















Site Plan AI@1:500



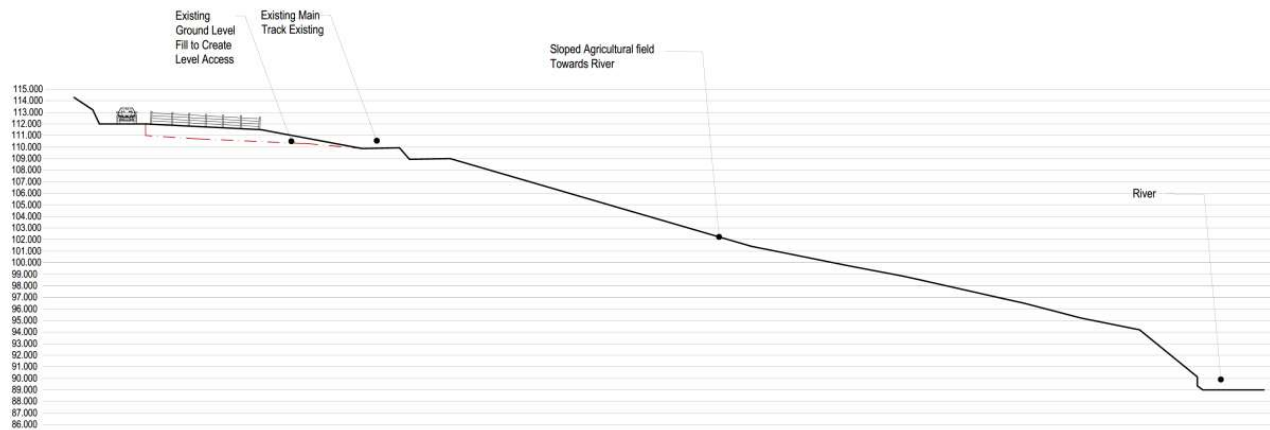
Location Plan AI@1:1250

KEY

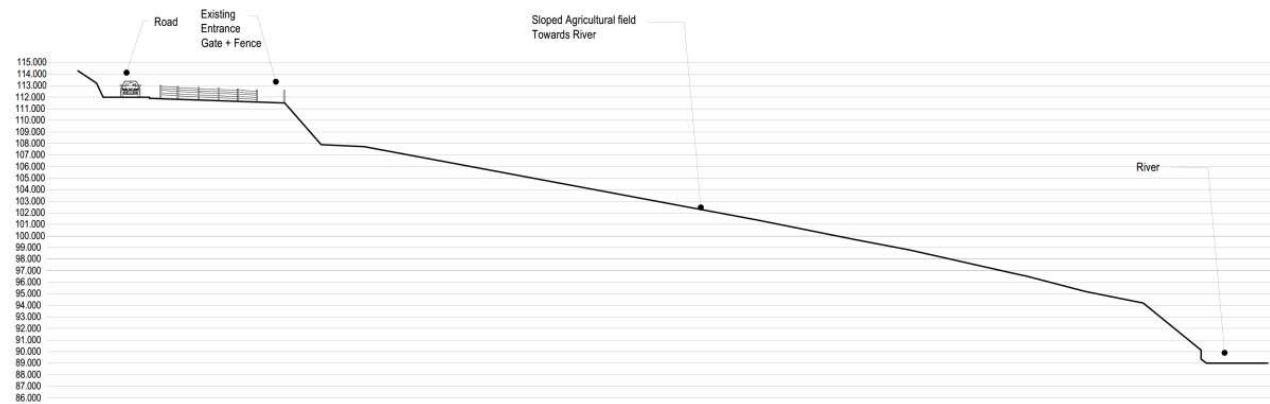
-  Cabin
-  Toilet Block
-  Proposed Site Boundary
-  Existing Area in Client Ownership
-  Proposed Foul Drainage
-  Package treatment plant
-  Existing Vegetation
-  Proposed Planting
-  Existing River + Extent of Flood Risk Map provided by NRW
-  Flood Extent Updated
-  Porosity Holes
-  15 Meter From River
-  Existing Tree Root Protection Area
-  Permeable Hard standing



GEORGE + TOMOS PENSEIRI : ARCHITECTS Cyf. <small>12 Haul Fawr, Pandybryn, Pwys, 1728 BA, 01654 70037 www.georgetomos.co.uk - georgetomos@pandro.co.uk 01654 70037</small>		Client Sandells
Project Farm diversification, Holiday accommodation units @Sandells Farm, Pandy Fields, Corris		Planning Drawing
Job No X5-24	Drawing No PL-05	
Scale 1:100 @A1 1:200 @A3	Created / Date Jun '25	

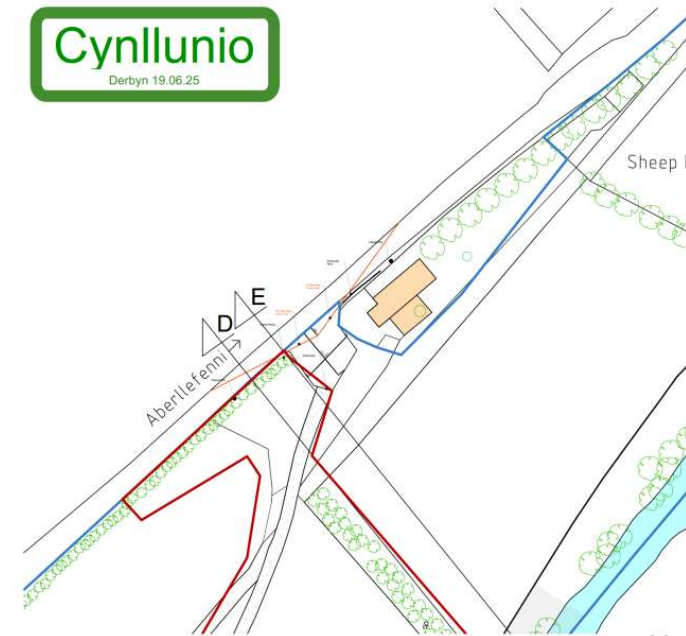
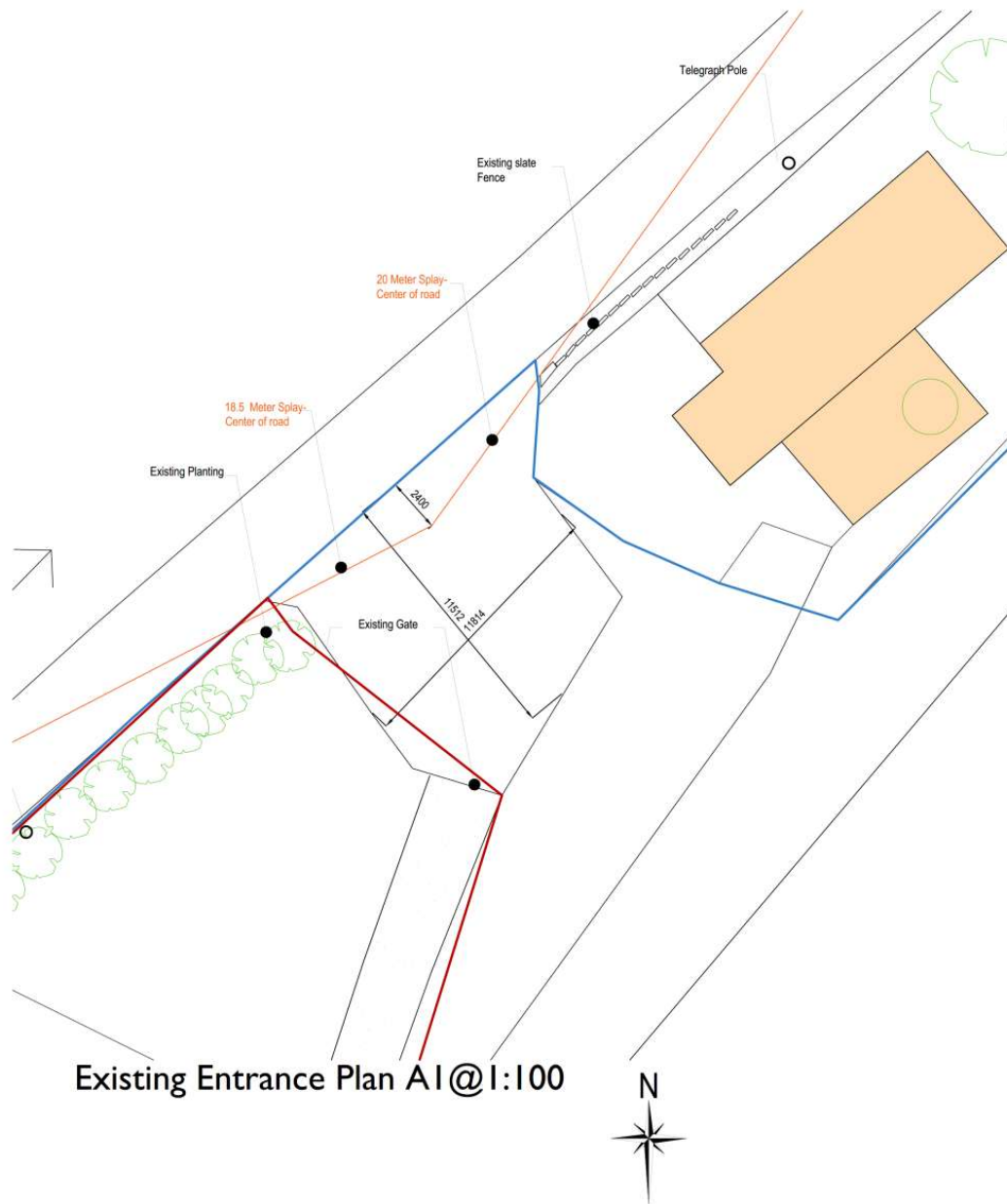


SECTION - D-D
A1 @1.200



SECTION - E-E
A1 @1.200

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(1) Hys. Penarth - Porthcawl - Pwll - 1720 84L. 01454 100337 www.gtomos.co.uk - gtomos@btinternet.co.uk J. 2002-2025		PLANNING DRAWING	
Project Farm diversification, Holiday accommodation units @Sandells Farm, Pandy Fields, Corris		Job No. X5-24	Drawing No. PL-08
Scale 1:100 @A1 1:200 @A3		Printed Date Jan '24	



KEY



Proposed Site Boundary



Existing Area in Client Ownership

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Project:
Farm diversification, Holiday accommodation units
@Sandells Farm, Pandy Fields, Corris

Client Sandells	
PLANNING DRAWING	
Job No. X5-24	Drawing No. PL-06
Grids/Scale 1:100 @A1 1:200 @A3	Issued/Date Jan '24

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Cynllunio

Derbyn 19.06.25



Site Plan AI@1:500



Location Plan AI@1:1250



KEY

- Cabin
- Toilet Block
- Proposed Site Boundary
- Existing Area in Client Ownership
- Proposed Foul Drainage
- Package treatment plant
- Existing Vegetation
- Proposed Planting
- Existing River + Extent of Flood Risk Map provided by NRW
- Flood Extent Updated
- Porosity Holes
- 15 Meter From River
- Existing Tree Root Protection Area
- Permeable Hard standing
- Bin Storage

PROPOSED PLANTING

1. Landscaping in General
All trees, plants & grassland seeds will be used of local provenance / indigenous (where possible), as highlighted on the application drawings.

Grass
Seeding
Grass seed to be BTVC 'Long Season' mix or BSH A19 all-purpose landscaping seed.

Sowing
Sow seed in calm weather between April and October (inclusive). Spread evenly at the specified rates in two transverse directions to all areas of rear & side lawns around the property.

Sowing rate: 50.00 g/m²
Overseed rate: 20.00 g/m²

Planting Specification
All works carried out in accordance with BS4428:1989 Code of Practice for General Landscaping Operations.

Plants
All plants to BS3896 Part 1:1992.

Any new planting within the site should use species of value to wildlife and specimens of local provenance. Development of the site provides the opportunity to carry out enhancements to benefit biodiversity in this part of the Severn valley. The development would be approved by a small amount of native tree and shrub planting. Identified list below of suitable species for this site. Any trees or shrubs planted must come from sources who can supply examples of game-stock native to the area. This is increasingly important to limit the spread of disease in plants.

Recommended Native Trees and Shrubs

Scientific Name	Common Name
Acer campestre	Field Maple
Alnus glutinosa	Alder
Betula pubescens	Drooping Birch
Cornus sanguinea	Dogwood
Corylus avellana	Hazel
Crataegus monogyna	Hawthorn
Ilex aquifolium	Holly
Malus sylvestris	Crab Apple
Sambucus nigra	Elder
Sorbus aucuparia	Rosier

NOTE:
Please see attached Report which demonstrates which materials will be used.

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Project
Farm diversification, Holiday accommodation units
@Sandells Farm, Pandy Fields, Corris

Client Sandells	Planning Drawing
Job No. X5-24	Drawing No. PL-01
Scale 1:100 (B1)	Revised / Date Jun '25

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Derbyn 19.06.25



Block Plan A1@1:250

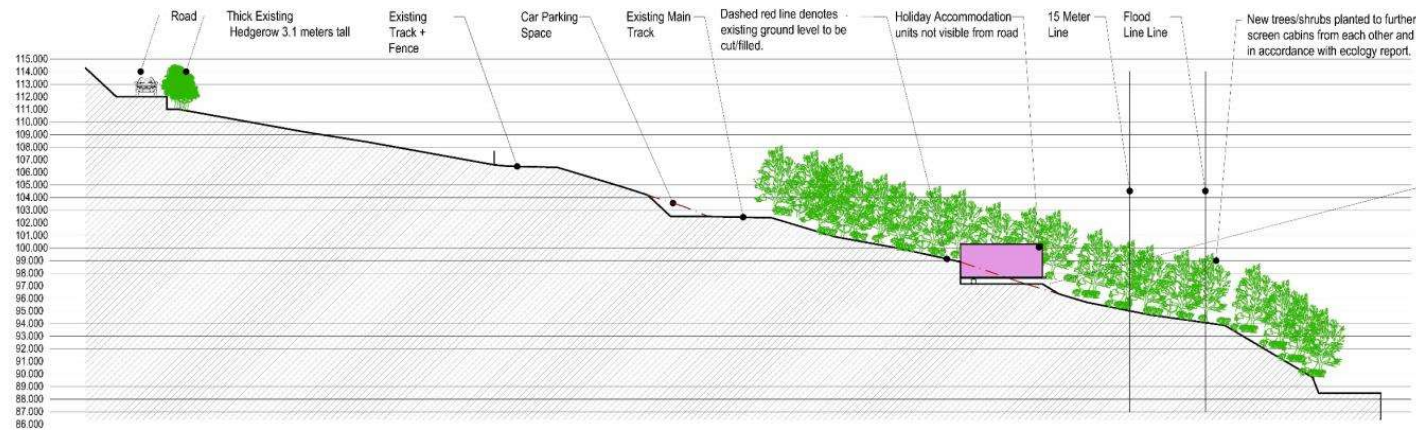
GI Proposed Plans

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Project:
Farm diversification, Holiday accommodation units
@Sandells Farm, Pandy Fields, Corris

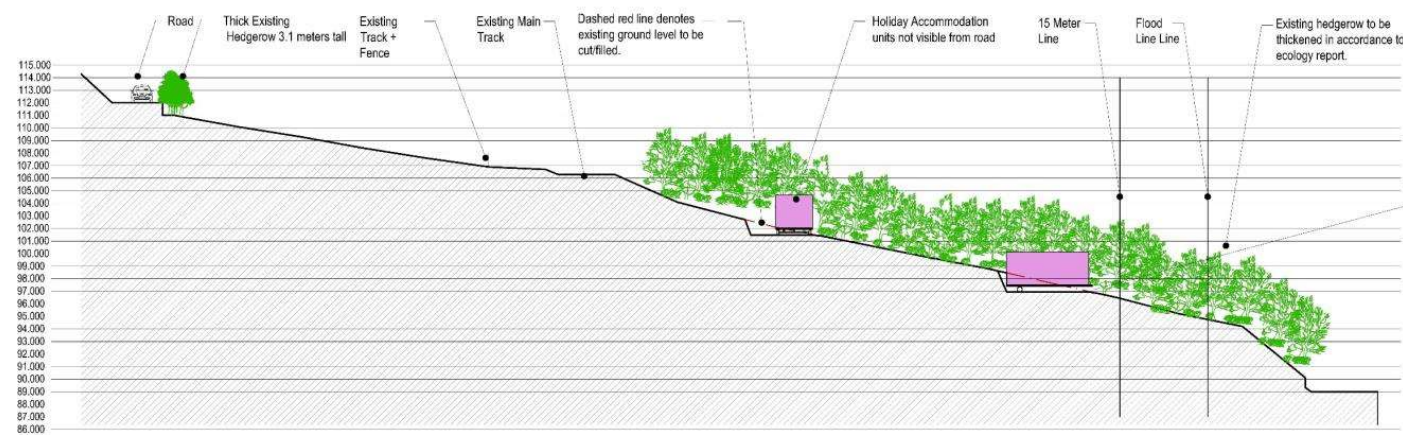
Client: Sandells	Job No: X5-24	Drawing No: PL-04
PLANNING DRAWING	Scale: 1:100 (B1) 1:200 (B3)	Detailed / Date: Jun '25

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NOTE:
Cut and fill excavations must be carried out in fair weather conditions and all bare ground to be immediately planted with Grass and wildflower seeds.

SECTION - B-B
A1 @1.200



NOTE:
Cut and fill excavations must be carried out in fair weather conditions and all bare ground to be immediately planted with Grass and wildflower seeds.

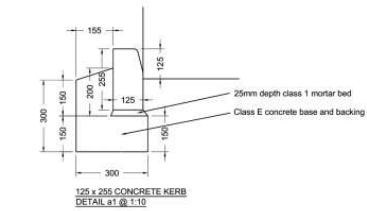
SECTION - C-C
A1 @1.200

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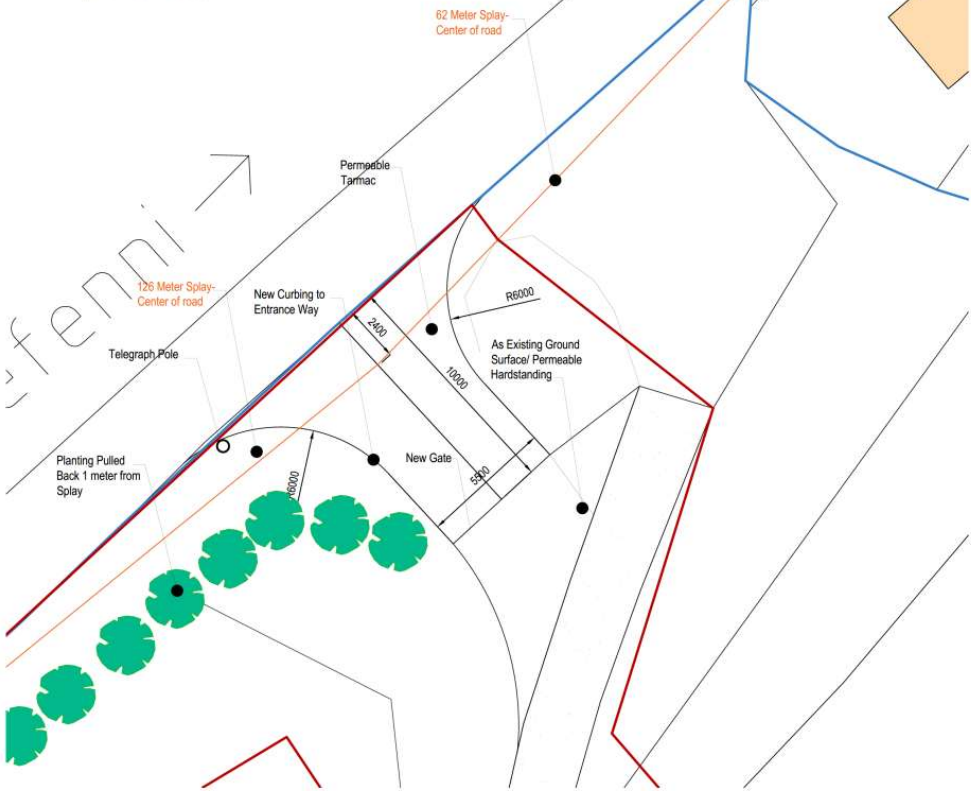
Project
Farm diversification, Holiday accommodation units
@Sandells Farm, Pandy Fields, Corris

Client Sandells	Planning Drawing
Job No. X5-24	Drawing No. PL-03
Scale 1:100 (B1)	Revised / Date
200 (B1)	Jun '25

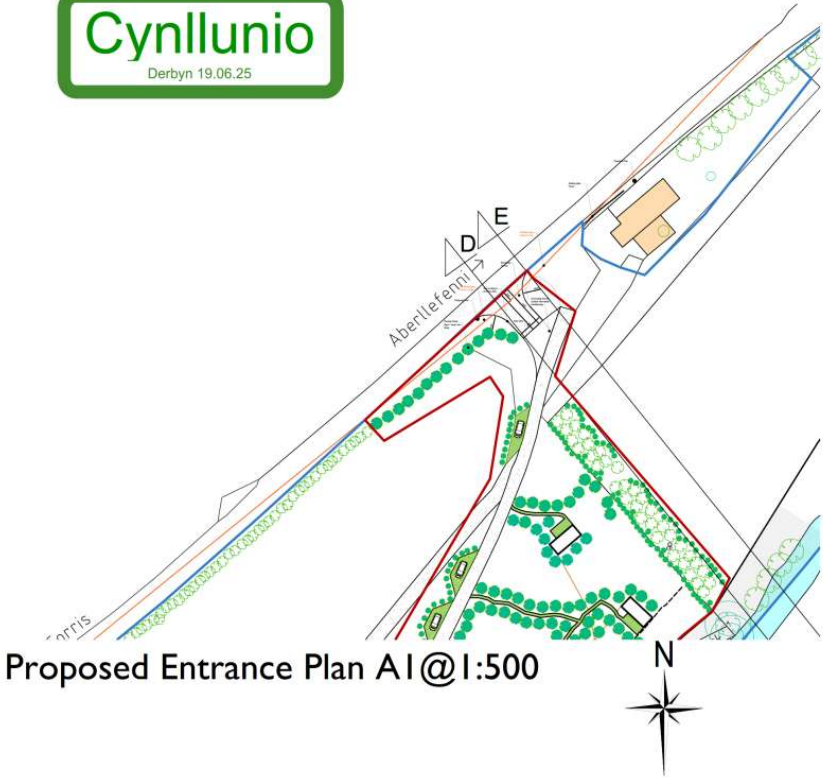
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NOTE:
Kerbing Detail to be followed to access point
where permeable tarmac is used



Proposed Entrance Plan AI@1:100



Proposed Entrance Plan AI@1:500

The new access junction shall be constructed so that there is clear visibility from a point 1.05m above ground level (for cars) at the centre of the access, at the centre of the access and 2.4m from the edge of the adjoining road, to points 0.26m above ground level at the edge of the adjoining carriageway and achieves 62m visibility towards Aberlefenni. Compared to existing which is 20m. All vegetation such as hedge / shrubs to be removed or pulled back behind visibility lines.

The new access junction shall be constructed so that there is clear visibility from a point 1.05m above ground level (for cars) at the centre of the access, at the centre of the access and 2.4m from the edge of the adjoining road, to points 0.26m above ground level at the edge of the adjoining carriageway and achieves 126m visibility towards Corris. Compared to existing which is 18.5m. All vegetation such as hedge / shrubs to be removed or pulled back behind visibility lines.

KEY

Proposed Site Boundary

Existing Area in Client Ownership

GEORGE + TOMOS PENSEIRI : ARCHITECTS Cyf. 13 Heol Fawr, Pen-y-fryn, Pwllheli, Gwynedd, LL55 2AB, UK www.georgetomos.co.uk • georgetomos@bt.com • 01248 385 340		Client: Sandells	
Project: Farm diversification, Holiday accommodation units @Sandells Farm, Pandy Fields, Corris		Planning Drawing: Job No: X5-24 Drawing No: PL-07 Scale: 1:100 (AI) 1:200 (AI&D) Date: Jan '24	





