



DERBYN
Adran Cynllunio 09.02.2023



EXISTING LOCATION PLAN 1 / 2500

EXISTING SITE PLAN 1 / 200



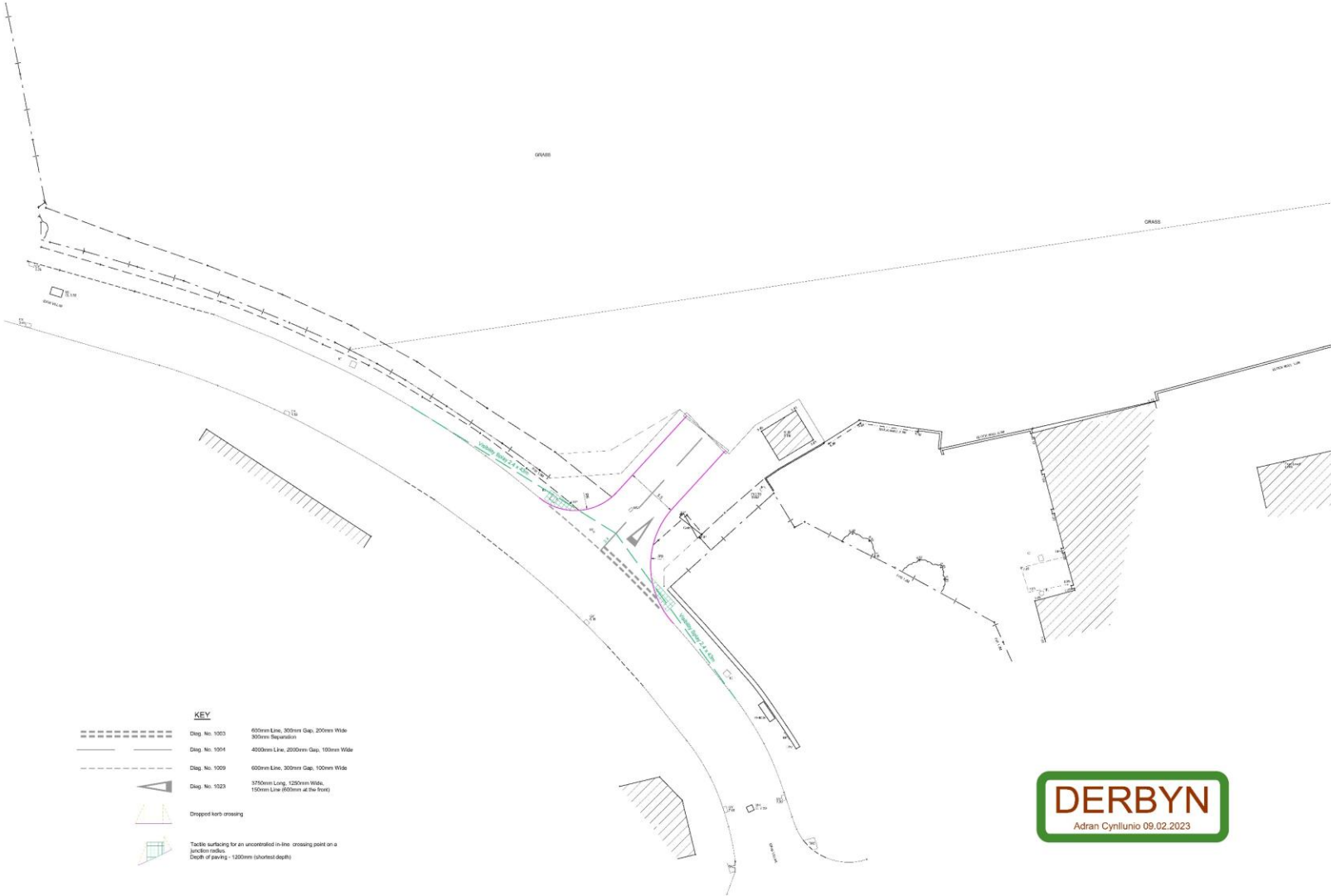
All Plans are to be used for the purposes of the site only and are not to be used for any other purpose. The client is responsible for the accuracy of the information provided and the accuracy of the information provided is not guaranteed. The client is responsible for the accuracy of the information provided and the accuracy of the information provided is not guaranteed.

**PROPOSED COMMERCIAL YARD
LAND ADJACENT IRRIS VILLA
BANDLANDS ROAD
TYWYN
GWYNEDD
LL 36 9AW**

TITLE: EXISTING SITE TOPOGRAPHY
 DATE: APR 22 2022
 DRAWN BY: MJE
 CHECKED BY: VR & OWEN
 SCALE: 1 / 200
 PROJECT NO: 221150P
 DRAWING NO: 01

MORRIS MARSHALL & POOLE
 Chartered Surveyors

10 Broad Street Newton, Pembrokeshire, SA11 3JZ
 Tel: 01864 426185
 Fax: 01864 426186
 Email: info@mmpp.co.uk
 Website: www.mmpp.co.uk



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Adran Cynllunio 09.02.2023

Notes

- Do not scale from this drawing.
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- The site survey was produced by laser Mapping Surveys Reference M1020-TYWYN Date 24-03-22 Levels are to OS Datum. Sumner Consultancy have not undertaken, nor have been instructed to undertake, any special investigations to verify the information provided. The Principal Contractor, sub-contractors and others who may need to rely on this information must ascertain its accuracy before commencing the works. Sumner Consultancy accept no responsibility or liability for the accuracy of this information.
- The access proposals are an extract from Morris Marshall & Poole's Proposed Site Plan Drawing No. 02 CAD Ref: Proposed_BP_DP Draft Received on 18-03-22. This is subject for Client's approval only and must not be used for setting out purposes. Sumner Consultancy have not undertaken, nor have been instructed to undertake, any special investigations to verify the information provided. The Principal Contractor, sub-contractors and others who may need to rely on this information must ascertain its accuracy before commencing the works. Sumner Consultancy accept no responsibility or liability for the accuracy of this information.

**ISSUED FOR PLANNING
NOT FOR CONSTRUCTION**

Revisions

Rev	Date	Description

Sumner Consultancy
Civil Engineering & Planning Consultants

The Old School
Aldby
Derbyshire
S14 4BP
Tel: 01332 341144
Fax: 01332 341145
Web: www.sumnerconsultancy.co.uk

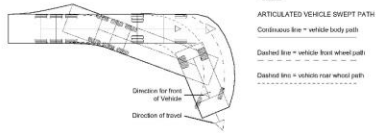
Client: MORRIS MARSHALL & POOLE

Project: IDRIS VILLA SANDLANDS
TYWYN

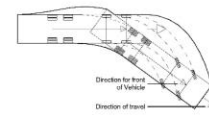
Drawing Title: ALIGNMENT PROPOSALS

Scale: 1:200 Drawn by: JRS Date: May 2022

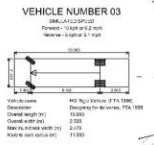
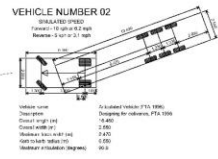
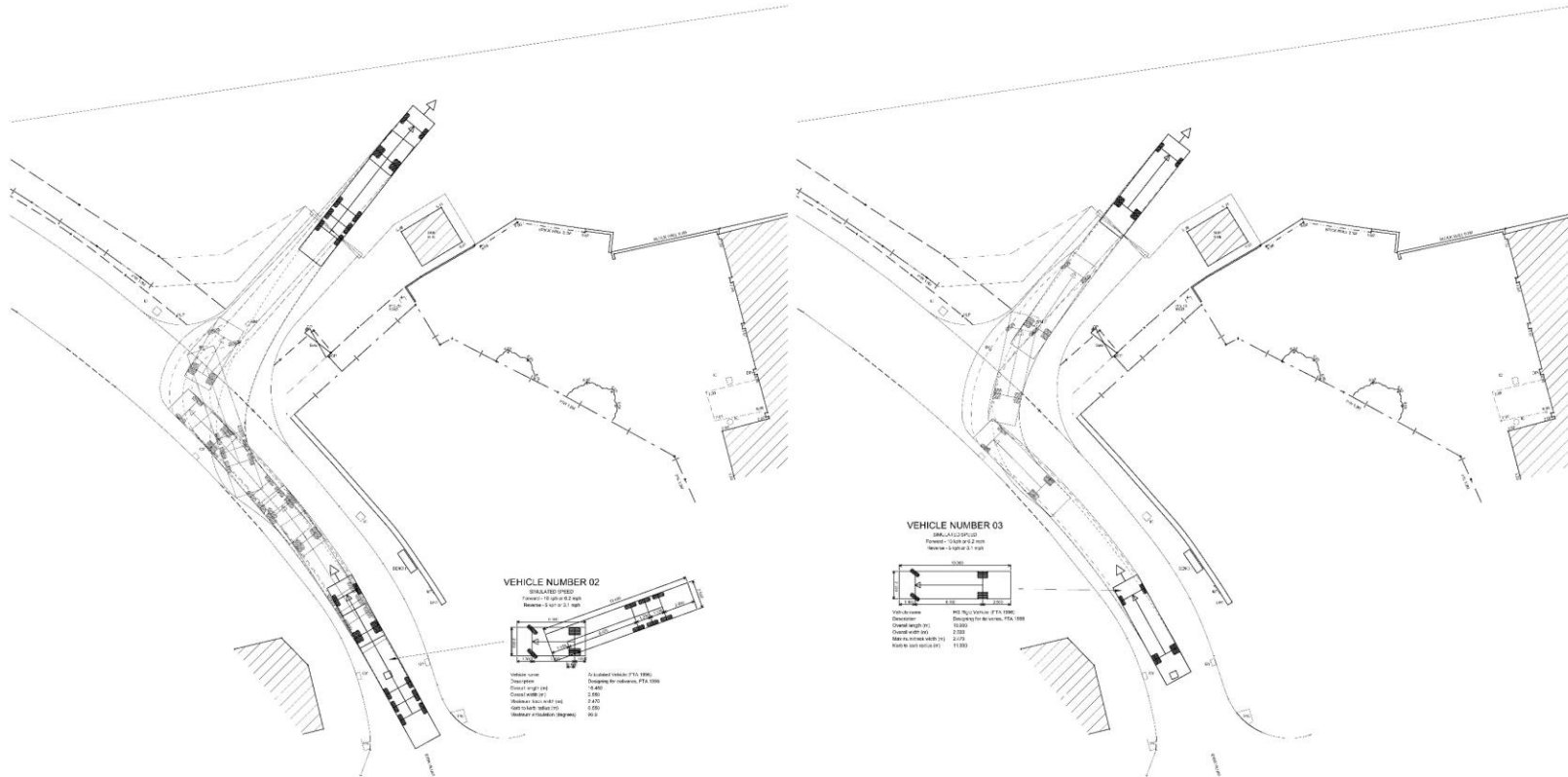
Drawing Number: 801-22-05 Revision:



KEY
ARTICULATED VEHICLE SWEEP PATH
 Continuous line = vehicle body path
 Dashed line = vehicle front wheel path
 Dotted line = vehicle rear wheel path



KEY
RIGID VEHICLE SWEEP PATH
 Continuous line = vehicle body path
 Dashed line = vehicle front wheel path



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- The access proposal and any extracts from Morris Marshall & Poole's Proposed Site Plan Strategy No. 02 CAD Ref: Proposed_SPS_Plan Received on 18-03-22. This is subject to planning conditions only and must not be used for setting out purposes. Sumner Consultancy have not undertaken, nor have been instructed to undertake, any special investigations to verify the information provided. The Principle Contractor, sub-contractors and others who may need to rely on this information must ascertain its accuracy before commencing the works. Sumner Consultancy accept no responsibility or liability for the accuracy of this information.

**ISSUED FOR PLANNING
NOT FOR CONSTRUCTION**

Revisions		
Rev	Date	Description



Client: MORRIS MARSHALL & POOLE

Project: IDRIS VILLA SANDLANDS TYWYN

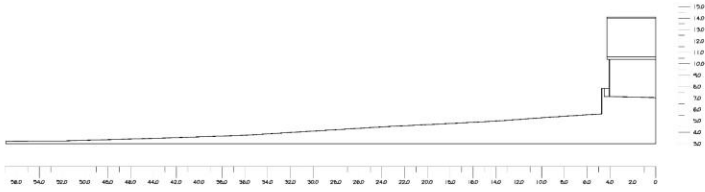
Drawing Title: VEHICLE SWEEP PATH ANALYSIS

Scale: 1:200 Drawn by: JRS Date: May 2022

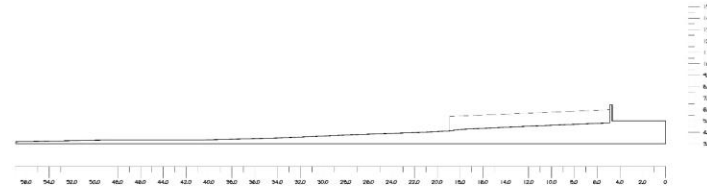
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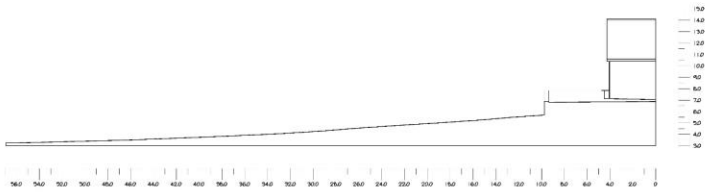
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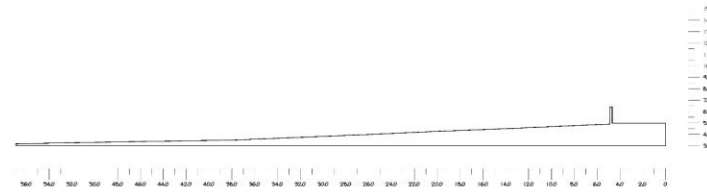
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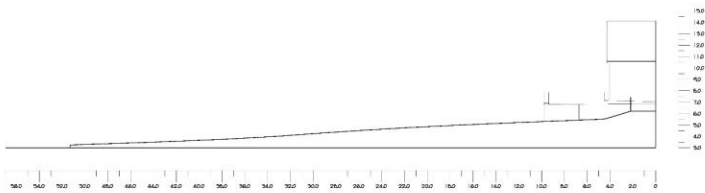
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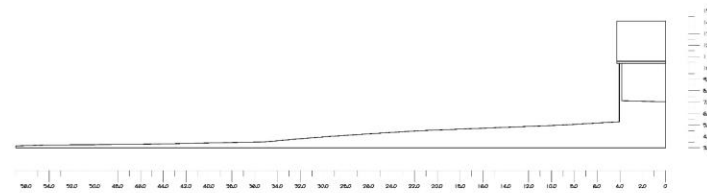
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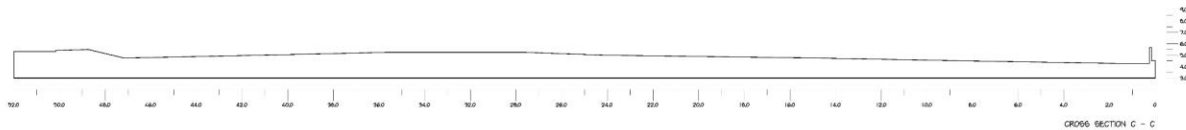
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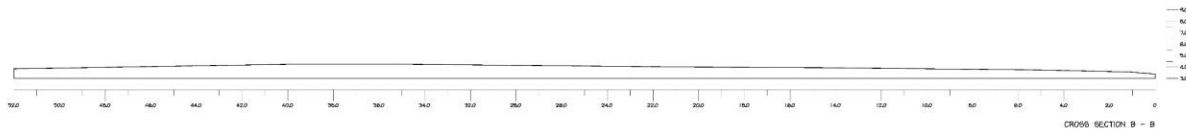
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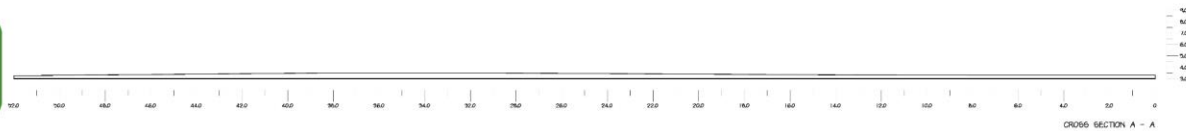
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CROSS SECTION C - C



CROSS SECTION B - B



CROSS SECTION A - A

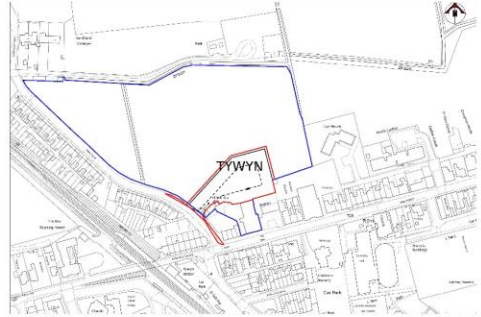
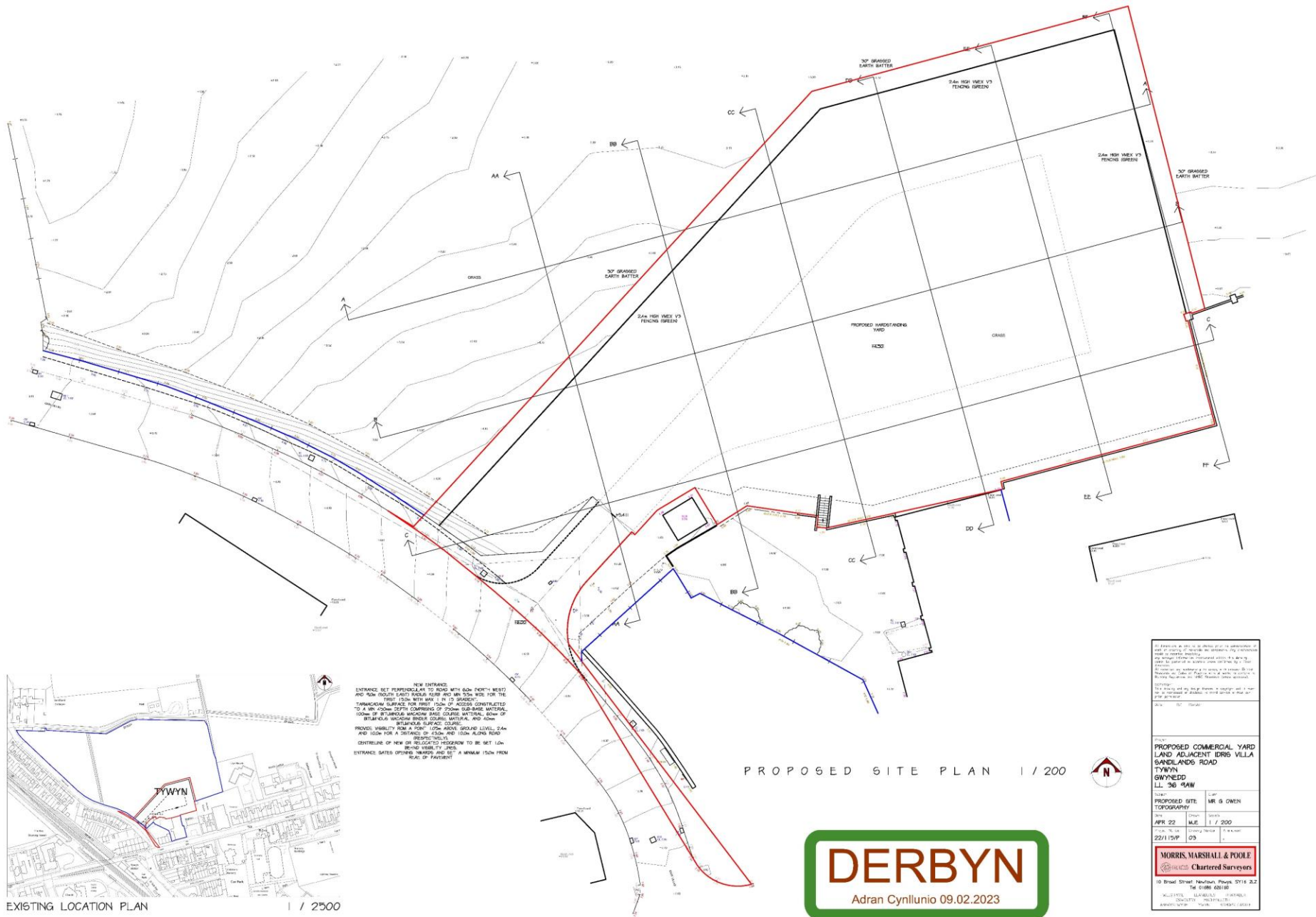


All Plans shall be subject to the approval of the Local Planning Authority. The applicant shall be responsible for obtaining all necessary consents and approvals from the relevant authorities. The applicant shall be responsible for obtaining all necessary consents and approvals from the relevant authorities. The applicant shall be responsible for obtaining all necessary consents and approvals from the relevant authorities.

DRAWN BY: MJE
 CHECKED BY: MJE
 DATE: 1 / 2020

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 Chartered Surveyors

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EXISTING LOCATION PLAN 1 / 2500

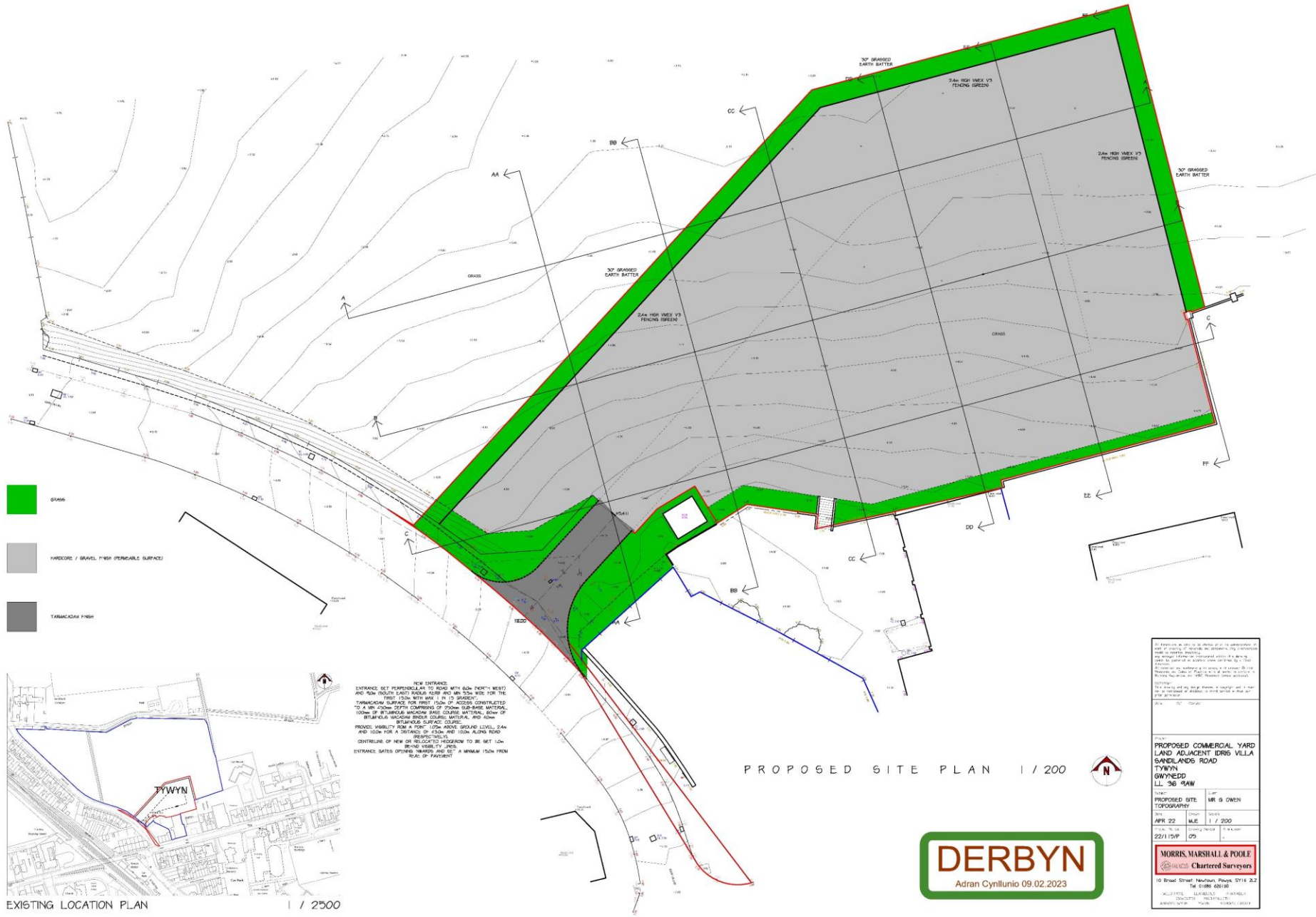
NEW ENTRANCE:
 ENTRANCE SET PERPENDICULAR TO ROAD WITH 50m NORTH WEST
 AND 50m SOUTH EAST RAGLE KERB AND 10m WIDE FOR THE
 100m 150m WITH 1:1 TO 3:1 SLOPES
 TYPICAL SURFACE FOR FIRST 150m OF ACCESS CONNECTED
 TO A 10m 150m DEPTH CURBING OF 200mm SUBGRADE MATERIAL
 100mm OF STURDIOUS ANCHORS BARS COARSE MATERIAL, 60mm OF
 BITUMEN ANCHORS BARS COARSE MATERIAL, AND OTHER
 MATERIALS AS REQUIRED.
 ROAD VISIBILITY FROM A 10m 150m ABOVE GROUND LEVEL, 24m
 AND 150m FOR A DISTANCE OF 150m AND 150m ALONG ROAD
 CENTRELINE OF NEW OR EXISTING HIGHWAY TO BE SET 10m
 RESPECTIVELY
 FROM EXISTENT JUNCTION.
 ENTRANCE SATER OPENING WIDENED AND SET A MINIMUM 150m FROM
 ROAD OF PARALLEL

PROPOSED SITE PLAN 1 / 200



DERBYN
 Adran Cynllunio 09.02.2023

<p>ALL INFORMATION ON THIS PLAN IS THE PROPERTY OF MORRIS MARSHALL & POOLE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MORRIS MARSHALL & POOLE. THIS PLAN IS VALID FOR 12 MONTHS FROM THE DATE OF ISSUE.</p>	
<p>DATE: 09/02/2023 DRAWN BY: MJP CHECKED BY: MJP</p>	
<p>PROPOSED COMMERCIAL YARD LAND ADJACENT IRRIS VILLA SANDLANDS ROAD TYNWYN GWYNEDD LL 36 RAW</p>	
<p>PROPOSED SITE TOPOGRAPHY</p>	<p>VR & OWEN</p>
<p>DATE: APR 22 2021</p>	<p>MJE 1 / 200</p>
<p>SCALE: 1:200</p>	<p>DATE: 09</p>
<p>MORRIS MARSHALL & POOLE Chartered Surveyors</p>	
<p>10 Broad Street, Newbury, Berks, RG16 2JZ Tel: 01895 426185 Email: info@mmarp.co.uk Website: www.mmarp.co.uk</p>	



NEW ENTRANCE:
 ENTRANCE SET PERPENDICULAR TO ROAD WITH 50m NORTH WEST
 AND 50m SOUTH EAST EASEL FLOOR AND MIN 10m WIDE FOR THE
 TRUCK 10m WITH 1:1 TO 3:1 SLOPES
 TARMACDAM SURFACE FOR FIRST 150m OF ACCESS CONTINUED
 TO A MIN 100m DEPTH CURBING OF 200mm SUBGRADE MATERIAL
 100mm OF BITUMINOUS WINDING SAND COURSE MATERIAL, 60mm OF
 BITUMINOUS WINDING SAND COURSE MATERIAL, AND OTHER
 MATERIALS SURFACE COURSE
 ROAD VISIBILITY FROM A 10m² 100m ABOVE GROUND LEVEL, 2.4m
 AND 150m FOR A DRIVEWAY OF 100m AND 150m ALONG ROAD
 CENTRELINE OF NEW OR RELAYED PAVED TO BE SET 10m
 FROM EASELTY JAIL
 ENTRANCE SATER OPENING MINIMUM AND SET A MINIMUM 150m FROM
 ROAD OF PARALLEL

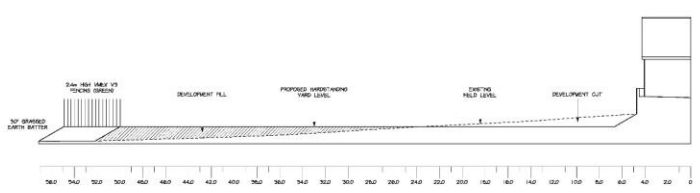
PROPOSED SITE PLAN 1 / 200



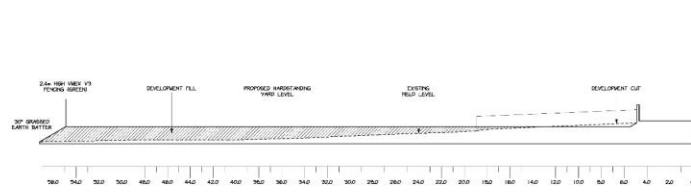
<p>ALL INFORMATION ON THIS PLAN IS THE PROPERTY OF MORRIS MARSHALL & POOLE AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MORRIS MARSHALL & POOLE.</p> <p>DATE: 22/11/2021</p>	
PROPOSED SITE TOPOGRAPHY	MR & OWEN
DATE: APR 22 2021	MJE 1 / 200
SCALE: 1:200	0%
<p>MORRIS MARSHALL & POOLE Chartered Surveyors</p> <p>10 Broad Street Newton, Pkys 0116 3JZ Tel: 01883 426185 Fax: 01883 426186 Email: info@mmpp.co.uk Website: www.mmpp.co.uk</p>	



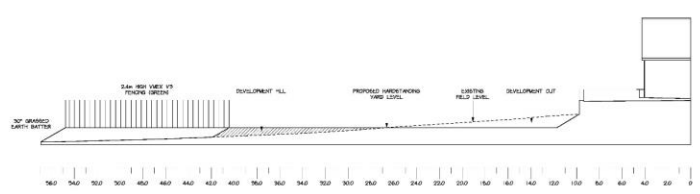
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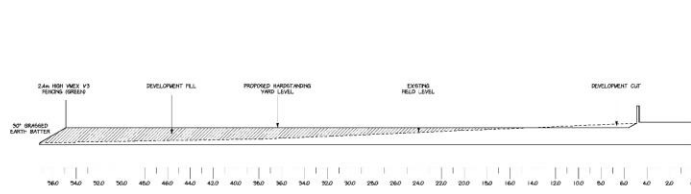
CROSS SECTION CC - CC



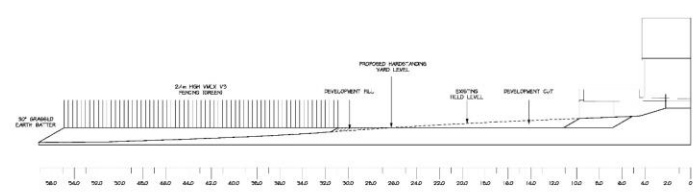
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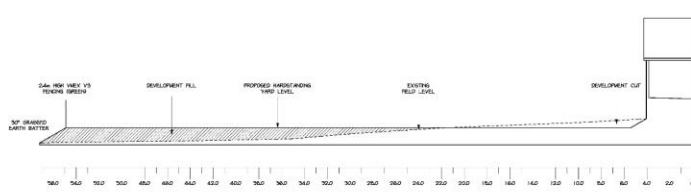
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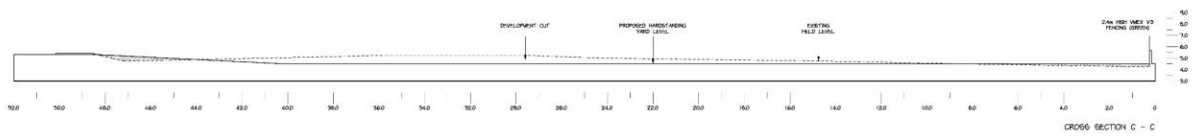
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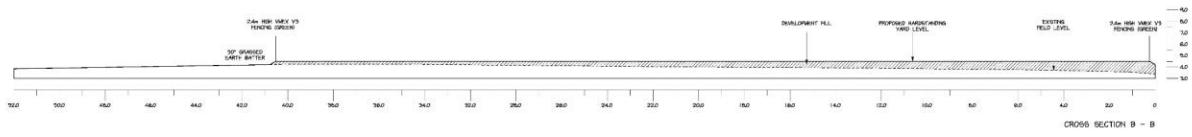
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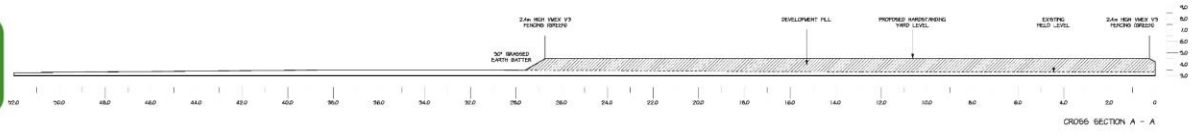
CROSS SECTION DD - DD



CROSS SECTION C - C



CROSS SECTION B - B



CROSS SECTION A - A



All Plans shall be subject to the approval of the Local Planning Authority. The Plans shall be subject to the approval of the Local Planning Authority. The Plans shall be subject to the approval of the Local Planning Authority.

PROPOSED COMMERCIAL YARD LAND ADJACENT IRR6 VILLA BANDLANDS ROAD TYNWYN GWYNEDD LL 56 9AW

DRAWN BY: MJE
 CHECKED BY: MJE
 DATE: 1 / 200

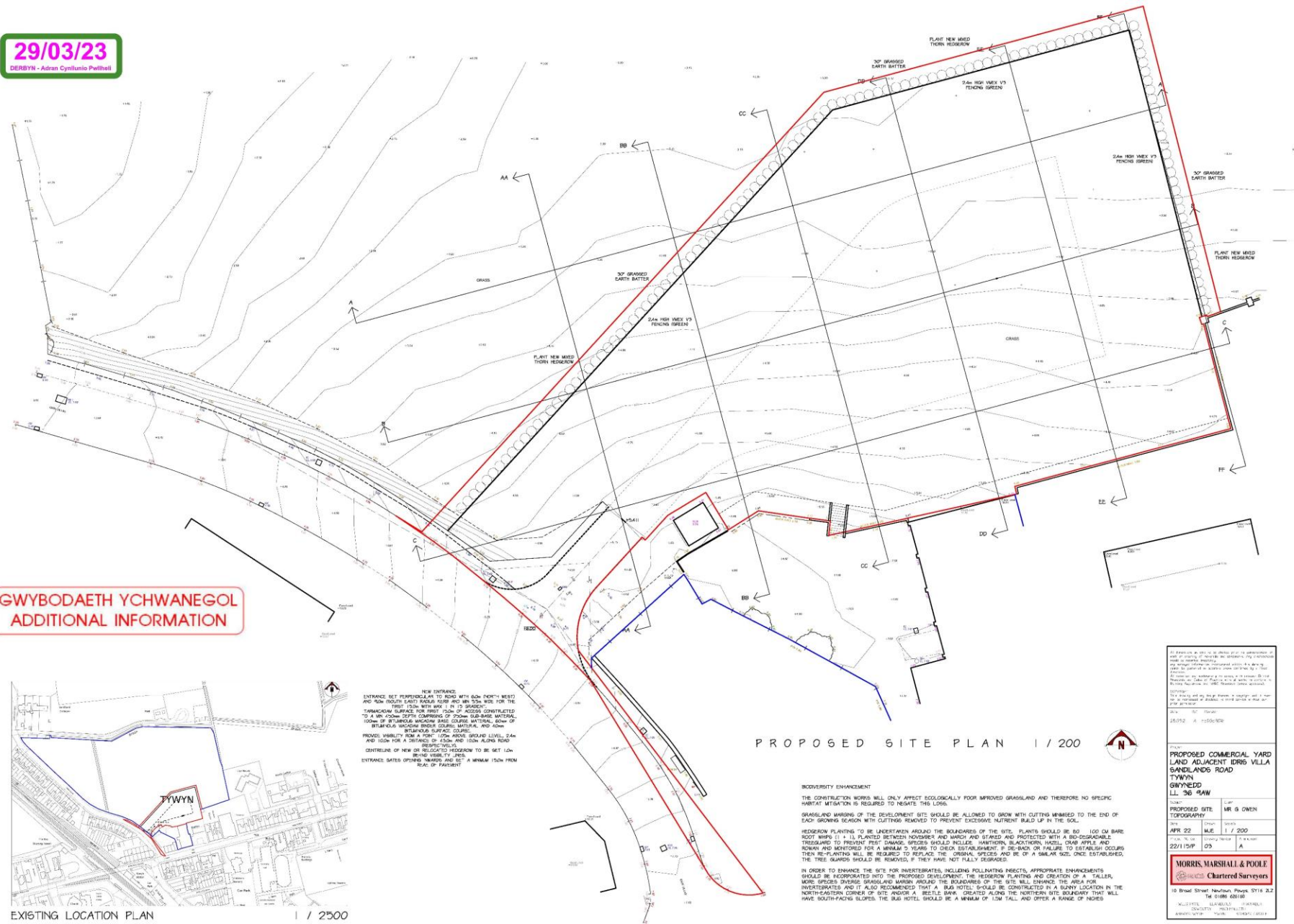
MORRIS MARSHALL & POOLE
 Chartered Surveyors

10 Broad Street Newton, Pembrokeshire, SA11 3JZ
 Tel: 01864 628185
 Fax: 01864 628186
 Email: info@mmpp.co.uk
 Website: www.mmpp.co.uk

**GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION**



NEW ENTRANCE
ENTRANCE SET PERPENDICULAR TO ROAD WITH 50m NORTH WEST AND 50m SOUTH EAST EASEL KISS AND 10m TURN WIDE FOR THE 15m TURN WITH 1:1 TO SLOPES
TERRACED SURFACE FOR FIRST 15m OF ACCESS CONTRIBUTED TO A 10m DOWN SLOPE COVERING OF 70mm SUBGRADE MATERIAL, 100mm OF STABILISED SAND AND GRAVEL MATERIAL, 40mm OF BITUMEN WOUNDER BASE COURSE MATERIAL, AND 50mm OF 100mm SAND AND GRAVEL
ROADS VISIBILITY FROM A POINT 100m ABOVE GROUND LEVEL, 24m AND 150m FOR A DRIVEWAY OF 150m AND 150m ALONG ROAD RESPECTIVELY
ROAD EASELTY JUNGLE
ENTRANCE SATER OFFERING 10m AND 15m A MINIMUM 150m FROM ROAD OF PATIENT



BIODIVERSITY ENHANCEMENT
THE CONSTRUCTION WORKS WILL ONLY AFFECT ECOLOGICALLY POOR IMPROVED GRASSLAND AND THEREFORE NO SPECIFIC HABITAT MITIGATION IS REQUIRED TO NEGATE THIS LOSS.
GRASSLAND MARGINS OF THE DEVELOPMENT SITE SHOULD BE ALLOWED TO GROW WITH CUTTINGS MOWED TO THE END OF EACH GROWING SEASON WITH CUTTINGS GRADED TO PREVENT EXCESSIVE NUTRIENT BUILD UP IN THE SOIL.
HEDGEROW PLANTING TO BE UNDERTAKEN AROUND THE BOUNDARIES OF THE SITE. PLANTS SHOULD BE 80-100 CM BARE ROOT WHIPS (1-1.1) PLANTED BETWEEN NOVEMBER AND MARCH AND STAKED AND PROTECTED WITH A BIO-DEGRADABLE TRESSHARD TO PREVENT FIRST DAMAGE. SPECIES SHOULD INCLUDE: HAWTHORN, BLACKTHORN, HAZEL, CRAB APPLE, AND ROWAN AND MONITORED FOR A MINIMUM 5 YEARS TO CHECK ESTABLISHMENT. IF DIE-BACK OR FAILURE TO ESTABLISH OCCURS THEN REPLANTING WILL BE REQUIRED TO REPLACE THE ORIGINAL SPECIES AND BE OF A SIMILAR SIZE ONCE ESTABLISHED.
IN ORDER TO ENHANCE THE SITE FOR INVERTEBRATES, INCLUDING POLLINATING INSECTS, APPROPRIATE ENHANCEMENTS SHOULD BE INCORPORATED INTO THE PROPOSED DEVELOPMENT. THE HEDGEROW PLANTING AND CREATION OF A TALLER, MORE OPENLY DIVERSE GRASSLAND MARGINS AROUND THE BOUNDARIES OF THE SITE WILL ENHANCE THE AREA FOR INVERTEBRATES AND IT ALSO RECOMMENDED THAT A BUG HOTEL SHOULD BE CONSTRUCTED IN A SUNNY LOCATION IN THE NORTH-WESTERN CORNER OF SITE AND THAT A BRITTLE BARK CRESCENT ALONG THE NORTHERN SITE BOUNDARY THAT WILL HAVE SOUTH-FACING SLOPES. THE BUG HOTEL SHOULD BE A MINIMUM OF 10M TALL AND OFFER A RANGE OF NICHES

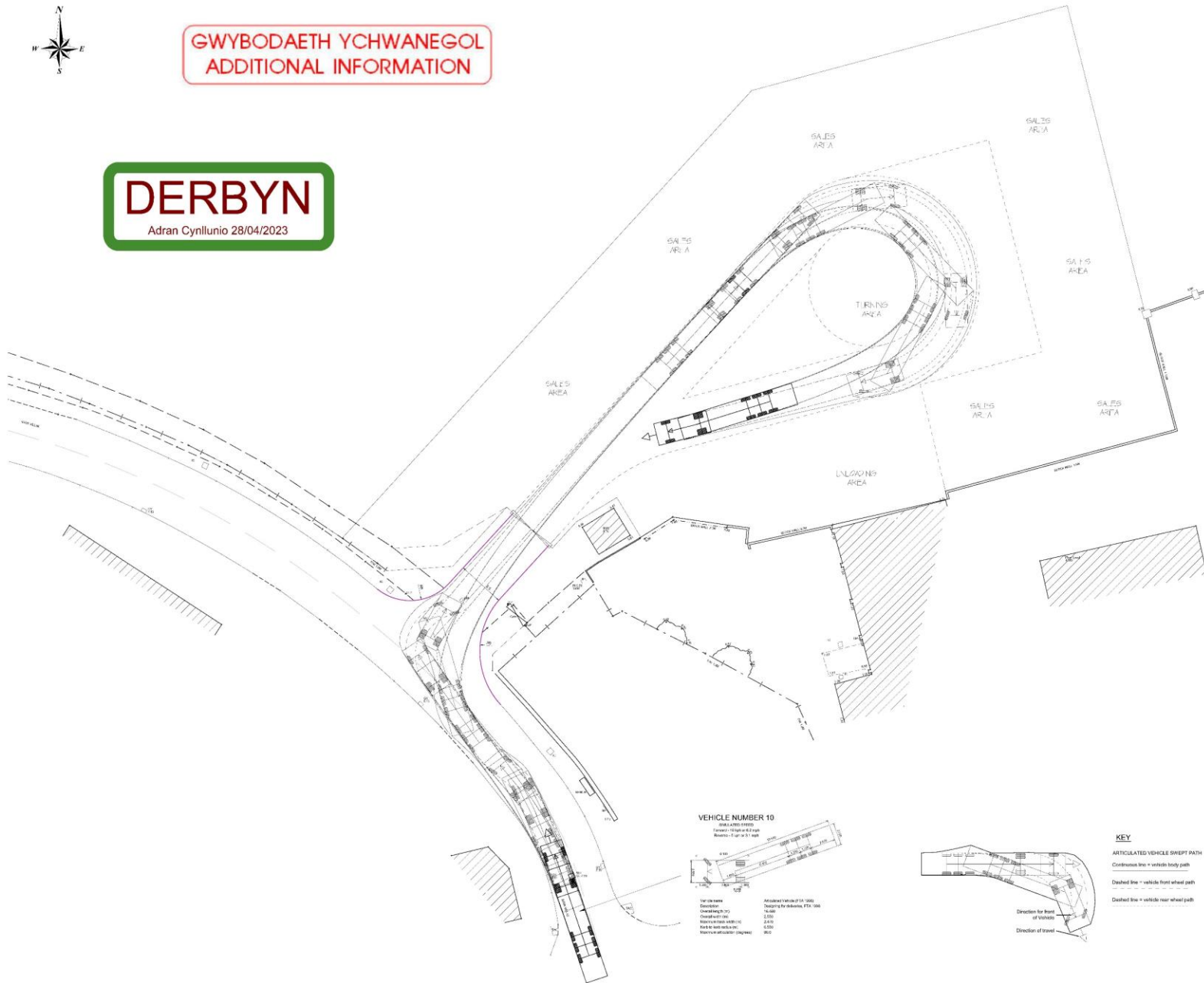
<p>29/03/23 DERBYN - Adran Cynllunio Pwllheli</p>	
<p>PROPOSED COMMERCIAL YARD LAND ADJACENT IRRIG VILLA BANDLANDS ROAD TŷWYN GWYNEDD LL 36 9AW</p>	
<p>PROPOSED SITE TOPOGRAPHY</p>	<p>VR 8 OWN</p>
<p>DATE: APR 22</p>	<p>MUE: 1 / 200</p>
<p>SCALE: 1:100</p>	<p>DATE: 22/1/20</p>
<p>MORRIS MARSHALL & POOLE Chartered Surveyors</p>	
<p>10 Broad Street, Newtown, Powys, SY16 3JZ Tel: 01888 488185 NEWCASTLE LONDON BIRMINGHAM CARDIFF BANGOR SWANSEA PLYMOUTH ST ALBANS</p>	



**GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION**

DERBYN

Adran Cynllunio 28/04/2023



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**ISSUED FOR PLANNING
NOT FOR CONSTRUCTION**

Revisions

Rev	Date	Description



Client: MORRIS MARSHALL & POOLE

Project: IDRIS VILLA SANDLANDS TYWYN

Drawing Title: ARTICULATED VEHICLE 10 SWEEP PATH

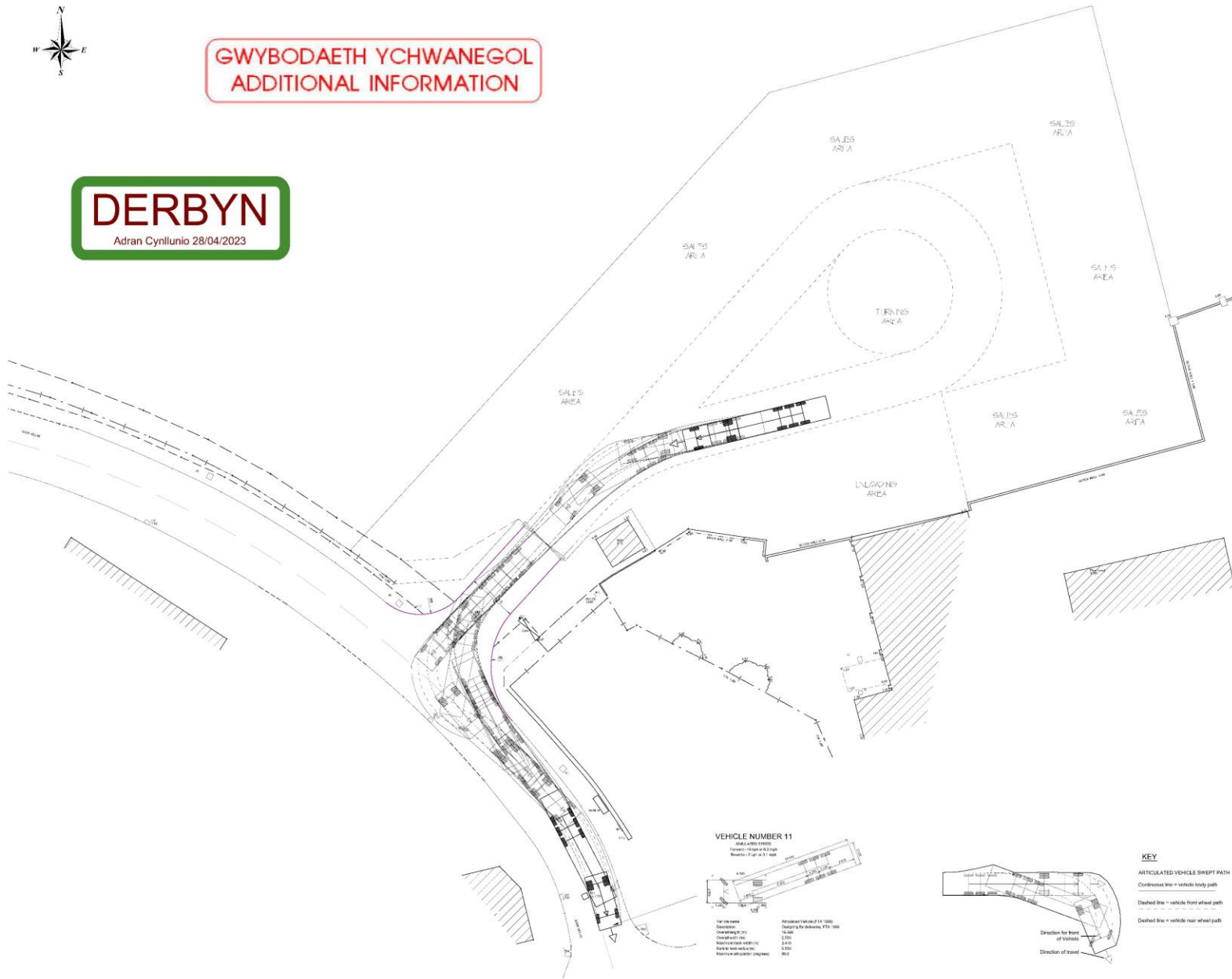
Scale: 1:200 Drawn by: JRS Date: April 2023

Drawing Number: 801-22-72 Revision:



**GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION**

DERBYN
Adran Cynllunio 28/04/2023



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**ISSUED FOR PLANNING
NOT FOR CONSTRUCTION**

Revisions		
Rev	Date	Description

The Old School
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Fax: 01527 851165
Web: www.surveyconsultancy.co.uk

Client: MORRIS MARSHALL & POOLE

Project: IDRIS VILLA SANDLANDS
TYWYN

Drawing Title: ARTICULATED VEHICLE 11
SWEEP PATH

Scale: 1:200 Drawn by: JRS Date: April 2023

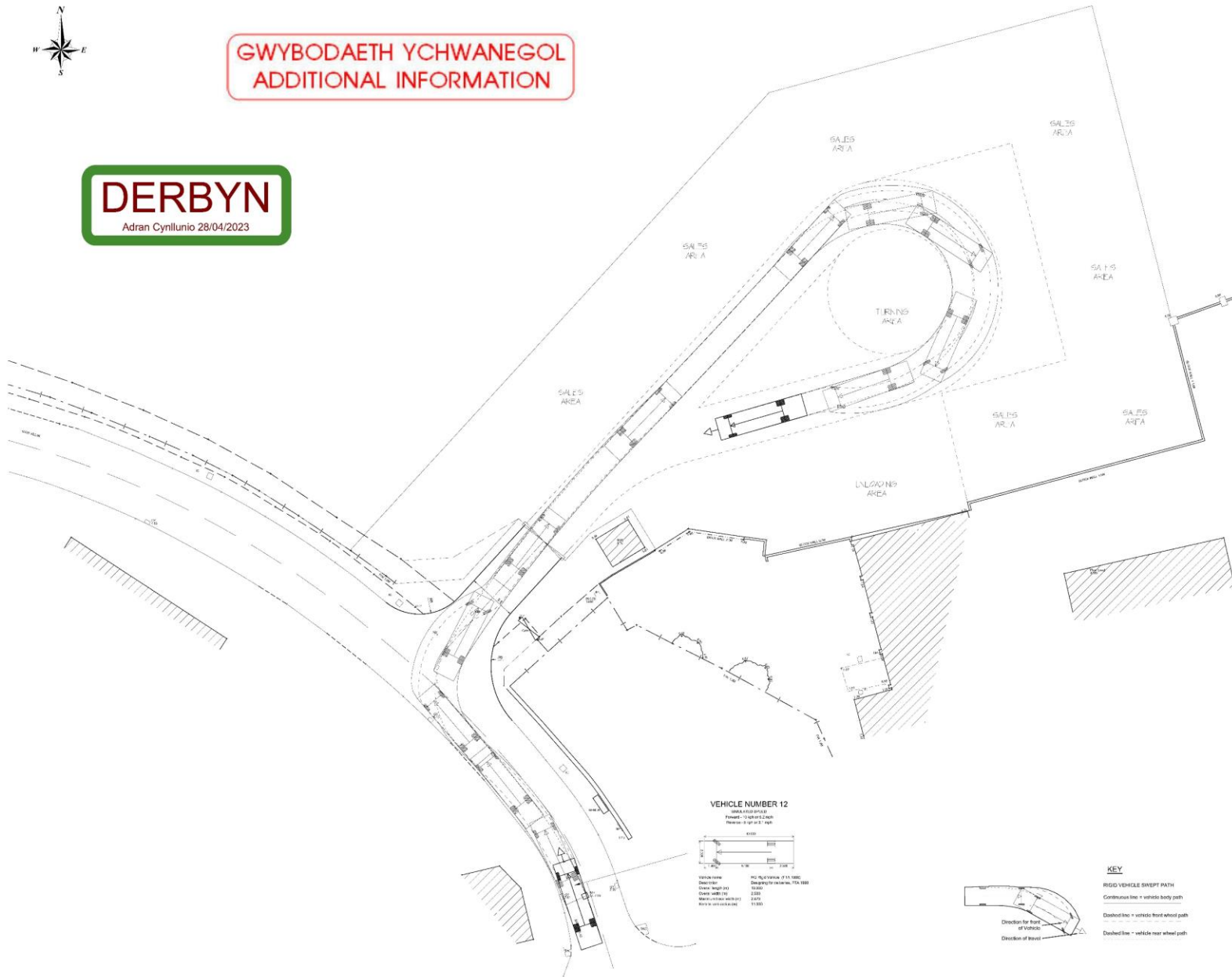
Drawing Number: 801-22-73 Revision:



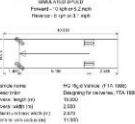
**GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION**

DERBYN

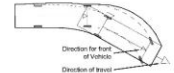
Adran Cynllunio 28/04/2023



VEHICLE NUMBER 12



Vehicle type	RIGID VEHICLE
Length	11.1 (36.4)
Width	2.25
Wheelbase	3.0
Front overhang	1.0



KEY

- RIGID VEHICLE SWEEP PATH
- Continuous line = vehicle body path
- Dashed line = vehicle front wheel path
- Dotted line = vehicle rear wheel path

Notes

- Do not scale from this drawing.
- All drawings are to be checked by the contractor and setting out engineer advised in conjunction with one another to ensure they are mutually compatible with each other before any setting out or construction commences. In the event of apparent ambiguity or contradiction the engineer and/or architect shall be notified immediately. Survey Consultancy accepts no liability in the event of not being so notified and where construction work has commenced.
- The site survey was produced by laser Mapping Surveys Reference M1020-TYWYN, Date 24-03-22. Levels are to OS Datum. Survey Consultancy have not undertaken, nor have been instructed to undertake, any special investigations to verify the information provided. The Principal Contractor, sub-contractors and others who may need to rely on this information must ascertain its accuracy before commencing the works. Survey Consultancy accept no responsibility or liability for the accuracy of this information.
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**ISSUED FOR PLANNING
NOT FOR CONSTRUCTION**

Revisions

Rev	Date	Description

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Client: MORRIS MARSHALL & POOLE

Project: IDRIS VILLA SANDLANDS
TYWYN

Drawing Title: RIGID VEHICLE 12 SWEEP
PATH

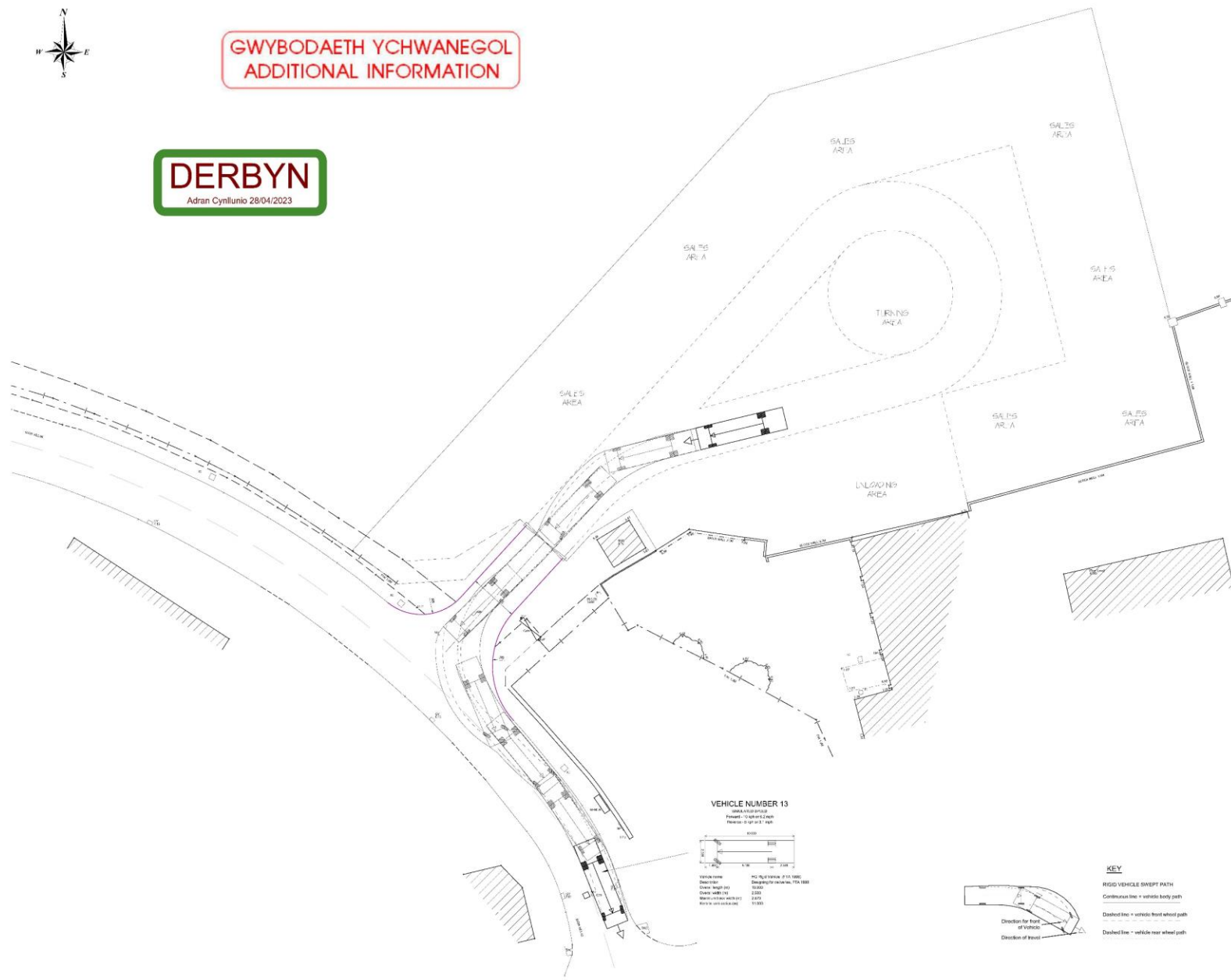
Scale: 1:200 Drawn by: JRS Date: April 2023

Drawing Number: 801-22-74 Revision:



**GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION**

DERBYN
Adran Cynllunio 28/04/2023

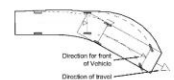


VEHICLE NUMBER 13

SWEEP WIDTH 3.00m
Frontal 1.50m (1.50m)
Rearward 1.50m (1.50m)



Vehicle name	RIGID VEHICLE 13
Description	Single-deck motor vehicle
Clear height (m)	2.20
Clear width (m)	2.20
Wheel-to-wheel width (m)	1.80
Wheel-to-wheel track (m)	1.80



KEY

- RIGID VEHICLE SWEEP PATH
- Continuous line = vehicle body path
- Dashed line = vehicle front wheel path
- Dotted line = vehicle rear wheel path

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- The access proposals are an extract from Morris Marshall & Poole's Proposed Site Topography Drawing No. 02 CAD Ref: Proposed_BP_13 - Shafter Received on 01-01-22. This is subject to confirmation by the contractor and must not be used for setting out purposes. Survey Consultancy have not undertaken, nor have been instructed to undertake, any special investigations to verify the information provided. The Principal Contractor, sub-contractors and others who may need to rely on this information must ascertain its accuracy before commencing the works. Survey Consultancy accept no responsibility or liability for the accuracy of this information.

**ISSUED FOR PLANNING
NOT FOR CONSTRUCTION**

Revisions

Rev	Date	Description



Client: MORRIS MARSHALL & POOLE

Project: IDRIS VILLA SANDLANDS TYWYN

Drawing Title: RIGID VEHICLE 13 SWEEP PATH

Scale: 1:200 Drawn by: JRS Date: April 2023

Drawing Number: 801-22-75 Revision:



