



**Pwyllgor Cynllunio**  
***Planning Committee***

**10/09/2020**

**C19/1028/03/LL**

**Cais ar gyfer addasu tŷ tafarn yn 5 fflat ynghyd â chodi  
estyniad cefn a llefydd parcio /**

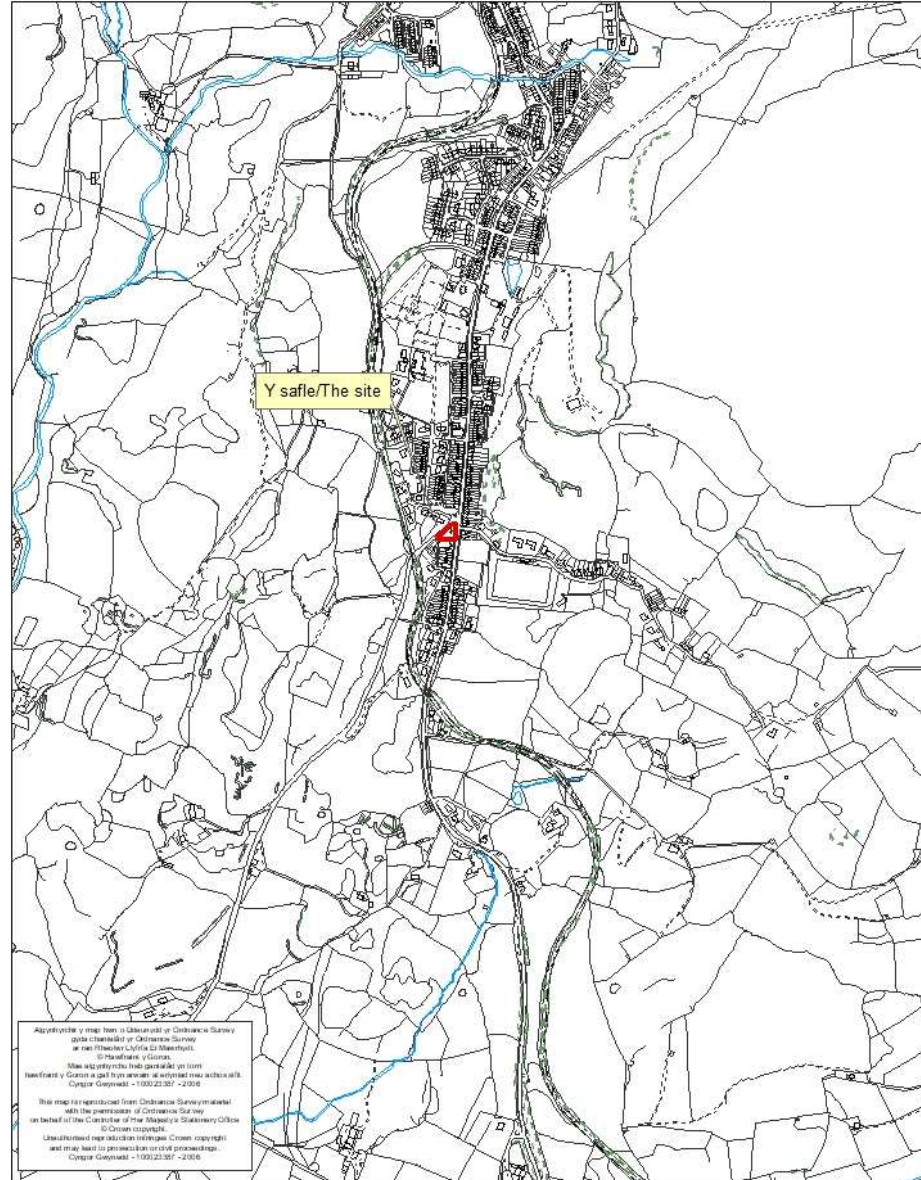
***Application for the conversion of a public house to 5  
flats together with rear extension and parking area***

**Wynnes Arms Hotel, Ffordd Manod, Manod, Blaenau  
Ffestiniog LL41 4AR**



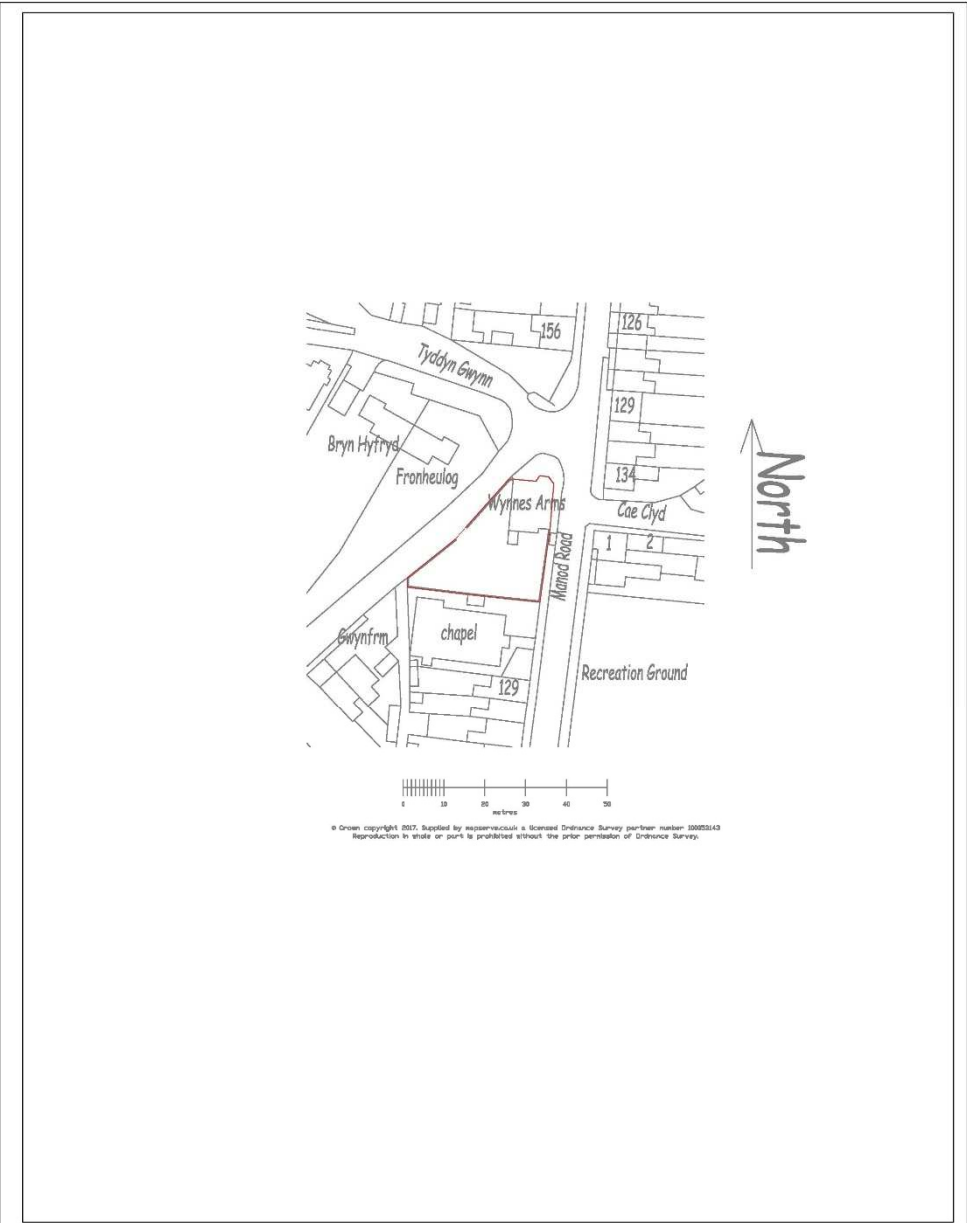
Rhif y Cais / Application Number : C19/1028/03/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.  
Location Plan for identification purposes only. Not to scale.



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	Site <b>Wynnes Arms</b>	
Project Name <b>Location Plan</b>		
Scale <b>1:1250</b>		



EXISTING SITE PLAN

This drawing is the result of a planning application for the full control and use of the site. It should not be used as a construction drawing. The information shown is for reference purposes only. All dimensions should be thoroughly checked on site prior to commencement. In any instance the location of any boundary shall be confirmed and agreed with the adjacent owner. The position of the walls shall be confirmed on site. Further information given on adjacent property, all work shall be carried out in accordance with the Party Wall Act of 1996. All work shall be carried out in accordance with the British Standards Codes of Practice, B.M.B.C. Control regulations and respective manufacturer's instructions. It is the client's responsibility to ensure that any structural design is thoroughly checked and verified by a structural engineer.



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Date:

As To:  
 PROPOSED CHANGE OF USE FROM A3 TO C3  
 OF THE WYNNES ARMS, MANOD ROAD  
 BLAENAU FFESTINIOC,  
 GWYNEDD.  
 LL41 4AR

Date of Issue:

EXISTING SITE PLANS

Scale:  
 1:200 @ A1

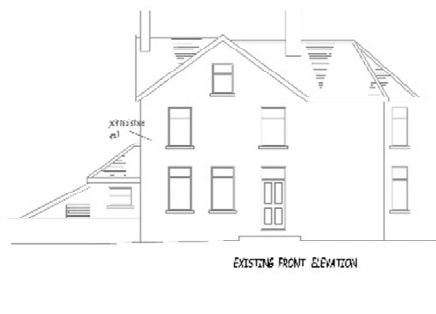
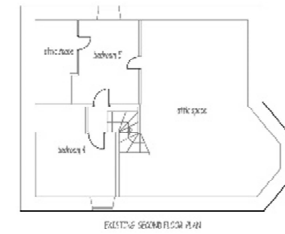
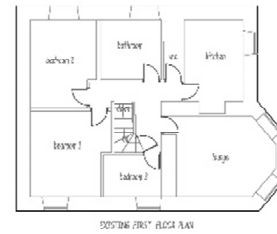
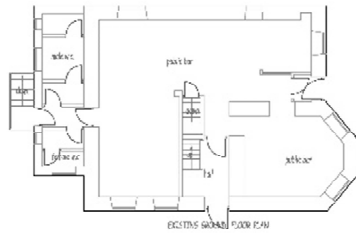
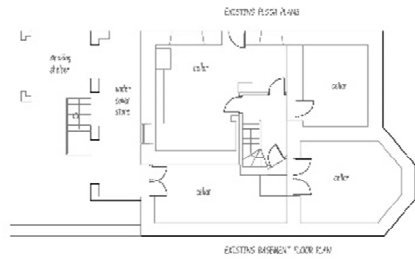
Rev:  
 03/06/2019

Author:  
 JDM

Drawing Number:  
 1831018

Rev:

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**JTdesign**  
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PROPOSED CHANGE OF USE FROM A3 TO C3  
OF THE WYNNES ARMS, MANOD ROAD  
BLAENAU FFESTINIÓS,  
GWYNEDD,  
LL41 4AR

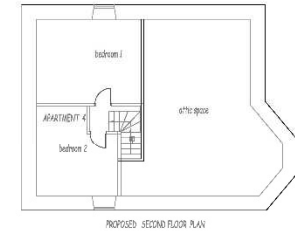
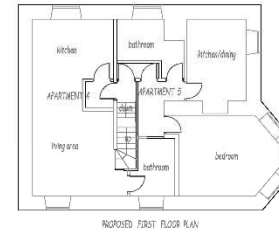
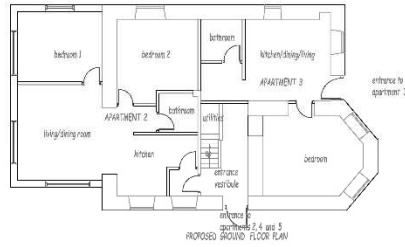
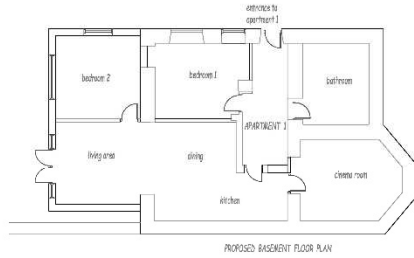
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EXISTING FLOOR PLANS AND ELEVATIONS

Scale: 1:100 @ A1  
Date: OCTOBER 2012  
Drawn: JAK  
Checked: JAK

1811019

# Cynllun Diwygiedig Amended Plan



This drawing forms part of a planning application/building control application and should not be used as a construction drawing. The information shown is for reference purposes only. All dimensions should be thoroughly checked on site prior to commencement. In any instance the location of any boundary shall be confirmed and agreed with the adjacent owner if applicable. No part of the works shall be constructed so that it affects a trespass upon an adjacent property. All work shall be carried out in accordance with the Party Wall Act of 1996. All work shall be carried out in strict accordance with the British Standard Codes of Practice, Building Control requirements and respective manufacturers instructions. It is the clients responsibility to ensure that any structural design is thoroughly checked and verified by a structural engineer.

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Job Title  
PROPOSED CHANGE OF USE FROM A3 TO C3  
OF THE WYNNES ARMS, MANOD ROAD  
BLAENAU FFESTINIOG,  
GWYNEDD.  
LL41 4AR

Drawing Title  
PROPOSED FLOOR PLANS AND ELEVATIONS

Scale  
1:100 @ A1

Date  
OCTOBER 2019

Drawn by  
AW

Drawing Number  
1821019

Rev  
A

**Cynllun Diwygiedig  
Amended Plan**



PROPOSED SITE PLAN

This drawing forms part of a planning application/building control application and should not be used as a construction drawing. The information shown is for reference purposes only. All dimensions should be thoroughly checked on site prior to commencement. In any instance the location of any boundary shall be confirmed and agreed with the adjacent owner if applicable. No part of the works shall be constructed so that it affects a trespass upon an adjacent property. All work shall be carried out in accordance with the Party Wall Act of 1996. All work shall be carried out in strict accordance with the British Standard Codes of Practice, Building Control requirements and respective manufacturers instructions. It is the clients responsibility to ensure that any structural design is thoroughly checked and verified by a structural engineer.

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Client:

Job Title  
**PROPOSED CHANGE OF USE FROM A3 TO C3  
OF THE WYNNES ARMS, MANOD ROAD  
BLAENAU FFESTINIOG,  
GWYNEDD,  
LL41 4AR**

Drawing Title  
**PROPOSED SITE PLANS**

Scale  
1:200 @ A1

Date  
OCTOBER 21<sup>st</sup> 9

Drawn By  
AW

Drawing Number 1841019	Rev A
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Rev A) - Dec 19 - excavation increased in width, car park entrance increased in width and boundary wall to car park entrance reduced in height  
This is not a construction drawing and the client and contractor are to verify themselves of all information and dimensions before commencing work. Do not scale from this drawing.























