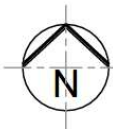


NOTES / KEY:



B	BOUNDARY UPDATED	JHD	08/04/20
A	DESCRIPTION	DWN	20/11/20

REVISIONS

**FEASIBILITY**



**beechdevelopments**  
 Beech Developments (NW) Ltd  
 Arden House  
 1 Carlisle Street  
 Llandudno Junction  
 Gwynedd  
 LL31 9LS

www.beechdevelopments.co.uk

**GWEL Y FOEL**

**DINAS PHASE 2**

**CAERNARFON**  
 LL54 7YQ

**LOCATION PLAN**

**BD0127-LP-01**

DRAWN BY	DRAWING DATE	APPROVED BY
	02/01/20	

SCALE: 1:1000 AT A3 REVISION: B



	Top-bottom of drain		Galley
	Building		Gas cover
	Channel		Intrusion cover
	Concrete wall		Level point
	Downland fence		Manhole
	Downland fence		Mast
	Concrete post & rail fence		Manhole cover
	Iron safety fence		OSBM
	Pavement		RE
	Post & rail fence		Roofing eye
	Post & rail fence		Roof top
	Post & rail fence		Spig joint
	Post & rail fence		Stamp
	Post & rail fence		Steel valve
	Post & rail fence		Temp sign
	Post & rail fence		Traffic sign
	Post & rail fence		Tree pit
	Post & rail fence		Turf track
	Post & rail fence		Water cover
	Post & rail fence		Box site
	Post & rail fence		BT network 32m
	Post & rail fence		
	Post & rail fence		
	Post & rail fence		
	Post & rail fence		
	Post & rail fence		
	Post & rail fence		
	Post & rail fence		
	Post & rail fence		

Name	Easting	Northing	Height
KC1	247772.465	356370.901	62.104
KC2	247795.187	356204.880	62.885
KC3A	247785.066	356406.386	61.162
KC3	247785.483	356486.135	61.875
A1	247782.344	356232.741	61.381
A2	247782.209	356462.232	69.218
A3	247841.376	356485.736	66.529
S1	247722.475	356605.711	68.517

**DRAINAGE DISCLAIMER**  
 ONLY DRAINAGE DISCOVERED WHILE ON SITE IS DISPLAYED ON THIS DRAWING.  
 FURTHER INVESTIGATION MAY NEED TO BE CARRIED OUT TO ASCERTAIN  
 THE FULL EXTENT OF THE DRAINAGE FOR THE SITE.

**KEY DIMENSIONS SHOULD BE CHECKED ON SITE BEFORE COMMENCEMENT OF ANY WORKS**

**NOTE**  
 Grid and Level related to OS using active GPS data network OSGB36 and transformations OSTN15/OSGM15

Amendments		
Date	Surveyor	Description of work



<b>Land off A487</b>		
<b>Dinas, Caermerfon</b>		
<b>Topographical Survey</b>		
<b>Client: Beech Developments</b>		
Surveyed By: SH	Date: 16/06/20	Scale
Drawn By: SH	Drawing No: 7754/04	1:500
Checked By: CS	Amendment:	



Cynllun Diwygiedig  
Amended Plan

**DERBYN**  
Adran Cynllunio 15-11-2024



THIS DRAWING IS THE PROPERTY OF BEECH DEVELOPMENTS AND MUST NOT BE COPIED OR OTHERWISE REPRODUCED.

**NOTES / KEY:**

- PROPOSED LANDSCAPING, SPECIES TO BE AGREED
- TREES TO BE RETAINED AND PROTECTION
- DENOTES SCREEN FENCE
- VISIBILITY SPLAYS AT JUNCTIONS
- PARKING BAYS 2.8M X 4.8M MIN
- HEDGE TO BE RETAINED AND PROTECTION
- TURFED AREAS OR GRASS SEED
- TARMAC
- CONCRETE BLOCK PAVING AROUND PROPERTIES
- PROPOSED 6M GALVANISED TUBULAR STEEL COLUMN WITH A POST TOP MOUNTED URBIS LED AREA LAMP. (FOR ADOPTION UNDER SECTION 38 AND 275 AGREEMENTS)

**FENCING DETAILS**

- 1.5m CLOSEBOARD FENCE WITH 600 TRELLIS
- 0.9m HOOP TOP RAILINGS
- 1.2m CLOSEBOARD FENCE WITH 600 TRELLIS
- 1.5m CLOSEBOARD FENCE
- 1.8m ANTI CLIMB FENCE - AA FENCING, 788 FLAT BEAM PRISM MESH OR EQUAL APPROVED

NOTE: 1.5m CLOSEBOARD TIMBER GATES

\* INDICATES AFFORDABLE UNITS

REVISIONS	DATE	BY	DESCRIPTION
K	11/10/24	JHG	SUBS ADDED
J	05/08/24	JHG	GENERAL REVISIONS
H	24/06/21	JHG	NOTES UPDATED TO INCLUDE AFFORDABLE UNITS
G	16/06/21	JHG	WG COMMENTS ADDED
F	15/06/21	JHG	WG COMMENTS ADDED
E	15/06/21	JHG	WG COMMENTS ADDED
D	06/11/20	JHG	ALTERNATIVE LAYOUT
C	06/09/20	JHG	BOUNDARY UPDATED
B	05/08/20	JHG	PARKING FOR PLOT 7 AMENDED
A	03/01/20	DWN	DESCRIPTION

**FEASIBILITY**

beechdevelopments

Beech Developments (NW) Ltd  
Ardur House  
1 Carl's Square  
Llanidloes Junction  
Conwy  
LL21 9LS  
www.beech-developments.co.uk

**GWEL Y FOEL - PHASE 2**

DINAS  
CAERNARFON  
LL54 7YQ

**DEVELOPMENT LAYOUT  
PLANNING**

**BD0127-PL-01**

DRAWN BY: [ ] DRAWING DATE: 02/01/20 APPROVED BY: [ ]  
SCALE: 1:250 AT A1

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Y:\Beech Live Jobs\BD0127-Dinas Phase 2\04-Drawing\4.dwg





Orientation of site has not been checked, design subject to check before installation

TALARDD

Buffer Zone

SERTIC TANK - LOCATION TBC

Buffer Zone

EXACT LOCATION OF EQUIPMENT TO BE AGREED ON SITE. ALL SURFACING TO BE FLAT AND LEVEL, ANY DISCREPANCIES IN LEVELS TO BE REPORTED TO DRAGON PLAY & SPORTS LTD IMMEDIATELY.



0905

0902 x 2



PROJECT TITLE:  
Dinas, Caernarfon

SHEET TITLE: LEAP

KEY:  
 100mm High, 1.2m Wide Self-Cleaning Swivel Base, Galvanneal and Powder Coated Steel  
 100mm High, 1.2m Wide Dual Use (Bathing) Gates, Galvanneal and Powder Coated Steel  
 100mm High Double Fencing, Galvanneal and Powder Coated Black

Surfacing:  
 Grass Mats by Others  
 Lining Grass  
 Macadam Surfacing by Others  
 Grass Mat with Rubber Surfacing (Minimum 20mm Thick)  
 Hole by Others  
 Paving by Others

Landscaping:  
 Equipment in all zones (No safety surfacing required if located on well-maintained turf and under 1.5m CHH)



WD1424



WD1425



Zig Zag steppers

RB1251 x 4



Grass mat safety surfacing

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Amended Plan



Black bowtop fencing with 1 pedestrian and 1 combination gate

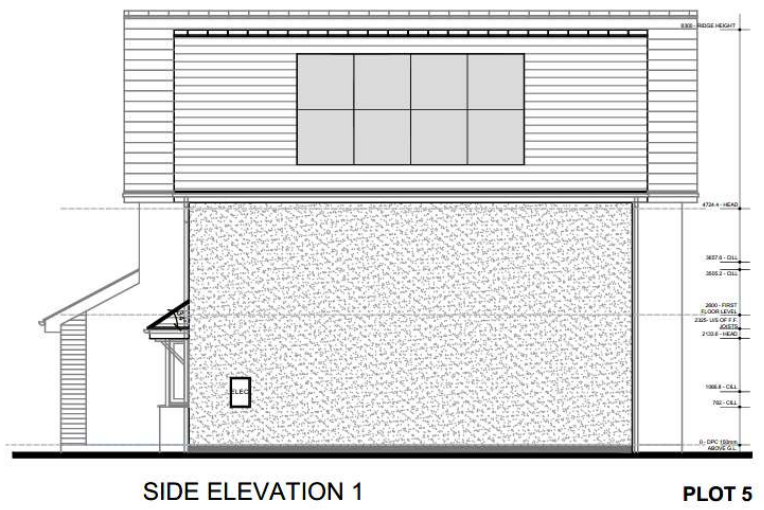
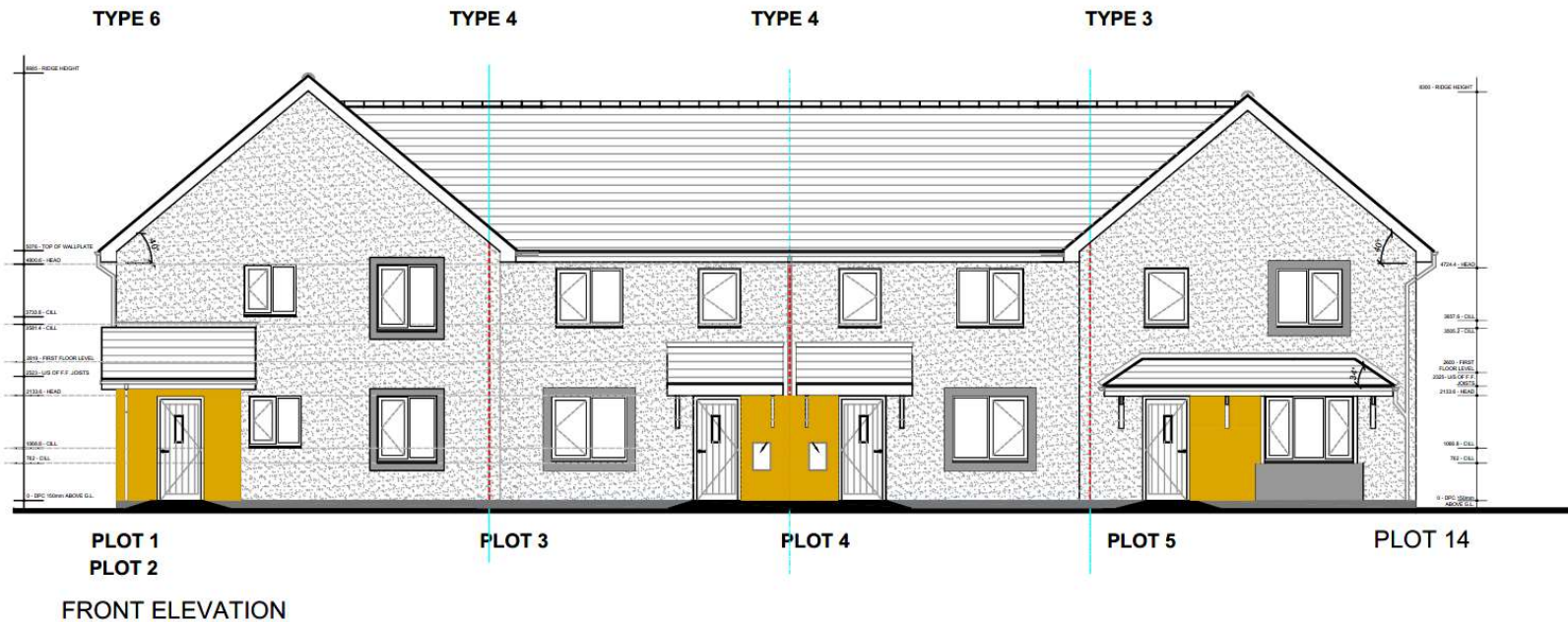


WD1406

REVISIONS		
Rev	Description	Date
A	Proposed LEAP	31/08/21


DRAWN BY: CS  
 REVISD BY:  
 CHECKED BY: LW  
 SCALE: 1:100 @ A1 ISSUE: A  
 DRAWING NO: Q1073  
 DATE: 31/8/21

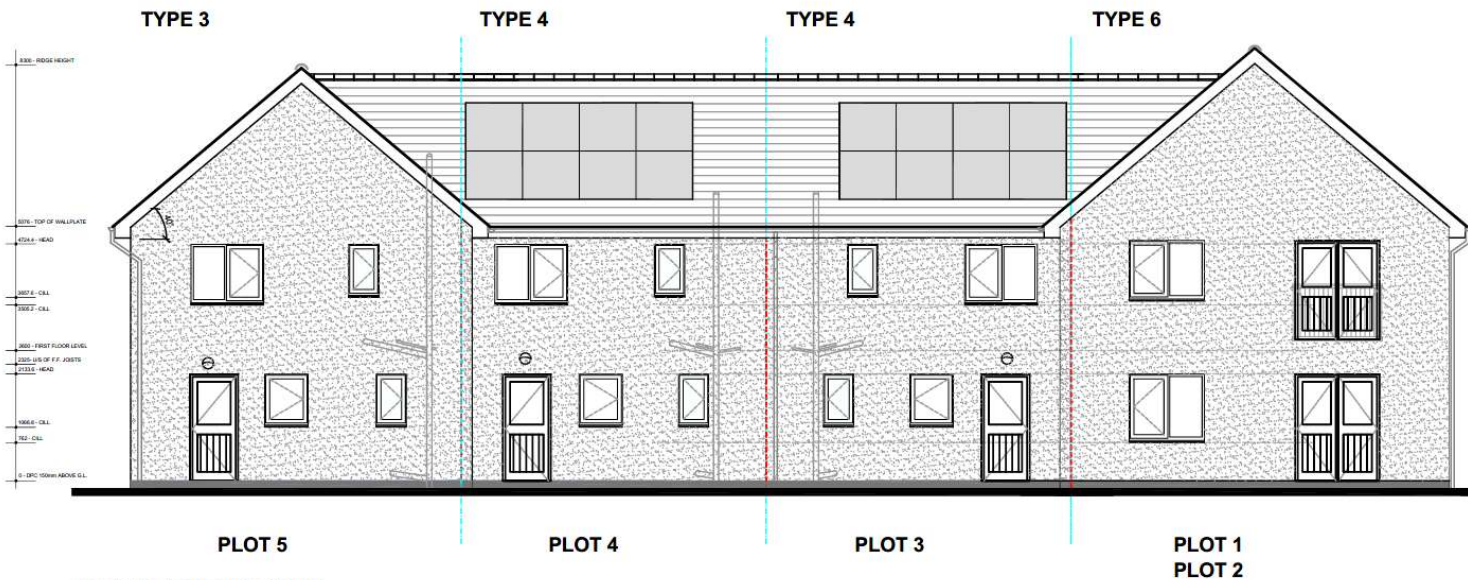




- RIDGE TILES - TO MATCH SAMAC49 PRIMERA NATURAL SPANISH ROOF SLATE
- ROOF TILE - SAMAC49 PRIMERA NATURAL SPANISH ROOF SLATE
- FASCIA AND BARGE BOARDS ANTHRACITE GREY
- RAINWATER GUTTERS AND PIPES TO BE UPVC BLACK FINISH
- RENDER FINISH - DRYVIT RENDER SYSTEM, COLOUR - 3 I O CHINA WHITE, FEATURE COLOUR - 1 O4 DOVER SKY
- MARLEY ETERNIT CEDRAL WEATHERBOARD CLADDING, COLOUR - ATLAS BROWN
- BELOW DPC - DRYVIT RENDER SYSTEM, COLOUR - 714 LICORICE
- WINDOWS AND FRONT DOOR - ANTHRACITE GREY



<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		
<b>BLOCK 01</b> <b>PLOTS 01 - 05</b>		<b>JOB TITLE</b> DINAS, LLANWMDA CAERNARFON PHASE 2
		<b>DRAWING TITLE</b> FRONT AND SIDE 1 ELEVATIONS
		<b>DRAWING NO</b> BD/DIN2/BLK1-02
		<b>REVISION</b> C
<b>JUNE 2020</b> <b>Scale: 1:100 @ A3</b>		



REAR ELEVATION

- RIDGE TILES - TO MATCH SAMACAH9 PRIMERA NATURAL SPANISH ROOF SLATE
- ROOF TILE - SAMACAH9 PRIMERA NATURAL SPANISH ROOF SLATE
- FASCIA AND BARGE BOARDS ANTHRACITE GREY
- RAINWATER GUTTERS AND PIPES TO BE UPVC BLACK FINISH
- RENDER FINISH - DRYVIT RENDER SYSTEM, COLOUR - 310 CHINA WHITE. FEATURE COLOUR - 104 DOVER SKY
- MARLEY ETERNIT CEDRAL WEATHERBOARD CLADDING. COLOUR - ATLAS BROWN
- BELOW DPC - DRYVIT RENDER SYSTEM, COLOUR - 714 LICORICE
- WINDOWS AND FRONT DOOR - ANTHRACITE GREY.



SIDE ELEVATION 2

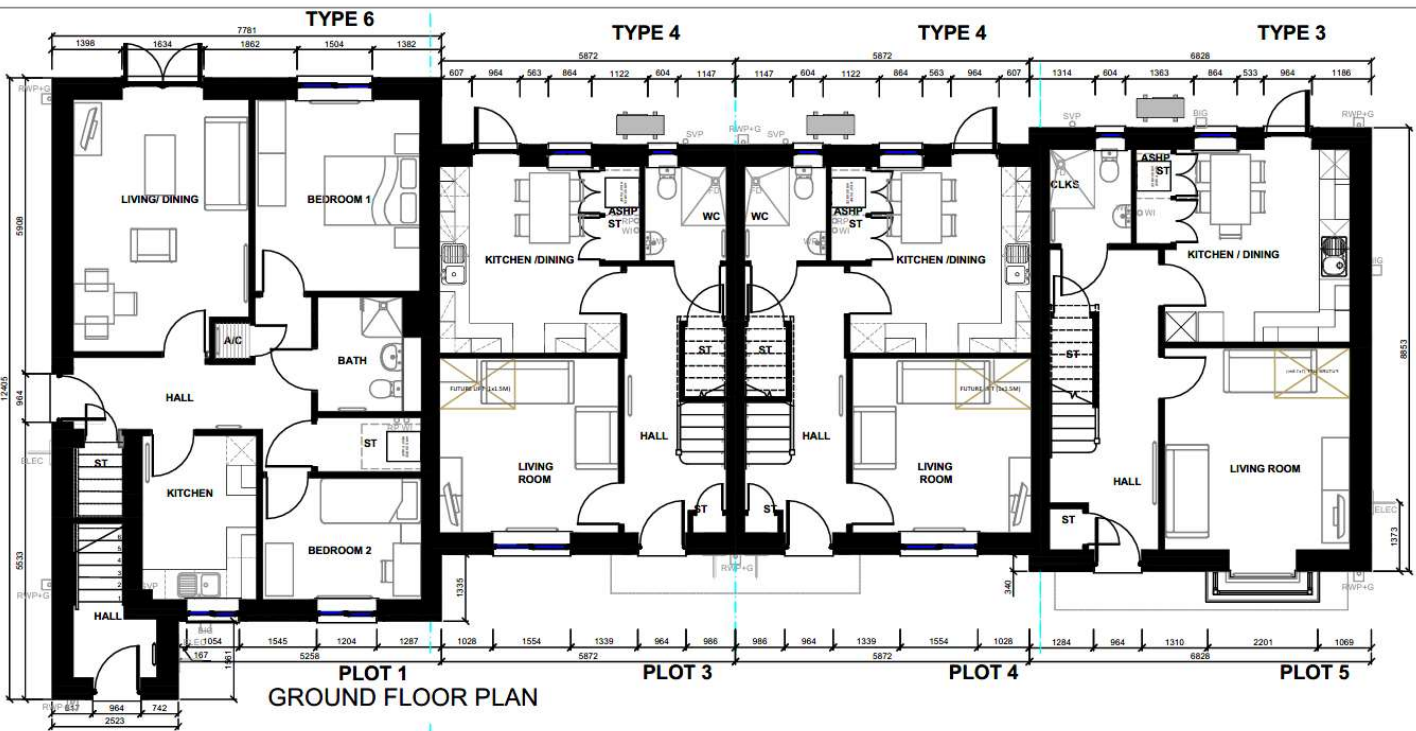
PLOT 1  
PLOT 2

Cynllun Diwygiedig  
Amended Plan

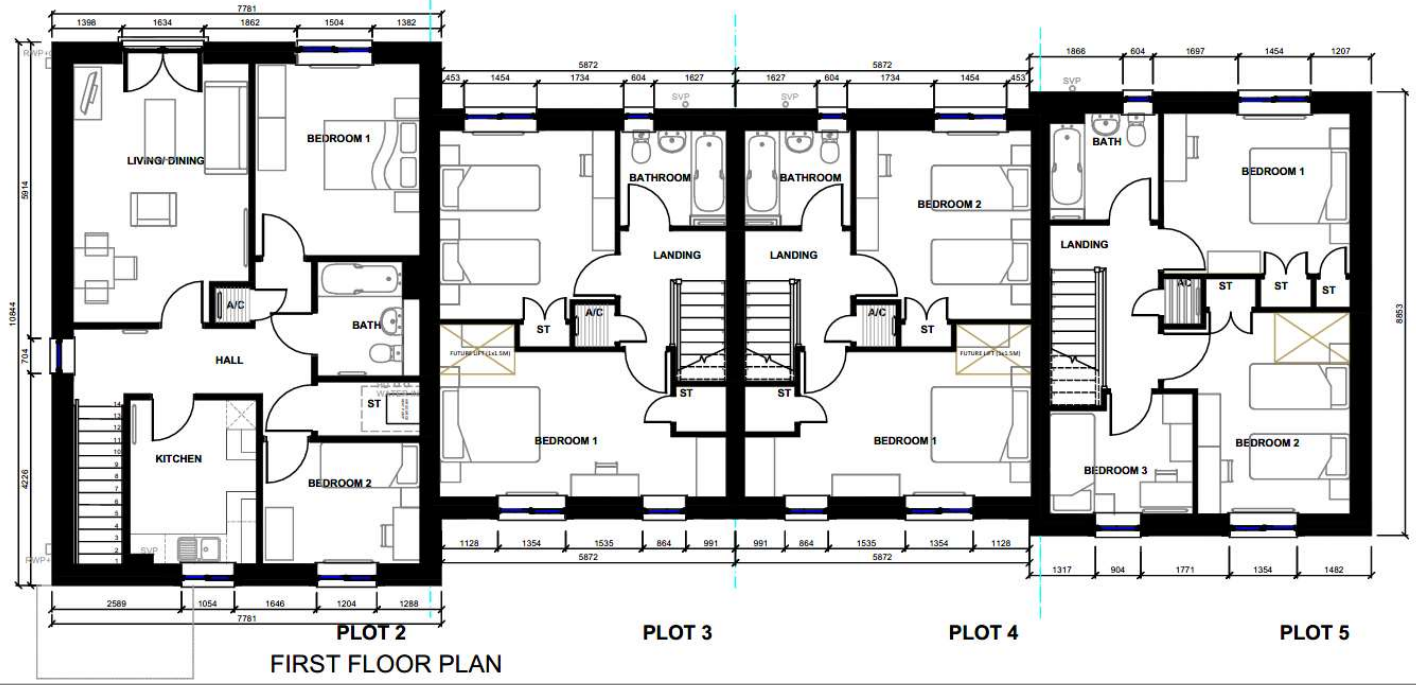


<b>TYPE 3</b> 2 STOREY / 3 BED 1042 SQFT / 96.78m <sup>2</sup>	<b>TYPE 4</b> 2 STOREY / 2 BED 903 SQFT / 83.90m <sup>2</sup>	
<b>TYPE 6</b> 2 STOREY / 2 BED APARTMENT		
BLOCK 01 PLOTS 01 - 05		JOB TITLE DINAS, LLANWMDA CAERNARFON PHASE 2
JUNE 2020		DRAWING TITLE REAR AND SIDE 2 ELEVATIONS
Scale : 1:100 @ A3		DRAWING NO BD/DIN2/BLK1-03
Scale 1:100 0 1 2 3 4 5 (m)		REVISION C





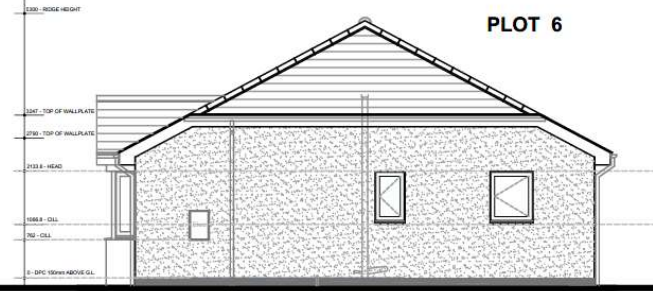
**Cynllun Diwygiedig  
Amended Plan**



<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>TYPE 6</b> 2 STOREY / 2 BED APARTMENT 737 SQFT / 68.48 SQM		
<b>BLOCK 01 PLOTS 1-5</b>		JOB TITLE: DINAS, LLANWMDA CAERNARFON PHASE 2
		DRAWING TITLE: GROUND AND FIRST FLOOR PLANS
		DRAWING NO: BD/DIN2/BLK1-01
		REVISION: D
JUN: 2020      Scale: 1:100 @ A3		



FRONT ELEVATION



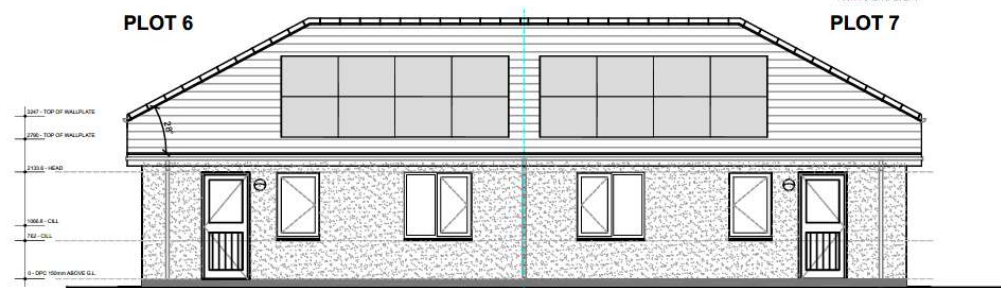
SIDE ELEVATION 1



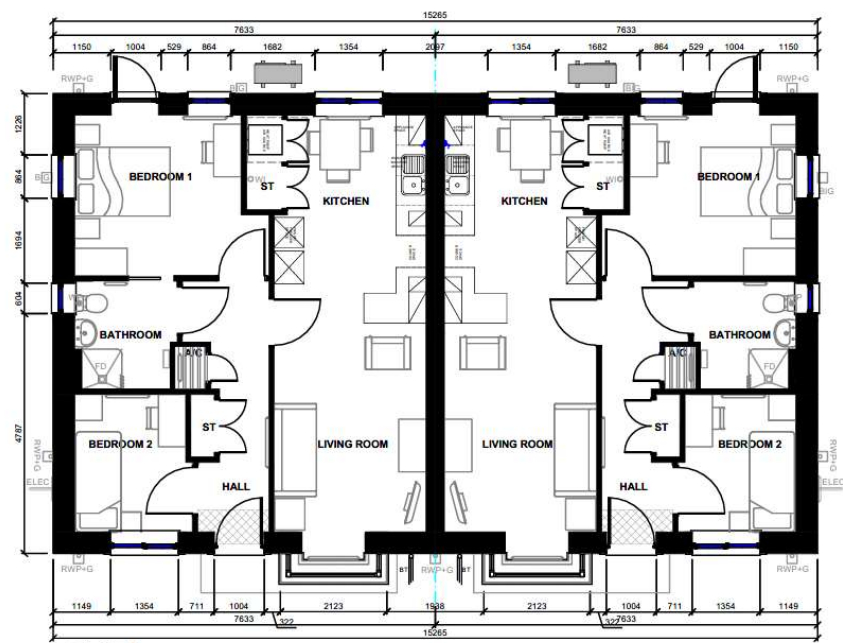
- RIDGE TILES - TO MATCH SAMACA49
- PRIMERA NATURAL SPANISH ROOF SLATE
- ROOF TILE - SAMACA49 PRIMERA NATURAL SPANISH ROOF SLATE
- FASCIA AND BARGE BOARDS ANTHRACITE GREY
- RAINWATER GUTTERS AND PIPES TO BE UPVC BLACK FINISH
- RENDER FINISH - DRYVIT RENDER SYSTEM, COLOUR - 310 CHINA WHITE. FEATURE COLOUR - 104 DOVER SKY
- MARLEY ETERNIT CEDRAL WEATHERBOARD CLADDING, COLOUR - ATLAS BROWN
- BELOW DPC - DRYVIT RENDER SYSTEM, COLOUR - 714 LICORICE
- WINDOWS AND FRONT DOOR - ANTHRACITE GREY.



SIDE ELEVATION 2



REAR ELEVATION



PLOT 7  
GROUND FLOOR PLAN

PLOT 6

**Cynllun Diwygiedig  
Amended Plan**



**TYPE 7**  
1 STOREY / 2 BED  
640 SQFT / 59.42m<sup>2</sup>



BLOCK 02  
PLOTS 6-7

JOB TITLE: DINAS, LLANWYDA CAERNARFON  
PHASE 2

DRAWING TITLE: FLOOR PLAN AND ELEVATIONS

DRAWING NO: BD/DIN2/BLK2-01      REVISION: D  
Scale: 1:100 @ A3



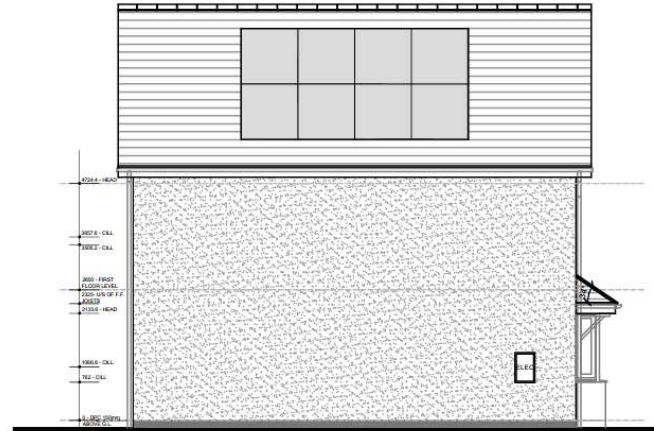
**TYPE 3  
PLOT 9**

**TYPE 4  
PLOT 8**

**PLOT 9**



**FRONT ELEVATION**



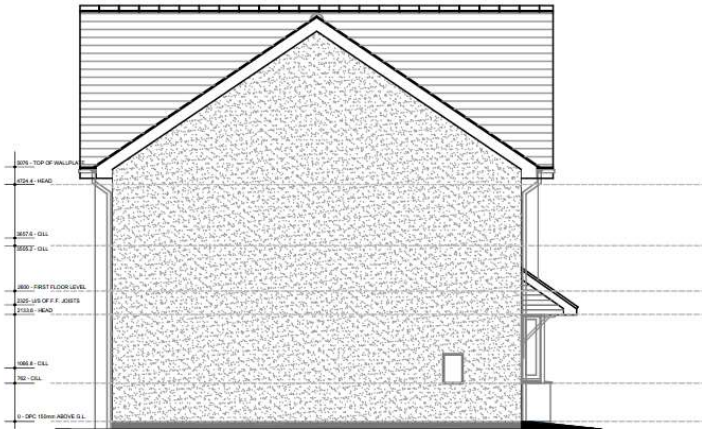
**SIDE ELEVATION 1**

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 - DRYVIT RENDER SYSTEM,  
COLOUR - 310 CHINA WHITE. FEATURE  
COLOUR - 104 DOVER SKY  
MARLEY ETERNIT CEDRAL WEATHERBOARD  
CLADDING. COLOUR - ATLAS BROWN  
BELOW DPC - DRYVIT RENDER SYSTEM,  
COLOUR - 714 LICORICE  
WINDOWS AND FRONT DOOR -  
ANTHRACITE GREY.

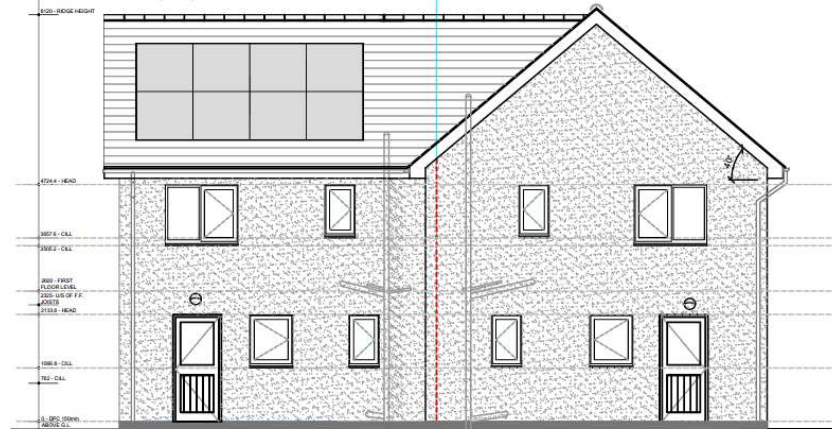
**PLOT 8**

**PLOT 8**

**PLOT 9**



**SIDE ELEVATION 2**



**REAR ELEVATION**

**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**

**Cynllun Diwygiedig  
Amended Plan**

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**BLOCK 03  
PLOTS 8-9**

**JOB TITLE**  
DINAS, LLANWMDA  
CAERNARFON  
PHASE 2

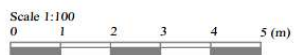
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ELEVATIONS

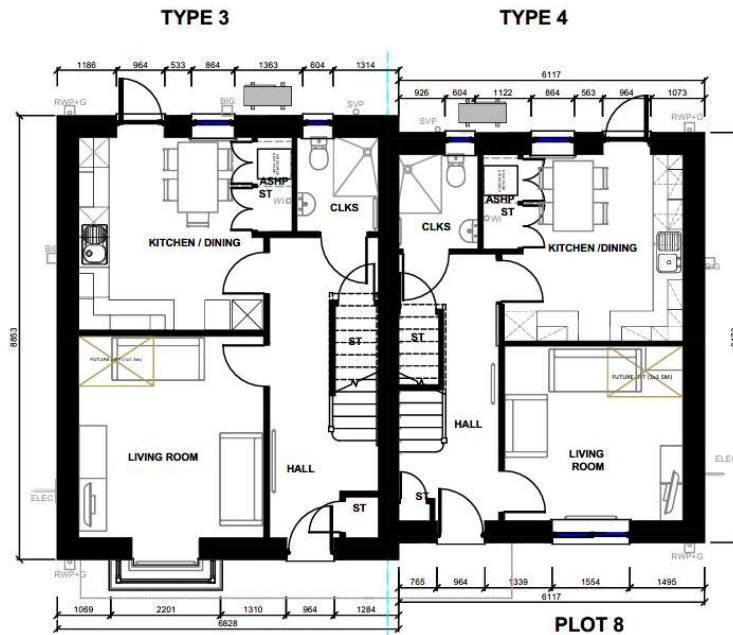
**DRAWING NO**  
BD/DIN2/BLK3-02

**REVISION**  
C

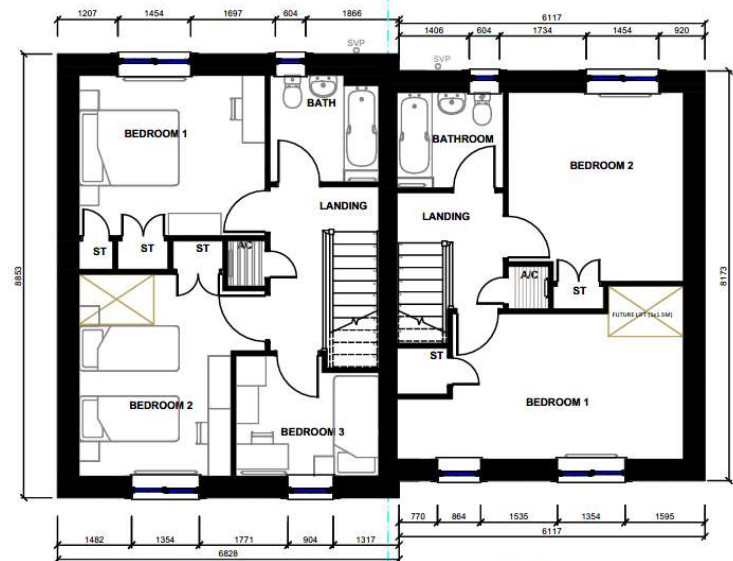
JUNE 2020

Scale : 1:100 @ A3

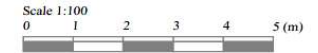




**PLOT 9**  
**GROUND FLOOR PLAN**




**PLOT 9**  
**FIRST FLOOR PLAN**

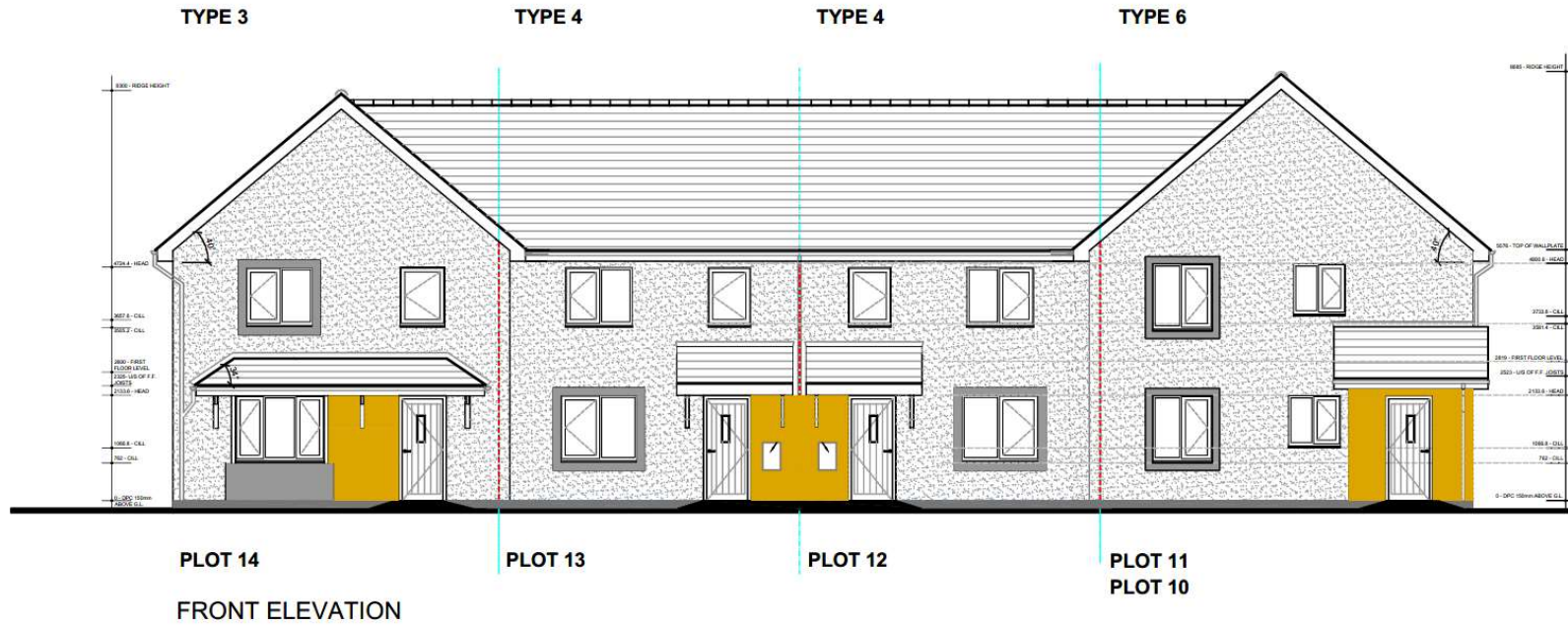


**Cynllun Diwygiedig**  
**Amended Plan**

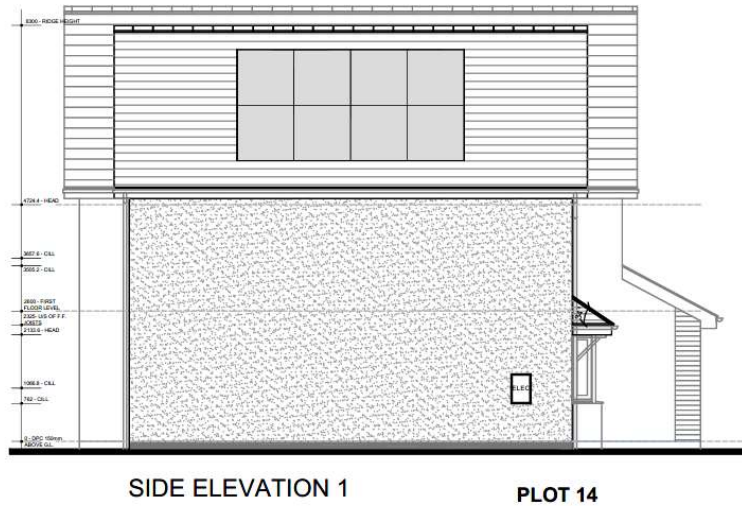
**DERBYN**  
Adran Cynllunio 15-11-2024

<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</b> <b>PLOTS 8-9</b>		
JOB TITLE: <b>DINAS, LLANWMDA CAERNARFON</b> <b>PHASE 2</b>		DRAWING TITLE: <b>GROUND AND FIRST FLOOR PLANS</b>
DRAWING NO: <b>BD/DIN2/BLK3-01</b>		
JUNE 2020                      Scale : 1:100 @ A3		





FRONT ELEVATION



SIDE ELEVATION 1 PLOT 14

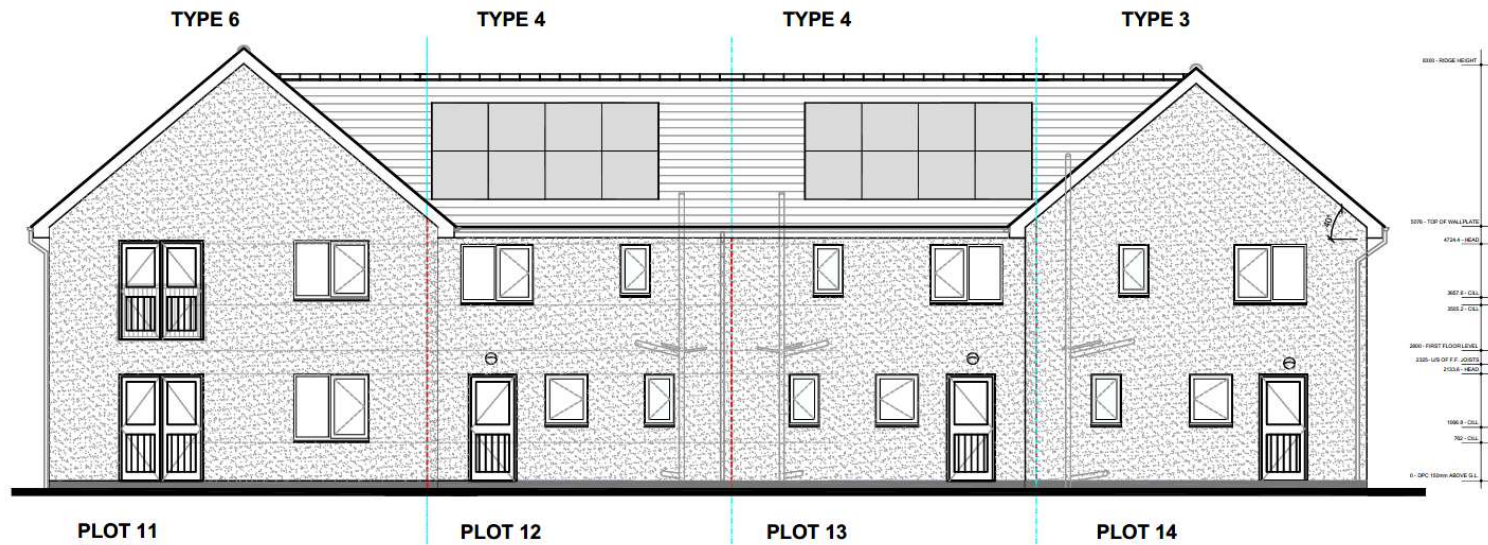
- RIDGE TILES - TO MATCH SAMAC49 PRIMERA NATURAL SPANISH ROOF SLATE
- ROOF TILE - SAMAC49 PRIMERA NATURAL SPANISH ROOF SLATE
- FASCIA AND BARGE BOARDS ANTHRACITE GREY
- RAINWATER GUTTERS AND PIPES TO BE UPVC BLACK FINISH
- RENDER FINISH - DRYVIT RENDER SYSTEM, COLOUR - 310 CHINA WHITE, FEATURE COLOUR - 104 DUCKER SKY
- MARLEY ETERNIT CEDRAL WEATHERBOARD CLADDING, COLOUR - ATLAS BROWN
- BELOW DPC - DRYVIT RENDER SYSTEM, COLOUR - 714 LICORICE
- WINDOWS AND FRONT DOOR - ANTHRACITE GREY



**Cynllun Diwygiedig  
Amended 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>TYPE 6</b> 2 STOREY / 2 BED APARTMENT		
BLOCK 04 PLOTS 10-14		JOB TITLE DINAS, LLANWMDA CAERNARFON PHASE 2
		DRAWING TITLE FRONT AND SIDE   ELEVATIONS
JUNE 2020	Scale: 1:100 @ A3	DRAWING NO BD/DIN2/BLK4-02
		REVISION C





**PLOT 11  
PLOT 10**  
**REAR ELEVATION**


RIDGE TILES - TO MATCH SAMACA49  
PRIMERKA NATURAL SPANISH ROOF SLATE  
ROOF TILE - SAMACA49 PRIMERKA  
NATURAL SPANISH ROOF SLATE  
FASCIA AND BARGE BOARDS  
ANTHRACITE GREY  
RAINWATER GUTTERS AND PIPES  
TO BE UPVC BLACK FINISH  
RENDER FINISH - DRIVIT RENDER SYSTEM,  
COLOUR - 3110 CHINA WHITE, FEATURE  
COLOUR - 104 DOVER SKY  
MARLEY ETERNIT CEDRAL WEATHERBOARD  
CLADDING, COLOUR - ATLAS BROWN  
BELOW DPC - DRIVIT RENDER SYSTEM,  
COLOUR - 714 LICORICE  
WINDOWS AND FRONT DOOR -  
ANTHRACITE GREY.



**SIDE ELEVATION 2**  
**PLOT 11  
PLOT 10**

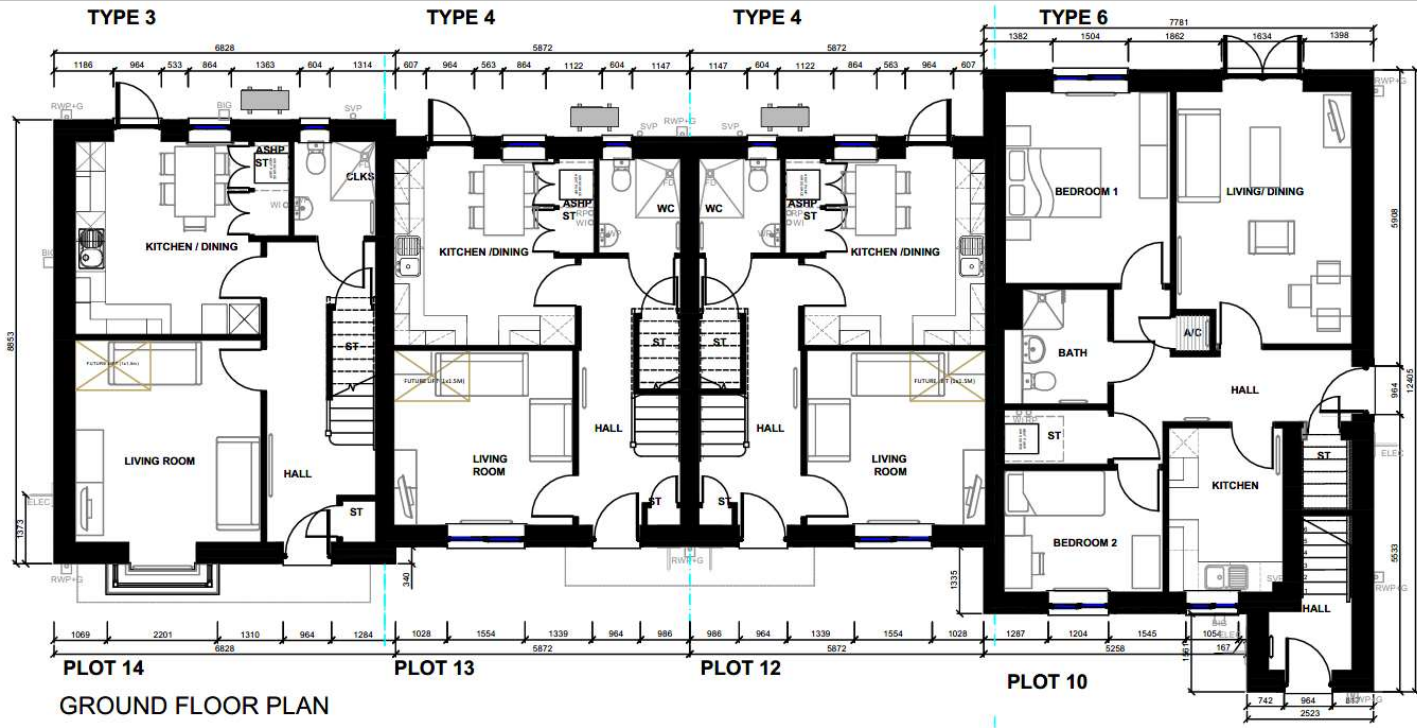
**Cynllun Diwygiedig  
Amended Plan**

**DERBYN**  
Adran Cynllunio 15-11-2024

<b>TYPE 3</b> 2 STOREY / 3 BED 1042 SQFT / 96.78m2	<b>TYPE 4</b> 2 STOREY / 2 BED 903 SQFT / 83.90m2	 <b>beechdevelopments</b>
<b>TYPE 6</b> 2 STOREY / 2 BED APARTMENT		
<b>BLOCK 04 PLOTS 10-14</b>		<b>JOB TITLE:</b> DINAS, LLANWMDA CAERNARFON PHASE 2
<b>DRAWING TITLE:</b> REAR AND SIDE 2 ELEVATIONS		<b>DRAWING NO:</b> BD/DIN2/BLK4-03
<b>DRAWING NO:</b> Scale: 1:100 @ A3		<b>REVISION:</b> C
JUNE 2020		



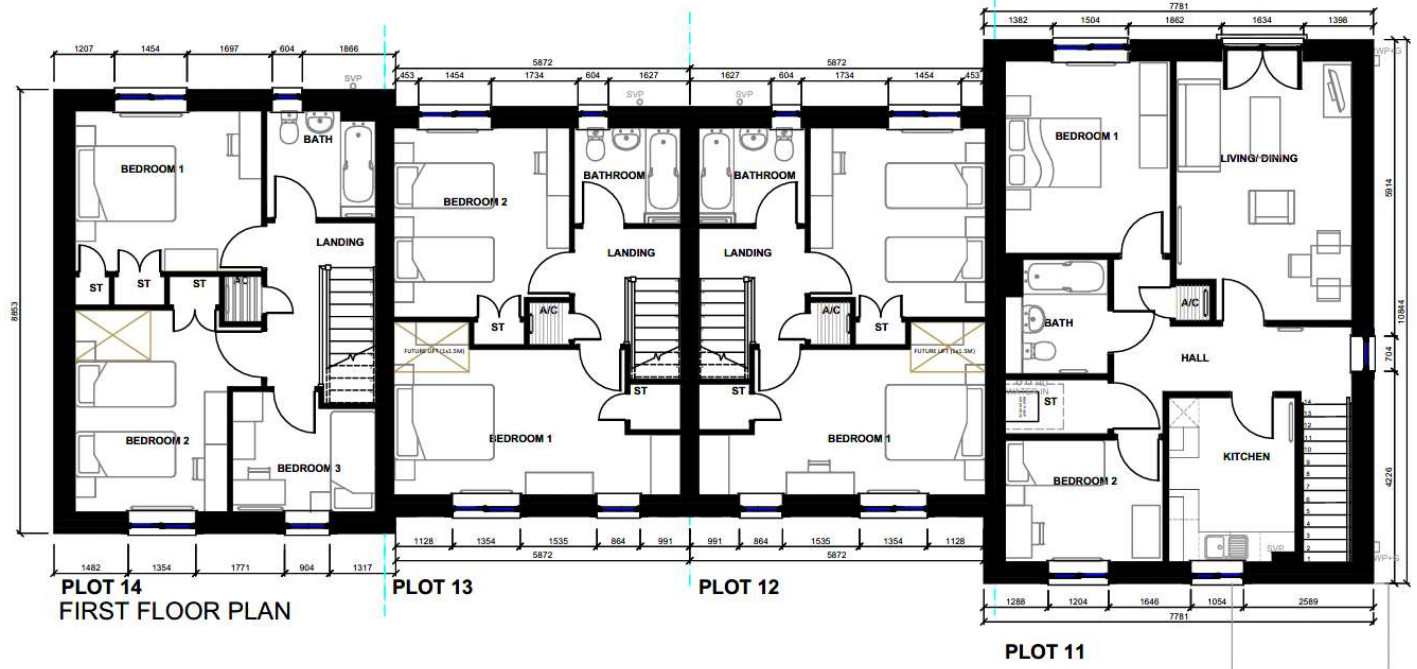





**GROUND FLOOR PLAN**



**Cynllun Diwygiedig**  
**Amended 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>TYPE 6</b> 2 STOREY / 2 BED APARTMENT 737 SQFT / 68.48 SQM		
<b>BLOCK 04</b> <b>PLOTS 10-14</b>		<b>JOB TITLE</b> DINAS, LLANWMDA CAERNARFON PHASE 2
<b>DRAWING TITLE</b> GROUND AND FIRST FLOOR PLANS		<b>REVISION</b> D
<b>JUNE 2020</b>	<b>Scale</b> : 1:100 @ A3	<b>DRAWING NO</b> BD/DIN2/BLK4-01

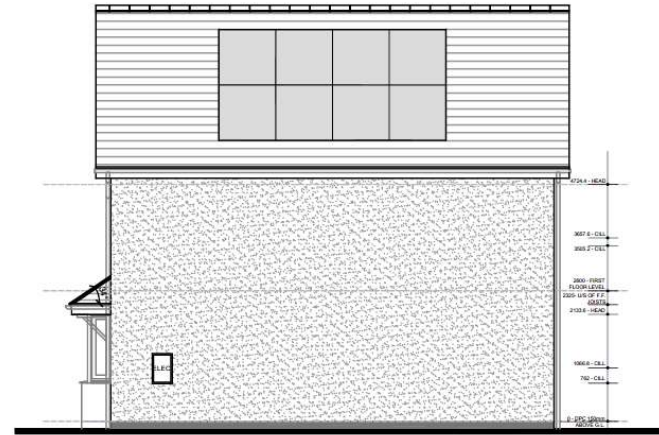
**TYPE 4  
PLOT 16**

**TYPE 3  
PLOT 15**



**FRONT ELEVATION**

**PLOT 15**



**SIDE ELEVATION 1**

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 - DRYVIT RENDER SYSTEM,  
 COLOUR - 310 CHINA WHITE. FEATURE  
 COLOUR - 104 DOVER SKY  
 MARLEY ETERNIT CEDRAL WEATHERBOARD  
 CLADDING, COLOUR - ATLAS BROWN  
 BELOW DPC - DRYVIT RENDER SYSTEM,  
 COLOUR - 714 LICORICE  
 WINDOWS AND FRONT DOOR -  
 ANTHRACITE GREY.

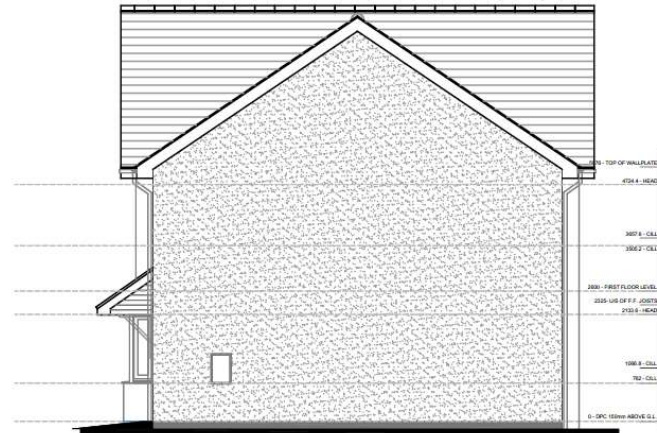
**PLOT 15**

**PLOT 16**

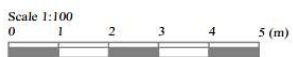


**REAR ELEVATION**

**PLOT 16**




**SIDE ELEVATION 2**

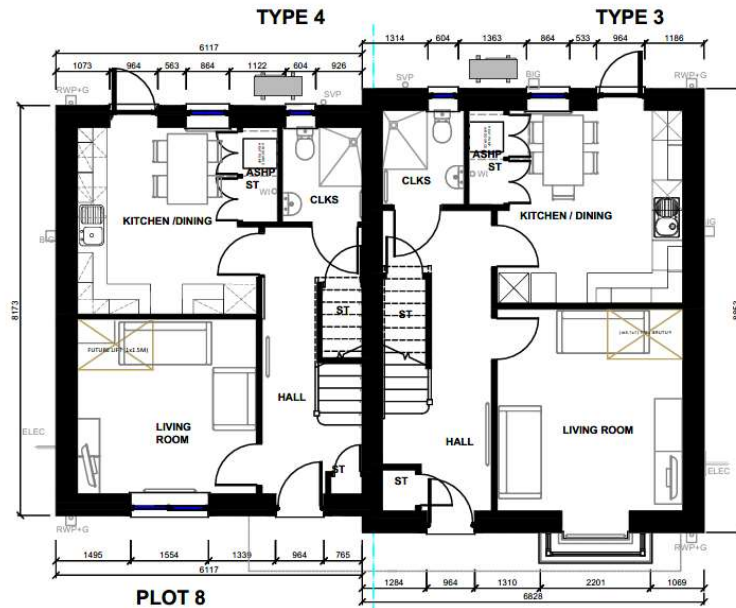


**Cynllun Diwygiedig  
Amended Plan**

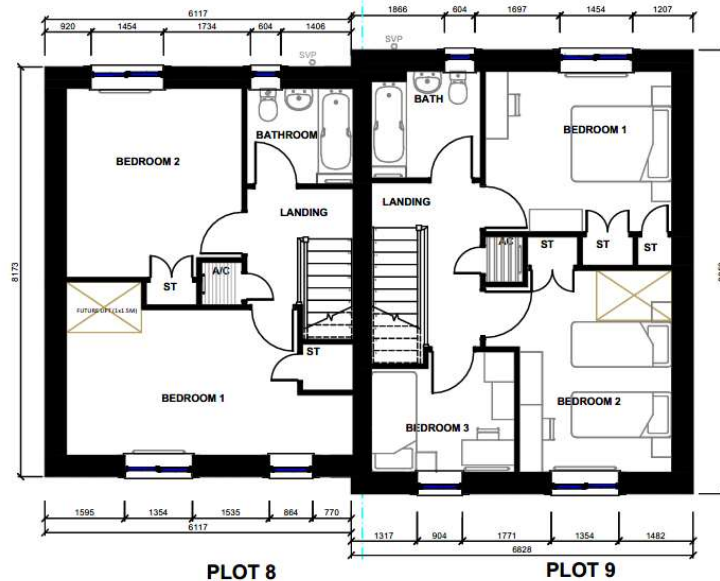
**DERBYN**  
Adran Cynllunio 15-11-2024

<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>BLOCK 04 PLOTS 15-16</b>		
<b>JUNE 2020</b>		<b>JOB TITLE</b> DINAS, LLANWMDA CAERNARFON <b>PHASE 2</b> <b>DRAWING TITLE</b> ELEVATIONS <b>DRAWING NO</b> BD/DIN2/BLK5-02 <b>REVISION</b> C
Scale : 1:100 @ A3		

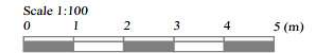




GROUND FLOOR PLAN



FIRST FLOOR PLAN



Cynllun Diwygiedig  
Amended 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>BLOCK 04</b> <b>PLOTS 15-16</b>		
<b>JUNE 2020</b> Scale : 1:100 @ A3		<b>JOB TITLE</b> DINAS, LLANWYDA CAERNARFON PHASE 2 <b>DRAWING TITLE</b> GROUND AND FIRST FLOOR PLANS <b>DRAWING NO</b> BD/DIN2/BLK5-01 <b>REVISION</b> C















