

## Item 6 - Report on Planning Applications

**Application Ref: NP/12/0615**

<b>Application Type</b>	Full
<b>Grid Ref:</b>	SN18003328
<b>Applicant</b>	Mr G Thomas, Cymdeithas Tai Cantref
<b>Agent</b>	Mr M Goddard, RLH Architectural Design Solutions Ltd
<b>Proposal</b>	Demolition of existing buildings and erection of 12 houses and 6 flats (all affordable housing) and associated landscaping, parking and access
<b>Site Location</b>	Council Depot, Crymych, Pembrokeshire, SA41 3QZ
<b>Case Officer</b>	Julia Evans

**Summary**

This is a full application for the demolition of existing buildings and erection of 12 houses and 6 flats (all affordable housing) and associated landscaping, parking and access, at the Council Depot, Crymych. The proposal has been carefully considered against all material considerations and the relevant national and local development plan policies. The application is recommended for delegation to issue permission, subject to the receipt of satisfactory amended plans in relation to outstanding detailed design issues and satisfactory comments from the outstanding consultees. If this is forthcoming, the following conditional requirements are suggested: standard time limits and approved drawings, restriction of dwellings to remain as affordable in perpetuity, details of materials, landscaping, privacy protection, highways and parking provision, contaminated land matters, Sustainable Homes requirements, and foul and surface water drainage arrangements.

The application is considered by the Development Management Committee because it is major development.

**Consultee Response**

**Public Protection Division - PCC:** Conditional Consent

**Crymych Community Council:** No Response Received - at the time of writing this report

**Dwr Cymru Welsh Water:** Conditional Consent

**Ecologist - Pembrokeshire County Council:** Conditional Consent

**Environment Agency Wales:** Conditional Consent

**MOD:** No objection

**PCC - Transportation & Environment:** Conditional Consent

**Rights of Way:** No objection

**Public Response**

The application has been advertised and neighbour notifications undertaken. At the time of writing the report, six responses have been received making the following comments:-

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- No community consultation has been undertaken by the developer informing local residents of what is proposed;
- There is a water course that serves as the surface water drain for the neighbouring dwellings and surrounding land, and it is already eroding the banks of the properties it runs through due to high flows. Draining the proposed dwellings would cause further erosion and flooding of downstream properties, unless it is all culverted to prevent further problems;
- Increased discharge into the river has resulted in an increased volume and force of the water exiting the culvert, and often results in flooding to neighbouring properties;
- All correspondence from the Authority should be bilingual;
- There has been no communication with neighbours as to when this site was allocated for residential development;
- There is sufficiently affordable housing in the village and neighbouring ones without the need to provide more;
- There is already a major residential development occurring in Crymych, which is sufficient;
- A further 18 dwellings would not address the need for employment provision in the area, and the development of the site for housing results in the loss of another employment site;
- The local crèche and schools are already at full capacity, and there is no budget allowing their expansion;
- There are no mains sewers to service this development. If the development goes ahead there will be 44 homes dependent on cess pits and soakaways. Due to the high level of ground water, there is an ever present smell of sewage during hot wet weather;
- The proposal will result in a loss of privacy to neighbouring properties;
- The value of neighbouring properties will be reduced.

### **Policies considered**

Please note that these policies can be viewed on the Policies page  
Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 06 - Rural Centres

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 19 - Hazardous Installations

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 31 - Minimising Waste

LDP Policy 32 - Surface Water Drainage

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LDP Policy 33 - Renewable Energy  
 LDP Policy 34 - Flooding and Coastal Inundation  
 LDP Policy 44 - Housing  
 LDP Policy 45 – Affordable housing  
 LDP Policy 48 - Community Facilities and Infrastructure Requirements  
 LDP Policy 52 - Sustainable Transport  
 LDP Policy 53 - Impacts on traffic  
 PPW5 Chapter 04 - Planning for Sustainability  
 PPW5 Chapter 05 - Conserving and Improving Natural Heritage and the Coast  
 PPW5 Chapter 08 - Transport  
 PPW5 Chapter 09 - Housing  
 PPW5 Chapter 11 - Tourism, Sport and Recreation  
 PPW5 Chapter 12 - Infrastructure and Services  
 PPW5 Chapter 13 - Minimising and Managing Environmental Risks and Pollution  
 SPG05 - Sustainable Design  
 SPG06 - Landscape  
 SPG08 - Affordable Housing  
 SPG12 - Parking  
 SPG14 - Renewable Energy plus Addendum on Field Arrays  
 TAN 02 - Planning and Affordable Housing  
 TAN 05 - Nature Conservation and Planning  
 TAN 06 - Planning for Sustainable Rural Communities  
 TAN 12 - Design  
 TAN 15 - Development and Flood Risk  
 TAN 16 - Sport, Recreation and Open Space  
 TAN 18 - Transport  
 TAN 21 - Waste  
 TAN 22 - Planning for Sustainable Buildings

### **Officer's Appraisal**

#### **Background**

This is a major application for the demolition of the existing buildings at the Council Depot, Crymych, and the redevelopment of the site to provide 18 affordable dwellings, associated access, parking, landscaping, and ancillary infrastructure. The site measures approximately 0.37 hectares in size, and is located to the south of the highway serving the development and to the west of the A487 trunk road. There are four industrial buildings, some small sheds, ramps, and enclosures covering the site, all of which have been empty since

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the closure of the Council Depot in May 2011. The site's entrance is to the north, and residential development bounds it to beyond this road, and also to the west and east. Open countryside bounds the site to the south. The site slopes gently uphill towards the south, and there are prominent views into it from this direction.

### Constraints

The depot is within the Crymych Centre, and is a housing allocation (ref: HA750) in the Local Development Plan. It is also included within a Ministry of Defence (MoD) safeguarding zone.

### Relevant Planning History

The previous applications relating to the residential use of the site are:-

- NP13/0042 – Environmental Impact Screening Opinion for the current application – EIA not required – 12th February 2013.

### Current Proposal

The current application seeks full planning permission for the demolition of the existing buildings on site and the erection of 18 affordable dwellings, associated access, landscaping and ancillary development. The existing access would be utilised, and an estate distributor would run in a north-south direction through the middle of the site, with the housing and its associated parking orientated overlooking it. The 18 dwellings would be a mix of houses and flats, detailed as follows:-

- Plots 1 - 6, are semi-detached houses. They are located along the western side of the site, and would be constructed of green, pink, oatmeal, and white coloured textured render under man-made slates. Each would have an air sourced heat pump and solar panels. Plots 1, 3, 5, 6, are three-bedroomed houses, with the others being two-bed;
- Plots 7, 8, 9, 13, 14, and 15 are terraces of three dwellings. They are located to the north-east and south-west corners of the site, and would be constructed of white, brown and oatmeal coloured textured render and timber cladding under grey/black man-made slates. Each would have an air sourced heat pump and solar panels. Plots 7 – 9 are three-bedroomed houses, with the others being two-bed ;
- Plots 10A, 10B, 11A, 11B, 12A, and 12B are one-bed flats, and would be constructed of oatmeal, green, and pink coloured textured render under man-made slates. They would also have air sourced heat pumps and solar panels.

The site would be provided with a new retaining wall along its western and eastern boundaries, with a new native hedge provided along the southern elevation. The existing hedge to the site's frontage would be removed and replaced with a Pembrokeshire hedge. Hard landscaping would comprise tarmac shared surfaces, and block pavements to the parking areas. 1.8 m high close boarded fencing would delineate the rear gardens of the dwellings. The

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application has proposed two options for foul water disposal: either a connection to the public sewer or an onsite package treatment plant.

The application has been submitted with the following supporting information:-

- A Design and Access report;
- An arboricultural report;
- A demolition statement;
- A protected species report;
- An affordable housing statement;
- A contamination report; and
- A Code for Sustainable Homes Pre-Assessment Report.

### Key Issues

The application raises the following planning matters:-

- Principle of the development and planning history;
- Impact on the special qualities of the National Park and landscaping matters;
- Affordable housing matters;
- Community infrastructure provision;
- Highways and rights of way matters
- Protected species and habitats matters;
- The water environment and drainage matters;
- Contaminated land matters;
- Sustainable development matters;
- Safeguarding measures;
- Neighbouring amenity matters;
- Publicity matters, and bilingual requirements.

### *Principle of the Development and Planning History:*

Policy 6 of the adopted Local Development Plan requires the land use priorities in Rural Centres to meet housing needs, particularly local affordable housing needs. Policy 44 allocates housing sites throughout the National Park, whilst Policy 45 requires a 50% provision of affordable housing on residential sites of two or more units in all Centres.

This application is the result of extensive pre-application negotiations between the Head of Planning and the applicant, Cantref Housing Association, in respect of the delivery of 18 affordable homes on the former Council Depot, Crymych. The site is allocated in the adopted Local Development Plan for housing development, and is identified to provide 15 residential units, with an expected provision of 8 being for affordable needs. In recognition of the site being very visible within the wider landscape, it is also a requirement of the Local Development Plan that it contains well designed perimeter planting to enhance the local landscape character. The current scheme is for 18 affordable one, two and three bedroomed dwellings. There is no objection to the increased numbers (the allocation of 15 being a guide rather than prescriptive) and the proposed layout has been accepted by the Authority at

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the pre-application stage and will deliver 100% affordable housing. The principle of the proposal is therefore considered acceptable under these Policy requirements of the Local Development Plan.

Concern has been raised from local residents concerning the loss of an employment site in the village. As referred to in the paragraphs above the land has been allocated as a housing allocation in the adopted Local Development Plan. The loss of the site for employment uses has therefore been established through adopted policy.

### *Impact on the Special Qualities of the National Park and Landscaping Matters:*

Policies 8, 15, 29, and 30, in particular, in the adopted Local Development Plan seek to protect the special qualities of the National Park, including the pattern, diversity, and character of the landscape and villages, nature conservation habitats, and the historic environment. Development that is visually intrusive, that fails to incorporate traditional features and is insensitively sited in the landscape will not be supported. Under Policy 44 there is a requirement for the residential development of this site to include well designed perimeter planting to enhance the local landscape character.

The application for the eighteen dwellings is a mix of two storey properties, including three blocks of flats. The properties have been designed so as to harmonise with the surrounding character of the village in terms of proportions, materials and detailing, including the use of a mix of coloured textured render, under man-made slates. However, there are a number of design elements that are not considered acceptable with the submitted proposal in that as proposed they are alien to the special design qualities of the National Park. These features are the proposed large, rear, timber clad dormer windows and the timber cladding on some gable ends which would be highly visible from the wider landscape. The applicant has been requested to reconsider these elements of the proposal, and submit revised drawings addressing these concerns. A further update on these matters will be given at the meeting. Notwithstanding this, other design matters are considered to be acceptable, subject to conditional requirements for materials and sample panels.

The Local Development Plan requires well-designed perimeter landscaping to enhance the local landscape character of the area, and this is particularly important to the southern boundary due to the visual prominence of the site in the landscape. The proposed southern boundary would be a native species hedge outside an inner retaining wall, and will provide a landscape screen to the development, subject to planting details which will be a conditional requirement. Conditions can also control the hard landscaping, the proposed retaining walls, and internal boundary treatments.

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### *Affordable Housing Matters:*

Policy 6 of the adopted Local Development Plan requires the land use priorities in Rural Centres to aim to meet housing needs, particularly local affordable housing needs. Policy 44 allocates housing sites throughout the National Park, whilst Policy 45 requires a 50% provision of affordable housing on residential sites of two or more units in all Centres. The use of this whole site for affordable housing provision is welcomed by the Authority, enabling much needed affordable dwellings to be provided. A condition is suggested retaining the properties in perpetuity as affordable dwellings.

### *Community Infrastructure Provision:*

Policy 48 of the Local Development Plan requires new development to provide for the improvement or provision of infrastructure, services and community facilities made necessary by the development. These can be secured through conditions or planning obligations, and the Policy is supported by Adopted Supplementary Planning Guidance specifying the infrastructure and community facilities requirements. In view of this proposal being solely for affordable housing, the infrastructure contributions are not required because the site is public sector financed. It is also considered that the provision of on-site public open space is not required in view of the existing provision within the village.

### *Highways and Rights of Way Matters:*

Policies 52 and 53 of the Local Development Plan refer to traffic impacts of proposed development. The proposal would utilise the existing access, and provides a minimum of one parking space per dwelling, plus shared spaces and turning areas. The Highways Authority has considered the proposal and considers that because the site is in a "fairly sustainable location", with pedestrian access to shops and schools, no Section 106 Transportation Contribution is required. (As set out above it would not be sought in this case in any event due to the delivery of the development through public funds). They are also happy with the extension of the existing footway across the new junction. No objection is therefore raised by them to the proposal, subject to conditions requiring visibility splays, site drainage, parking and turning provision, and provision of the access roads and footways.

### *Protected Species and Habitats Matters:*

Policy 8 of the Local Development Plan seeks to protect the special qualities of the National Park, including amongst other things, the restoration and enhancement of the National Park's ecosystems. Policy 9 seeks to minimise light pollution. Policy 11 states that development that would disturb or otherwise harm protected species or their habitats will only be permitted where the effects can be acceptably minimised or mitigated. The current application was submitted with a protected species report, which concluded that the site is of low ecological value, and other than bats commuting along the northern boundary of the site, no evidence of protected species was

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found. The County Ecologist has considered the application and has raised no objection to it, subject to the provision of a bat house and undertaking the report's proposed mitigation measures.

### *The Water Environment and Drainage Matters:*

Policy 32 of the Local Development Plan requires development to incorporate sustainable drainage systems for the disposal of water on site. The application has stated that the foul sewage would be disposed of either via mains sewer or an on-site package treatment plant. Surface water will be disposed of through the existing watercourse and through sustainable drainage systems. Drainage of the site has been raised as a matter of concern by several residents, including that the watercourse is eroding its banks and flooding due to frequent and high flows. Both the Environment Agency and Welsh Water have been consulted on the application. The former have raised no objection to the development, although this is subject to the following conditional requirements: details of foul drainage, approval of a scheme of sustainable surface water drainage, permeable hard surfaces, a method statement for pollution prevention, and chemical storage arrangements. They also advise consultation with the County Council's Land Drainage Engineer in view of the known flooding issues with the watercourse. At the time of writing the report, no comment had been received from him, and in view of the comments of local residents, it is not felt that permission can be granted until these views are received.

Welsh Water require standard conditions concerning foul and surface water discharges. In respect of the over-capacity issues of the Crymch Waste Water Treatment Works, they have requested a condition requiring a feasibility study to ascertain whether it can take the foul water discharges from the proposed development. They have also requested a condition requiring any necessary improvement works required by the study to be implemented before occupation of any of the dwellings. They have raised no issues or suggested any conditional requirements concerning water supply. In negotiations with Welsh Water, the applicant has agreed to these conditions.

### *Contaminated Land Matters:*

Chapter 13 of Planning Policy Wales (Edition 5) states that planning decisions need to take into account the potential hazard that contamination presents to the development, its occupants and the local environment, and whether any mitigation measures are needed. The site is flagged on the constraints map as an area of contaminated land, and in view of this, the County Council's Public Protection Section were consulted to ascertain whether development on the site was acceptable in terms of any contaminated land matters that the proposal raised. Due to the previous uses of the site as a transport depot and the resultant potential for contamination, they consider that the proposed residential use represents a highly vulnerable receptor. In order to ensure that there is no danger to public health, they raise no objection to the proposal subject to conditions concerning an investigation of risk, a detailed



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remediation scheme, implementation of the approved remediated scheme, and measures for addressing unexpected contamination.

### *Sustainable Development Matters:*

Both national and local Development Plan Policy requires sustainable design. Policy 29 of the Local Development Plan expects all proposals for development to demonstrate an integrated approach to design and construction, whilst Policy 32 requires sustainable drainage systems for the disposal of surface water. The application has been supported by a Code for Sustainable Homes Pre-Assessment Report, and a number of sustainable features are included, such as solar panels, air sourced heat pumps, recycling facilities and bike sheds. The proposed dwellings have been assessed as meeting a Code Level 3 rating. Subject to the standard conditioning requiring compliance with these levels, the proposal is considered acceptable in terms of the sustainable requirements of national and local policy requirements.

### *Safeguarding Matters:*

Policy 19 of the Local Development Plan states that development within safeguarding zones around hazardous installations will be permitted where there is no unacceptable risk to public health or safety, the operation of the hazardous operations, and access to them. The site lies within a Military Safeguarding Zone, and the Ministry of Defence have been contacted for their views. They have considered the proposal and raise no objection to it.

### *Neighbouring Amenity Matters:*

Policy 30 of the Local Development Plan refers to amenity in a general sense, seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties. Residential properties bound the site to the east and west, with the closest property being 6 metres away from the proposed dwellings (ie those overlooking the site from the east). The proposed dwellings have been designed so as not to have habitable rooms directly facing towards these properties, and conditions are suggested removing permitted development rights for all the dwellings which would include restriction of any new openings. As regards those properties bordering the western boundary of the site, the minimum distance between habitable rooms is just over 22 metres, which is considered acceptable in terms of retaining privacy. The suggested condition removing permitted development rights should also ensure no further amenity is lost.

### *Publicity Matters and Bilingual Communication:*

Several comments have been received from neighbouring properties stating that the applicant has not explained their proposal to community, and that communication should be bilingual. The onus is on the applicant to undertake community consultation, and it is their decision as to whether they undertake it or not. The Authority has complied with its statutory application publicity duties (ie property consultation, site and press notices). As regards bilingual

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communication requests, all correspondence received by the Authority in Welsh is responded to in Welsh.

### **Conclusion**

The proposal has been carefully considered against all material considerations and the relevant national and local development plan policies. The application is recommended for delegation to the Chief Executive/Director of Park Direction and Planning/Head of Development Management to issue permission, subject to the receipt of satisfactory amended plans in relation to detailed design amendments and satisfactory comments from the outstanding consultees.

### **Recommendation**

That the application be delegated to the Chief Executive/Director of Park Direction and Planning/Head of Development Management to issue permission on the receipt of satisfactory plans in relation to detailed design issues and satisfactory consultation comments from the outstanding consultees.

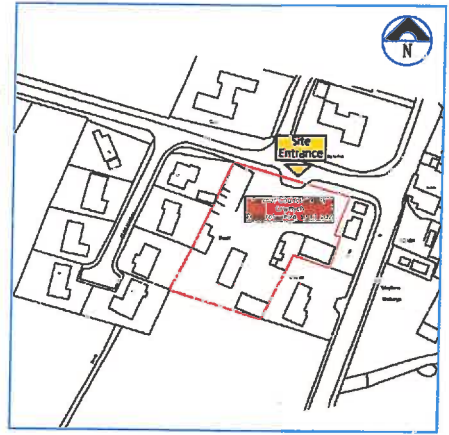
Any permission shall be subject to the following reasons:-

### **Suggested Conditions.**

- Time period;
- Drawings;
- Affordable housing;
- Materials;
- Sample panels;
- Landscaping and tree protection;
- Highways conditions;
- Environment Agency conditions;
- Welsh Water Conditions
- Public Protection conditions;
- Code III standard conditions;
- Removal of PD rights for new openings;
- Air source heat pumps;
- Protected species report measures.



# Proposed Affordable Housing Development, Crymych Depot, Crymych, Pembrokeshire



Site Location Plan

1:1250



- NOTES:**
1. Development site area = 0.227ha
  2. The existing hedge/trees on the North boundary of the development site is to be removed, refer to reference in Ecology Report prepared by Kite Ecology.
  3. Read in-conjunction with the Kite Ecology's report.
  4. 1800mm high, closed boarded fencing to plots boundaries, typically.
  5. 1200mm high, closed boarded fencing between plots, typically.
  6. Read in-conjunction with Roger Casey Associates drawings.
  7. New retaining walls indicated are indicative. The design of retaining walls will be proposed submitted by the successful "Principal Contractor".
  8. For Surface Water and Flood Water layouts, see Roger Casey Associates drawings.
  9. Read in-conjunction with the Landscaping Plan, Drawing number R148-LP-01.

- Affordable Housing Development**
- Site Info:**
- 6 No 2P18 (General Needs) Flats
  - 5 No 4P28 (General Needs) Houses
  - 7 No 5P28 (General Needs) Houses
- 100 No Uninc Tuff**
- Code for Sustainable Homes: Level 4+ Compliant**
- Finishes:**
- Aluminium Section Roulff Colour: Black
  - Red Jointed Clay Tiles: Colour: Black
  - Pe-c Fascias, Bangs & Sills: Colour: White
  - Pe-c Aluminium Goods: Colour: Black
  - Treated Coloured Render: Colour: See Elevations
  - Pe-c Double Glazed Windows: Colour: White
  - PA5 24 External Doors: Colour: See Elevations



Indicative Roof Plan

REVISIONS	DATE
Revision A - Open from last night cover standard	27 Feb 2013

NOTES:



Client: Cymdeithas Tŷ Cantref  
 Date: 12/01/13  
 Title: Section  
 Drawn By: DM

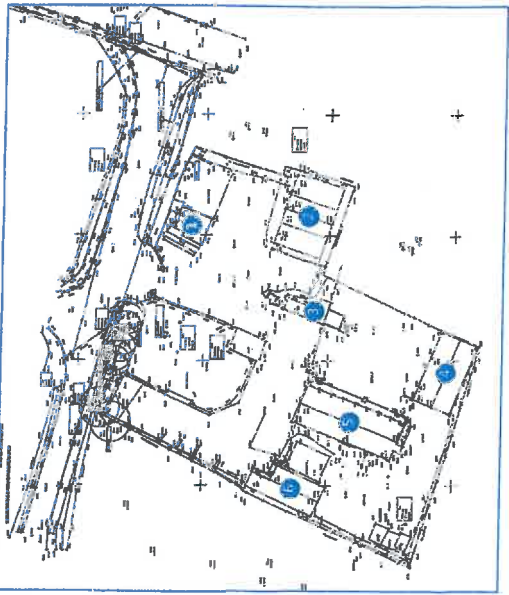
Drawing No: R148  
 Site Plan, OS Map Extract & Roof Plan

100% Proposed Affordable Housing Development, The Former Council Depot, Crymych, Pembrokeshire  
**R148 P-BP-01A**





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Site Plan  
1:200



Building 1  
Small Stone



Building 2  
Workshop/Office



Building 4  
Workshop/Garage



Building 3  
Full Stone



Building 5  
Office



Building 6  
Large Stone



Building 5  
Office



Building 6  
Large Stone

DATE: 22 Jun 2017

PROJECT: Cantref - Land Survey & Building Damage (2 of 2)

FILE: R148\_S-02A

SCALE:



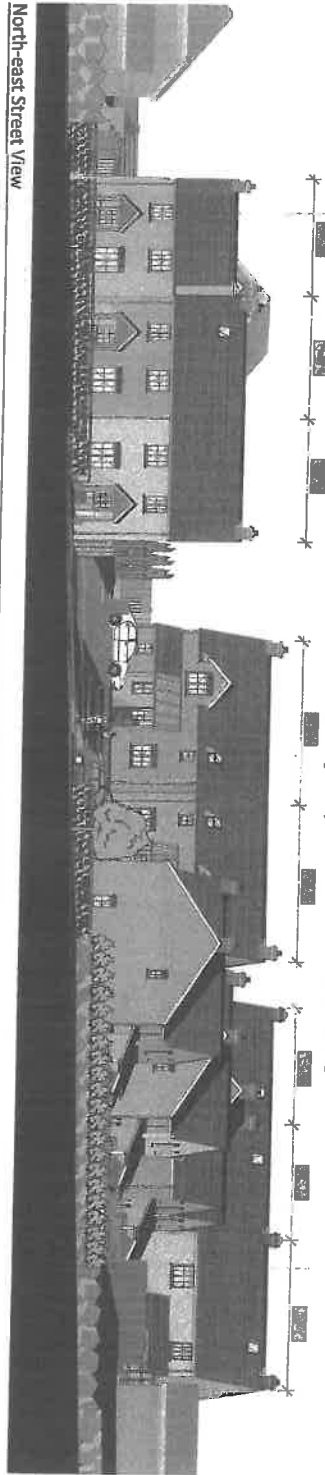
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Surveying & Land Services  
Building Damage (2 of 2)

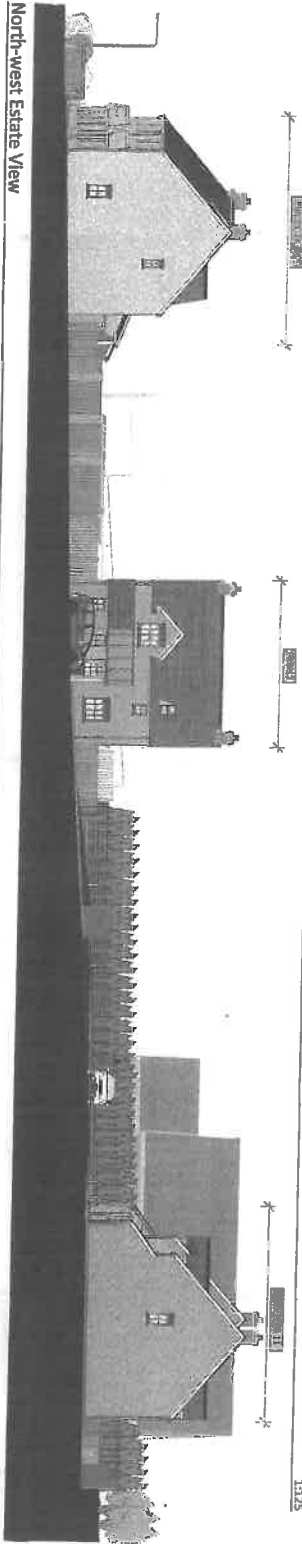
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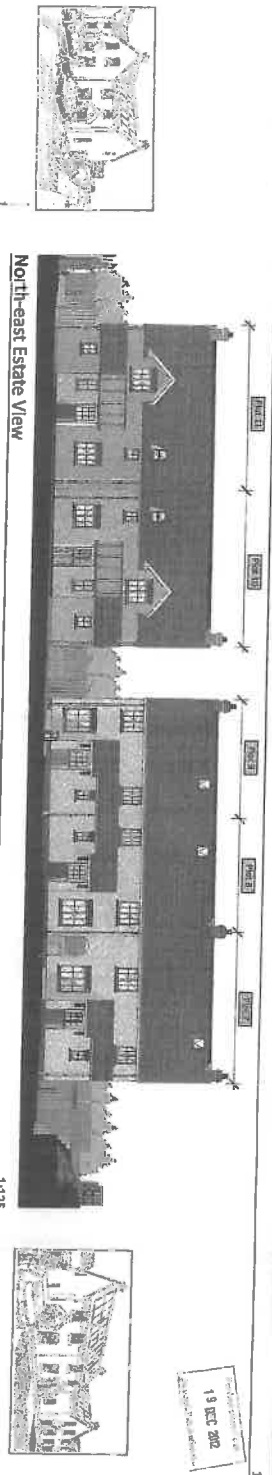
# Proposed Affordable Housing Development, Crymch Depot, Crymch, Pembrokeshire



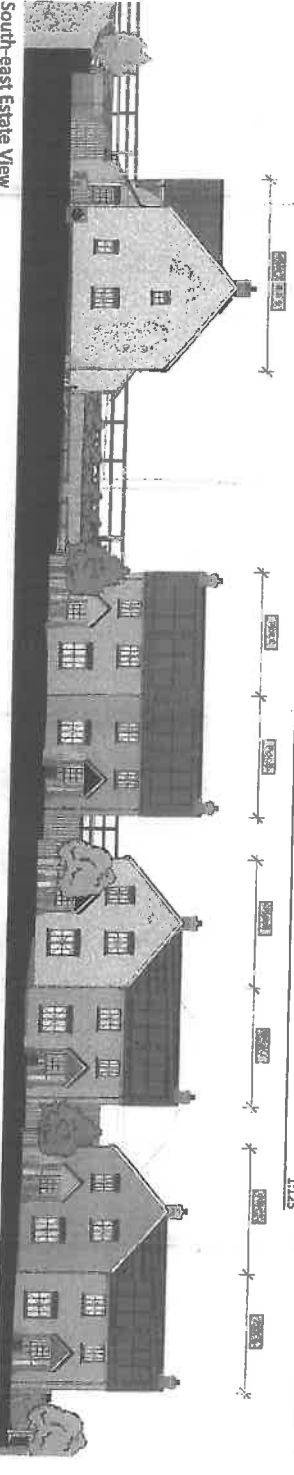
North-east Street View



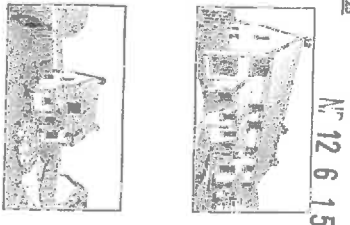
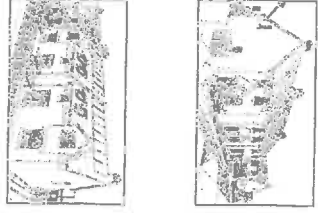
North-west Estate View



North-east Estate View



South-east Estate View



19 OCT 2012

Nº 12 6 15

ESTABLISHED \_\_\_\_\_  
 DATE \_\_\_\_\_  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_  
 COUNTY \_\_\_\_\_  
 POSTCODE \_\_\_\_\_  
 TEL \_\_\_\_\_  
 FAX \_\_\_\_\_  
 E-MAIL \_\_\_\_\_  
 REFERENCE \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_  
 OF \_\_\_\_\_

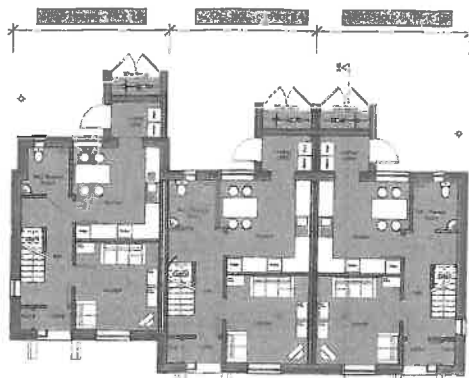


Penarth Housing Development Ltd  
 19, The Square, Penarth, Pembrokeshire, SA71 1AA  
 Tel: 01323 811111  
 Fax: 01323 811112  
 Email: info@penarthhousingdevelopment.co.uk  
 Website: www.penarthhousingdevelopment.co.uk  
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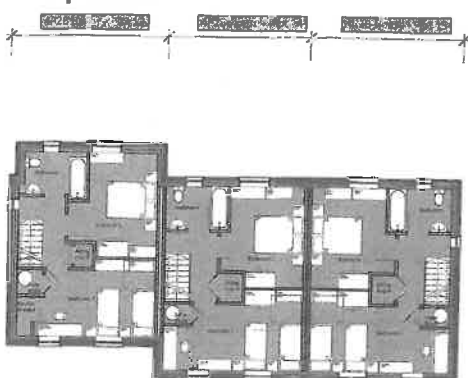


# Proposed Affordable Housing Development, Crymych Depot, Crymych, Pembrokeshire

## Plots 13, 14 & 15 - "As Proposed"



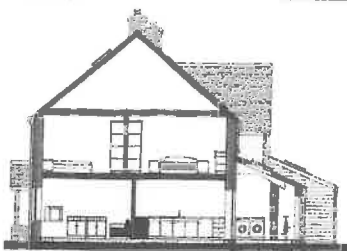
Ground Floor Plan Scale: 1:100



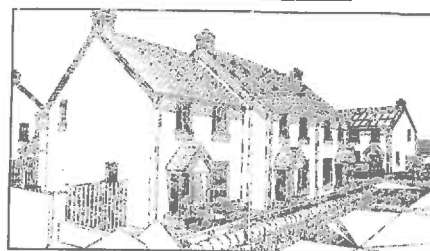
First Floor Plan Scale: 1:100

**LEGEND:**

- Indicates Air Sourced Heat Pump location
- Indicates composting bin
- Indicates rainwater butt
- Indicates 240L refuse bin
- Indicates 240L recycling bin
- Indicates 6m rotary line

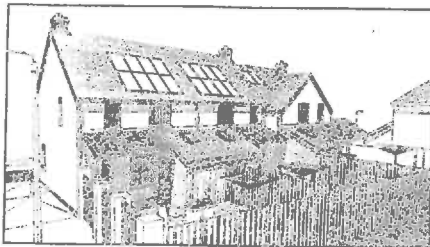


Typical Section Scale: 1:100

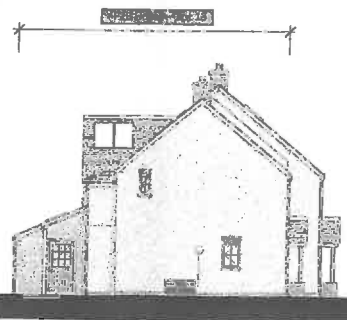
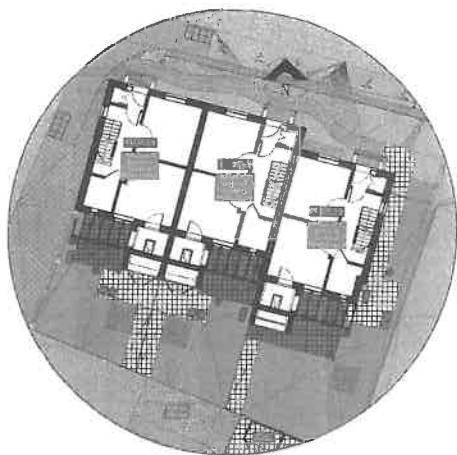


Indicative View from Northeast Scale: NTS

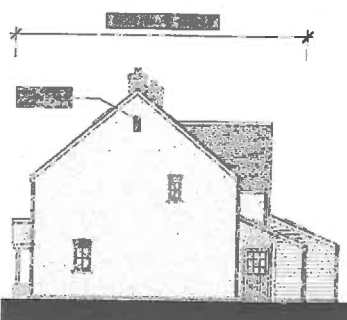
- Finishes Legend:**
- New hard jointed ridge tiles colour: grey/black
  - New roof-made 2/4s, colour: grey/black
  - New brickwork (glazed chimney) colour: multi (TBA)
  - New half round, upcasters, colour: white
  - New round, upcasters, colour: white
  - New down bands and down bands colour: white
  - New horizontal 8-row spalling, colour: natural
  - New half-round plastic paintwork (TBA)
  - New columns, casted (4x4) Colour: P13 (Dark) P14: Brown & P15: White
  - New 1/2x2 windows, colour: white, concrete sill: colour: natural grey
  - New PVC 2x4 garage door, colour: P13 Green; P14: Black; P15: Blue
  - New: roof lights
  - New Photovoltaic panel



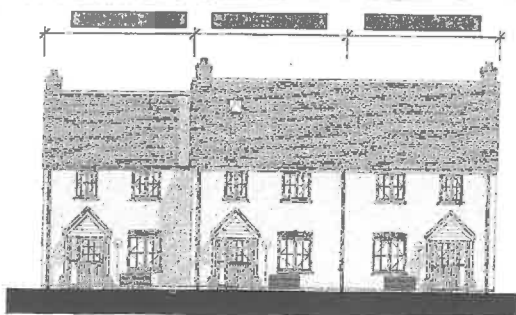
Indicative View from Southwest Scale: NTS



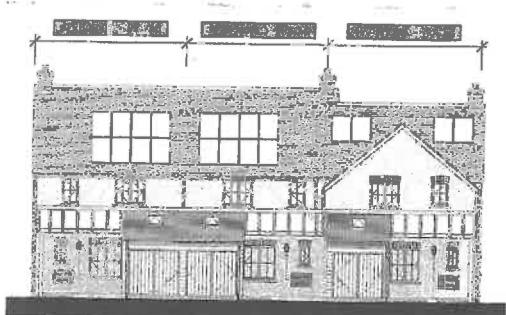
Elevation - Side (east) Scale: 1:100



Elevation - Side (west) Scale: 1:100



Front Elevation (north) Scale: 1:100



Rear Elevation (south) Scale: 1:100

REVISIONS	DATE	NOTES

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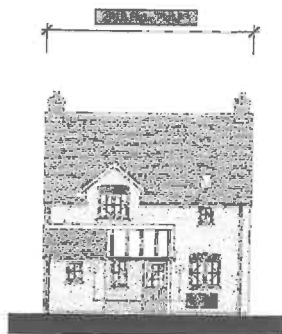


Client: Crymchris '21 Car: of  
 Date: Dec 2021  
 Scale: 1:100  
 Drawing: 1/6  
 P: Working Drawings -  
 Plots 13, 14 & 15  
 Job No: Proposed Affordable Housing Development,  
 The Former Council Depot, Crymych, Pembrokeshire  
 R148 P-13,14&15-01

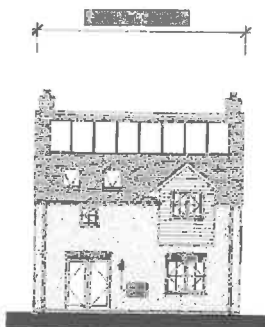
13 DEC 2021  
 12 6 15

# Proposed Affordable Housing Development, Crymych Depot, Crymych, Pembrokeshire

## Plots 12A & 12B - "As Proposed"



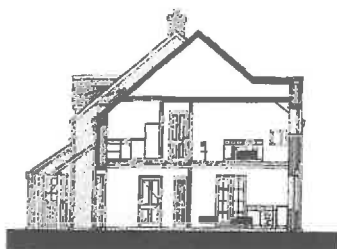
Front Elevation (west) Scale: 1:100



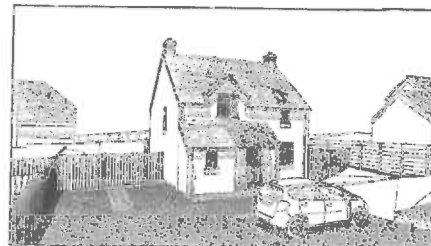
Rear Elevation (east) Scale: 1:100

**LEGEND:**

- Indicates Air Sourced Heat Pump location
- Indicates composting bin
- Indicates rainwater butt
- Indicates 240L refuse bin
- Indicates 240L recycling bin
- Indicates 6m rotary line

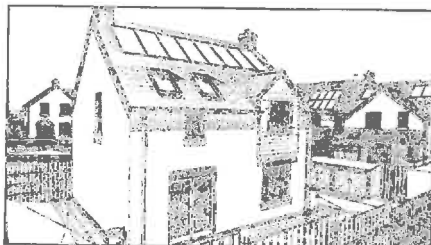


Typical Section Scale: 1:100

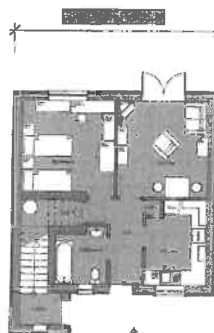
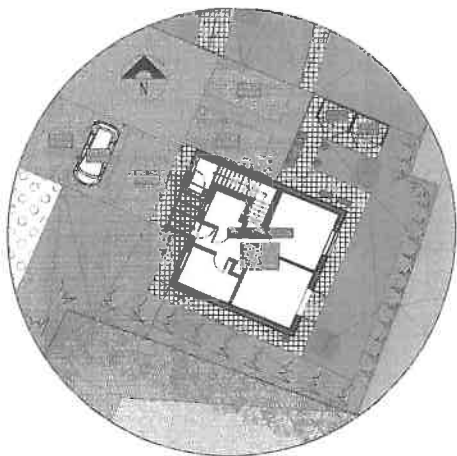


Indicative View from Northwest Scale: NTS

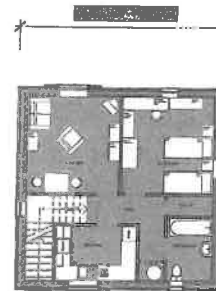
- Finishes Legend:**
- New built joisted ridge tiles colour: grey/black
  - New roof-ends slating colour: grey/black
  - New barchwork (tiles) chimney colour multi (TBA)
  - New half round, liped gutters colour white
  - New round, liped downpipes colour white
  - New liped fascias and barge boards colour white
  - New horizontal timber cladding colour natural
  - New left-hand plinths colour multi (TBA)
  - New coloured, textured rendering Colours Plus 13 Green
  - New liped windowing colour white, concrete, or by colour natural grey
  - New PVC 240 litre bins C13AA, P12A/B/C, Plus 120y G 1012
  - New roof lights
  - New photovoltaic panels



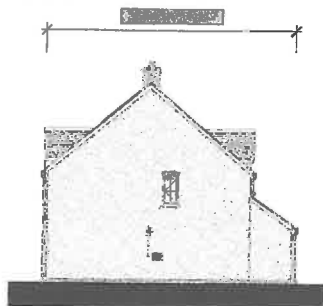
Indicative View from Southeast Scale: NTS



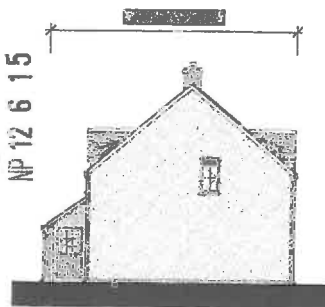
Ground Floor Plan Scale: 1:100



First Floor Plan Scale: 1:100



Elevation - Side (north) Scale: 1:100



Elevation - Side (south) Scale: 1:100

REVISIONS	DATE	NOTES

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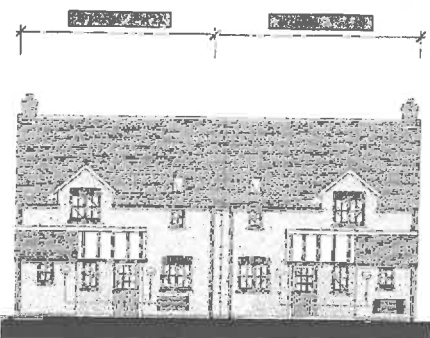
Client: Crymych Gas 'n' Centret  
 Scale: 1:100  
 Date: Dec 2022  
 Sheet: 01

Drawing No: Planning Drawings - Plots 12A & 12B  
**R148 P-P12-01**

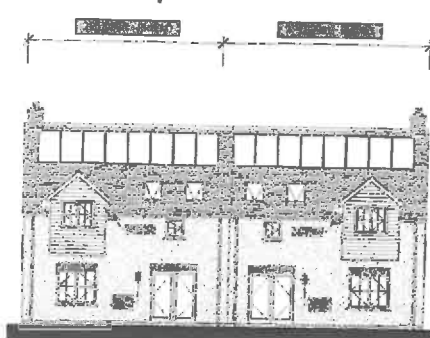
As per Proposed Affordable Housing Development, The former Council Depot, Crymych, Pembrokeshire

# Proposed Affordable Housing Development, Crymych Depot, Crymych, Pembrokeshire

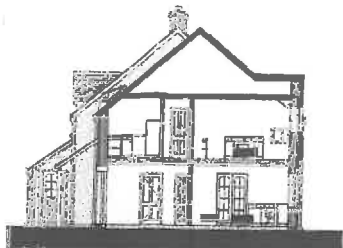
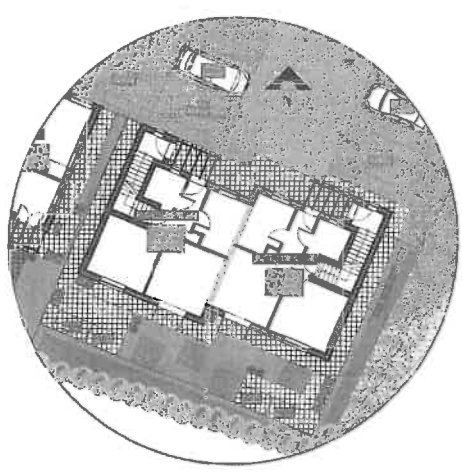
## Plots 10A, 10B, 11A & 11B - "As Proposed"



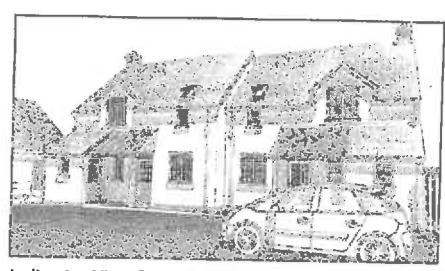
Front Elevation (north) Scale: 1:100



Rear Elevation (south) Scale: 1:100

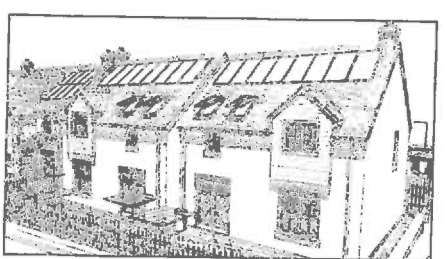


Typical Section Scale: 1:100



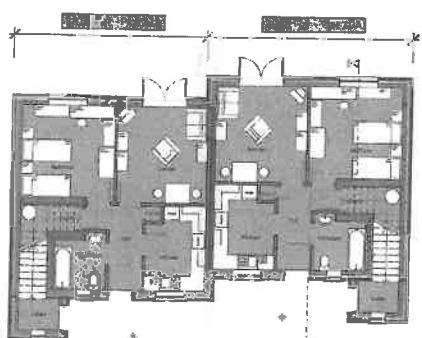
Indicative View from North Scale: NTS

- Finishes Legend:**
- New base painted (kings stone) colour: grey/black
  - 10-12 mm cross-grained stone colour: grey/black
  - New Portland cement (white) colour: white (FPA)
  - 10-12 mm 1st fl. wood, 12mm gutters, colour: white
  - New round, 12mm diameter, colour: white
  - New UPVC fascia and barge boards colour: white
  - New horizontal timber cladding, colour: natural
  - New 12mm x 12mm plastic, colour: white (FPA)
  - New coloured, 12mm plaster, Colour: Plot 10A Outwash Plot 11A Pink
  - New UPVC windows, colour: white, concrete sill colour: natural grey
  - New PPG 26 external doors, Colour: Plot 10A Plot 11A Green; Plot 11A Plot 11B Green
  - New roof lights
  - New Photovoltaic panels

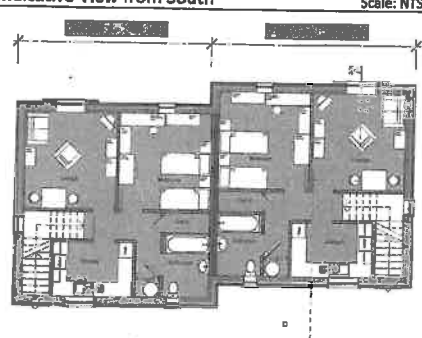


Indicative View from South Scale: NTS

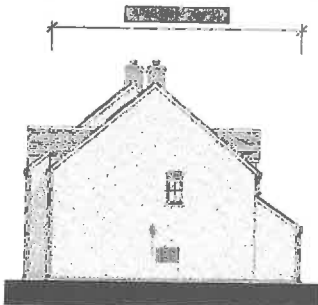
- LEGEND:**
- Indicates Air Sourced Heat Pump location
  - Indicates composting bin
  - Indicates rainwater butt
  - Indicates 240L refuse bin
  - Indicates 240L recycling bin
  - Indicates 6m rotary line



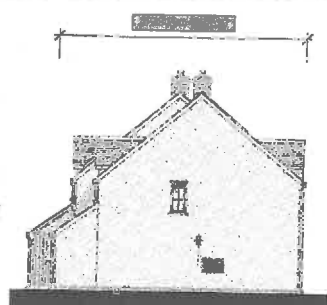
Ground Floor Plan Scale: 1:100



First Floor Plan Scale: 1:100



Elevation - Side (east) Scale: 1:100



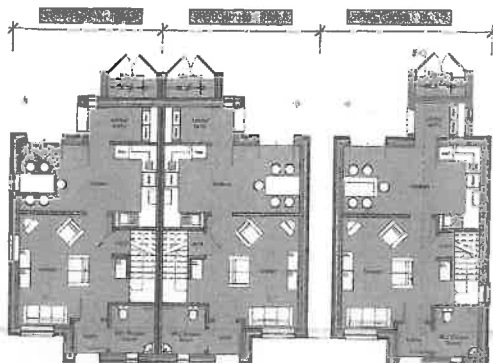
Elevation - Side (west) Scale: 1:100

19 DEC 2015  
NP 12 6 15

REVISIONS	DATE	NOTES			Date: 19 Dec 2015 Drawn By: [Name] Scale: 1:100 Drawing Title: Planning Drawings - Plots 10A, 10B, 11A & 11B
Proposed Affordable Housing Development, The former Council Depot, Crymych, Pembrokeshire			<b>R148</b> P-1108.11-01		

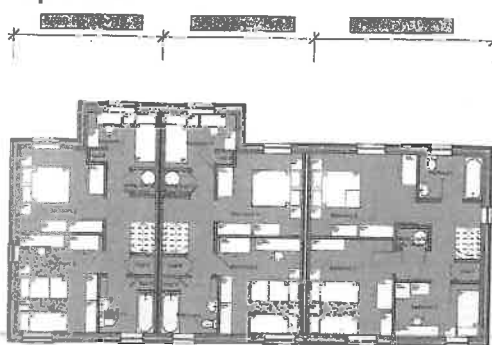
# Proposed Affordable Housing Development, Crymych Depot, Crymych, Pembrokeshire

## Plots 7, 8 & 9 - "As Proposed"



Ground Floor Plan

Scale: 1:100

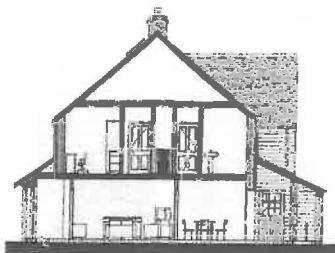


First Floor Plan

Scale: 1:100

**LEGEND:**

- Indicates Air Sourced Heat Pump location
- Indicates composting bin
- Indicates rainwater butt
- Indicates 240L refuse bin
- Indicates 240L recycling bin
- Indicates 6m rotary line



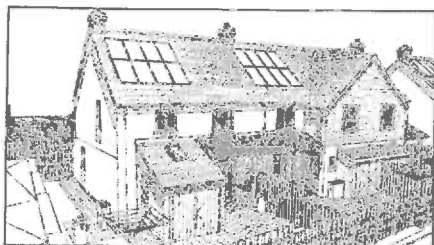
Typical Section

Scale: 1:100



Indicative View from Northeast

Scale: NTS

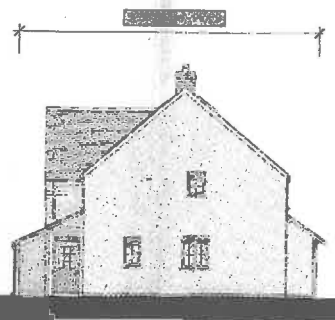
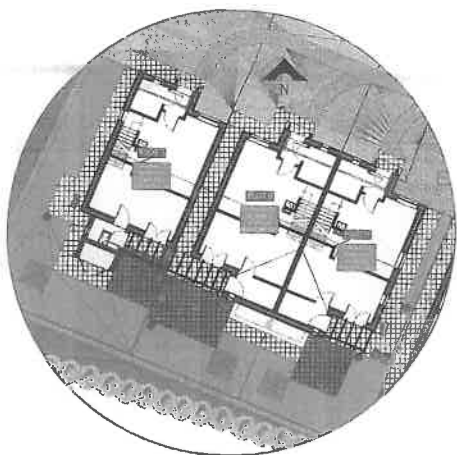


Indicative View from Southwest

Scale: NTS

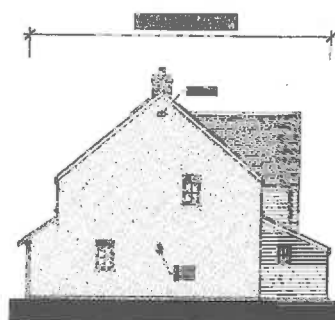
**Finishes Legend:**

- New main pitched ridge clay colour: grey/black
- New main outside cladding: colour: grey/black
- New brickwork (flat) chimney: colour: red (TMA)
- New half round Lipoc gutters: colour: silver
- New square Lipoc downpipes: colour: white
- New Lipoc fascia and barge boards: colour: white
- New horizontal timber cladding: colour: natural
- New brickwork porch: colour: red (TMA)
- New coloured, textured render: Colour: Plot 7, 8 & 9: White
- New Lipoc window colour: white, concrete sill: colour: natural grey
- New side external doors: Colour: 7/2: Blue 7/1: Black 7/3: Green
- New roof light
- New Photovoltaic panels



Elevation - Side (east)

Scale: 1:100



Elevation - Side (west)

Scale: 1:100



Front Elevation (north)

Scale: 1:100



Rear Elevation (south)

Scale: 1:100

NO 12 15

REVISIONS	DATE	NOTES

CAD FILE:



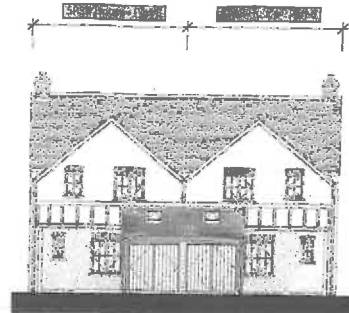
Client Crymych Gas Tel Centre	Architect Date: Dec 2022 Drawn By: Drawn No:	Drawing No. Planning Drawings - Plots 7, 8 & 9
Job No. Proposed Affordable Housing Development, The Crymych Depot, Crymych, Pembrokeshire		R148 P-F7,B&S-01

# Proposed Affordable Housing Development, Crymych Depot, Crymych, Pembrokeshire

## Plots 5 & 6 - "As Proposed"



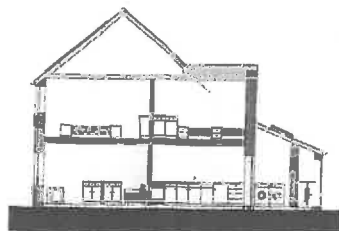
Front Elevation (east) Scale: 1:100



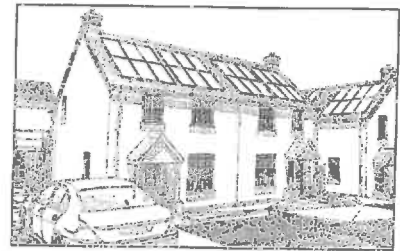
Rear Elevation (west) Scale: 1:100

**LEGEND:**

- Indicates Air Sourced Heat Pump location
- Indicates composting bin
- Indicates rainwater butt
- Indicates 240L refuse bin
- Indicates 240L recycling bin
- Indicates 6m rotary line

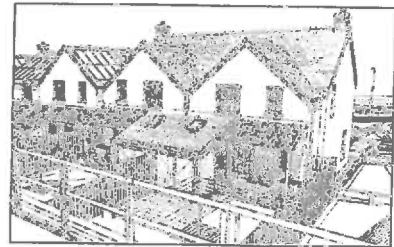


Typical Section Scale: 1:100

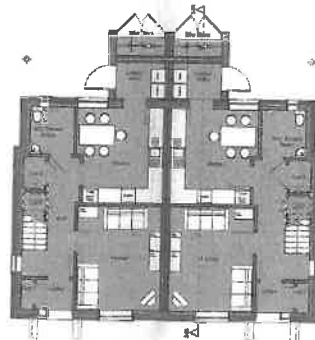
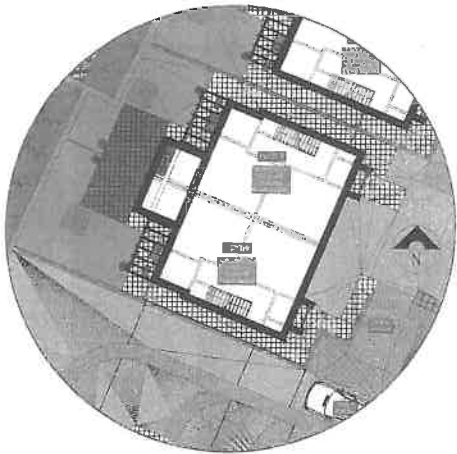


Indicative View from Southeast Scale: NTS

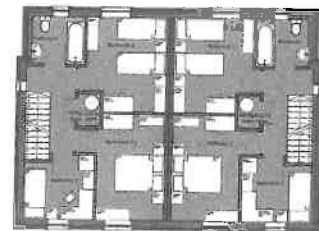
- Finishes Legend:**
- New roof: 3/12 ridge tiles; colour: grey/black
  - New mansard side: colour: grey/black
  - New brickwork (fines) chimney: colour: red (TBA)
  - New roof panels, UPVC gutters, colour: white
  - New roof, UPVC downpipes, colour: white
  - New UPVC fascia and barge boards, colour: white
  - New horizontal timber cladding, colour: natural
  - New brickwork gables, colour: red (TBA)
  - New coloured, textured render, colour: blue - Pink; Plot 6: Orange
  - New UPVC windows, colour: white, narrow glazing, colour: natural grey
  - New UPVC entrance doors, type: Plot 5: black; Plot 6: grey
  - New roof lights
  - New photovoltaic panels



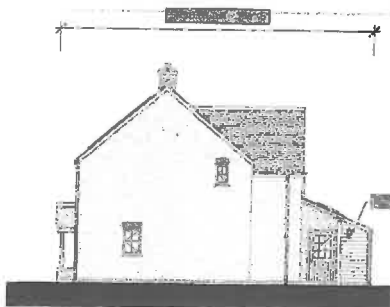
Indicative View from Southwest Scale: NTS



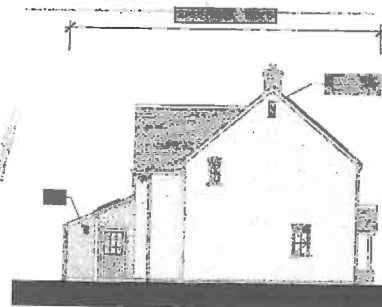
Ground Floor Plan Scale: 1:100



First Floor Plan Scale: 1:100



Elevation - Side (north) Scale: 1:100



Elevation - Side (south) Scale: 1:100

NP 12-6-15  
19 DEC 2015

REVISIONS	DATE

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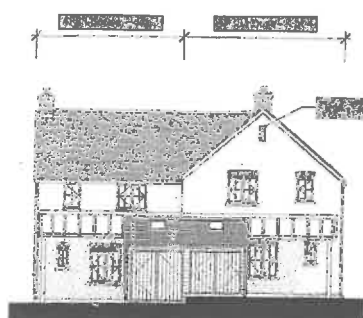
Drawn: **Qynedraas 'Nai Center'**  
 Date: **19 Dec 2015**  
 Title: **Proposed Affordable Housing Development, The Former Council Depot, Crymych, Pembrokeshire**  
 Scale: **R148 P-5&6-D1**

# Proposed Affordable Housing Development, Crymych Depot, Crymych, Pembrokeshire

## Plots 3 & 4 - "As Proposed"



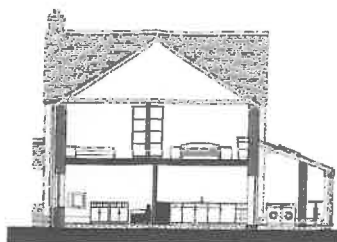
Front Elevation (east) Scale: 1:100



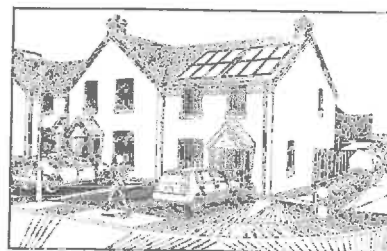
Rear Elevation (west) Scale: 1:100

**LEGEND:**

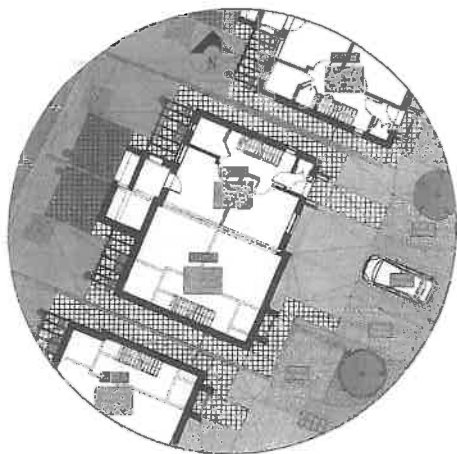
- Indicates Air Sourced Heat Pump location
- Indicates composting bin
- Indicates rainwater butt
- Indicates 240L refuse bin
- Indicates 240L recycling bin
- Indicates 6m rotary line



Typical Section Scale: 1:100



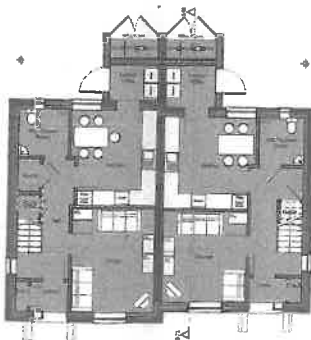
Indicative View from Northeast Scale: NTS



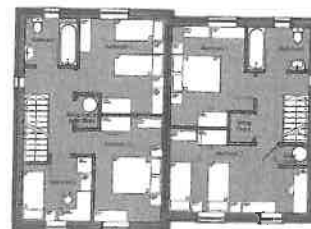
- Finishes Legend:**
- New built finished exterior walls: colour grey/black
  - New stone-crete slabs: colour grey/black
  - New backboard (floor) drainage: colour metal (FMA)
  - New half round, upper garden: colour white
  - New roof 2, upper dormer: colour white
  - New upper: bands and barge boards: colour white
  - New horizontal timber cladding: colour natural
  - New backboard (gables): colour metal (FMA)
  - New coloured, 6m vertical render: Colour: Plot 3: Chalkboard; Plot 4: White
  - New 240L windows: colour white, concrete sill: colour natural grey
  - New PVC 240L external slatted Chalkboard Plot 3; White Plot 4; Green
  - New roof lights
  - New Photovoltaic panels



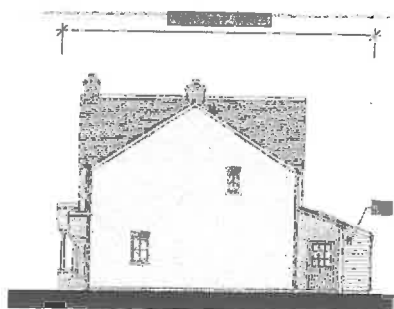
Indicative View from Southwest Scale: NTS



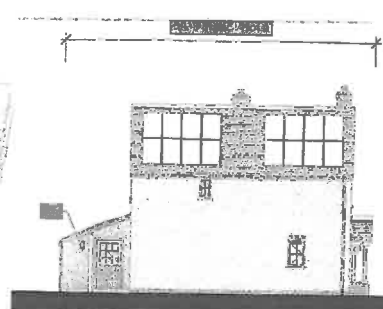
Ground Floor Plan Scale: 1:100



First Floor Plan Scale: 1:100



Elevation - Side (north) Scale: 1:100



Elevation - Side (south) Scale: 1:100

HP 12.6.15  
15 DEC 2015

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Client Crymych Housing Trust	Plot No. Plot 3 & 4	Date Dec 2015	Drawn by R148
Job No. Proposed Affordable Housing Development, The Former Council Depot, Crymych, Pembrokeshire			Scale 1:100

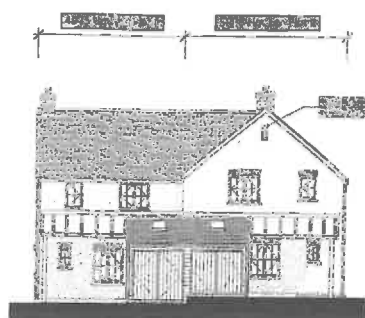
R148 P-P3&4-01

# Proposed Affordable Housing Development, Crymych Depot, Crymych, Pembrokeshire

## Plots 1 & 2 - "As Proposed"



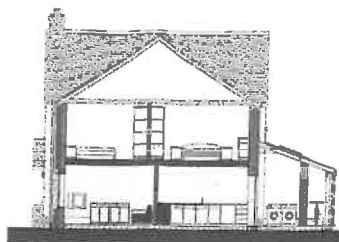
Front Elevation (east) Scale: 1:100



Rear Elevation (west) Scale: 1:100

**LEGEND:**

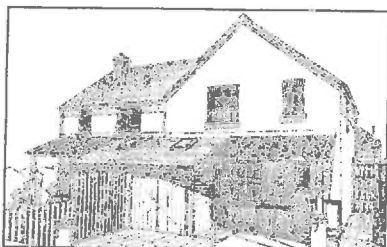
- Indicates Air Sourced Heat Pump location
- Indicates composting bin
- Indicates rainwater butt
- Indicates 240L refuse bin
- Indicates 240L recycling bin
- Indicates 6m rotary line



Typical Section Scale: 1:100

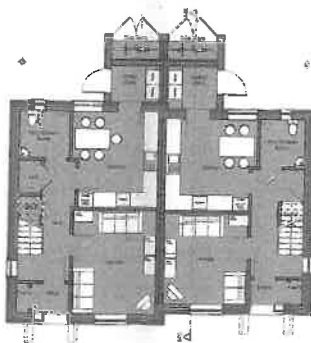
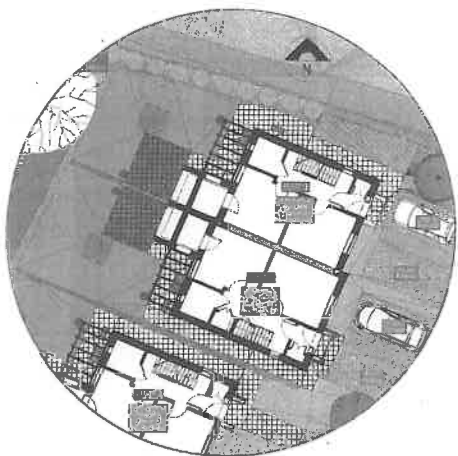


Indicative View from Northeast Scale: NTS

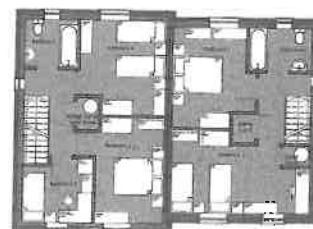


Indicative View from Southwest Scale: NTS

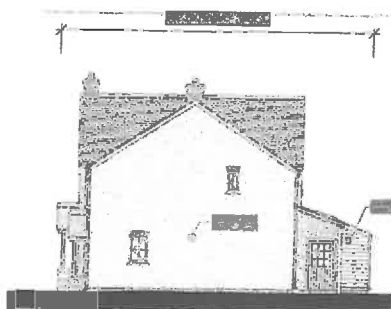
- Finishes Legend:**
- New built joined ridge tiles; colour: gray/black
  - New man-made slates; colour: gray/black
  - New half-timber (timber cladding); colour: oak (TBA)
  - New half-timber, upper gables; colour: white
  - New stone; upper development; colour: white
  - New upper facade and lower facade; colour: white
  - New horizontal timber cladding; colour: natural
  - New brickwork pillars; colour: brick (TBA)
  - New external, internal masonry; colour: Plot 1: Green; Plot 2: Pink
  - New upper windows; colour: white, operable sills; colour: oak; grey
  - New Plot 1: oak; colour: oak; Plot 2: Plot 2: Green
  - New roof pitch
  - New Photovoltaic panels



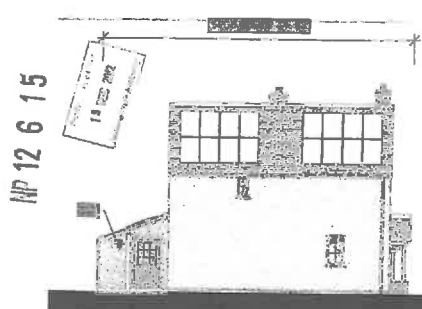
Ground Floor Plan Scale: 1:100



First Floor Plan Scale: 1:100



Elevation - Side (north) Scale: 1:100



Elevation - Side (south) Scale: 1:100

REVISIONS	DATE	NOTES



Client: Pembrokeshire Council  
 Date: Dec 2012  
 Drawing No: P1&2-01  
 Project: Affordable Housing Development, The Former Council Depot, Crymych, Pembrokeshire

R148 P-1&2-01