

# **C20/1093/24/LL**

**Cais ar gyfer codi 16 annedd gyda mynedfa cysylltiol,  
parcio a thirweddu**

**Application for the erection of 16 dwellings with  
associated access, parking and landscaping**

**Tir Ger / Land By Talardd, Dinas, Caernarfon, LL54 7YN**

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NOTES / KEY:



B	BOUNDARY UPDATED	JHG	08/09/20
A	DESCRIPTION	DWN	20/01/20

REVISIONS

**FEASIBILITY**



**beechdevelopments**  
 Beech Developments (Wales) Ltd  
 Floor House  
 1 Cae Llwyn  
 Llanfair-yr-Eiddawc  
 Gwynedd  
 LL51 8LS  
[www.beechdevelopments.co.uk](http://www.beechdevelopments.co.uk)

**GWEL Y FOEL**

**DINAS PHASE 2  
 CAERNARFON  
 LL54 7YQ**

**LOCATION PLAN**

**BD0127-LP-01**

DRAWN BY	ISSUING DATE	APPROVED BY	REVISION
-	02/01/20	-	-

SCALE: **1:1000 AT A3**

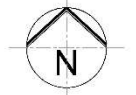
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**NOTES / KEY:**

- PROPOSED 1.5M HIGH FENCE, 800MM TO 850MM HIGH
  - TREES TO BE RETAINED AND PROTECTED
  - DENOTES BOUNDARY
  - VISIBILITY SLABS AT JUNCTIONS
  - PARKING BAYS 2.5M X 4.5M MIN
  - HOUSES TO BE 10M AWAY AND 10M W/STATION
  - TURFED AREAS FOR ORANGE BERRIES
  - "PRIVATE"
  - GENERAL 1.8M HIGH FENCING PROPOSED
  - PROPOSED 1.8M HIGH FENCE TO BE 10M TO 12M FROM ROAD WITH A 10M TO 12M APPROACH TO ROAD AND 10M APPROACH TO HOUSES (SEE SPECIFICATIONS AND 2D APPROVALS)
- FENCING DETAILS**
- 1.8M CLOSEBOARD FENCE WITH 1000 STEELS
  - 0.9M FLOOR TOP RAILING
  - 1.8M CLOSEBOARD FENCE WITH 1000 STEELS
  - 1.8M CLOSEBOARD FENCE
  - 2.1M HIGH SLAB FENCE (SEE FENCING DETAIL PLAN FROM APPROVALS FOR FULL APPROVALS)
  - NO. 8 1.8M CLOSEBOARD FENCE (SEE FENCING)
  - \* DENOTES ATTACHED UNITS



H	NOTICE UPDATED TO INCLUDE EXISTING WALLS	BSG	16/06/21
G	WS COMMENTS ADDED	BSG	16/06/21
F	WS COMMENTS ADDED	BSG	16/06/21
L	WS COMMENTS ADDED	BSG	16/06/21
D	ALTERNATIVE LAYOUT	BSG	06/11/20
C	BOUNDARY UPDATED	BSG	06/11/20
B	PARKING FOR T/C 7 AMENDED	BSG	05/08/21
A	DESCRIPTION	DMM	06/01/21

**FEASIBILITY**



**beechdevelopments**  
 Beech Developments (UK) Ltd  
 Asset House  
 120th Street  
 London, London  
 E14 9 5S  
 www.beech-developments.co.uk

**GWEL Y FOEL - PHASE 2**

DINAS  
 CAERNARFON  
 LL54 7YQ

**DEVELOPMENT LAYOUT PLANNING**

**BD0127-PL-01**

DESIGN BY: DRAWING DATE: 02/01/20 APPROVED BY:  
 SCALE: 1:250 AT A1

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 Y: Beech Developments (UK) Ltd 2021

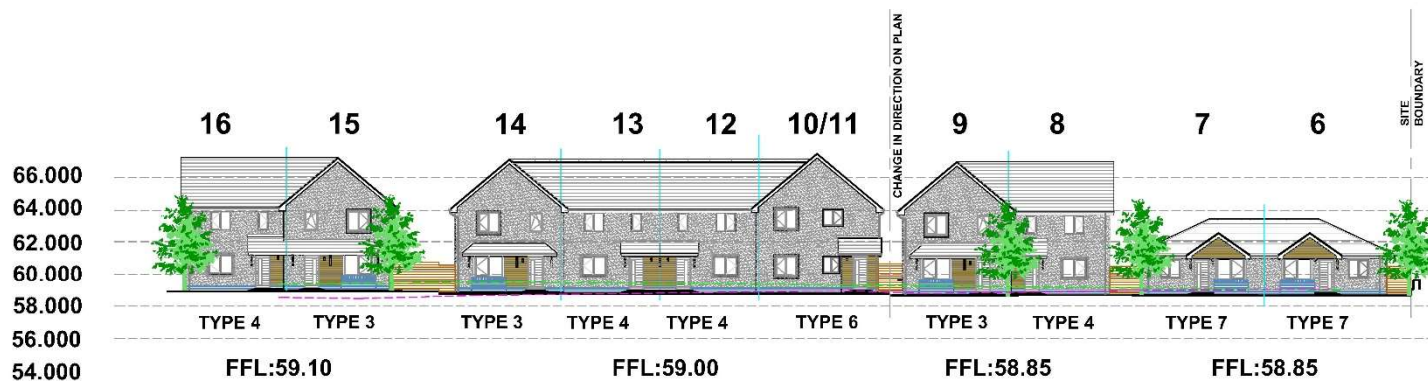


# DINAS PHASE 2

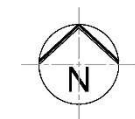
Regrade Elevations



## SECTION A-A



## SECTION B-B



D	PLANNING LAYOUT	JRS	27/12/20
B	PLANNING LAYOUT	JRS	09/09/20
A	FIRST ISSUE	SR	28/08/20

REVISIONS

**FEASIBILITY**



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**GWEL Y FOEL - PHASE 2**

DINAS

CAERNARFON  
 LL54 7YQ

DEVELOPMENT LAYOUT  
 PLANNING

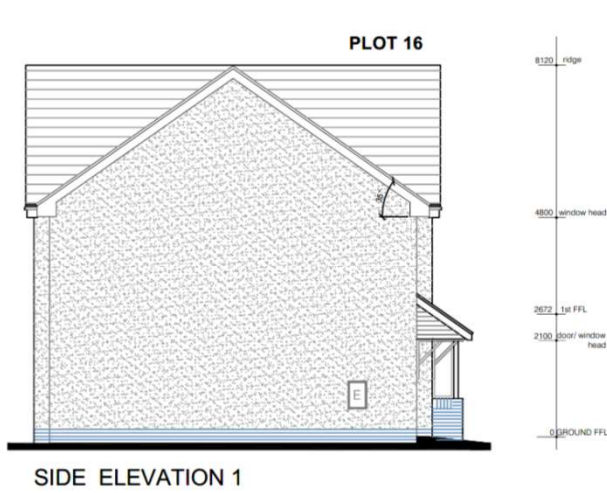
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 02/01/20

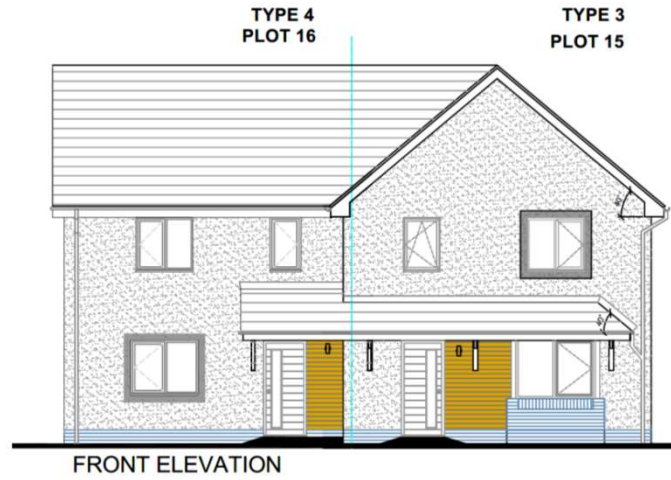
SHEET: 01/01/20  
 1:200 AT A2

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 Y:\Projects - 01 2000\127 Dinas Phase 2\04 Planning\01.rvt



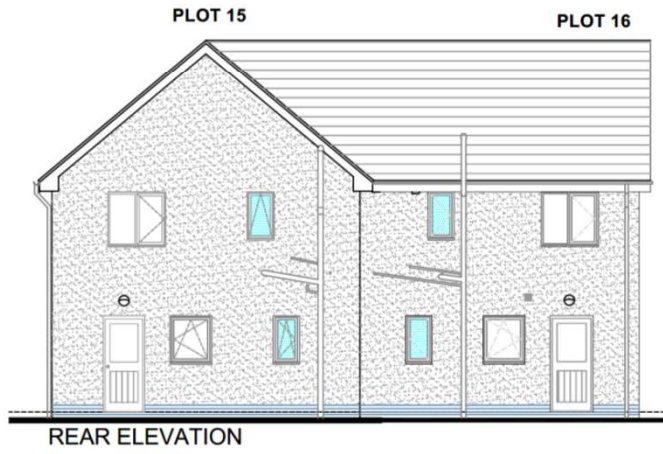


SIDE ELEVATION 1

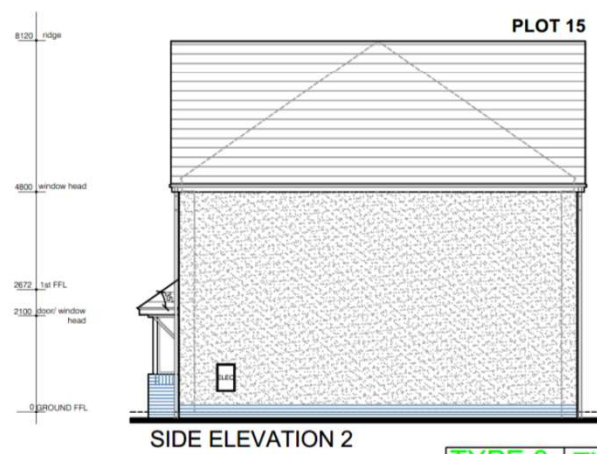


FRONT ELEVATION

- RIDGE TILES - TO MATCH SAMACA49 PRIMERA NATURAL SPANISH ROOF SLATE
- ROOF TILE - SAMACA49 PRIMERA NATURAL SPANISH ROOF SLATE
- FASCIA AND BARGE BOARDS ANTHRACITE GREY
- RAINFALL GUTTERS AND PIPES TO BE UPVC BLACK FINISH
- RENDER FINISH - PAREX MONOBLANCO WITH BASALT GREY G60 TO WINDOW BANDS.
- MARLEY ETERNIT CEDRAL WEATHERBOARD CLADDING. COLOUR - ATLAS BROWN
- BLACK BRICK ENGINEERING COURSES - BLOCKLEYS BLACK SMOOTH




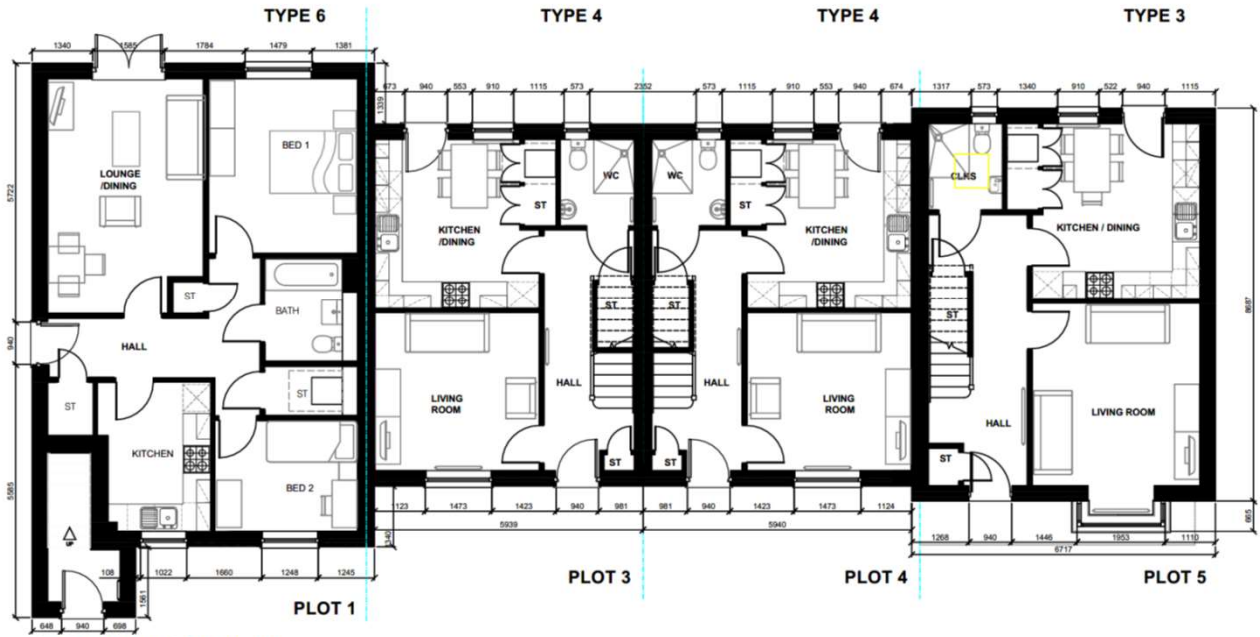
REAR ELEVATION



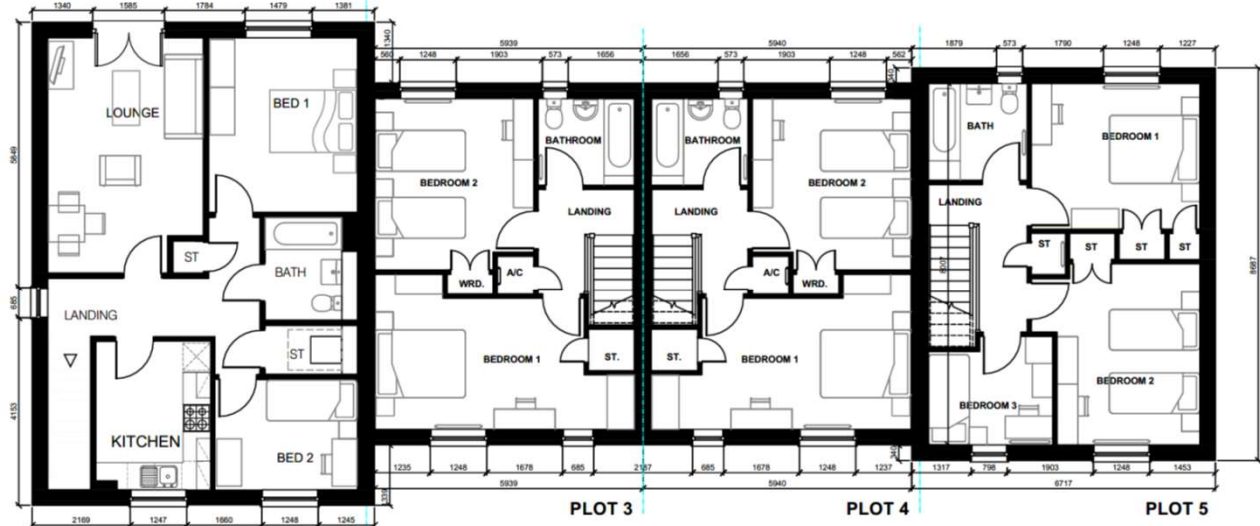
SIDE ELEVATION 2




<p><b>TYPE 3</b> 2 STOREY / 3 BED 1042 SQFT / 96.78m<sup>2</sup></p>	<p><b>TYPE 4</b> 2 STOREY / 2 BED 903 SQFT / 83.90m<sup>2</sup></p>	 <b>beech developments</b>
<p>BLOCK 04 PLOTS 15-16</p>		
<p>JOB TITLE DINAS, LLANWMDA CAERNARFON PHASE 2</p>		<p>REVISION A</p>
<p>DRAWING TITLE ELEVATIONS</p>		
<p>DRAWING NO BD/DIN2/BLK5-02</p>	<p>Scale : 1:100 @ A3</p>	<p>JUNE 2020</p>

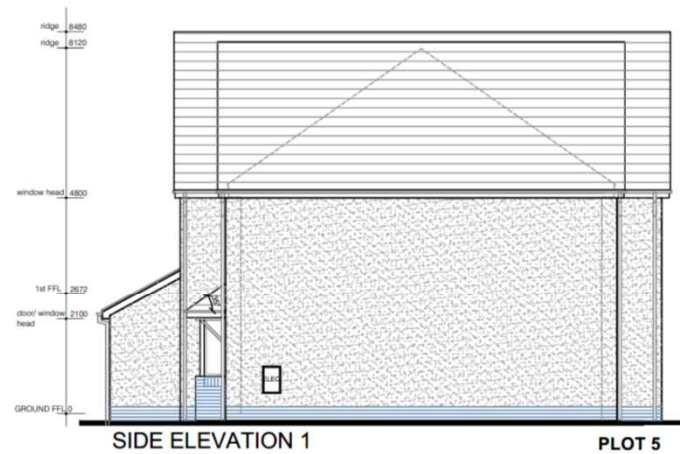
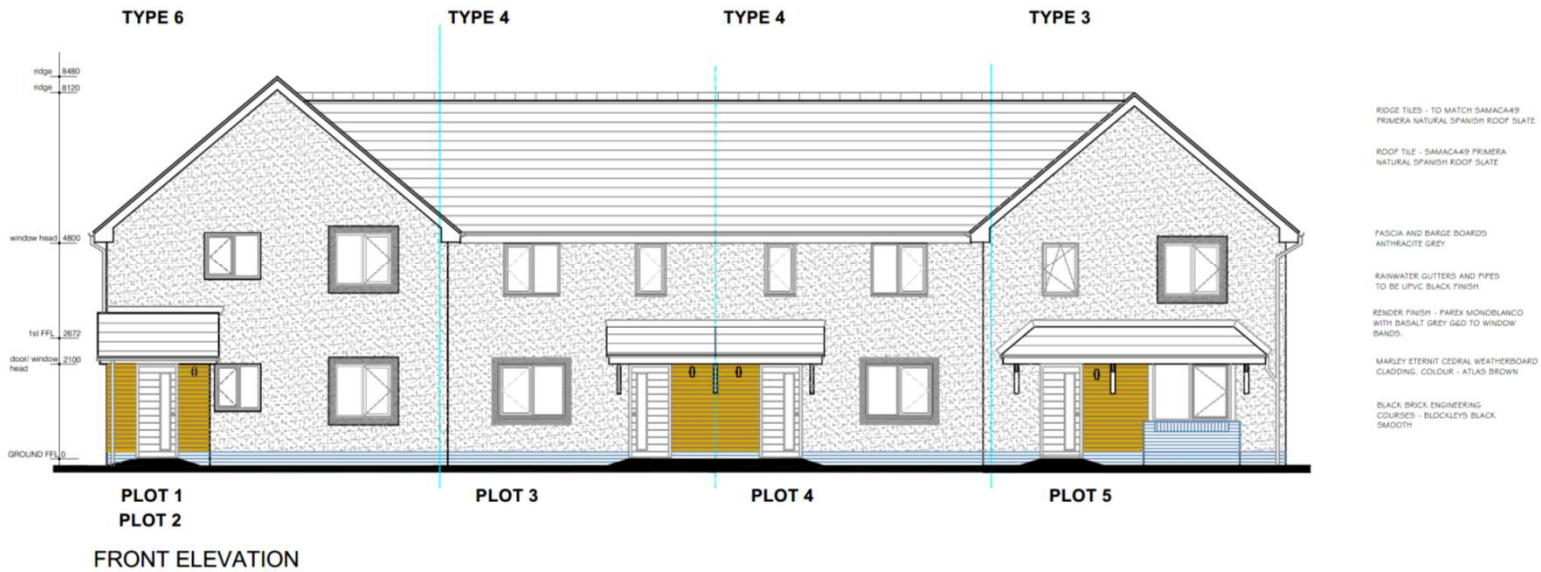



GROUND FLOOR PLAN

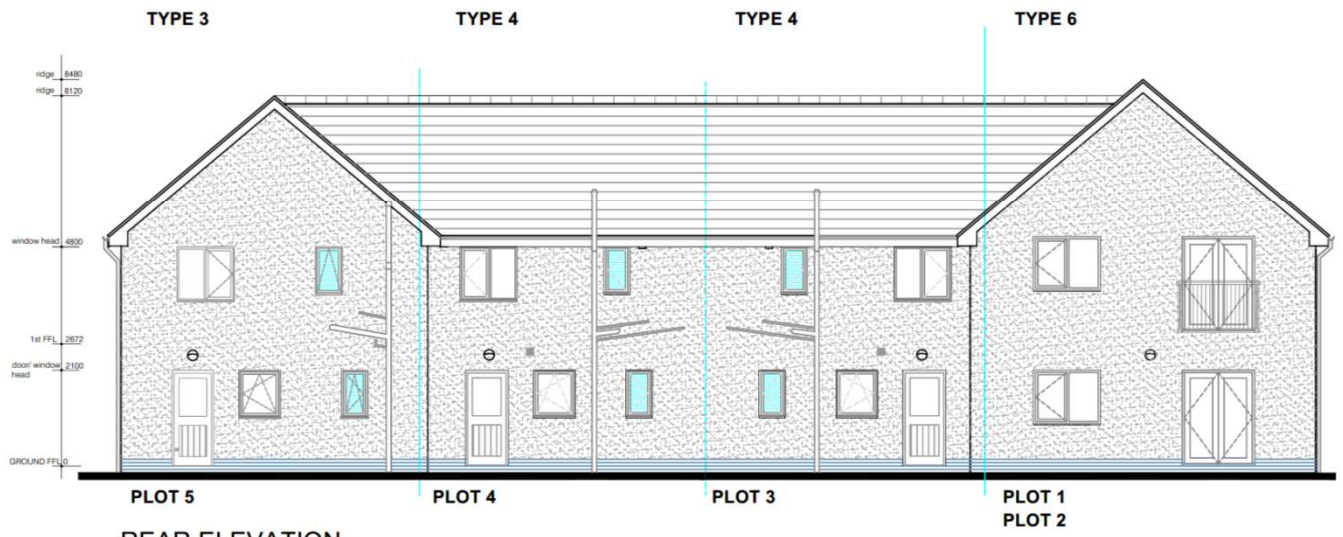


FIRST FLOOR PLAN

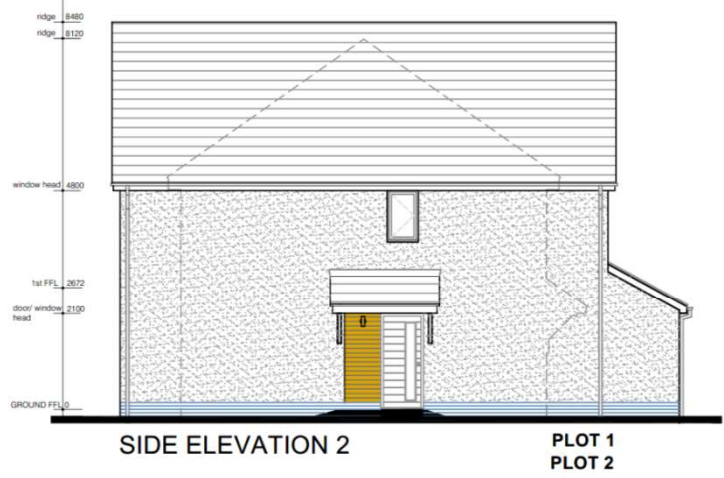
<b>TYPE 3</b> 2 STOREY / 3 BED 1042 SQFT / 96.78m <sup>2</sup>	<b>TYPE 4</b> 2 STOREY / 2 BED 903 SQFT / 83.90m <sup>2</sup>	 <b>beechdevelopments</b>
<b>TYPE 6</b> 2 STOREY / 2 BED APARTMENT 737 SQFT / 68.48 SQM		
BLOCK 01 PLOTS 1-5		JOB TITLE DINAS, LLANWMDA CAERNARFON PHASE 2
		DRAWING TITLE GROUND AND FIRST FLOOR PLANS
JUNE 2020	Scale : 1:100 @ A3	DRAWING NO BD/DIN2/BLK1-01
		REVISION A



<b>TYPE 3</b> 2 STOREY / 3 BED 1042 SQFT / 96.78m <sup>2</sup>	<b>TYPE 4</b> 2 STOREY / 2 BED 903 SQFT / 83.90m <sup>2</sup>	 <b>beechdevelopments</b>
<b>TYPE 6</b> 2 STOREY / 2 BED APARTMENT		
<b>BLOCK 01</b> <b>PLOTS 01 - 05</b>		JOB TITLE <b>DINAS LLANWMDA CAERNARFON</b> <b>PHASE 2</b>
DRAWING TITLE <b>FRONT AND SIDE 1 ELEVATIONS</b>		DRAWING NO <b>BD/DIN2/BLK1-02</b> REVISION <b>A</b>
JUNE 2020	Scale : 1:100@ A3	

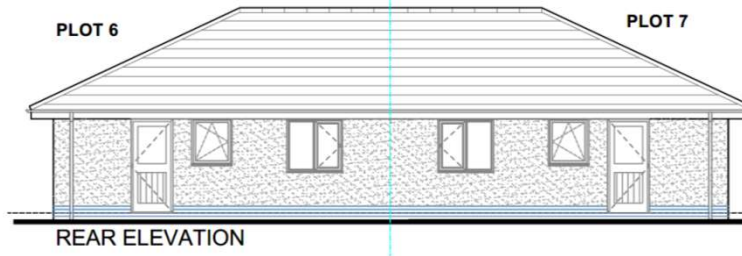
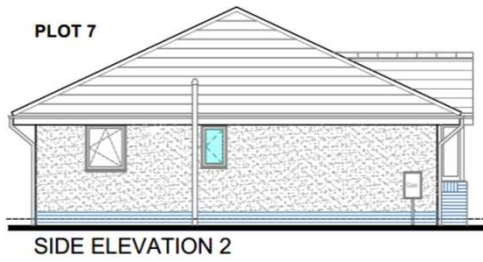
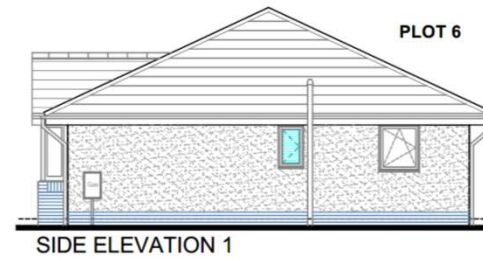
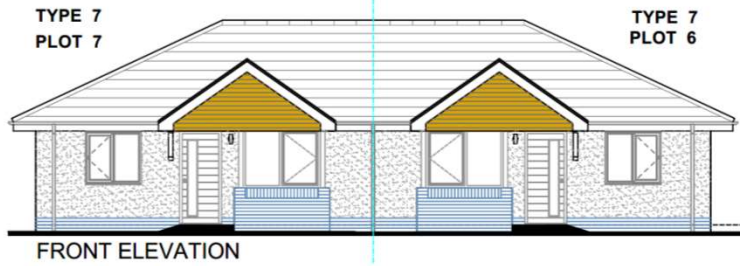


**REAR ELEVATION**



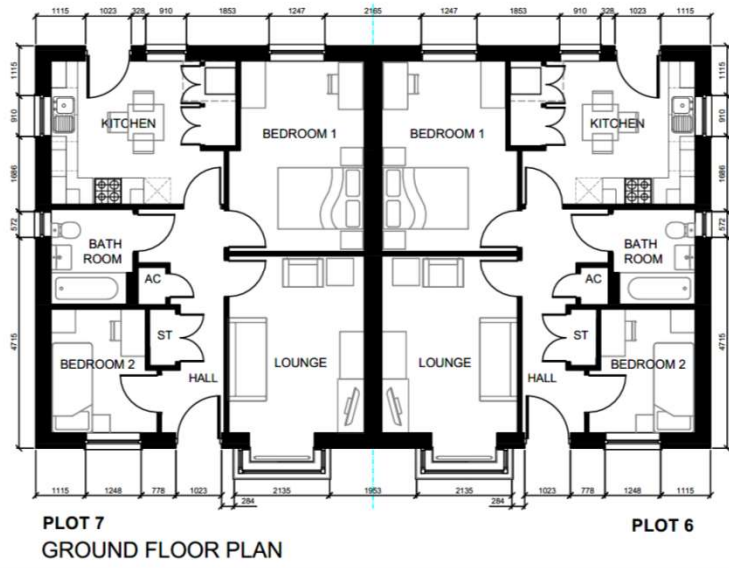
<b>TYPE 3</b> 2 STOREY / 3 BED 1042 SQFT / 96.78m <sup>2</sup>	<b>TYPE 4</b> 2 STOREY / 2 BED 903 SQFT / 83.90m <sup>2</sup>	
<b>TYPE 6</b> 2 STOREY / 2 BED APARTMENT		
<b>BLOCK 01</b> PLOTS 01 - 05		<b>JOB TITLE</b> DINAS, LLANWMDA CAERNARFON <b>PHASE 2</b>
		<b>DRAWING TITLE</b> REAR AND SIDE 2 ELEVATIONS
<b>JUNE 2020</b>	<b>Scale:</b> 1:100 @ A3	<b>DRAWING NO</b> BD/DIN2/BLK1-03 <b>REVISION</b> A





Scale 1:100  
0 1 2 3 4 5 (m)

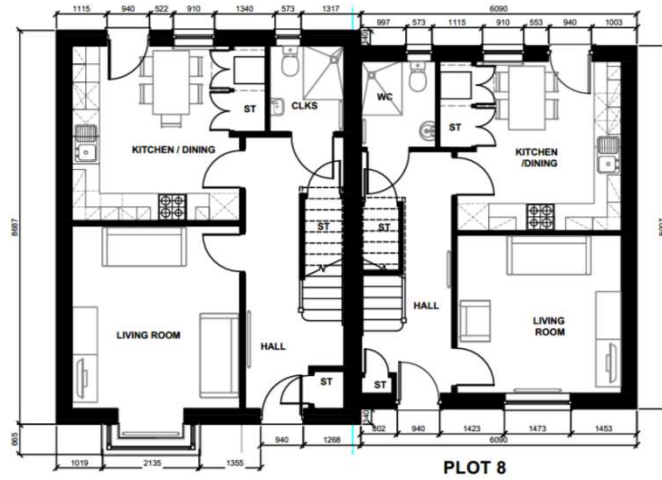
- RIDGE TILES - TO MATCH SAMACA49 PRIMERA NATURAL SPANISH ROOF SLATE
- ROOF TILE - SAMACA49 PRIMERA NATURAL SPANISH ROOF SLATE
- FASCIA AND BARGE BOARDS ANTHRACITE GREY
- RAINWATER GUTTERS AND PIPES TO BE UPVC BLACK FINISH
- RENDER FINISH - PAREX MONDOLANCO
- MARLEY ETERNIT CEDRAL WEATHERBOARD CLADDING, COLOUR - ATLAS BROWN
- BLACK BRICK ENGINEERING COURSES - BLOCKLEYS BLACK SMOOTH



<p><b>TYPE 7</b> 1 STOREY / 2 BED 640 SQFT / 59.42m<sup>2</sup></p>	 <b>beechdevelopments</b>
<p><b>BLOCK 02</b> <b>PLOTS 6-7</b></p>	<p><small>JOB TITLE</small> DINAS, LLANWNTA CAERNARFON PHASE 2</p>
<p><small>DRAWING TITLE</small> FLOOR PLAN AND ELEVATIONS</p>	
<p><small>DRAWING NO</small> BD/DIN2/BLK2-01</p>	<p><small>REVISION</small> A</p>
<p><small>JUNE 2021</small></p>	<p><small>Scale: 1:100@ A3</small></p>

TYPE 3

TYPE 4



PLOT 9  
GROUND FLOOR PLAN



PLOT 9  
FIRST FLOOR PLAN

**TYPE 3**  
2 STOREY / 3 BED  
1042 SQFT / 96.78m<sup>2</sup>

**TYPE 4**  
2 STOREY / 2 BED  
903 SQFT / 83.90m<sup>2</sup>



beechdevelopments

BLOCK 03  
PLOTS 8-9

JOB TITLE: DINAS, LLANWMDA  
CAERNARFON  
PHASE 2

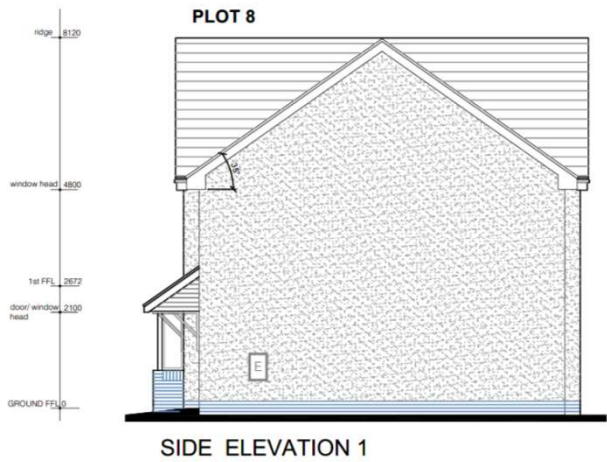
DRAWING TITLE: GROUND AND FIRST FLOOR PLANS

JUNE 2020

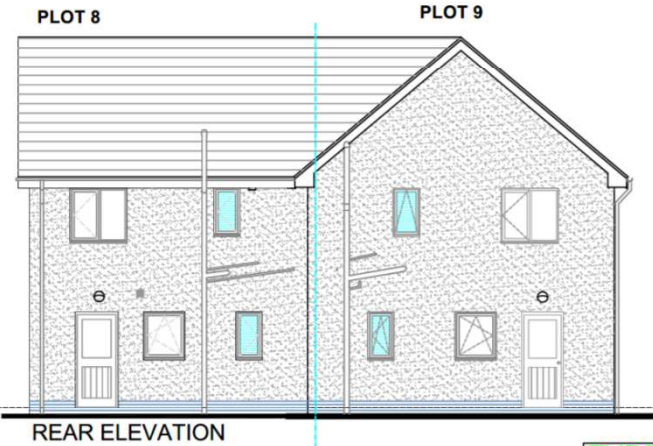
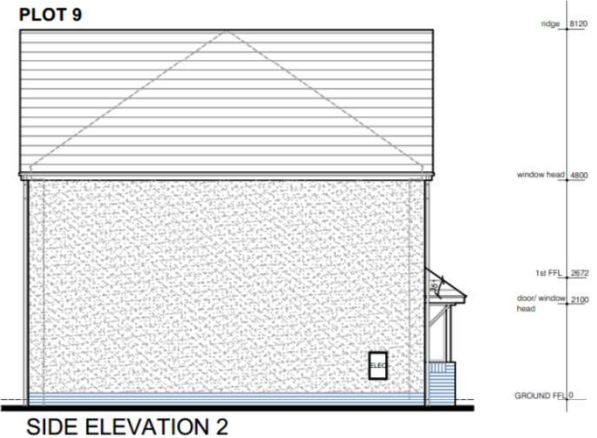
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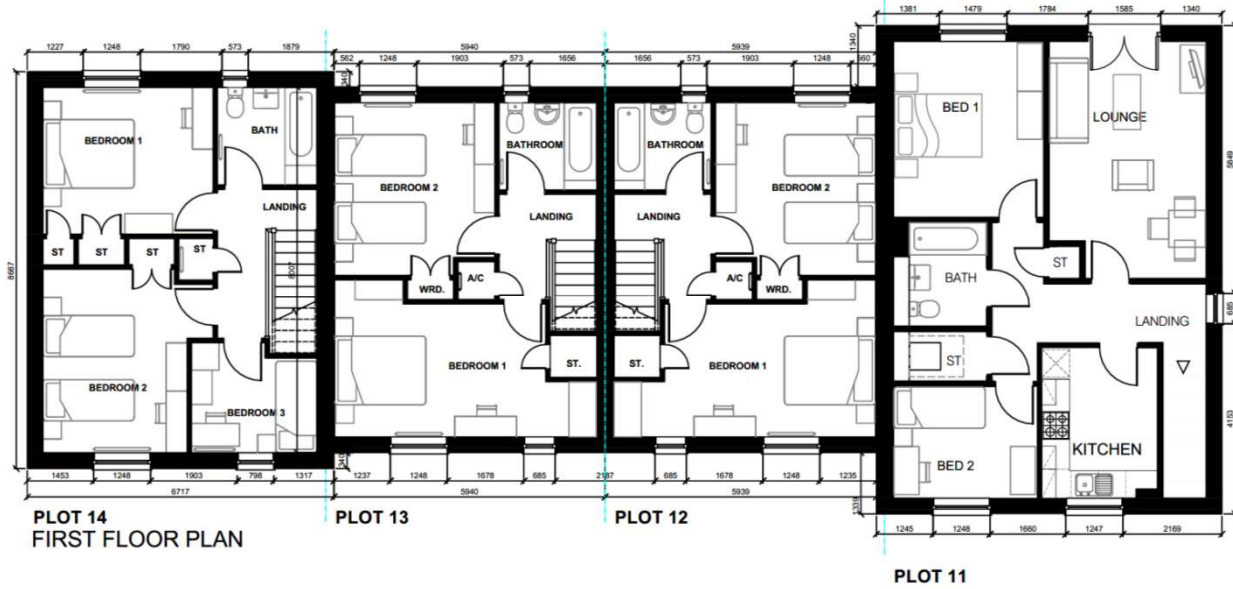
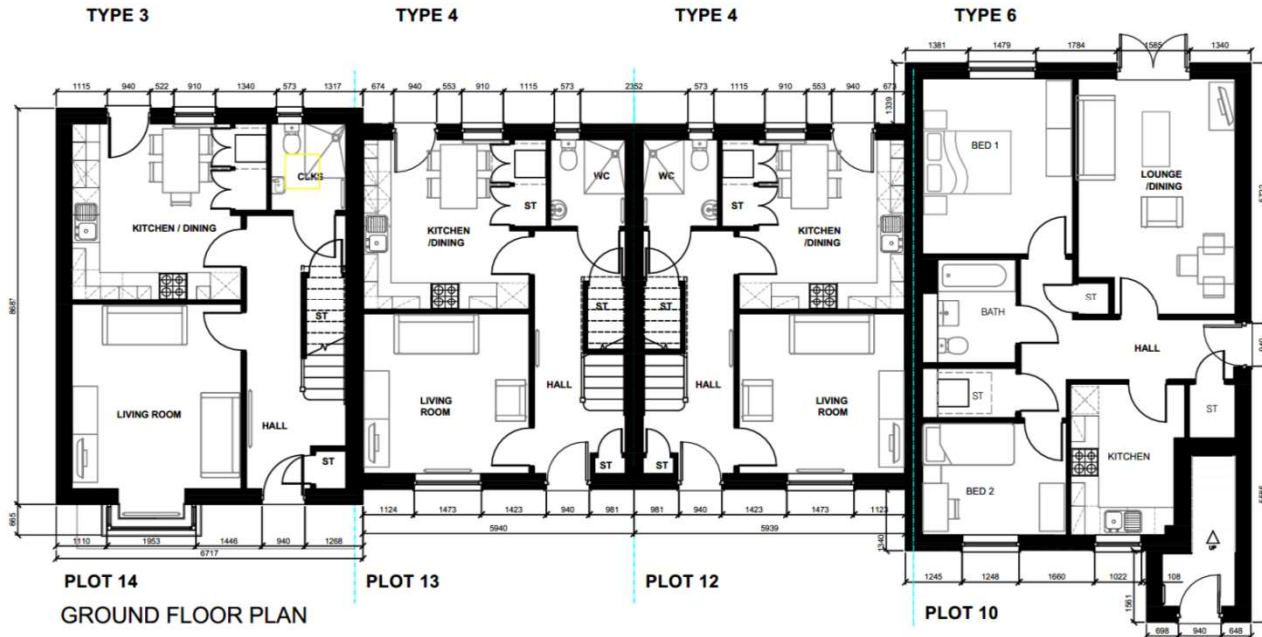
REVISION: A




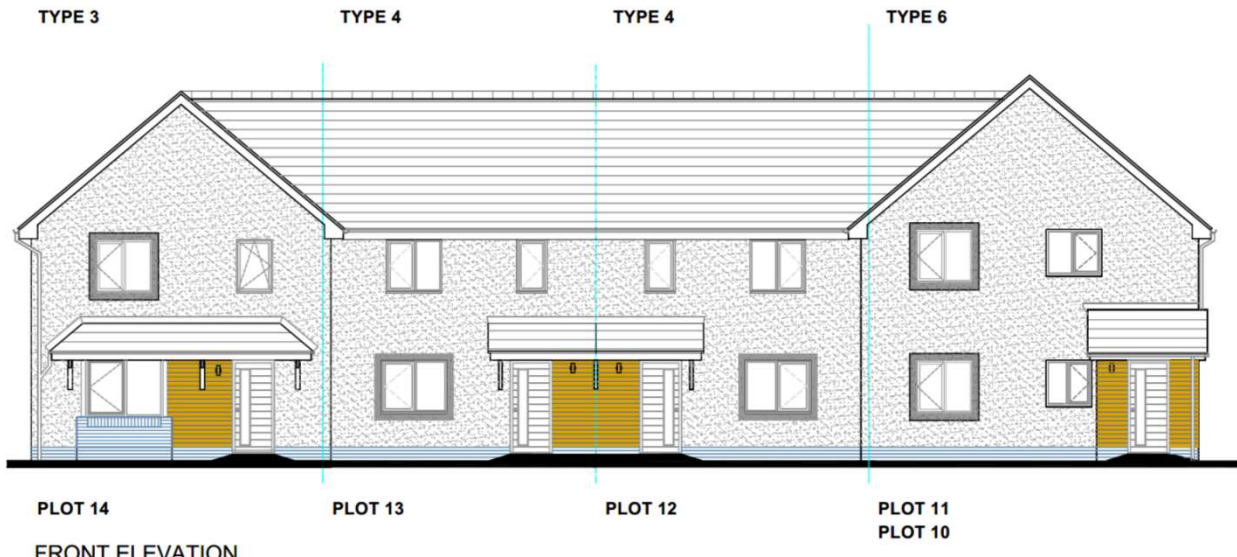
- RIDGE TILES - TO MATCH SAMACA49 PRIMEKA NATURAL SPANISH ROOF SLATE
- ROOF TILE - SAMACA49 PRIMEKA NATURAL SPANISH ROOF SLATE
- FASCIA AND BARGE BOARDS ANTHRACITE GREY
- RAINWATER GUTTERS AND PIPES TO BE UPVC BLACK FINISH
- RENDER FINISH - PAREX MONOBLANCO WITH BASALT GREY GEO TO WINDOW BANDS
- MARLEY ETERNIT CEDRAL WEATHERBOARD CLADDING. COLOUR - ATLAS BROWN
- BLACK BRICK ENGINEERING COURSES - BLOCKLEYS BLACK SMOOTH



<b>TYPE 3</b> 2 STOREY / 3 BED 1042 SQFT / 96.78m <sup>2</sup>	<b>TYPE 4</b> 2 STOREY / 2 BED 903 SQFT / 83.90m <sup>2</sup>	 <b>beechdevelopments</b>
<b>BLOCK 03 PLOTS 8-9</b>		
<b>JOB TITLE</b> DINAS, LLANWMDA CAERNARFON PHASE 2		<b>REVISION</b> A
<b>DRAWING TITLE</b> ELEVATIONS		
<b>DRAWING NO</b> BD/DIN2/BLK3-02	<b>Scale</b> : 1:100 @ A3	<b>REVISION</b> A

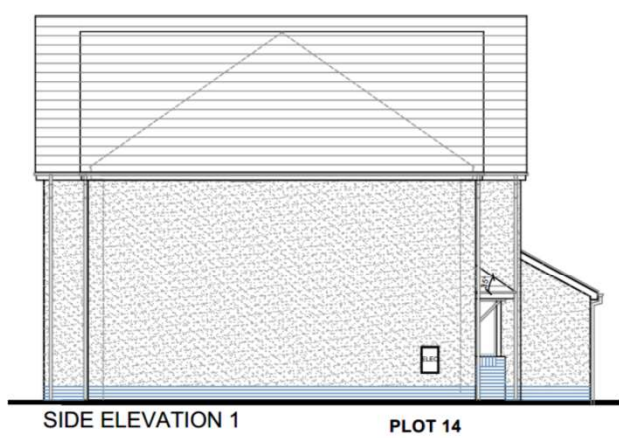


<b>TYPE 3</b> 2 STOREY / 3 BED 1042 SQFT / 96.78m <sup>2</sup>	<b>TYPE 4</b> 2 STOREY / 2 BED 903 SQFT / 83.90m <sup>2</sup>	 <b>beechdevelopments</b>
<b>TYPE 6</b> 2 STOREY / 2 BED APARTMENT 737 SQFT / 68.48 SQM		
<b>BLOCK 04</b> <b>PLOTS 10-14</b>		JOB TITLE: DINAS, LLANWMDA CAERNARFON PHASE 2
DRAWING TITLE: GROUND AND FIRST FLOOR PLANS		DRAWING NO: BD/DIN2/BLK4-01
R:NE 3020	Scale: 1:100@ A3	REVISION: A



- ridge\_8480
- ridge\_8120
- RIDGE TILES - TO MATCH SAMACA49  
PRIMERA NATURAL SPANISH ROOF SLATE
- ROOF TILE - SAMACA49 PRIMERA  
NATURAL SPANISH ROOF SLATE
- window head\_4800
- FASCIA AND BARGE BOARDS  
ANTHRACITE GREY
- RAINWATER GUTTERS AND PIPES  
TO BE UPVC BLACK FINISH
- 1st FFL\_2672
- RENDER FINISH - PAREX MONOBLANCO  
WITH BASALT GREY G40 TO WINDOW  
BANDS.
- door window head\_2100
- MAILEY ETERNIT CEDRAL WEATHERBOARD  
CLADDING COLOUR - ATLAS BROWN
- GROUND FFL\_0
- BLACK BRICK ENGINEERING  
COURSES - BLOCKLEYS BLACK  
SMOOTH


**PLOT 14**  
**FRONT ELEVATION**



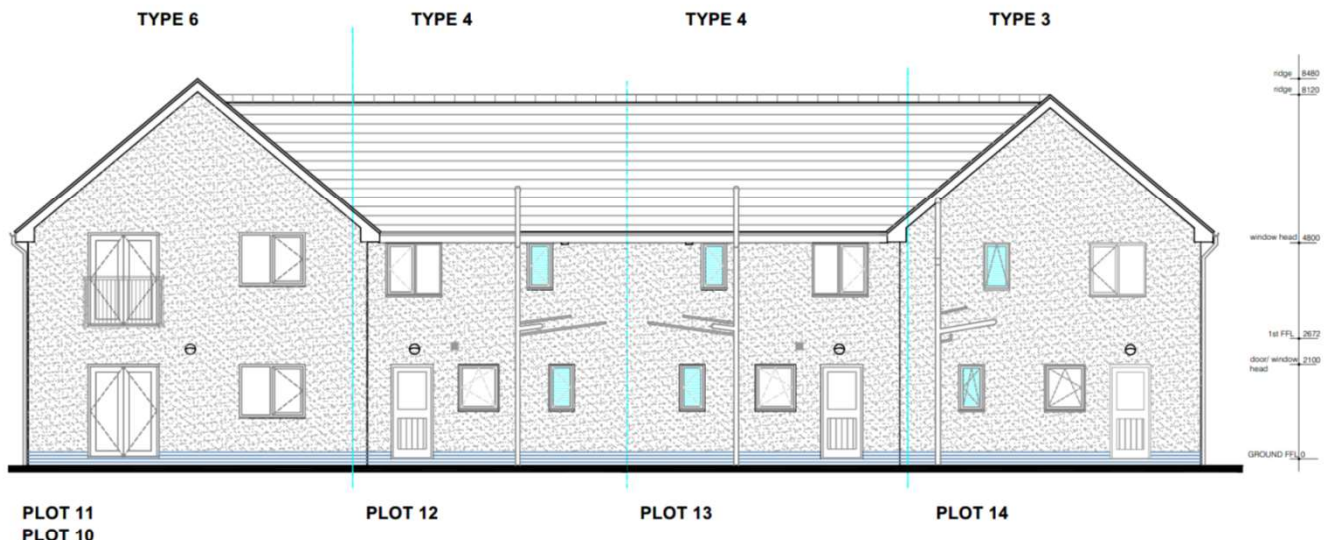
- ridge\_8480
- ridge\_8120
- window head\_4800
- 1st FFL\_2672
- door window head\_2100
- GROUND FFL\_0

**SIDE ELEVATION 1**  
**PLOT 14**



<b>TYPE 3</b> 2 STOREY / 3 BED 1042 SQFT / 96.78m <sup>2</sup>	<b>TYPE 4</b> 2 STOREY / 2 BED 903 SQFT / 83.90m <sup>2</sup>	 <b>beechdevelopments</b>
<b>TYPE 6</b> 2 STOREY / 2 BED APARTMENT		
<b>BLOCK 04</b> <b>PLOTS 10-14</b>		JOB TITLE: <b>DINAS, LLANWMDA CAERNARFON</b> <b>PHASE 2</b>
		DRAWING TITLE: <b>FRONT AND SIDE   ELEVATIONS</b>
DRAWING NO: <b>BD/DIN2/BLK4-02</b>	REVISION: <b>A</b>	

JUNE 2020 Scale : 1:100@ A3



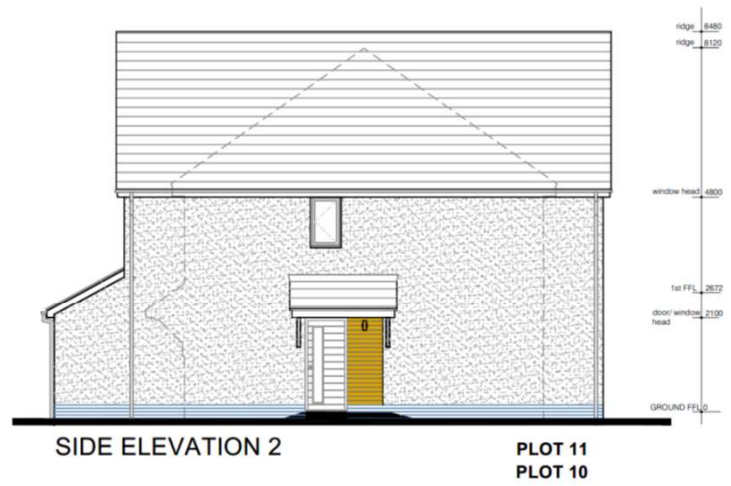
PLOT 11  
PLOT 10

PLOT 12

PLOT 13

PLOT 14


REAR ELEVATION



SIDE ELEVATION 2

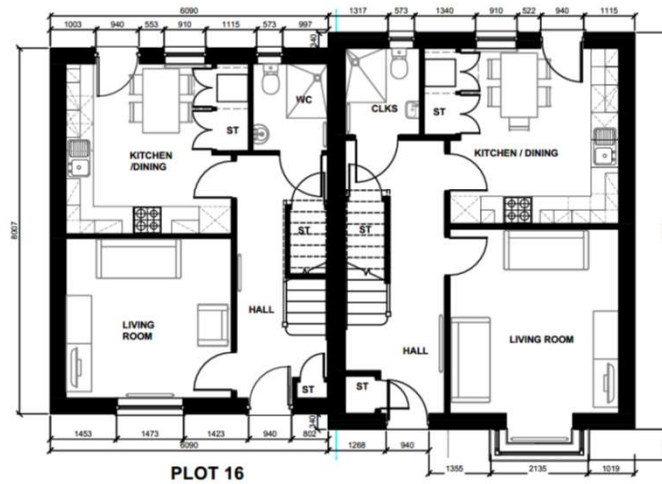
PLOT 11  
PLOT 10



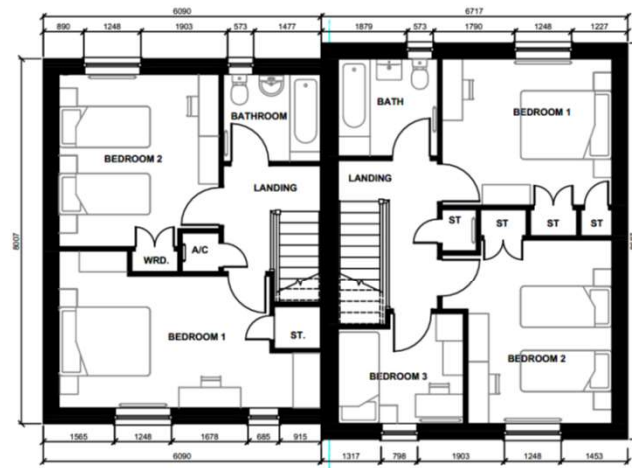
<b>TYPE 3</b> 2 STOREY / 3 BED 1042 SQFT / 96.78m <sup>2</sup>	<b>TYPE 4</b> 2 STOREY / 2 BED 903 SQFT / 83.90m <sup>2</sup>	 <b>beech developments</b>
<b>TYPE 6</b> 2 STOREY / 2 BED APARTMENT		
BLOCK 04 PLOTS 10-14		JOB TITLE: DINAS, LLANWMDA CAERNARFON PHASE 2
		DRAWING TITLE: REAR AND SIDE 2 ELEVATIONS
JUNE 2020	Scale: 1:100 @ A1	DRAWING NO: BD/DIN2/BLK4-03
		REVISION: A

TYPE 4

TYPE 3



GROUND FLOOR PLAN



FIRST FLOOR PLAN

<b>TYPE 3</b>	<b>TYPE 4</b>
2 STOREY / 3 BED	2-5 STOREY / 2 BED
1042 SQFT / 96.78m <sup>2</sup>	903 SQFT / 83.90m <sup>2</sup>



BLOCK 04 PLOTS 15-16	JOB TITLE	DINAS, LLANWMDA CAERNARFON
		PHASE 2
	DRAWING TITLE	GROUND AND FIRST FLOOR PLANS
JUNE 2020	Scale : 1:100 @ A1	DRAWING NO BD/DIN2/BLK5-01
		REVISION A



1:1500  
Hawliau cronfa ddata 2023 Arolwg Cymnans 100023367 - Cynegor Gwynedd











