



Pwyllgor Cynllunio
Planning Committee

10/09/2020

C19/1028/03/LL

**Cais ar gyfer addasu tŷ tafarn yn 5 fflat ynghyd â chodi
estyniad cefn a llefydd parcio /**

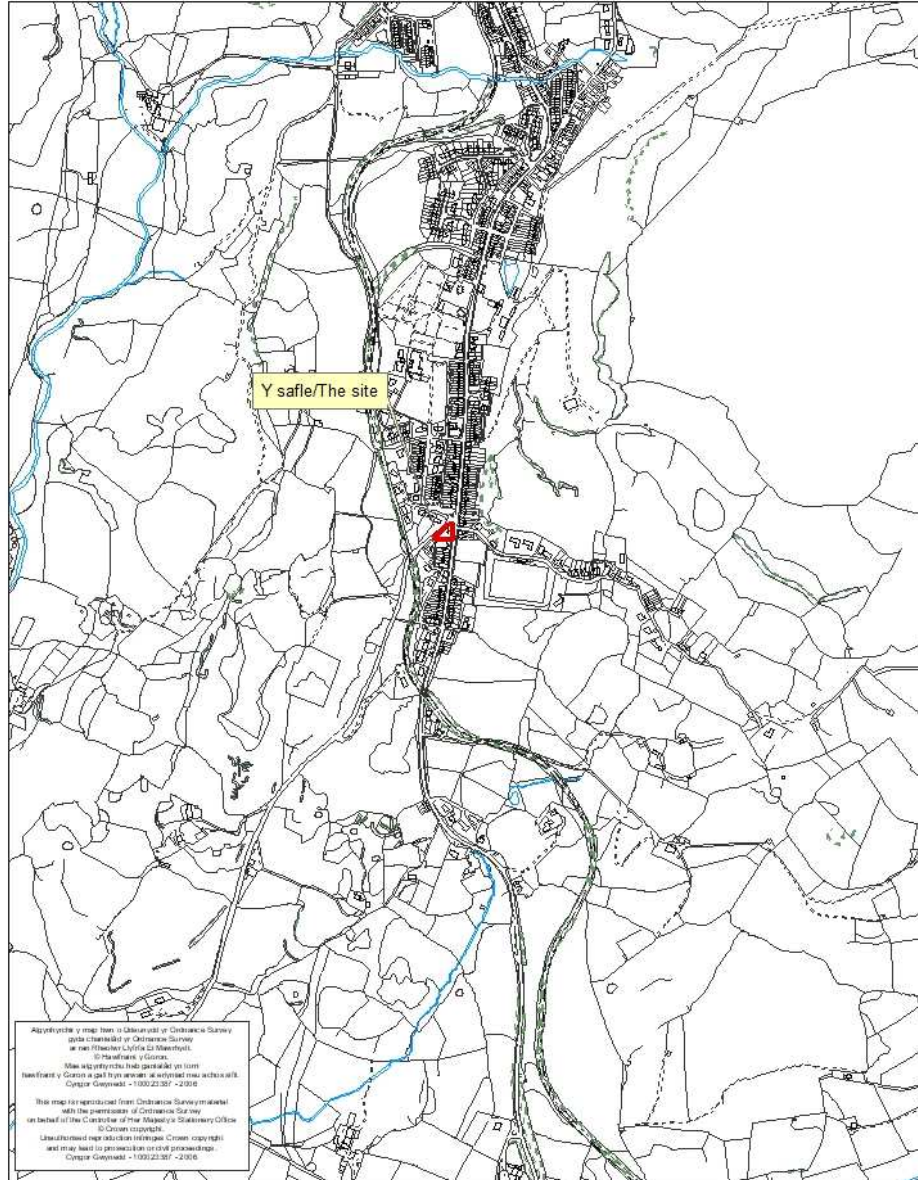
***Application for the conversion of a public house to 5
flats together with rear extension and parking area***

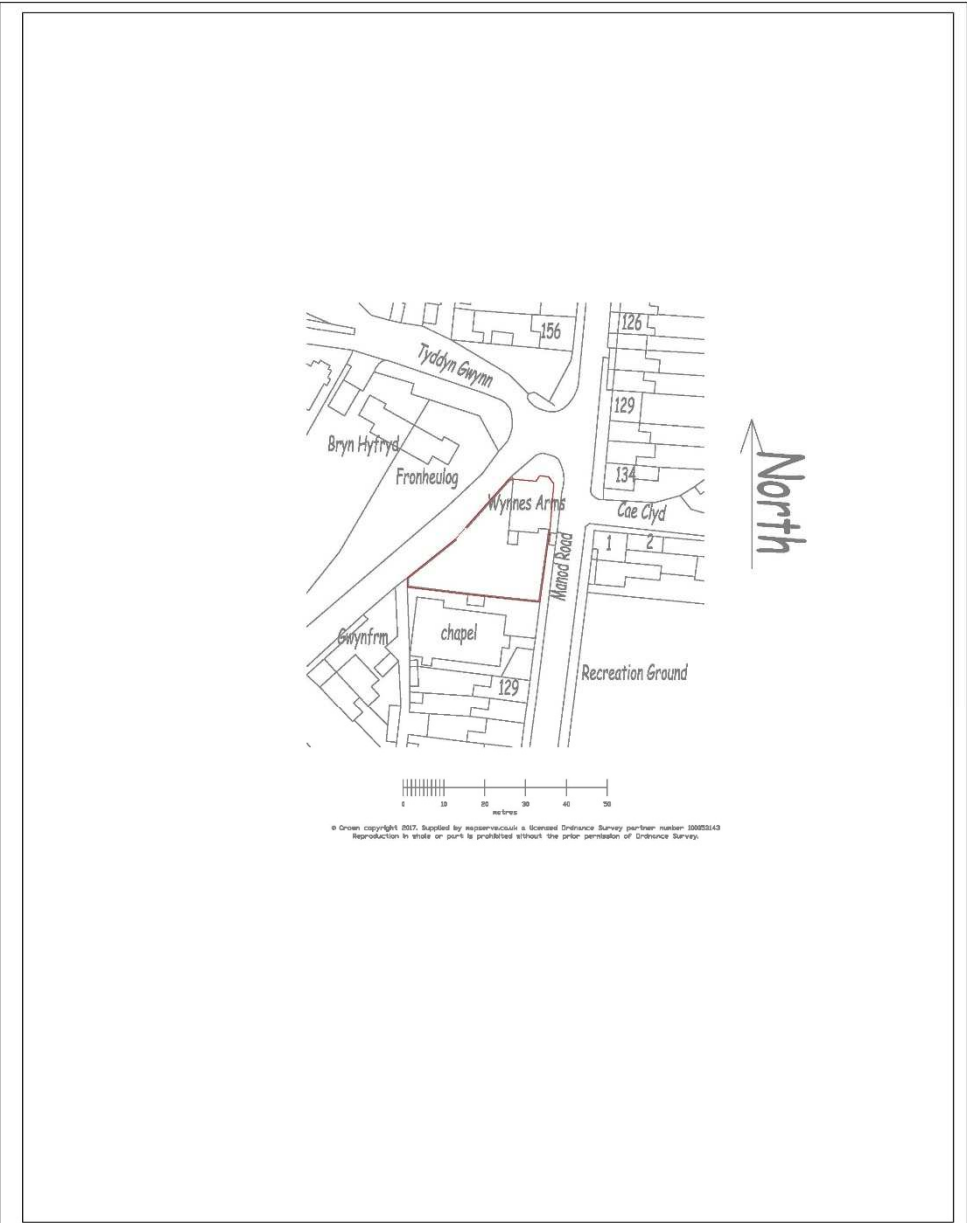
**Wynnes Arms Hotel, Ffordd Manod, Manod, Blaenau
Ffestiniog LL41 4AR**



Rhif y Cais / Application Number : C19/1028/03/LL

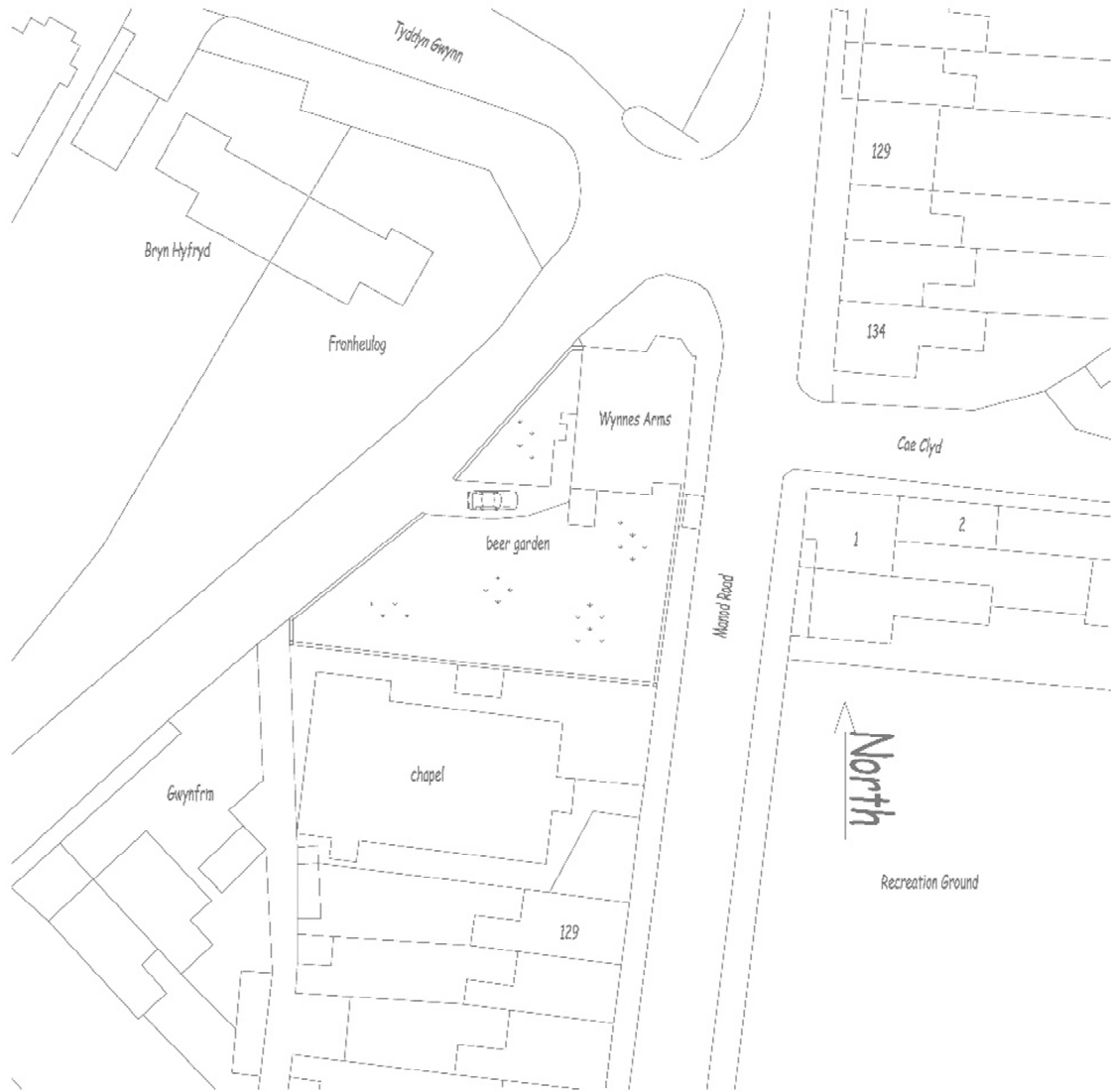
Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.





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	Site Wynnes Arms	
Project Name Location Plan		
Scale 1:1250		



EXISTING SITE PLAN

This drawing is the result of a planning application for the full control and use of the site. It should not be used as a construction drawing. The information shown is for reference purposes only. All dimensions should be thoroughly checked on site prior to commencement. In any instance the location of any boundary shall be confirmed and agreed with the adjacent owner. It is the responsibility of the applicant to ensure that the information shown on this drawing is correct. All work shall be carried out in accordance with the Building Regulations and the Building Act 1984. All work shall be carried out in accordance with the British Standards Codes of Practice, B. M. 10. Control regulations and respective manufacturer's instructions. It is the client's responsibility to ensure that any structural design is thoroughly checked and verified by a structural engineer.



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Date:

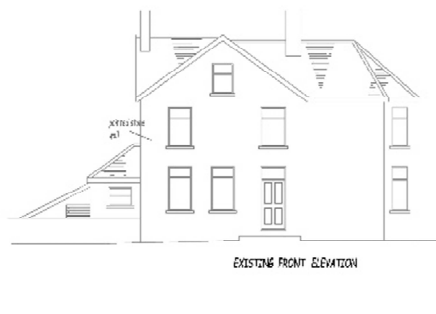
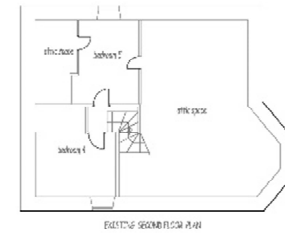
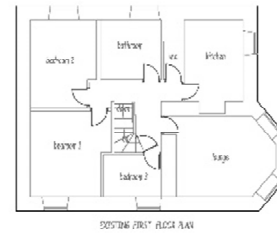
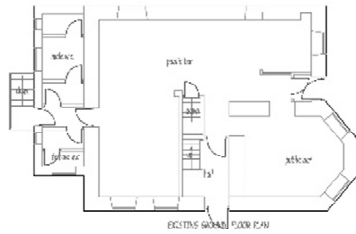
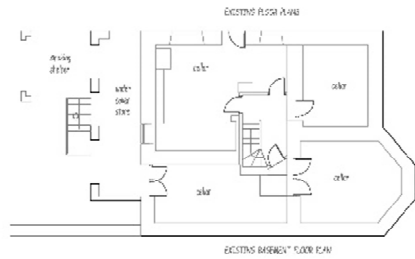
As To:
 PROPOSED CHANGE OF USE FROM A3 TO C3
 OF THE WYNN'S ARMS, MANOD ROAD
 BLAENAU FFESTINIOG,
 GWYNEDD,
 LL41 4AR

Drawing No:
 EXISTING SITE PLANS

Scale:
 1:200 @ A1
 Date:
 03/06/2019

Drawing No:	Rev:
1831018	

This is not a contract and the client and contractor are to satisfy themselves of all the conditions and drawings before commencing work. Do not make for the drawings.



This drawing has been prepared by the author for the purposes stated. It is not to be used as a contract document. The information shown is for reference purposes only. All dimensions should be thoroughly checked on site prior to construction. In any matter the location of any boundary shall be confirmed and agreed with the adjacent owner's application. No part of the work shall be carried out without the written consent of the relevant authority. All work shall be carried out in accordance with the Party Wall Act of 1996. All work shall be carried out in accordance with the British Standards Codes of Practice B.S. 8102. Certain regulations may apply to the location of the work. It is the client's responsibility to ensure that any work is carried out in accordance with the relevant regulations and to obtain the necessary permissions.

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011

PROPOSED CHANGE OF USE FROM A3 TO C3
OF THE WYNNES ARMS, MANOD ROAD
BLAENAU FFESTINIOS,
GWYNEDD,
LL41 4AR

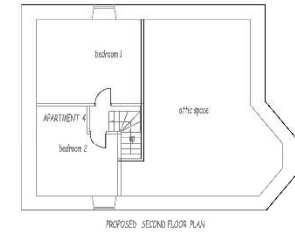
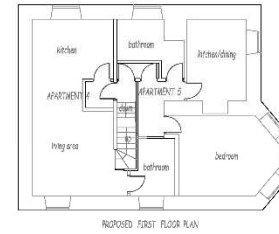
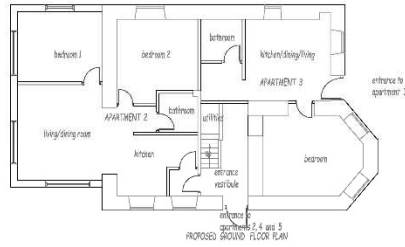
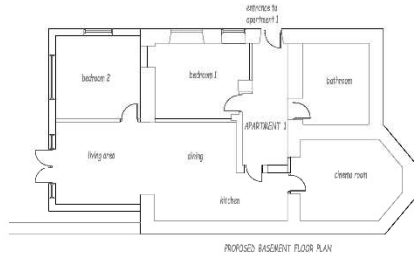
011

EXISTING FLOOR PLANS AND ELEVATIONS

Scale: 1:100 @ A1
Date: OCTOBER 2012
Drawn by: JAK
Checked by: JAK

1811019

Cynllun Diwygiedig Amended Plan



This drawing forms part of a planning application/building control application and should not be used as a construction drawing. The information shown is for reference purposes only. All dimensions should be thoroughly checked on site prior to commencement. In any instance the location of any boundary shall be confirmed and agreed with the adjacent owner if applicable. No part of the works shall be constructed so that it affects a trespass upon an adjacent property. All work shall be carried out in accordance with the Party Wall Act of 1996. All work shall be carried out in strict accordance with the British Standard Codes of Practice, Building Control requirements and respective manufacturers instructions. It is the clients responsibility to ensure that any structural design is thoroughly checked and verified by a structural engineer.

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Job Title
**PROPOSED CHANGE OF USE FROM A3 TO C3
OF THE WYNNES ARMS, MANOD ROAD
BLAENAU FFESTINOG,
GWYNEDD,
LL41 4AR**

Drawing Title
PROPOSED FLOOR PLANS AND ELEVATIONS

Scale
1:100 @ A1

Date
OCTOBER 2019

Drawn by
AW

Drawing Number
1821019

Rev
A

**Cynllun Diwygiedig
Amended Plan**



PROPOSED SITE PLAN

This drawing forms part of a planning application/building control application and should not be used as a construction drawing. The information shown is for reference purposes only. All dimensions should be thoroughly checked on site prior to commencement. If any instance the location of any boundary shall be confirmed and agreed with the adjacent owner if applicable. No part of the works shall be constructed so that it affects a trespass upon an adjacent property. All work shall be carried out in accordance with the Party Wall Act of 1996. All work shall be carried out in strict accordance with the British Standard Codes of Practice, Building Control requirements and respective manufacturers instructions. It is the clients responsibility to ensure that any structural design is thoroughly checked and verified by a structural engineer.

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Client:

Job No
**PROPOSED CHANGE OF USE FROM A3 TO C3
OF THE WYNNES ARMS, MANOD ROAD
BLAENAU FFESTINIOG,
GWYNEDD,
LL41 4AR**

Drawing Title
PROPOSED SITE PLANS

Scale
1:200 @ A1

Date
OCTOBER 21st 9

Drawn By
AW

Drawing Number 1841019	Rev A
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Rev A) - Dec 19 - excavation increased in width, car park entrance increased in width and boundary wall to car park entrance reduced in height
This is not a construction drawing and the client and contractor are to satisfy themselves of all information and dimensions before commencing work. Do not scale from this drawing.



















