

**KEY**

	Diag. No. 1003	600mm Line, 300mm Gap, 200mm Wide 300mm Separation
	Diag. No. 1004	4000mm Line, 2000mm Gap, 150mm Wide
	Diag. No. 1009	600mm Line, 300mm Gap, 100mm Wide
	Diag. No. 1023	3750mm Long, 1250mm Wide, 150mm Line (800mm at the foot)
		Dropped kerb crossing
		Tactile surfacing for an uncontrolled in-line crossing point on a junction radius Depth of paving: 1200mm (shortest depth)

- Notes**
- Do not scale from this drawing.
  - All drawings are to be checked by the contractor and setting out engineer and used in conjunction with one another to ensure they are mutually compatible with each other before any setting out or construction commences.  
In the event of apparent ambiguity or contradiction the engineer and/or architect shall be notified immediately. Sumner Consultancy accepts no liability in the event of not being so notified and where construction work has commenced.
  - The site survey was produced by Inver Mapping Surveys. Reference 181520-TYWN. Data 28/03/22 levels are to OS Datum. Sumner Consultancy have not undertaken, nor have been instructed to undertake, any special investigations to verify the information provided. The Principle Contractor, sub-contractors and others who may need to rely on this information must ascertain its accuracy before commencing the works. Sumner Consultancy accept no responsibility or liability for the accuracy of this information.
  - The access proposals are an extract from Morris Marshall & Poole Proposed Site Plan Drawing No. 02. CAD Ref: Proposed\_SIP\_LP\_Draft\_Revised on 18-05-22. This is shown for information purposes only and must not be used for setting out purposes.  
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**ISSUED FOR PLANNING  
NOT FOR CONSTRUCTION**

**Revisions**

Rev	Date	Description

**SC** **sumner consultancy**  
The Old School  
Aldry  
Boreasbury  
SR8 4PP  
Tel: 01892 318 330  
Fax: 01892 318 331  
Email: info@sumnerconsultancy.co.uk  
Web: www.sumnerconsultancy.co.uk

Client: MORRIS MARSHALL & POOLE

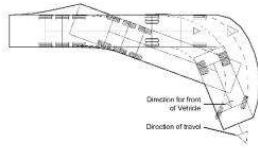
Project: IDRIS VILLA SANDLANDS TYWYN

Drawing Title: ALIGNMENT PROPOSALS

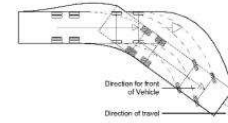
Scale: 1:200 Drawn by: JRS Date: May 2022

Drawing Number: 801-22-05 Revision:

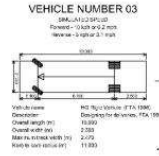
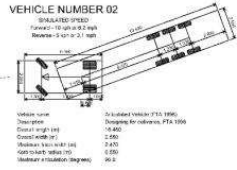
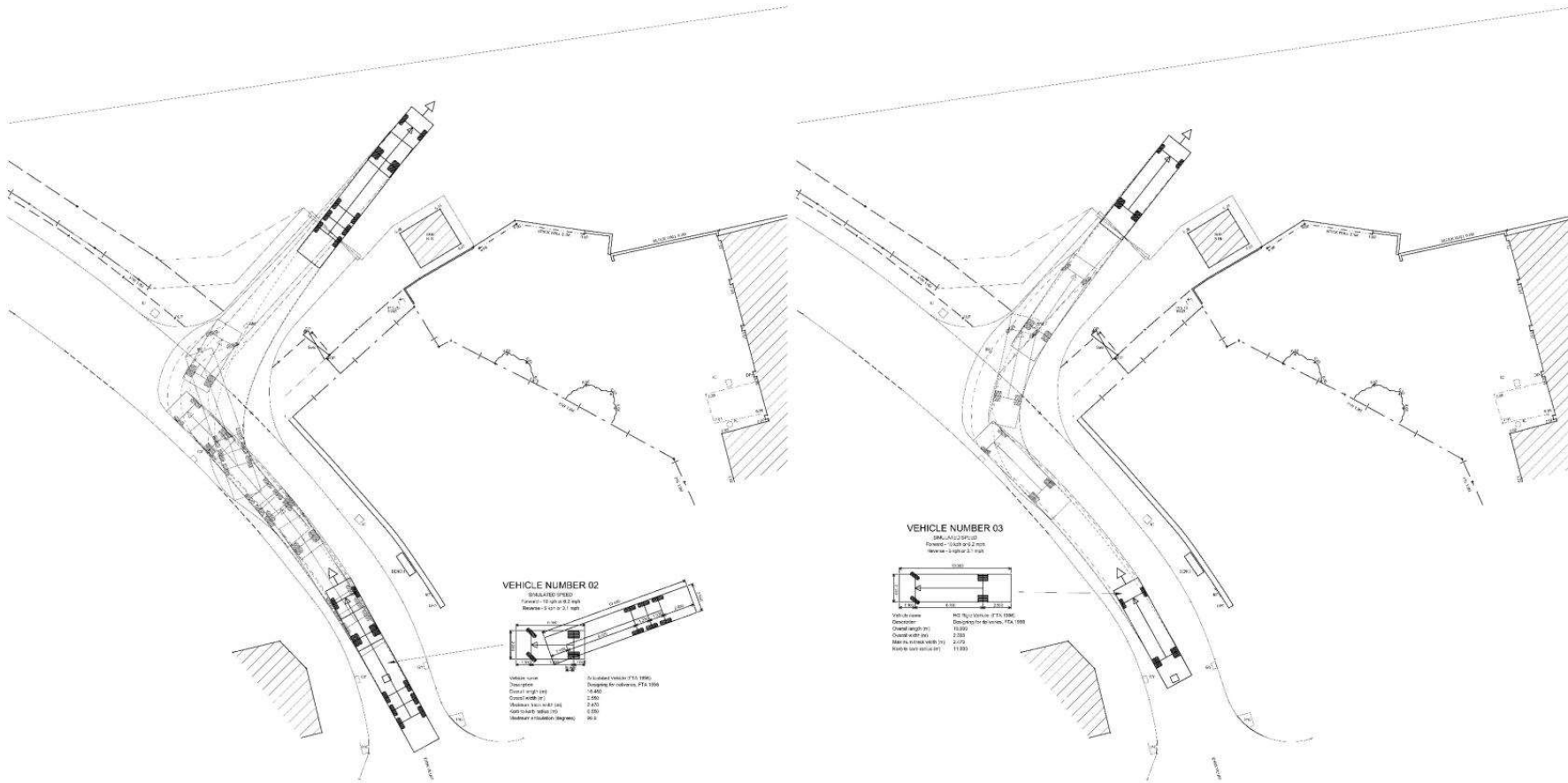
**DERBYN**  
Adran Cynllunio 09.02.2023



**KEY**  
**ARTICULATED VEHICLE SWEEP PATH**  
 Continuous line = vehicle body path  
 Dashed line = vehicle front wheel path  
 Dotted line = vehicle rear wheel path



**KEY**  
**RIGID VEHICLE SWEEP PATH**  
 Continuous line = vehicle body path  
 Dashed line = vehicle front wheel path



- Notes**
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  - The site survey was produced by Inver Mapping Survey. Reference MEGG-TYWN, Date: 28/03/22 levels are to OS Datum. Sumner Consultancy have not undertaken, nor have been instructed to undertake, any special investigations to verify the information provided. The Principle Contractor, sub-contractors and others who may need to rely on this information must ascertain its accuracy before commencing the works. Sumner Consultancy accept no responsibility or liability for the accuracy of this information.
  - The access proposals are an extract from Morris Marshall & Poole Proposed Site Plan Drawing No. 02. CAD Ref: Proposed\_SIP\_LP\_Draft\_Rev02.dwg on 18-05-22. This is shown for information purposes only and must not be used for setting out purposes. Sumner Consultancy have not undertaken, nor have been instructed to undertake, any special investigations to verify the information provided. The Principle Contractor, sub-contractors and others who may need to rely on this information must ascertain its accuracy before commencing the works. Sumner Consultancy accept no responsibility or liability for the accuracy of this information.

**ISSUED FOR PLANNING  
 NOT FOR CONSTRUCTION**

**Revisions**

Rev	Date	Description

**Sumner Consultancy**  
 The Grid School Agency  
 5th Floor  
 5th Floor  
 5th Floor  
 5th Floor

**Client:** MORRIS MARSHALL & POOLE

**Project:** IDRIS VILLA SANDILANDS TYWYN

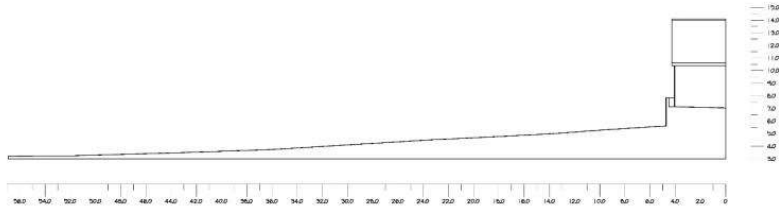
**Drawing Title:** VEHICLE SWEEP PATH ANALYSIS

**Scale:** 1:200 **Drawn by:** JRS **Date:** May 2022

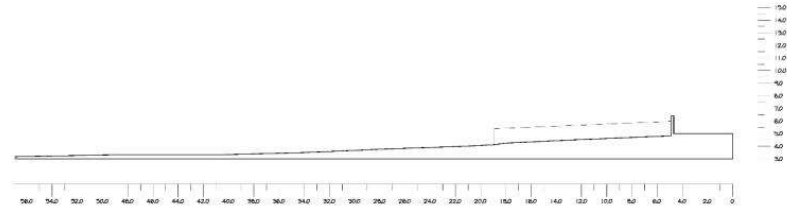
**Drawing Number:** 801-22-70 **Revision:**

**DERBYN**  
 Adran Cynllunio 09.02.2023

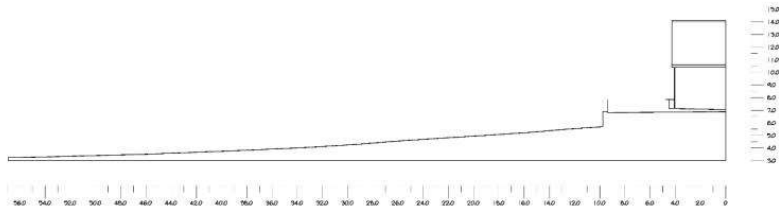
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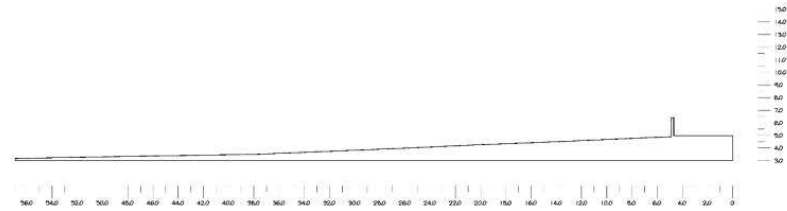
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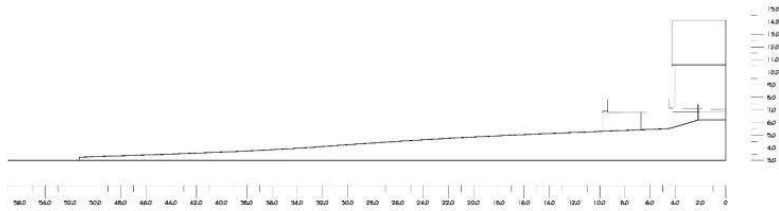
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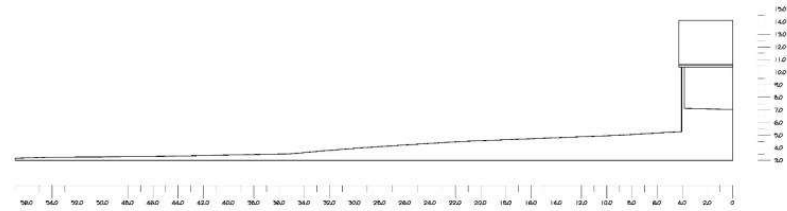
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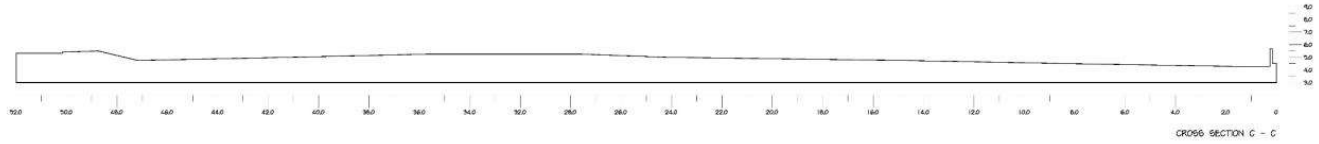
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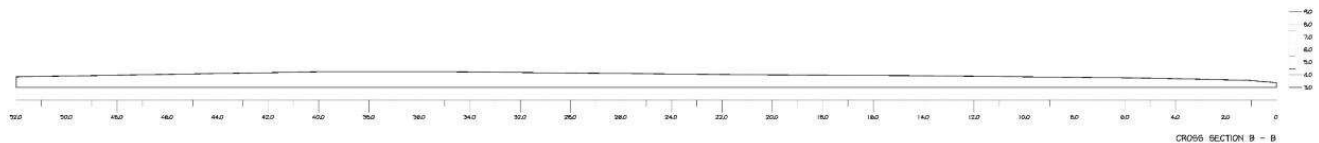
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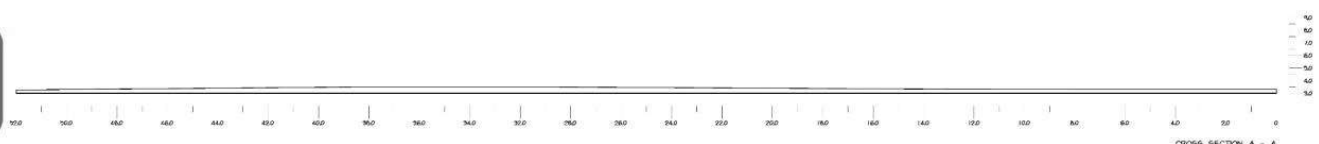
CROSS SECTION DD - DD



CROSS SECTION C - C



CROSS SECTION B - B



CROSS SECTION A - A

In preparing this plan, the Surveyors have taken all reasonable care to ensure the accuracy of the information provided and to ensure that the plan is a true and correct representation of the facts as shown on the ground. The Surveyors do not warrant the accuracy of the information provided in this plan. The Surveyors accept no liability for any loss or damage, whether direct or indirect, arising from the use of this plan.

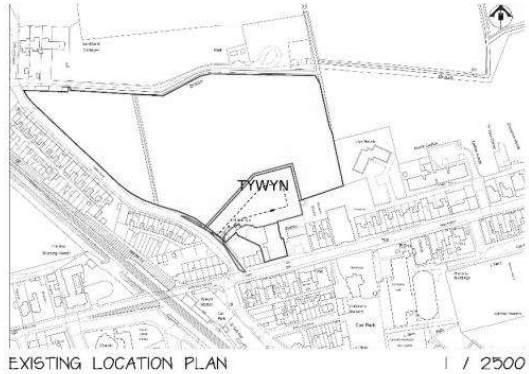
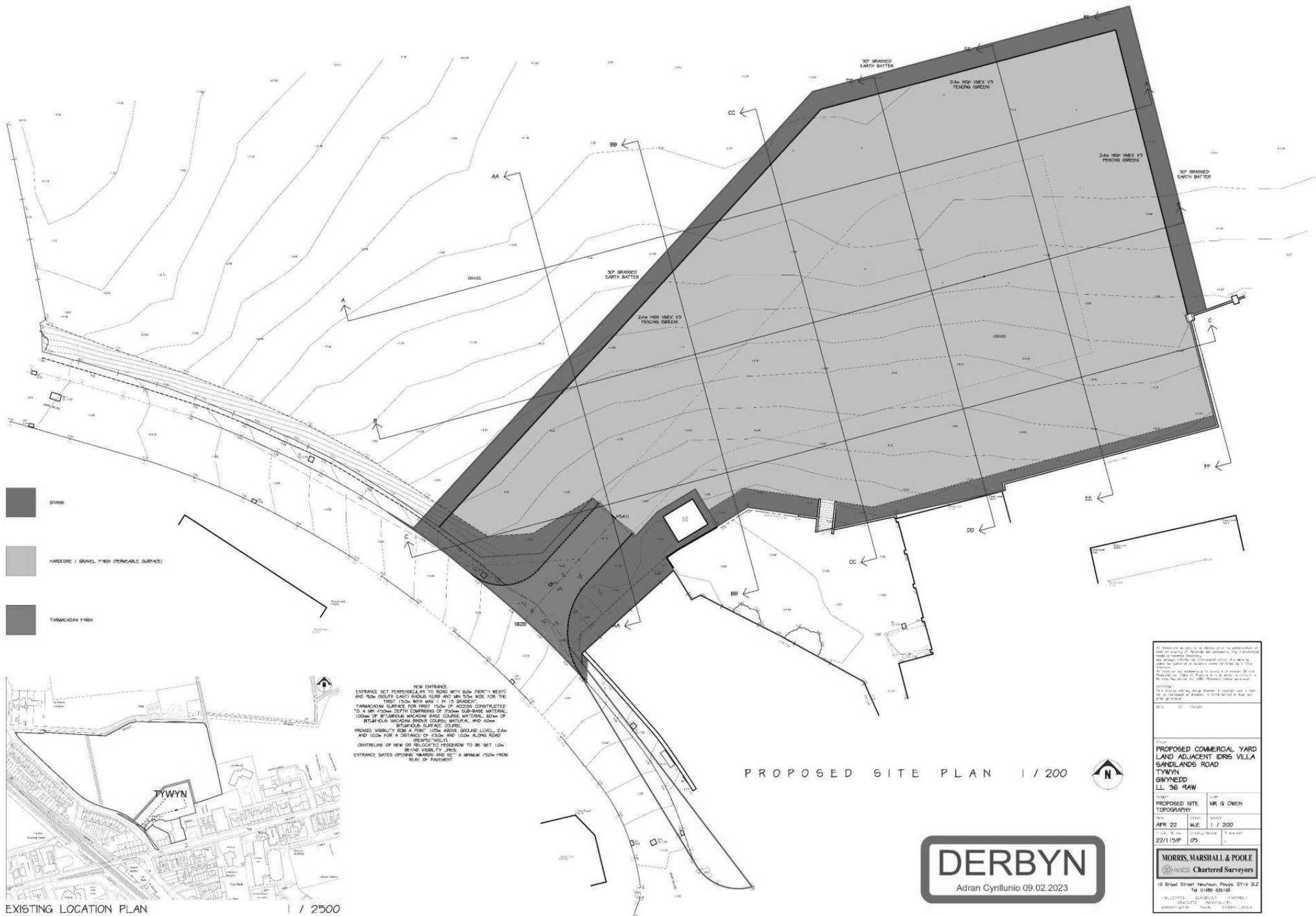
DATE: 22/11/2002  
 DRAWN BY: MR S OWEN  
 CHECKED BY: MR S OWEN  
 DATE: 22/11/2002

**MORRIS, MARSHALL & POOLE**  
 Chartered Surveyors

10 Broad Street, Newtown, Pembrokeshire, SA11 2JZ  
 Tel: 01686 626160  
 Fax: 01686 626161







PROPOSED SITE PLAN 1 / 200



I hereby certify that this is a true and correct copy of the original drawing as submitted to me by the client and that it has been prepared in accordance with the provisions of the Survey Act, 1954, and the Survey Regulations, 1954, and that I am a duly qualified and registered surveyor in terms of the said Act and Regulations.

I hereby certify that the drawing is a true and correct copy of the original drawing as submitted to me by the client and that it has been prepared in accordance with the provisions of the Survey Act, 1954, and the Survey Regulations, 1954, and that I am a duly qualified and registered surveyor in terms of the said Act and Regulations.

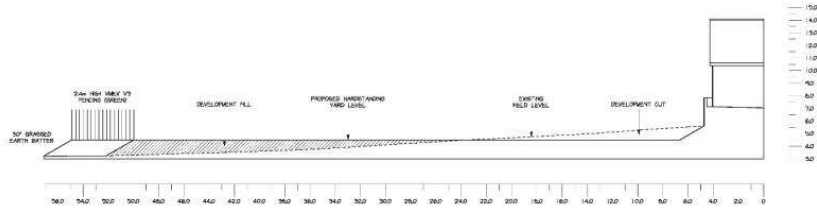
PROPOSED SITE TOPOGRAPHY	
DATE: APR 22	SCALE: 1 / 200
PROJECT NO: 22/115/P	DATE: 22/11/20
DRAWN BY: MR S OWEN	

**MORRIS MARSHALL & POOLE**  
 Chartered Surveyors

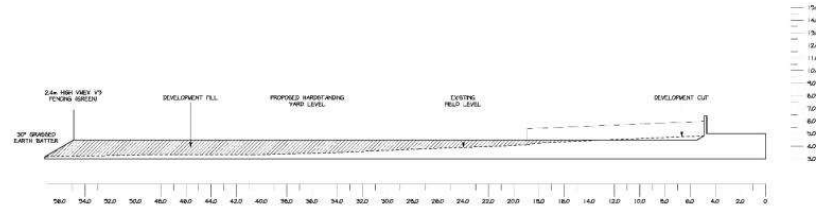
10 Broad Street, Newtown, Pembrokeshire, SA11 2JL  
 Tel: 01686 626160



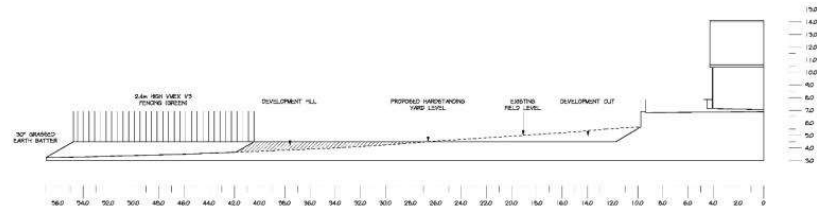
PROPOSED CROSS SECTIONS



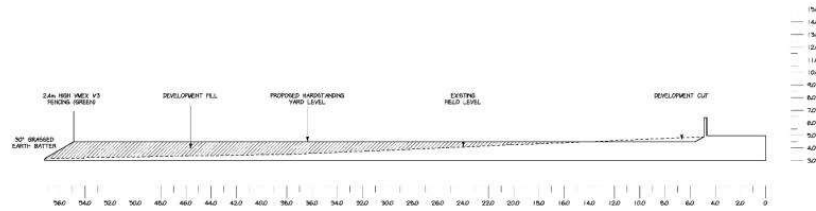
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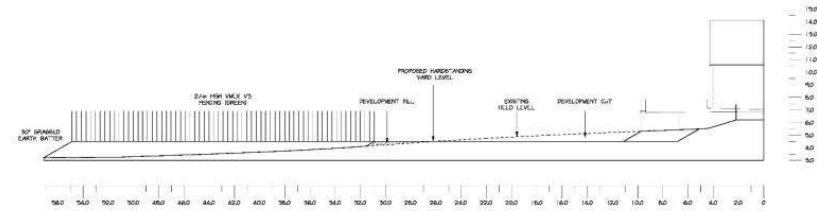
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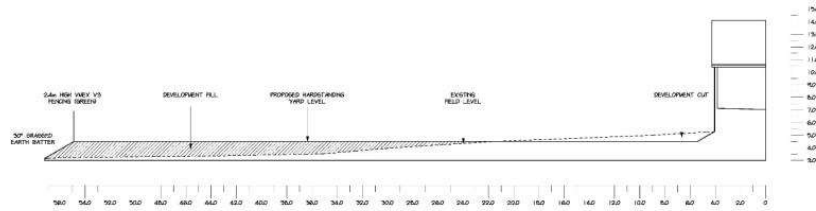
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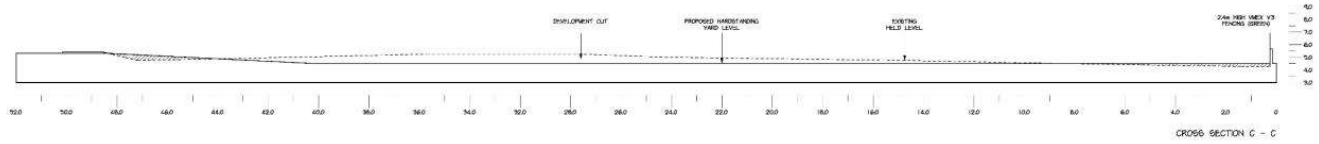
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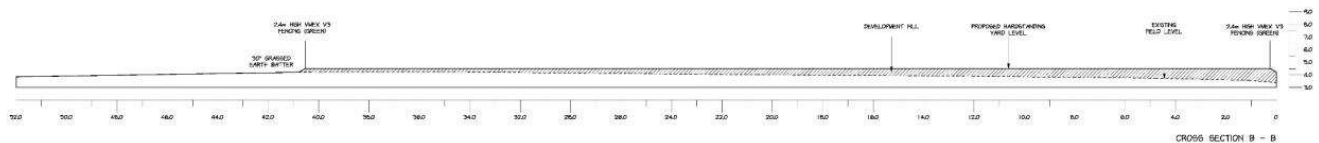
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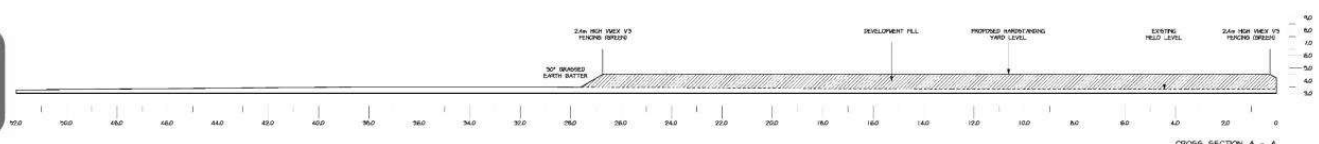
CROSS SECTION DD - DD



CROSS SECTION C - C



CROSS SECTION B - B



CROSS SECTION A - A



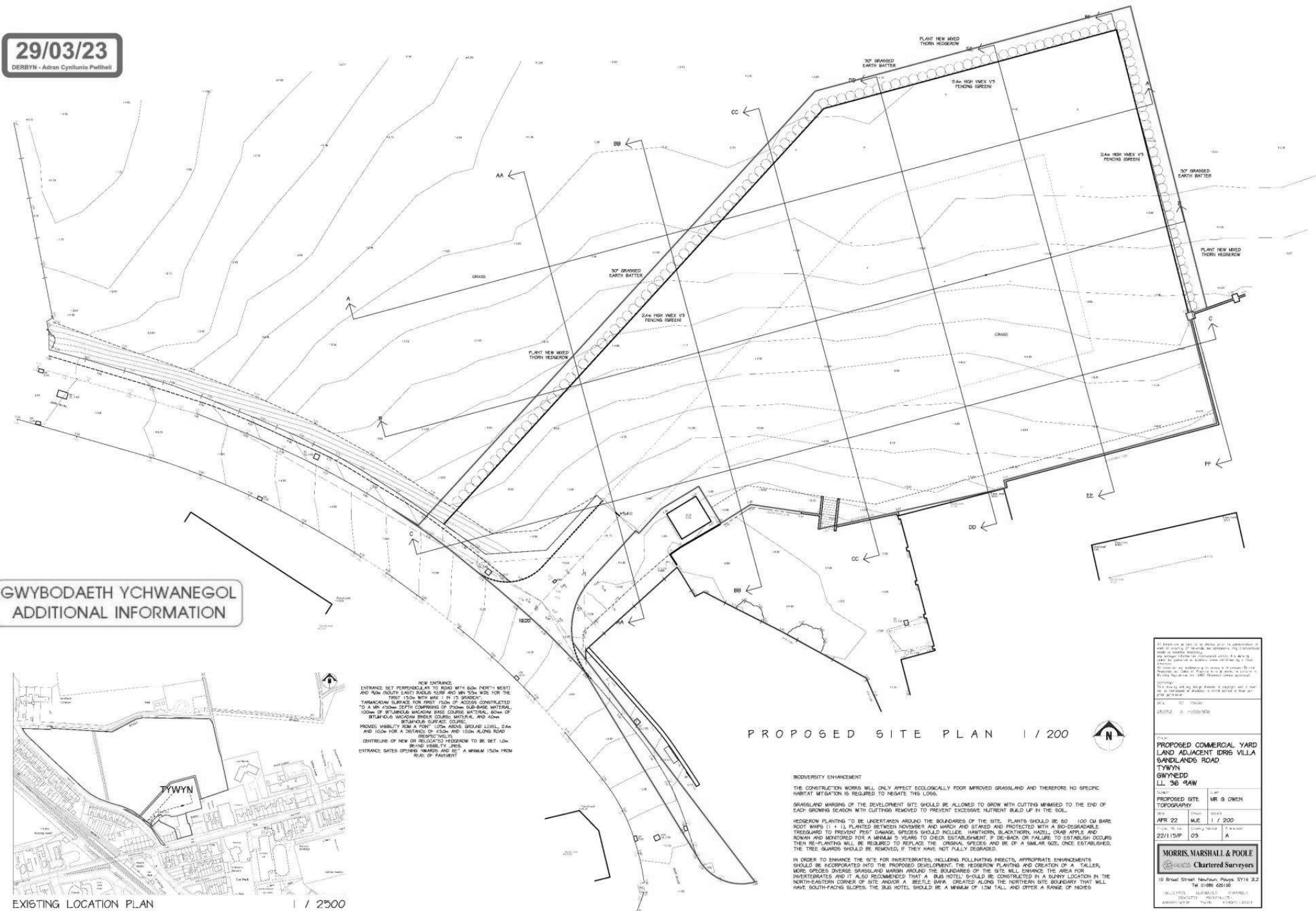
I hereby certify that this plan is a true and correct copy of the original plan as submitted to me by the client and that it has been prepared in accordance with the provisions of the Act of 1980 and the Regulations made thereunder. I am a member of the Institution of Chartered Surveyors and I am registered as a Chartered Surveyor.

DATE: 22/11/2023  
 DRAWN BY: MR S OWEN  
 CHECKED BY: MR S OWEN  
 SCALE: 1/200  
 PROJECT NO: 22/11/2023  
 SHEET NO: 04

**MORRIS, MARSHALL & POOLE**  
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**29/03/23**  
DERBYN - Adran Cynllunio Pwllheli



**GWYBODAETH YCHWANEGOL  
ADDITIONAL INFORMATION**



EXISTING LOCATION PLAN 1 / 2500

**NEW ENTRANCE**  
ENTRANCE SET PERPENDICULAR TO ROAD WITH 60m NORTH WEST AND 60m SOUTH EAST FENCING ALONG AND AN 80m WIDE TYPED TARMACQUAD SURFACE FOR FIRST 100m OF ACCESS CONSTRUCTED TO A MINIMUM 200mm DEPTH COMPOSED OF 200mm SUB-BASE MATERIAL 100mm OF BITUMINOUS WACKAMAN BASE COURSE MATERIAL 80mm OF BITUMINOUS WACKAMAN DRESS COURSE MATERIAL AND 40mm BITUMINOUS SURFACE COURSE.  
PROVIDE VISIBILITY FROM A POINT 150m ABOVE GROUND LEVEL, 24m AND 100m FOR A DISTANCE OF 450m AND 100m ALONG ROAD RESPECTIVELY.  
CENTRELINE OF NEW OR RELOCATED HEDGEROW TO BE SET 10m BEHIND VISIBILITY POLE.  
ENTRANCE GATES ORIENTED INWARDS AND SET A MINIMUM 150m FROM EDGE OF PAVEMENT.

**PROPOSED SITE PLAN 1 / 200**

**RECOVERY ENHANCEMENT**  
THE CONSTRUCTION WORKS WILL ONLY AFFECT ECOLOGICALLY POOR IMPROVED GRASSLAND AND THEREFORE NO SPECIFIC HABITAT MITIGATION IS REQUIRED TO NESTATE THIS LOSS.  
GRASSLAND MARGINS OF THE DEVELOPMENT SITE SHOULD BE ALLOWED TO GROW WITH CUTTINGS MINIMISED TO THE END OF EACH GROWING SEASON WITH CUTTINGS REMOVED TO PREVENT EXCESSIVE NUTRIENT BUILD UP IN THE SOIL.  
HEDGEROW PLANTING TO BE UNDERTAKEN AROUND THE BOUNDARIES OF THE SITE. PLANTS SHOULD BE 60 - 100 CM BARE ROOT WHENS (1 + 1) PLANTED BETWEEN NOVEMBER AND MARCH AND PROTECTED WITH A BIO-DEGRADABLE TREEGUARD TO PREVENT PEST DAMAGE. SPECIES SHOULD INCLUDE: HAWTHORN, BLACKTHORN, HAZEL, CRAB APPLE AND ROWAN AND MONITORED FOR A MINIMUM 2 YEARS TO CHECK ESTABLISHMENT. IF DIE-BACK OR FAILURE TO ESTABLISH OCCURS THEN RE-PLANTING WILL BE REQUIRED TO REPLACE THE ORIGINAL SPECIES AND BE OF A SIMILAR SIZE, ONCE ESTABLISHED, THE TREE GUARDS SHOULD BE REMOVED, IF THEY HAVE NOT FULLY DEGRADED.  
IN ORDER TO ENHANCE THE SITE FOR INVERTEBRATES, INCLUDING POLLINATING INSECTS, APPROPRIATE ENHANCEMENTS SHOULD BE INCORPORATED INTO THE PROPOSED DEVELOPMENT. THE HEDGEROW PLANTING AND CREATION OF A TALLER, MORE SPECIES DIVERSE GRASSLAND MARGIN AROUND THE BOUNDARIES OF THE SITE WILL ENHANCE THE AREA FOR INVERTEBRATES AND IT ALSO RECOMMENDED THAT A 'BUG HOTEL' SHOULD BE CONSTRUCTED IN A SUNNY LOCATION IN THE NORTH-EASTERN CORNER OF SITE AND/OR A 'BETTER BANK' CREATED ALONG THE NORTHERN SITE BOUNDARY THAT WILL HAVE SOUTH-FACING SLOPES. THE BUG HOTEL SHOULD BE A MINIMUM OF 10M TALL AND COVER A RANGE OF INSECS.

As shown on this plan, the site is situated on a greenfield site and is not subject to any planning or other restrictions. The site is shown on the Ordnance Survey map and is not subject to any other restrictions. The site is shown on the Ordnance Survey map and is not subject to any other restrictions.

PROPOSED COMMERCIAL YARD  
LAND ADJACENT IDRIG VILLA  
SANDLANDS ROAD  
TYWYN  
GWYNEDD  
LL 36 9AW

PROPOSED SITE: MR S OWEN  
TOPOGRAPHY: 1 / 200  
DATE: APR 22  
SCALE: 1 / 200  
DRAWN BY: 22/11/DP  
CHECKED BY: 03  
DATE: 03

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