

C20/0950/21/LL

Codi 30 ty yn cynnwys 15 ty affordadwy, mynedfa newydd, parcio ynghyd a sailwaith cysylltiedig.

Erection of 30 dwellings including 15 affordable dwellings, new access parking together with infrastructure.

Tir Gyferbyn Maes Bleddyn, Bethesda, LL57 3EG

Scheduled Monument Setting Impact Assessment Report
 Section 3.4.1: Stage 4: Recommended Mitigation Measures
 "Planting locally common species of tree along the Northern & Western boundary of the proposed development will provide an effective screen as the trees mature in the medium to long term. It also has the additional benefit of screening, or at least breaking up, views of the existing housing at Maes Bleddyn for visitors to The Coed Uchaf Enclosed Hut Group CN176 Scheduled Monument."
 Refer to Landscape Architects drawings & details.



Cynllun Diwygiedig Amended Plan

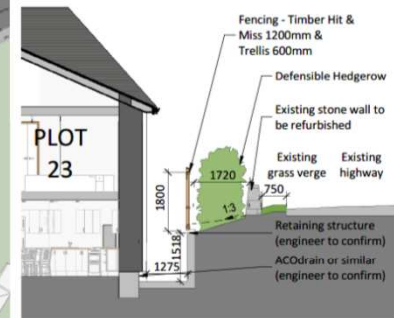
BOUNDARY TREATMENT LEGEND

- BALL TOP RAILINGS (900 HIGH)
- 1.8m TIMBER HIT & MISS FENCING
- EXISTING STONE WALL
- PROPOSED STONE WALL
- 1.5m TIMBER HIT & MISS FENCING WITH 300mm TRELIS
- 1.8m ANTICLIMB MESH FENCE
- STOCK PROOF FENCE
- 1.8m PRIVATE ACCESS GATE (suited key)
- 1.8m SHARED KEY ACCESS GATE
- LIGHTING ALONG ACCESS PATH TO GARDENS
- LIGHTING FOR UNADOPTED PARKING COURTS

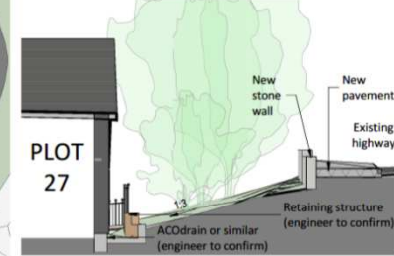
Open/Shared Amenity Space
 508.78m² on-site
 + 353m² nearby playground
 Total = 861.78m² (~1600m² required)
 Potential Additional Amenity Space 738.22m²
 central visual amenity 343.16m² not included



2 | Plot 30 - Boundary Section
 SCALE: 1 : 100



3 | Plot 23 - Boundary Section
 SCALE: 1 : 100



4 | Plot 27 - Boundary Section
 SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY	APP
J	Plot #28-30 Revised Layout	2020.10.22	AL	
H	Tactile & bollard crossing point relocated.	2019.11.12	AL	
G	Revised boundary walls & extended footpath to South (highways review).	2019.10.29	AL	
F	Revised PL, Fencing, POS, Boundary Types, Paths & Swales. Issued for Planning.	2019.09.25	AL	
E	Boundary Line to North Straightened.	2019.09.10	MR	
D	Revised PL & Annotation etc;	2019.07.17	AL	
C	Revised Plot & Site Levels, North PL, Parking, Paths etc;	2019.07.01	AL	
B	Revised PL, Annotation, Plot Positions, Parking, Highways, Sub-station, Landscaping etc;	2019.06.05	AL	
A	Revised Plot Positions, Boundary Treatment, POA, Parking, Landscaping etc.	2019.05.21	AL	

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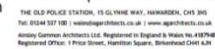
PROJECT
 Maes Bleddyn, Rachub for CCG

DRAWING TITLE
 SITE PLAN - BOUNDARY TREATMENT

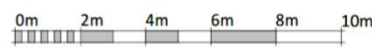
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As indicated @ A2	17.05.2020	AL	SV

DRAWING STATUS
PLANNING

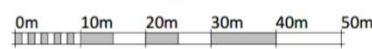
JOB No	DRAWING No	REVISION
C973	004	J



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VISUAL SCALE 1:100 @ A2



VISUAL SCALE 1:500 @ A2



3D View - Entrance



3D View - Center



3D View - End

Cynllun Diwygiedig
Amended Plan

REV	DESCRIPTION	DATE	BY
B	Plot #28-30 Revised Layout	2020.10.22	AL
A	Revised PL, Fenceline, POS, Boundarie Types, Paths & Swales. Issued for Planning.	2019.10.01	AL

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PROJECT
Maes Bleddyn, Rachub
for CCG

DRAWING TITLE
3D VIEWS

SCALE	DATE	DRAWN	CHECKED
@A2	17/07/19	AL	SV

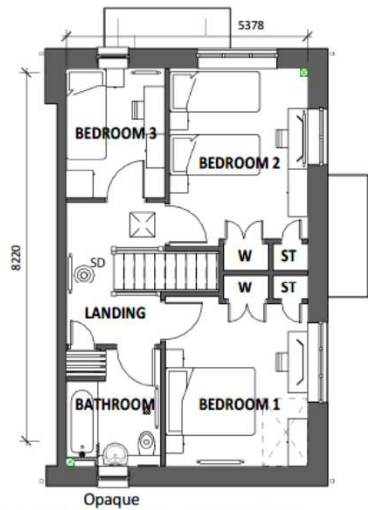
DRAWING STATUS
PLANNING

JOB No	DRAWING No	REVISION
C973	009	B



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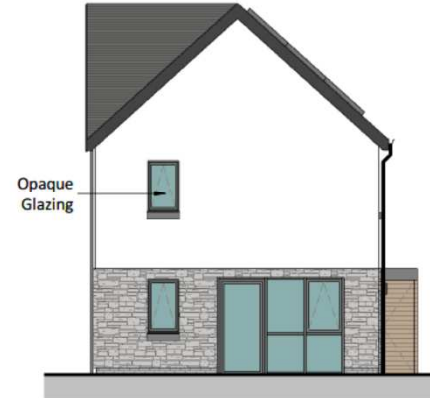
FIRST FLOOR PLAN

SCALE: 1 : 100



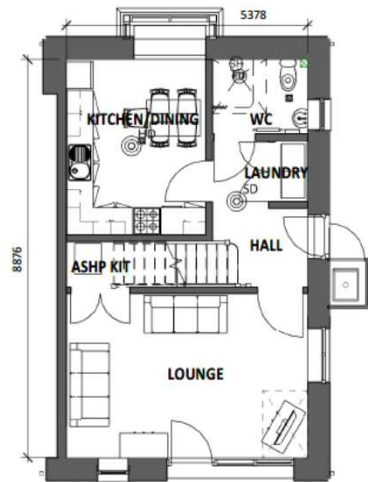
FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

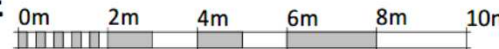
SCALE: 1 : 100



SIDE ELEVATION - ENTRANCE

SCALE: 1 : 100

**Cynllun Diwygiedig
Amended Plan**



VISUAL SCALE 1:100 @ A3

REV	DESCRIPTION	DATE	BY
A	Revised First Floor Windows	2020.10.14	AL

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PROJECT
Maes Bleddyn, Rachub
for CCG

DRAWING TITLE
5P3B SIDE ENTRY

SCALE	DATE	DRAWN	CHECKED
1:100 @A3	10/10/20	AL	SV

DRAWING STATUS
PLANNING

JOB No	DRAWING No	REVISION
C973	067	A

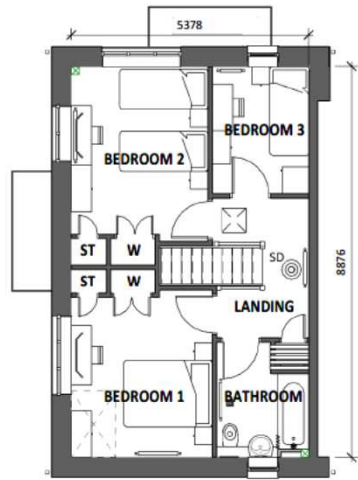


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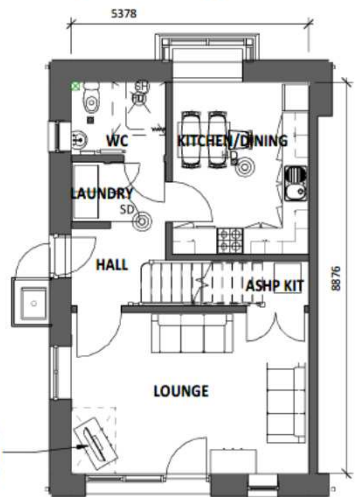
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A3



FIRST FLOOR PLAN

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100

FUTURE THROUGH FLOOR LIFT



FRONT ELEVATION Plot 19 & 30

SCALE: 1 : 100



REAR ELEVATION Plot 19 & 30

SCALE: 1 : 100

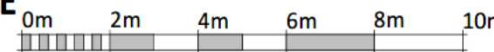


SIDE ELEVATION - ENTRANCE

SCALE: 1 : 100

Plot 19 & 30
(Entrance canopy handed for Plot 30)

**Cynllun Diwygiedig
Amended Plan**



VISUAL SCALE 1:100 @ A3

REV	DESCRIPTION	DATE	BY
A	Revised First Floor Windows	2020.10.14	AL

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PROJECT
Maes Bleddyn, Rachub
for CCG

DRAWING TITLE
SP3B SIDE ENTRY - HANDED

SCALE 1 : 100 @ A3 | DATE 10/22/20 | DRAWN AL | CHECKED SV

DRAWING STATUS PRELIMINARY

JOB No C973 | DRAWING No 068 | REVISION A



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A3



Open/Shared Amenity Space
 508.78m² on-site
 + 353m² nearby playground
 Total = 861.78m² (~1600m² required)
 Potential Additional Amenity Space 738.22m²
 central visual amenity 343.16m² not included

- HOUSING KEY**
- 14 No. 4P2B AFFORDABLE (84m²)
 - 8 No. 5P3B AFFORDABLE (96m²)
 - 3 No. 5P3B SIDE ENTRY AFFORDABLE (96m²)
 - 4 No. 3P2B BUNGALOW AFFORDABLE (59m²)
 - 1 No. 7P4B AFFORDABLE (118m²)

Cynllun Diwygiedig Amended Plan

REV	DESCRIPTION	DATE	BY
K	Plot #28-30 Revised Layout	2020.10.22	AL
J	Highways Comments/ Traffic Calming & Plot Levels indicated;	2020.09.29	AL
H	Tactile & bollard crossing point relocated;	2019.11.12	AL
G	Revised boundary walls & extended footpath to South (highways review);	2019.10.29	AL
F	Revised PL, Fencing, PDS, Boundary Types, Paths & Swales. Issued for Planning;	2019.09.25	AL
E	Revised PL, PDS, Paths and Boundary Types	2019.09.12	MR
D	Revised PL & Annotation etc;	2019.07.17	AL
C	Revised PL, House Types, Parking, Paths, Plot & Site Levels etc;	2019.06.25	AL
B	Revised PL, Annotation, Plot Positions, Parking, Highways, Sub-station, Landscaping etc;	2019.06.05	AL
A	Revised Plot Positions, Boundary Treatment, PCA, Parking, Landscaping etc;	2019.05.21	AL

PROJECT
 Maes Bleddyn, Rachub for CCG

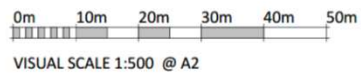
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 PLANNING - PROPOSED SITE PLAN

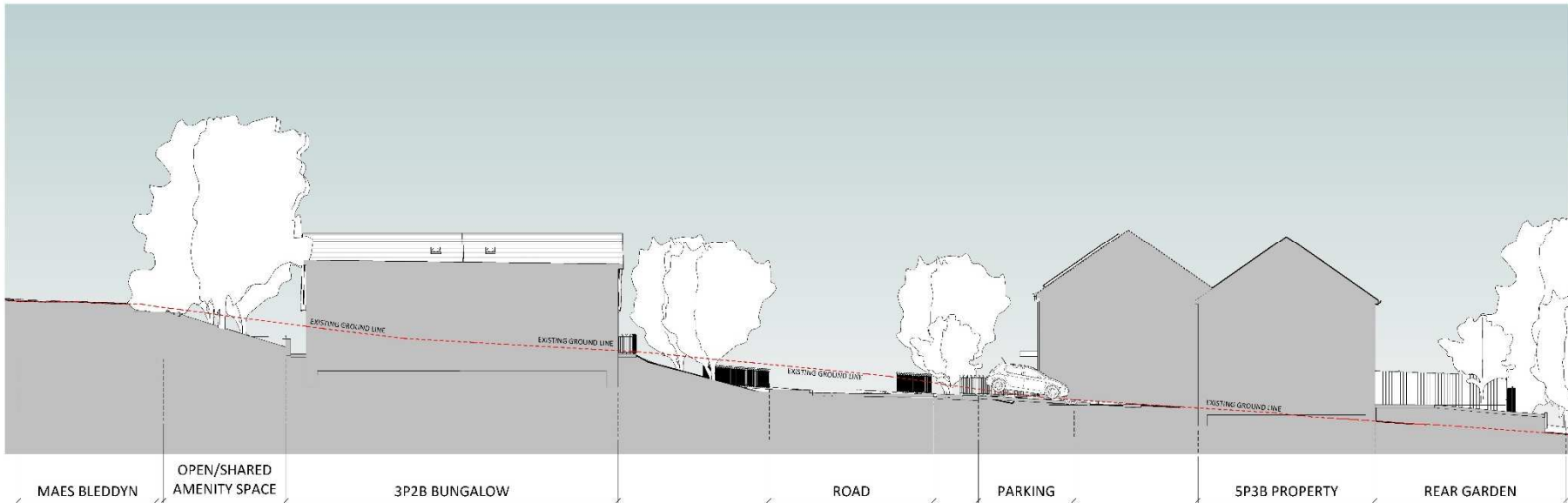
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JOB No	DRAWING No	REVISION	
C973	003	K	



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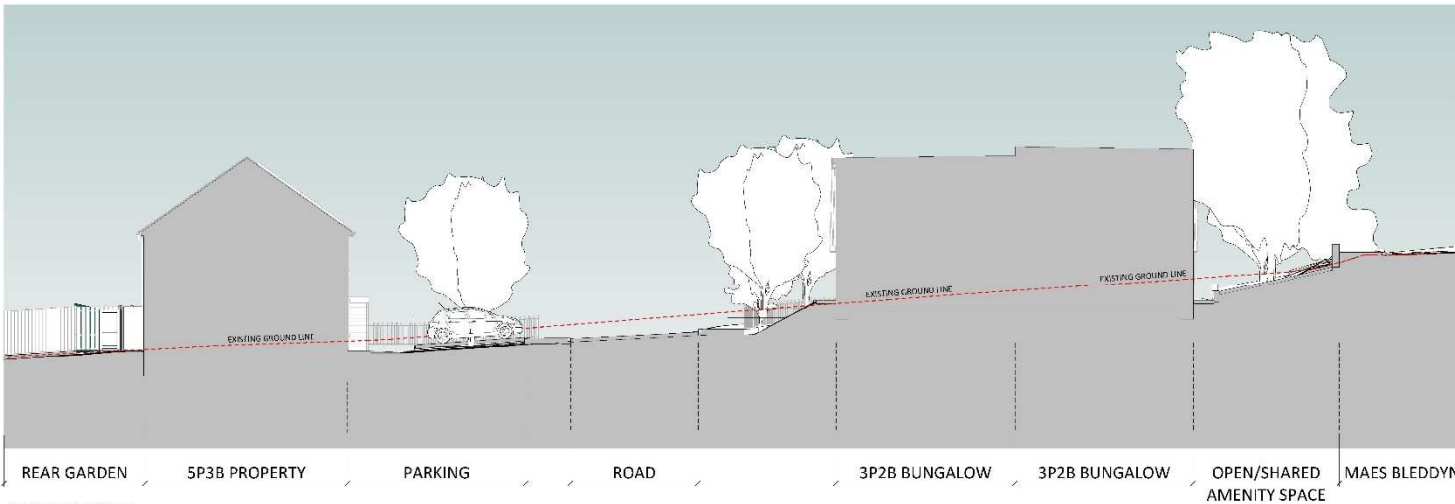
1 | SITE PLAN - PROPOSED
 SCALE: 1:500





SITE SECTION A
SCALE: 1:100

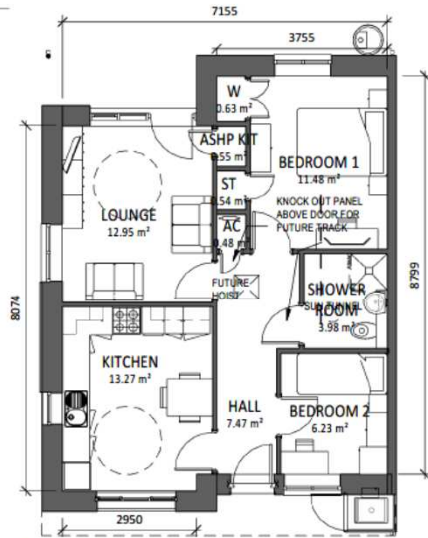
**Cynllun Diwygiedig
Amended Plan**



SITE SECTION B
SCALE: 1:100

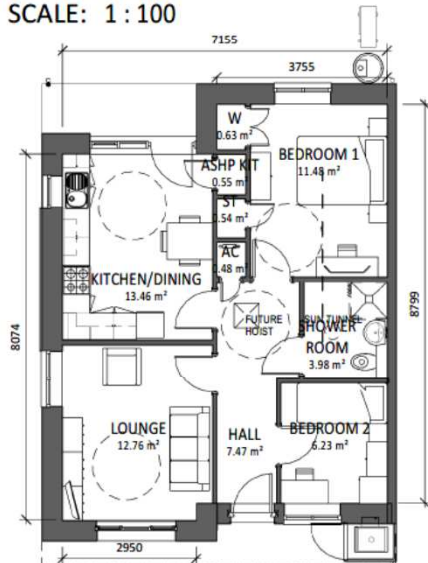
PROJECT	Maes Bleddyn, Rachub for CCG
DATE	05/25/19
SCALE	1:100
PROJECT NO.	C973 006 A
ARCHITECT	AINSLEY GOMMON ARCHITECTS

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1



GF PLAN - REAR LOUNGE

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



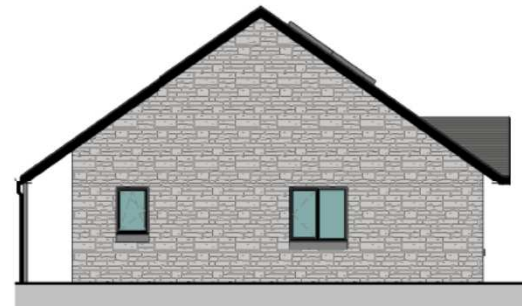
FRONT ELEVATION

SCALE: 1 : 100



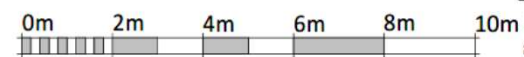
REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

REV	DESCRIPTION	DATE	BY

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PROJECT
**Maes Bleddyn, Rachub
 for CCG**

DRAWING TITLE
3P2B BUNGALOW

SCALE: 1 : 100 @ A3 | DATE: 17/07/19 | DRAWN: AL | CHECKED: SV

DRAWING STATUS: **PLANNING**

JOB No: C973 | DRAWING No: 031 | REVISION:

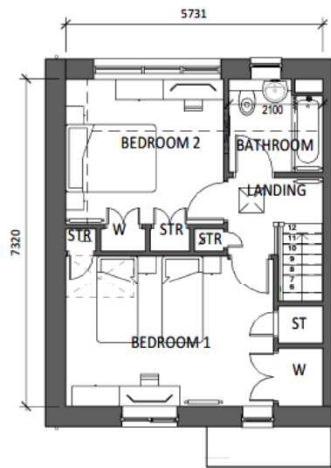


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A3



FIRST FLOOR PLAN

SCALE: 1 : 100



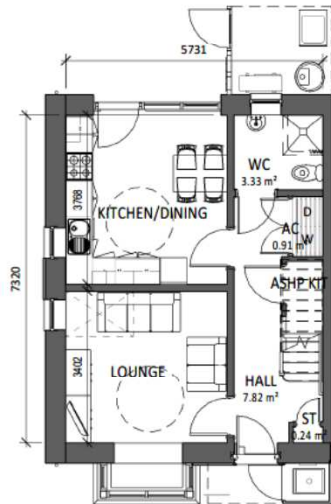
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REAR ELEVATION

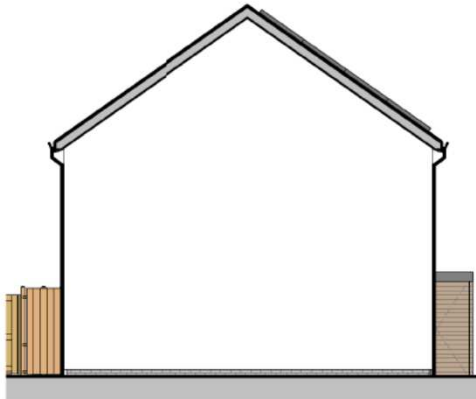
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GROUND FLOOR PLAN

SCALE: 1 : 100

Plots 5, 6,
8, 9, 12,
13, 16 & 17



SIDE ELEVATION

SCALE: 1 : 100

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PROJECT
**Maes Bleddyn, Rachub
for CCG**

DRAWING TITLE
**4P2B HOUSE - REAR
KITCHEN**

SCALE 1:100 @A3	DATE 17/07/19	DRAWN AL	CHECKED SV
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DRAWING STATUS
PLANNING

JOB No C973	DRAWING No 051	REVISION
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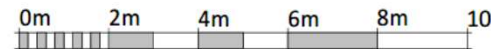


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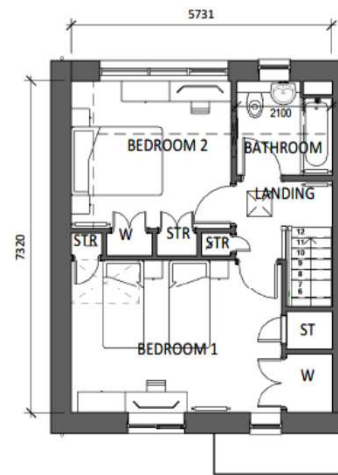
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A3



VISUAL SCALE 1:100 @ A3



FIRST FLOOR PLAN

SCALE: 1 : 100



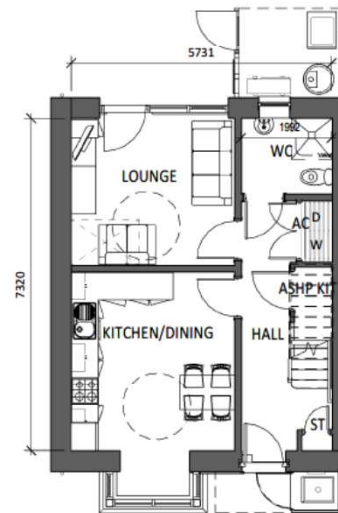
FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

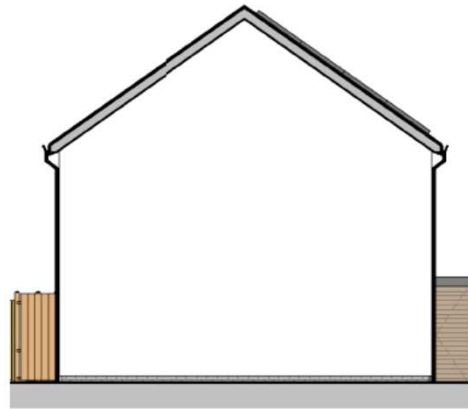
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FLEXIBLE GROUND FLOOR PLAN

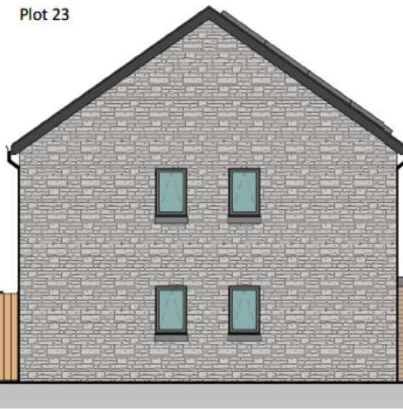
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Plot 3, 20,
21, 22 & 23

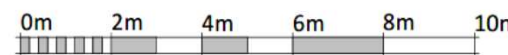


SIDE ELEVATION

SCALE: 1 : 100



SIDE ELEVATION - STONE GABLE



VISUAL SCALE 1:100 @ A3

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PROJECT
**Maes Bledwyn, Rachub
for CCG**

DRAWING TITLE
**4P2B HOUSE - REAR
LOUNGE**

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	17/07/19	AL	SV

DRAWING STATUS
PLANNING

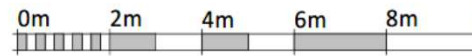
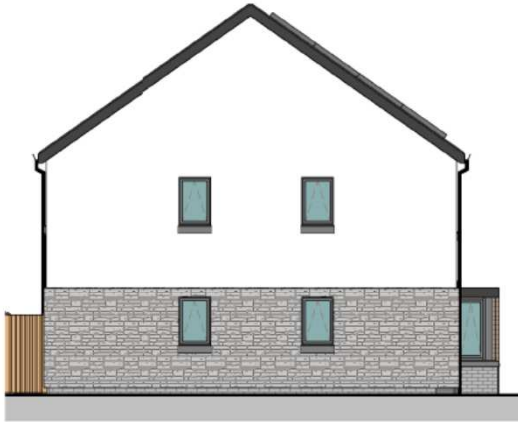
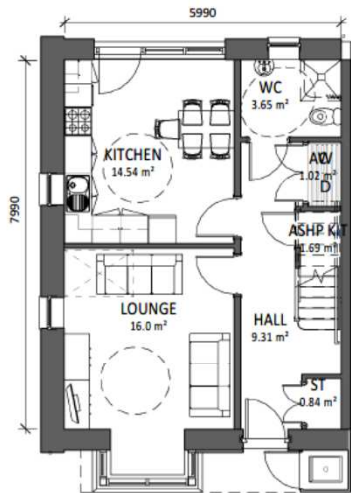
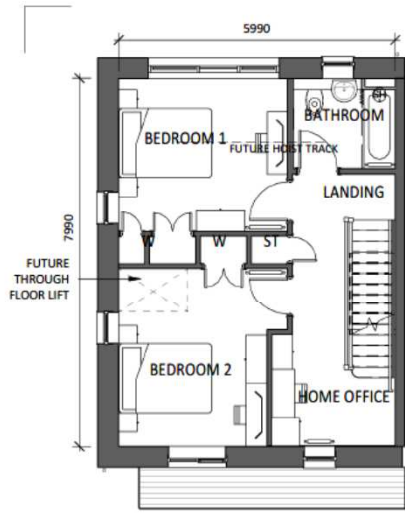
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C973	052	



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A3



VISUAL SCALE 1:100 @ A3

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PROJECT
Maes Bleddyn, Rachub
 for CCG

DRAWING TITLE
5P3B HOUSE

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	17/07/19	AL	SV

DRAWING STATUS
PLANNING

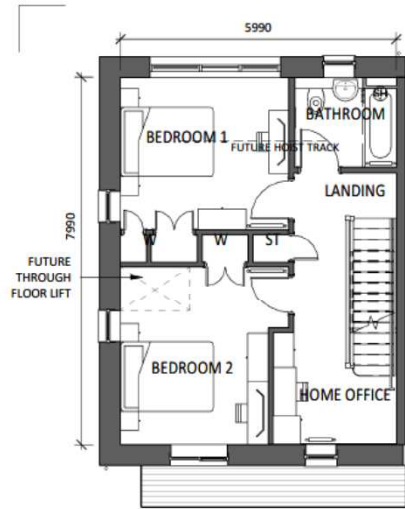
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C973	062	



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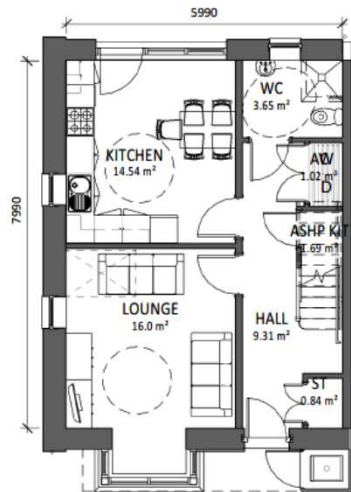
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A3



FIRST FLOOR PLAN

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



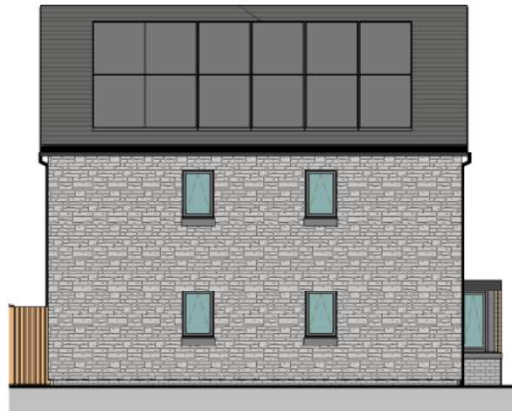
FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

Plots 11 & 14

REV	DESCRIPTION	DATE	BY

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PROJECT
**Maes Bleddyn, Rachub
 for CCG**

DRAWING TITLE
5P3B HOUSE FRONT GABLE

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	17/07/19	AL	SV

DRAWING STATUS
PLANNING

JOB No	DRAWING No	REVISION
C973	063	



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VISUAL SCALE 1:100 @ A3

A3



FIRST FLOOR PLAN

SCALE: 1 : 100



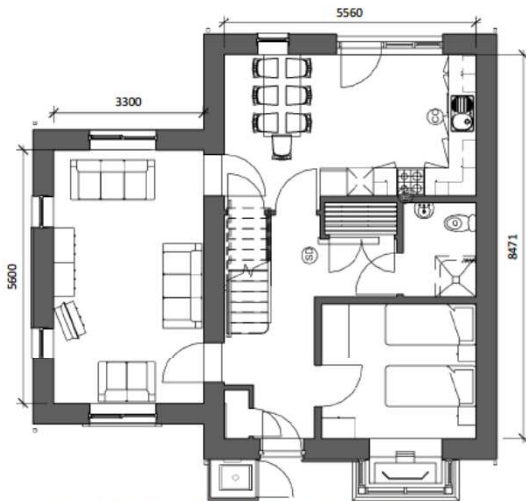
FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



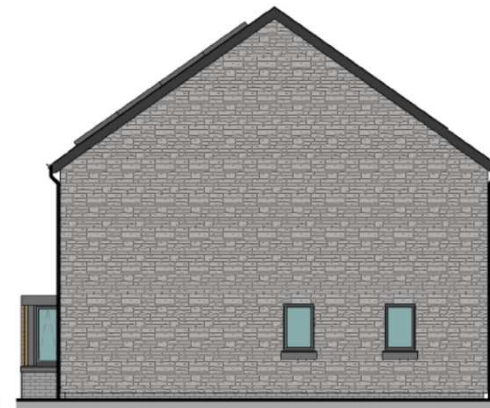
GROUND FLOOR PLAN

SCALE: 1 : 100

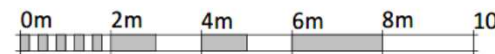


SIDE ELEVATION

SCALE: 1 : 100



GABLE ELEVATION



VISUAL SCALE 1:100 @ A3

REV	DESCRIPTION	DATE	BY

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PROJECT
Maes Bleddyn, Rachub
 for CCG

DRAWING TITLE
7P4B HOUSE

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	17/07/19	AL	SV

DRAWING STATUS
PLANNING

JOB No	DRAWING No	REVISION
C973	071	



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A3











