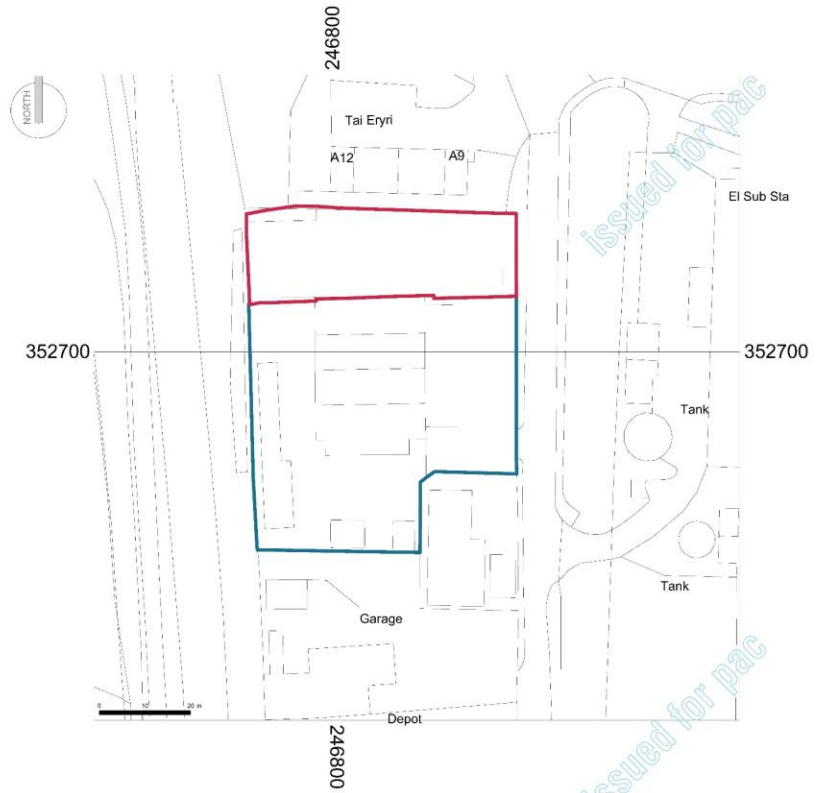




issued for pac

issued for pac



issued for pac

issued for pac

1 LOCATION PLAN
1 : 500

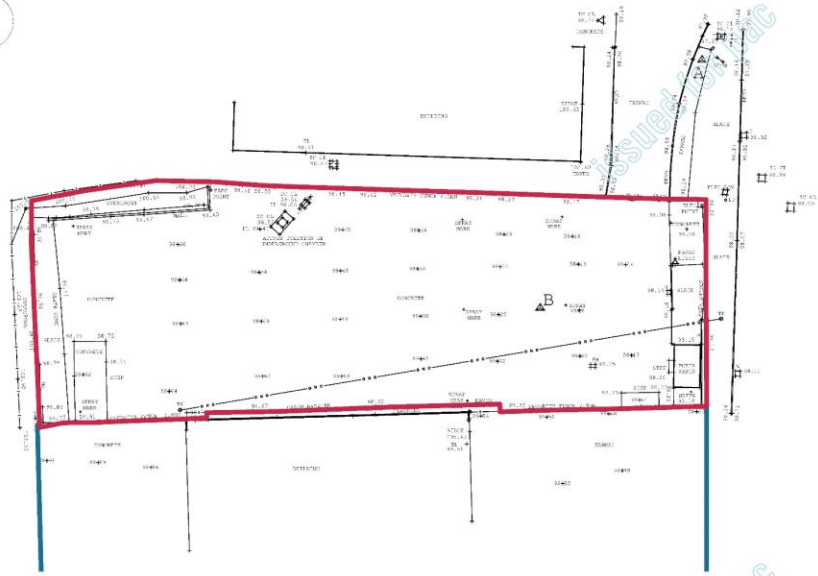


Revision	Description	Date of Revision	Noted by
G	Issued for pac	2022.03.11	JRW
F	Issued for planning	2021.07.14	JRW
E	Issued for planning	2021.07.08	JRW
D	preliminary sewer for consent	2021.04.19	AJR
C	revised boundary to suit topographical survey	2021.04.07	JRW
B	revised boundary	2021.03.14	JRW
A	Issued for boundary clarification	2021.03.16	JRW

1 EXISTING SITE
1 : 200

issued for pac

issued for pac



issued for pac

issued for pac



Revision	Description	Date of Revision	Issued by
D	issued for pac	2022.04.11	JRW
C	issued for planning	2021.07.14	JRW
B	issued for planning	2021.02.04	JRW
A	preliminary issue for comment	2021.04.16	ALR



traffic movement

existing traffic movement
 85 storage units 10 vehicles per week staying approximately 1.5 hrs

anticipated traffic movement (pro rata)
 277 storage units therefore 32 vehicles per week

parking

extract from CSS Wales Parking Standards 2014.

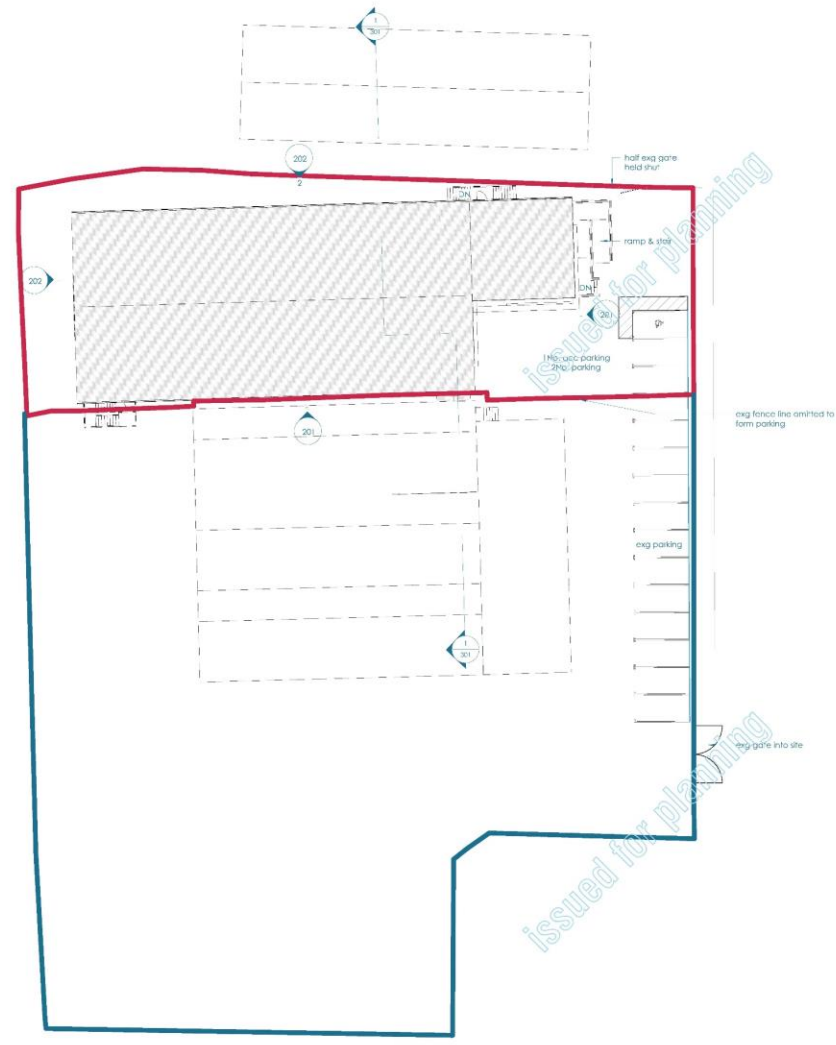
Type of Development	Operational	Non-operational
Small Industry (< 100m ²)	1 van space	1 space
Small Industry (> 235m ²)	1 van space	2 spaces
Industry	See Note e	1 space per 100 m ²
Highly Technical Industry	See Note e	1 space per 35 m ²
Industrial Warehouses	See Note e	1 space per 140 m ²
Storage Warehouses	1 commercial space per 500 m ²	Nil
Distribution Centres (< 1000 m ²)	35% of GFA	1 space per 120 m ²
Distribution Centres (> 1000 m ²)	25% of GFA	1 space per 120 m ²

Welsh parking guidelines for storage warehouses requires 1 commercial space per 500m² existing storage warehouse on adjacent site = 782m² (12 existing parking spaces)

The new storage warehouse = 1959m² (3 new parking spaces)

total building area = 2377m² (15 total parking spaces)

In guidance with the CSS parking standards 5 spaces are required (there is an additional 10)



1 PROPOSED SITE
 1 : 200



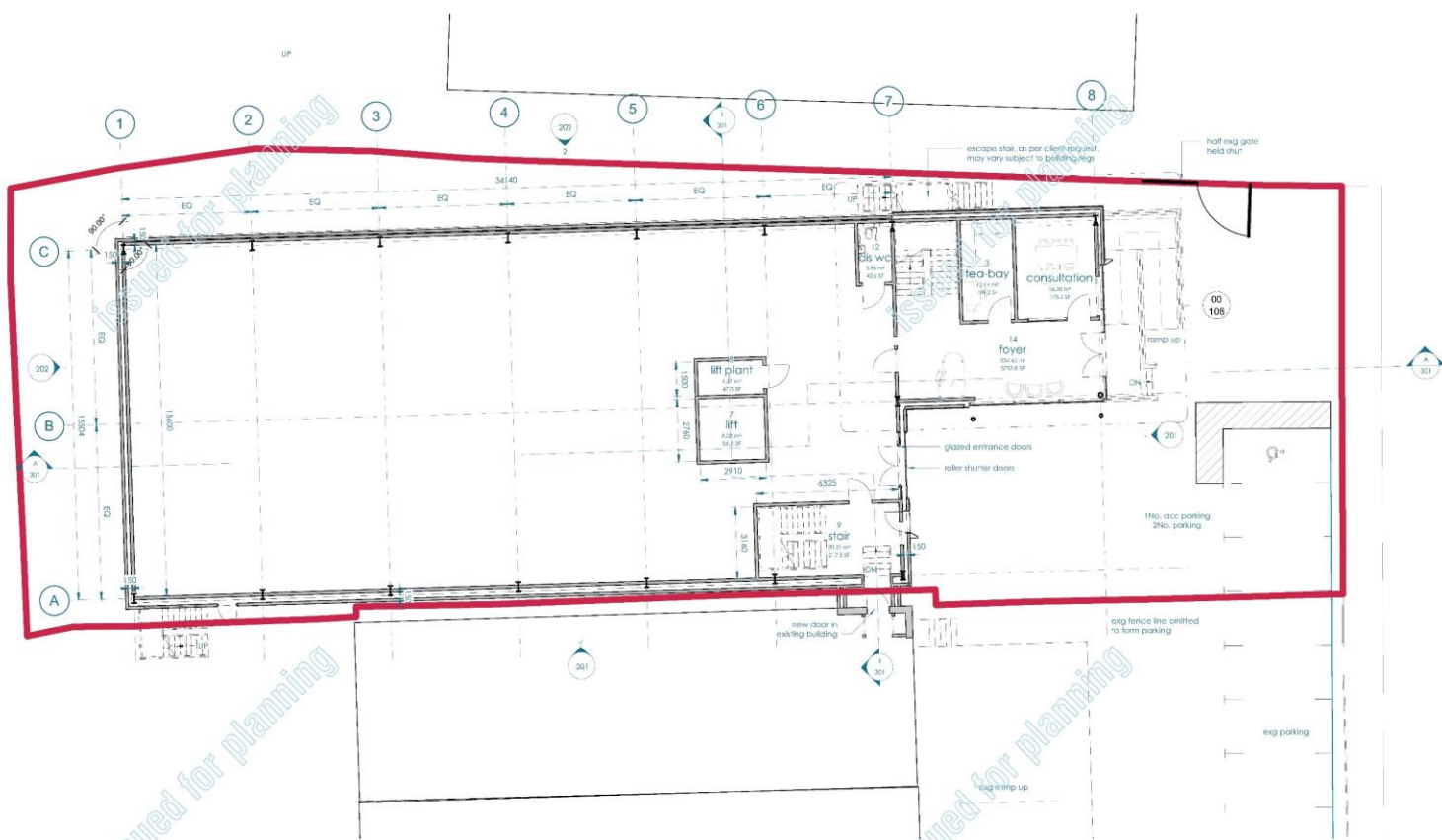
Revision	Description	Date of Revision	Issued by
K	issued for planning	2022.06.10	JRW
J	traffic movement figures added	2022.06.07	AJR
H	revised with parking guidance	2022.03.09	JRW
G	issued for pre	2022.01.11	JRW
F	issued for planning	2021.07.14	JRW
E	issued for planning	2021.07.08	JRW
D	revised and issued for comment	2021.06.29	JRW
C	revised and issued for comment	2021.06.14	JRW
B	revised and issued for comment	2021.05.28	AJR
A	preliminary issue for comment	2021.04.19	AJR

issued for planning

issued for planning

issued for planning

issued for planning

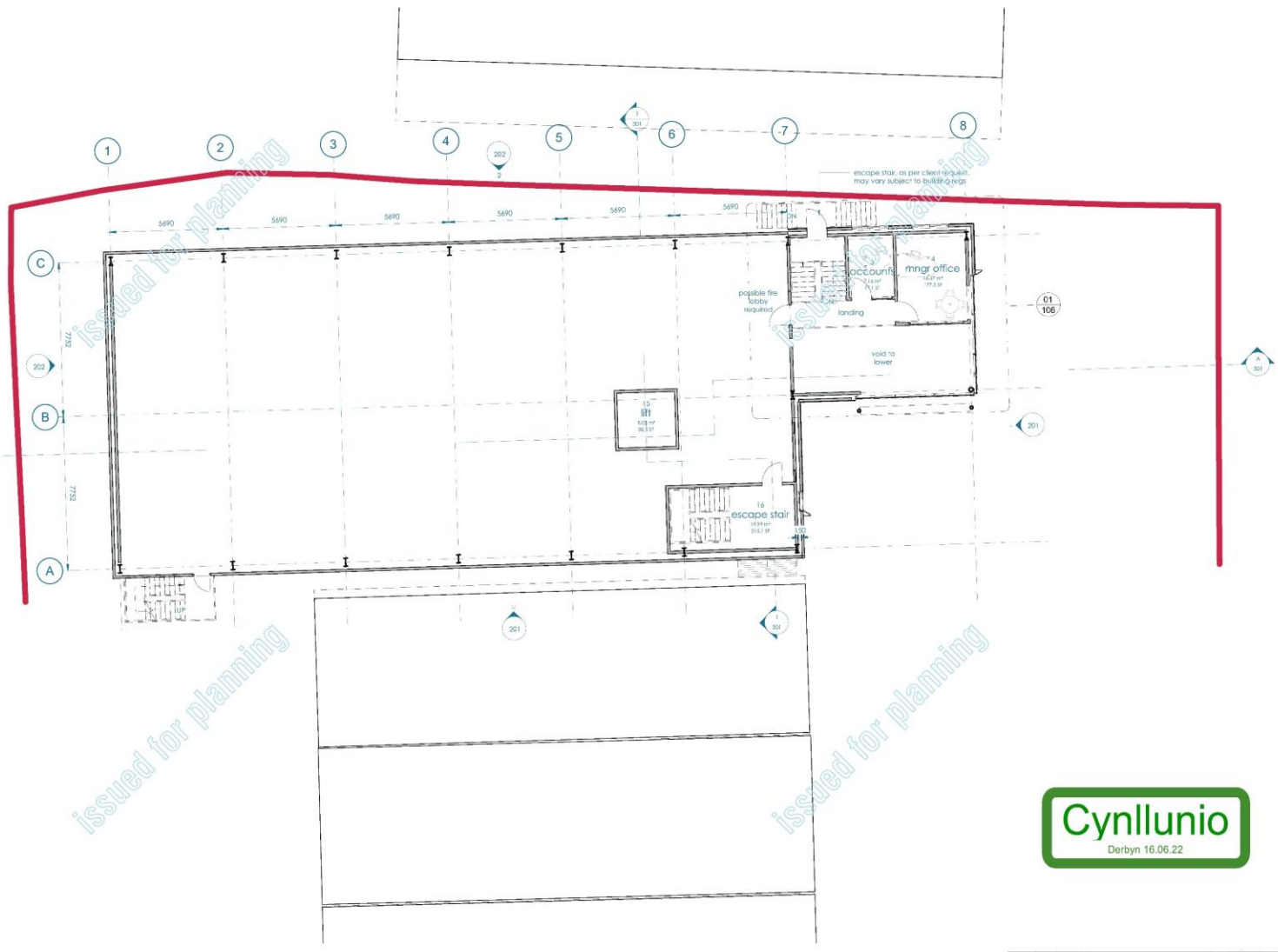


1 LEVEL 00
1 : 100

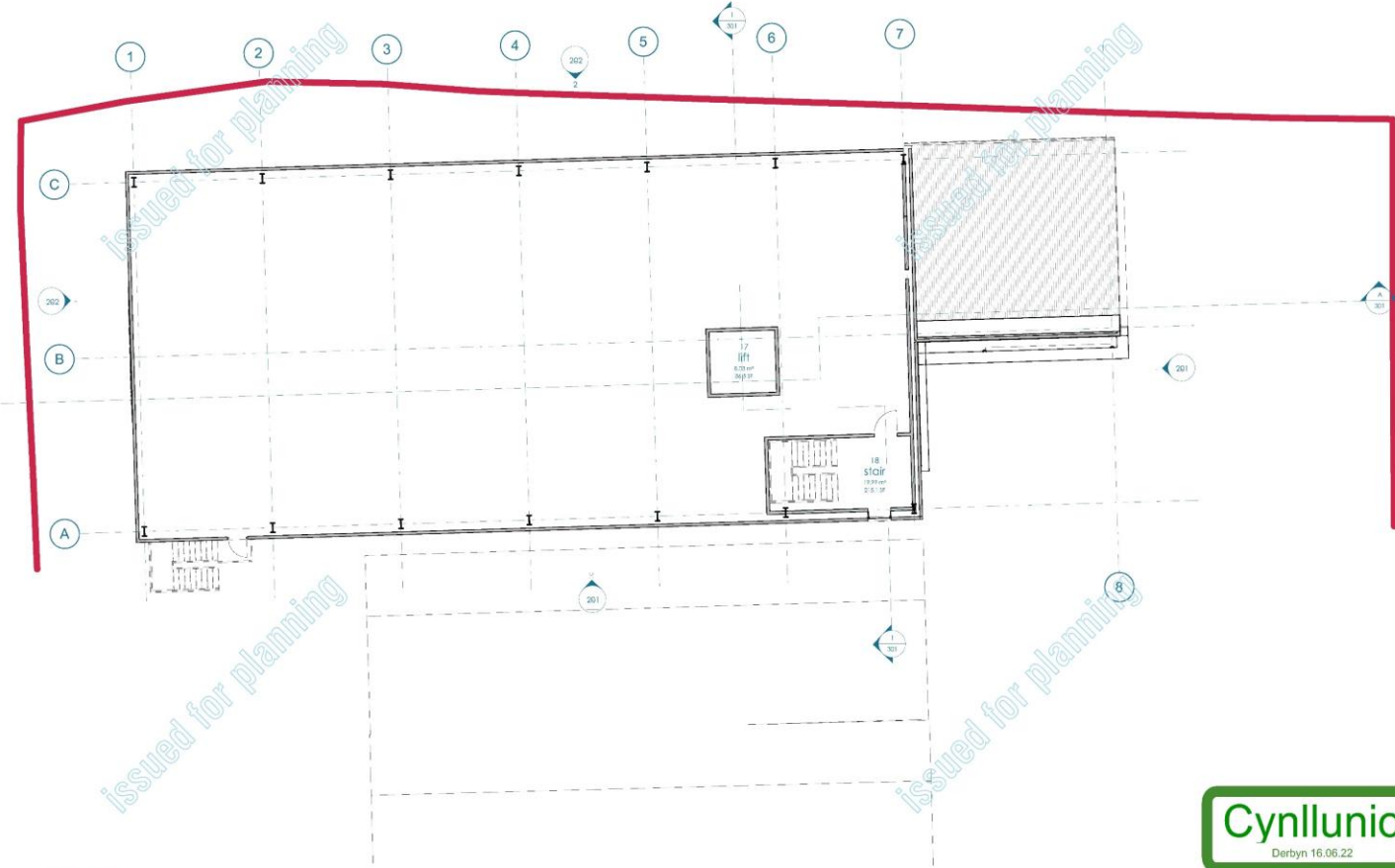


Revision	Description	Date of Revision	Issued by
K	issued for planning	2021.06.15	JRW
J	issued for ppe	2022.01.11	JRW
H	signage re-configured to suit client comments and checking added to office block	2021.11.25	JRW
G	issued for planning	2021.07.14	JRW
F	issued and issued for comment	2021.07.08	JRW
E	issued and issued for comment	2021.06.29	JRW
D	issued and issued for comment	2021.06.14	JRW
C	issued and issued for comment	2021.05.28	AJR
B	issued and issued for comment	2021.05.25	JRW
A	preliminary issue for comment	2021.04.19	AJR

1 LEVEL 01
1 : 100



Revision	Description	Date of Revision	Issued by
A	issued for planning	2021.06.15	JRW
J	issued for p/c	2022.01.11	JRW
H	planning re-configured to suit client comments and checking added to office block	2021.11.25	JRW
G	issued for planning	2021.07.14	JRW
F	issued for planning	2021.07.08	JRW
E	revised and issued for comment	2021.06.29	JRW
D	revised and issued for comment	2021.06.14	JRW
C	revised and issued for comment	2021.05.28	AJR
B	revised and issued for comment	2021.05.25	JRW
A	preliminary issue for comment	2021.04.19	AJR



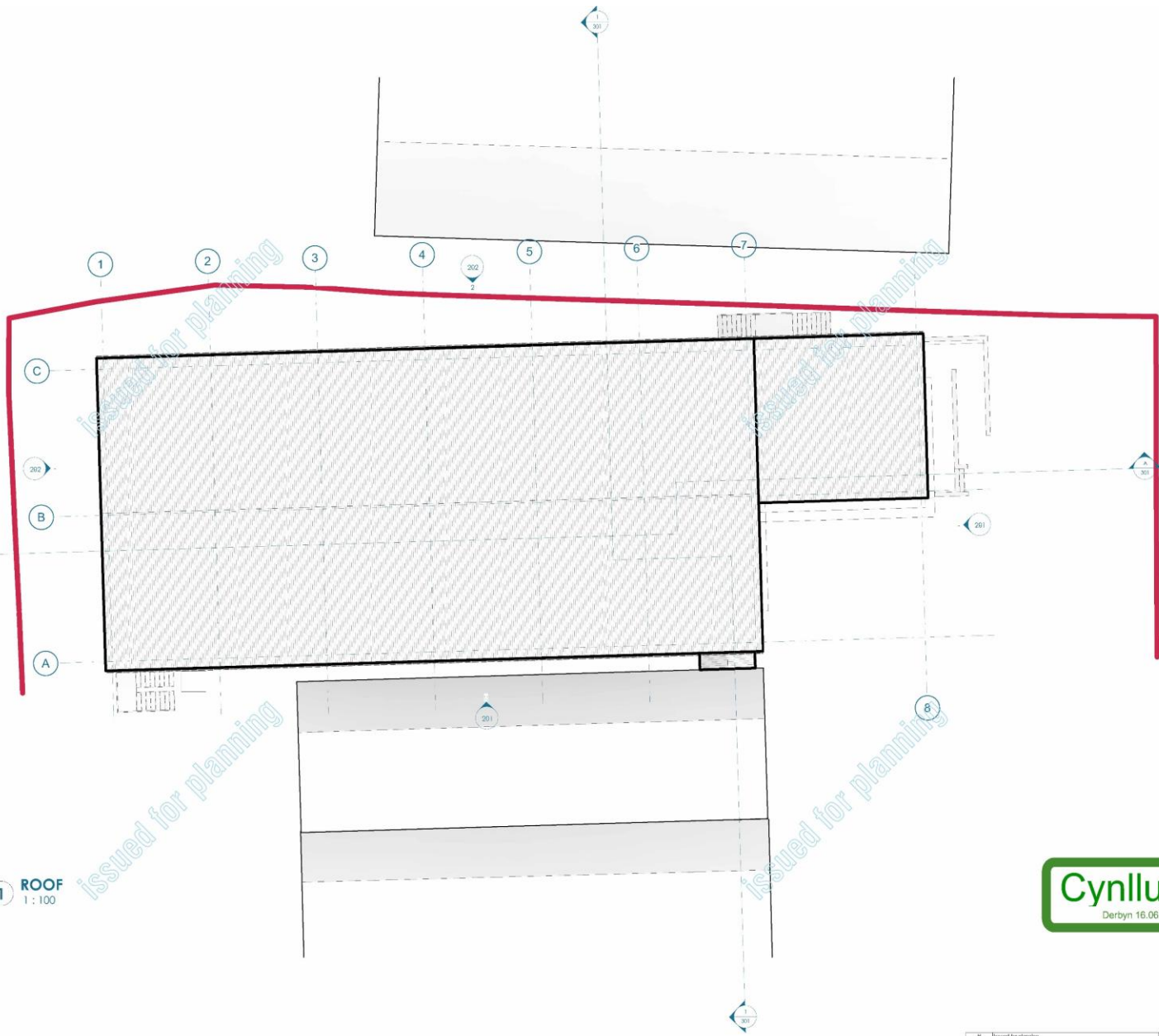
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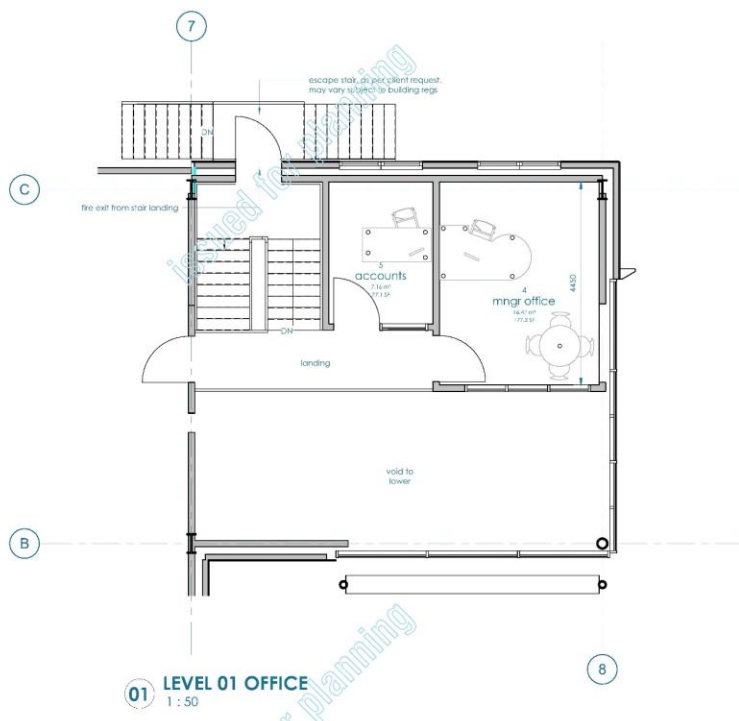
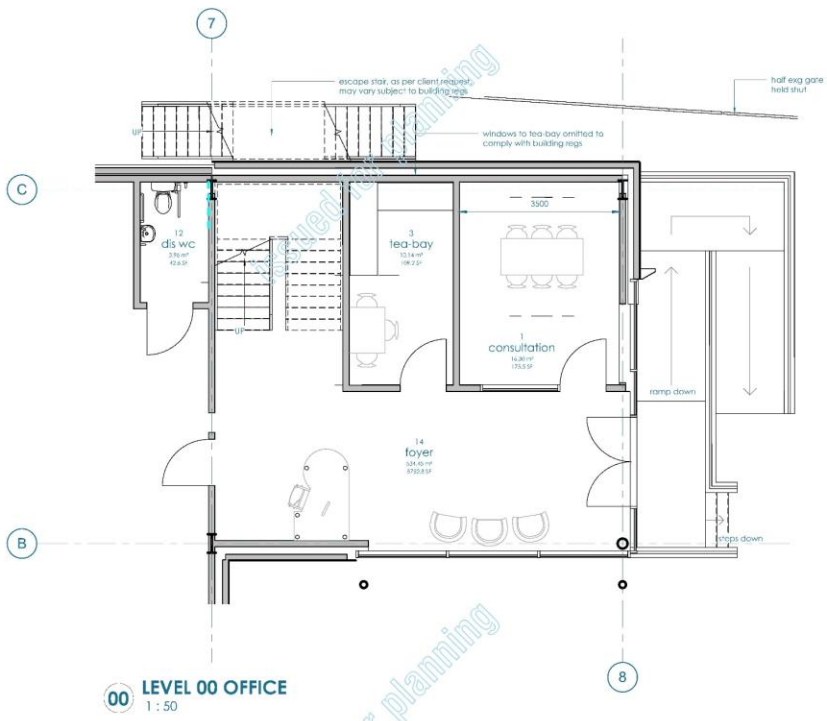
Revision	Description	Date of Revision	Issued by
H	Issued for planning	2022.06.16	JRW
G	Issued for p/c	2022.01.11	JRW
F	Planning re-configured to suit client comments and cladding added to office block	2021.11.25	JRW
E	Issued for planning	2021.07.14	JRW
D	Issued for planning	2021.07.08	JRW
C	Revised and issued for comment	2021.06.29	JRW
B	Revised and issued for comment	2021.05.28	AJR
A	Preliminary issue for comment	2021.04.19	AJR



1 ROOF
1 : 100



Revision	Description	Date of Revision	Issued by
H	Issued for planning	2022.06.10	JRW
G	Issued for use	2022.01.11	JRW
F	Issued for planning	2021.07.14	JRW
E	Issued for planning	2021.07.08	JRW
D	Issued and issued for comment	2021.06.29	JRW
C	Issued and issued for comment	2021.06.14	JRW
B	Issued and issued for comment	2021.05.28	AJR
A	Preliminary issue for comment	2021.04.19	AJR



issued for planning

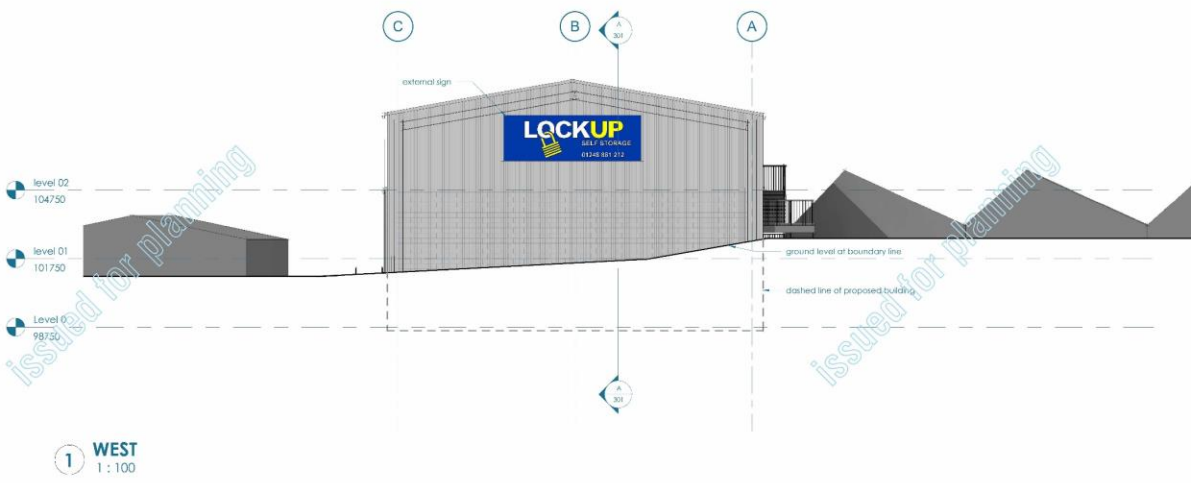
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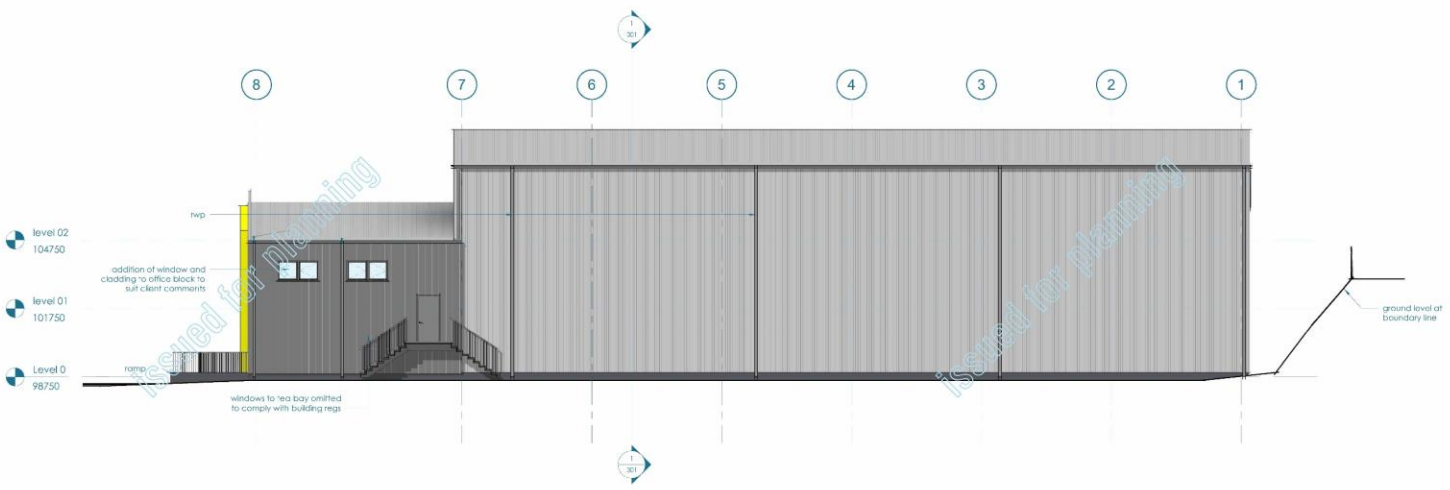
Revision	Description	Date of Revision	Issued by
J	Issued for planning	2022.06.10	JRW
H	Issued for ppc	2022.04.11	JRW
G	Issued for comment to suit client comments and scheduling added to office block	2021.11.25	JRW
F	Issued for planning	2021.07.14	JRW
E	Issued for planning	2021.07.08	JRW
D	Issued and issued for comment	2021.06.29	JRW
C	Issued and issued for comment	2021.06.14	JRW
B	Issued and issued for comment	2021.05.28	JRW
A	Issued and issued for comment	2021.05.25	JRW



Revision	Description	Date of Revision	Issued by
K	Issued for planning	2023.06.15	JRW
J	Issued for pre	2022.01.11	JRW
H	Planning re-configured to suit client comments and checking added to office block	2021.11.25	JRW
G	Issued for planning	2021.07.14	JRW
F	Issued for planning	2021.07.08	JRW
E	Revised and issued for comment	2021.06.29	JRW
D	Revised and issued for comment	2021.06.14	JRW
C	Revised and issued for comment	2021.05.28	AJR
B	Revised and issued for comment	2021.05.25	JRW
A	Preliminary issue for comment	2021.04.19	AJR



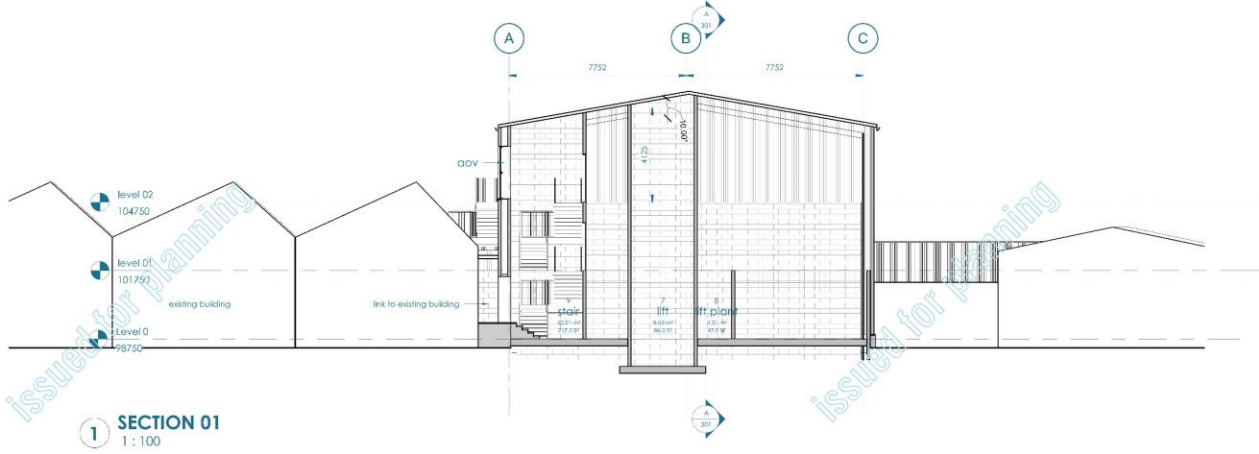
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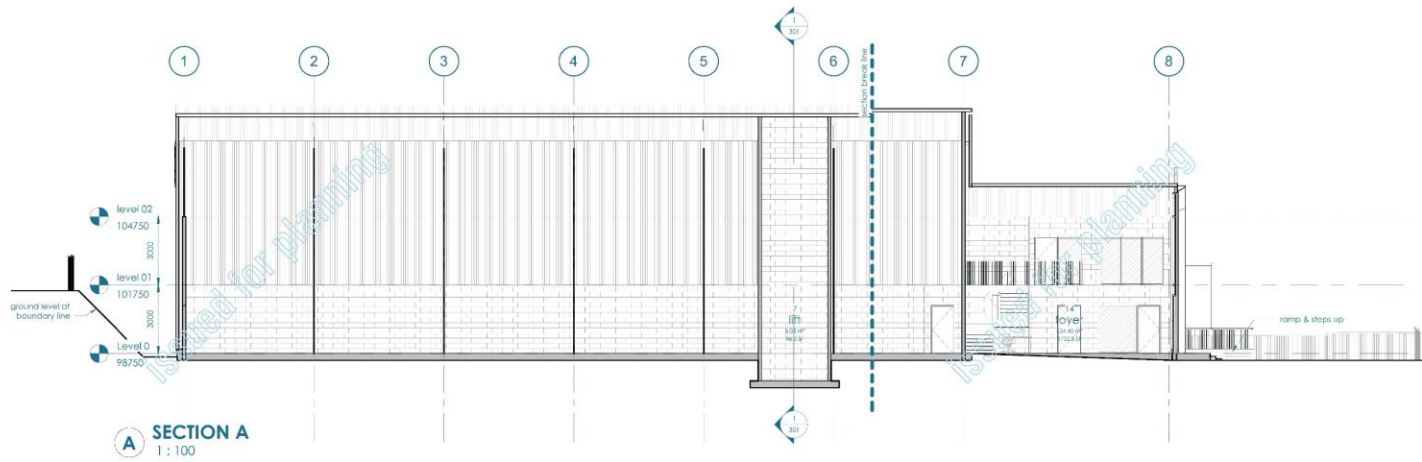
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Revision	Description	Date of Revision	Issued by
K	Issued for planning	2021.06.16	JRW
J	Issued for ppc	2021.01.11	JRW
H	planning re-configured to suit client comments and cladding added to office block	2021.11.25	JRW
G	Issued for planning	2021.07.14	JRW
F	Issued for planning	2021.07.08	JRW
E	revised and issued for comment	2021.06.29	JRW
D	revised and issued for comment	2021.06.14	JRW
C	revised and issued for comment	2021.05.28	ARR
B	revised and issued for comment	2021.05.25	JRW
A	preliminary issue for comment	2021.04.19	ARR



1 SECTION 01
1 : 100



A SECTION A
1 : 100



Revision	Description	Date of Revision	Issued by
K	Issued for planning	2022.06.16	JRW
J	Issued for pre	2022.01.11	JRW
H	Planning re-configured to suit client comments and checking added to office block	2021.11.26	JRW
G	Issued for planning	2021.07.14	JRW
F	Issued for planning	2021.07.08	JRW
E	Revised and issued for comment	2021.06.29	JRW
D	Revised and issued for comment	2021.06.14	JRW
C	Revised and issued for comment	2021.05.28	AJR
B	Revised and issued for comment	2021.05.26	JRW
A	Preliminary issue for comment	2021.04.19	AJR



Cynllunio
Derbyn 16.06.22



0m 10m 20m

10/05/2022 10:49:19

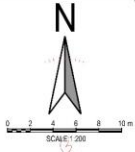
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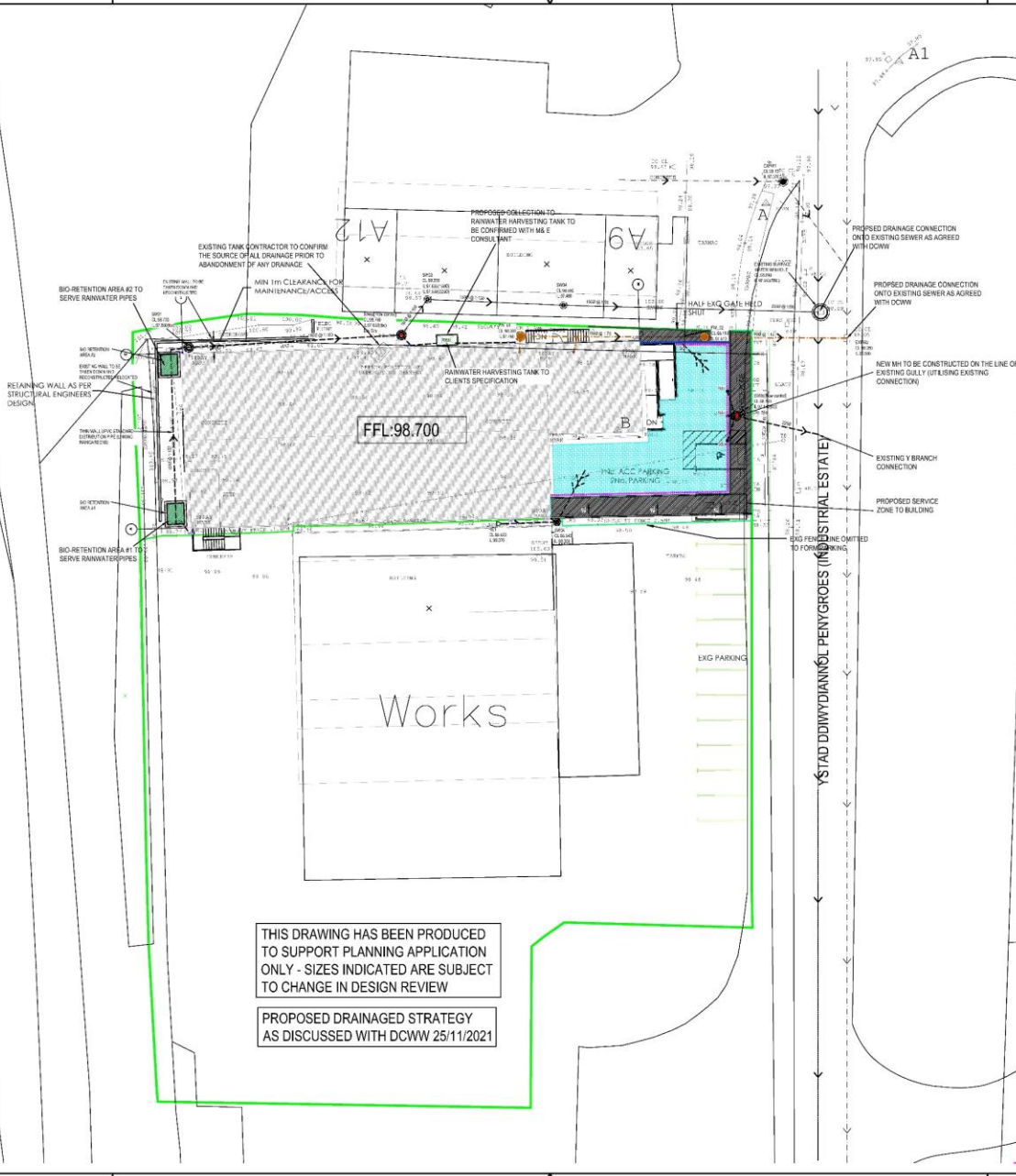
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issued for planning

Revision	Description	Date of Revision	Issued by
H	Issued for planning	2022.06.16	JRW
G	Issued for p/c	2022.01.11	JRW
F	Getting re-configured to suit client comments and cladding added to office block	2021.11.25	JRW
E	Issued for planning	2021.07.14	JRW
D	Issued for planning	2021.07.08	JRW
C	Issued and issued for comment	2021.06.29	JRW
B	Issued and issued for comment	2021.06.14	JRW
A	Issued and issued for comment	2021.05.28	AJR



A487



THIS DRAWING HAS BEEN PRODUCED TO SUPPORT PLANNING APPLICATION ONLY - SIZES INDICATED ARE SUBJECT TO CHANGE IN DESIGN REVIEW

PROPOSED DRAINAGED STRATEGY AS DISCUSSED WITH DCWW 25/11/2021



- DRAINAGE LEGEND**
- EXISTING FOUL SEWER
 - PROPOSED PRIVATE FOUL DRAINAGE
 - PROPOSED ADOPTABLE FOUL SEWER
 - EXISTING SURFACE WATER SEWER
 - PROPOSED SURFACE WATER SEWER
 - PROPOSED ADOPTABLE SURFACE WATER SEWER
 - ☐ PROPOSED RAINWATER HARVESTING TANK
 - ☐ PERMEABLE TARMACAM SURFACE WITH PERMEABLE SYSTEM UNDER
 - ☐ ROOFING EYE
 - ☐ RAINWATER PIPE
 - ☐ SOIL & VENT PIPE (LOCATIONS TO BE CONFIRMED WITH ARCHITECT)
 - ☐ RAIN GARDEN WITH STORAGE
 - ☐ SUMP DRAIN WITH SUMP DRAIN OUTLET

- NOTES**
- MH COVERS AND FRAMES TO CONFORM TO BS EN 124 - HIGHWAYS AND FOOTWAYS TO FRONT OF BUILDINGS (H400) - FOOTWAYS TO REAR OF BUILDINGS (C20)
 - TYPE 6 BEDDING AND SURROUND TO ALL PIPES EXCEPT IN THE FOLLOWING CIRCUMSTANCES IN WHICH TYPE 2 BEDDING AND SURROUND ARE TO BE USED:
 - BACK GARDENS OF HOUSES WHERE DEPTH TO CROWN OF PIPE IS LESS THAN 0.30m
 - AREAS OF THE REAR OF FLATS AND PARKING WHERE DEPTH TO CROWN IS LESS THAN 0.30m
 - AREAS OF ROAD WHERE DEPTH IS LESS THAN 1.2m
 - ALL EXISTING MANHOLE INVERTS TO BE CHECKED AND REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF DRAINAGE WORKS. EXISTING PIPE CONNECTIONS ARE TO BE CCTV SURVEILLED AND INSPECTED BY THE ENGINEER AND LEGAL AUTHORITY IF THE PIPE CONNECTION IS FOUND TO BE DAMAGED OR IN DISTRESS. THE CONTRACTOR IS TO CARRY OUT REPAIRS WORKS OR PROVIDE A NEW CONNECTION TO THE EXISTING DRAIN PIPE. PIPE SIZE AND GRADIENT TO BE DETERMINED BY THE ENGINEER.
 - THE GRADIENTS INDICATED AGAINST THE DRAIN RUNS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL INSTALL DRAINS TO THE INVERT LEVELS SHOWN FOR EACH MANHOLE OR OTHER INDICATED POSITION.
 - ALL ADOPTABLE THERMOPLASTIC STRUCTURED WALL SEWER PIPE SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 14761 AND BS EN 14762 AND BS EN 13473 OR BS EN 13473. PIPES SHALL BE 800 KITEMARKED OR HAVE EQUIVALENT THIRD PARTY CERTIFICATION. PIPES LESS THAN OR EQUAL TO 500mm DIA. SHALL HAVE A SHORT-TERM RING STIFFNESS OF NOT LESS THAN BNN7 (S1).
 - ALL JOINTS IN ACCORDANCE WITH MANUFACTURERS TECHNICAL ADVICE & SPECIFICATION.
 - ALL NON ADOPTABLE DRAINAGE TO BE THE STANDARD UPVC 110mm, 160mm DRAINAGE AND MANUFACTURED TO BS EN 1461 AND BS 4860 UNLESS NOTED OTHERWISE.
 - ALL STORM WATER DRAINAGE TO BE A MINIMUM OF 100mm DIAMETER UNLESS OTHERWISE NOTED.
 - SOIL & VENT PIPE LOCATION AND NUMBER TO BE CONFIRMED WITH ARCHITECT.
 - THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS DRAWINGS. TOGETHER WITH THEIR LATEST SPECIFICATIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER (VALE CONSULTANCY) AS SOON AS POSSIBLE.
 - FOURED DIMENSIONS ONLY TO BE USED. ANY QUERIES OR DISCREPANCIES TO BE REFERRED TO THE ENGINEER (VALE CONSULTANCY) IMMEDIATELY.
 - PRIOR TO ORDERING ANY MATERIALS THE CONTRACTOR IS TO CONFIRM MANUFACTURER PIPE MATERIAL AND GRADE PROPOSED WITH WATER AUTHORITY.
 - TEMPORARY WORKS DESIGN BY OTHERS.
 - DESIGN RISK ASSESSMENTS AND METHOD STATEMENTS ARE TO BE PROVIDED TO THE PRINCIPAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORKS.
 - EXISTING SERVICES HAVE NOT BEEN SHOWN BUT ARE PRESENT - THE CONTRACTOR IS TO LIAISE WITH ALL STATUTORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.

PRELIMINARY

Rev	Date	Description
04	22.11.21	Foul Drainage Connection Point Amended
03	22.11.21	Fwalls added
02	22.11.21	SW DRAINAGE UPDATED
01	22.11.21	Preliminary Issue

Architect
CREU ARCHITECTURE
Diamond Building, 6 Highgate
Derbyshire, LL16 3LE

Project
LOCK UP SELF STORAGE
PEN Y GROES
CAERNARFON, LL54 6DB

Title
PROPOSED DRAINAGE
CONCEPT PLAN



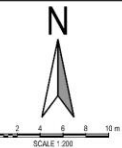
29 Bocan Park, Old Field Road, Penrith, Cumbria, CA20 3LJ
Phone: 01669 863734 Email: enquiries@vale-consultancy.co.uk

date	drawn	checked	approved
22.11.21	RGP	SH	NL
scale @ A1	1:200	project no.	N1391
sheet no.	P	draw no.	N1391/500
rev		no.	04



PROPOSED DRAINAGED STRATEGY AS DISCUSSED WITH DCWW 25/11/2021

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MIN 1m CLEARANCE FOR MAINTENANCE/ACCESS

FFL:98.700

HALF EXG GATE HELD SHUT

1No. ACC PARKING
2No. PARKING

EXG FENCE LINE OMITTED TO FORM PARKING

DRAINAGE NOTES

- 1 THE DEVELOPER MUST SELF VET AND CERTIFY THAT THE DESIGN CRITERIA, MATERIAL STANDARDS AND WORKMANSHIP SPECIFICATIONS FOR THE PROPOSED ADAPTABLE SEWERS ARE IN ACCORDANCE WITH THOSE SET OUT IN 'SEWERS FOR ADOPTION' 7TH EDITION, THE WELSH MINISTERS STANDARDS AND THE REQUIREMENTS OF DCWW AS THE STATUTORY SEWERAGE UNDERTAKER.
- 2 SUBJECT TO A SECTION 104 ADOPTION AGREEMENT BEING COMPLETE, A SECTION 106 APPLICATION TO CONNECT MUST BE MADE TO DCWW. THE DEVELOPER SHALL GIVE 21 DAYS NOTICE PRIOR TO CONNECTION. THE WORKS MAY ONLY BE UNDERTAKEN BY A SPS REGISTERED CONTRACTOR.
- 3 HAZARDOUS WASTE: CONTRACTOR TO PROVIDE EVIDENCE OF THE PROPOSED REMOVAL OF THE EXISTING PITCH FIBRE DRAINAGE RUN.
- 4 CONTRACTOR TO CONFIRM PRIOR TO THE ABANDONMENT OF SEWER THAT NO EXISTING CONNECTION UPSTREAM EXISTS (TO ENSURE NO EXISTING USERS ARE CUT OFF).
- 5 COMPLIANCE WITH HEALTH & SAFETY MATTERS ON ANY TRENCH/SHIELDING IS OBLIGATORY AND A PERMIT TO ENTER A CONFINED SPACE IS REQUIRED WHEN CONNECTING SITE DRAINAGE TO THE EXISTING PUBLIC SEWERAGE SYSTEM. A PERMIT TO ENTER A CONFINED SPACE WILL BE OBTAINED FROM DCWW (CYMRU/WELSH) WATER PRIOR TO THE WORKS COMMENCING ON ANY PUBLIC SEWERAGE SYSTEM.
- 6 1Mx6M FRAMES SHALL BE DUCTILE IRON WITH A MINIMUM SQUARE OPENING OF 676mm. COVERS SHALL BE DOUBLE FRAME FOR 676mm SQUARE OPENINGS AND BE PROVIDED WITH LOOSE KEA TIED CONNECTIONS. FRAME DEPTH SHALL BE 100mm.
- 7 ALL IRONWORK TO BE KITE MARKED BY BSI OR CERTIFIED BY EQUAL INSPECTION AUTHORITY.
- 8 PLANTING CLOSE TO ADAPTABLE DRAINAGE RUNS INDICATED IS TO ACCORD WITH THE SPECIFICATIONS IN SPA 7th EDITION SECTION C3 - 1.3 TO COMPLY WITH THE REQUIREMENTS OF SPA 7th & THE WELSH MINISTERS STANDARDS.
- 9 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING No. 1/30/100

DRAINAGE LEGEND

- - - - - EXISTING FOUL SEWER
- - - - - PROPOSED PRIVATE FOUL DRAINAGE
- - - - - PROPOSED ADAPTABLE FOUL SEWER
- - - - - EXISTING SURFACE WATER SEWER
- - - - - PROPOSED SURFACE WATER SEWER
- - - - - PROPOSED ACCEPTABLE SURFACE WATER SEWER
- RWH PROPOSED RAINWATER HARVESTING TANK
- PERMEABLE TARMACAM SURFACE WITH PERIMETER SYSTEM UNDER
- RODDING EYE
- RAINWATER PIPE
- SOIL & VENT PIPE (LOCATIONS TO BE CONFIRMED WITH ARCHITECT)

PRELIMINARY

NO	DATE	DESCRIPTION
01	01/11/21	Foul Drainage Connection Point Amended
02	02/11/21	Finals added
03	03/11/21	SW DRAINAGE UPDATED
04	04/11/21	Preliminary Issue

Architect
CREU ARCHITECTURE
Diamond Building, 6 Highgate
Derbigyn, LL16 3LE

Project
**LOCK UP SELF STORAGE
PEN Y GROES
CAERNARFON, LL54 6DB**

Title
**PROPOSED BUILDING
DRAINAGE LAYOUT**



29 Bocan Park, Old Field Road, Penarth, Bridgend, CF35 5LJ
Phone: 01681 863734 Email: enquiries@vale-consultancy.co.uk

Date	Drawn	Checked	Approved
22.11.21	RGP	SH	NL
Scale @ A1	1:100	Project No.	N1391
Sheet	04	Drawn	04
Sheet	04	Project No.	N1391/501

DRAWING STATUS
A - Approved All As-Built, C - Construction, D - Draft, P - Preliminary, T - Tender



