

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 Bed - Gwynedd	6 No.	
3 Bed - Colwyn	8 No.	17 No. 3 Bed
4 Bed - Tegid	3 No.	
4 Bed - Gwynedd	3 No.	6 No. 4 Bed
TOTAL	29 No.	
(30% Affordable Units)		

All houses to be provided with 2No. In-courtage parking spaces, some units to include garages in addition (enclosed with a G). All external parts to be provided with 1No. Garage space. Finished floor levels indicated are a max num height. Visibly solarys are shown from the centre of the window at 45 degrees each side.

KEY

The diagram illustrates the proposed landscaping plan for the site. It includes:

- Proposed Tree**: A green circle representing a tree.
- Proposed Landscaping**: A grey rectangle representing a landscaped area.
- Parking**: A grey rectangle with diagonal lines representing a parking area.
- Private Path**: A yellow rectangle with diagonal lines representing a private path.
- Public Path**: A light green rectangle with diagonal lines representing a public path.
- Loose gravel edging**: A grey rectangle with a wavy pattern representing loose gravel edging.
- Shared surface and zoned road**: A grey rectangle with a grid pattern representing a shared surface and zoned road.
- Grazed Area**: A grey rectangle with a small green circle representing a grazed area.
- Red Brick Block**: A grey rectangle with a red square icon representing a red brick block.
- Buff Brick Block**: A grey rectangle with a blue square icon representing a buff brick block.
- Existing gas main location**: A dashed grey line representing the existing gas main location.
- Proposed gas main location**: A solid grey line representing the proposed gas main location.

The legend indicating shown = tree is still indicative. See other site drawings L22 for more information on external services etc.

Redline boundary is approximate	Rev P7 Rev P6 Rev P5	Updated to design development and NMA proposals Plot 5-6 layout tweaked at planners request Plot 14 layout expanded at planners request
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Proposed Site Plan	Pot 14 layout explored at planners request
Rox P4	Pot 14 layout explored at planners request
Rox P3	Pot 14 layout explored at planners request
Rox P2	Pot 14 layout explored at planners request
Rox P1	Pot 14 layout explored at planners request

HF 30.07.2020
HF 16.05.2019
MS 01.05.2019

HF 10.04.2019
HF 09.04.2019
HF 05.04.2019

PLANNING

1672 L.03-P7

HF DS
DATE OCTOBER
NOV 18 1:250

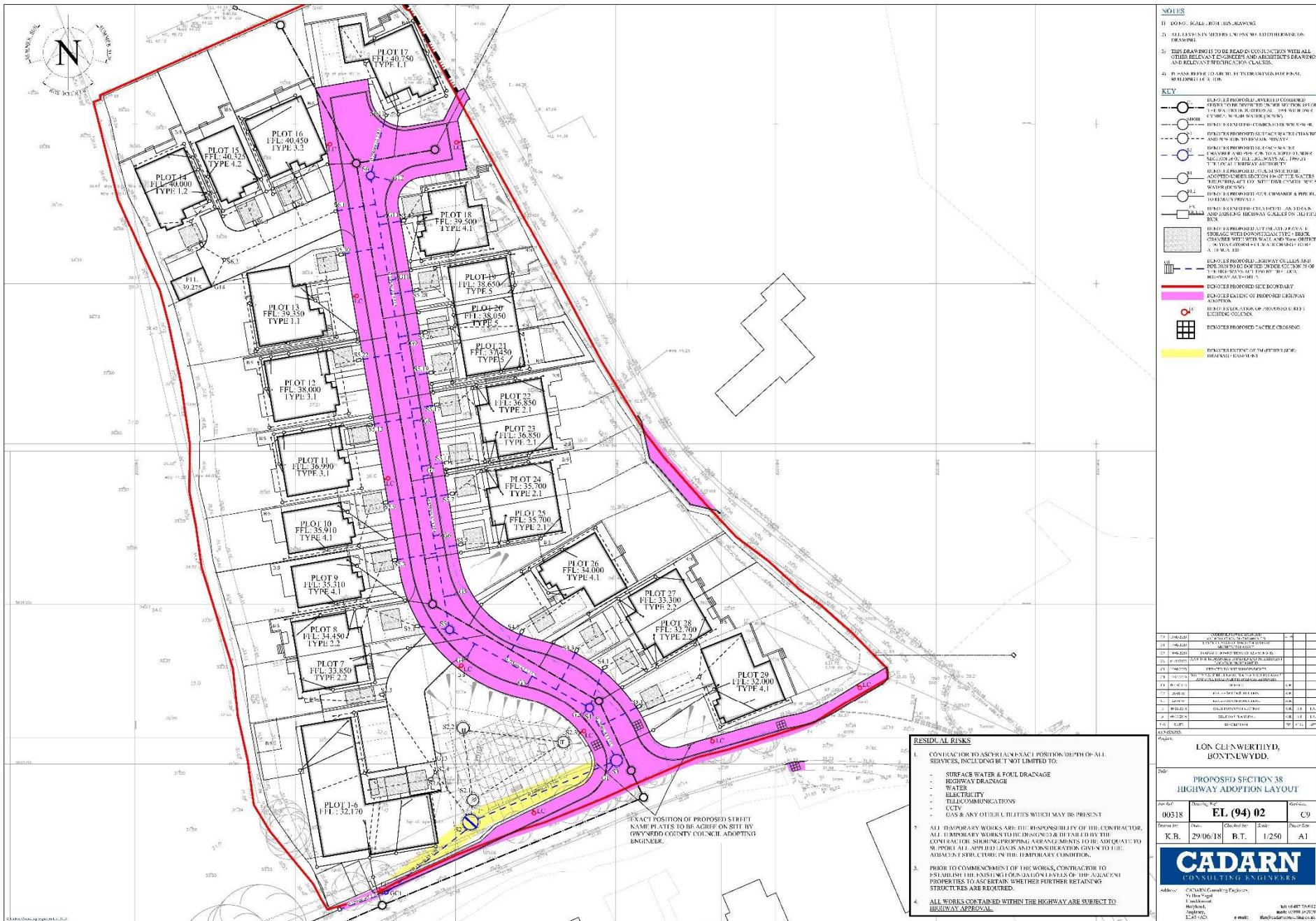
REV 10 | 1.230

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DATE OCTOBER
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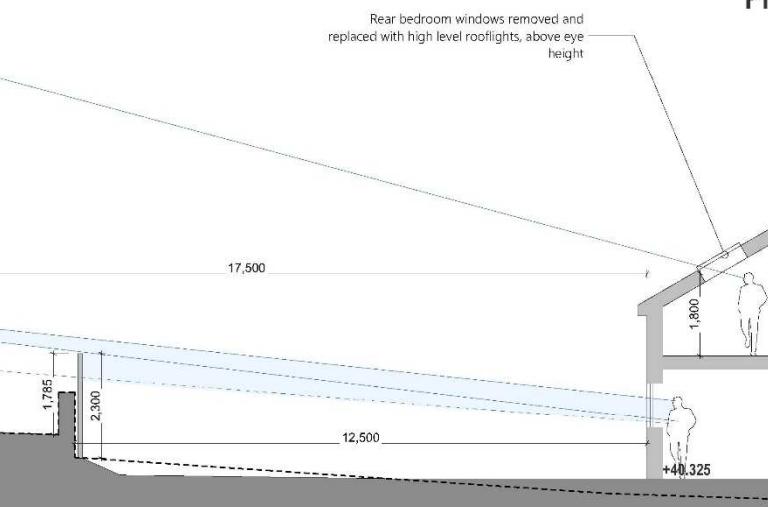


Plot 14

Angled window ensures no first floor windows look onto adjacent garden

12,500

+40.000

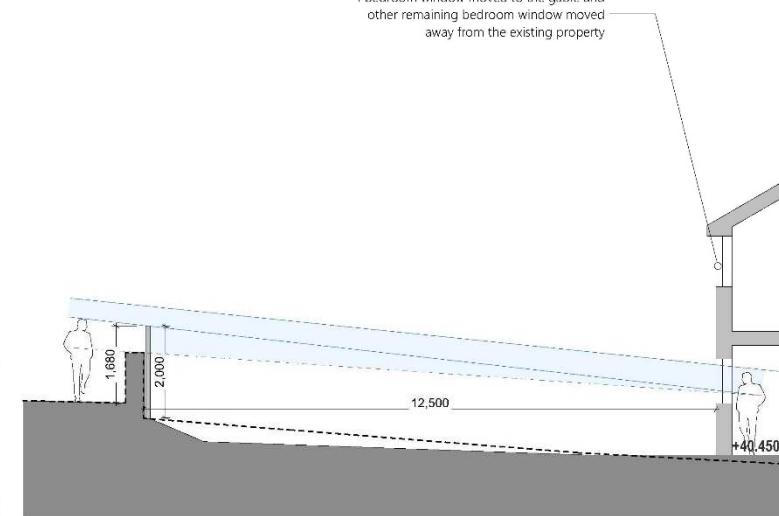


Plot 15

Plot 16

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

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

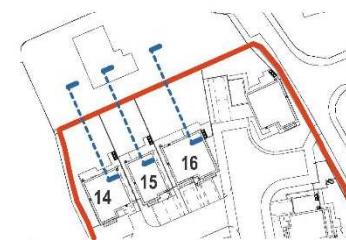


NOTES

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.

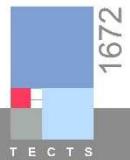
Strategy for reducing the concerns of overlooking by the neighbouring property from proposed first floor to existing neighbour are as annotated. These are efforts over and beyond the planning requirements.



Section Location Plan - NTS

KEY

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



B11-Elevations

Dimensions are to be checked on site. Do not scale from drawings. Paper discrepancies to the architect.



Door List	ID	Type Reference	Structural Opening	Lintel Type	Lintel Spec
D.9.1	ED.06	1,473<2,100	Catnic	CG150/100	
D.9.2	LD.03	2,719<2,100	Catnic	CG150/100	
D.9.3	GD.01	2,719<2,100	Lbs		
D.9.4	DS.01	910<2,100	Catnic	BSD100	
D.9.5	DP.01	910<2,100	Catnic	BSD100	
D.9.6	DO.01	910<2,100	Catnic	BSD100	
D.9.7	DP.01	910<2,100	Catnic	BSD100	
D.9.8	DD.03	910<2,100	Catnic	BSD100	
D.9.9	DD.04	910<2,100	Catnic	BSD100	
D.9.10	DO.01	910<2,100	Metal Stud		
D.9.11	DO.01	910<2,100	Metal Stud		
D.9.12	DO.03	710<2,100	Metal Stud		
D.9.13	DO.02	810<2,100	Metal Stud		
D.9.14	DO.02	910<2,100	Metal Stud		
D.9.15	DO.04	810<2,100	Metal Stud		
D.9.16	DO.02	910<2,100	Metal Stud		
D.9.17	DO.01	910<2,100	Metal Stud		
D.9.18	DO.04	810<2,100	Metal Stud		
D.9.19	ED.02	910<2,100	Lbs		

Gwynant
Plot 17

