

C20/0623/19/AC

Cais i newid amodau 2 a 21 o ganiatad cynllunio C19/0014/19/LL er mwyn symud plot 14 a 29 a symud modurdy plot 17, lleihau lefel slab plotiau 18 a 26 a tynnu rhan o'r llwybr troed i'r 'hammerhead'/ Application to vary conditions 2 and 21 of planning permission C19/0014/19/LL in order to reposition plots 14 and 29 and reposition garage of plot 17, reduce slab level of plots 18 and 26 and remove part of footpath to the hammerhead

Tir Ger / Land At Lon Cefnwerthyd, Bontnewydd

Proposed Site Plan

Schedule of Accommodation

2 Bed - Affordable Apartment	6 No.	6 No. 2 Bed
3 Bed - Affordable	3 No.	3 No.
3 Bed - Gwynant	6 No.	6 No.
3 Bed - Cotswold	6 No.	17 No. 3 Bed
4 Bed - Tugend	3 No.	3 No.
4 Bed - Gwynant	3 No.	6 No. 4 Bed
TOTAL	30 No.	29 No.

(50% Affordable Units)

All houses to be provided with 2No. in-court age parking spaces, some units to include garage in addition (as indicated with a G). All apartments to be provided with 1No. parking space. Finished floor levels indicated are a maximum height. Visibility isolays are shown from the centre of the window at 45 degrees each side.

KEY

- Proposed Trees
- Proposed Landscaping
- Parking
- Private Path
- Public Path
- Lime gravel edging
- Shared surface and private road
- Grass Area
- Red Brick Block
- Buff Brick Block
- Existing gas main location
- Proposed gas main location

The landscaping shown in this plan is indicative. See original works drawing L52 for more information on material materials.

See also site plan drawings for identification of materials used.

The final site plan to be submitted to the planning authority will include the final landscaping and site plan drawings. The final site plan will be submitted to the planning authority for their consideration.

Public Road: Stonehouse Lane

Public Road: Stonehouse Lane

General notes for this development

Accounting systems for apartments
 - Council tax bands to be agreed per apartment
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Final site plan to be submitted to the planning authority for their consideration.

Rev P7	Updated to design development and NMA proposal	HF	30.01.2020
Rev P6	Plot 5-6 layout tweaked at planners request	MS	16.06.2019
Rev P5	Plot 4 layout approved at planners request	MS	01.05.2019
Rev P4	Plot 4 layout approved at planners request	HF	10.04.2019
Rev P3	Plot 4 layout approved at planners request	HF	03.04.2019
Rev P2	Block Types 1, 1.1 and 1.2	HF	05.04.2019

PROPOSED **Proposed Site Plan**

A1 **PLANNING**

1672 **L03-P7**

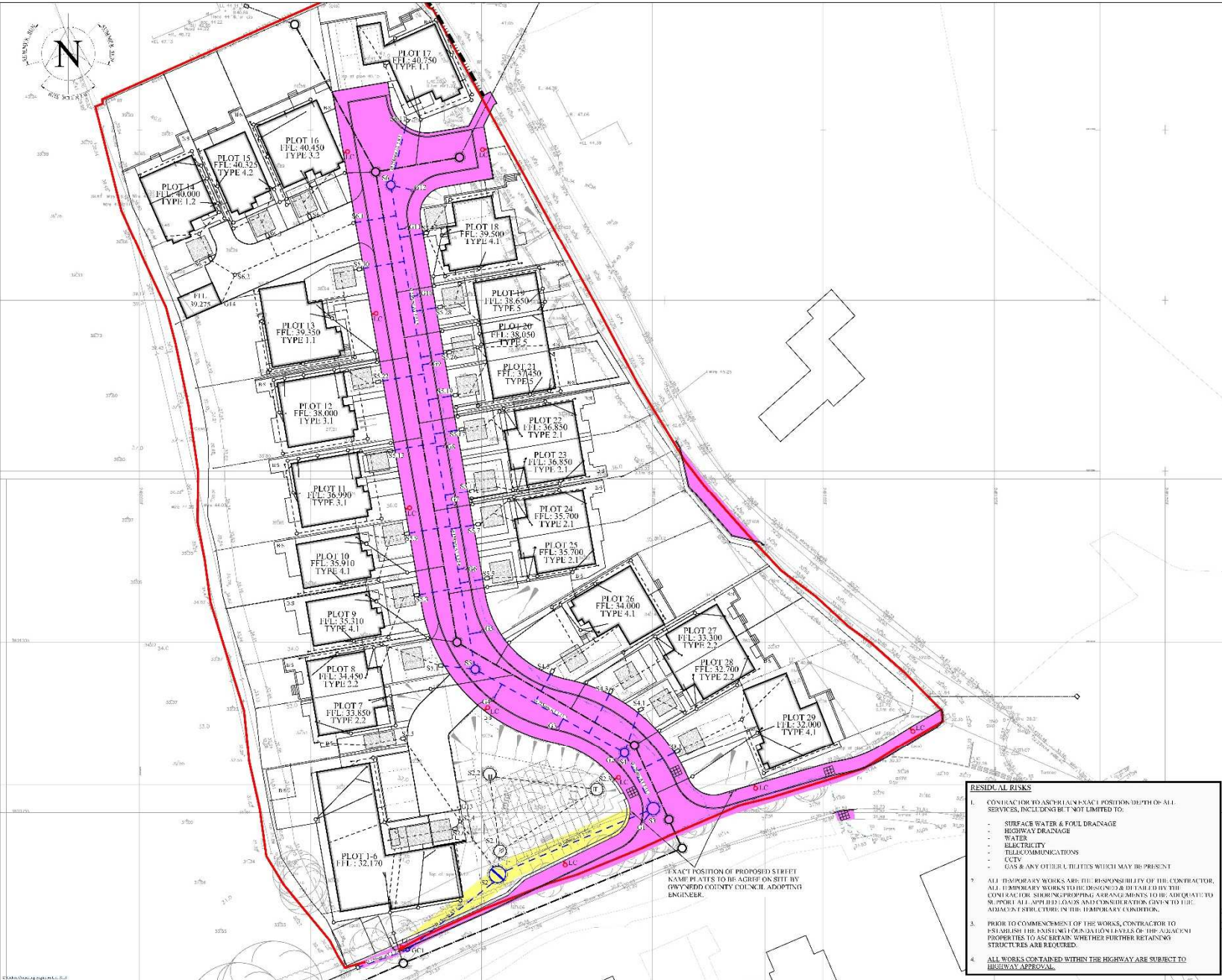
JOHN MCCALL ARCHITECTS LTD

Unit 1, The Wilton, Park Street, Liverpool, L1 5SS. Tel: 0151 707 916 Fax: 707 915

110a Coppin Road, Church Street, Haydock, Merseyside, L22 2JH. e-mail: john@johnmccall.co.uk

NOV 18 **1:250**





NOTES

- 1) DO NOT SCALE FROM THIS DRAWING
- 2) ALL DIMENSIONS IN METERS UNLESS NOTED OTHERWISE ON DRAWING
- 3) THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERING AND ARCHITECTURAL DRAWINGS AND RELEVANT SPECIFICATION CLASSES.
- 4) PLEASE REFER TO THE UTILITY DRAWINGS FOR FURTHER INFORMATION.

KEY

- PROPOSED UNWEIGHED CULVERT
- PROPOSED UNWEIGHED CULVERT WITH 10% OVERFLOW
- PROPOSED UNWEIGHED CULVERT WITH 20% OVERFLOW
- PROPOSED UNWEIGHED CULVERT WITH 30% OVERFLOW
- PROPOSED UNWEIGHED CULVERT WITH 40% OVERFLOW
- PROPOSED UNWEIGHED CULVERT WITH 50% OVERFLOW
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- PROPOSED UNWEIGHED CULVERT WITH 990% OVERFLOW
- PROPOSED UNWEIGHED CULVERT WITH 1000% OVERFLOW

NO.	DESCRIPTION	DATE	BY	CHECKED BY
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03	ISSUED FOR PERMIT	20/06/18	EL	
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98	ISSUED FOR PERMIT	20/06/18	EL	
99	ISSUED FOR PERMIT	20/06/18	EL	
100	ISSUED FOR PERMIT	20/06/18	EL	

RESIDUAL RISKS

1. CONSENT FOR ASBESTHOSIS ACT POSITION/DEPTH OF ALL SERVICES, INCLUDING BUT NOT LIMITED TO:
 - SURFACE WATER & FOUL DRAINAGE
 - HIGHWAY DRAINAGE
 - WATER
 - ELECTRICITY
 - TELECOMMUNICATIONS
 - CCTV
 - GAS & ANY OTHER UTILITIES WHICH MAY BE PRESENT
2. ALL TEMPORARY WORKS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL TEMPORARY WORKS TO BE DESIGNED & DETAILLED BY THE CONTRACTOR. SHOWN PROTECTIVE ARRANGEMENTS TO BE ADOPTED TO SUPPORT ALL APPLIED LOADS AND CONSIDERATION GIVEN TO THE ADJACENT STRUCTURE IN THE TEMPORARY CONDITION.
3. PRIOR TO COMMENCEMENT OF THE WORKS, CONTRACTOR TO PRESERVE THE EXISTING FOUNDATION LEVELS OF THE ADJACENT PROPERTIES TO ASCERTAIN WHETHER FURTHER RETAINING STRUCTURES ARE REQUIRED.
4. ALL WORKS CONTAINED WITHIN THE HIGHWAY ARE SUBJECT TO HIGHWAY APPROVAL.

LON CLUNWERTHYDD,
BONTNEWYDD.

PROPOSED SECTION 38
HIGHWAY ADOPTION LAYOUT

Rev No	Rev Desc	Date	By	Check	Scale
00318	EL (94) 02			C9	
Rev No	Date	Check	Scale	Disc No	
K.B.	29/06/18	B.T.	1:250	A1	

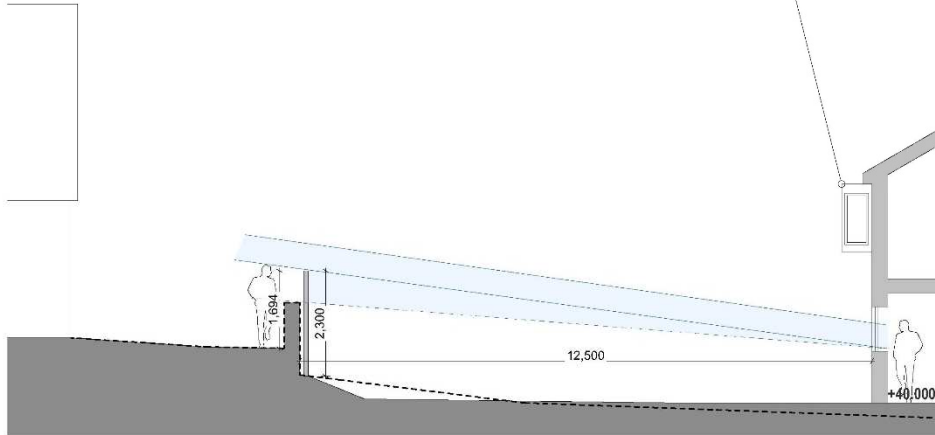
CADARN
CONSULTING ENGINEERS

Address: CADARN Consulting Engineers,
21 Denbigh
Ffordd-y-Felin,
Bontnewydd,
Ynys-y-Wlad,
Llanelli, SA31 3SD. E-mail: info@cadarn.co.uk

01497 4075062
01497 4075079
01497 4075080

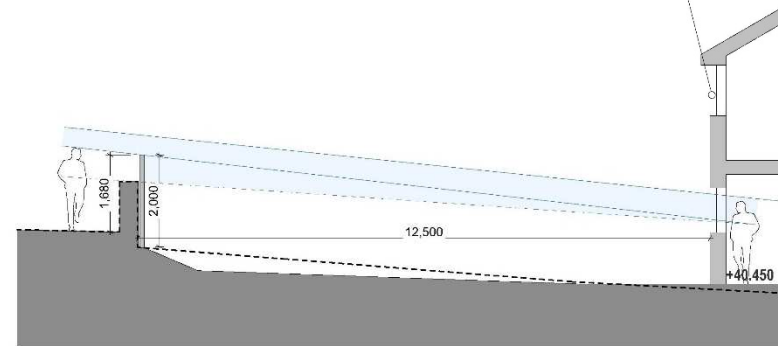
Dimensions are to be checked on site. Do not scale from drawings. Report discrepancies to the Architect.

Angled window ensures no first floor windows look onto adjacent garden



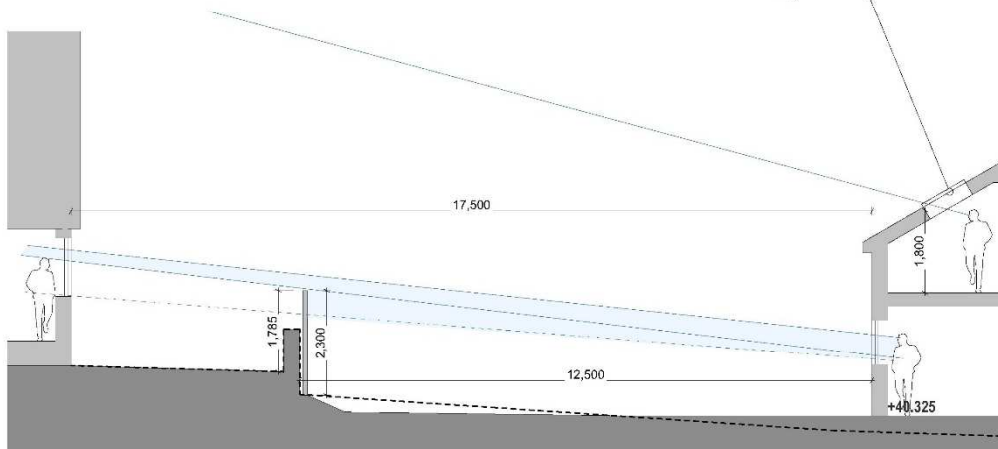
Plot 14

1 bedroom window moved to the gable and other remaining bedroom window moved away from the existing property



Plot 16

Rear bedroom windows removed and replaced with high level rooflights, above eye height



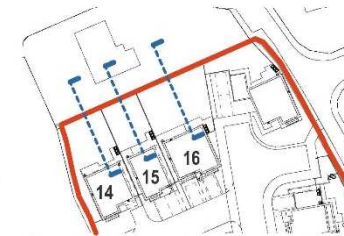
Plot 15

NOTES

Height of neighbour floor level is approximate based upon external levels. Existing wall heights are approximate based upon client conducted survey.

Proposed finished floor levels are as per current engineers levels and subject to minimal change to suit conditions on site. Extent of view line is approximate, the new boundary annotated shows the approx height required to prevent casual views from the neighbouring property into the proposed dwellings at ground floor level.

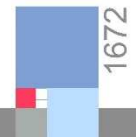
Strategy for reducing the concerns of overlooking by the neighbouring property from proposed first floor to existing neighbour are as annotated. These are efforts over and beyond the planning requirements.



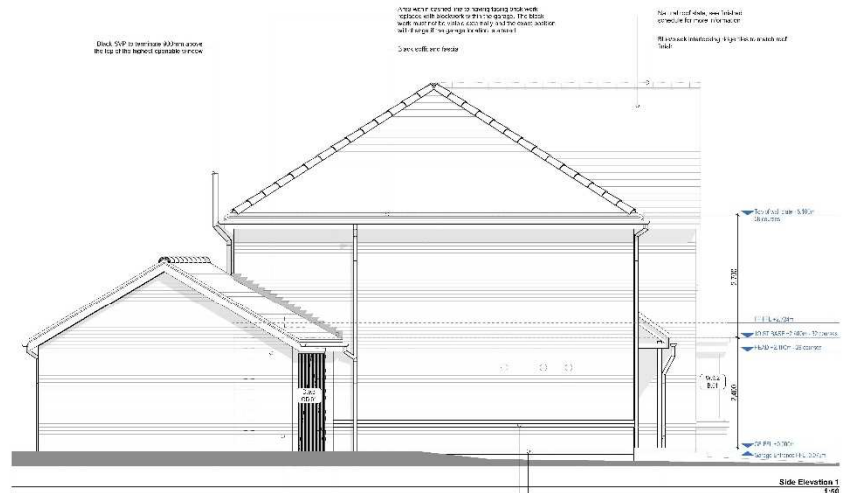
Section Location Plan - NTS

KEY

- Extent of view line
- - - - View line if boundary unaltered
- - - - Existing ground line



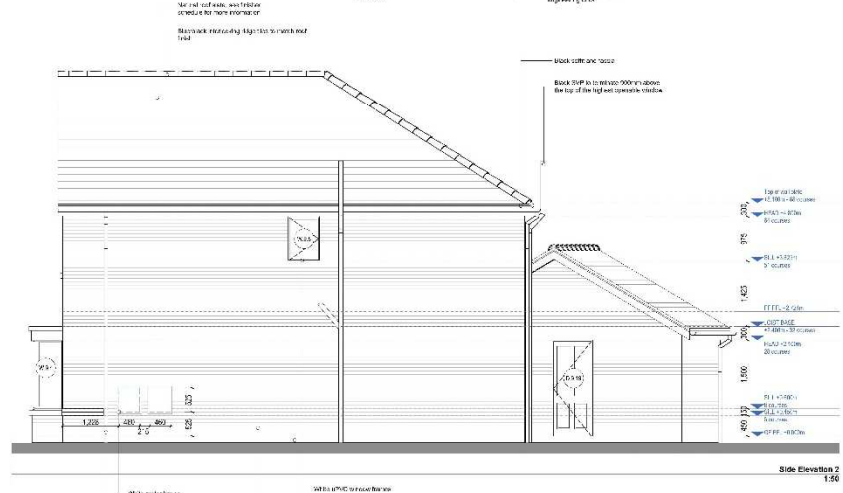
B11-Elevations



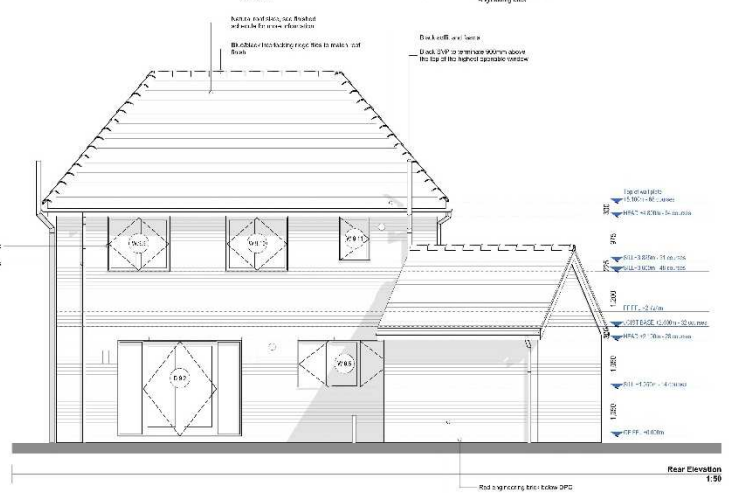
Side Elevation 1
1:50



Front Elevation
1:50



Side Elevation 2
1:50



Rear Elevation
1:50



Elevation Location Key
1:200

ID	Type Reference	Structural Opening	Lintel Type	Lintel Spec
D.9.1	ED.06	1,473x2,100	Catnic	CG150x100
D.9.2	ED.03	2,710x2,100	Catnic	CX150x100
D.9.3	GD.01	2,270x2,175	L.b.c.	
D.9.5	D.01	910x2,100	Catnic	BSD100
D.9.6	D.01	910x2,100	Catnic	BSD100
D.9.7	D.01	910x2,100	Catnic	BSD100
D.9.8	D.03	710x2,100	Catnic	BSD100
D.9.9	D.01	910x2,100	Catnic	BSD100
D.9.10	D.01	910x2,100	Metal Stud	
D.9.11	D.01	910x2,100	Metal Stud	
D.9.12	D.03	710x2,100	Metal Stud	
D.9.13	D.02	810x2,100	Metal Stud	
D.9.14	D.01	910x2,100	Metal Stud	
D.9.15	D.04	810x2,100	Metal Stud	
D.9.16	D.02	810x2,100	Metal Stud	
D.9.17	D.01	910x2,100	Metal Stud	
D.9.18	D.04	810x2,100	Metal Stud	
D.9.19	ED.02	910x2,100	L.b.c.	

Rev C4 Elevations added
 Rev C3 Garage moved back 1.8m to avoid gas easement
 Rev C2 Updated to eng nees 16/0
 Rev C1 Constructor status issue

Bontnewydd
 Plot 17 - WJ.4.4

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 Tel: 0185 707 914 Fax: 707 916
 Email: john@johnmccall.co.uk

18/09/2020
 18/09/2020
 13/12/2019
 01/10/2019

HF
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A1 CONSTRUCTION
 18/09/2020
 18/09/2020
 13/12/2019
 01/10/2019
 1:50

