

C19/1072/11/LL

Datblygiad preswyl o 30 uned (i gynnwys 12 uned fforddiadwy) ynghyd a isadeiledd, llecynnau parcio, mynedfa, llwybrau a llecyn agored. /

Residential Development of 30 Units (to include 12 affordable units) together with infrastructure, parking spaces, access, footpaths and amenity area.

**Land off Pen y Ffridd Road, Penrhosgarnedd, Bangor,
LL57 2DQ**

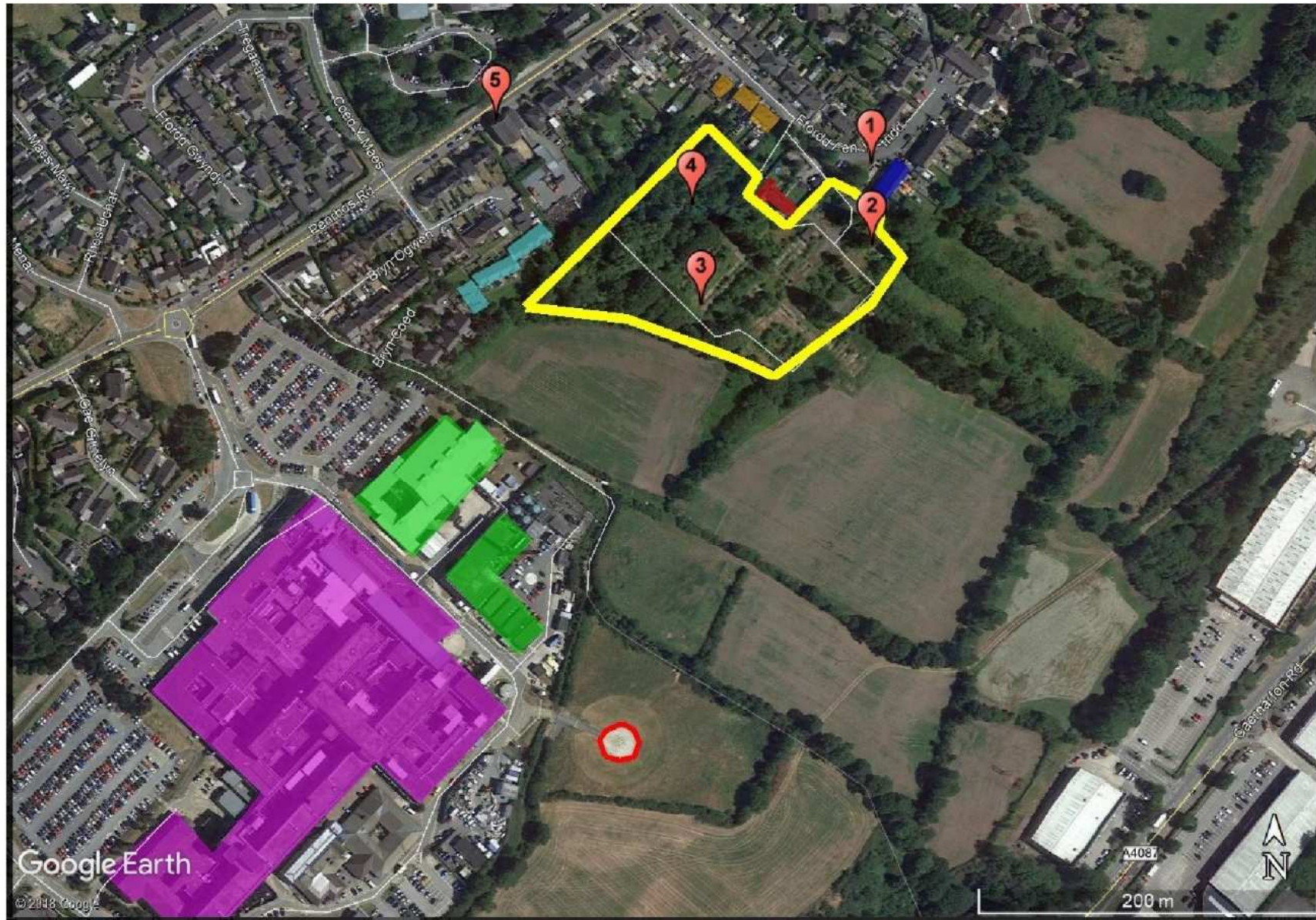


Figure 1 Aerial view of site (courtesy of Google Earth Pro)



**GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION**

- Key**
- Application boundary
 - Existing
 - Vegetation to be retained where possible (eg. trees, hedgerows, scrub, etc)
 - Proposed
 - Wet meadow grass
 - Eye-level rich meadow
 - Woodland glade meadow
 - Amenity grass
 - Private gardens
 - Ornamental planting
 - Tree planting
 - Hedgerow planting
 - Translocated hedgerow
 - Woodland edge planting
 - Boundary fencing
 - Boundary logs
 - Asphalt road (adoptable standard)
 - Asphalt footpath (adoptable standard)
 - Porous asphalt (parking bays)
 - Paving
 - Porous resin bound rubber
 - Re-forested grass on site planting

THE ENVIRONMENT PARTNERSHIP

Gwynedd Council, Bwthyn Science Park, Warrington WA3 7BH
 Tel: 01924 584004 | email: tep@wynedd.gov.uk | www.tep.wales.gov.uk

Project: Land at Penyffridd, Bangor
 Title: Landscape Masterplan
 Drawing Number: D7962.001A
 Scale: 1:500 @ A1 | Date: 26/05/2020
 Drawn: SW | Checked: RJC | Approved: RJC



**Cynllun Diwygiedig
Amended Plan**



C	MAIN BASIN REPOSITIONED AWAY FROM HIGHWAY. PATHWAY & PUBLIC OPEN SPACE AMENDED. REAR BOUNDARY FENCE RELOCATED TO FOLLOW LINE OF ECOLOGY TRACK.	05.05.20	GJ
B	TURNING HEAD ADDED	02.10.19	GJ
A	AMMENDMENT TO NEIGHBOURHOOD PARKING	06.09.19	MR

REV	DESCRIPTION	DATE	BY
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PROJECT
**PEN Y FFRIDD,
PENRHOSGARNEDD**
for CCG

DRAWING TITLE
3D AERIAL VIEWS

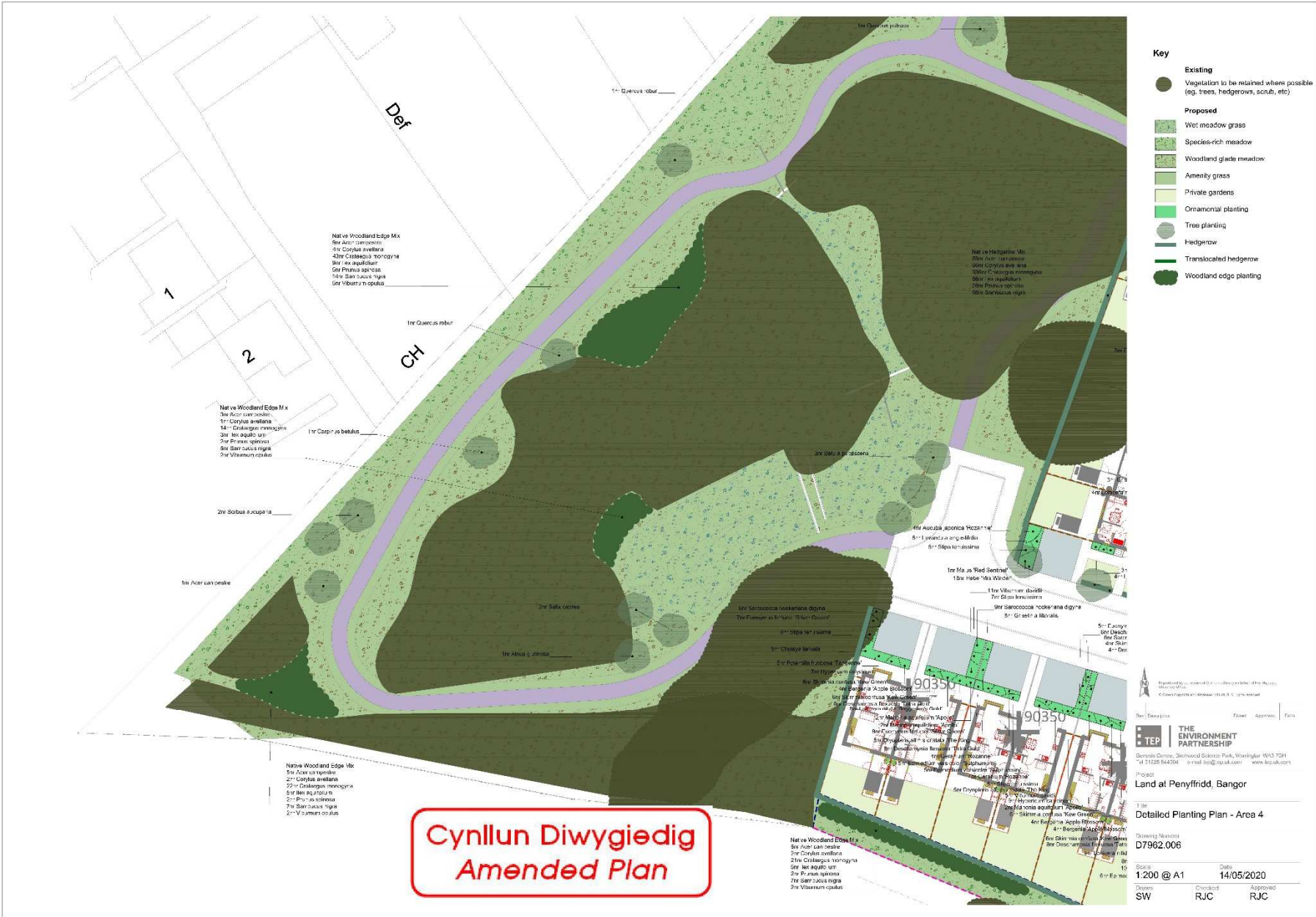
SCALE	DATE	DRAWN	CHECKED
@A3	22/08/19	DP	GJ

DRAWING STATUS
PRELIMINARY

JOB No	DRAWING No	REVISION
C974	009	C



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Registered Office: 1 Priar Street, Hamilton Square, Birmingham CV1 6JN



Key

- Existing**
- Vegetation to be retained where possible (eg. trees, hedgerows, scrub, etc)
- Proposed**
- Wet meadow grass
- Species-rich meadow
- Woodland glade meadow
- Amenity grass
- Private gardens
- Ornamental planting
- Tree planting
- Hedgerow
- Translocated hedgerow
- Woodland edge planting

Native Woodland Edge Mix
 8x Acer campestre
 1x Corylus avellana
 43x Crataegus monogyna
 8x Ilex aquifolium
 6x Prunus spinosa
 15x Salix caprea
 10x Viburnum opulus

Native Woodland Edge Mix
 1x Acer campestre
 1x Corylus avellana
 14x Crataegus monogyna
 3x Ilex aquifolium
 2x Prunus spinosa
 6x Salix caprea
 2x Viburnum opulus

Native Woodland Edge Mix
 5x Acer campestre
 2x Corylus avellana
 22x Crataegus monogyna
 5x Ilex aquifolium
 2x Prunus spinosa
 7x Salix caprea
 2x Viburnum opulus

Native Woodland Edge Mix
 5x Acer campestre
 2x Corylus avellana
 2x Crataegus monogyna
 2x Prunus spinosa
 7x Salix caprea
 2x Viburnum opulus

**Cynllun Diwygiedig
 Amended Plan**

Prepared by: [Logo] Ltd
 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

TEP THE ENVIRONMENT PARTNERSHIP
 Gwynedd, Denbigh, Sirkwood Science Park, Warrington, WA3 7QH
 14 3255 54338 | email: info@tep.co.uk | www.tep.co.uk

Project: Land at Penyffrid, Bangor
 Title: Detailed Planting Plan - Area 4
 Drawing Number: D7962.006

Scale: 1:200 @ A1	Date: 14/05/2020
Drawn: SW	Checked: RJC
	Approved: RJC

Cynllun Diwygiadig Amended Plan



- Key**
- Existing**
 - Vegetation to be retained where possible (eg. trees, hedgerows, scrub, etc)
 - Proposed**
 - Wet meadow grass
 - Species-rich meadow
 - Woodland glade meadow
 - Amenity grass
 - Private gardens
 - Ornamental planting
 - Tree planting
 - Hedgerow
 - Translocated hedgerow
 - Woodland edge planting

Penyffrid Cottages
14/05/2020

TEP THE ENVIRONMENT PARTNERSHIP
Garroeta Quay, Brechwood Estate Park, Warrington WA3 7JH
Tel: 01925 844004 | email: info@tepuk.com | www.tepuk.com

Project
Land at Penyffrid, Bangor

Title
Detailed Planting Plan - Area 1

Drawing Number
D7962.003

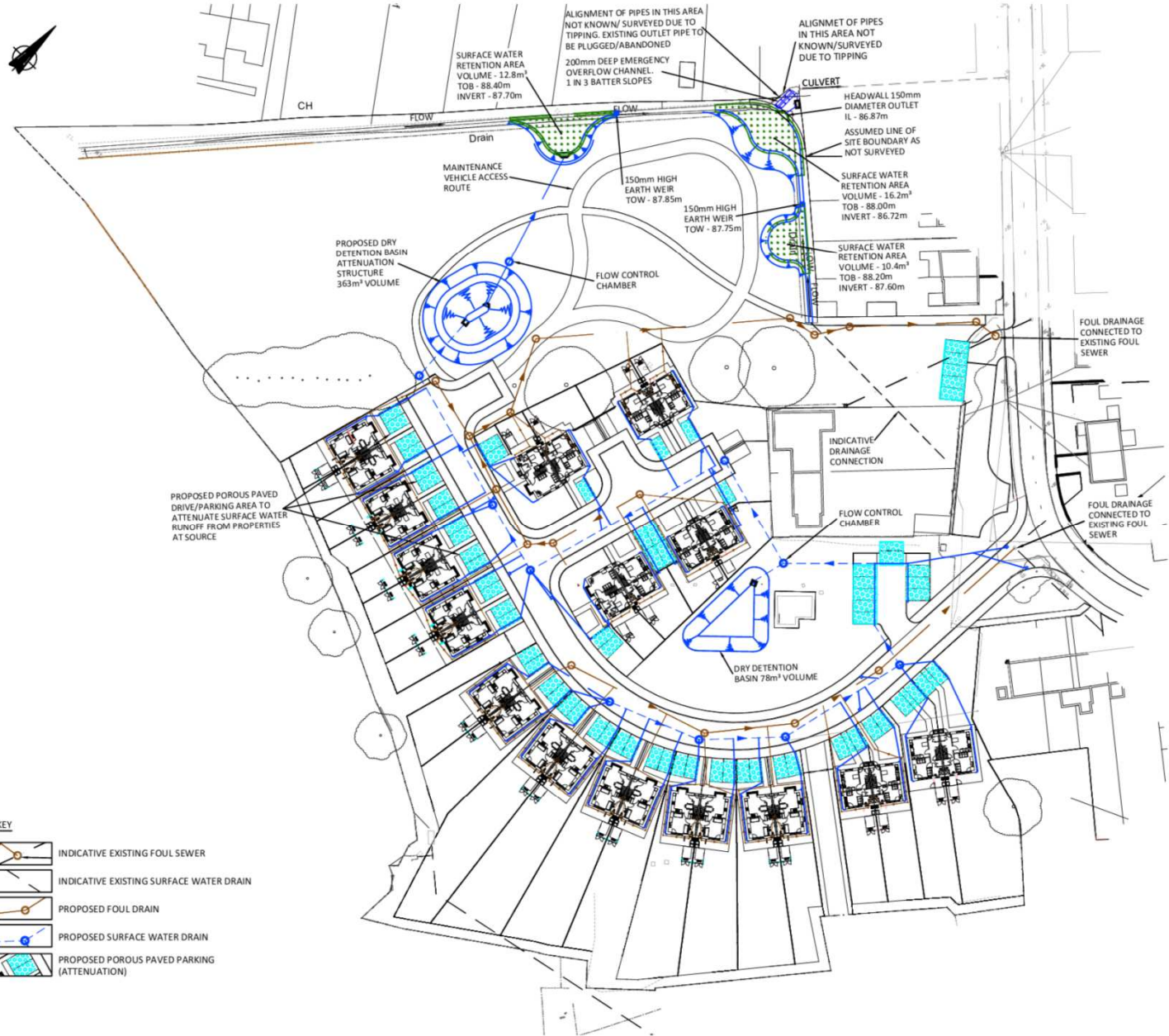
Scale
1:200 @ A1

Date
14/05/2020

Drawn
SW

Checked
RJC

Approved
RJC



KEY

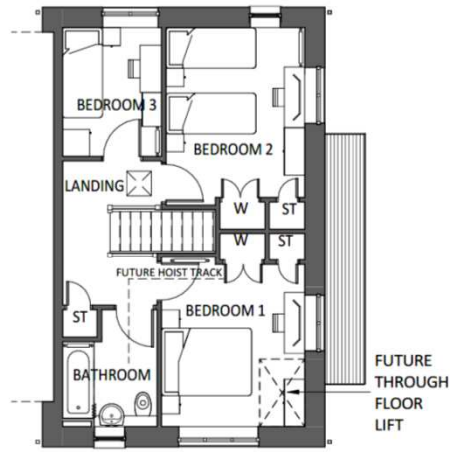
	INDICATIVE EXISTING FOUL SEWER
	INDICATIVE EXISTING SURFACE WATER DRAIN
	PROPOSED FOUL DRAIN
	PROPOSED SURFACE WATER DRAIN
	PROPOSED POROUS PAVED PARKING (ATTENUATION)

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P3.0	ISSUED FOR PLANNING	NWO	JES	JES	15.11.19
P2.0	LAYOUT AMENDED	NWO	JES	JES	22.10.19
P1.0	DRAFT - ISSUED FOR COMMENT	NWO	JES	JES	22.05.19
REV	MODIFICATIONS	BY	RE	AP	DATE
PURPOSE OF ISSUE				STATUS	
PLANNING				S4	
CLIENT:					
CARTREFI CYMUNEDOL GWYNEDD CYF					
PROJECT:					
PEN Y FFRIDD BANGOR					
TITLE:					
INDICATIVE SURFACE WATER AND FOUL DRAINAGE LAYOUT					
DRAWN BY	DESIGNED BY	REVIEWED BY	AUTHORISED BY		
NWO	NWO	JES	JES		
DATE	SCALE @ A3	JOB REF:	REVISION		
21.05.19	1:750	3793	P3.0		
DRAWING NUMBER					
3793-CAU-XX-XX-SK-C-0100					
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FIRST FLOOR PLAN

SCALE: 1 : 100



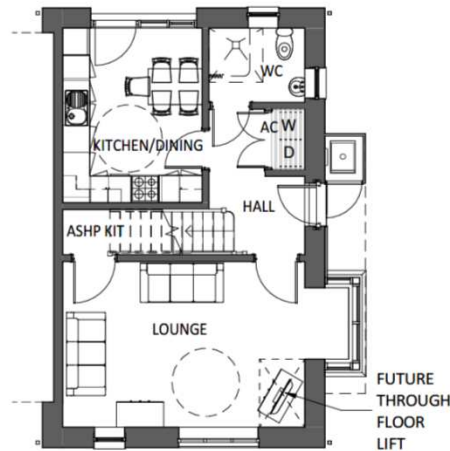
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SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



SIDE ELEVATION - ENTRANCE

SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY

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PROJECT
PENYFFRIDD,
PENRHOSGARNEDD
 for CCG

DRAWING TITLE
5P3B SIDE ENTRY - REAR
KITCHEN

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	23/08/19	DP	GI

DRAWING STATUS
PRELIMINARY

JOB No	DRAWING No	REVISION
C974	066	

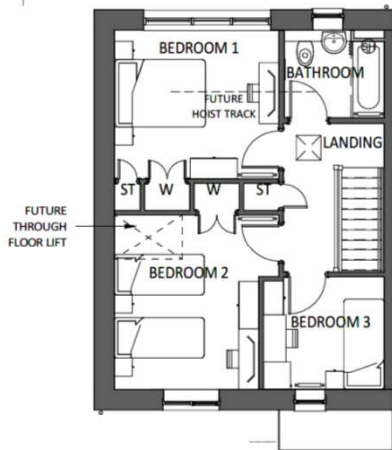
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A3



FIRST FLOOR PLAN

SCALE: 1 : 100



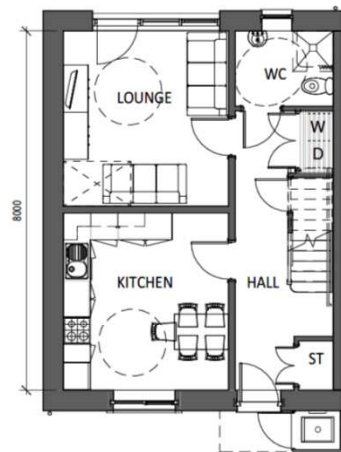
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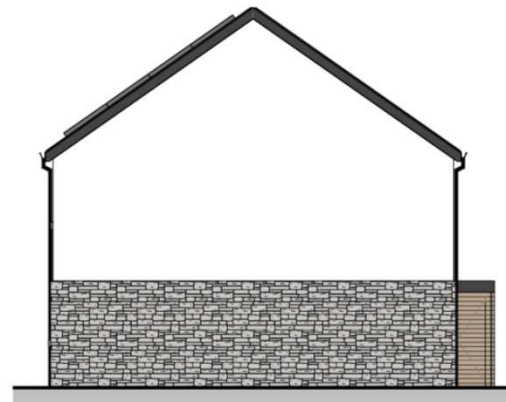
REAR ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY

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PROJECT
PENYFFRIDD,
PENRHOSGARNEDD
 for CCG

DRAWING TITLE
5P3B HOUSE - REAR
LOUNGE

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	23/08/19	RW	GI

DRAWING STATUS
PRELIMINARY

JOB No	DRAWING No	REVISION
C974	062	

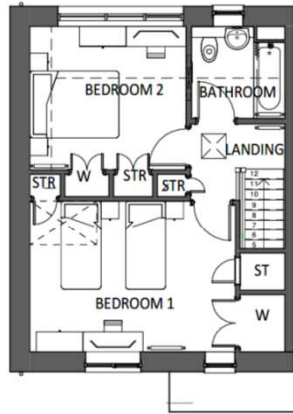
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A3



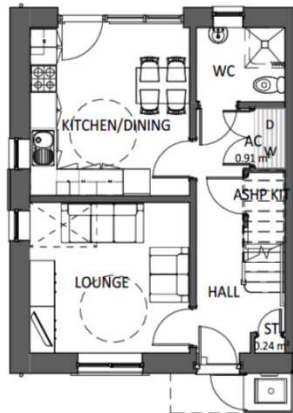
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SCALE: 1 : 100



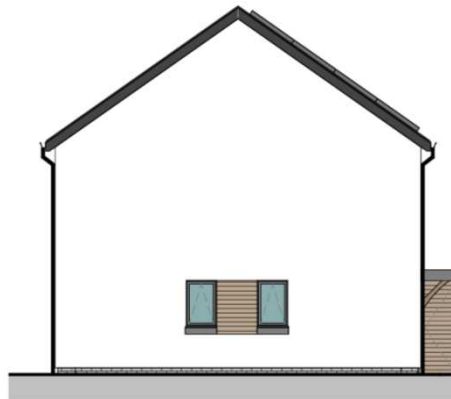
FRONT ELEVATION
SCALE: 1 : 100



REAR ELEVATION
SCALE: 1 : 100



GROUND FLOOR PLAN
SCALE: 1 : 100



SIDE ELEVATION
SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY

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PROJECT
**PENYFFRIDD,
PENRHOSGARNEDD**
for CCG

DRAWING TITLE
**4P2B HOUSE - REAR
KITCHEN**

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	23/08/19	RW	GJ

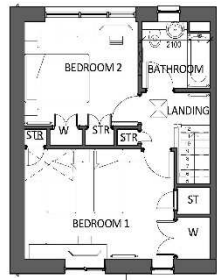
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PRELIMINARY

JOB No	DRAWING No	REVISION
C974	051	



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PRINTED: 23/08/2019 14:08:37



FIRST FLOOR PLAN

SCALE: 1 : 100



PLOTS 3 & 4

FRONT ELEVATION

SCALE: 1 : 100



PLOTS 4

SIDE ELEVATION - WINDOWS

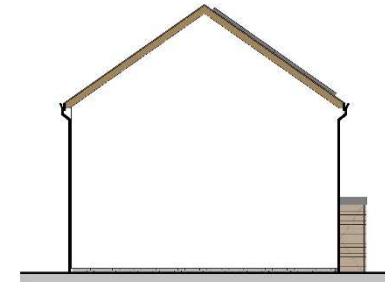
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PLOTS 3 & 4

REAR ELEVATION

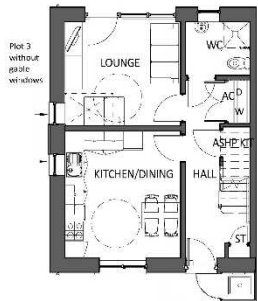
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PLOTS 3

SIDE ELEVATION - NO WINDOWS

SCALE: 1 : 100



GROUND FLOOR PLAN

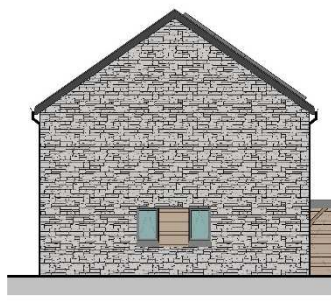
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PLOTS: 27, 28, 29

FRONT ELEVATION

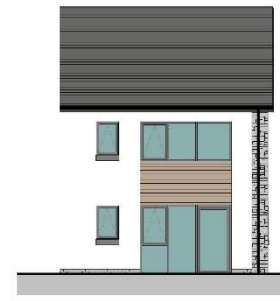
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PLOTS: 27, 28, 29

SIDE ELEVATION

SCALE: 1 : 100



PLOTS: 27, 28, 29

REAR ELEVATION

SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY
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PROJECT:
PENYFRIDD, PENRHOSGARNEDD
for CCG

DRAWING TITLE:
4P2B HOUSE - REAR LOUNGE

SCALE	DATE	DRAWN	CHECKED
1:100 (A4)	23/05/19	DP	GI

DRAWING STATUS: **PRELIMINARY**

JOB No: C974 DRAWING No: 052 REVISION:



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REGISTERED ARCHITECTS: AINSLEY GOMMON ARCHITECTS, REGISTERED ARCHITECTS: AINSLEY GOMMON ARCHITECTS, REGISTERED ARCHITECTS: AINSLEY GOMMON ARCHITECTS

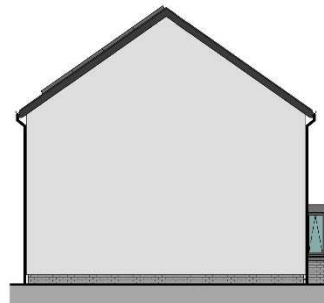
PRINTED: 23/08/2019 14:00:41 **A2**



FIRST FLOOR PLAN
SCALE: 1 : 100



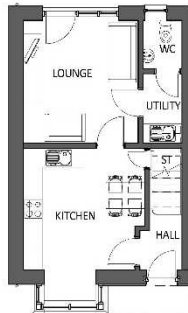
PLOTS: 16
FRONT ELEVATION
SCALE: 1 : 100



PLOTS: 16
GABLE ELEVATION
SCALE: 1 : 100



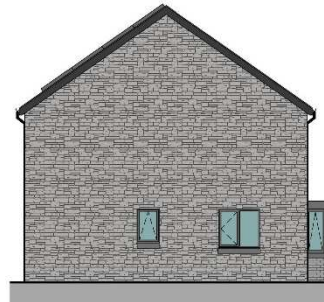
PLOTS: 16
REAR ELEVATION
SCALE: 1 : 100



GROUND FLOOR PLAN
SCALE: 1 : 100



PLOTS: 15
FRONT ELEVATION
SCALE: 1 : 100



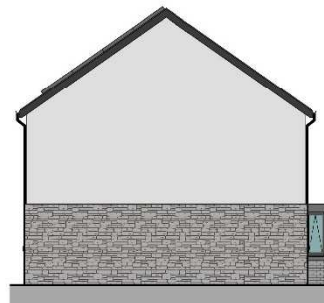
PLOTS: 15
GABLE ELEVATION
SCALE: 1 : 100



PLOTS: 15
REAR ELEVATION
SCALE: 1 : 100



PLOTS: 17-20
FRONT ELEVATION
SCALE: 1 : 100



PLOTS: 17-20
GABLE ELEVATION
SCALE: 1 : 100



PLOTS: 17-20
REAR ELEVATION
SCALE: 1 : 100

NO.	DESCRIPTION	DATE	BY

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PROJECT:
PENYFFRIDD, PENRHOSGARNEDD
for CCG

DRAWING TITLE:
4P2B PRIVATE HOUSE - REAR
LOUNGE

SCALE	DATE	DRAWN	CHECKED
1 : 100 @ A2	23/08/20	DP	GI

DRAWING STATUS: PRELIMINARY
JOB No: C974 DRAWING No: 076 REVISION:



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HOUSING KEY

8 No.		TYPE 1 - 4P2B AFFORDABLE (84m ²)
4 No.		TYPE 2 - 5P3B AFFORDABLE (96m ²)
6 No.		TYPE 3 - 4P2B PRIVATE
12 No.		TYPE 4 - 5P3B PRIVATE

L	TRAINING HEAD ADDED	02.10.19	GI
K	LAYOUT ADJUSTED	01.10.19	GI
M	REVISIONS FOLLOWING HIGHWAYS COMMENTS		
N	ADJUSTMENT TO NEIGHBOURHOOD PARKING	06.09.19	WR
H	ATTENTION STRUCTURES UPDATED	25.08.19	KW
G	REVISION OF SITE LAYOUT	20.08.19	DP
F	DRAFT LAYOUT FOR COMMENTS	09.08.19	GI
E	SITE PLAN UPDATED: ADDED VISUING COURSE/INLET	16.07.19	RO
D	REVISED UG/LV CABLE TRACE & EASEMENT & TOPO SURVEY FOLLOWING 2ND VISIT/SURVEY	20.06.19	AL
C	REVISED UG/LV CABLE TRACE & EASEMENT, TOPOGRAPHICAL SURVEY & EXISTING TREES etc.	20.06.19	AL
B	REVISED HOUSE TYPES	03.06.19	GI
A	REVISED SITE LAYOUT	24.05.19	GI

NO. 128/2019/18
DATE: 01/10/19

PROJECT:
**PEN Y FFRIDD,
PENRHOSGARNEDD
for CCG**

DRAWING TITLE:
PROPOSED SITE PLAN

SCALE	DATE	DRAWN	CHECKED
1:300@A7	03/05/19	JM	SWJ
DRAWING STATUS	PRELIMINARY		
JOB No	DRAWING No	REVISION	
C974	003	L	



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VISUAL SCALE 1:500 @ A2









