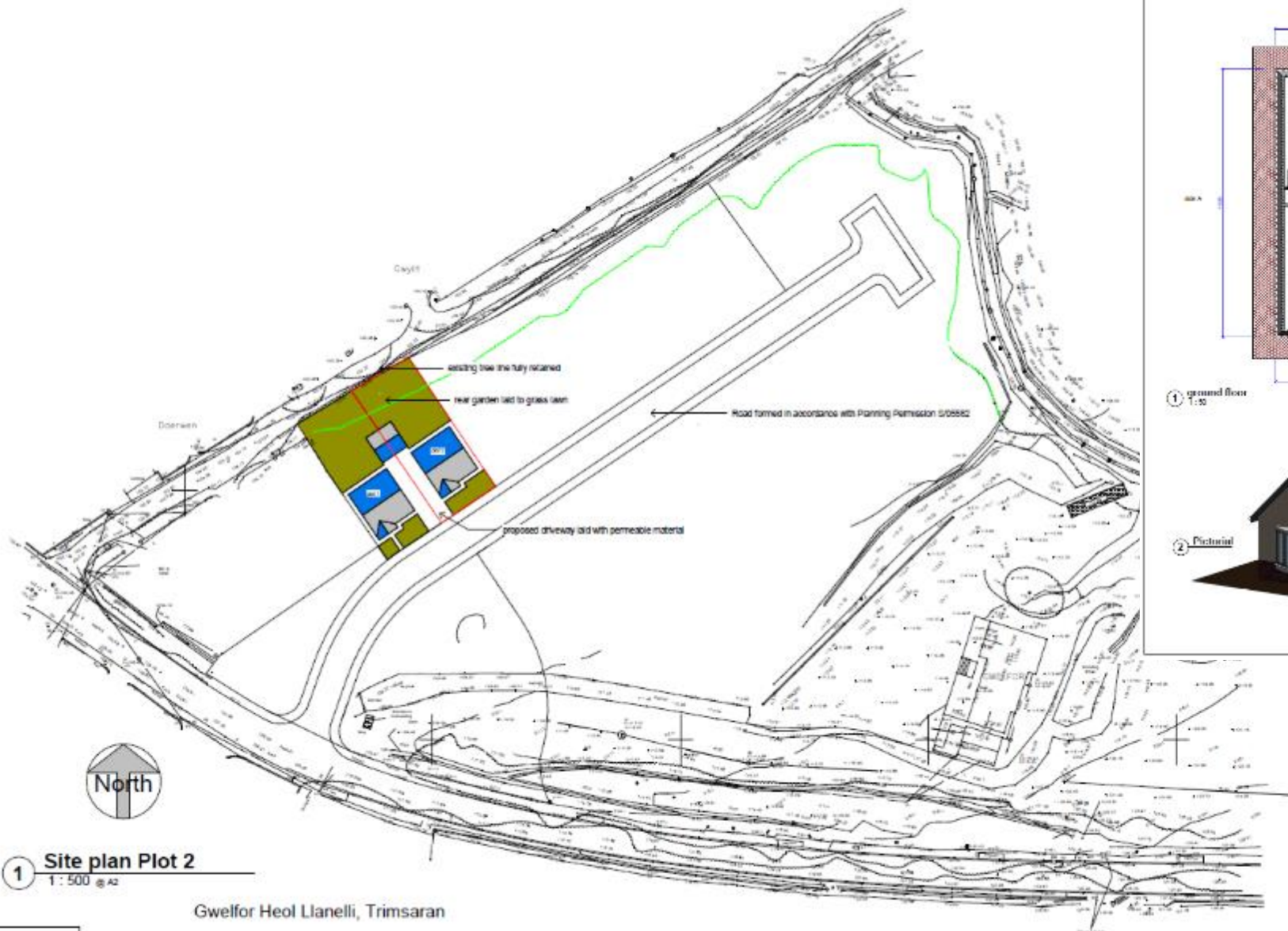
Cyngor **Sir Gâr**
Carmarthenshire
County Council



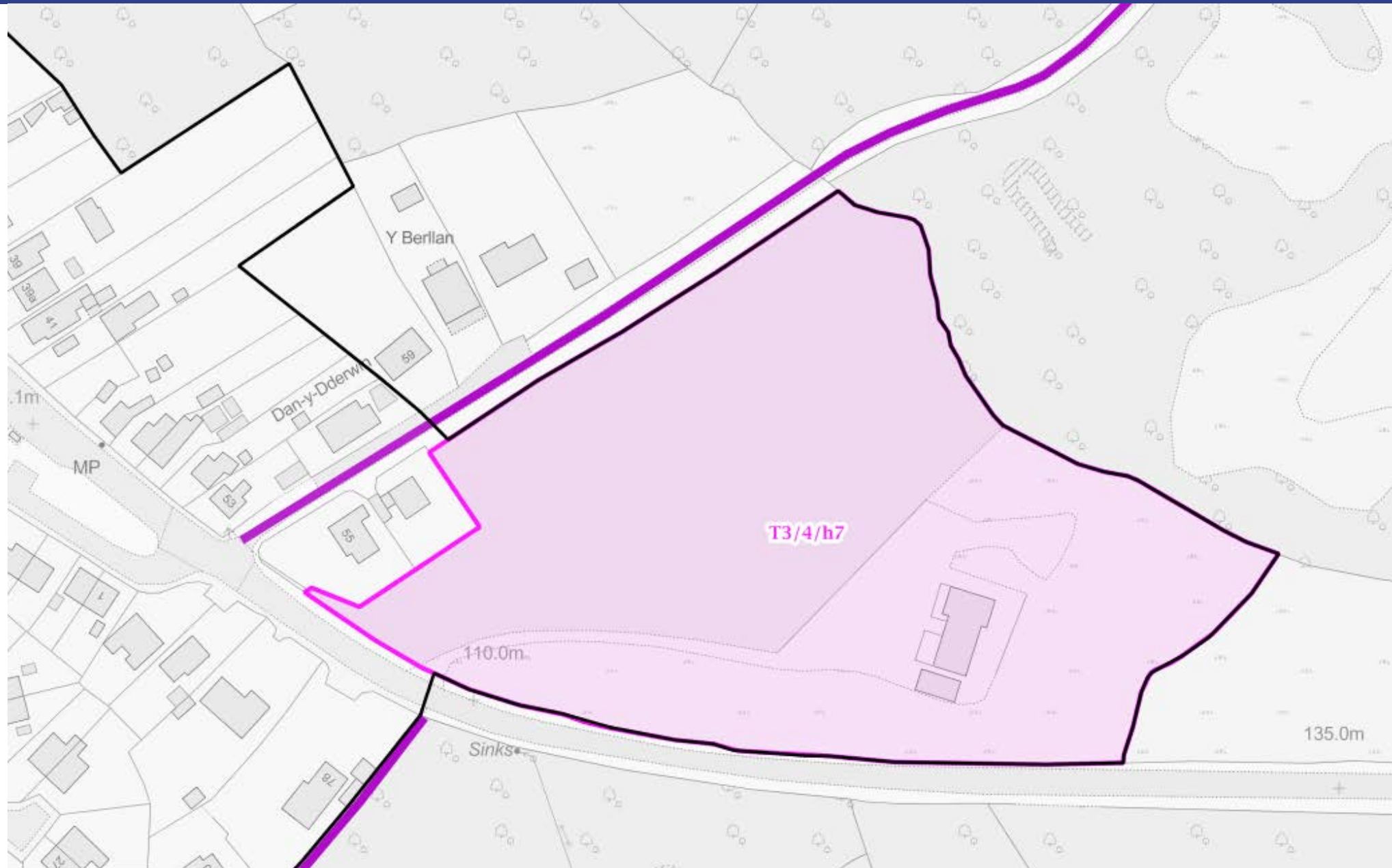








PL/05005 – LDP Proposals Map – Housing Allocation



PL/05005



PL/05005



PL/05005



PL/05005



PL/05005



PL/05005



PL/05005



PL/05005



PL/05005



PL/05005



PL/05016

Helen Rice

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

Lle a Seilwaith | Place and Infrastructure

Cyngor **Sir Gâr**
Carmarthenshire
County Council







PL/05016



GENERAL NOTES

Please note the General Arrangement drawing is generated from the project 3D Field Model. The model is used for 3D coordination as the scheme progresses. All drawings are to be used in conjunction with:

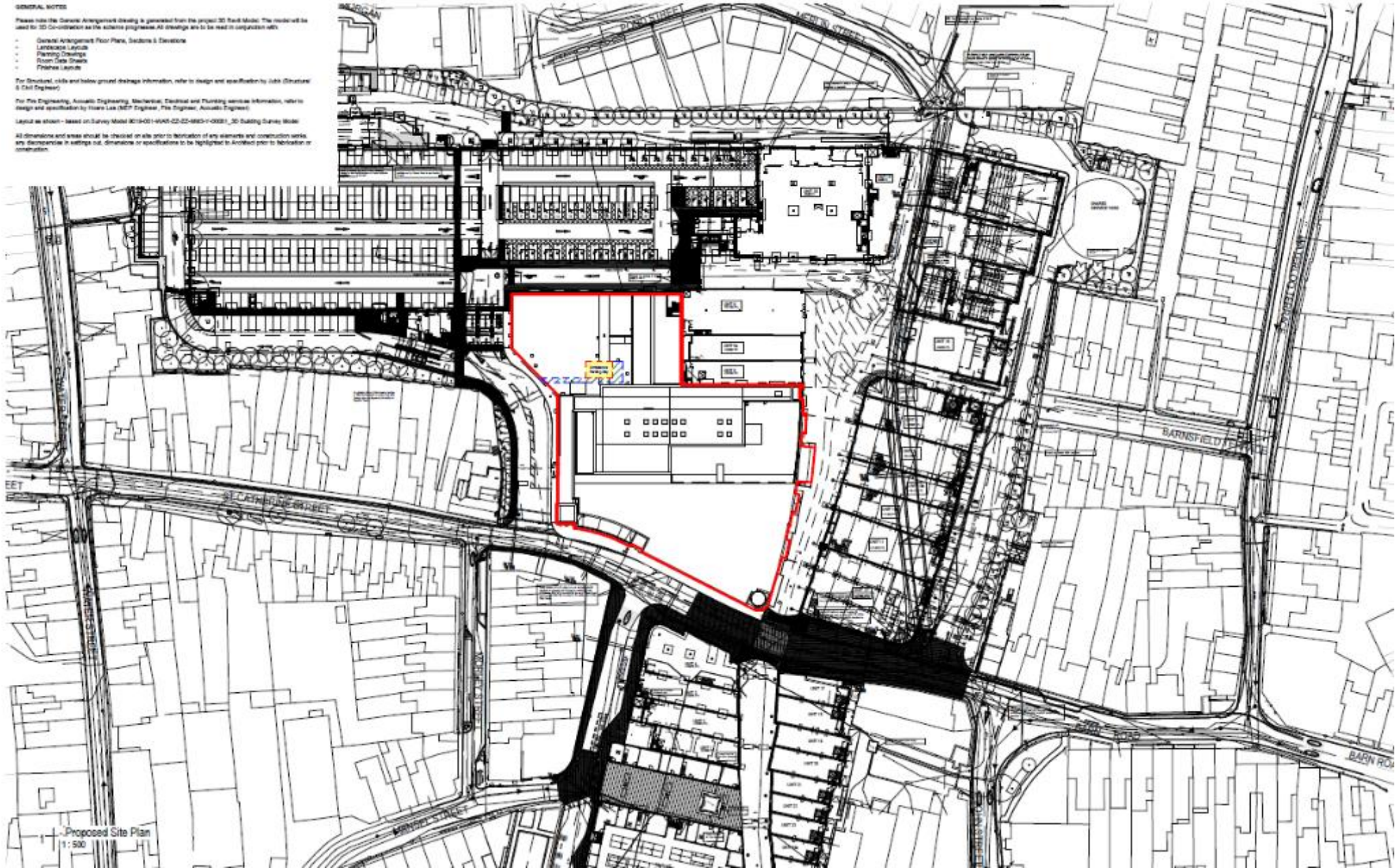
- General Arrangement Floor Plans, Sections & Elevations
- Landscape Layouts
- Parking Drawings
- Room Code Sheets
- Finance Layouts

For Structural, soils and below ground drainage information, refer to design and specification by John Strutt & Co (Engineers)

For Fire Engineering, Acoustic Engineering, Mechanical, Electrical and Plumbing services information, refer to design and specification by Howe Lee (MEP Engineer, Fire Engineer, Acoustic Engineer)

Layout as shown - based on Survey Model 2019-01-14-00-22-02-00-00001_3D Building Survey Model

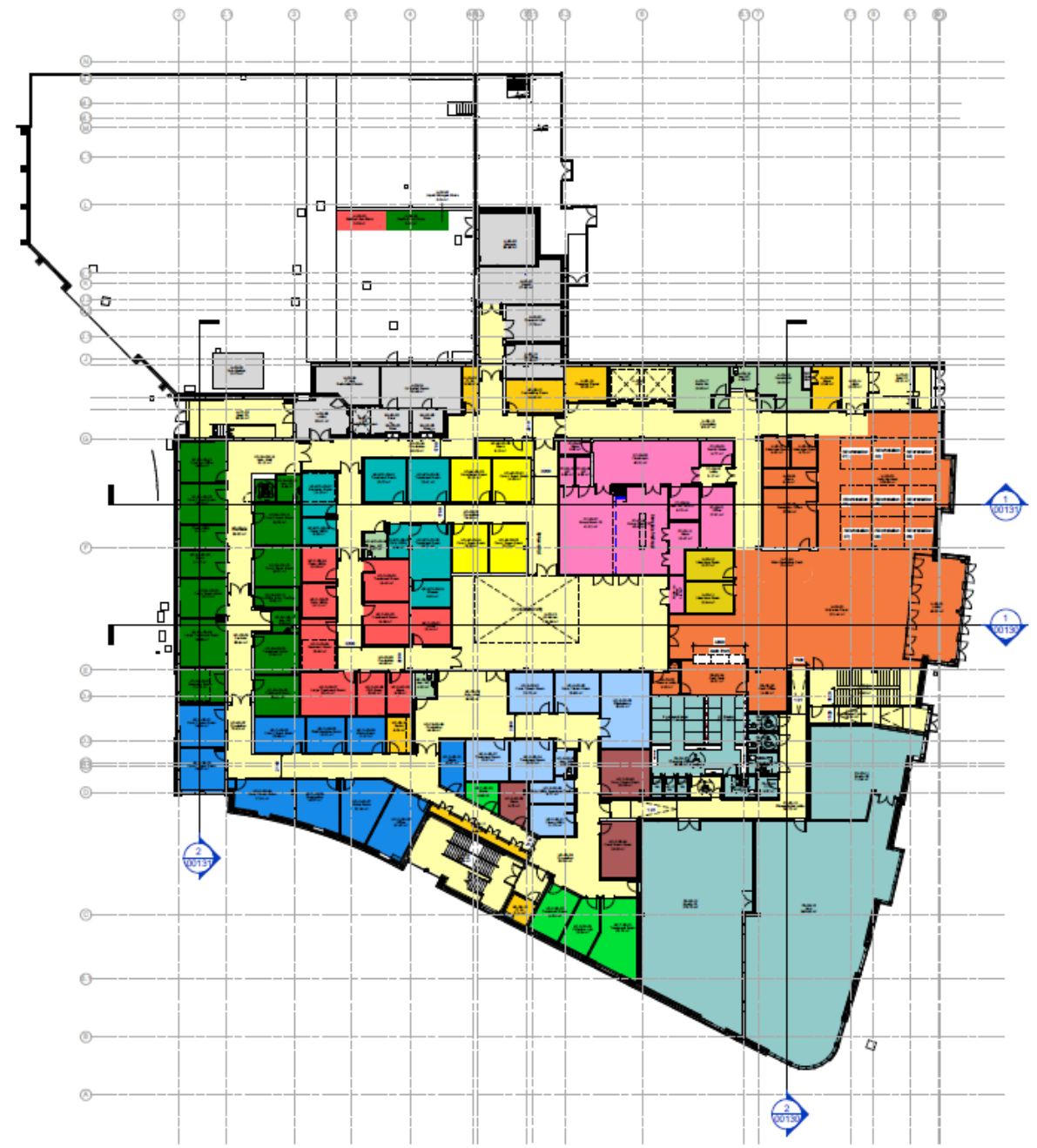
All dimensions and areas should be checked on site prior to fabrication of any elements and construction works, any discrepancies in settings out, dimensions or specifications to be highlighted in As-built prior to fabrication or construction.



PL/05016 Ground Floor

Colour | Zone Key

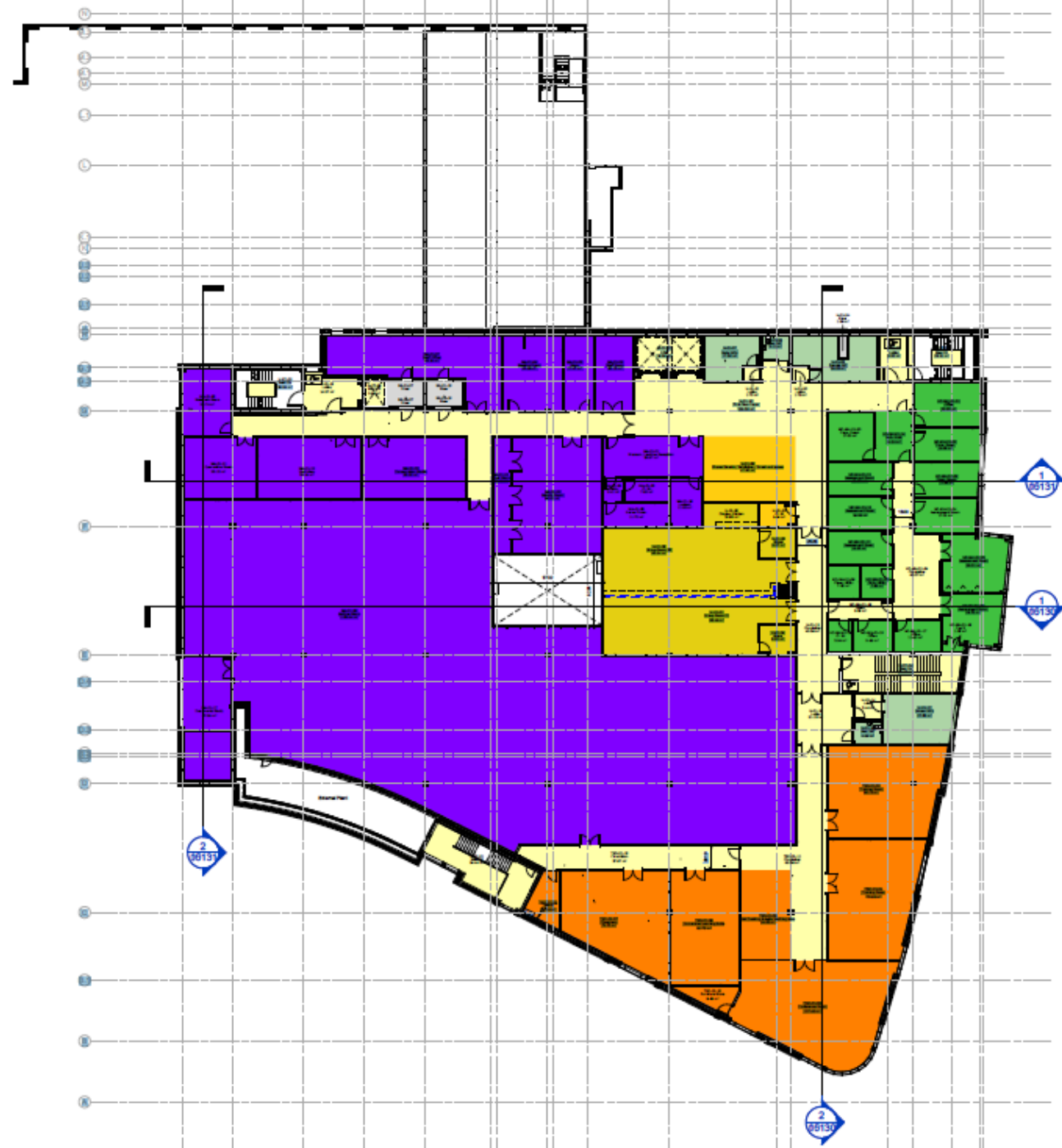
- AF Consultation & Examination
- Building Services
- Circulation
- Community Resource
- Consultation & Examination
- Dental Treatment
- Family Centre
- Health & Fitness
- Leg ulcer, Bariatric & Enhanced Treatment
- Ophthalmic Diagnostic and Treatment
- Podiatry & Orthotics
- Reception / Entrance
- Sexual & Reproductive Health
- Shared Space
- Therapy Exercise Cluster
- WC



PL/05016 First Floor

Colour | Zone Key

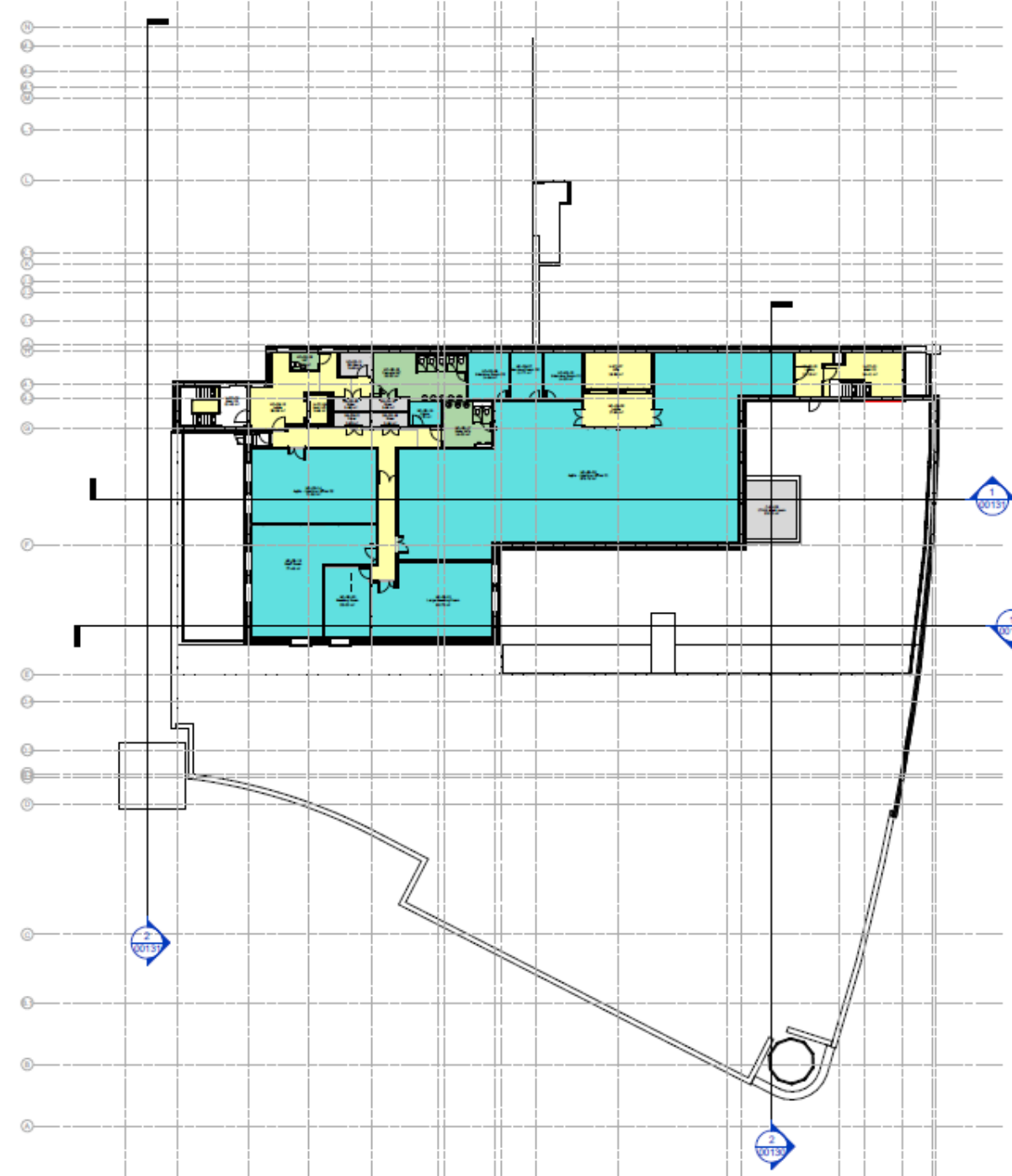
- Adult Mental Health
- Building Services
- Circulation
- Community Resource
- Museum & Archive
- Shared Space
- Trinity St. Davids
- WC



PL/05016 Second Floor

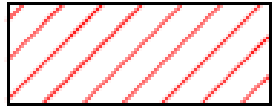
Colour | Zone Key

- Building Services
- Circulation
- HD - Agile Working Space
- WC

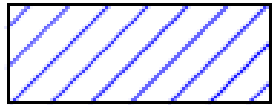


PL/05016 Roof Plan

ROOF PLAN LEGEND:



Red hatched zone denotes roof level plant space



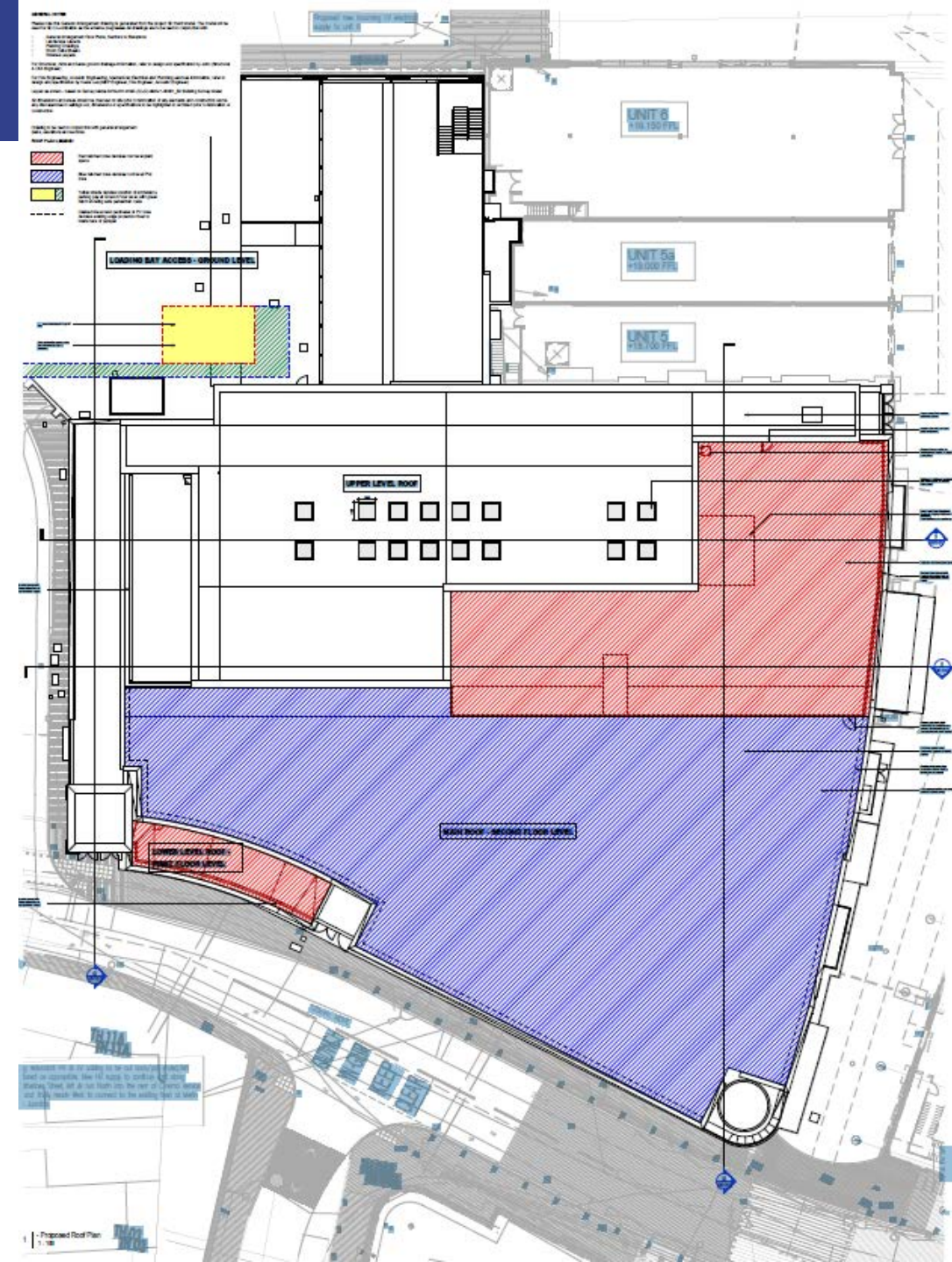
Blue hatched zone denotes roof level PVs zone



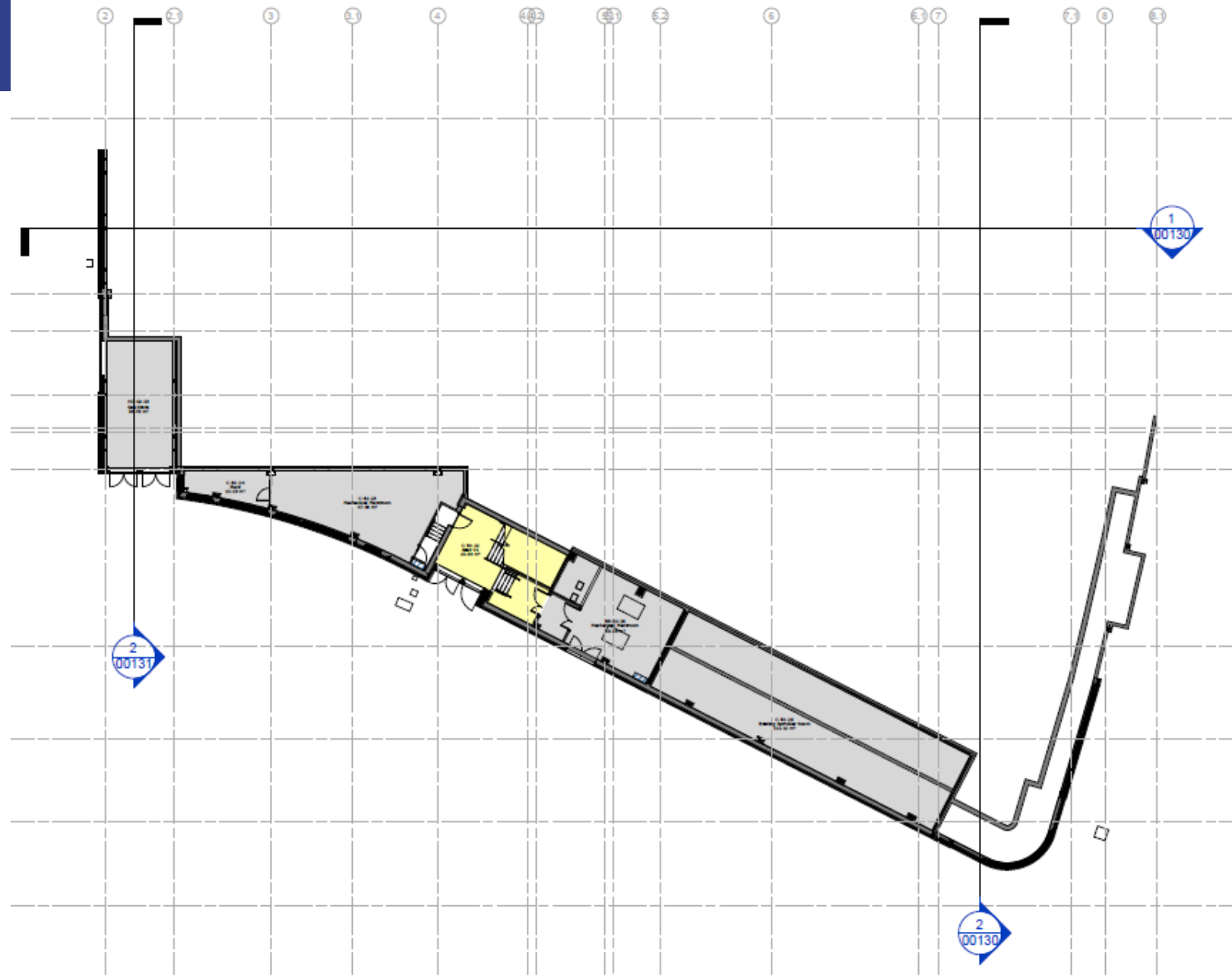
Yellow shade denotes location of ambulance parking pay at Ground Floor level, with green hatch showing safe pedestrian route



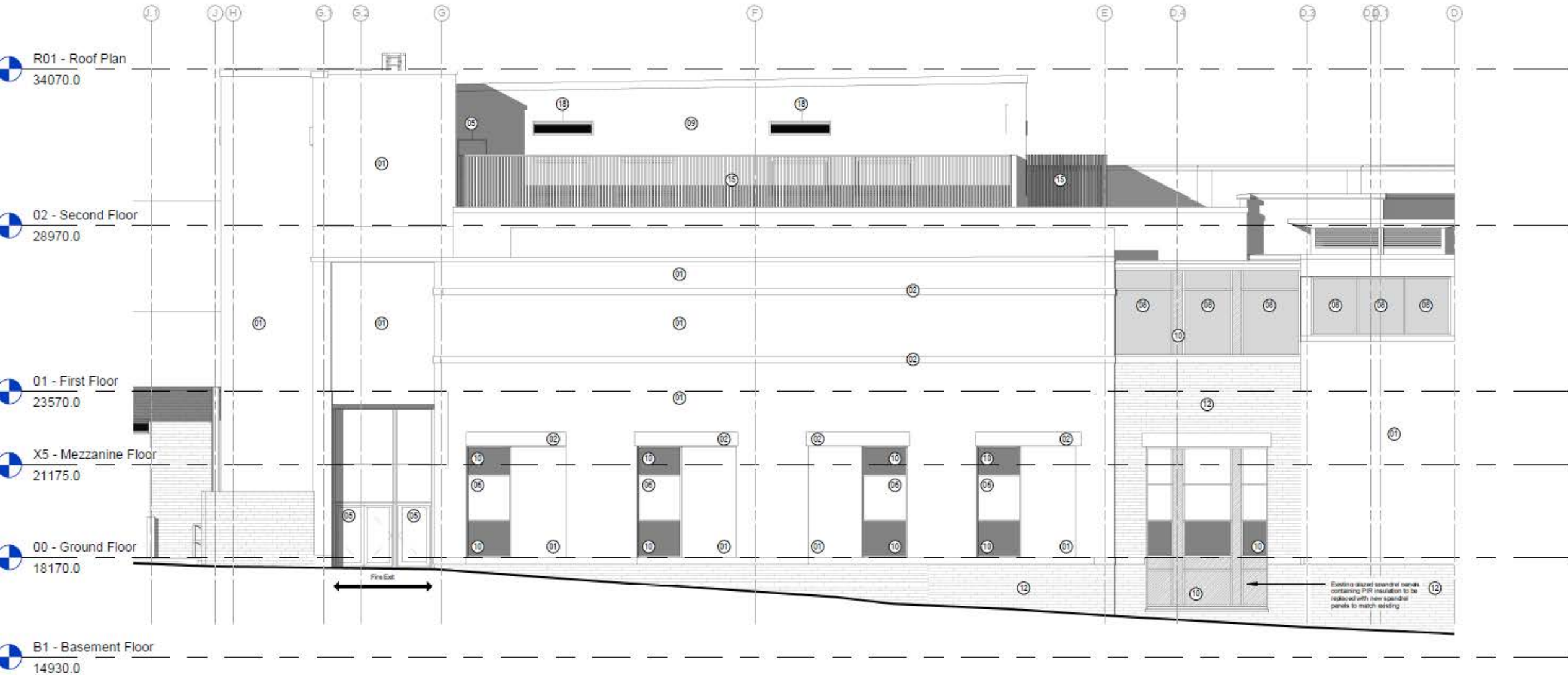
Dashed line around perimeter of PV zone denotes existing edge protection fixed to inside face of parapet



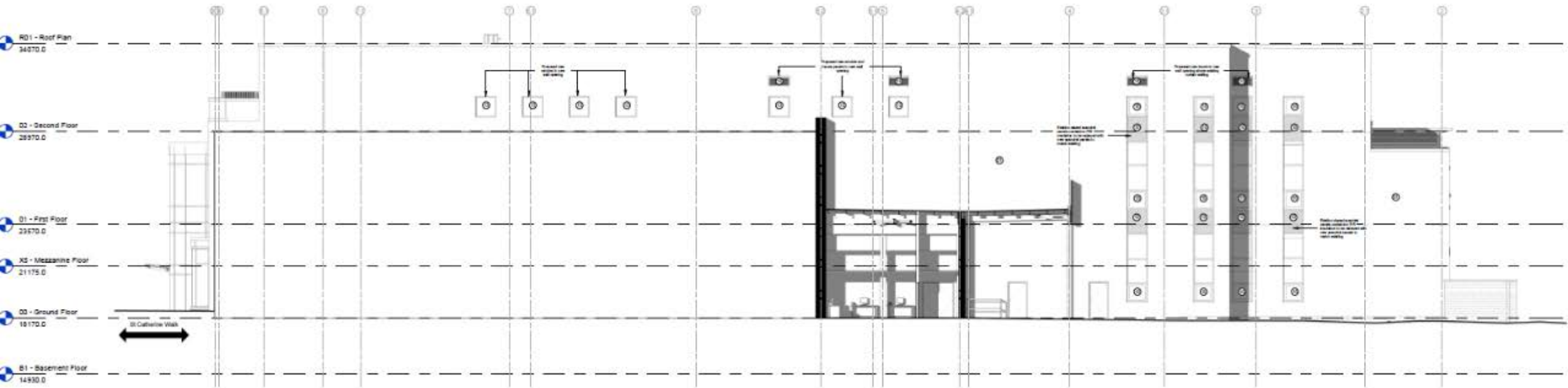
PL/05016 Basement



PL/05016 Proposed West (Rear) Elevation



PL/05016 Proposed North (Side) Elevation



PL/05016



PL/05016



PL/05016



PL/05016



PL/05016



PL/05016





PL/05016



PL/05016



PL/05016



PL/05071

Adam Davies

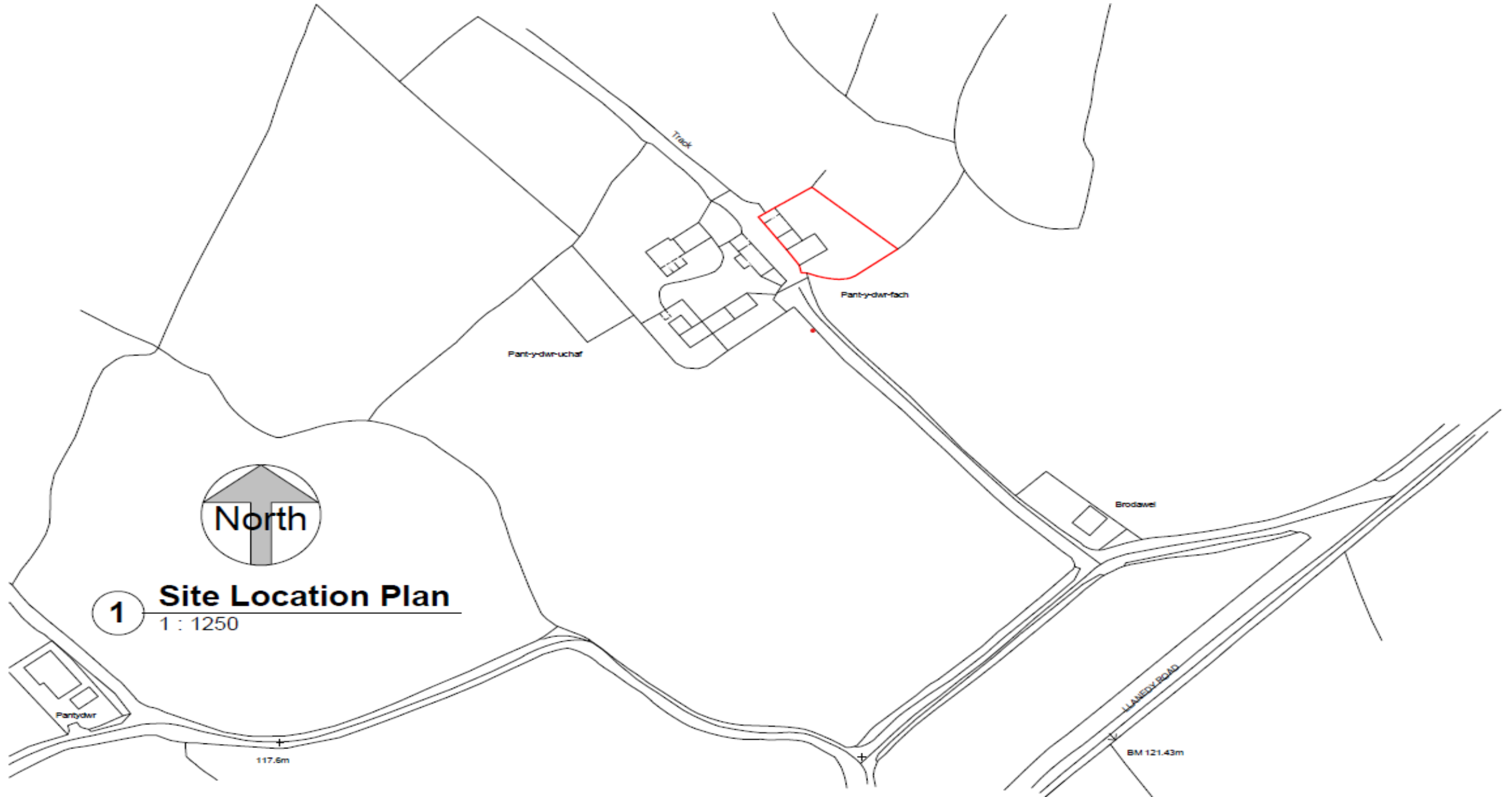
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

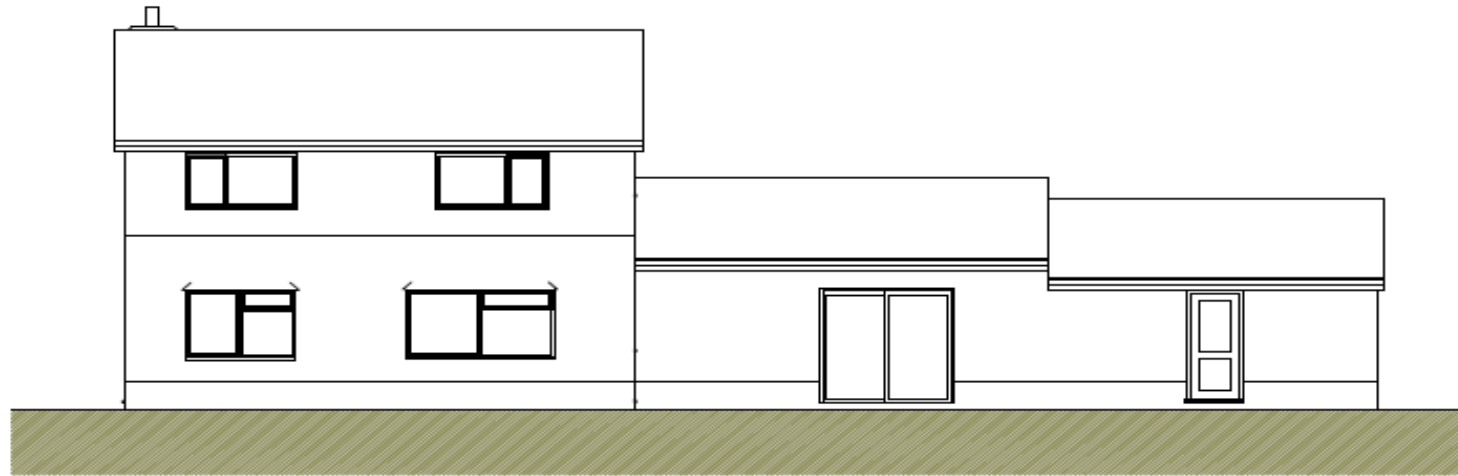
Cyngor **Sir Gâr**
Carmarthenshire
County Council



PL/05071 – Site Location Plan



PL/05071 – Existing Elevations



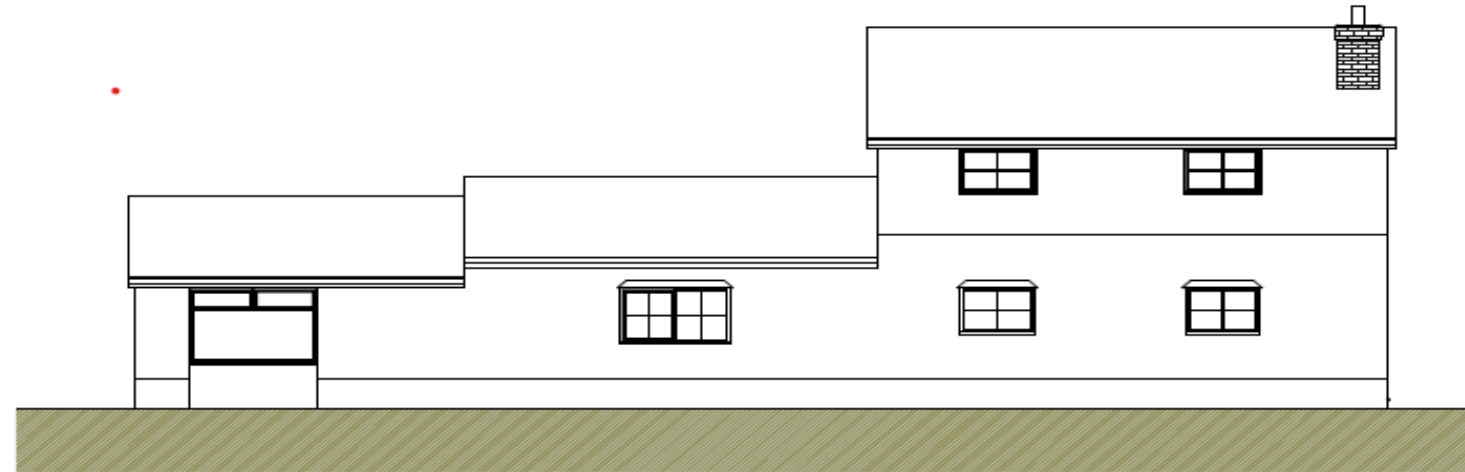
1 East
1 : 100



2 North
1 : 100



3 South
1 : 100



4 West
1 : 100

PL/05071 – Proposed Elevations



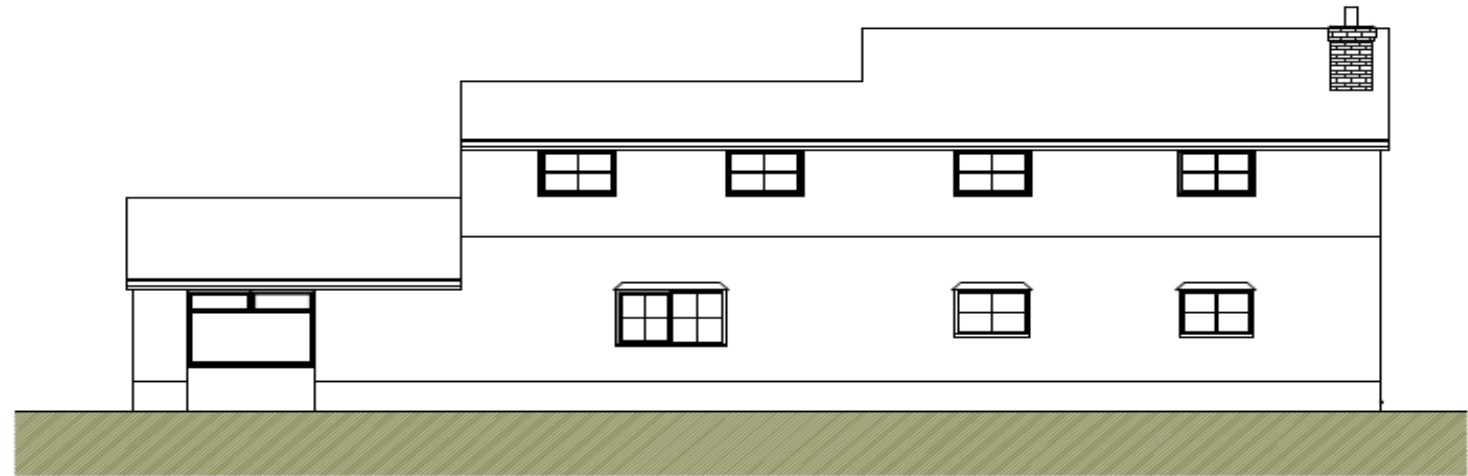
1 East
1 : 100



2 North
1 : 100

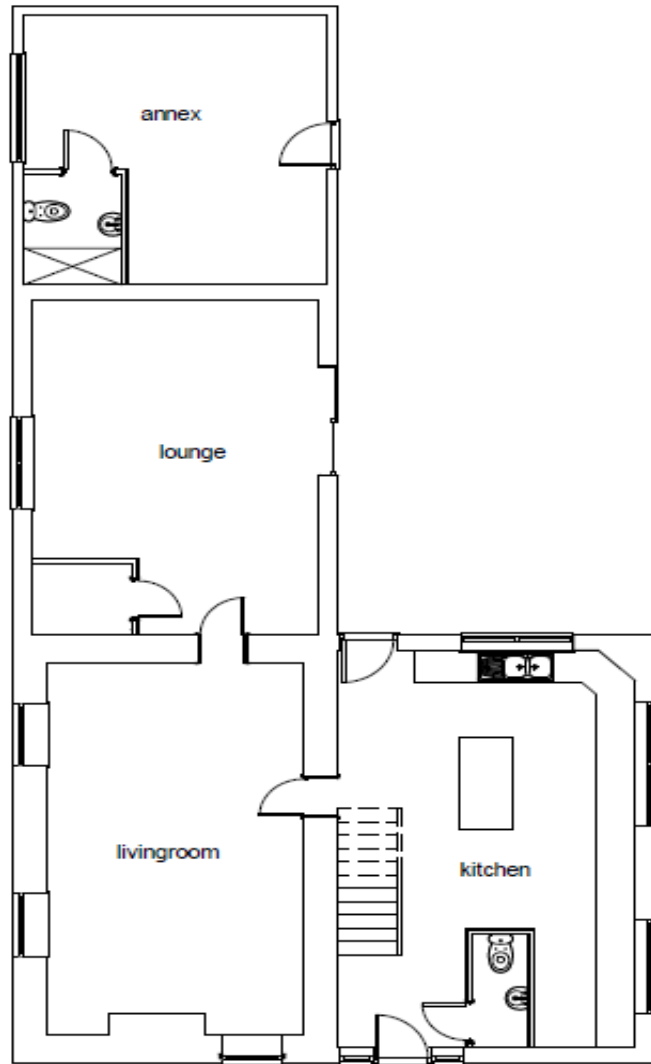


3 South
1 : 100

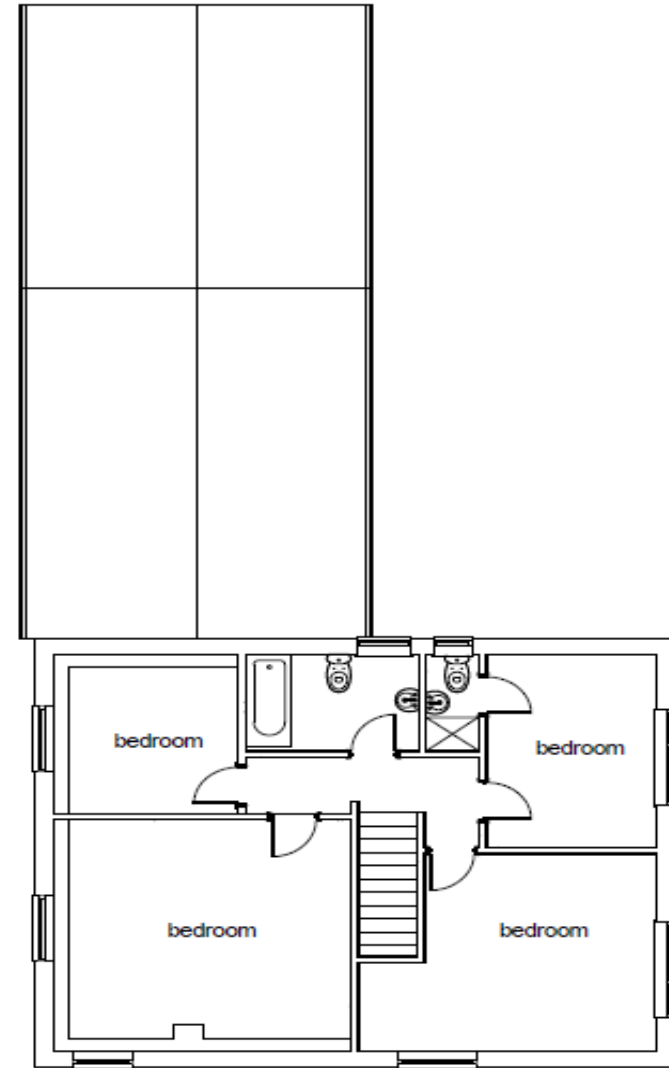


4 West
1 : 100

PL/05071 – Existing Floor Plan

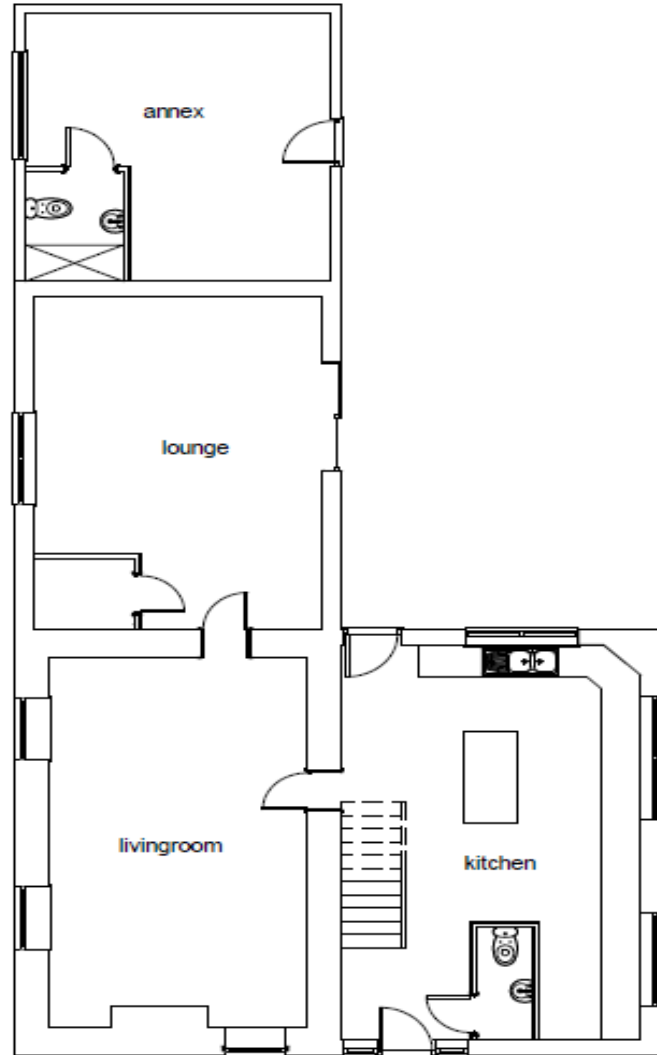


1 ground floor
1 : 100

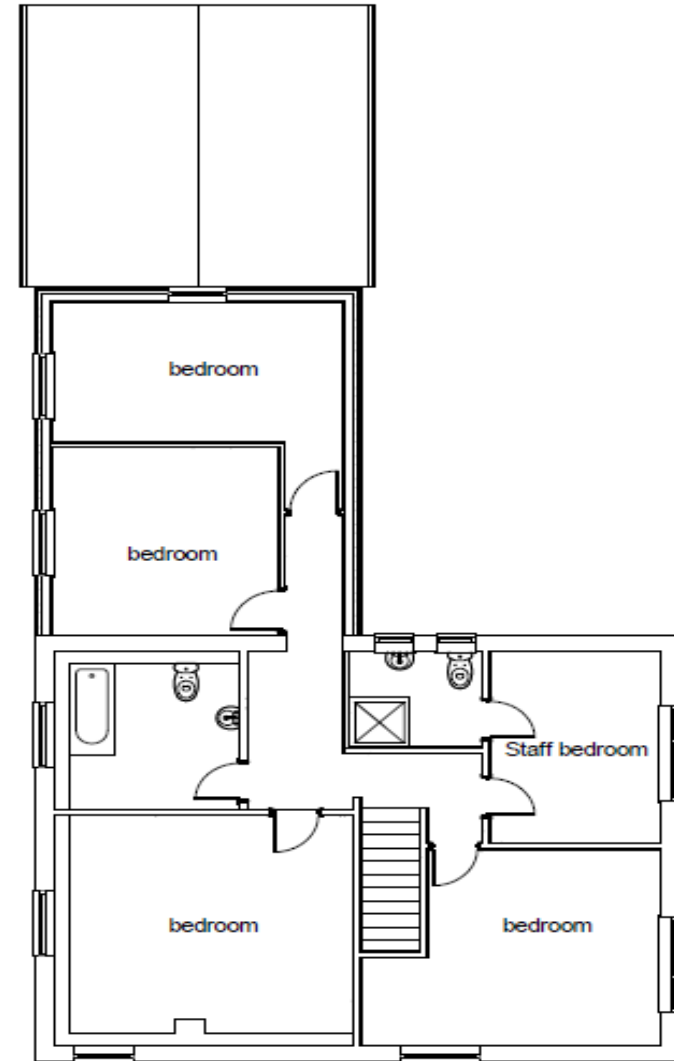


2 first floor
1 : 100

PL/05071 – Proposed Floor Plan

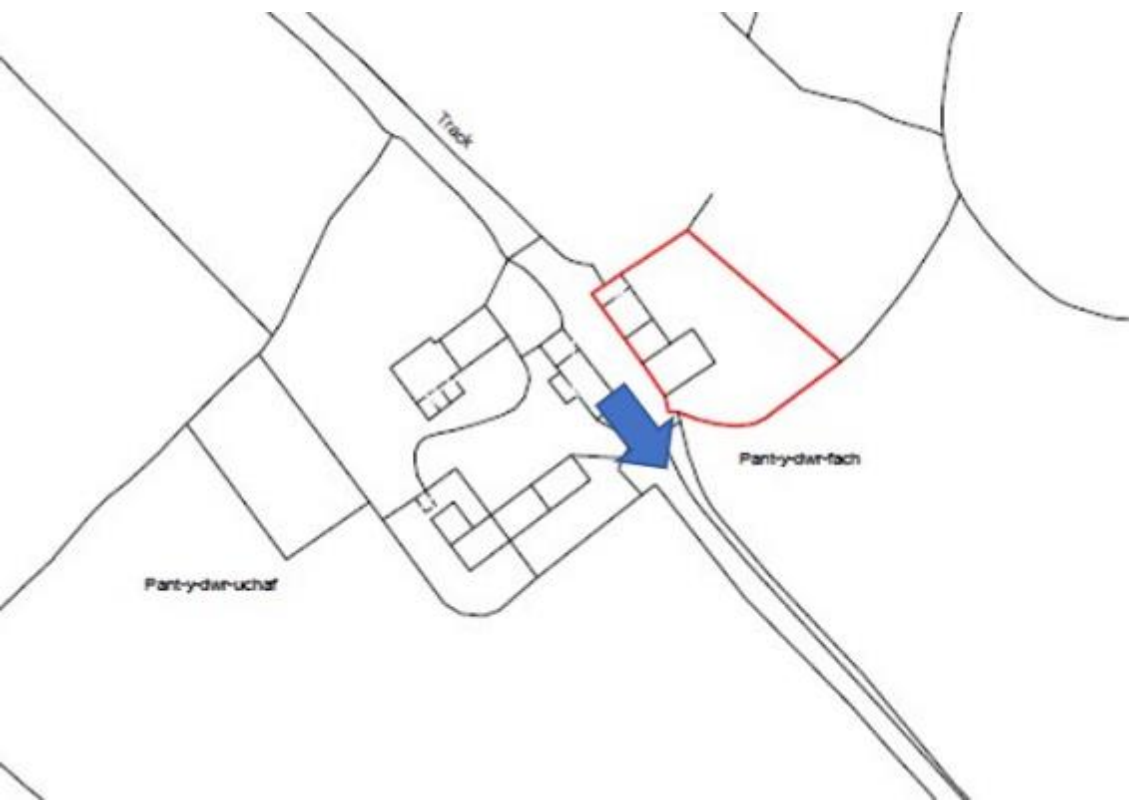


1 ground floor
1 : 100



2 first floor
1 : 100

PL/05071



PL/05071



PL/05071



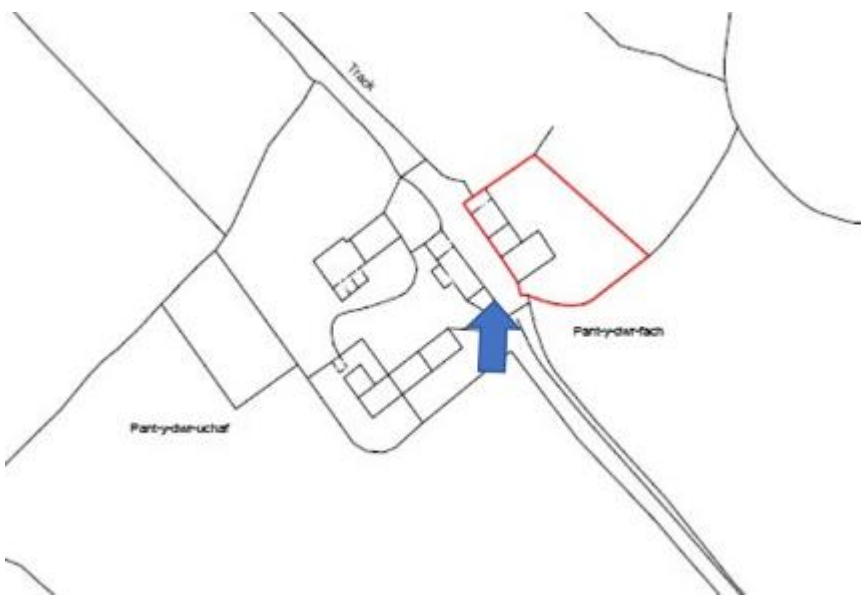
PL/05071



PL/05071



PL/05071



PL/05071



PL/05085

Zoe Baxter

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

Lle a Seilwaith | Place and Infrastructure

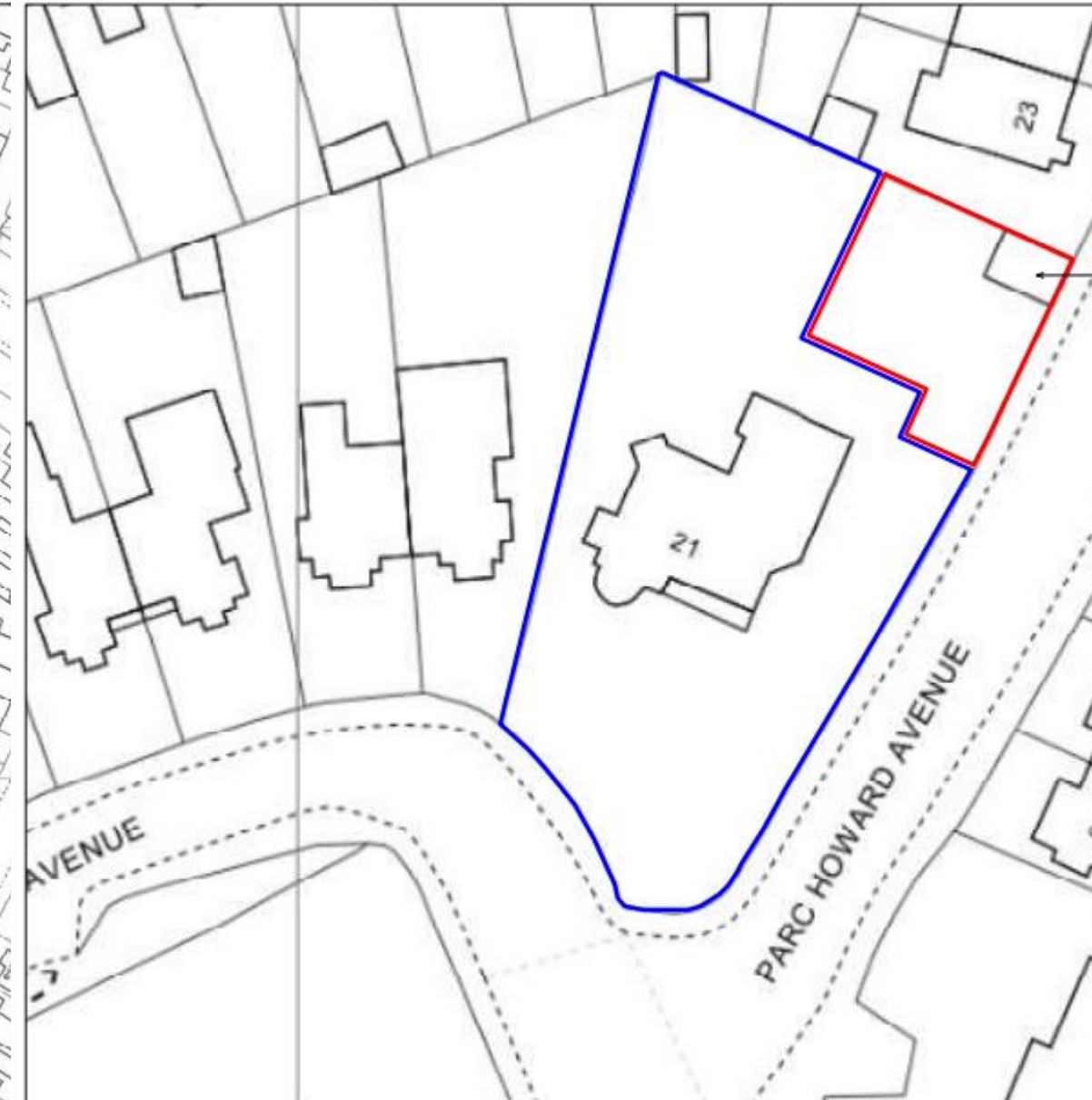
Cyngor **Sir Gâr**
Carmarthenshire
County Council

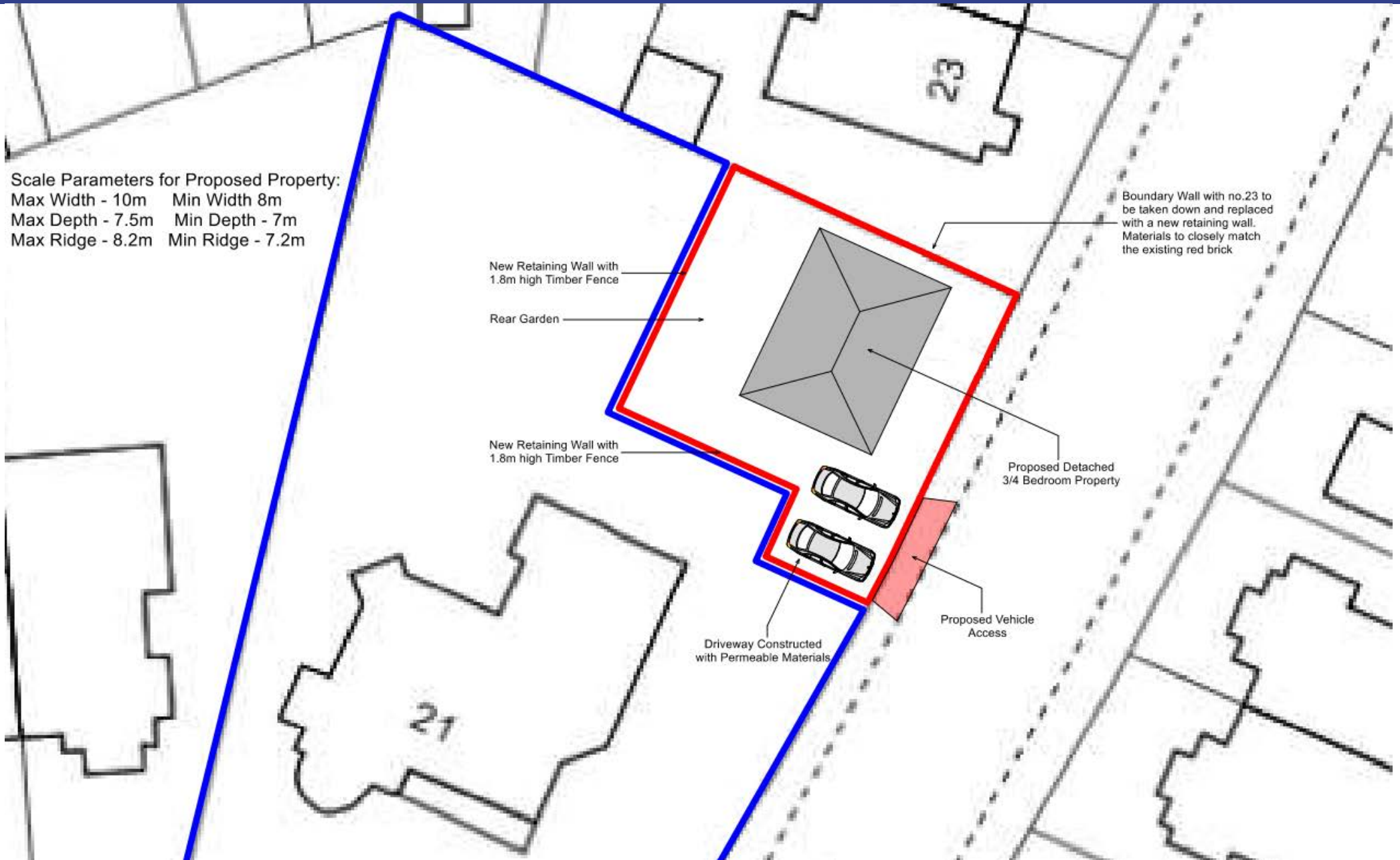


PL/05085

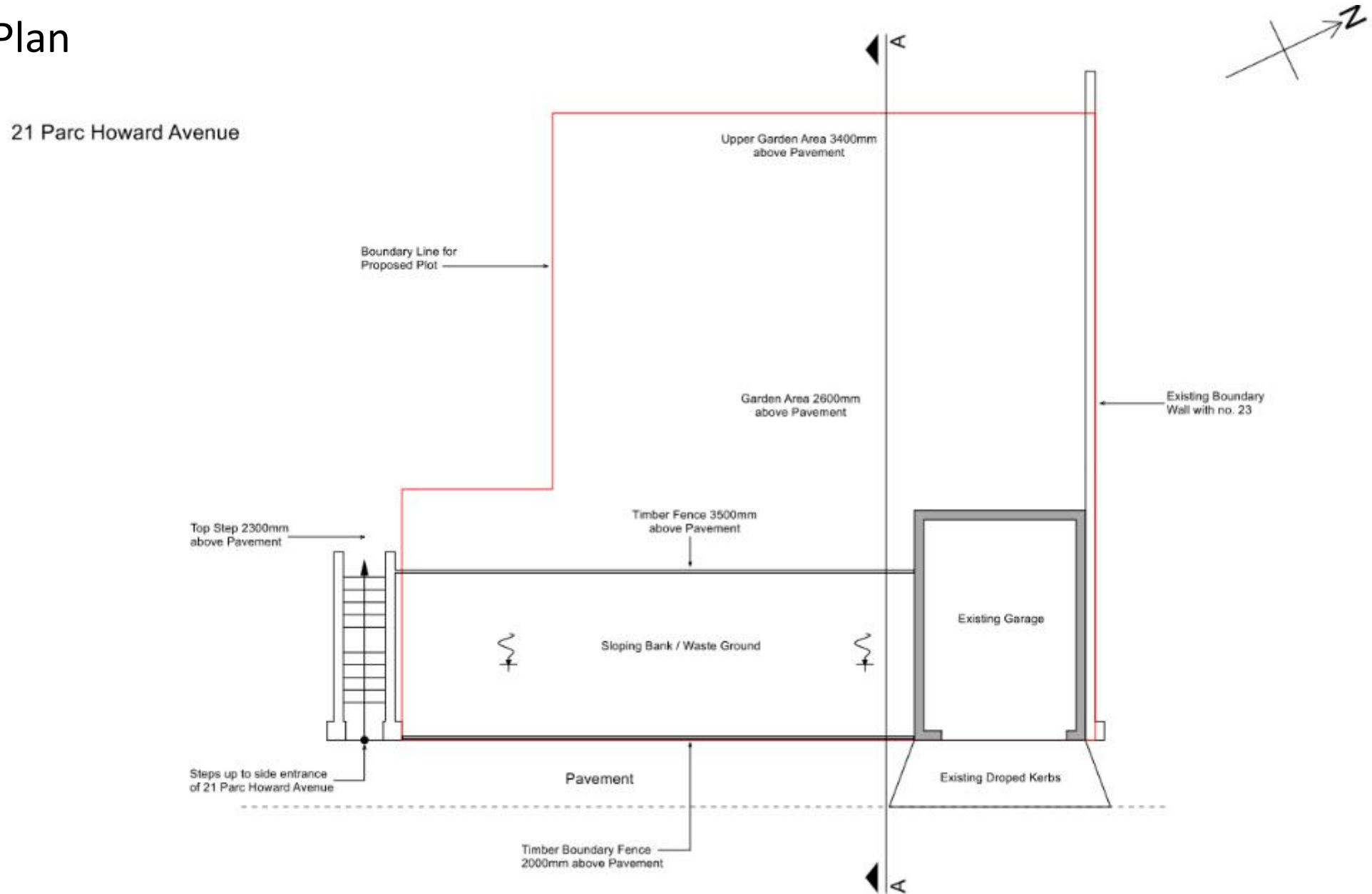


PL/05085

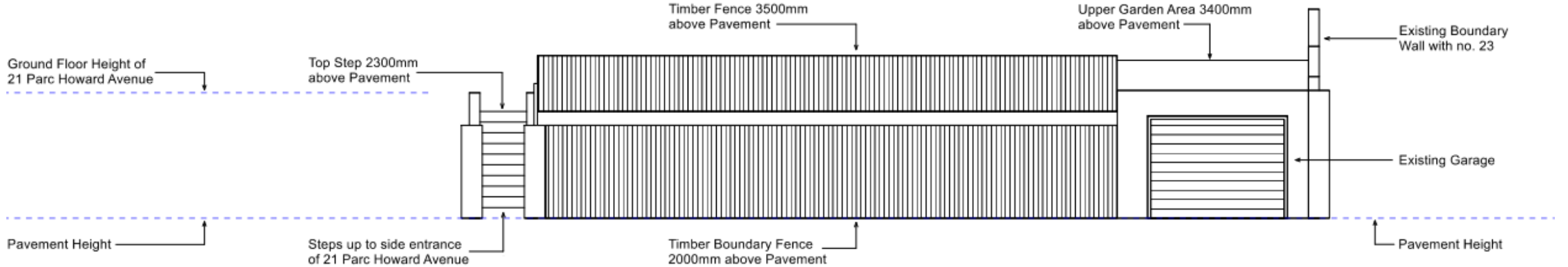


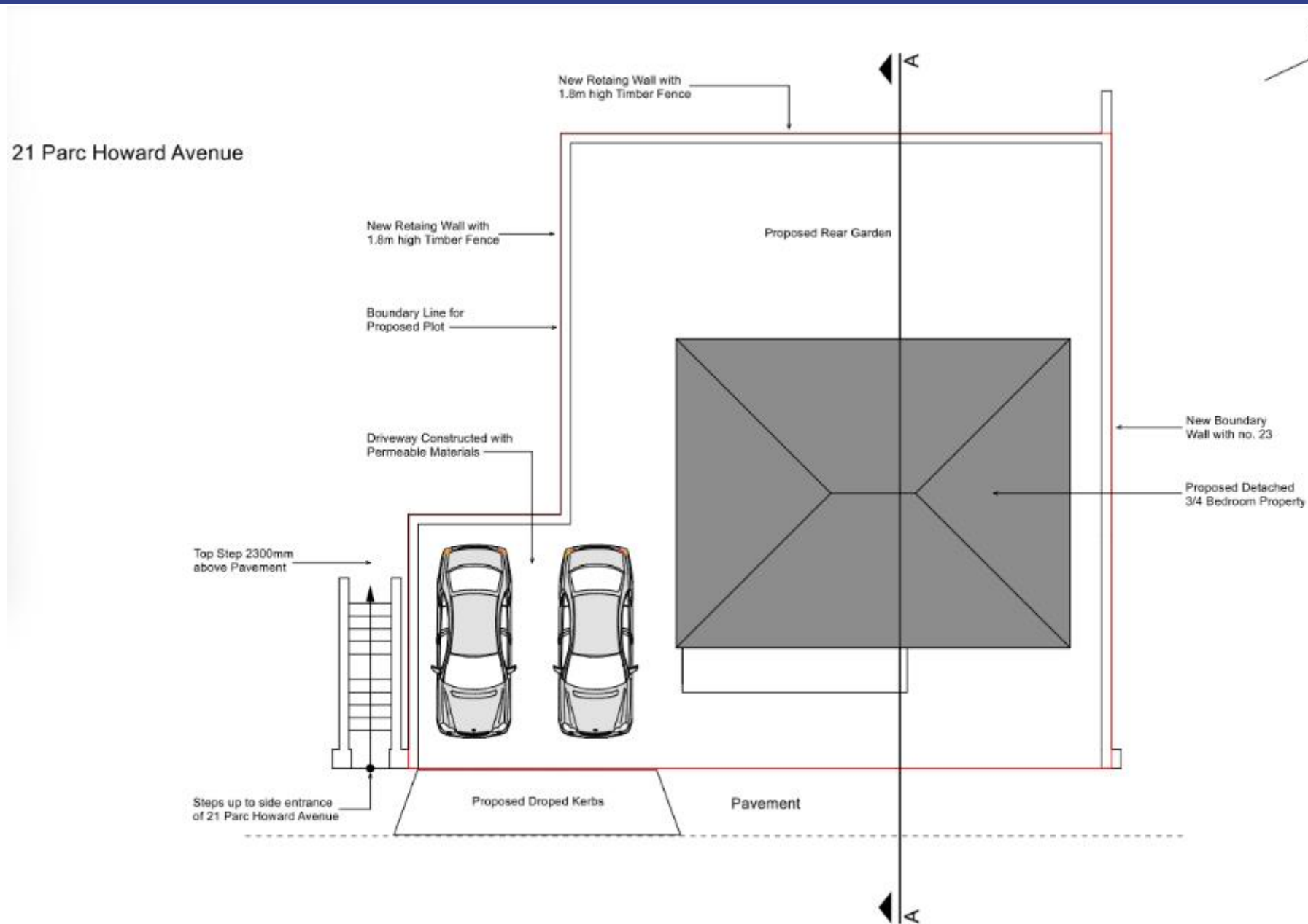


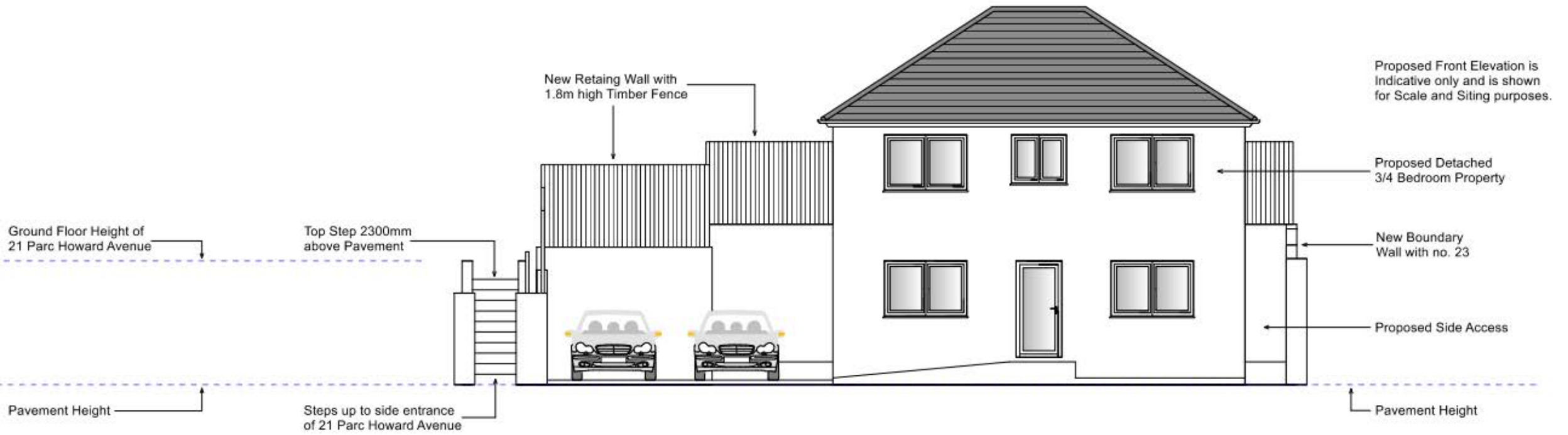
Existing Site Plan



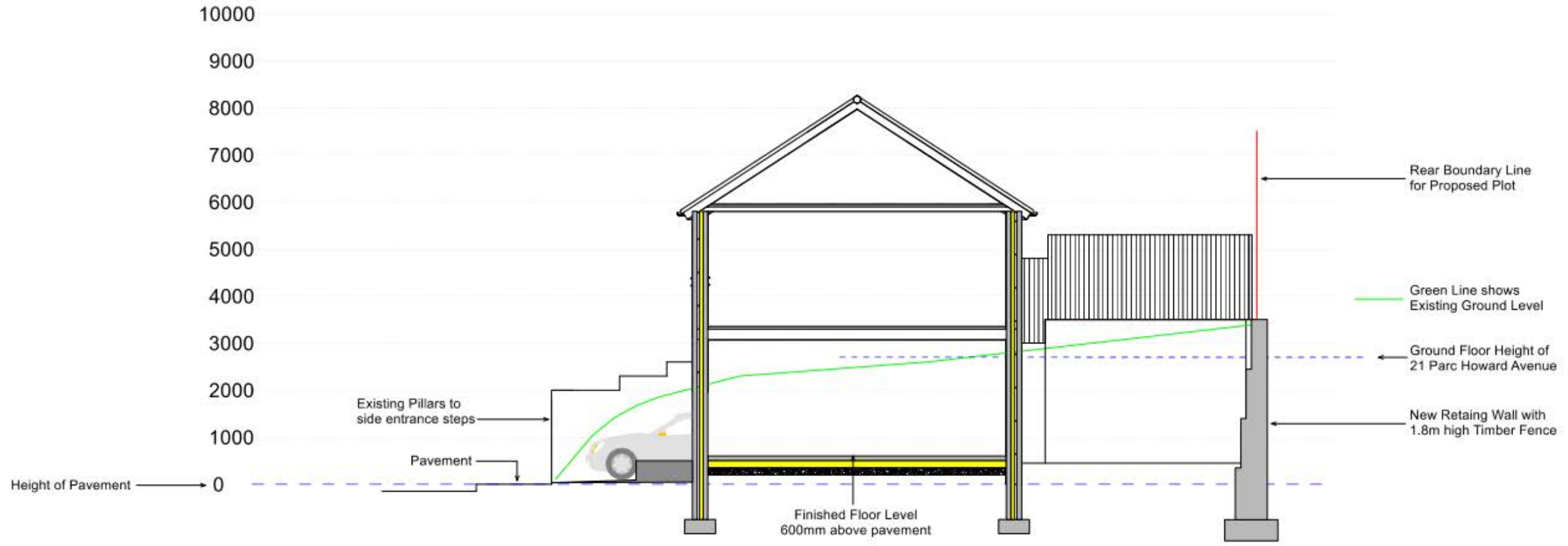
Existing Elevation & Section







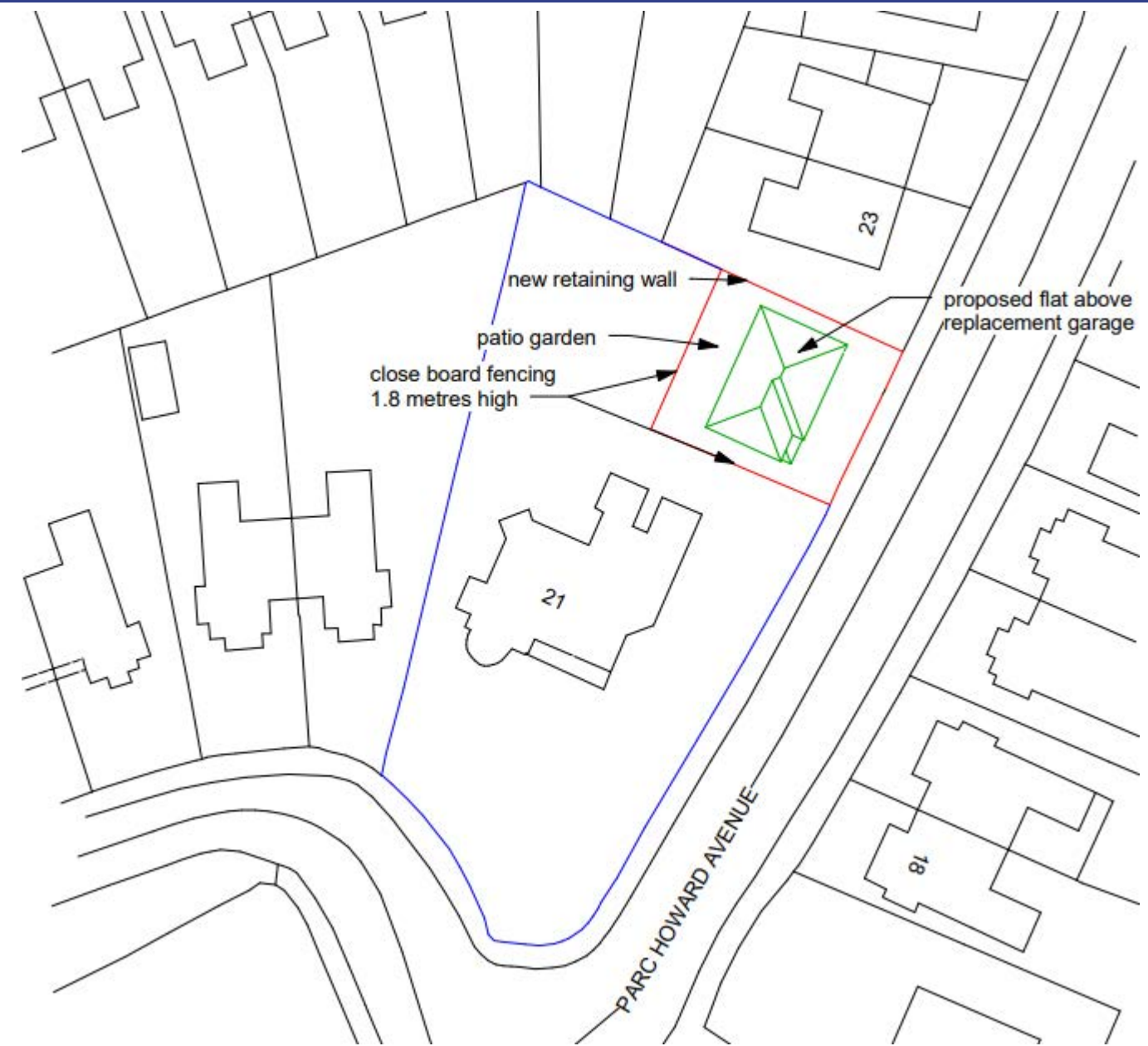
Proposed Indicative Front Elevation
Scale 1:100 at A3



Proposed Indicative Site Section A-A
Scale 1:100 at A3

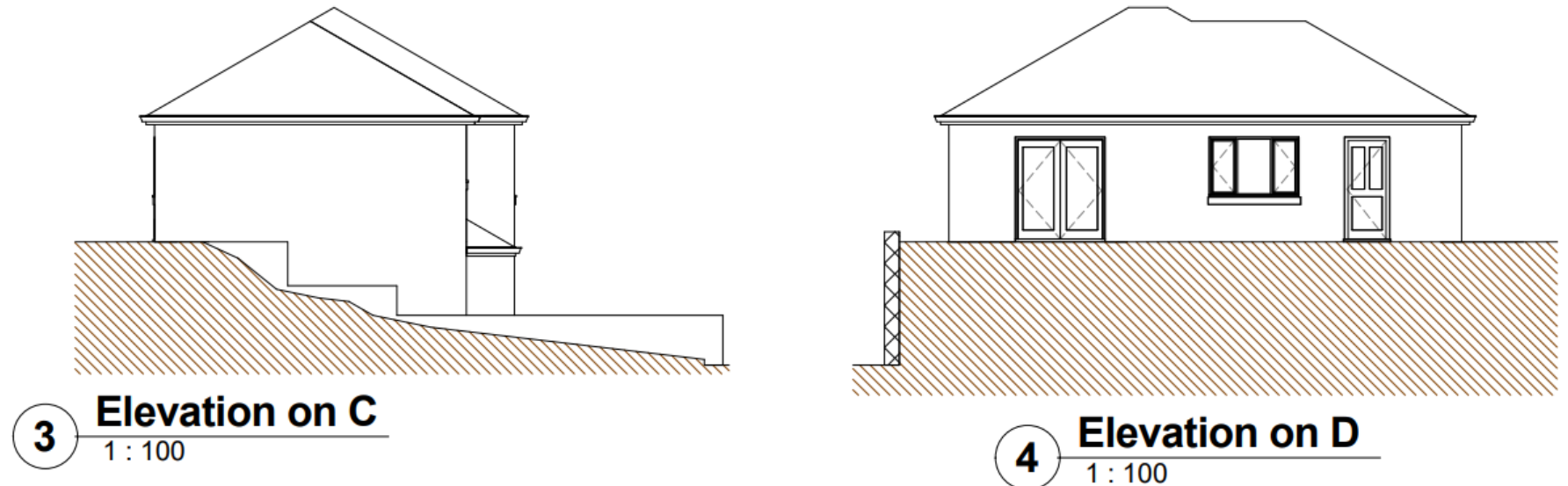
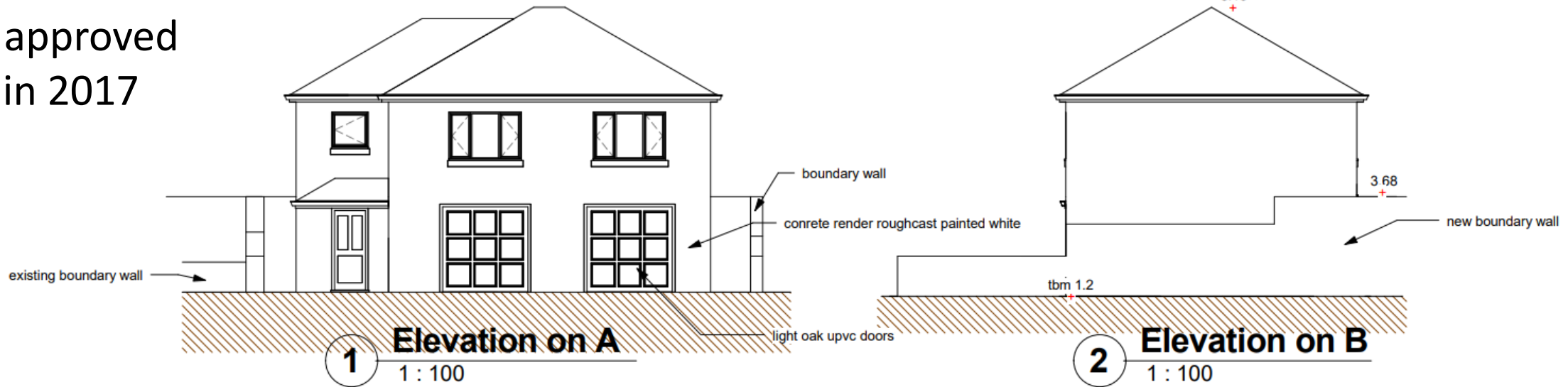
PL/05085

Previously approved
Site Plan in 2017
S/36017

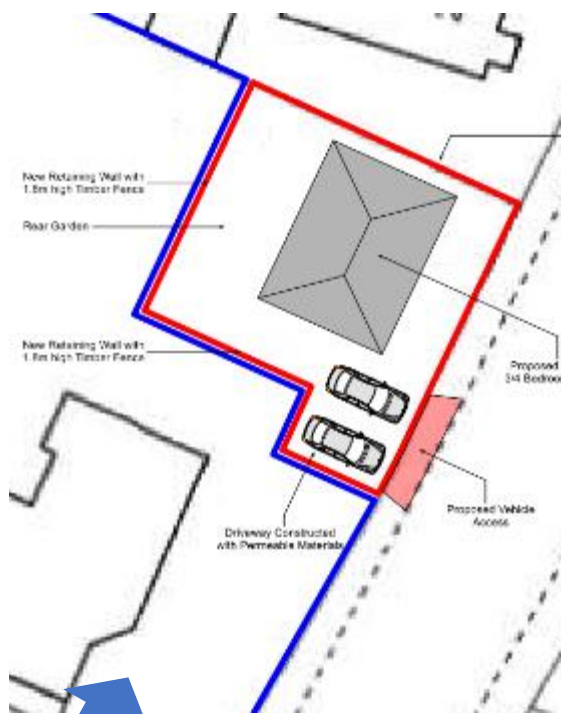


PL/05085

Previously approved
Elevations in 2017
S/36017



PL/05085



New Retaining Wall with
1.8m High Timber Fence

Rear Garden

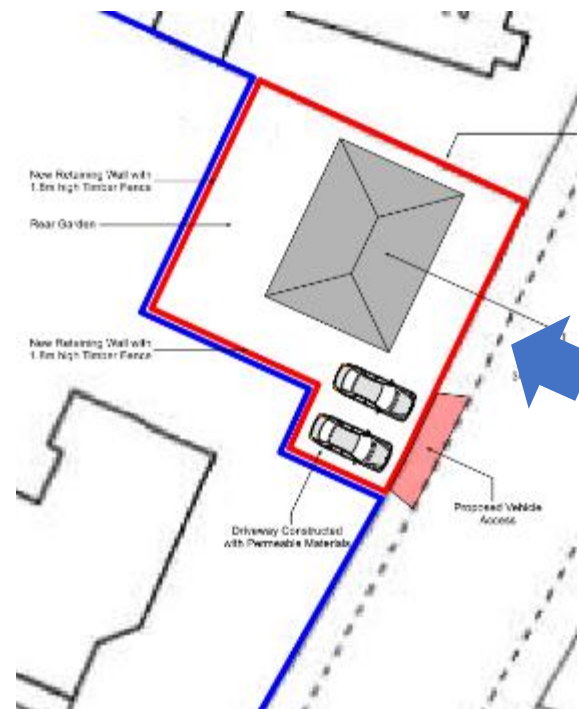
New Retaining Wall with
1.8m High Timber Fence

Proposed D
34 Bedroom

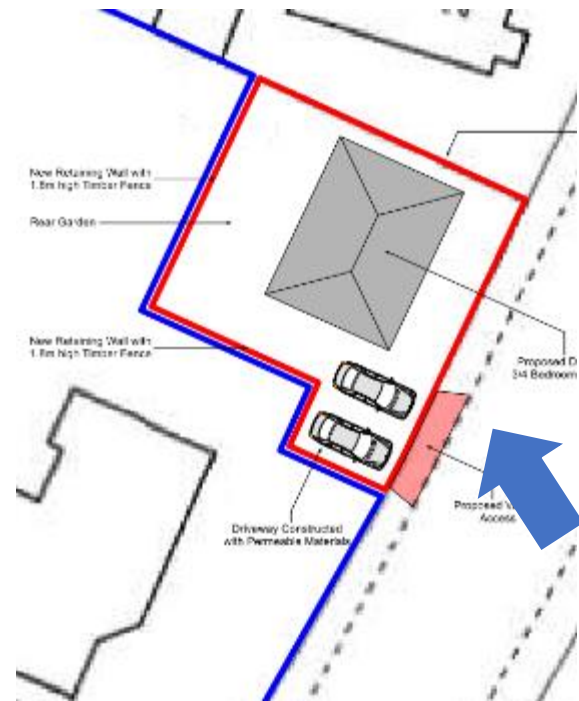
Driveway Constructed
with Permeable Materials

Proposed Vehicle
Access

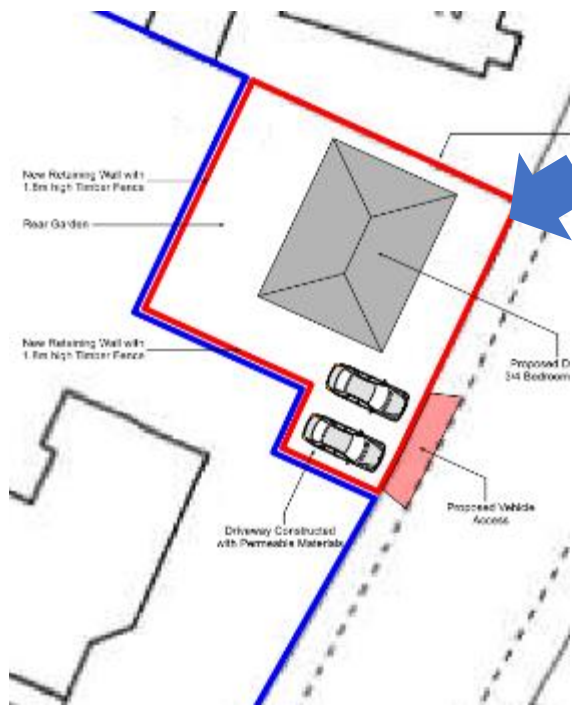
PL/05085



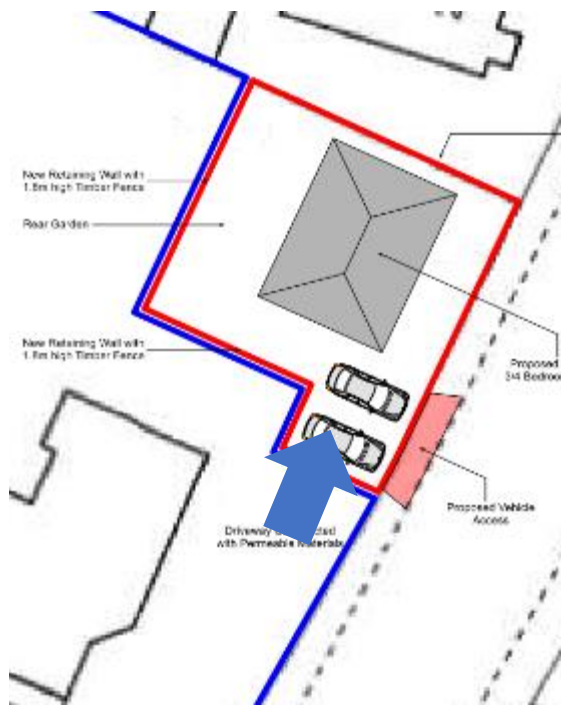
PL/05085



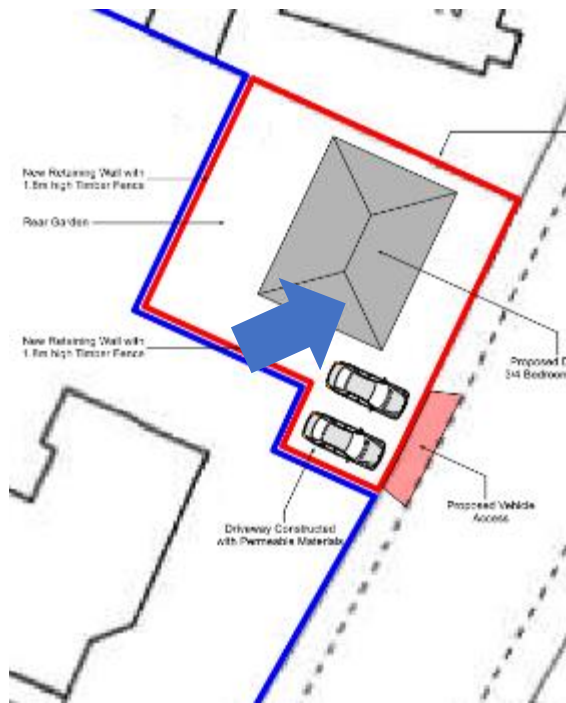
PL/05085



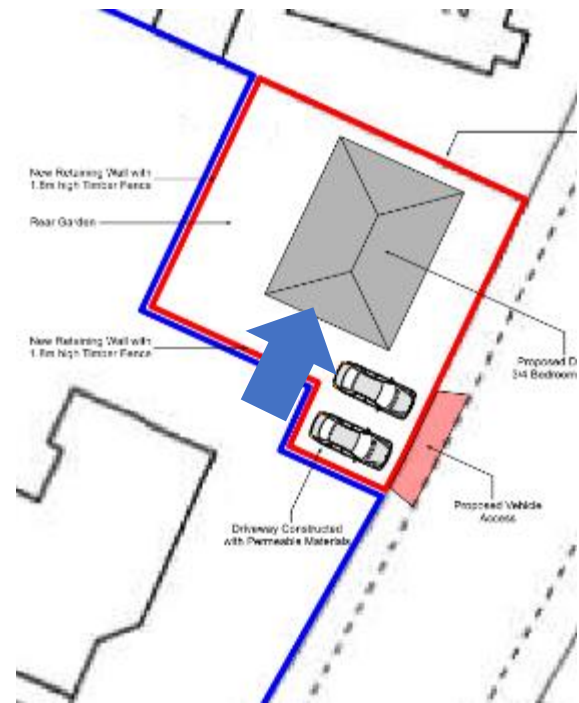
PL/05085



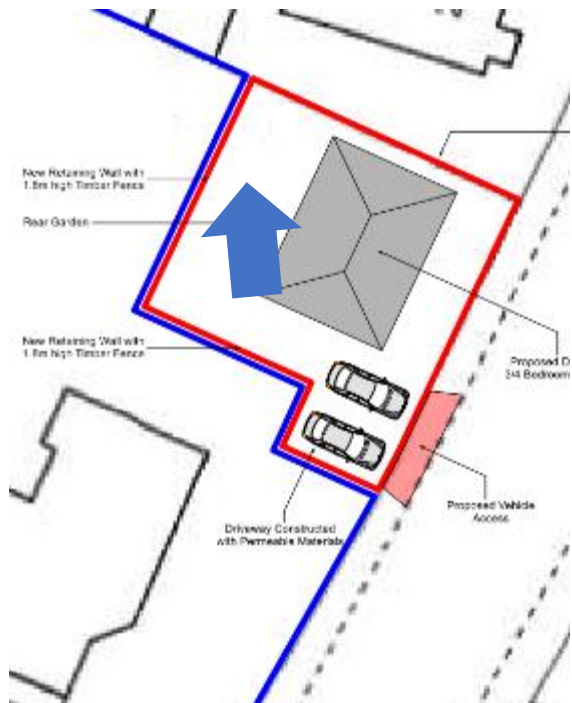
PL/05085



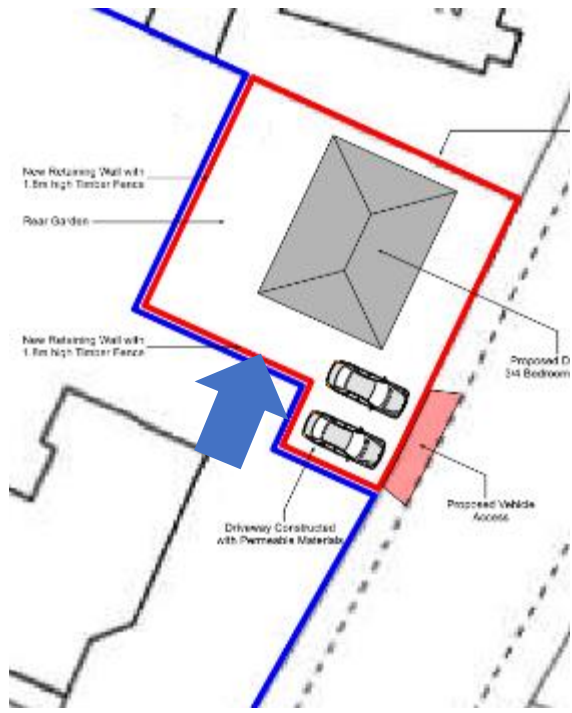
PL/05085



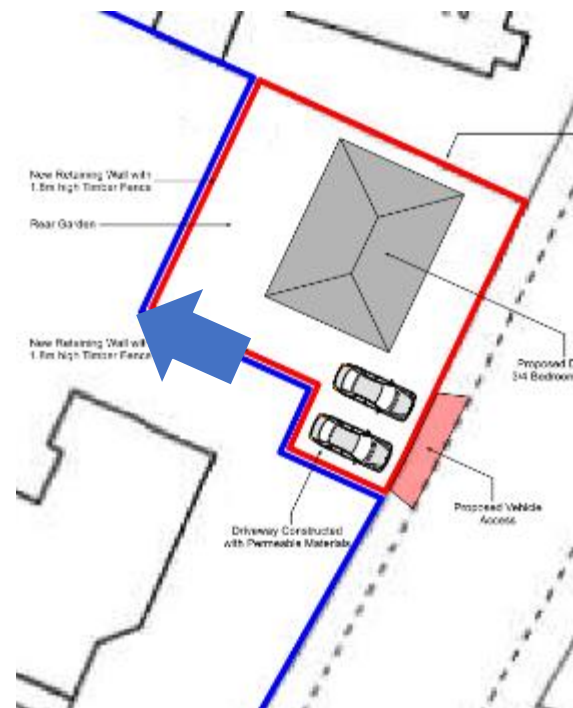
PL/05085



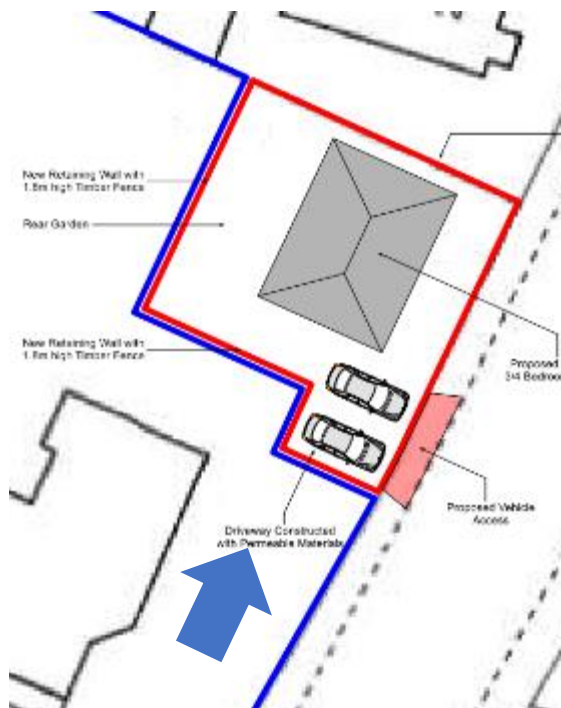
PL/05085



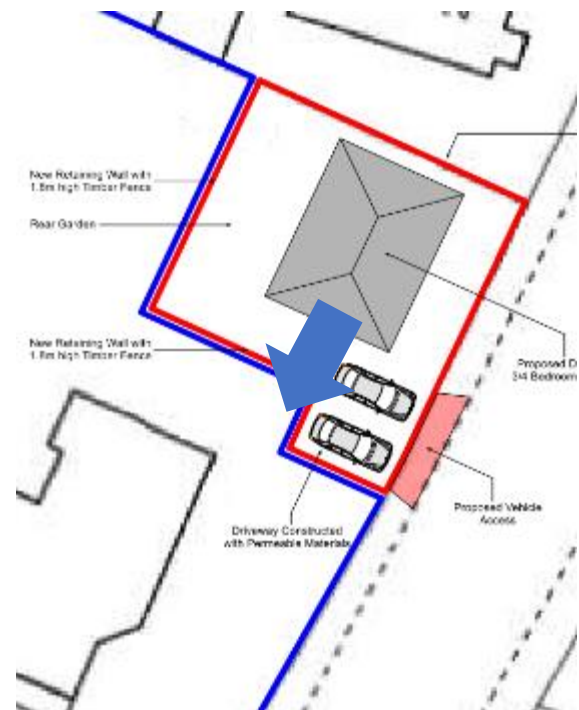
PL/05085



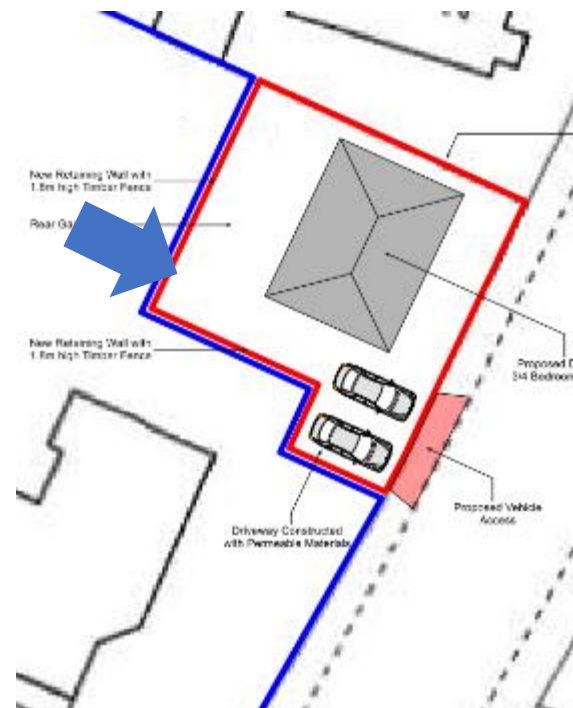
PL/05085



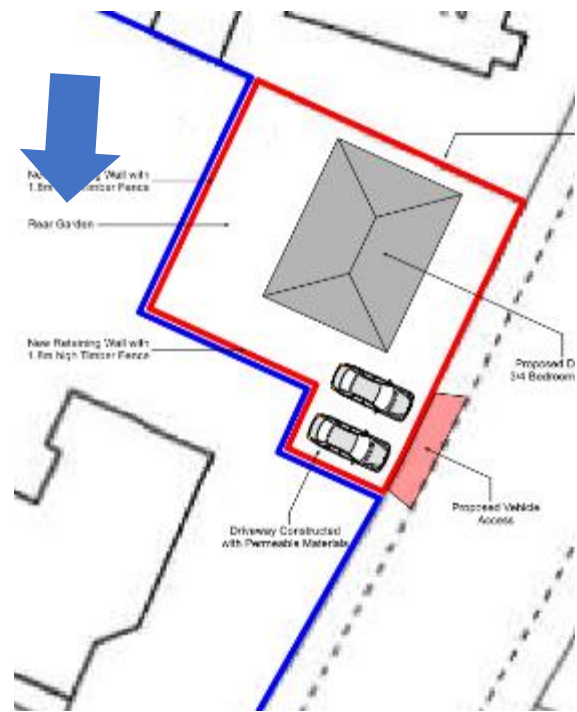
PL/05085



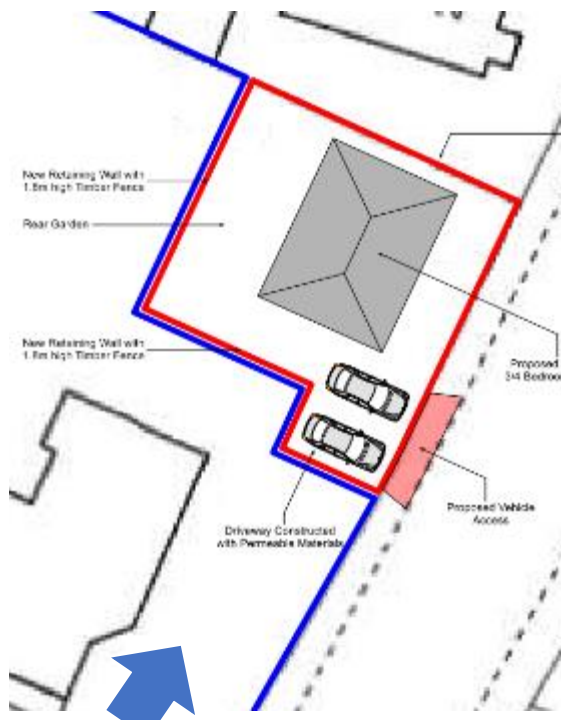
PL/05085



PL/05085



PL/05085



PL/05112

Andrew Francis

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

Lle a Seilwaith | Place and Infrastructure

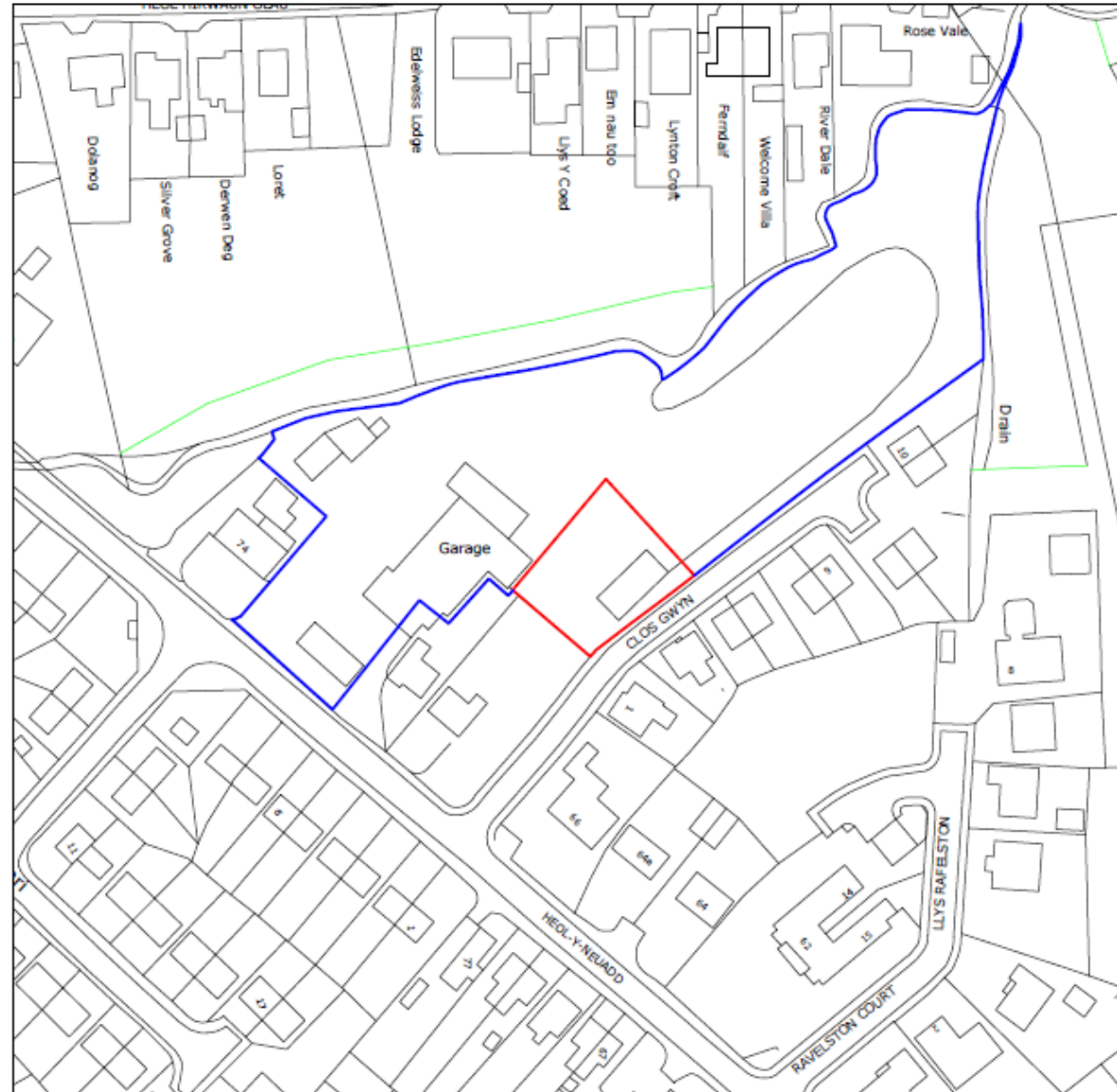
Cyngor **Sir Gâr**
Carmarthenshire
County Council



PL/05112 – Tumble Area Plan



PL/05112 – 1:1250 Location Plan



Site Location Plan
1:1250

PL/05112 - Site Plan

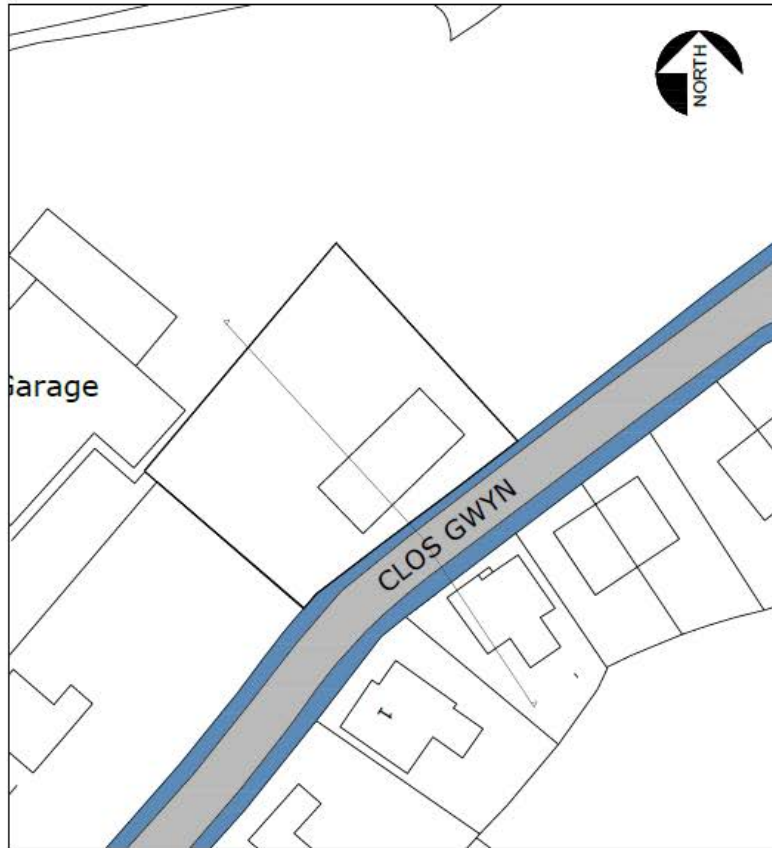
EXISTING & PROPOSED SITE BLOCK PLAN

KEY

Adopted Highway with footway	Car park space (2.0 x 4.0m)	New Tree Plantings
Individual Driveways	1.2m Timber clade boarded fence & gate	New Shrub Plantings
Paths	0.9m Timber post and rail fence	Soft Landscape Area
1.2m High Retaining Wall	Existing boundary wall	Private Rear Garden



THIS SCHEME IS SUBJECT TO LOCAL PLANNING AND ALL OTHER NECESSARY CONSENTS. ALL DIMENSIONS, SITE LEVELS AND AREAS WHERE GIVEN ARE APPROXIMATE AND SUBJECT TO SITE SURVEY UNLESS STATED OTHERWISE. ALL DIMENSIONS MUST BE CHECKED ON SITE. DO NOT SCALE OFF THIS DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS' AND/OR SPECIFICALLY DRAWINGS OR DOCUMENTS. SAURO ARCHITECTURAL DESIGN MUST BE NOTIFIED OF ANY VARIATIONS OR DISCREPANCIES BEFORE THE AFFECTED WORK COMMENCES. ALL QUERIES RELATING TO DESIGN OF FOUNDATIONS, FLOOR SLABS AND ANY OTHER STRUCTURAL ELEMENTS ARE TO BE REFERRED TO THE STRUCTURAL ENGINEER FOR CLARIFICATION.



Existing Site Block Plan
1:500



Proposed Site Block Plan
1:500

Rev.	Description	Date
A	Post consultation amendments	11.01.2023

PLANNING



SAURO ARCHITECTURAL DESIGN LTD
9 ELLISTON TERRACE,
CARMARTHEN, SA31 1HA
Tel: (01267) 233 664
Email: design@sauro.co.uk
© Drawing Copyright Sauro Architectural Design Ltd

Client:
Elliston Lettings Ltd

Project Title:
**Residential Development @
Land off Clos Gwyn, Heol Y Neuadd,
Tumble, Llaneli, Carmarthenshire, SA14
6HS**

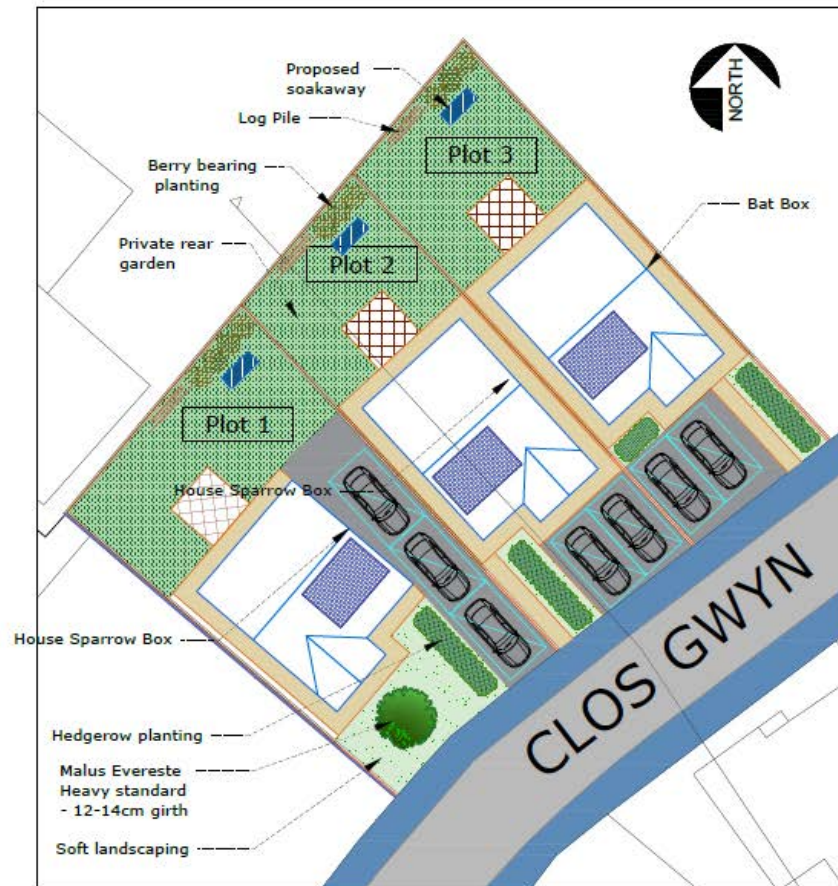
Drawing Title:
**Existing & Proposed Site Block
Plan**

Scale: 1:500	Sheet Size: A3	
Date: 22/03/2022	Drawn by: 03	Checked by:
Job No.: 913	Drawing No.: 03	Revision: A

PL/05112 – Biodiversity Enhancement Plan

BIODIVERSITY ENHANCEMENT PLAN

KEY



Proposed Site Block Plan

1:250

BIODIVERSITY ENHANCEMENT PROPOSALS

1.1 House sparrow box

1 x sparrow terrace to be affixed to the side (north-east) elevations of Plot 1 & 2

1.2 Bat box

A Schwegler 1FR (or similar in wall bat panel) to be installed into the gable end of Plot 3

1.3 Native Planting and Landscaping

The landscaping proposals will include the planting of berry bearing species at the northwestern end of the site. There is no planting on the site presently. To diversify and increase the wildlife value of the shrub planting by providing food and cover for birds, and to support a range of invertebrates, a selection of native trees and shrubs from the list will be planted. This area should include species such as guelder rose, rowan and purging/alders buckthorn, which will also attract brimstone butterfly.

1.4 Log Pile

A log pile will be created in the northwestern corner of the garden. The pile will comprise stacks of above ground wood to create shelter for groups such as amphibians, reptiles, invertebrates and small mammals and a partially buried logs, which will be created by burying stumps of broadleaved tree species vertically so that half of their length is below ground to create opportunities for dead wood specialists such as the stag beetle

Hedgerow Planting

Yew

Native evergreen tree with berries providing food source for birds and dense foliage providing nesting habitat.

Holly

Native evergreen tree or hedgerow plant with berries creating a food source for birds and the leaves create a protective nesting habitat.

Crataegus monogyna

Native shrub/hedging plant with flowers producing a nectar source for invertebrates; berries creating a food source for birds and a popular bird nesting habitat.

Establishment Maintenance

All plants should be watered during the first year during hot dry spells of weather, or if they are showing signs of water stress at any time.

Any weeds present in shrub should be removed.

All dead plants should be replaced during the first planting season after the initial planting.

Long Term Maintenance and Management

Ornamental shrubs should be pruned approximately every other year dependent on their growth. Re-apply the ornamental bark mulch as required.

Tree belting should be checked every year and loosened if too tight. Stakes can be removed 3 years after planting.

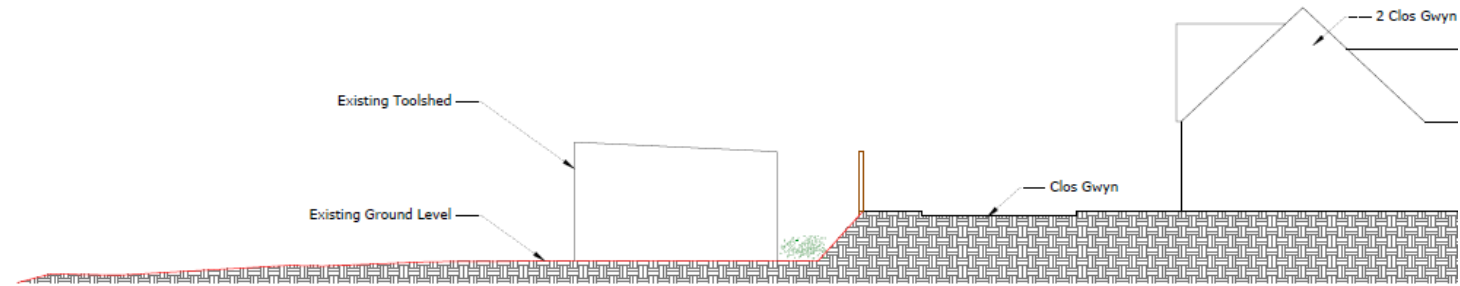
Native hedges can be cut once they have reached their required height. Cutting should take place in the autumn. The bamboo canes can be removed after 3 years. Re-apply the ornamental bark.

All plants that in the first 5 years after planting should be replaced in the next planting season.

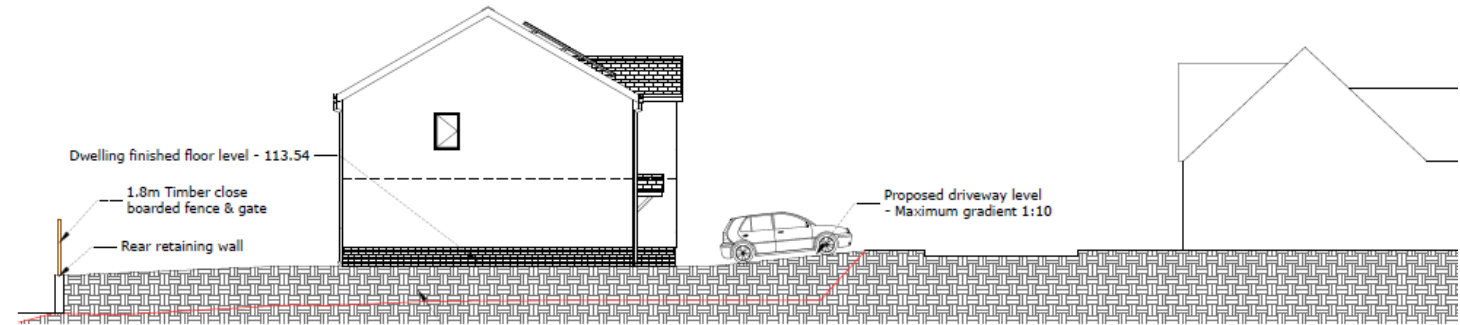
Watering should be carried out during hot, dry spells of weather for the first 2 years after planting, at least.

PL/05112 – Site Sections

EXISTING & PROPOSED SITE SECTIONS



Existing Site Section
1:100



Proposed Site Section
1:100

Clean hardcore

PL/05112 – Plot 1 4 Bedroom Dwelling

PROPOSED FLOOR PLANS & ELEVATIONS 4 Bedroom Detached house Plot 1



Chartered Institute of
Architectural Technologists
Registered Practice

THIS DRAWING IS SUBJECT TO LOCAL PLANNING AND ALL OTHER NECESSARY CONSENTS. ALL DIMENSIONS, SETBACKS, LEVELS AND AREAS WHERE GIVEN ARE APPROXIMATE AND SUBJECT TO SITE SURVEY UNLESS STATED OTHERWISE. ALL DIMENSIONS MUST BE CHECKED ON SITE. DO NOT SCALE OFF THIS DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSOLE DATES AND/OR SPECIFICATIONS DRAWINGS OR DOCUMENTS TAKING ARCHITECTURAL DECISIONS MUST BE NOTIFIED OF ANY VARIATIONS OR DISCREPANCIES BEFORE THE BEGINS OF WORK COMMENCES. ALL QUERIES RELATING TO STRUCTURAL ELEMENTS ARE TO BE REFERRED TO THE STRUCTURAL ENGINEER FOR CLARIFICATION.



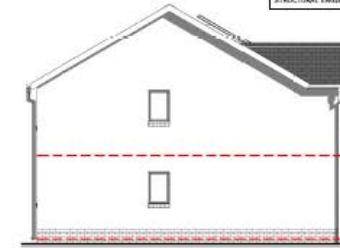
Front Elevation
1:100



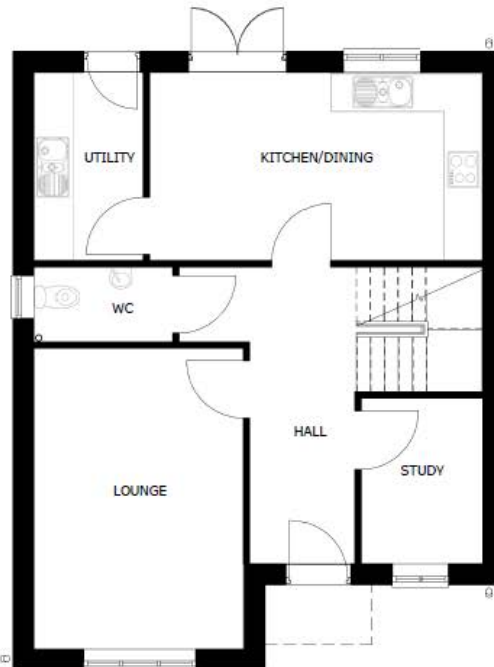
Rear Elevation
1:100



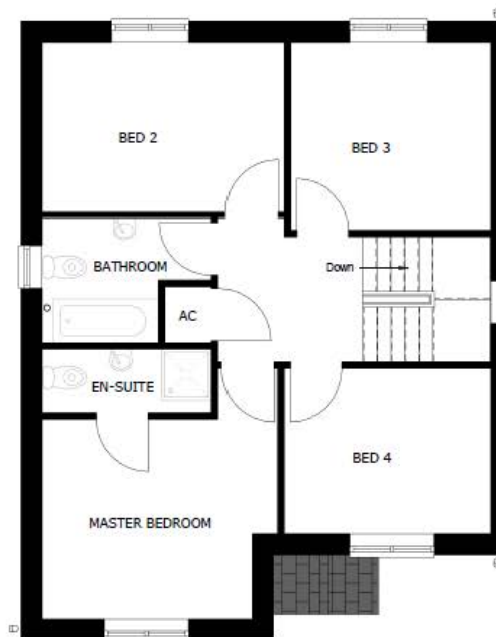
Side Elevation
1:100



Side Elevation
1:100



Ground Floor Plan
1:50



First Floor Plan
1:50

Rev.	Description	By	Date
PURPOSE OF ISSUE			
PLANNING			
			
SAURO ARCHITECTURAL DESIGN LTD. 9 Elliston Terrace, Carmarthen, SA31 1HA Tel: (01267) 233 684 Email: design@sauro.co.uk			
Drawing Copyright Sauro Architectural Design			
Client Elliston Lettings Ltd			
Project Title Residential Development @ Land off Clos Gwyn, Heol y Neuadd, Tumble, Llanelli, SA14 6HS			
Drawing Title Plot 1 Proposed Floor Plans & Elevations			
Scale (on A2) As indicated		Sheet Size A2	
Date 22/11/22	Drawn by 06	Checked by Checker	Revision
Job No. 913	Drawing No. 01	Revision	

PL/05112 – Plots 2-3 2 Bedroom Dwellings

PROPOSED FLOOR PLANS & ELEVATIONS 2 Bedroom Detached house Plot 2-3



THIS SCHEME IS SUBJECT TO LEGAL PLANNING AND ALL OTHER NECESSARY COMMENTS. ALL DIMENSIONS, SITE LEVELS AND AREAS SHOWN ON AND APPROVED IS AND SUBJECT TO BEI SURVEY UNLESS STATED OTHERWISE. ALL DIMENSIONS MUST BE CHECKED ON SITE. DO NOT SCALE OFF THIS DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS AND/OR SPECIALISTS DRAWINGS OR DOCUMENTS. "SAURO ARCHITECTURAL DESIGN" MUST BE NOTIFIED OF ANY VARIATIONS OR DISCREPANCIES BEFORE THE AFFECTED WORK COMMENCES. ALL QUERIES RELATING TO DESIGN OF FOUNDATIONS, FLOOR SLABS AND ANY OTHER STRUCTURAL ELEMENTS ARE TO BE REFERRED TO THE STRUCTURAL ENGINEER FOR CLARIFICATION.



Front Elevation
1:100



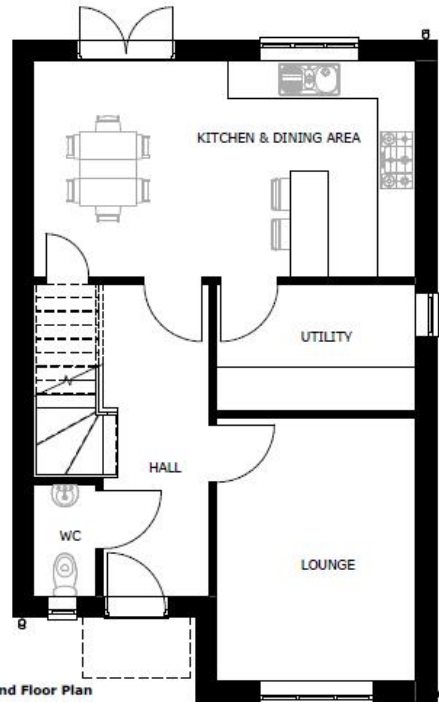
Side Elevation
1:100



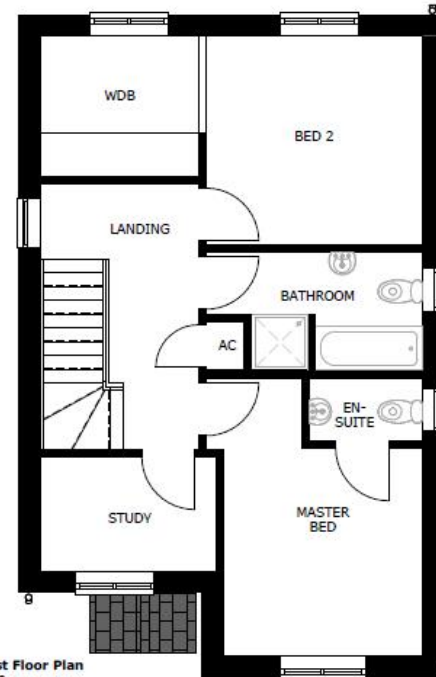
Rear Elevation
1:100



Side Elevation
1:100



Ground Floor Plan
1:50



First Floor Plan
1:50

Rev	Description	By	Date
-----	-------------	----	------

PURPOSE OF ISSUE

PLANNING



SAURO ARCHITECTURAL DESIGN LTD
9 Elliston Terrace,
Carmarthen, SA31 1HA
Tel : (01267) 233 664
Email: design@sauro.co.uk

© Drawing Copyright Sauro Architectural Design

Client
Elliston Lettings Ltd

Project Title
**Residential Development @
Land off Clos Gwyn, Heol y
Neuadd, Tumble, Llanelli,
SA14 6HS**

Drawing Title
**Plot 2 & 3
Proposed Floor Plans & Elevations**

Scale (on A2)
As indicated

Sheet Size
A2

Date
22/11/2022

Job No.
913

Drawn by
03

Checked by
02

Revision



PL/05112



PL/05112



PL/05112

← 2 Clos Gwyn

Tumble, Wales

Google Street View

Mar 2009



Google

PL/05112



PL/05112



PL/05112



PL/05112



PL/05112



PL/05112



PL/05112



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

**Applications
recommended for
refusal**

PL/04946

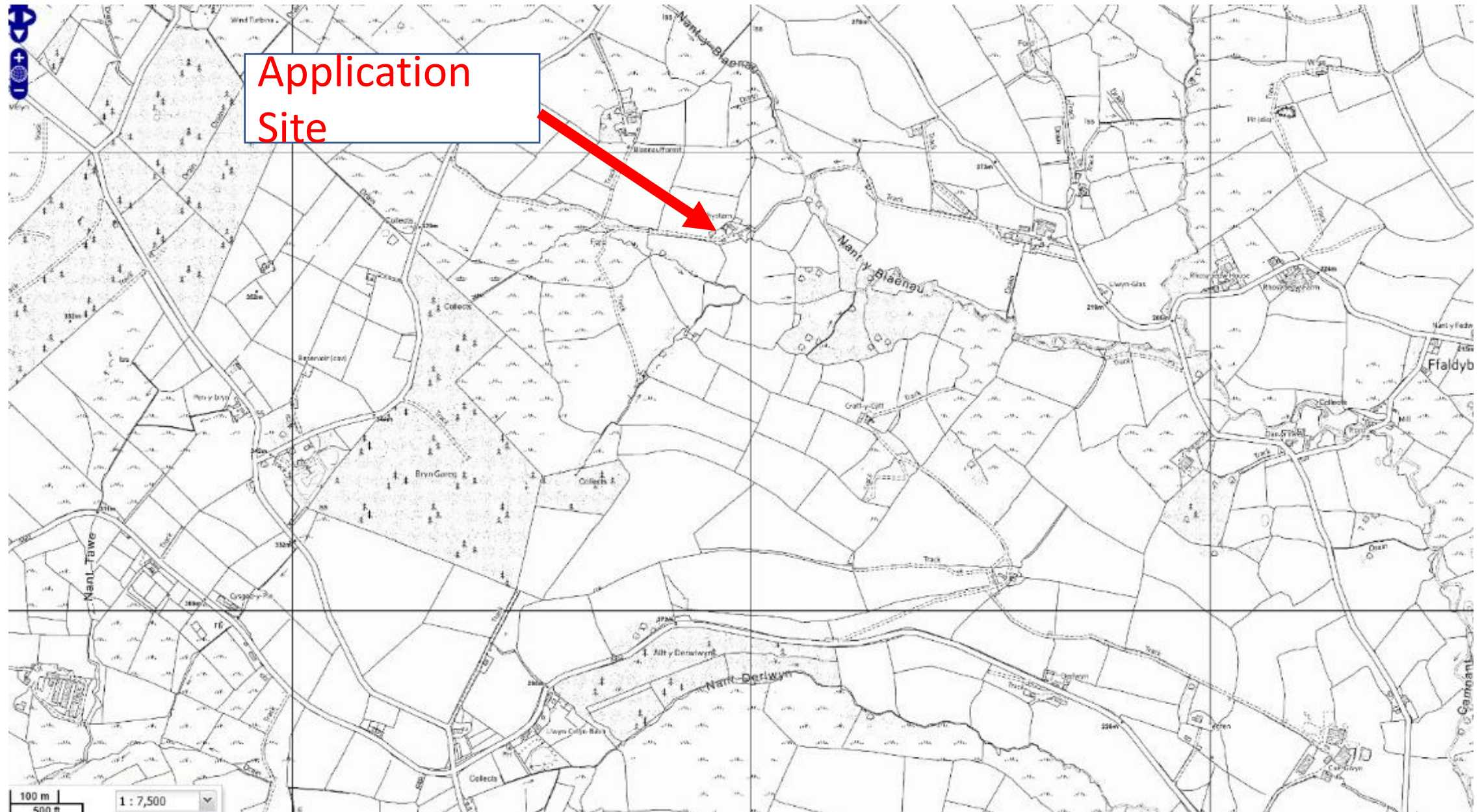
Kevin Phillips

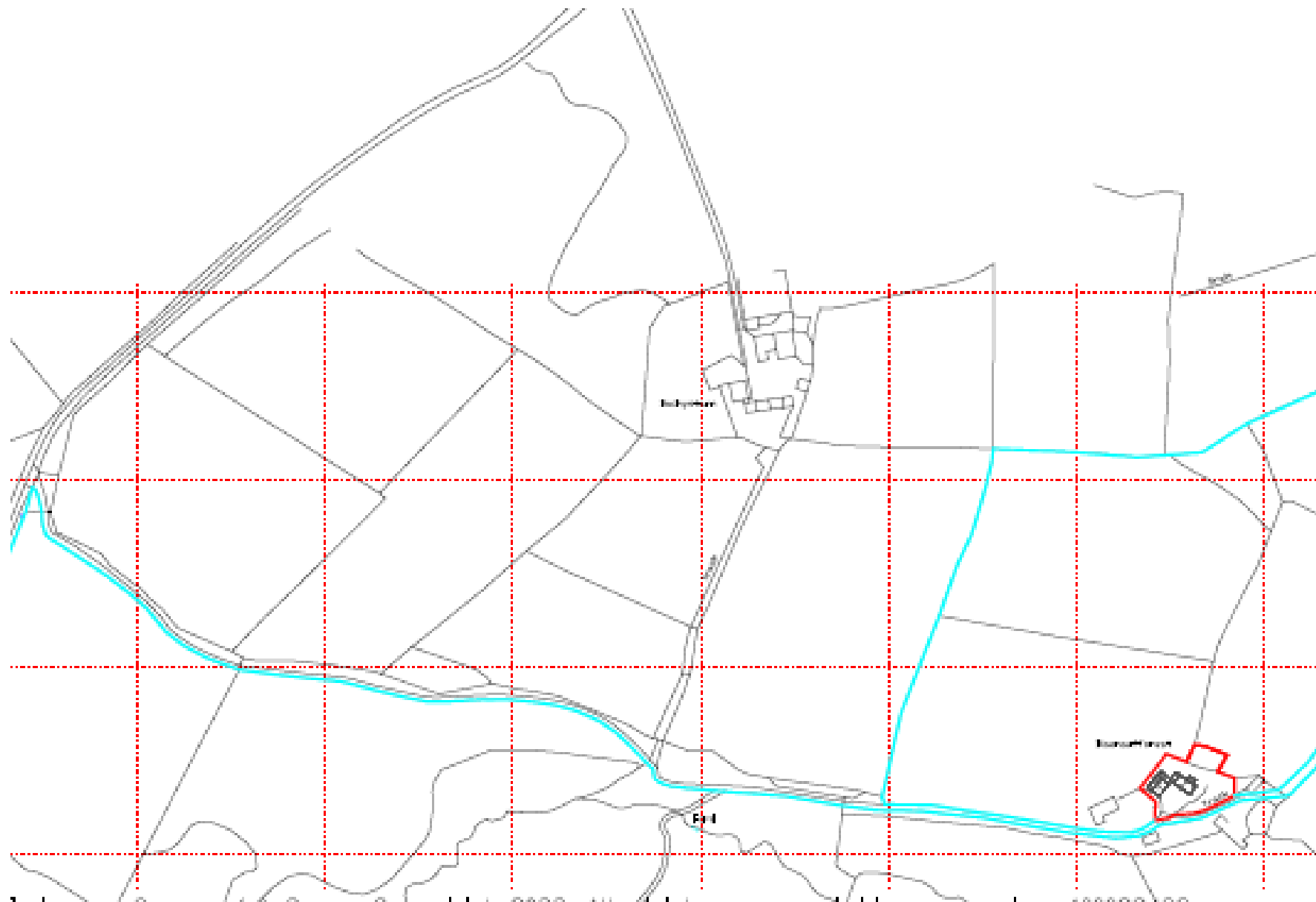
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

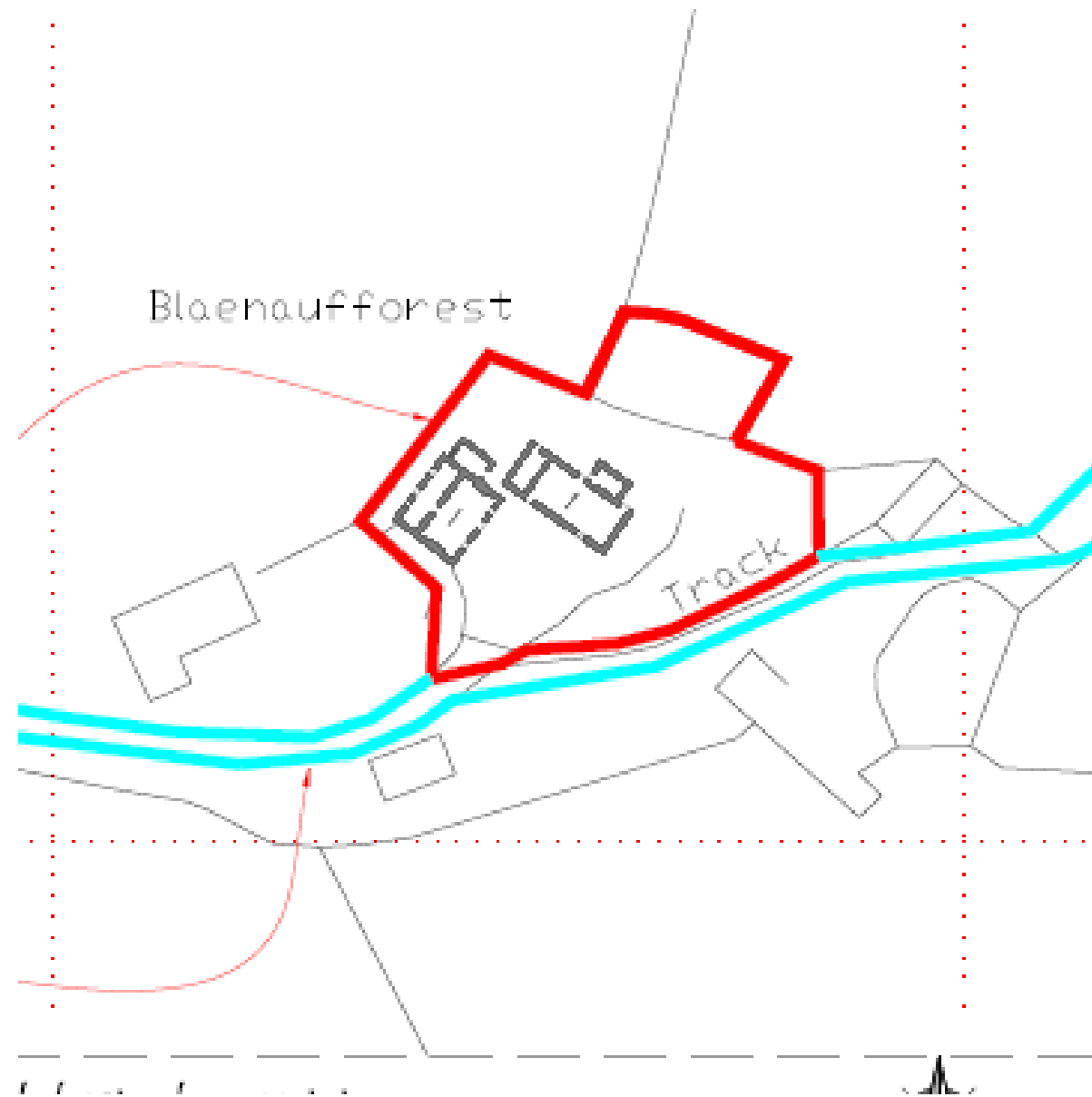
Lle a Seilwaith | Place and Infrastructure

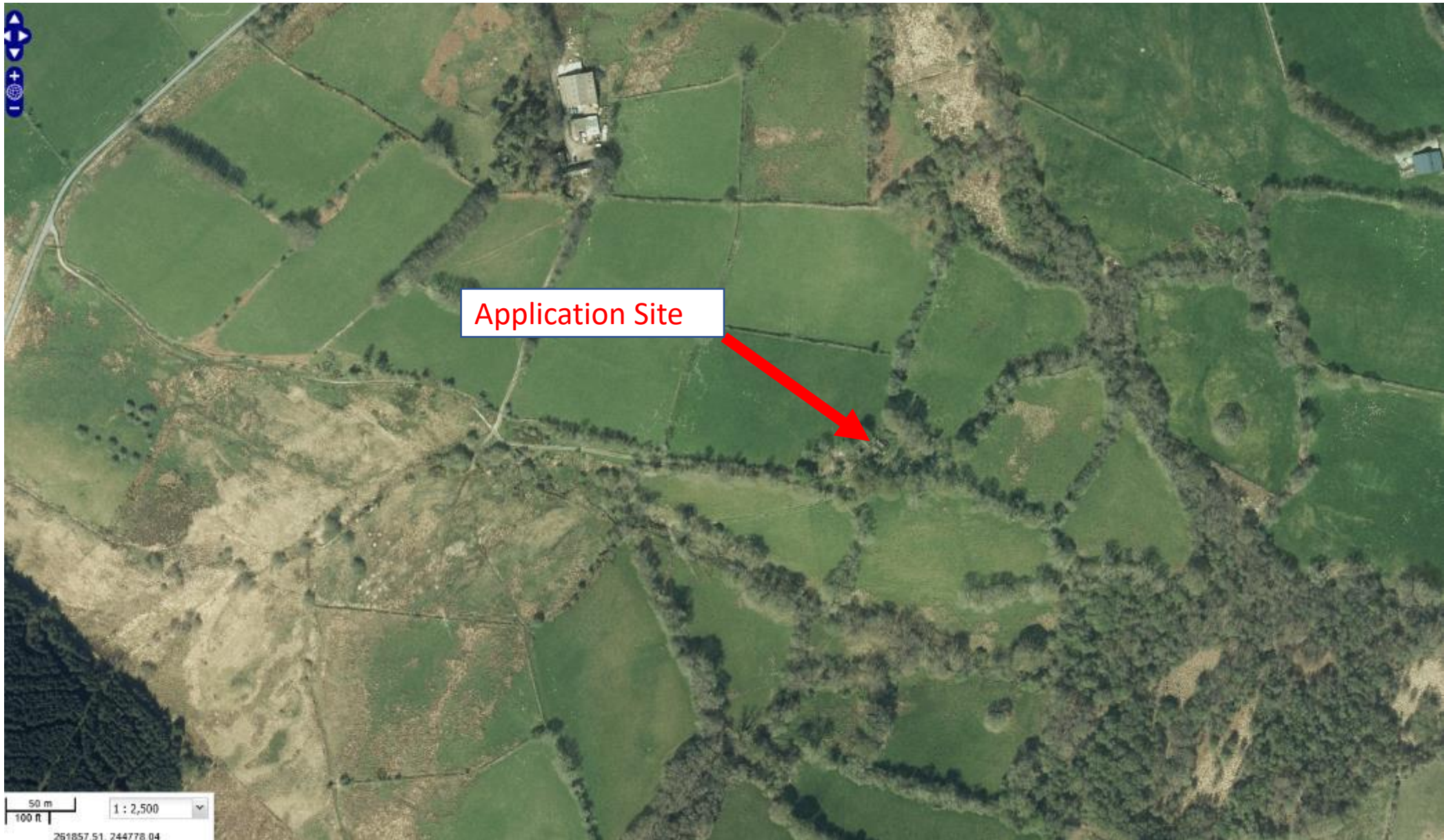
Cyngor **Sir Gâr**
Carmarthenshire
County Council









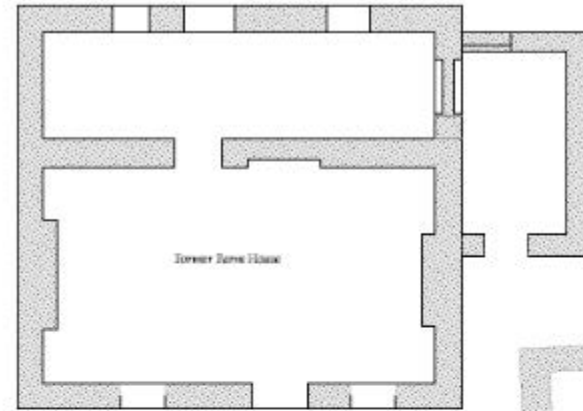




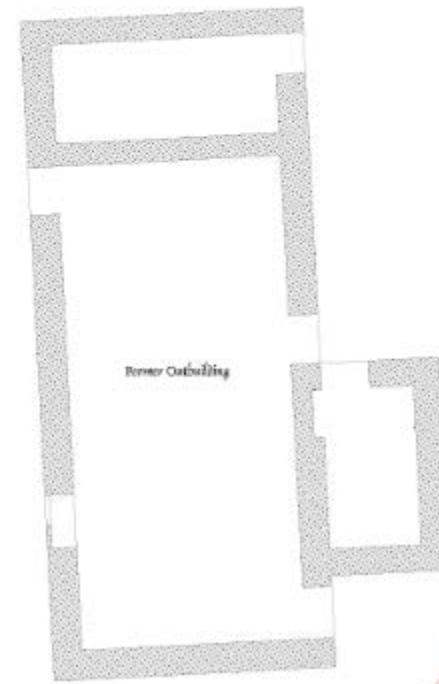
1 : 375
1960.21.244815.51







Floor Plan 1-30



























PL/04946

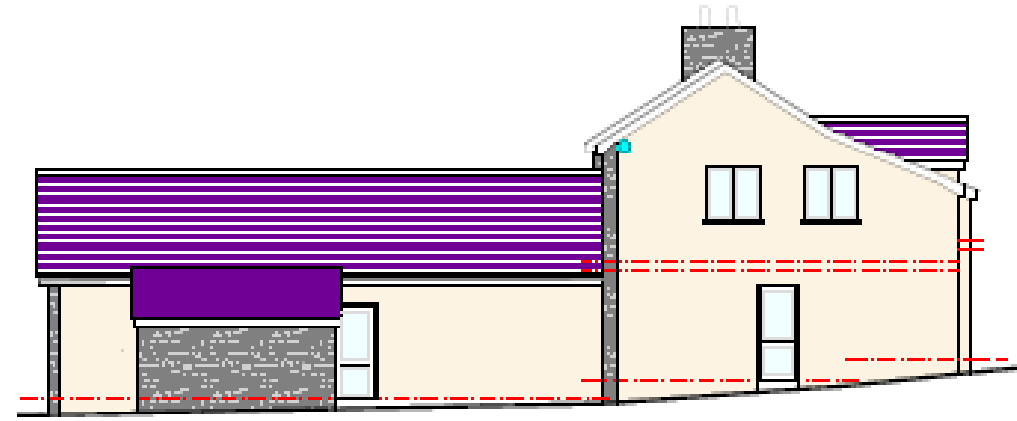
Site Photo



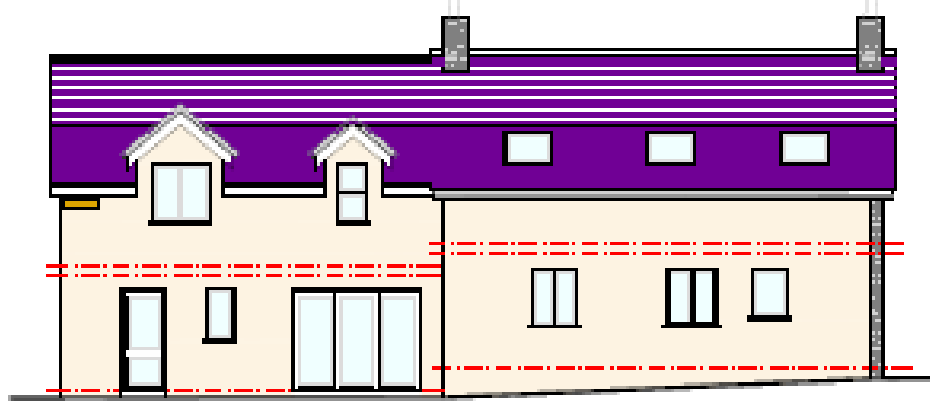




Front Elevation 1:100



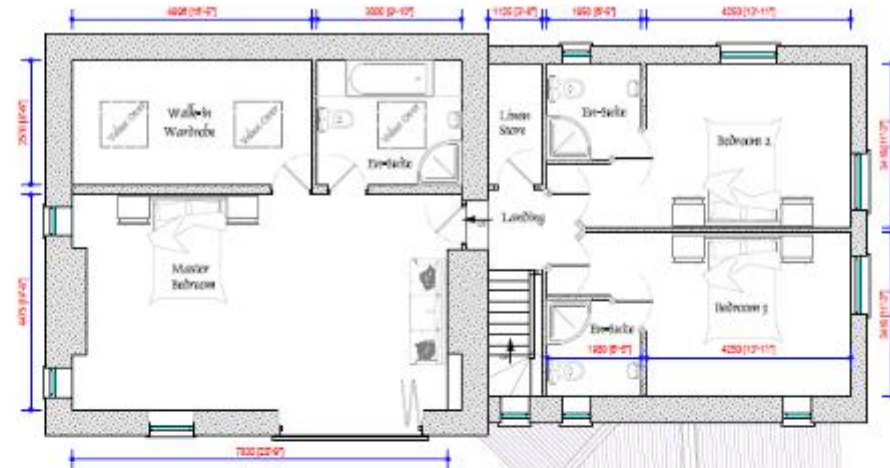
Side Elevation 1:100



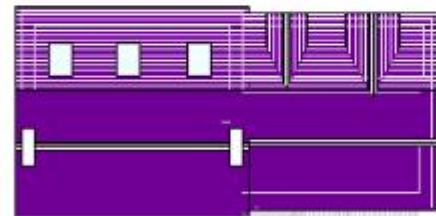
Rear Elevation 1:100



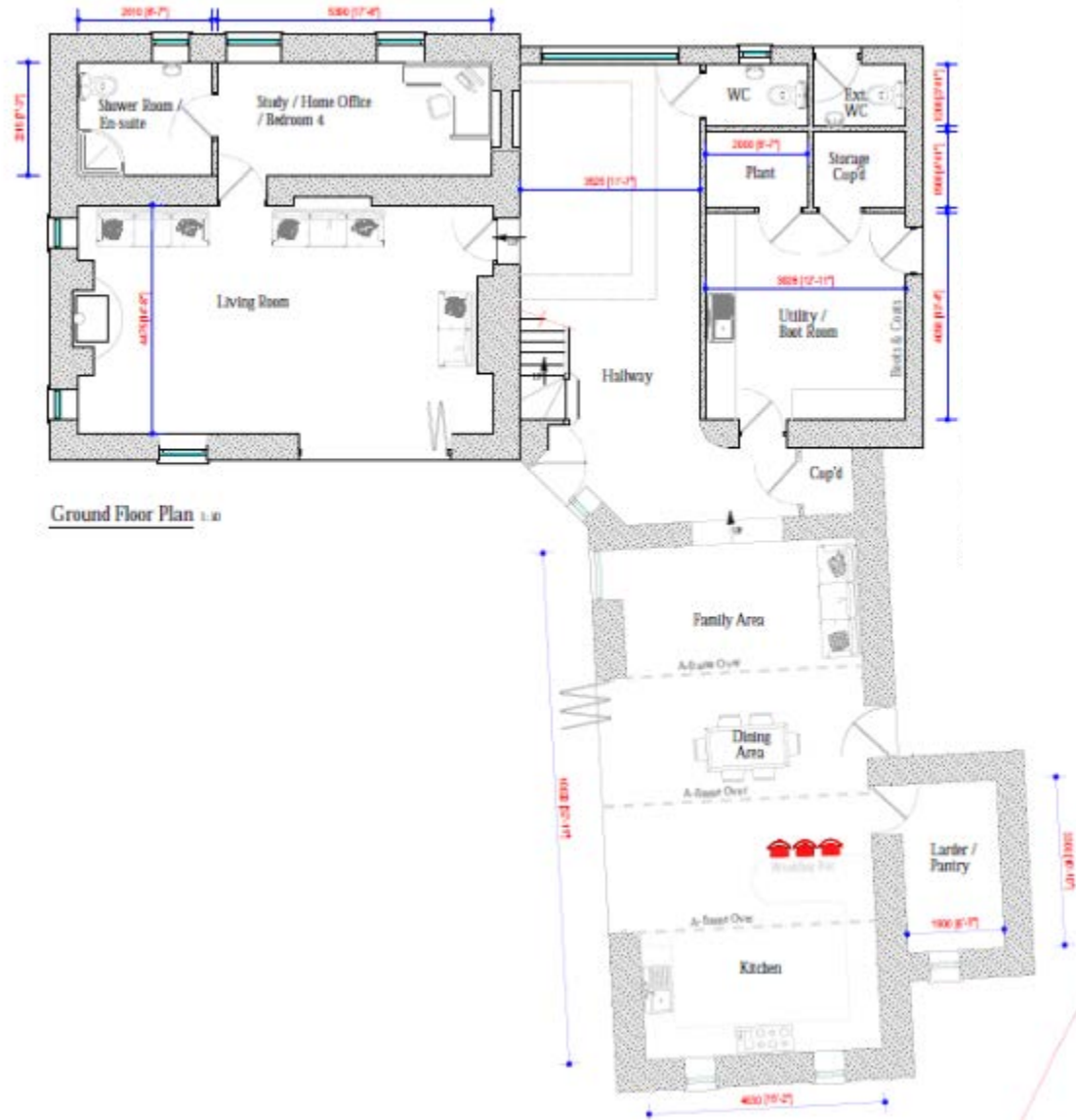
Side Elevation 1:100



First Floor Plan 1:20

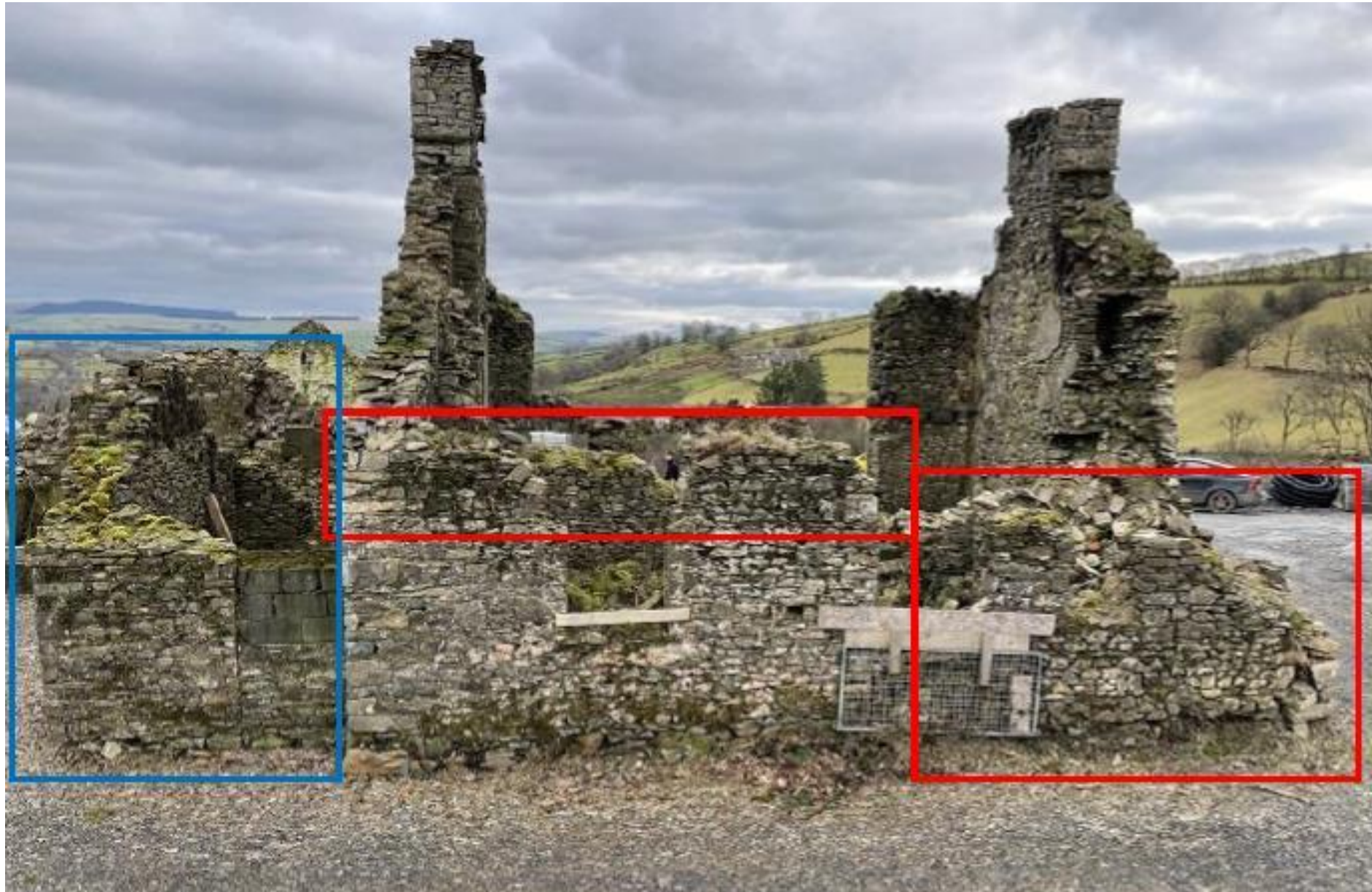


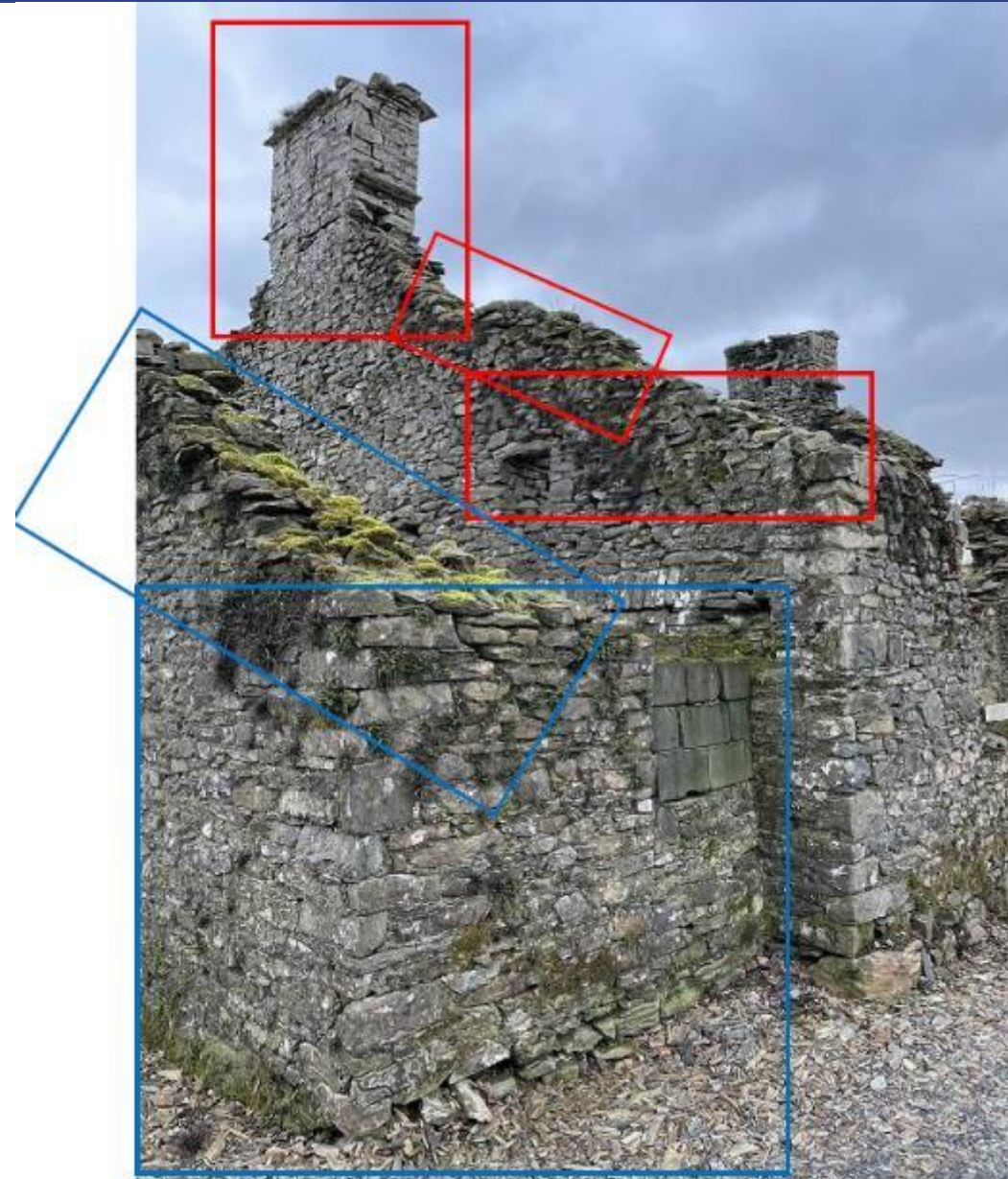
Roof Plan 1:100

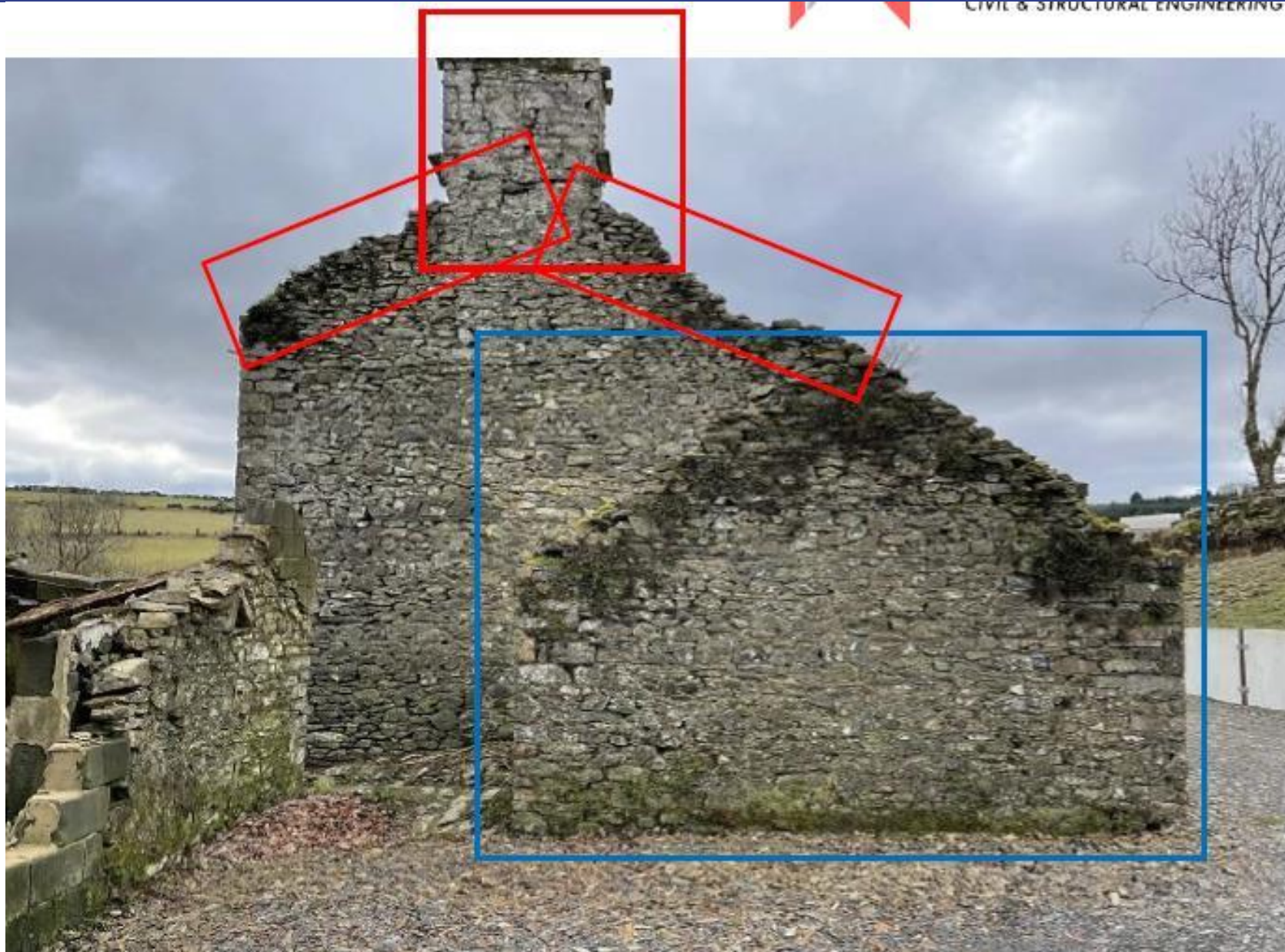




















Diolch | Thank you

sirgar.llyw.cymru

carmarthenshire.gov.wales

Cyngor **Sir Gâr**
Carmarthenshire
County Council

