

W/37120

Crug-y-deri

FUTURE DEVELOPMENT
2,774.4m²

FUTURE DEVELOPMENT
2,110.0m²

SITE AREA
2,597.9sq.m
(Approx. 0.64Acres)

SITE AREA
4,532.0m²
(Approx. 1.12Acres)



47 Car Parking Spaces
(Inc. 2 Accessible spaces)



Play Area
E11-003

2No. Grill Bays

Corral

Deliveries

4No. Cycle

Blue line denotes location of watercourse

Existing trees in dashed red to be removed

A 4066

A 40

Restau

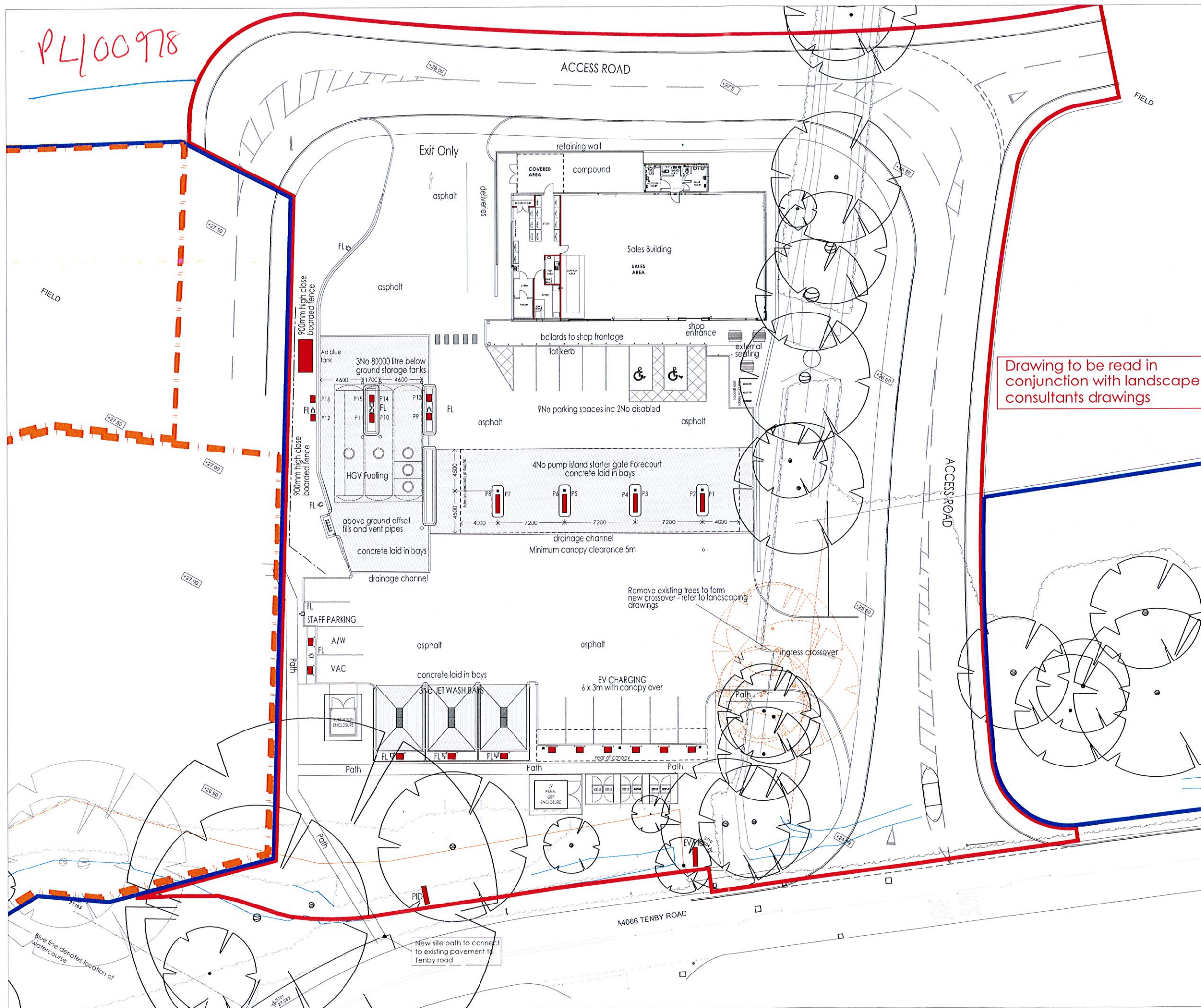
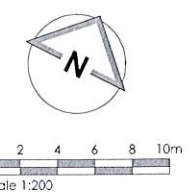
- NOTES AEW/PO11A
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the architect before any work commences.
 - The drawing shall not be used for construction purposes without the written permission of the architect.
 - The drawing shall not be reproduced, wholly or in part, without the written permission of the architect.
 - All works are to be undertaken in accordance with Building Regulations and the latest BS standards.
 - All proprietary materials and products are to be used in strict accordance with the manufacturer's recommendations.
 - Drawing based on: Costa Coffee floor plan as per E11-003 dated 15th May 2018.
 - Sign to be placed in accordance with:
 - Environmental Protection Act 1990
 - Equality Act 2010
 - Health and Safety Act 1974
 - Planning Act 2008
 - Water Resources Act 1989
 - Wildlife and Countryside Act 1981
 - Highways Act 1980
 - Local Government Act 1972
 - Local Government Act 1985
 - Local Government Act 1992
 - Local Government Act 2000
 - Local Government Act 2002
 - Local Government Act 2007
 - Local Government Act 2011
 - Local Government Act 2012
 - Local Government Act 2014
 - Local Government Act 2015
 - Local Government Act 2016
 - Local Government Act 2017
 - Local Government Act 2018
 - Local Government Act 2019
 - Local Government Act 2020
 - Local Government Act 2021
 - Local Government Act 2022
 - Local Government Act 2023
 - Local Government Act 2024
 - Local Government Act 2025
 - Local Government Act 2026
 - Local Government Act 2027
 - Local Government Act 2028
 - Local Government Act 2029
 - Local Government Act 2030

PROPOSED DEVELOPMENT	PROPOSED MATERIALS	PROPOSED FINISHES
EXTERNAL WALLS	BRICK	CONCRETE
INTERNAL WALLS	PLASTER	WOOD
FLOORING	CONCRETE	WOOD
ROOFING	CONCRETE	WOOD
GLAZING	GLASS	ALUMINIUM
PAVING	CONCRETE	WOOD
LANDSCAPING	GRASS	WOOD
EXTERNAL LIGHTING	LED	WOOD
INTERNAL LIGHTING	LED	WOOD
MECHANICAL	MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING	PLUMBING
HEATING	HEATING	HEATING
VENTILATION	VENTILATION	VENTILATION
INSULATION	INSULATION	INSULATION
SCREENING	SCREENING	SCREENING
ACCESSIBILITY	ACCESSIBILITY	ACCESSIBILITY
ENVIRONMENTAL	ENVIRONMENTAL	ENVIRONMENTAL
SAFETY	SAFETY	SAFETY
COMPLIANCE	COMPLIANCE	COMPLIANCE

- Existing Tree Retained
- Existing Tree Removed

REV	DATE	BY	CHKD	DESCRIPTION
P	18/04/2018	MC	JCS	Red and green line boundaries updated to include area for hedging and areas to be cut
N	04/04/2018	MC	JCS	Red and blue line boundaries updated (green added) and areas to be cut
M	03/03/2018	MC	JCS	Proposed new footpath amended to suit fabric proposal (see drawing 22448 Working issued 22/03/2018) and the extent of the access road now shown updated to suit ADL's proposal (2889 SA 21 - 22448 Working 20/11/18 issued 22/03/2018). Blue line development boundary updated to suit new layout and areas updated. Drive thru signage updated to digital signage
L	16/12/2017	MC	JCS	Extent of proposed new footpath amended and site notes updated in line with planning consultant comments 15/12/2017
K	19/10/2018	JP	JCS	Updated to ADL tracking (2889 SA-23-ADL Amend)
J	15/10/2018	JP	JCS	Layout amended to suit the architectural report and updated to ADL highway design. Additional landscaping shown to Costa Coffee development
H	20/03/2018	MC	JCS	Dense and boundary lines amended
G	03/03/2018	MC	JCS	Indicative proposed levels shown. Here boards relocated. Low level retaining wall indicated
F	13/02/2018	MC	JCS	Existing watercourse indicated on drawing - exact location to be confirmed
E	31/01/2018	MC	JCS	Car parking amended to suit 6th store introduced and Drive Thru lane updated to tracking recommendations
D	24/01/2018	MC	JCS	McDonald's and Costa portion amended to avoid water course. Car parking amended to suit
C	09/11/2017	JP	JCS	Hatches fixed in 2nd car parking spaces crossing and drive kerb removed
B	01/11/2017	MC	JCS	Paper size increased to show both sites
A	11/10/17	MC	JCS	4th Additional DOF signs indicated. Pedestrian paving extended next to parking bays north east of the site. Cycle bays indicated next to car bays. 4th Additional signs indicated. Costa Site plan indicating north view of parking indicated to allow an existing access

PL/00978



Drawing to be read in conjunction with landscape consultants drawings

PLANNING

- F 29-09-21 GY length of Fence at site exit reduced to suit landscape plan (hedgebank)
- E 02-09-21 GY Pedestrian route indicated to rear of EV canopy and jet wash bays
EV canopy and jet wash bays moved 1.2m towards forecourt
- D 06-08-21 GY Pedestrian route indicated across forecourt
- C 04-06-21 GY 900mm high fence shown to Western boundary
- B 08-03-21 GY Retaining wall indicated adjacent to existing stream (eastern boundary)
- A 01-12-20 GY Jet wash and Ev bays repositioned

CLIENT
mfg Motor Fuel Ltd, Gladstone Place
 36-38 Upper Marlborough Road
 St Albans, Herts., AL1 3UU

PROJECT LOCATION
 LAND AT ST CLEARS ROUNDABOUT
 TENBY ROAD, ST CLEARS,
 CARMARTHEN, SA33 4JW

DRAWING
 Proposed site Layout

Wyeth
 Projects Services
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