



Pwyllgor Cynllunio
Planning Committee

21/12/2020

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**

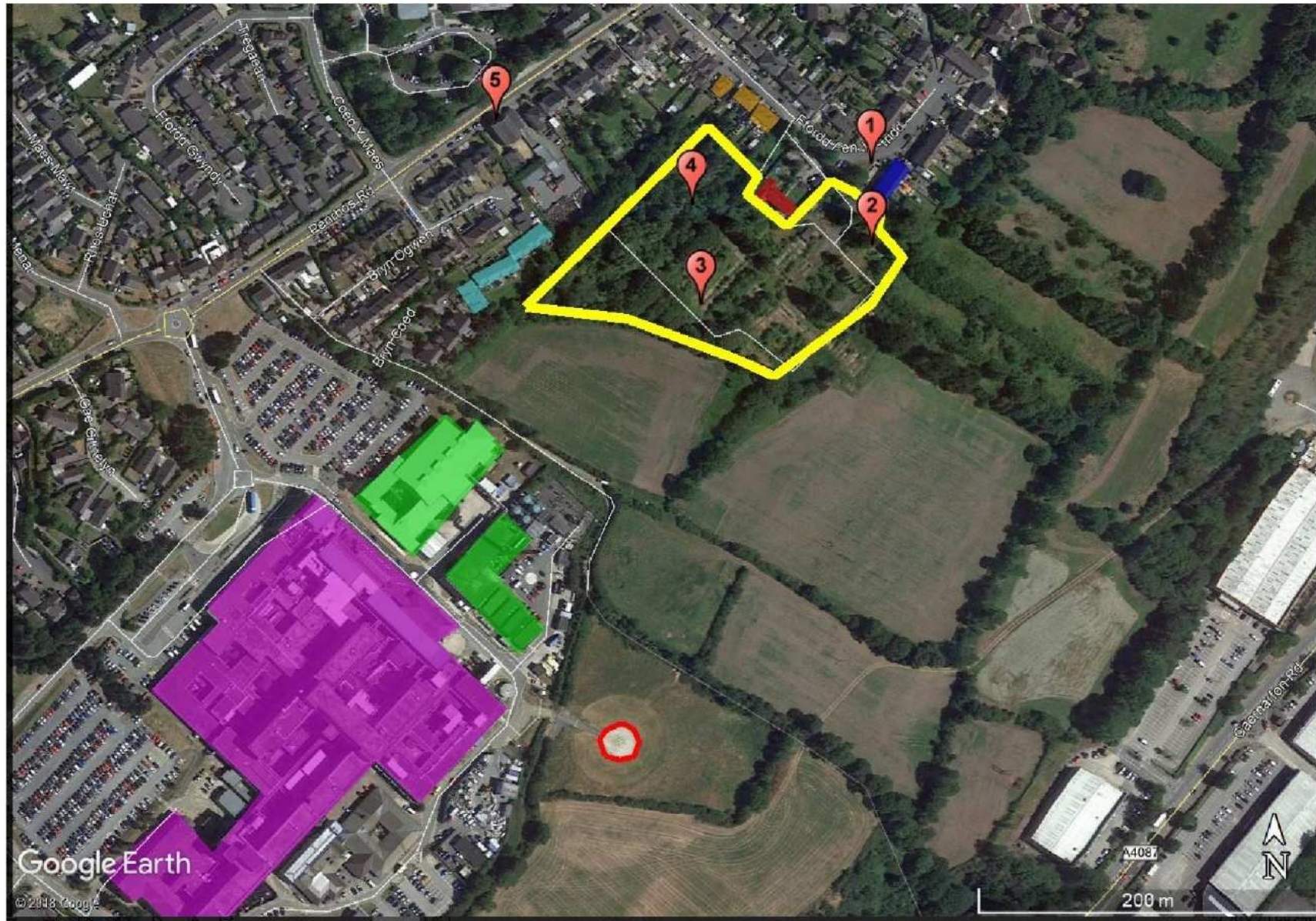


Figure 1 Aerial view of site (courtesy of Google Earth Pro)



- 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 set outs
 - Asphalt road (adoptable standard)
 - Asphalt footpath (adoptable standard)
 - Porous asphalt (parking bays)
 - Paving
 - Porous resin bound rubber
 - Reinforced grass on a 'trotting'

THE ENVIRONMENT PARTNERSHIP

Gwynedd Council, Bwthyn Science Park, Warrington WA3 7BH
 Tel: 01524 584004 | email: tep@wynedd.gov.uk | www.tep.wales.gov.uk

Project: Land at Penyffredd, 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

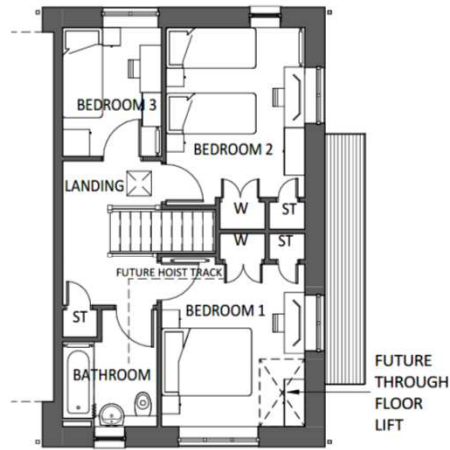
SCALE	DATE	DRAWN	CHECKED
@A3	22/08/19	DP	GJ

DRAWING STATUS
PRELIMINARY

JOB No	DRAWING No	REVISION
C974	009	C



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FIRST FLOOR PLAN

SCALE: 1 : 100



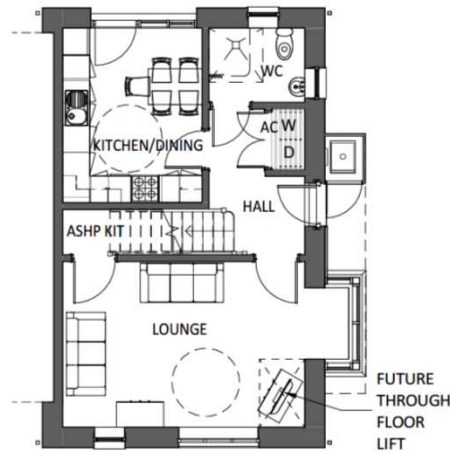
FRONT ELEVATION

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	

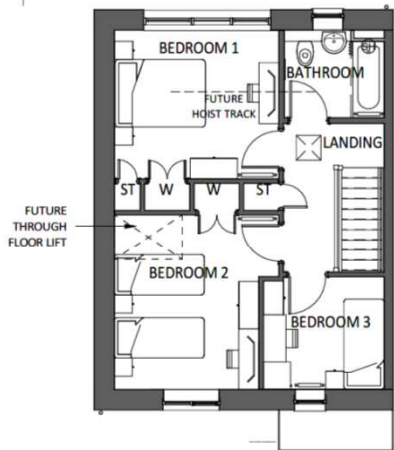


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A3



FIRST FLOOR PLAN

SCALE: 1 : 100



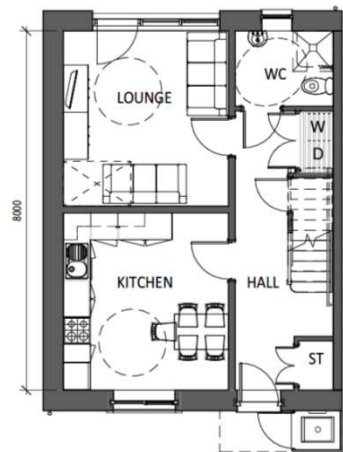
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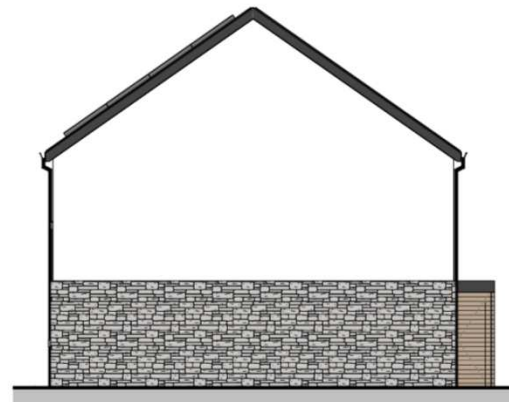
REAR ELEVATION

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	

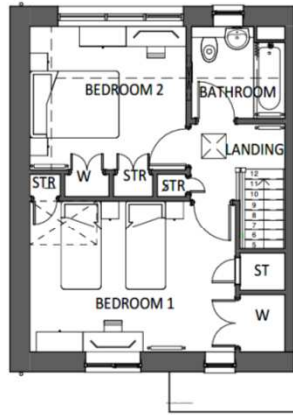


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A3



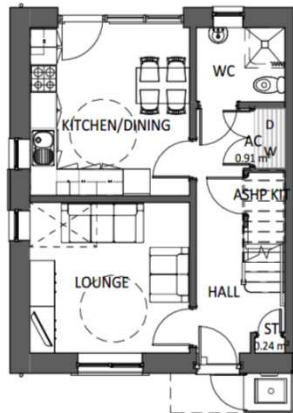
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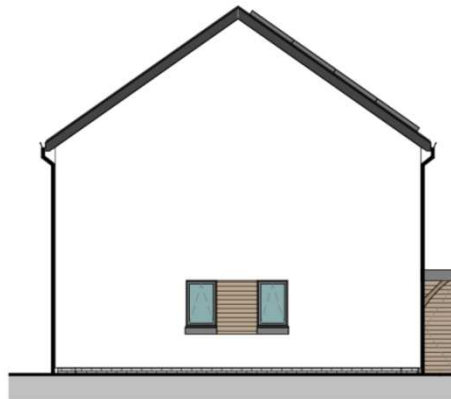
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REAR ELEVATION
SCALE: 1 : 100



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
**4P2B HOUSE - REAR
KITCHEN**

SCALE	DATE	DRAWN	CHECKED
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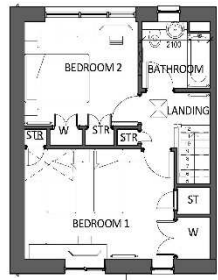
DRAWING STATUS
PRELIMINARY

JOB No	DRAWING No	REVISION
C974	051	



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FIRST FLOOR PLAN

SCALE: 1 : 100



PLOTS 3 & 4

FRONT ELEVATION

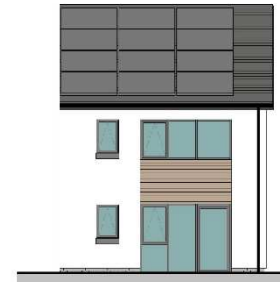
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PLOTS 4

SIDE ELEVATION - WINDOWS

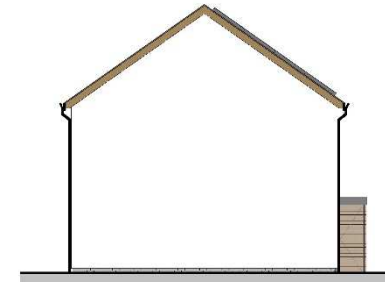
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PLOTS 3 & 4

REAR ELEVATION

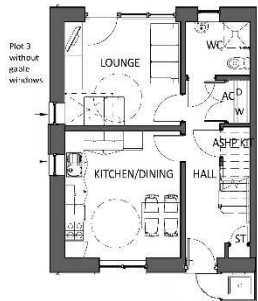
SCALE: 1 : 100



PLOTS 3

SIDE ELEVATION - NO WINDOWS

SCALE: 1 : 100



GROUND FLOOR PLAN

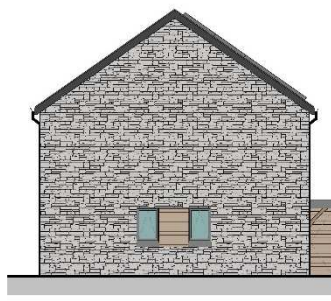
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PLOTS: 27, 28, 29

FRONT ELEVATION

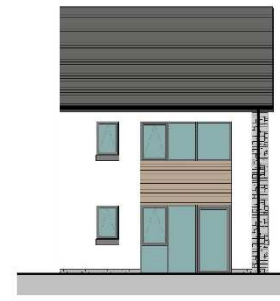
SCALE: 1 : 100



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:



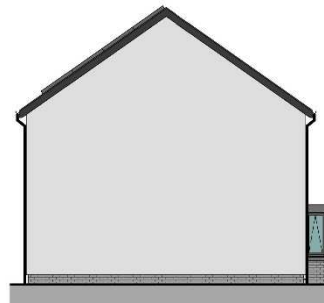
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REGISTERED ARCHITECTS: AINSLEY GOMMON ARCHITECTS, PENYFRIDD, PENRHOSGARNEDD, Gwynedd, Gwynedd, LL57 2JG.



FIRST FLOOR PLAN
SCALE: 1 : 100



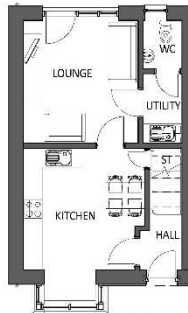
PLOTS: 16
FRONT ELEVATION
SCALE: 1 : 100



PLOTS: 16
GABLE ELEVATION
SCALE: 1 : 100



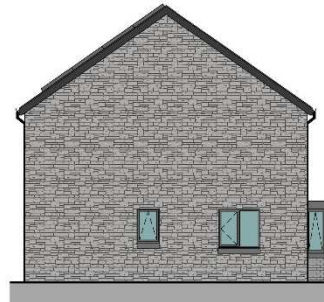
PLOTS: 16
REAR ELEVATION
SCALE: 1 : 100



GROUND FLOOR PLAN
SCALE: 1 : 100



PLOTS: 15
FRONT ELEVATION
SCALE: 1 : 100



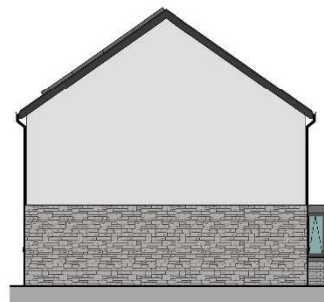
PLOTS: 15
GABLE ELEVATION
SCALE: 1 : 100



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

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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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Cynllun Diwygiedig Amended Plan



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

S	PLOT LEVELS AMENDED & NATURE TRAIL ADDED	10.11.20	VE
R	MAIN BASIN REPOSITIONED AWAY FROM HIGHWAY PATHWAY & PUBLIC OPEN SPACE. AVOIDING RYR BOUNDARY SINCE RELOCATED TO FOLLOW LINE OF ECOLOGY TRACK.	05.05.20	GJ
Q	LAYOUT REVISED IN LINE WITH ENGINEERS CHANGES	28.02.20	VE
P	FOOTPATH BY 18 PFDROD PEN Y FFRIDD AVOID	17.02.20	GJ
N	TINLIS ADOPTED	28.11.19	MT
M	WALKWAY ACCESS SPECIFIED AS SUELSWAVE	14.11.19	GJ
L	TURNING HEAD ADDED	02.10.19	GJ
K	LAYOUT ADJUSTED FOLLOWING HIGHWAYS COMMENTS	01.10.19	GJ
J	AMENDMENT TO NEIGHBOURHOOD PARKING ATTENUATION STRUCTURES POINTED	06.09.19	MR
I	REVISION OF SITE LAYOUT	29.08.19	RW
G	DRAW LAYOUT FOR COMMENTS	20.08.19	DP
F	DRY PLAN LAYOUT ADDED VISUING COLOURS/INFO	09.08.19	GJ
E	REVISED LCA/CABLE TRACE & EASEMENT & TOP SURVEY FOLLOWING END VISIT/SURVEY	16.07.19	RD
D	REVISED LCA/CABLE TRACE & EASEMENT & TOP SURVEY FOLLOWING END VISIT/SURVEY	20.06.20	AL

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PROJECT
PEN Y FFRIDD,
PENRHOSGARNEDD
for MEDRA

DRAWING TITLE
PROPOSED SITE PLAN

SCALE	DATE	DRAWN	CHECKED
1:500 @ A2	03/05/19	JM	SW/GJ
DRAWING STATUS	PRELIMINARY		
JOB NO.	DRAWING NO.	REVISION	
C974	003	S	



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A2





















