

Y Pwyllgor Cynllunio / Planning Committee

14/09/2023

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/03083

Gary Glenister

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

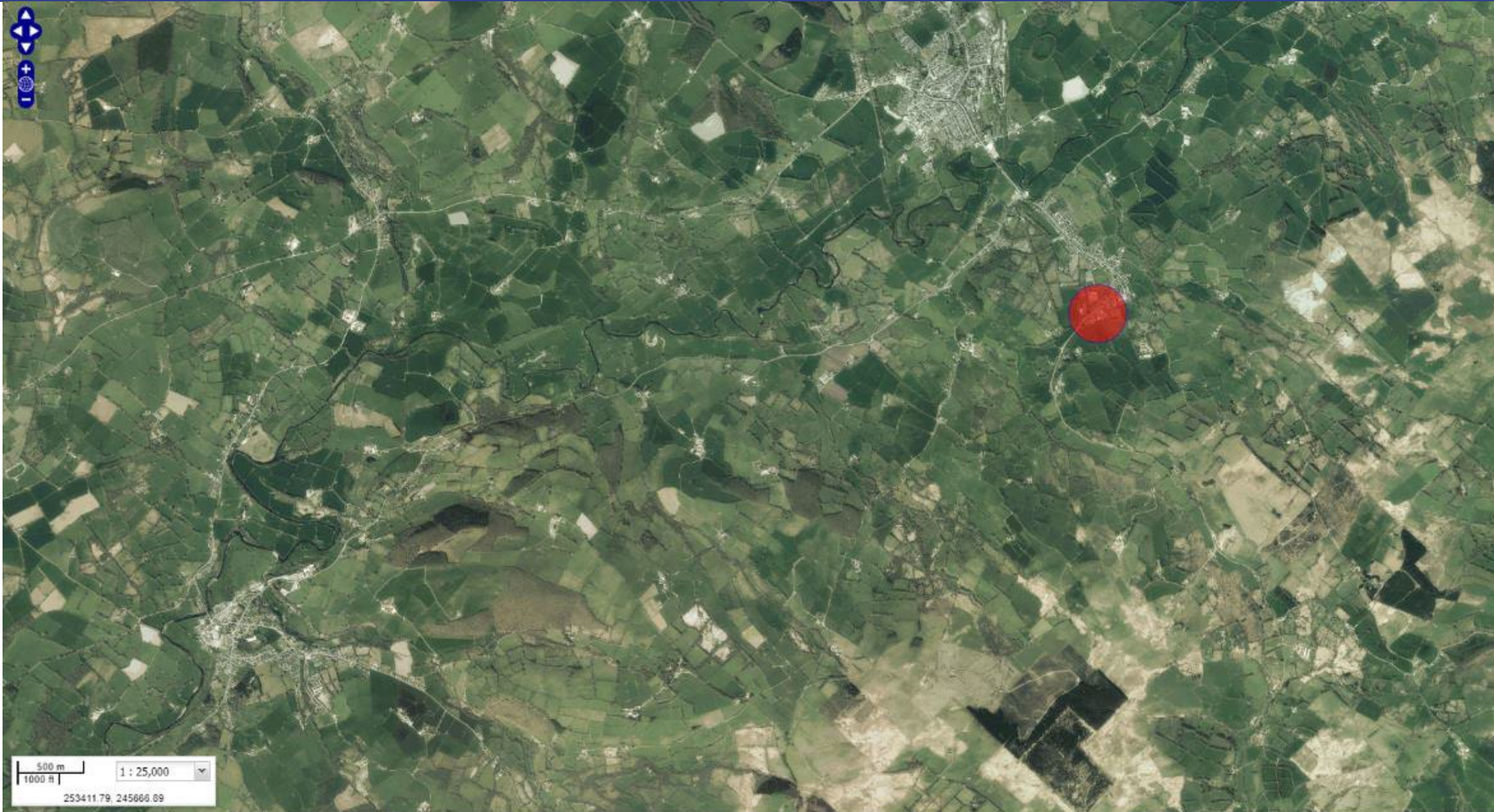
Lle a Seilwaith | Place and Infrastructure

Cyngor **Sir Gâr**
Carmarthenshire
County Council



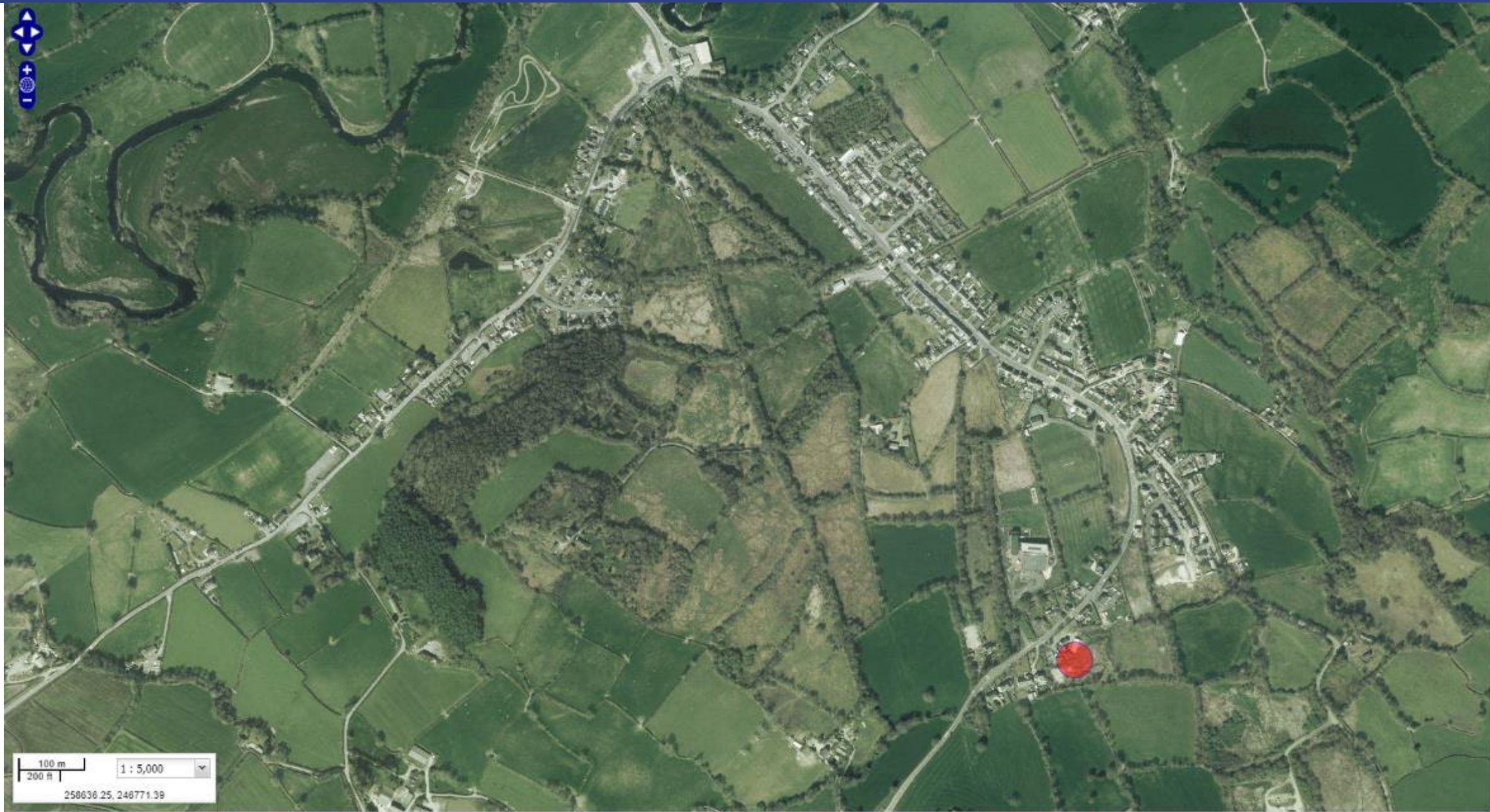


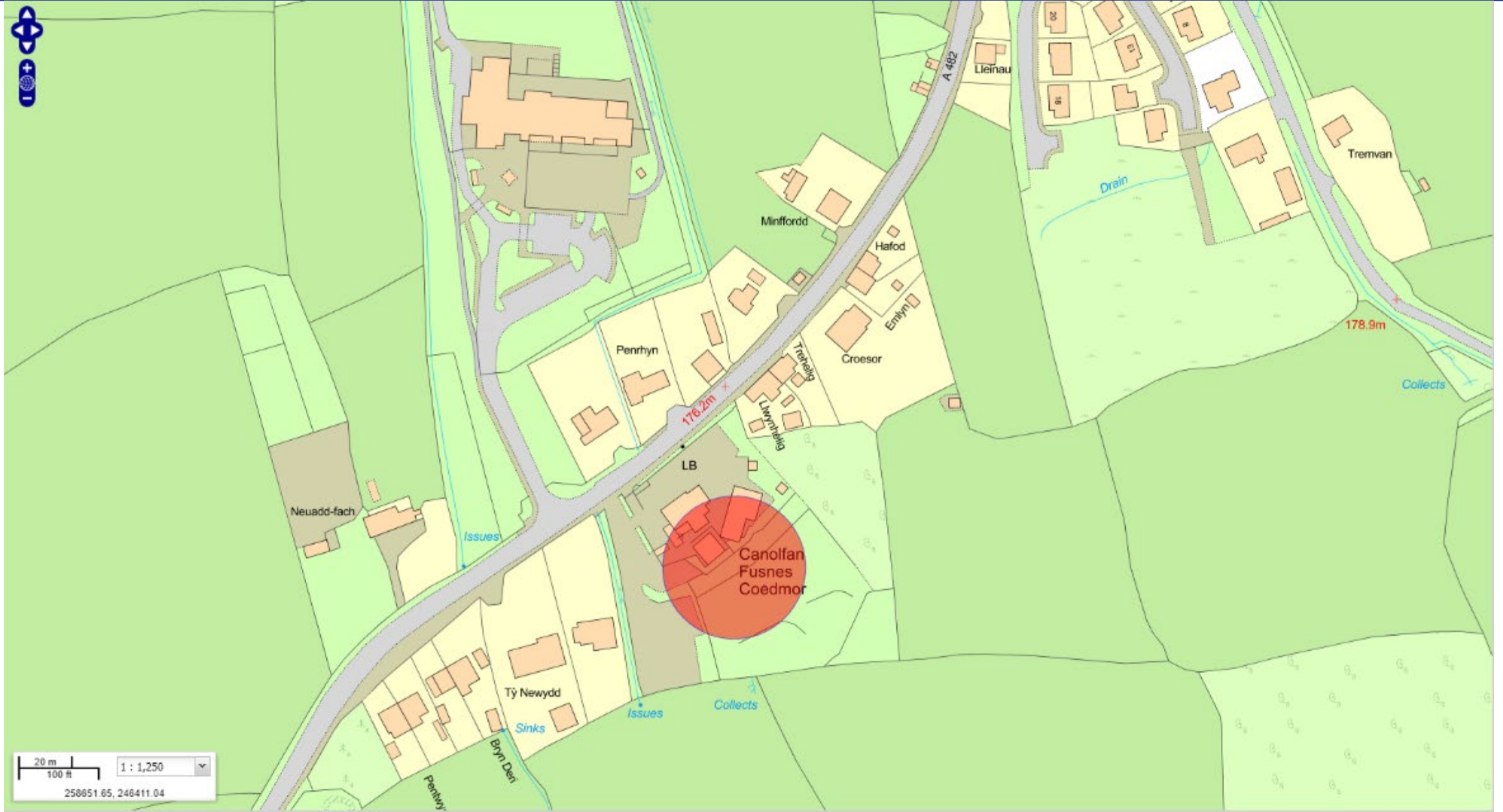
PL/03083

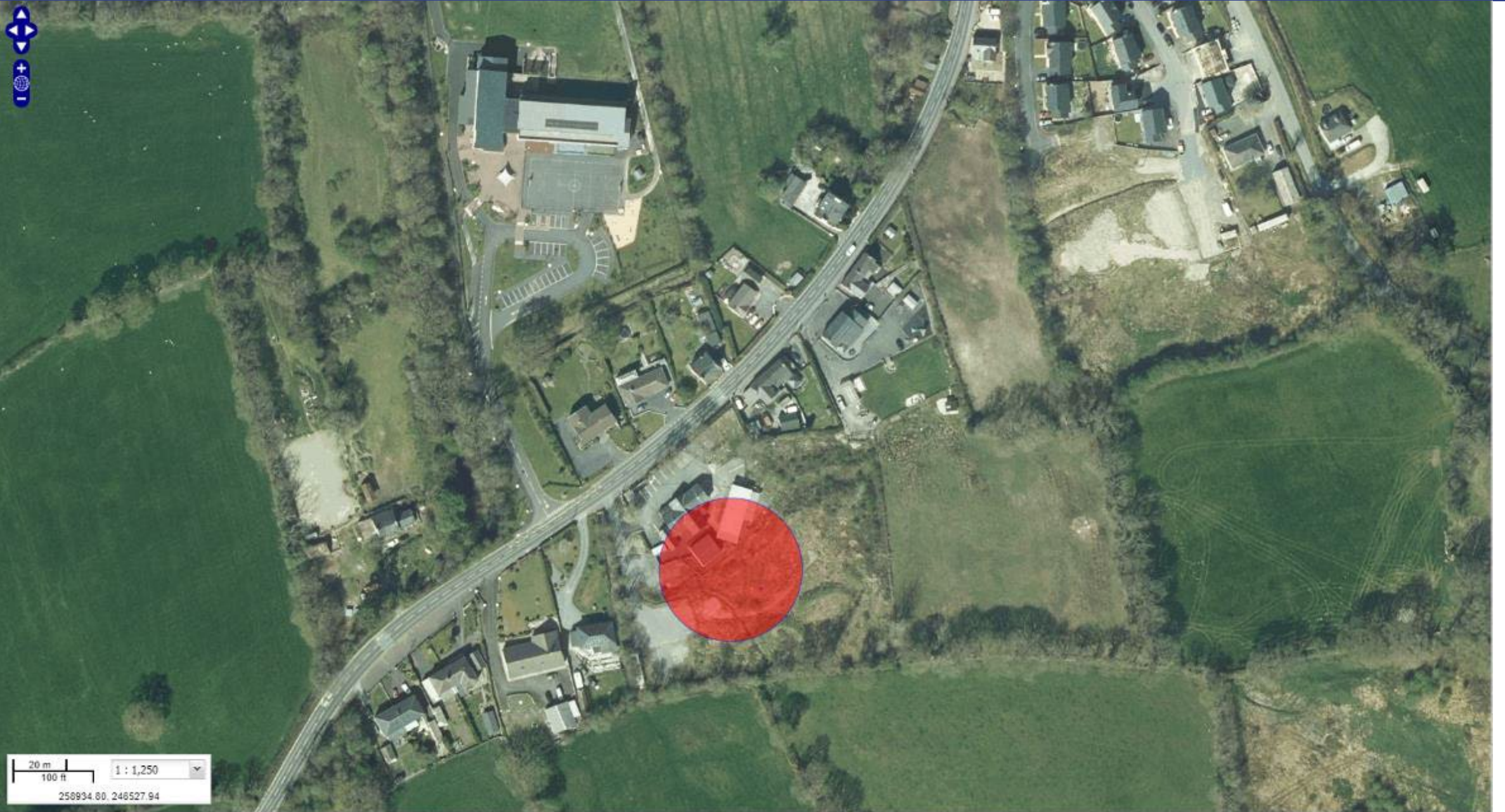




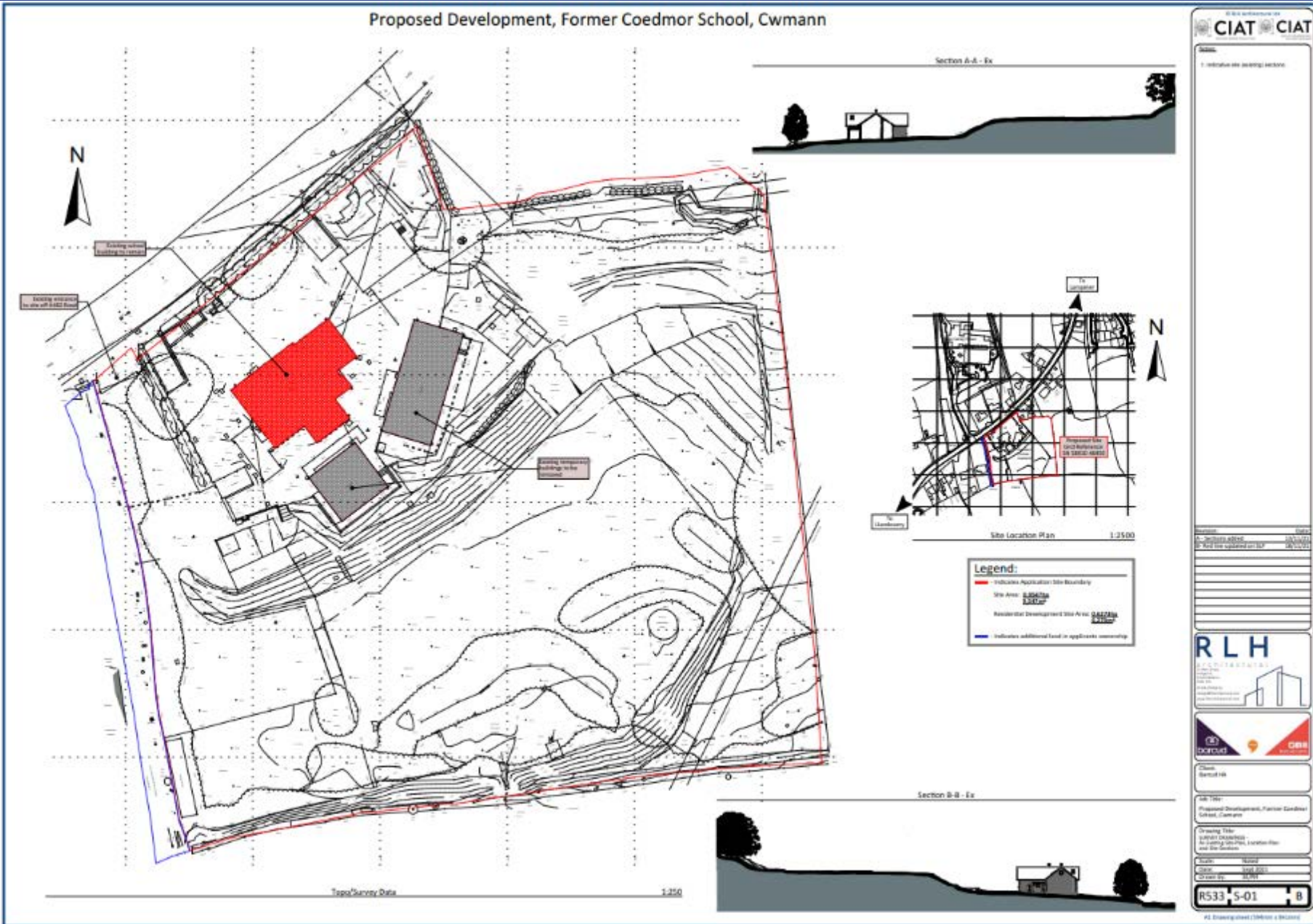
PL/03083







Proposed Development, Former Coedmor School, Cwmann



CIAT

1. Introduction and background sections

RLH

boroid

CSB

Client: [Redacted]

Site Title: Proposed Development, Former Coedmor School, Cwmann

Drawing Title: [Redacted]

Scale: 1:250

Drawn by: [Redacted]

Checked by: [Redacted]

Drawn on: 20/01/2024

Drawn at: [Redacted]

R533-5-01 **8**

All Drawings owned by RLH & RBG 2024



PL/03083 (As Proposed)

Proposed Development, Former Coedmor School, Cwmam



Legend:

- Indicates Application Site Boundary
- Site Area: **RESIDENTIAL DEVELOPMENT SITE AREA**
- Indicates additional land in application consent file

Proposed Site Mix:

- 1 No. Open Market Dwelling (200 sqm building) (S1043)
- 2 No. 5P2B Houses (S1043)
- 2 No. 4P1B Disabled Bungalows (S1043)
- 8 No. 4P2B Houses (S1043)
- 1 No. 4P1D Disabled Bungalows (S1043)
- 8 No. 2P2B Houses (S1043)

- Indicates proposed location of 5m retained tree. See ecology report for exact location, number and size.
- Indicates proposed location of 5m+ water point. See ecology report for exact location, number and size.
- Indicates tree to be planted.



- Notes:**
1. 5m+ retained tree to 'flagship' site location to be confirmed by CCC, Highway Dept.
 2. Site entrance off A166 to be improved and agreed with CCC Highway Dept.
 3. Sustainable Drainage Strategy (SUDS) to be developed by Engineer. See engineer's report.
 4. Drawings to be read in conjunction with the S1043 search maps.
 5. The proposed tree and conservation from the site is to be confirmed by engineers & CCC.
 6. Tree & Hedgehog and Wildlife Survey (WHS) may have minor effects on the scheme layout.
 7. Ground Risk Assessment report will be carried out.
 8. Drawing produced in accordance with CCC.
 9. The existing 'The School Building' is proposed to be converted to a single family dwelling.
 10. The existing tree at site entrance is to be removed.

Proposed Site Plan

CIAT

RLH

CLM

Client: RUS33

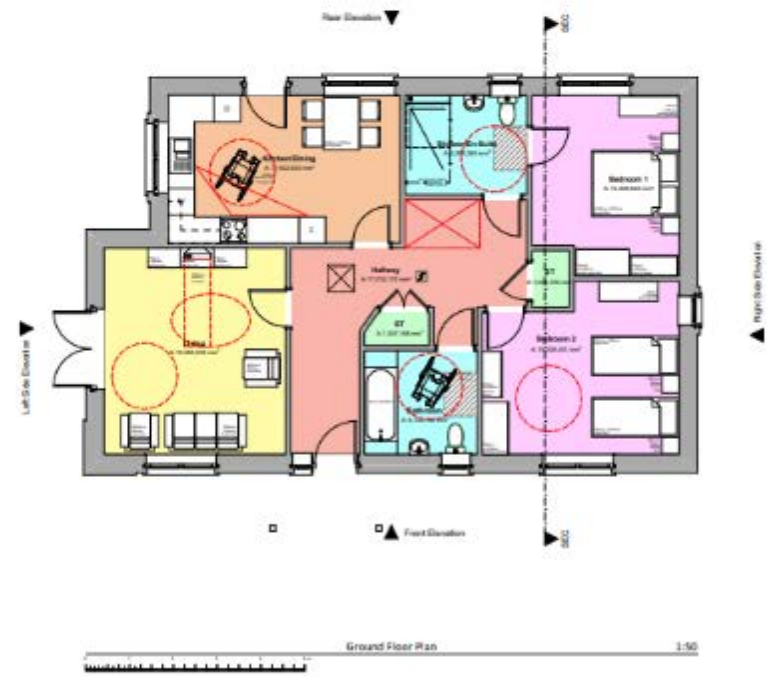
Site Title: Proposed Development, Former Coedmor School, Cwmam

Drawing Title: CLM/AM/03083/P-01 Proposed Site Plan

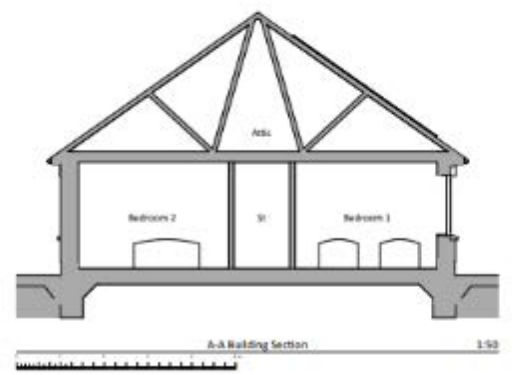
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Revision: 01

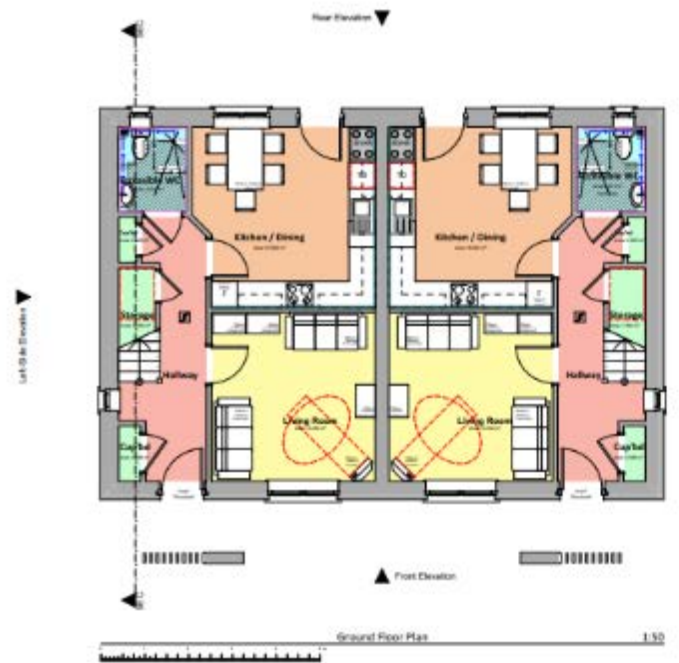
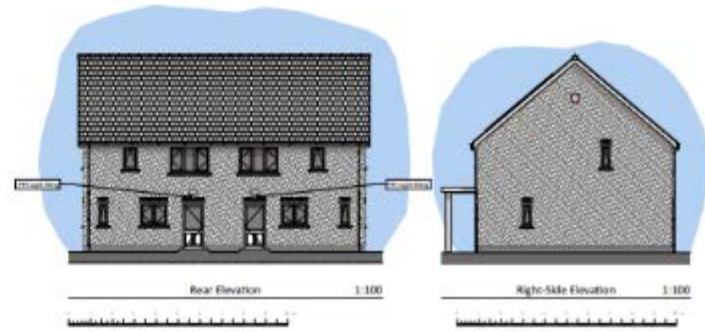
RS33 P-01 A



Areas:
Basic External Ground Floor Area = 102.48sqm (1,100.07sqft)
Total Base Internal Floor Area = 222.48sqm (2,393.27sqft)
Storage Areas:
Garage Area 14.74sqm (158.67sqft)
Unfinished Storage Area = 2.04sqm
Ground Floor Storage Area = 2.04sqm
Total Building Storage Area = 2.04sqm
Key/Legend:
Proposed location of integrated fire box

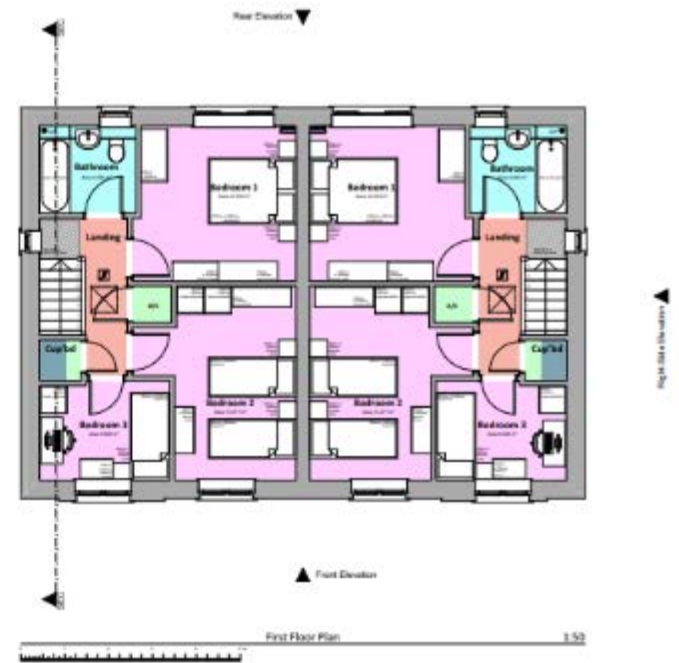


Former Coedmor CP School, Cwmann, Lampeter SA48 8ET "Planning Drawings" - 5P3B Semi-Detached House



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 (highlights in light green colour)
 Basement Storage Area = 2.88sqm
 Ground Floor Storage Area = 2.88sqm
 First Floor Storage Area = 1.88sqm
 Total Building Storage Area = 7.64sqm



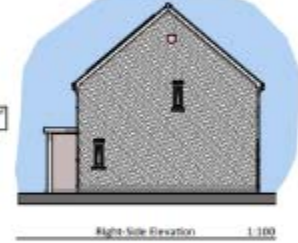
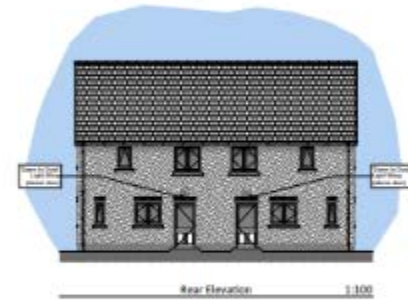
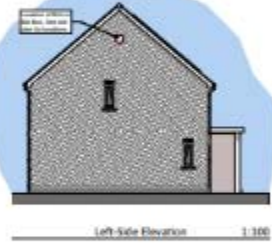
Revised	Date	By	Scale

1. Color notes consistent with proposed floor plan unless otherwise stated. See also 'Proposed' and 'As Shown' drawings for further details.



Client: Renewal Housing	Order: R532-P-08	Drawing Title: Former Coedmor CP School, Cwmann, Lampeter SA48 8ET
Architect: CIAT	Order: R532-P-08	Order: R532-P-08

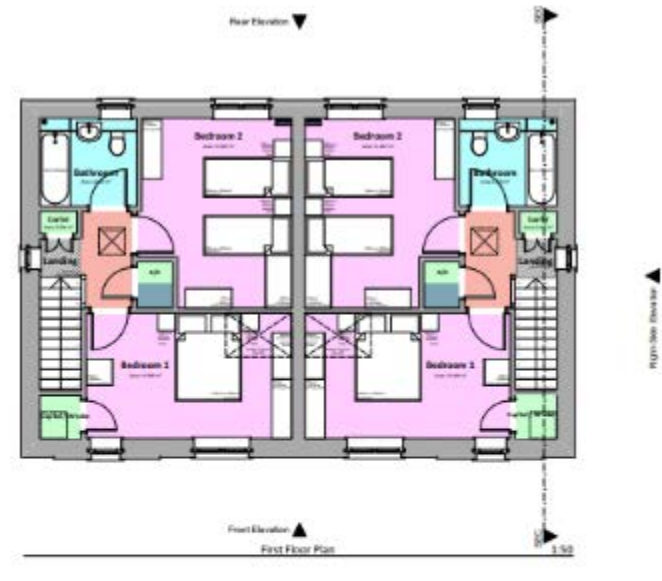
Former Coedmor CP School, Cwmann, Lampeter SA48 8ET
 "Planning Drawings" - 4P2B Semi-Detached House



Floor Areas:
 Total Gross Internal Ground Floor Area = 46,822m² (100,286sqft)
 Total Gross Internal First Floor Area = 41,816m² (89,826sqft)
 Total Gross Internal Area = 88,638m² (190,112sqft)

Storage Areas:
 (Storage areas highlighted in light green colour)
Ground Floor Storage Areas:
 Ground Floor Storage Area = 1,436m²
 First Floor Storage Area = 4,244m²
 Total Storage Storage Area = 5,680m²

Key/Legend:
 Proposed location of integrated hot box



Revised	Date	By	Scale


Notes:
 1. To be read in conjunction with integrated floor plan & site internal hotbox drawing. Ref. no. 8002 00 11.



Client: Remodelling	Order Number: Date: 10th 03/2024 Version: 01/004	Drawing Title: Semi-detached house Lampeter SA48 8ET
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R532-P-07


A1 Drawing sheet (564mm x 843mm)




Former Coedmor CP School, Cwmann, Lampeter SA48 8ET


"Planning Drawings" - 2P1B Semi-Detached House

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Left-Side Elevation 1:100




Front Elevation 1:100



Right-Side Elevation 1:100




Rear Elevation 1:100

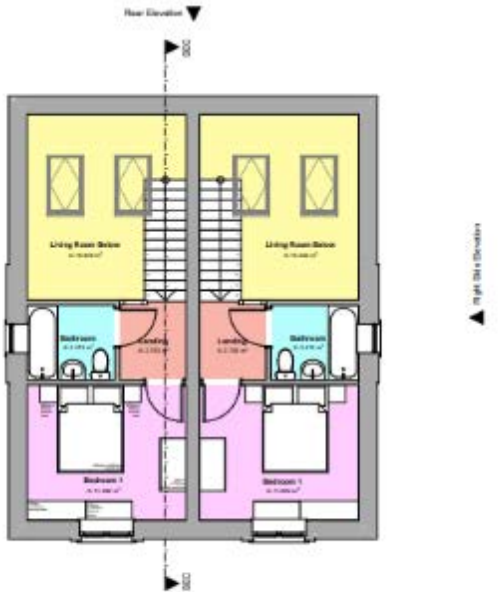


Ground Floor Plan 1:50

SEC



SEC 1:100



First Floor Plan 1:50

Floor Areas:

Total Gross Internal Ground Floor Area = 22.74sqm (242.48sqft)

Total Gross Internal First Floor Area = 22.74sqm (242.48sqft)

Total Gross Internal Area = 45.48sqm (484.96sqft)

Storage Areas:


(Storage areas highlighted in light green below)


Ground Floor Storage Area = 1.24sqm

First Floor Storage Area = 4.80sqm

Total Storage Area = 6.04sqm

Rev	Date	By	Notes





Client: Residential

Order Ref: R533-P-05

Order Date: July '13

Order Ref: R533-P-05

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

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

R533-P-05

PL/03083 (Proposed Levels Strategy Layout)



PL/03083 (Contour Plan Showing Sections)



KEY

- EXISTING CONTOUR LINE (PROPOSED)
- EXISTING CONTOUR LINE (ORIGINAL)
- EXISTING

GENERAL NOTES

1. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT DOCUMENTS.
2. THE DESIGNER ACCEPTS LIABILITY FOR THE DESIGN PROVIDED HEREIN. THE CLIENT ACCEPTS LIABILITY FOR THE DESIGN PROVIDED HEREIN. THE CLIENT ACCEPTS LIABILITY FOR THE DESIGN PROVIDED HEREIN. THE CLIENT ACCEPTS LIABILITY FOR THE DESIGN PROVIDED HEREIN.
3. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED DEVELOPMENT. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED DEVELOPMENT.
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REVISIONS

NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMIT	10/10/10
02	ISSUED FOR PERMIT	10/10/10
03	ISSUED FOR PERMIT	10/10/10

Hydrock

PROJECT
FORMER SCHOOL SITE, CWMARN

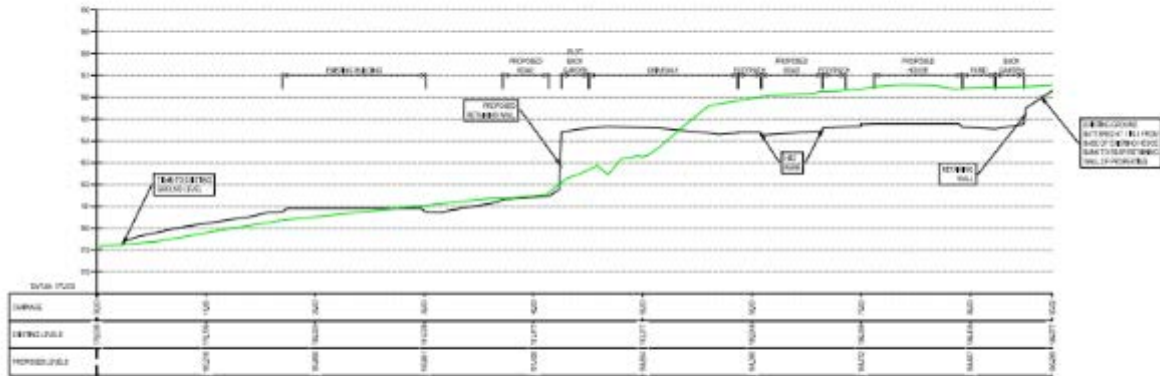
TYPE
CONTOUR PLAN SHOWING SITE SECTIONS

DATE
10/10/10

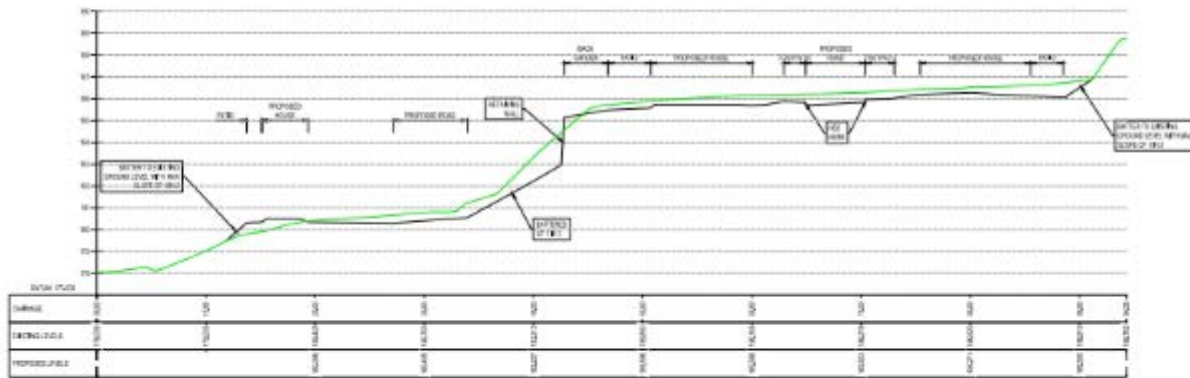
SCALE
1:200

INFORMATION
DRAWN BY: [Name] CHECKED BY: [Name] DATE: 10/10/10

APPROVED
[Signature]



SECTION 4A CH 0+00 to 0+58h
SCALE H 1/200 (1:100)



SECTION 4B CH 0+00 to 0+28h
SCALE H 1/200 (1:100)

DATE: 08/11/2023
 DRAWING NO: C-20315-C-02

- GENERAL NOTES:**
1. DRAWING FOR INFORMATION ONLY. ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED.
 2. USE OF THE DIMENSIONS DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND MAKE NECESSARY ADJUSTMENTS TO THE DRAWING TO REFLECT THE ACTUAL CONDITIONS ON THE GROUND.
 3. THE DRAWING SHALL BE USED FOR THE PURPOSES OF THE PROJECT ONLY. IT SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
 4. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE STRUCTURES SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE STRUCTURES AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	DESCRIPTION	DATE	BY	CHKD BY
01	ISSUED FOR PERMITTING	08/11/2023	J. BARCLID	J. BARCLID
02	ISSUED FOR PERMITTING	08/11/2023	J. BARCLID	J. BARCLID
03	ISSUED FOR PERMITTING	08/11/2023	J. BARCLID	J. BARCLID
04	ISSUED FOR PERMITTING	08/11/2023	J. BARCLID	J. BARCLID
05	ISSUED FOR PERMITTING	08/11/2023	J. BARCLID	J. BARCLID

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 Vancouver, BC V6H 2M6
 Tel: 604.273.1111
 Fax: 604.273.1112
 www.hydrock.com

PROJECT: BARCLID
PROJECT: FORMER SCHOOL SITE, CWMANN
TITLE: SITE SECTIONS SHEET 01 OF 02

PROJECT NUMBER: C-20315-C
SCALE: AS SHOWN
DATE: 08/11/2023
DESIGNER: J. BARCLID
CHECKER: J. BARCLID
DATE: 08/11/2023
PROJECT NO.: LAM-HYD-XX-XX-DR-C-203
DATE: 08/11/2023



LEGEND:

- EXISTING BUILDING FOOTPRINT
- EXISTING PARKING
- EXISTING DRIVEWAY
- EXISTING SIDEWALK
- EXISTING ROAD
- EXISTING CURB
- EXISTING GROUND
- EXISTING VEGETATION
- EXISTING UTILITY
- EXISTING FENCE
- EXISTING SIGN
- EXISTING LIGHT
- EXISTING TREE
- EXISTING SHrub
- EXISTING GRASS
- EXISTING SAND
- EXISTING GRAVEL
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING BRICK
- EXISTING STONE
- EXISTING METAL
- EXISTING WOOD
- EXISTING PLASTER
- EXISTING GYPSUM
- EXISTING CEMENT
- EXISTING BRICK
- EXISTING STONE
- EXISTING METAL
- EXISTING WOOD
- EXISTING PLASTER
- EXISTING GYPSUM
- EXISTING CEMENT

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PL/03083



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PL/03083



PL/05250

Paul Roberts

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Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

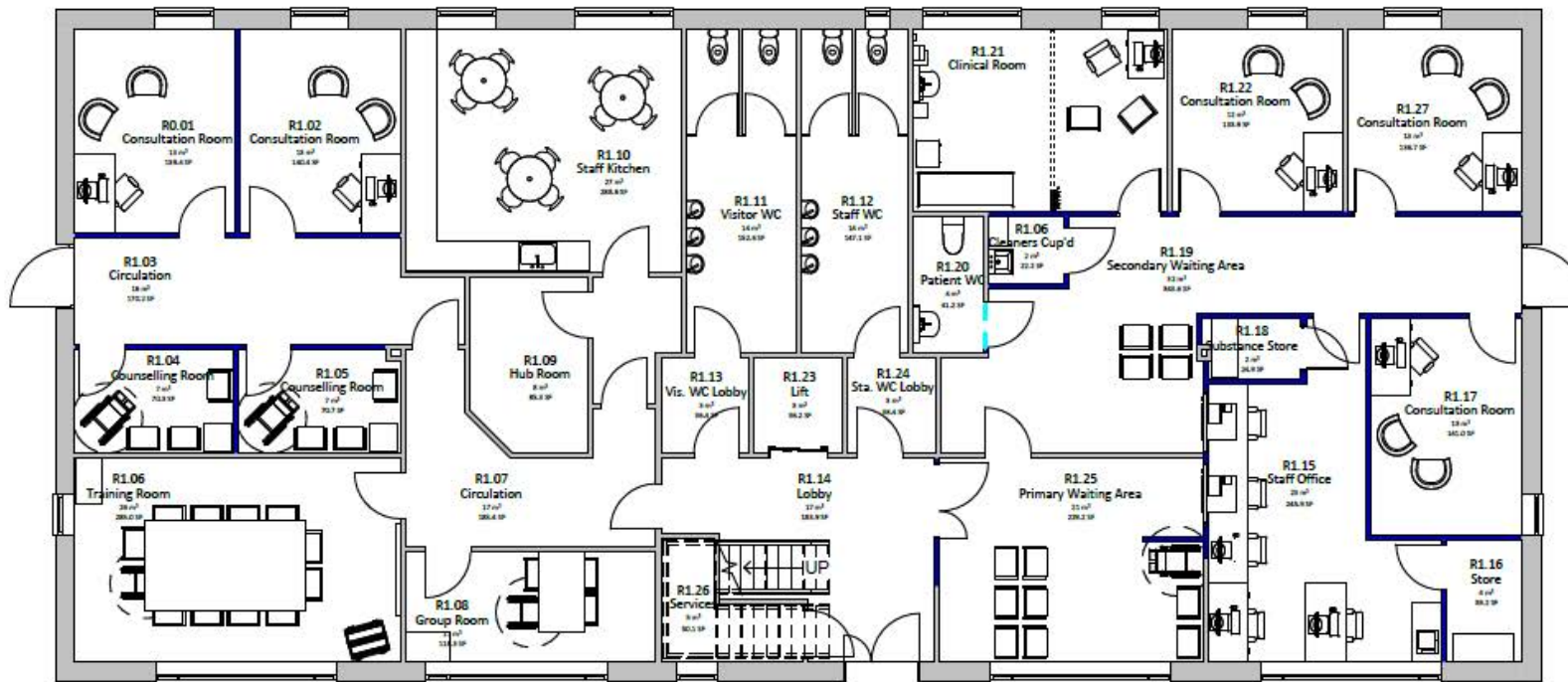
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County Council







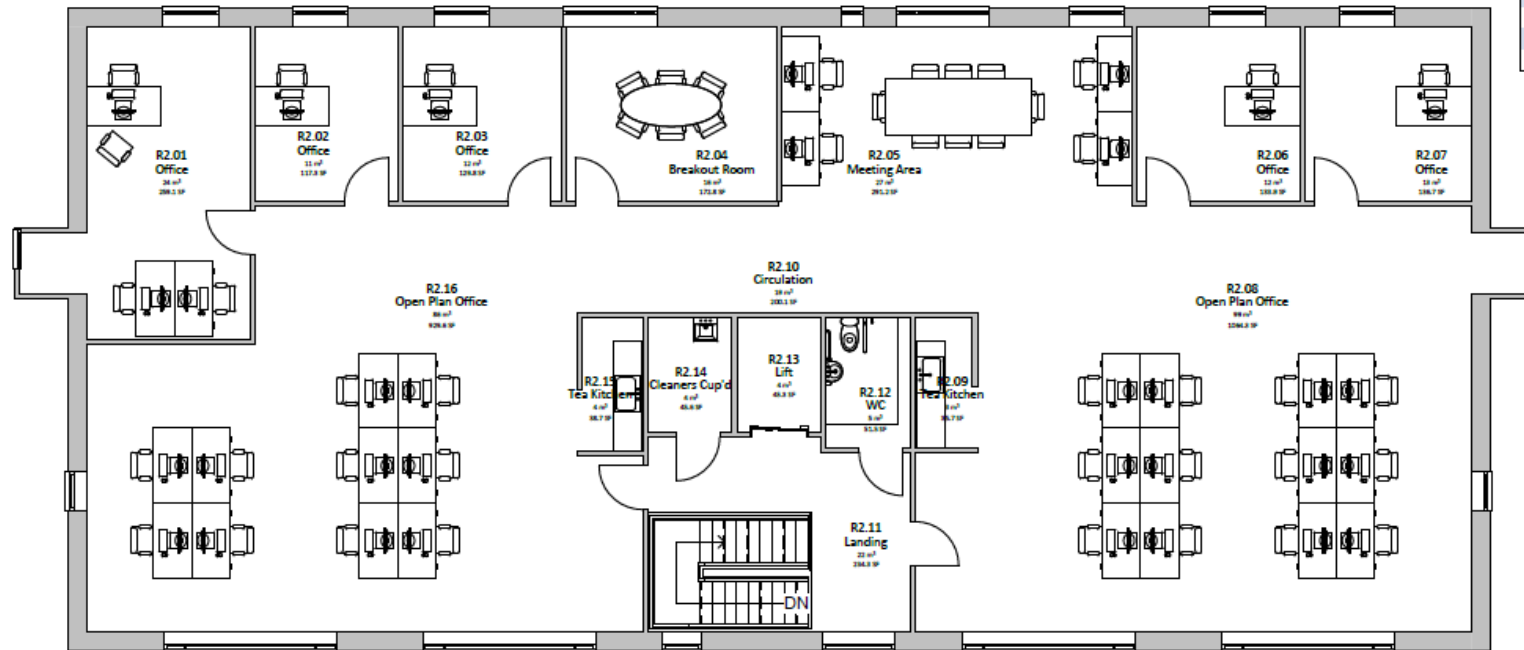
PL/05250 Proposed ground floor plan



PROPOSED ROOM SCHEDULE - GF

REF	LEVEL	NAME	AREA
R0.01	1.0 - Ground Floor	Consultation Room	13 m ²
R1.02	1.0 - Ground Floor	Consultation Room	13 m ²
R1.03	1.0 - Ground Floor	Circulation	16 m ²
R1.04	1.0 - Ground Floor	Counselling Room	7 m ²
R1.05	1.0 - Ground Floor	Counselling Room	7 m ²
R1.06	1.0 - Ground Floor	Cleaners Cup'd	2 m ²
R1.06	1.0 - Ground Floor	Training Room	26 m ²
R1.07	1.0 - Ground Floor	Circulation	17 m ²
R1.08	1.0 - Ground Floor	Group Room	11 m ²
R1.09	1.0 - Ground Floor	Hub Room	8 m ²
R1.10	1.0 - Ground Floor	Staff Kitchen	27 m ²
R1.11	1.0 - Ground Floor	Visitor WC	14 m ²
R1.12	1.0 - Ground Floor	Staff WC	14 m ²
R1.13	1.0 - Ground Floor	Vis. WC Lobby	3 m ²
R1.14	1.0 - Ground Floor	Lobby	17 m ²
R1.15	1.0 - Ground Floor	Staff Office	23 m ²
R1.16	1.0 - Ground Floor	Store	4 m ²
R1.17	1.0 - Ground Floor	Consultation Room	13 m ²
R1.18	1.0 - Ground Floor	Substance Store	2 m ²
R1.19	1.0 - Ground Floor	Secondary Waiting Area	32 m ²
R1.20	1.0 - Ground Floor	Patient WC	4 m ²
R1.21	1.0 - Ground Floor	Clinical Room	19 m ²
R1.22	1.0 - Ground Floor	Consultation Room	12 m ²
R1.23	1.0 - Ground Floor	Lift	3 m ²
R1.24	1.0 - Ground Floor	Sta. WC Lobby	3 m ²
R1.25	1.0 - Ground Floor	Primary Waiting Area	21 m ²
R1.26	1.0 - Ground Floor	Services	5 m ²
R1.27	1.0 - Ground Floor	Consultation Room	13 m ²

PL/05250 – Proposed first floor plan



PROPOSED ROOM SCHEDULE - FF			
REF	LEVEL	NAME	AREA
R2.01	2.0 - First Floor	Office	24 m ²
R2.02	2.0 - First Floor	Office	11 m ²
R2.03	2.0 - First Floor	Office	12 m ²
R2.04	2.0 - First Floor	Breakout Room	16 m ²
R2.05	2.0 - First Floor	Meeting Area	27 m ²
R2.06	2.0 - First Floor	Office	12 m ²
R2.07	2.0 - First Floor	Office	13 m ²
R2.08	2.0 - First Floor	Open Plan Office	99 m ²
R2.09	2.0 - First Floor	Tea Kitchen	3 m ²
R2.10	2.0 - First Floor	Circulation	19 m ²
R2.11	2.0 - First Floor	Landing	22 m ²
R2.12	2.0 - First Floor	WC	5 m ²
R2.13	2.0 - First Floor	Lift	4 m ²
R2.14	2.0 - First Floor	Cleaners Cup'd	4 m ²
R2.15	2.0 - First Floor	Tea Kitchen	4 m ²
R2.16	2.0 - First Floor	Open Plan Office	86 m ²

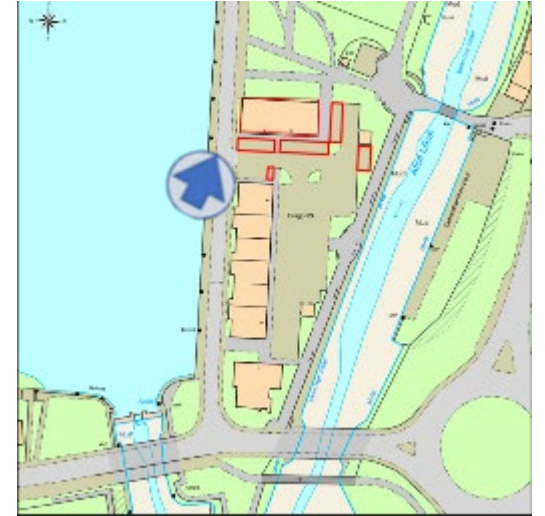
PL/05250







PL/05250



PL/05250



PL/05250



PL/05250





PL/05250



PL/05354

Hugh Towns

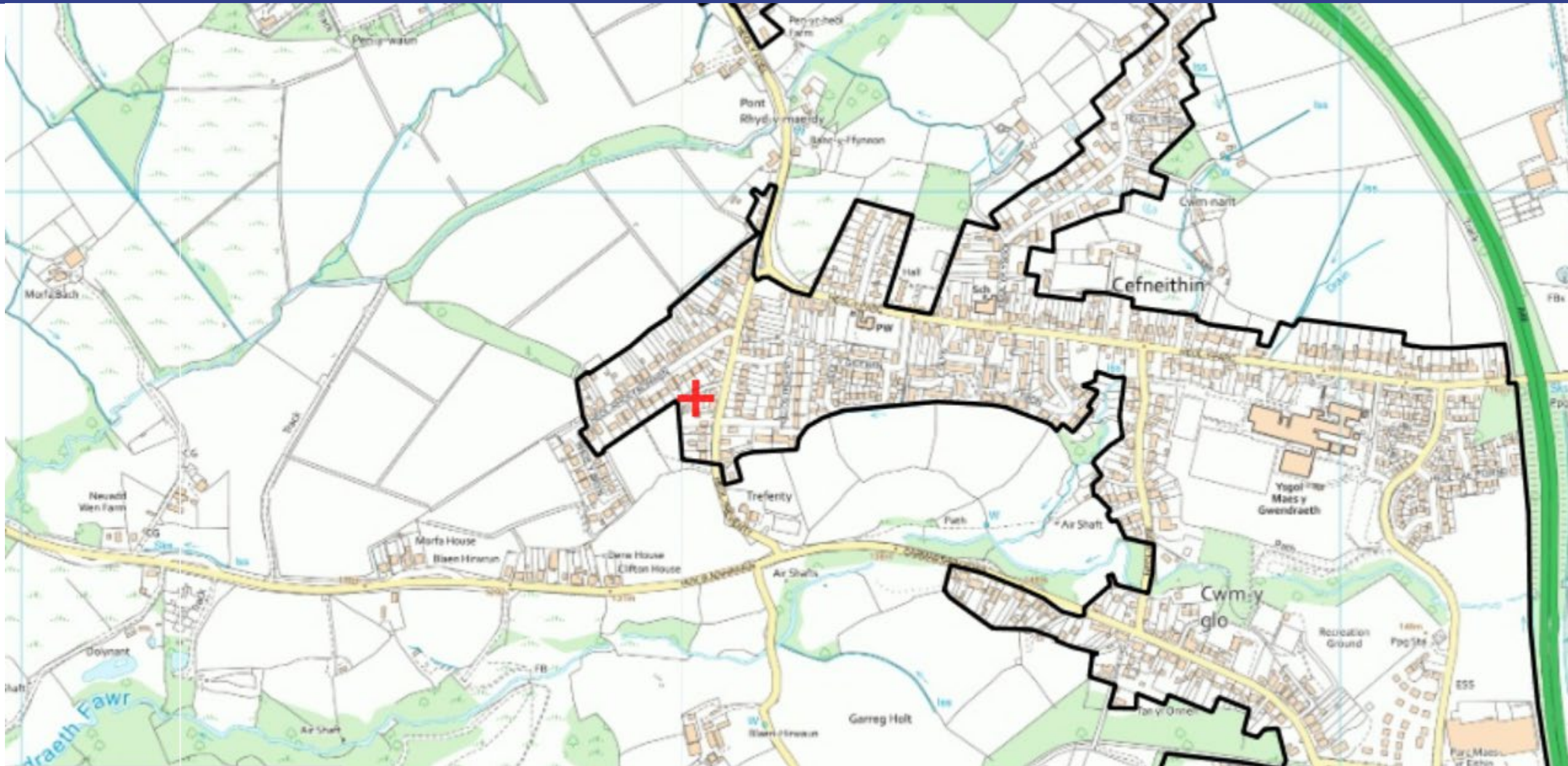
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Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

Cyngor **Sir Gâr**
Carmarthenshire
County Council



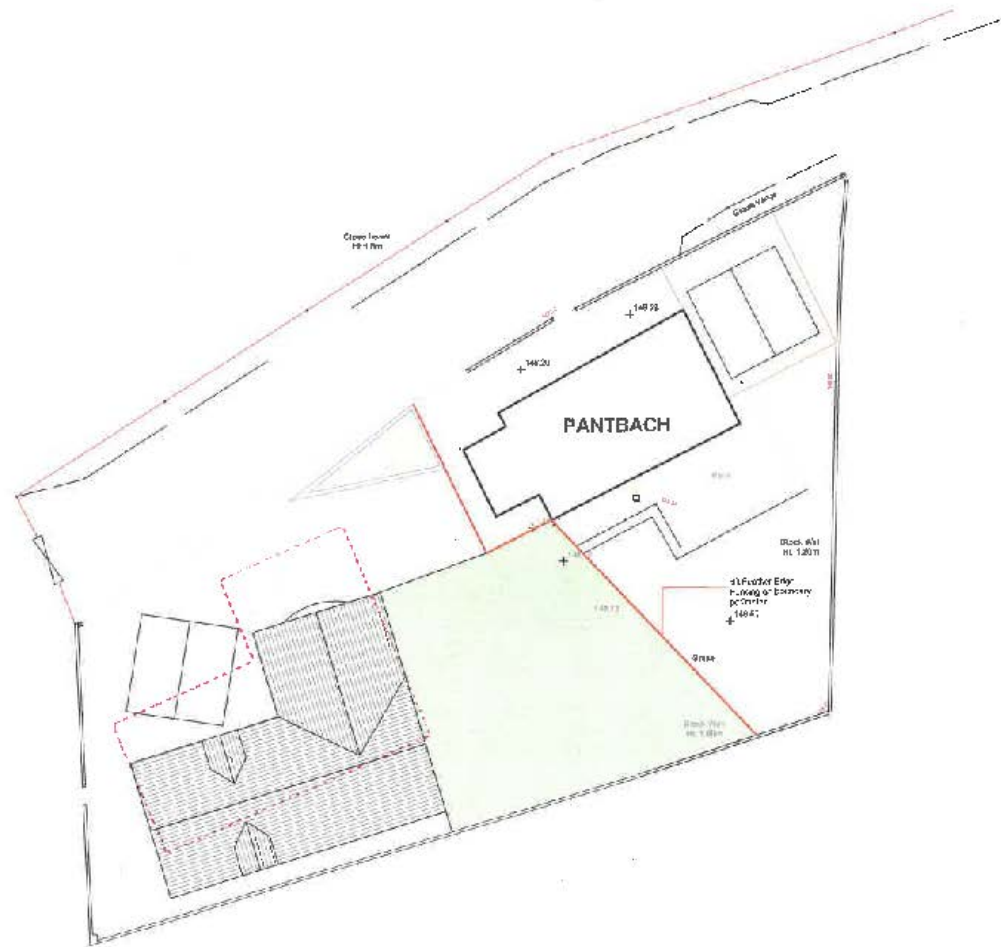
PL/05354



PL/05354



PL/05354 – Comparative Site Plan



PROPOSED SITE PLAN
1:200



PROJECT	Proposed Suburban Development
CLIENT	Suburban Development
REVISIONS	

NOTES
 1. All work to be done in accordance with the relevant standards and specifications.
 2. The site plan is a preliminary plan and is subject to change without notice.
 3. The site plan is not to be used for any other purpose without the written consent of the architect.

DATE
 15/08/2024

DRAWING TITLE
 PROPOSED SITE PLAN

JOB NUMBER
 PL/05354

DRAWING NUMBER
 1.0

SCALE
 A3

DESIGNED BY
 DRAWN BY
 CHECKED BY
 DATE

PL/05354 – Proposed Elevations

1 Front elevation
1:100

2 Elevation on A
1:100

3 Elevation on B
1:100

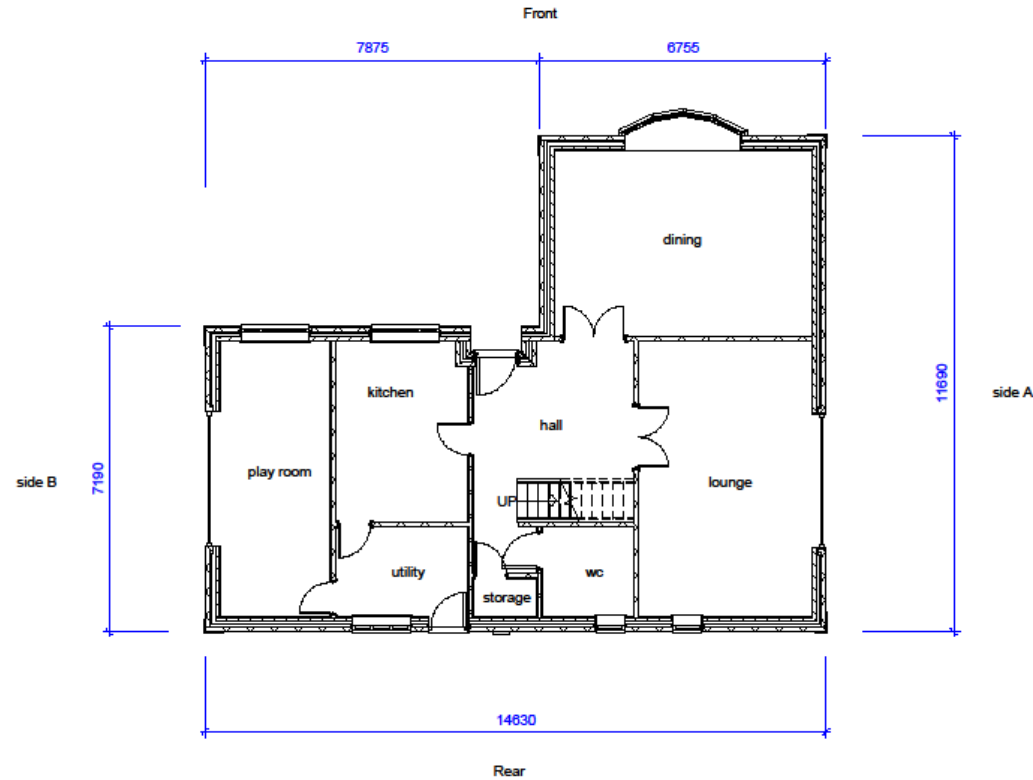
4 Rear Elevation
1:100

6503

	No.	Description	Date		PROJECT Proposed Dormer Bungalow , Heol Treventy	CLIENT				
						Date 11/05/2016	Scale (@ A3) 1:100			
						Author	DRAWING NUMBER HT003	REV A		
						Checked by				
				CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE Planning	Elevations		

11/05/2016 16:38:10

PL/05354 – Proposed Ground Floor Plan



1 Ground floor
1 : 100



No.	Description	Date

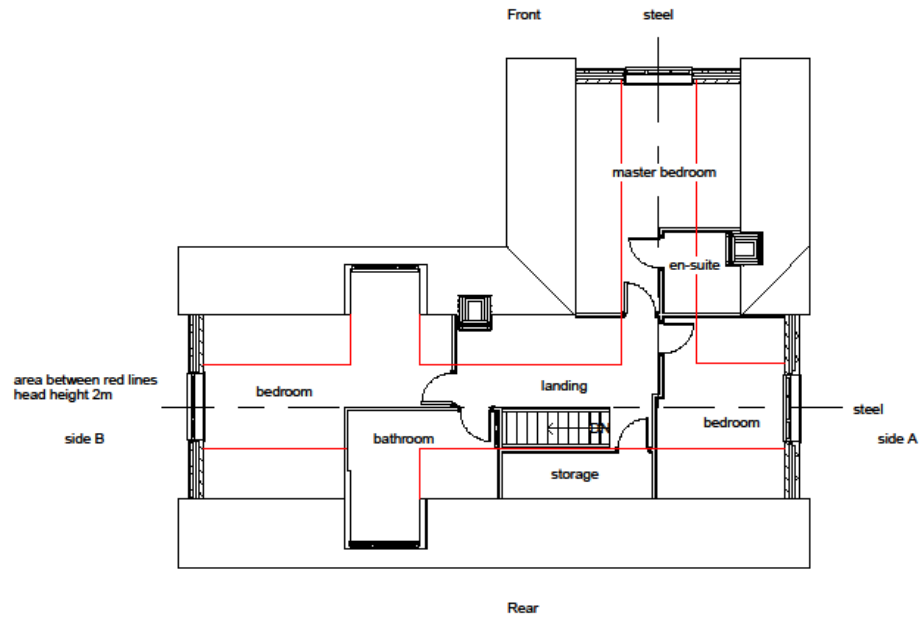
J C R PLANNING			
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
			Planning

PROJECT Proposed Dormer Bungalow , Heol Treventy
Ground floor plan

CLIENT		
Date 11/05/2016	Scale (@ A3) 1 : 100	
Author	DRAWING NUMBER HT001	REV A
Checked by		

11/05/2016 16:37:00

PL/05354 – Proposed First Floor Plan



1 First floor
1:100



No.	Description	Date

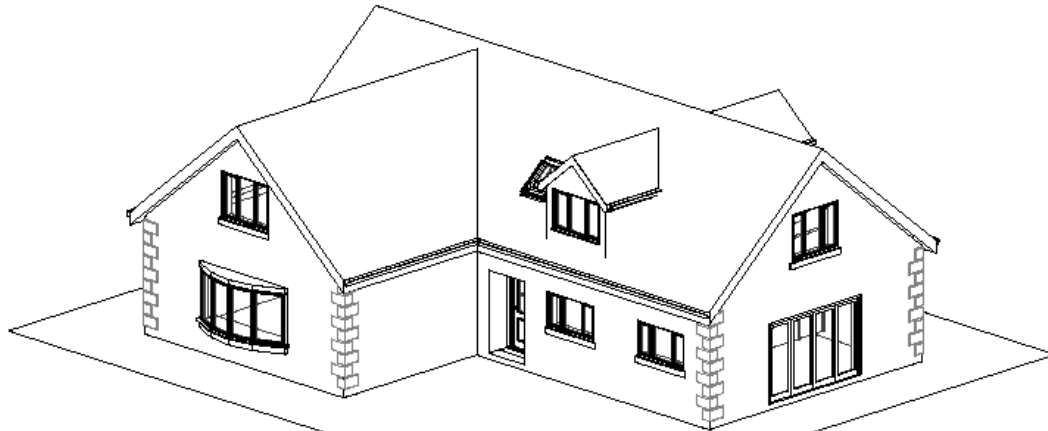
			
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
			Planning

PROJECT	Proposed Dormer Bungalow , Heol Treventy
First floor plan	

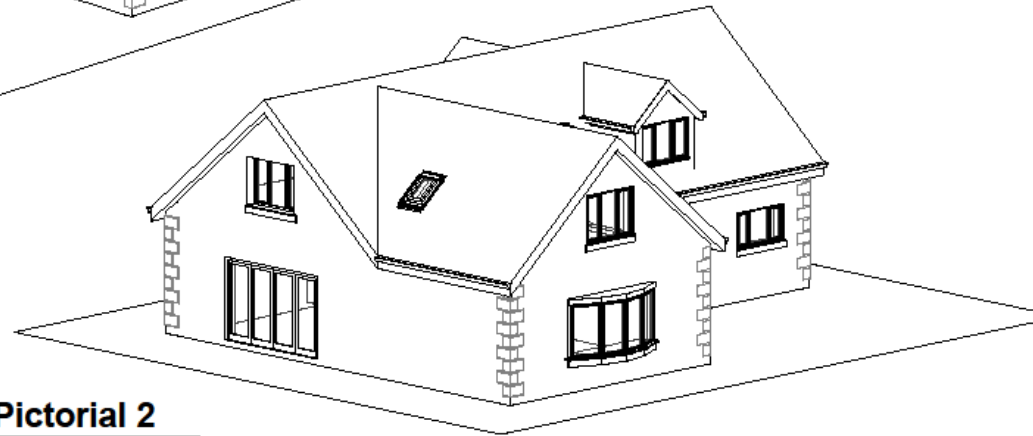
CLIENT	
Date	11/05/2016
Scale (of A3)	1:100
Author	
Checked by	
DRAWING NUMBER	HT002
REV	A

11/05/2016 18:37:41

PL/05354 – Proposed 3D View – Front and Sides



1 Pictorial



2 Pictorial 2



No.	Description	Date

			
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
			Planning

PROJECT	Proposed Dormer Bungalow , Heol Treventy
	Pictorial

CLIENT	
Date 11/05/2016	Scale (@ A3)
Author	DRAWING NUMBER
Checked by	HT005
	REV
	A

11/05/2016 16:38:44

PL/05354 –Site Photographs



PL/05354 –Site Photographs



PL/05354 –Site Photographs



PL/05354 –Site Photographs



PL/05354 –Site Photographs



PL/05354 –Site Photographs



PL/05493

Hugh Towns

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PL/05493



PL/05493 – Planning History



0 20 40 60m

Graddfa
Scale 1:2500

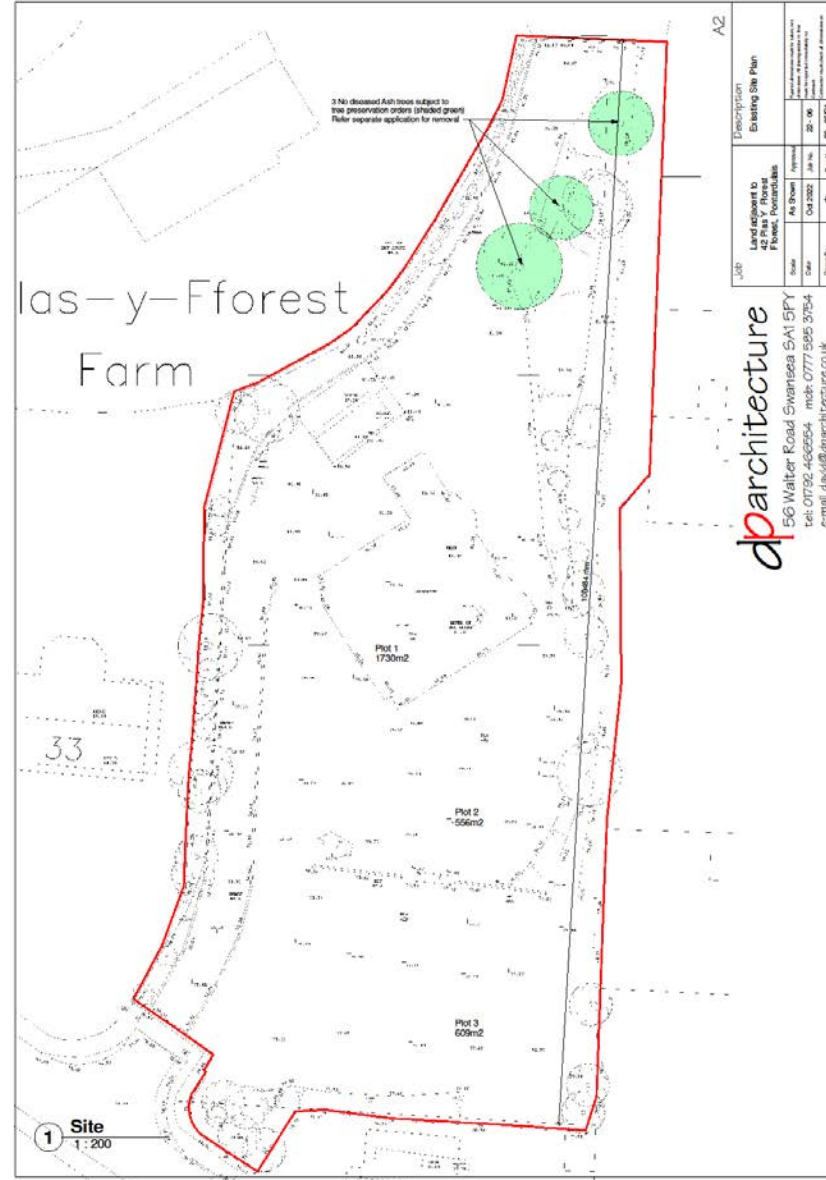
Canol y Map
Map Centre [257973.9,204882.0]

Dyddiad
Date 22/08/2023

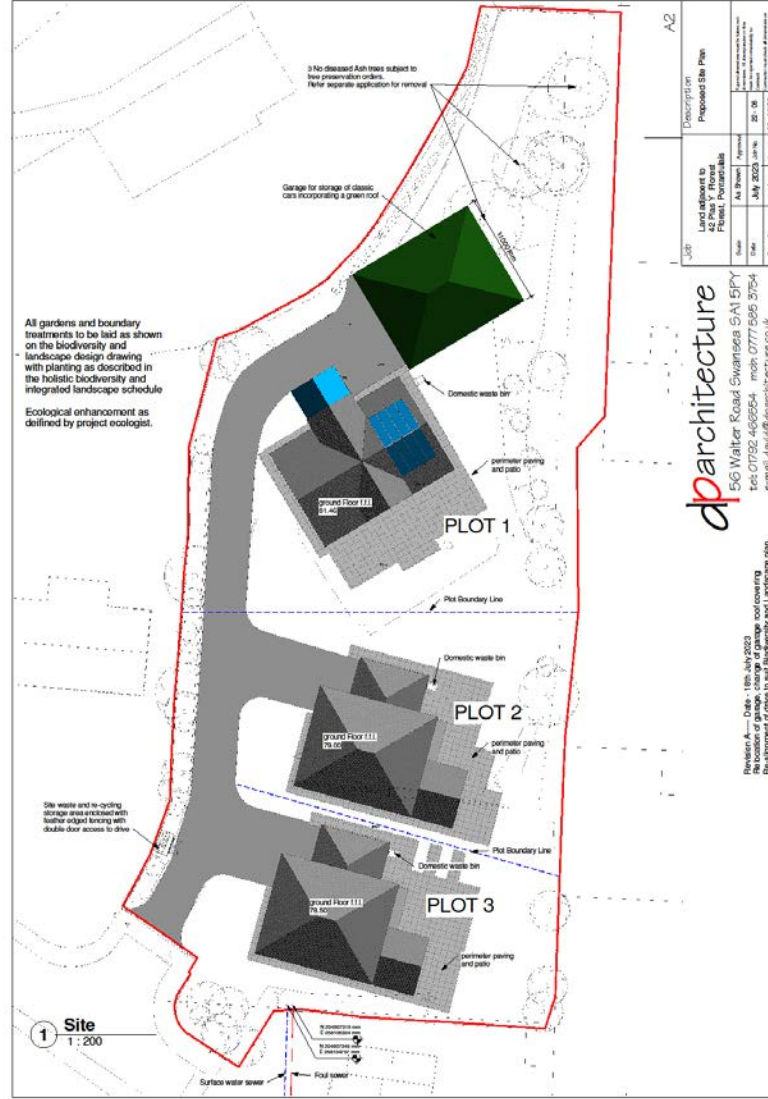
PL/05493 – Location Plan



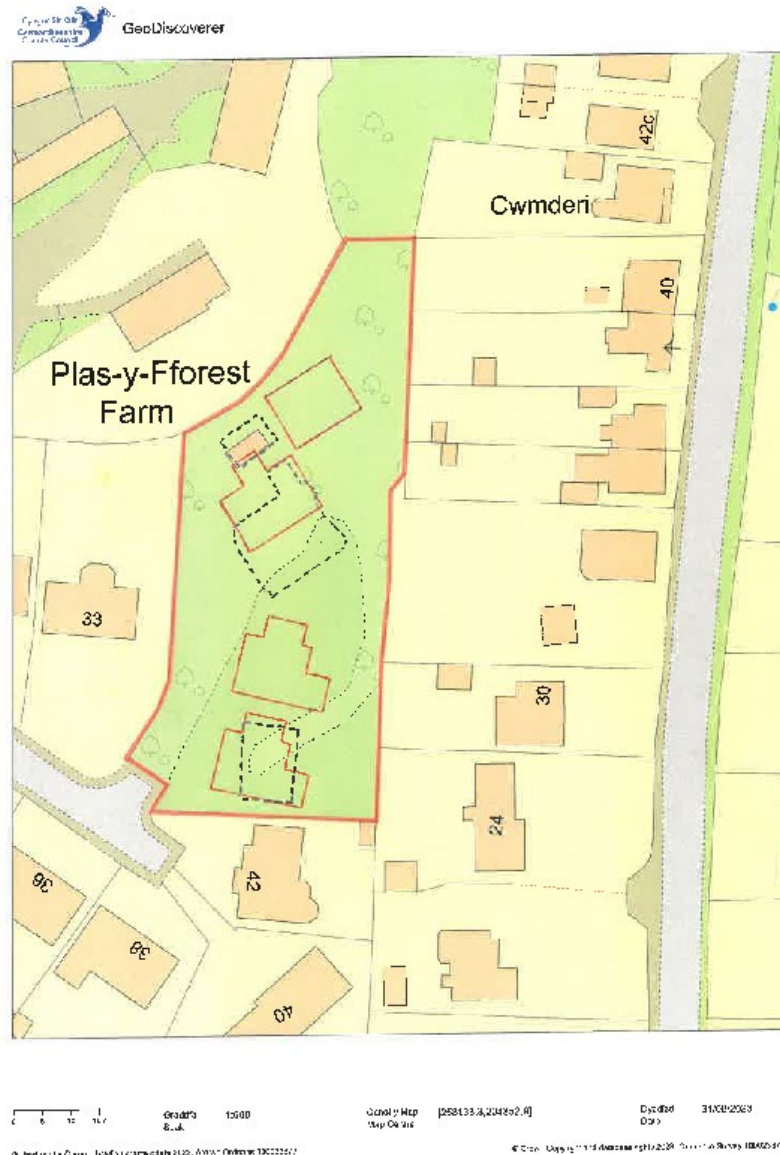
PL/05493 – Existing Site Plan



PL/05493 – Proposed Site Plan



PL/05493 – Comparative Site Plan



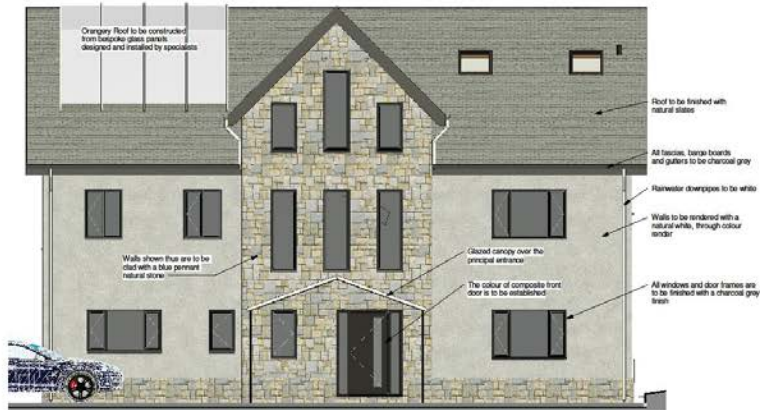
PL/05493 – Proposed Elevations – Plot 1



1 Rear SE
1:50



2 Side NE
1:50



3 Front NW
1:50



4 Side SW
1:50



dparchitecture
56 Walter Road Swansea SA1 5PY
tel: 01792 466554 mob: 0777 585 3754
e-mail david@dparchitecture.co.uk

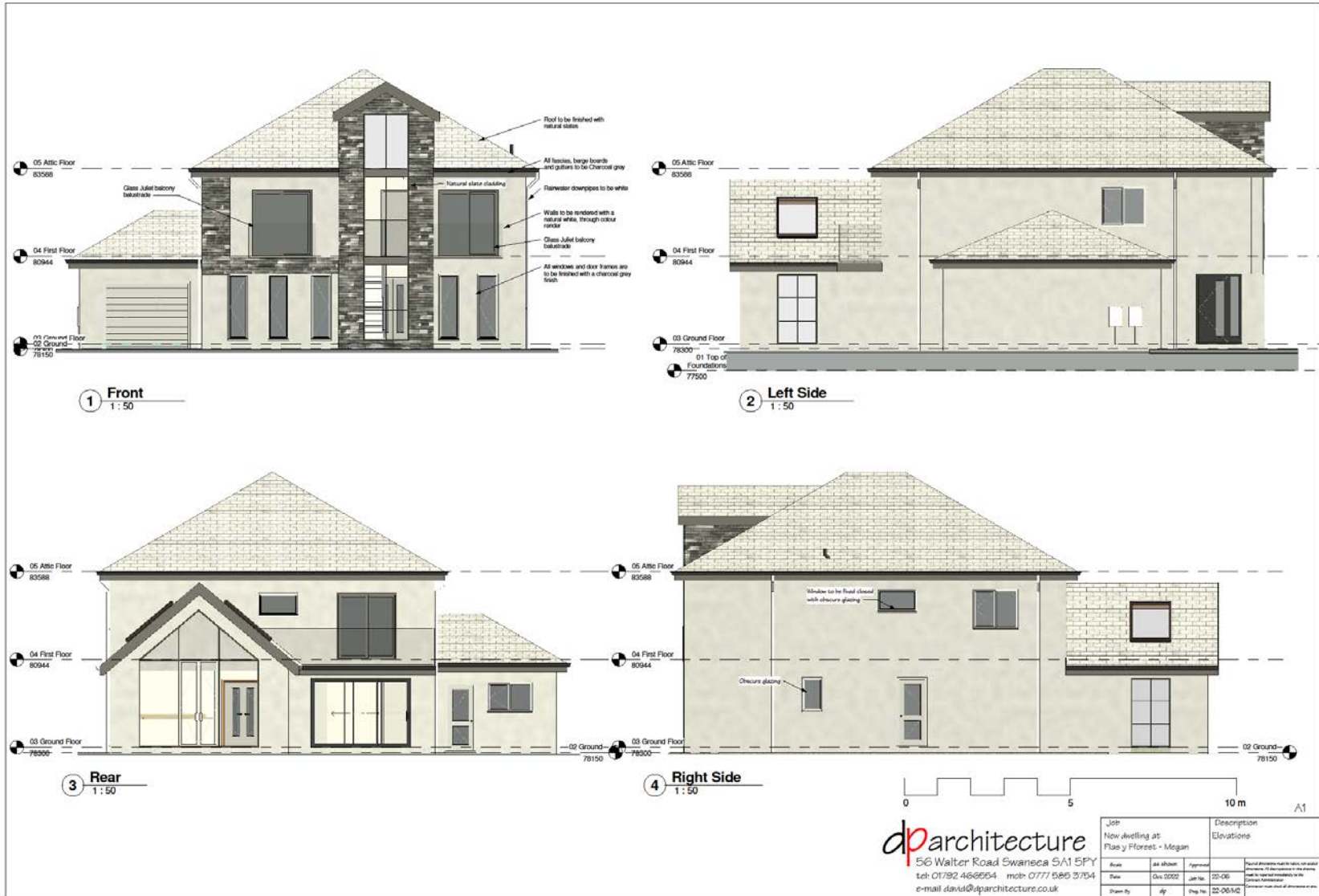
Job		Description	
New dwelling at Plas y Forest		House type 1 Elevations	
Scale	1:50	Approved	22-08
Date	Feb 2023	Job No.	22-08
Drawn by	dp	Proj. No.	22-06195

A1

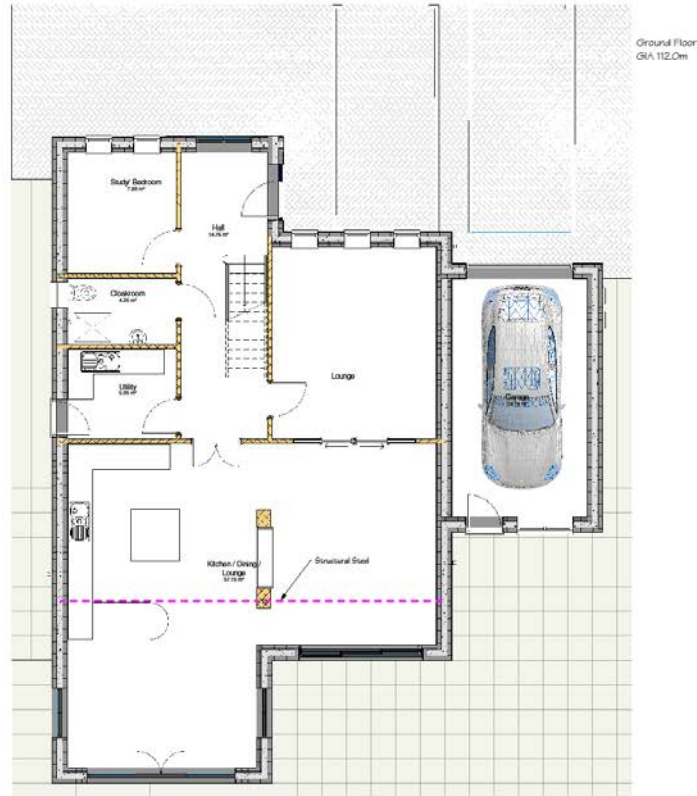
PL/05493 – Proposed Floor Plans – Plot 1



PL/05493 – Proposed Elevations – Plots 2 & 3



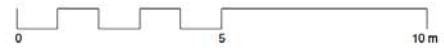
PL/05493 – Proposed Floor Plans – Plots 2 & 3



① 03 Ground Floor
1:50



② 04 First Floor
1:50

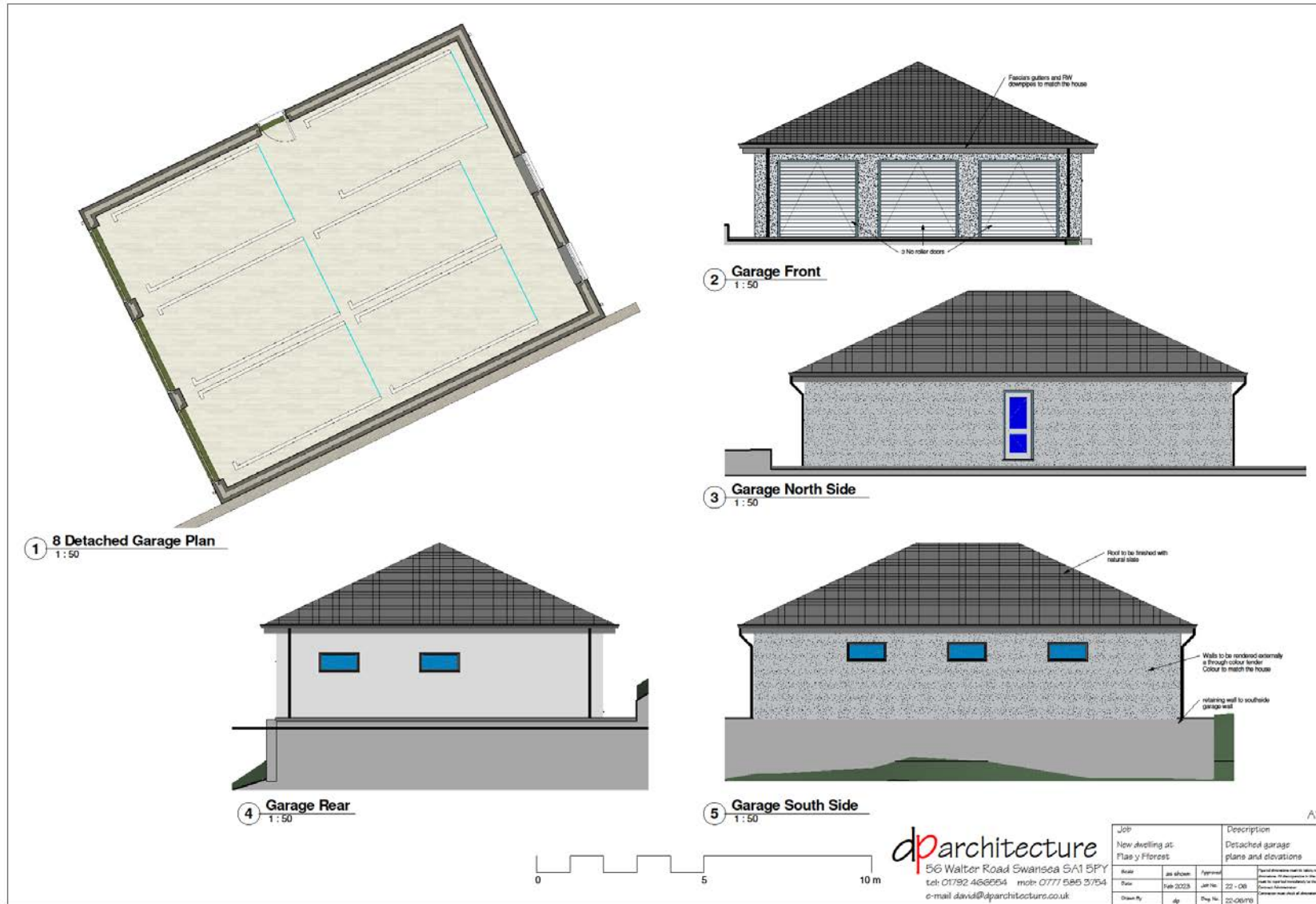


A1

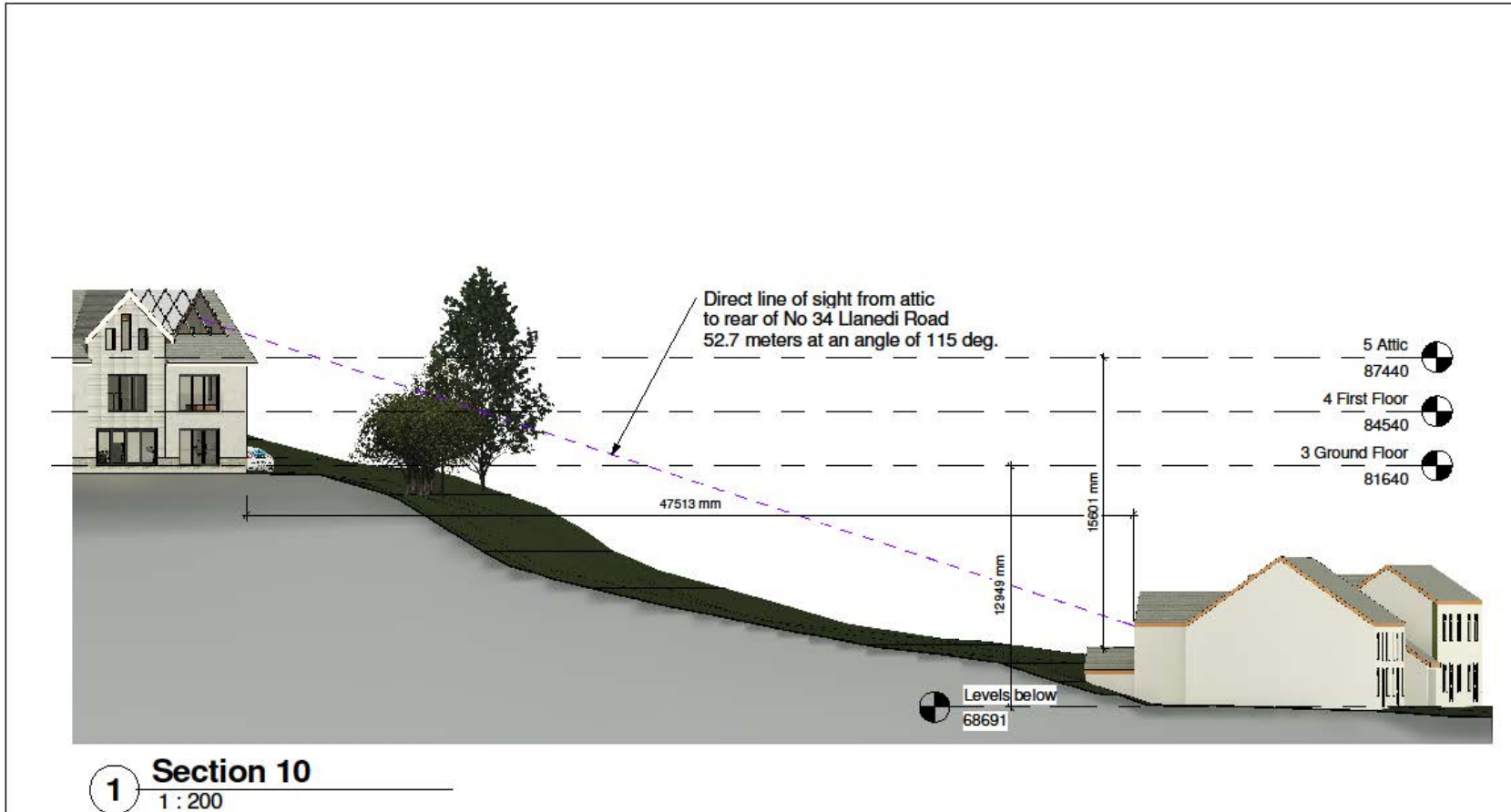
dparchitecture
56 Walter Road Swansea SA1 5PY
tel: 01792 466654 mob: 07771 555 3754
e-mail: dsivild@dparchitecture.co.uk

Job			Description	
Now dwelling at: Plot 2 y Floor 2			House Type 2 Floor Plans	
Issue:	dsivild	Approved:	Please refer to the contract documents for the details of the project.	
Date:	22-03-23	Job No.:	22-08	Contractor name: dsivild@dparchitecture.co.uk
Drawn By:	dp	Drawn No.:	22-08/17	

PL/05493 – Detached Garage – Plot 1



PL/05493 – Section between site and Llanedi Road



A3

dparchitecture
 56 Walter Road Swansea SA1 5PY
 tel: 01792 466554 mob: 0777 585 3754
 e-mail david@dparchitecture.co.uk

Job New dwellings at Plas y Fforest			Description Section showing change of level and separation to nearby properties		
Scale	as shown	Approved	<small>Figural dimensions must be taken, not actual dimensions. All discrepancies in this drawing must be reported immediately to the Contract Administrator. Contractor must check all dimensions on site.</small>		
Date	Sept 2023	Job No.			22 - 15
Drawn By	dp	Dwg. No.			22-15/HT1/1

PL/05493 –Site Photographs



PL/05493 –Site Photographs



PL/05493 –Site Photographs



PL/05493 –Site Photographs



PL/05493 –Site Photographs



PL/05493 –Site Photographs



PL/05493 –Site Photographs



PL/05493 –Site Photographs



PL/05493 –Site Photographs



PL/05493 –Site Photographs



PL/05493 –Site Photographs



PL/05493 –Site Photographs



PL/05493 –Site Photographs



PL/05493 –Site Photographs



PL/05493 –Site Photographs



PL/05493 –Site Photographs



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

**Applications
recommended for
refusal**

E/39917

Tom Boothroyd

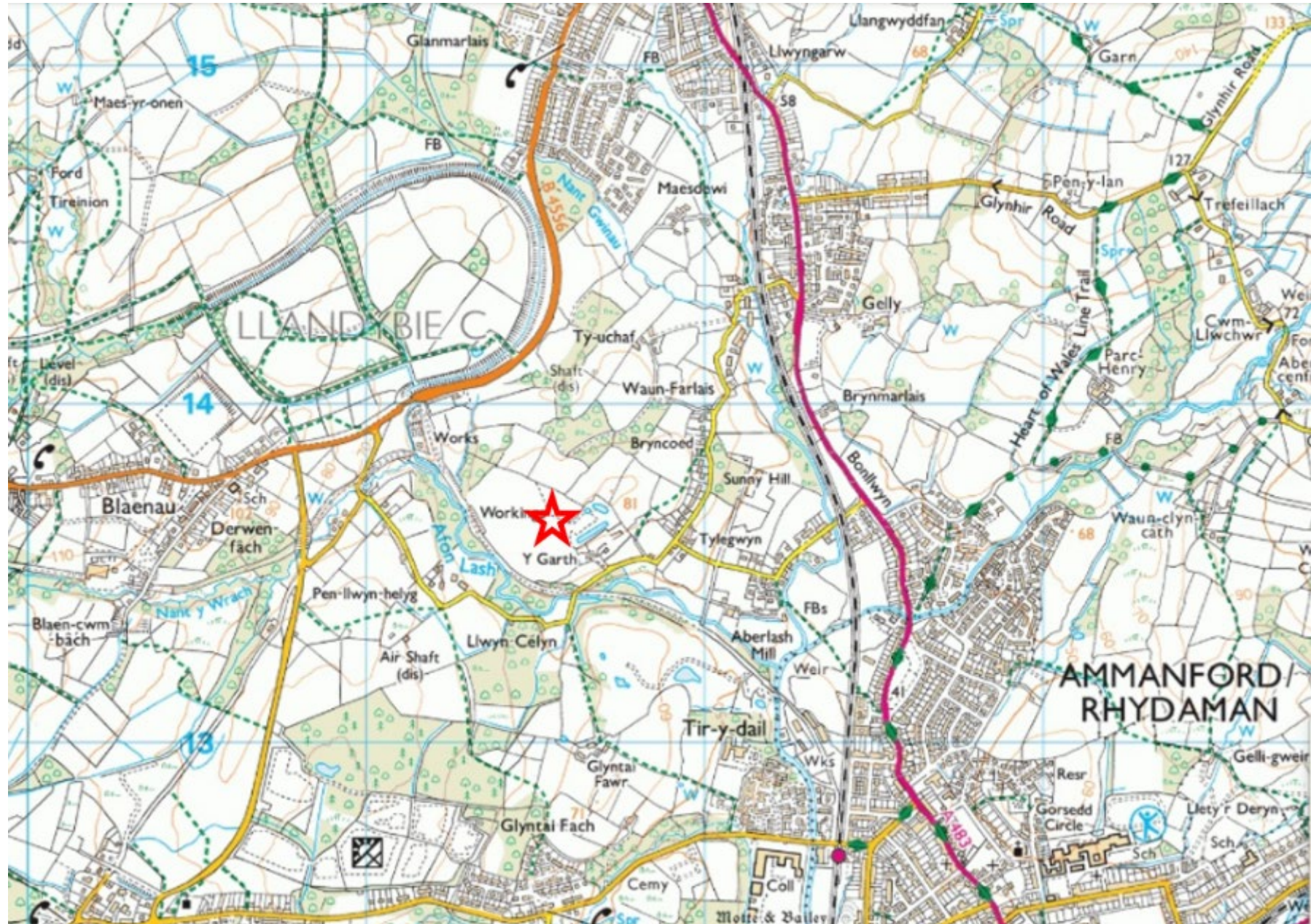
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
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Carmarthenshire
County Council



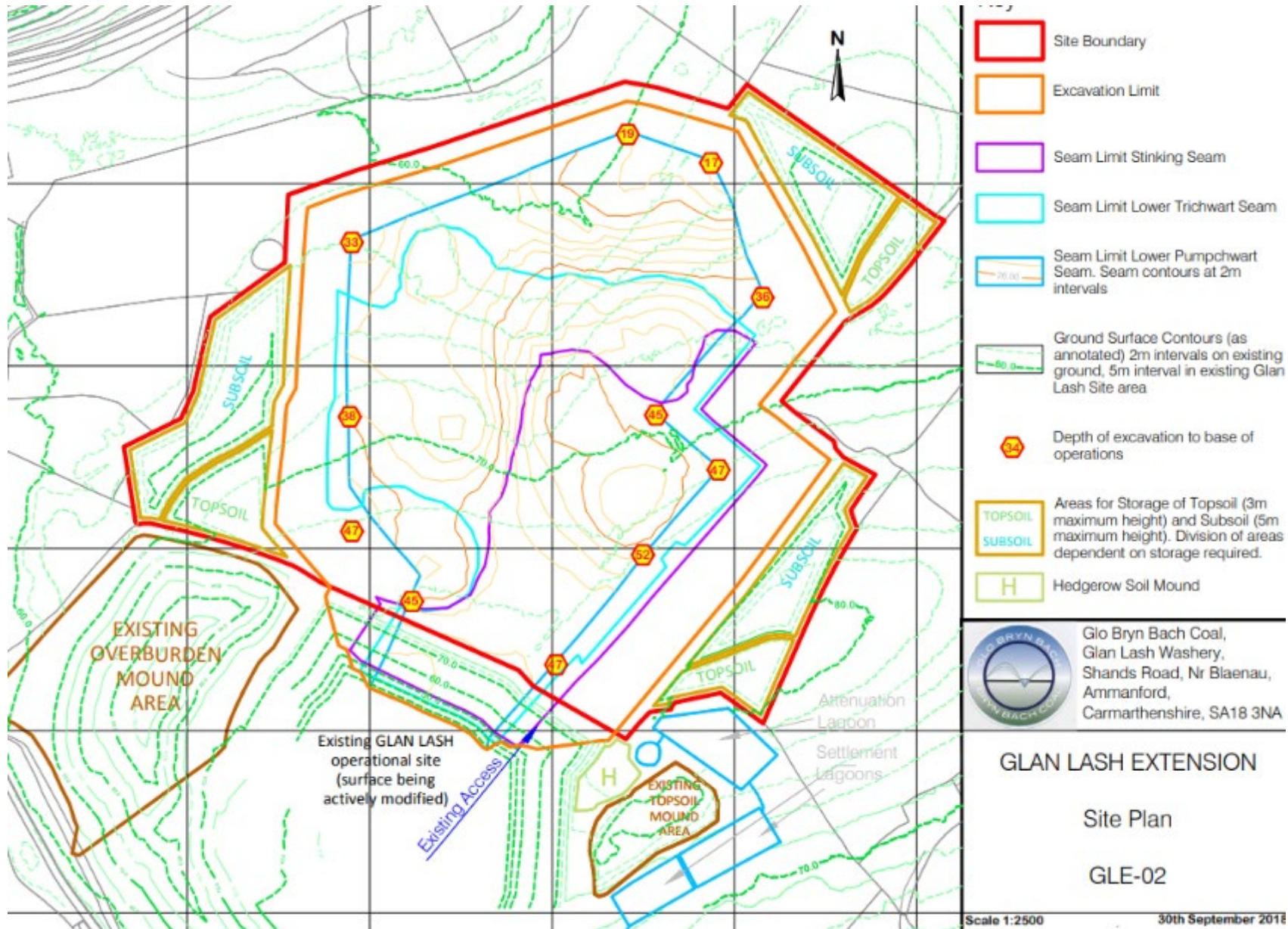
E/39917 – location of existing and proposed extension



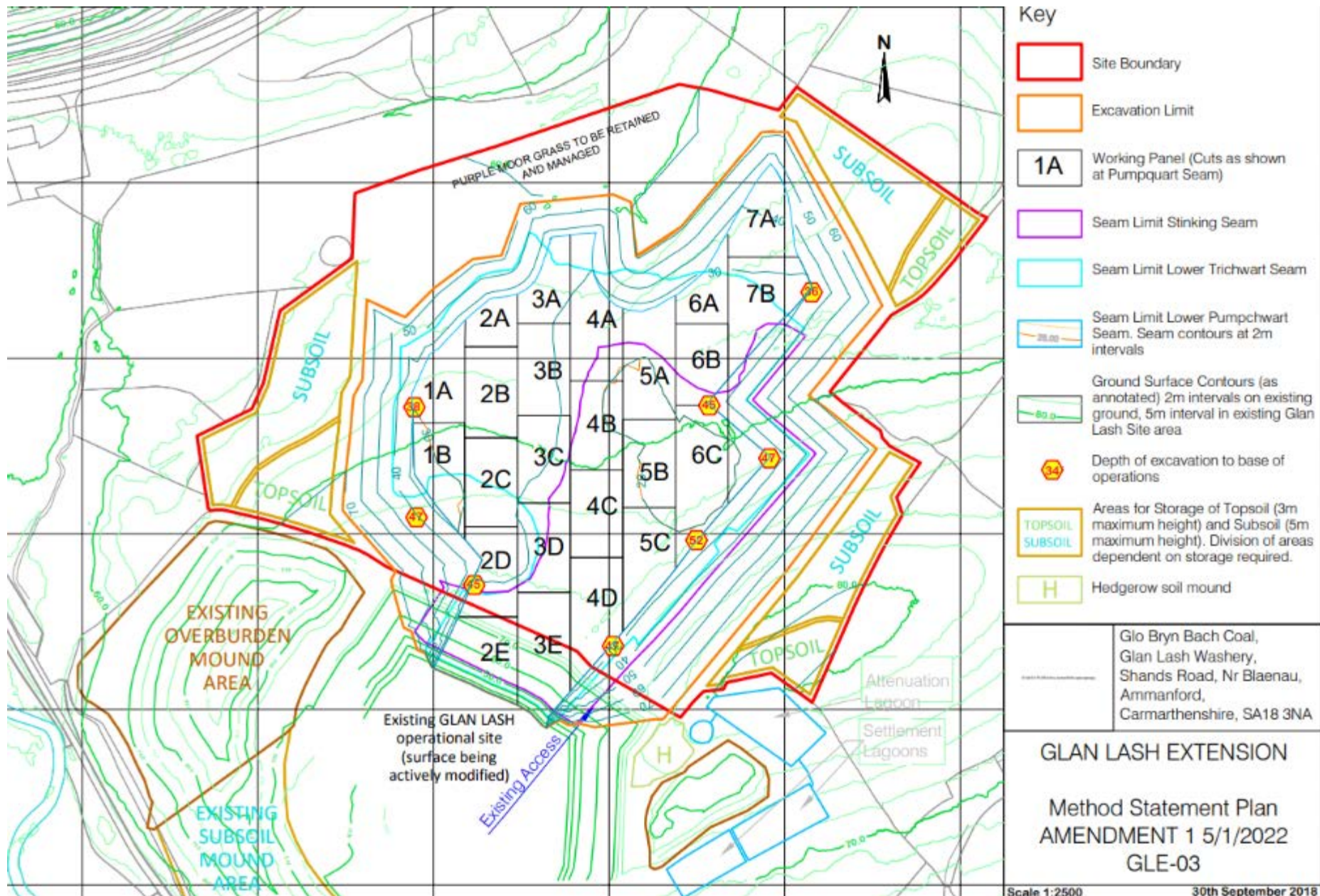
E/39917 Aerial photo



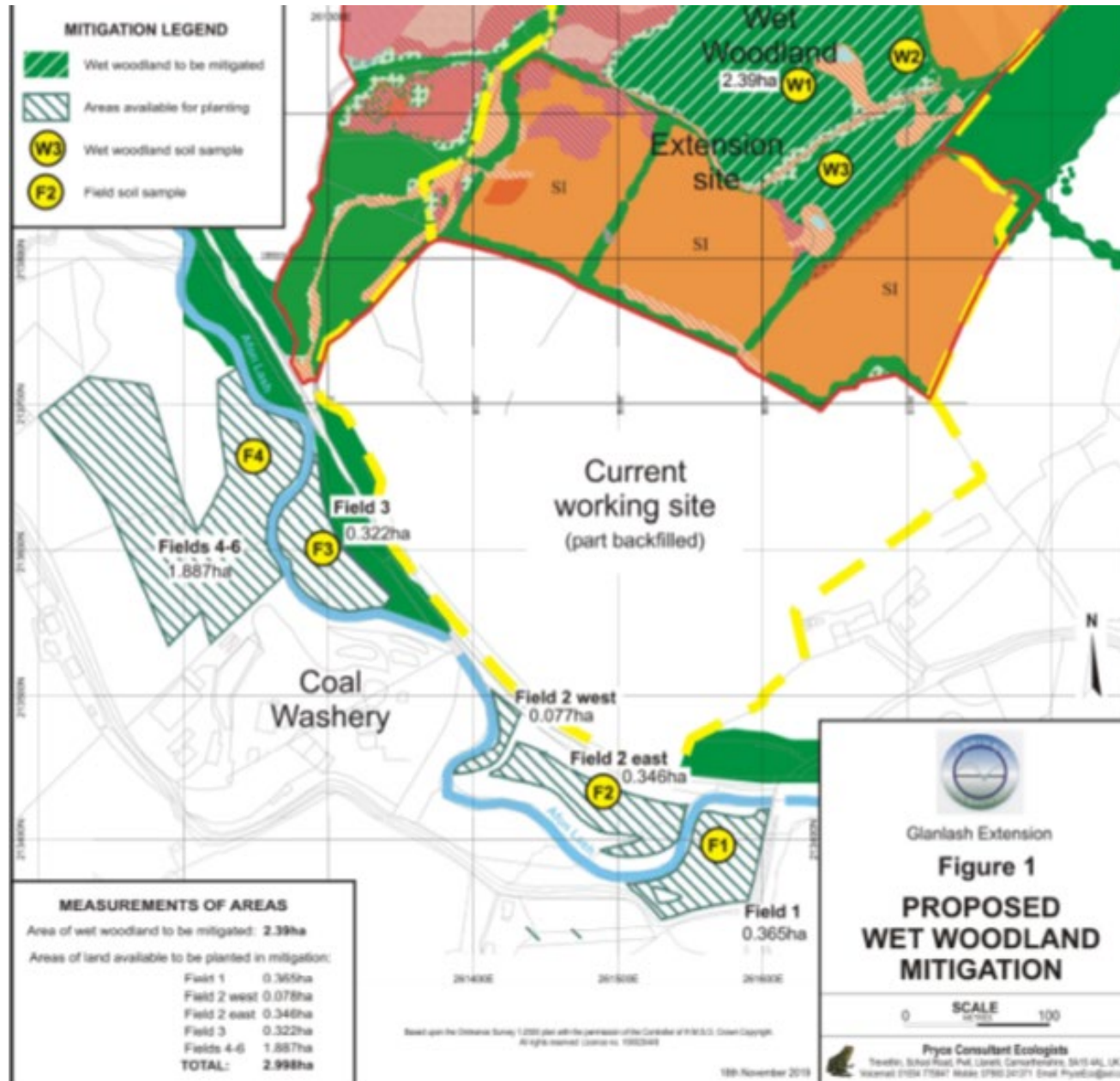
E/39917 – Original working plan



E/39917 – amended working plan



E/39917 – Proposed wet woodland mitigation



E/39917 – Taken from the south looking north



E/39917 –taken from the west looking east (over waunfarlias road)



E/39917 –taken from the west looking east (towards waunfarlais road)



E/39917 – Northern boundary of the site



E/39917 –from Tir Y Dail tip, looking north west



E/39917 – existing coal washery and yard – south of the site



E/39917—from within the void looking north towards extension area



E/39917—view of the void, looking north



E/39917—existing sub and top soil bunds to the west



E/39917 – another view of stockpiles



E/39917 –from eastern boundary of the site looking north-west to ext area



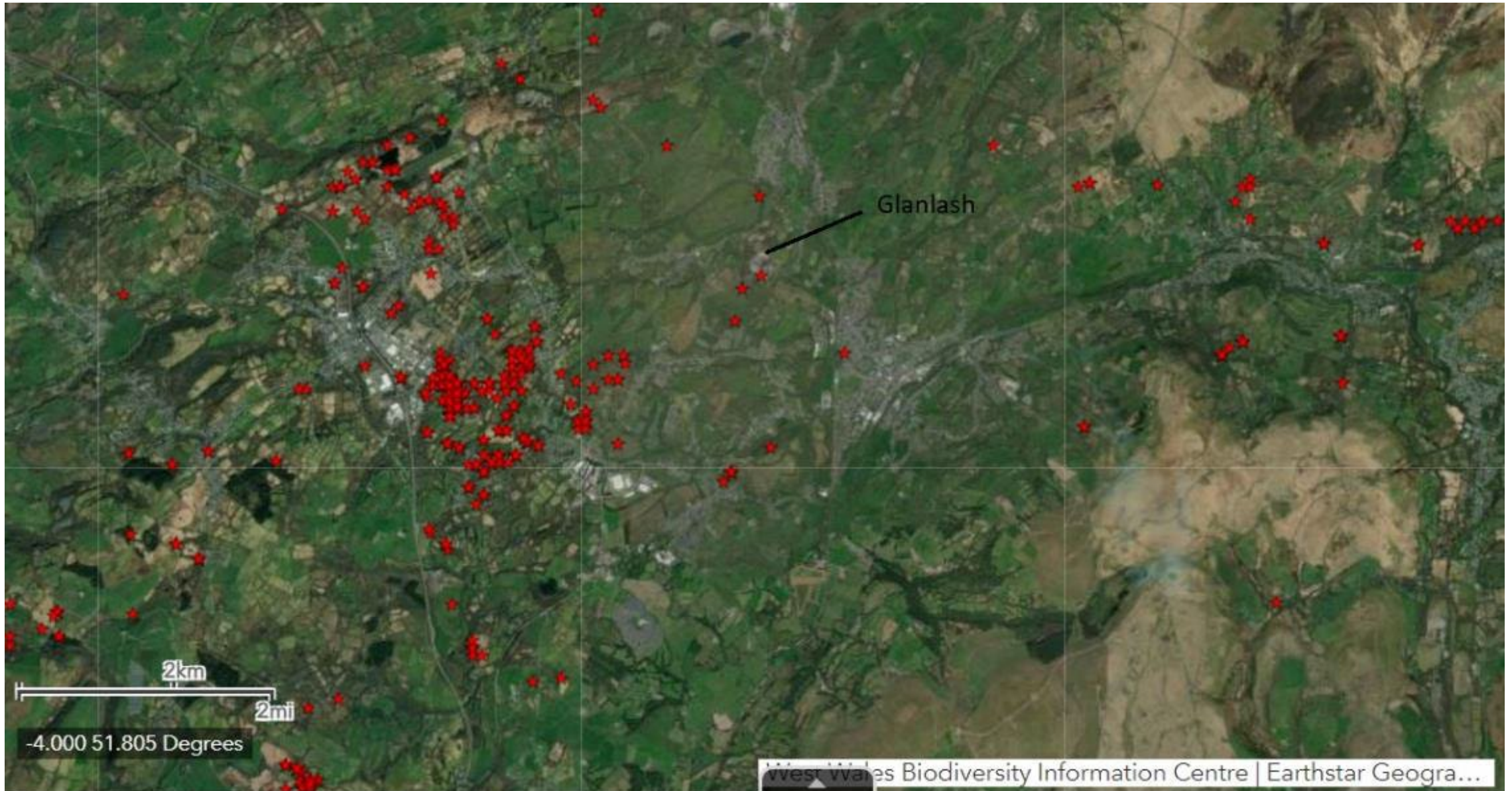
E/39917 – view from within the woodland



E/39917 –view across rush pasture to the south



E/39917 – Shows the location of the site and marsh fritillary records



E/39917 Shows the boundary of the Caeau Mynydd Mawr SPG



Diolch | Thank you

sirgar.llyw.cymru

carmarthenshire.gov.wales

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