
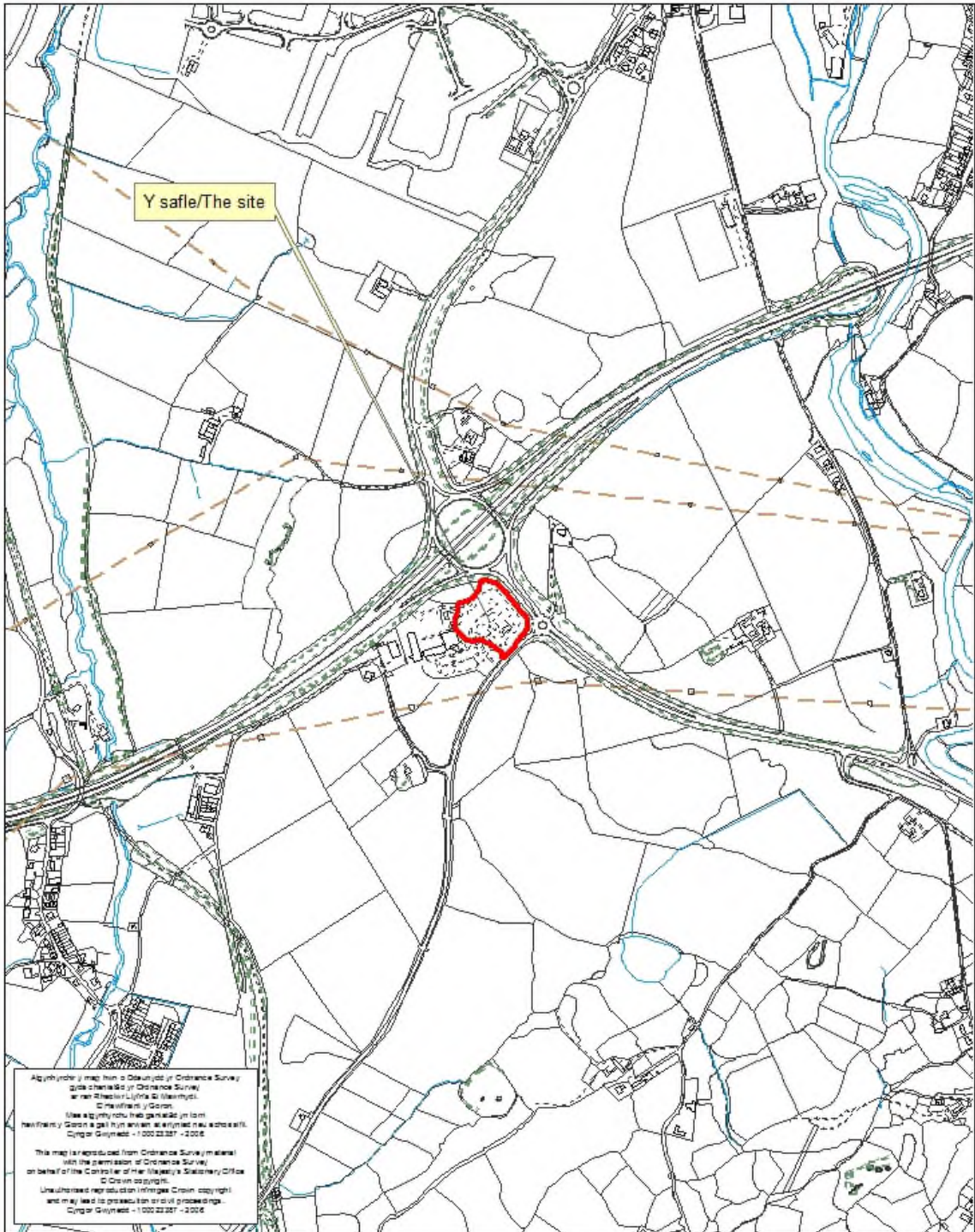


Number: 5

 Rhif y Cais / Application Number : C14/1024/16/LL

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



PLANNING COMMITTEE	DATE: 02/03/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

Application Number: C14/1024/16/LL  
Date Registered: 11/11/2014  
Application Type: Full - Planning  
Community: Llandygai  
Ward: Arllechwedd

Proposal: DEMOLISH A PETROL STATION, SHOP AND CANOPY ALONG WITH THE CONSTRUCTION OF A PETROL STATION WITH A SHOP, AN ATM MACHINE AND A NEW 'SUBWAY', INSTALL A NEW CANOPY AND A NEW HGV PUMP, CONSTRUCTION OF A STARBUCKS COFFEE SHOP WITH A DRIVE-THROUGH ELEMENT, PARKING SPACES AND INSTALLATION OF UNDERGROUND TANKS TO REPLACE EXISTING.

Location: BANGOR SERVICE STATION, FELIN HEN ROAD, LLANDYGAU, BANGOR, LL57 4BG

**Summary of the Recommendation:** TO APPROVE WITH CONDITIONS

**1. Description:**

1.2 An application to demolish a petrol station, shop and canopy along with the construction of a petrol station with a shop, an ATM machine, a new Subway, install a new canopy and new HGV pump and construction of a Starbucks coffee shop with a drive-through element, parking spaces and installation of underground tanks to replace existing.

1.3 The site is known as Llys y Gwynt and offers services for travellers on the A55 and the A5. Currently, the site contains a Travelodge, Little Chef and Burger King cafes, the Tourist Board office, a petrol station with a shop and a lorry parking area. This application involves part of the site which includes the petrol station and the lorry parking area.

1.4 The site is located in open countryside and in close proximity to the A55, the A5 and A4244 and near the Police's Western Traffic Centre.

1.5 The application contains the following elements:

- Demolish completely the existing petrol station, shop and canopy.
- Construct a new Starbucks building that will measure approximately 20m by 11m with a maximum height of 5.5m with an associated closed storage area measuring 3m by 5m along with a canopy. The building will have a flat roof. There are no full details of the finish but there is a suggestion that they will be of brown, light brown and cream colours.
- Construct a petrol station building with an ATM machine, shop and a new associated Subway that will measure 30m by 14m with a maximum height of 5m. The floor area of the whole building will measure approximately 404m<sup>2</sup> with approximately 312m<sup>2</sup> of it being a shop floor and approximately 40m<sup>2</sup> being the Subway. The floor plan does not show tables and chairs for the Subway. The building has a single pitched roof and the full details of the finish have not been submitted but the shop front includes a large percentage of glass.

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- Install a new canopy for vehicles and a separate canopy for lorries. The canopies will measure 9m by 7m with a maximum height of 6.5m, and 8.5m by 30.5m with a maximum height of 6.5m. There are no full details of the finish of the canopies.
- The provision of five fuel pumps for vehicles and one pump for lorries.
- Provision of 13 parking spaces in front of the shop and 11 parking spaces in front of Starbucks and 15 additional parking spaces nearby.
- Install three fuel tanks to hold 75000 litres of fuel each to replace existing.

1.6 A Design and Access Statement was submitted with the application.

1.7 Confirmation has been received from the agent that there is no public sewer within 1 mile to the site and the sewerage discharges into a septic tank that is shared with Travelodge. The proposed development will use this existing tank. Information was also received from the agent that confirms that it is proposed to retain five parking spaces for lorries within the site.

1.8 The development does not fall within schedule 1 of the Town and Country Planning (Environmental Impact Assessments) Regulations 1999, as the development is not for storing more than 200,000 tons of petrol or petro-chemicals (number 20), and the development does not fall within schedule 2 of the Regulations either as the development is not for storing more than 200 tons of petrol or petro-chemicals and the development does not propose to provide a building or structure for storage. Therefore, the proposal does not need to be screened or need an Environmental Impact Assessment.

## **2. Relevant Policies:**

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

### **2.2 Gwynedd Unitary Development Plan 2009:**

#### **POLICY B7 – SITES OF ARCHAEOLOGICAL IMPORTANCE**

Refuse proposals which will damage or destroy archaeological remains of national importance (whether scheduled or not) or their setting. It also refuses any development that will affect other archaeological remains unless the need for the development overrides the significance of the archaeological remains.

#### **POLICY B22 – BUILDING DESIGN**

Promote good building design by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and character of the local landscape and environment.

#### **POLICY B23 – AMENITIES**

Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

#### **POLICY B25 – BUILDING MATERIALS**

Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

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#### POLICY B27 – LANDSCAPING SCHEMES

Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

#### POLICI B31 – DEVELOPEMNTS THAT INVOLVE HAZARDOUS SUBSTANCES

Refuse proposals for developments that involve hazardous substances on specific sites.

#### POLICY CH33 – SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

#### POLICY CH36 – PRIVATE CAR PARKING FACILITIES

Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

#### POLICY D5 – SPECIAL LOCATION NEEDS

In exceptional cases, permit the location of industrial or business developments on sites that have not been designated or protected for business/industry if there are genuine 'special location needs' which cannot be met on a High Quality Employment Site or Industrial Site.

#### POLICY D8 – EXPANSION OF EXISTING ENTERPRISES

Proposals to extend/expand/intensify industrial enterprises and existing businesses or other enterprises will be approved if they conform with specific criteria regarding the appropriateness of the existing use in relation to the surrounding area and adjacent uses and how relevant it is to the existing work.

#### POLICY D27 – COMPARISON AND CONVENIENCE GOODS RETAIL STORES OUTSIDE DEFINED TOWN CENTRES

Proposals for new retail shops selling comparison and/or convenience goods or extensions to existing ones on sites within or near Service Centres but outside the defined town centres will be approved provided they comply with all the criteria relating to establishing a need, the sequential test, the impact on the viability, vitality and attractiveness of the town centre, traffic and parking matters and the availability of facilities.

#### POLICI D30 – RETAILING IN THE COUNTRYSIDE

Proposals for small shops outside development boundaries will be approved if they are a subordinate element to an existing business and if they conform to criteria regarding the impact on a neighbouring village shop and on the character and amenities of the area as well as the availability of an existing building.

### **2.3 National Policies:**

Technical Advice Note 12 - Design 2014

Technical Advice Note 18 – Transport (2007)

Planning Policy Wales (Edition 7) 2014

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### 3. Relevant Planning History:

3.1 Along with several applications for advertisements, the following notes the relevant planning history of the site:

- P3/16/360 - Highway service area comprising of 40 bedroom lodge amenity building petrol filling station and associated shop sales – Approved – 18.08.1989
- 3/16/360f - Thirty two bedroom extension and extension to existing parking area (amended scheme to that approved under reference no 3/16/360c) - Approved 09.12.1995
- 3/16/360d - Car wash, jet wash and tank room – Refused 24.04.1995
- 3/16/360c - 32 bedroom extension and extension to existing parking area. - Approved 05.04.1995
- 3/16/360b - Amendment to lodge building, car park and layout – Approved 11.04.1991
- 3/16/360a - Construction of substation and switch room - 16.01.1991
- 3/16/360 -
  - 1) proposed petrol filling station with restaurant and eating facilities
  - 2) ancillary retail sales and other facilities
  - 3) toilet facilities, car parking areas, picnic and play area, motel and tourist information office - Approved - 01.07.1987

### 4. Consultations:

Community/Town Council:	Support – but the name of the location should be Lllys y Gwynt.
Transportation Unit:	I refer to the above application, and confirm that I have no objection to the proposal. The proposal of keeping the five parking spaces (for lorries) on the site is acceptable.
Natural Resources Wales:	No objection
Welsh Water:	No observations to offer as there is no public sewer on the site and it is not proposed to connect to a public sewer.
Public Protection Unit:	Recommend Contaminated Land conditions.
Biodiversity:	No concerns
The Welsh Assembly Government Transportation Unit:	No response
Gwynedd Archaeological Planning Service:	There is a possibility that there could be archaeological implications on this site and consequently it is suggested that conditions be imposed to ensure an archaeological work plan on the site prior to commencing any works.

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Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has ended and correspondence was received objecting on the basis of the following relevant planning matters:

Concerns that the shop, the coffee shop and Subway will cause more litter being blown from the site; need to improve arrangements for collecting litter from the site.

The following observation was made that is not relevant to planning:

The proposed canopy does not appear to be sufficient for the strong winds experienced on the site.

Also, correspondence was received supporting the proposal but there were no further observations.

**5. Assessment of the material planning considerations:  
The principle of the development**

5.1 The site of the development is in open countryside and far from the development boundaries of Bangor or any nearby village and it has not been designated for any specific use. The site is located near the A55/A5 and its original and present-day purpose is to provide a service for travellers on these trunk roads.

5.2 Policy D5 of the UDP deals with special local needs and it states that in exceptional cases permission can be granted for locating industrial or business developments on sites not allocated or safeguarded for business/industry if there are actual special location needs which cannot be met on an existing designated High Quality Employment or Industrial Site. In this case, although it is not a new development on a new site, the proposal complies with the requirements of the above policy as it is located on the site as a consequence of the special locational needs that are unique to this type of facility.

5.3 Policy D8 of the Gwynedd Unitary Development Plan relates to the expansion of existing enterprises; and it permits proposals to extend/expand/intensify industrial enterprises and existing businesses or other enterprises if they conform to all the following specific criteria:

1. The proposal is not involved with the current use that already causes significant harm to the surrounding area and/or to nearby existing uses - it is not considered that the current use causes any harm and therefore the proposal complies with this criterion.
2. The proposal is located within the existing development or abuts it – the development is located within the boundaries of the existing site and, therefore, the proposal complies with this criterion.
3. The proposal is ancillary to the work that already exists there – the proposal means redeveloping the part of the site that currently includes a retail petrol station and a shop in order to offer the service of a retail petrol station, a Subway shop and Starbucks café that are associated with providing a service for travellers using the A55 and the A5 and therefore the proposal complies with this criterion.

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4. The scale of the present development, along with the proposal will not cause significant damage to amenities the environment and the local roads network - the development is restricted to the existing site and does not extend outside the existing boundaries of the site. It is not considered that the scale of the development will cause significant damage to amenities compared with the existing development on the site. The Transportation Unit, Natural Resources Wales, the Biodiversity Unit and the Public Protection Unit have confirmed that there is no objection to the proposal on the grounds of adverse impact on the environment or on the local roads network and, therefore, the proposal complies with this criterion.
  5. The proposal includes sensitive landscaping measures and suitable measures to deal with the new boundaries of the development to reduce the visual impact on the surrounding area – the proposal does not extend beyond the existing boundaries of the site which have already been extensively landscaped and a planning condition can be imposed on the permission to ensure that there is a scheme to retain and add to the existing landscaping. The proposal, therefore, complies with this criterion.
- 5.4 On the above basis, it is considered that the proposal complies with the requirements of policy D8 above.
- 5.5 Policy D27 of the UDP deals with retail shops of comparison and convenience goods outside defined town centres and it assesses proposals for new retail shops and/or extensions to existing shops which sell comparison and convenience goods within or in close proximity to Service Centres but outside defined town centres identified on the Proposals Map. In this case, the application site is at least a mile away from the periphery of the development boundary of the Regional Centre of Bangor as the crow flies and is further away from the reach of pedestrians and because of the nature of the development as a services area for travellers on the A55 and the A5, it is not accessible to customers who do not own a private vehicle. Therefore, it is not considered that this policy is relevant to this development and it is not considered that the proposal will have any impact whatsoever on the defined town centre of Bangor. Therefore, it is considered that policy D30 as discussed below is relevant in this case.
- 5.6 Policy D30 of the UDP deals with retailing in the countryside and it approves proposals for small shops outside development boundaries provided they comply with the criteria below:
1. The shop is a subordinate element of an existing business on the site
  2. The shop would not cause substantial harm to a nearby village shop
  3. Priority has been given to making use of an existing appropriate building
  4. The new use will not harm the amenities of nearby residents or the character of the area substantially.
- 5.7 The existing site is part of a larger site that includes various services including different restaurants and a hotel, a petrol station with eight petrol pumps for vehicles and two for lorries, along with an associated shop with the surface area of the shop approximately 90m<sup>2</sup>, along with an ATM machine and a coffee machine. The proposal means demolishing the petrol station and associated shop element in order to



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construct a new petrol station with 10 vehicle pumps and 2 pumps for lorries, an associated shop with a floor area of approximately 312m<sup>2</sup>, a Subway area offering take-away sandwiches, an ATM machine, along with a separate Starbucks café building. There is a shop element on the site already and it is ancillary to the services that already exist on the site. The development which forms part of the application means constructing a shop element that is larger than what already exists but it is still considered to be subordinate to all the other services that exist on the site. In this case, it is not possible to make appropriate use of an existing building as the buildings are to be demolished but the servicing use of the site will continue and it is considered that the new development will not have any additional significant detrimental effect on the amenities of nearby residents or the character of the area compared with what already exists there.

- 5.8 The nearest village shop is located in Rachub, and it is approximately three miles away from the application site. This shop offers a local shop facility for the village and it is not considered that the shop element that is the subject of this application would cause substantial harm to it. There are also Tesco Express, Spar and Londis shops in Bethesda, also approximately three miles away from the site and approximately one mile away from the village shop in Rachub and there is a Tesco Extra approximately three miles away from the site in Bangor and approximately 5.5 miles away from the village shop in Rachub. Therefore, it is considered that the application complies with policy B30 of the UDP.
- 5.9 Policy B31 of the GUDP deals with developments involving hazardous substances and it refuses proposals for a development that involves hazardous substances if they are located either within or in very close proximity to residential, educational, leisure or retailing developments; or within or in close proximity to sites that are important to the historic environment or to biodiversity. In this case, the proposal involves re-installing fuel storage tanks (petrol and diesel). There are existing tanks and also there are one or two dispersed dwellings located around the site and a hotel is located on the site, and it is proposed to provide a shop on the site which is usually attached to a petrol station development. There are no sites that are important historically or in terms of biodiversity that are within or in close proximity to the site. In the period when the application was dealt with, the Public Protection Unit, Natural Resources Wales, the Gwynedd Archaeological Planning Service and the Biodiversity Unit were consulted and whilst observations and conditions to be imposed on the planning permission were received, no objections to the development were received from the perspective of hazardous substances and its impact on the public, biodiversity or archaeology in the area.
- 5.10 Therefore, it is considered that the proposal complies with the requirements of policy B31 and the proposal is unlikely to have a detrimental effect on any neighbouring residents or on the environment on the grounds of hazardous substances.

### **Visual amenities**

- 5.11 Policy B22 and B25 of the UDP deal with assessing the design and the building materials and promote good design by ensuring that proposals conform to a series of criteria which aim to safeguard the recognised features and character of the landscape and the local environment, together with safeguarding the visual character by ensuring that building materials are of a high standard and in keeping with the character and appearance of the local area.



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- 5.12 The proposal is characteristic of a trunk road services development that are to be found along the A55 across north Wales and beyond and the size and design of the buildings are appropriate and are in-keeping with the site that includes other similar buildings. Full details of the materials and finishes have not been submitted as part of the application but there is a suggestion that the buildings will be of brown, light-brown and cream colours and the plans show a large percentage of glass. It is considered reasonable to impose a condition to agree beforehand on external finishes that will be used on the site and that this is suitable in this case. Therefore, it is considered that the proposal complies with the requirements of policy B22 and B25 above.
- 5.13 Policy B27 of the GUDP relates to landscaping plans. This site has already been extensively landscaped with high and dense vegetation along its boundaries and it is not considered that additional landscaping is needed in this case. Nevertheless, it is considered important that the existing landscaping is maintained and added to appropriately and to this end it is considered reasonable to impose a condition to secure landscaping maintenance details for the future. Therefore, it is considered that the proposal complies with the requirements of Policy B27.

### **General and residential amenities**

- 5.14 Policy B23 of the UDP safeguards the amenities of the local neighbourhood by ensuring that proposals must conform to a series of criteria aimed at protecting the recognised features and amenities of the local area. Although the proposed development is larger than what already exists on the site at present, it is not considered that it is a completely different land use or an overdevelopment of the site and it will not have a detrimental effect on the reasonable privacy of any nearby property or add to noise associated with traffic in a way which will cause significant harm to local amenities. The proposal is specifically for the provision of fuel and refreshments services and facilities for travellers on the A55 and the A5, and it will not offer additional opportunities for individuals to behave antisocially and the design and plan considers the needs of all possible users including disabled people.
- 5.15 An objection has been received to the proposal that includes observations that there are concerns that the coffee shop and Subway will create more litter being blown from the site. It appears that litter is already being blown from the site but despite this it is not possible to prove the exact source of the litter (from the site itself or from customers who have already left the site). However, litter can be a problem in such a site and, therefore, it is considered reasonable to impose a condition to ensure that there is a suitable bin provision scheme for customers around the site and that a commercial bin storage area is provided on the site to reduce any possible impact.
- 5.16 Therefore, on the above basis, it is considered that the proposal complies with the requirements of policy B23.

### **Transport and Access Matters**

- 5.17 Policy CH33 of the UDP deals with safety on roads and streets and development proposals will be approved if they comply with specific criteria involving the vehicular access, the quality of the existing roads network and traffic calming measures. Policy CH36 of the UDP deals with private car parking facilities and proposals for new developments, extension of existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines and having given due consideration to accessibility by

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public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

- 5.18 The proposal provides a fuel and refreshments service and facilities mainly for the drivers of vehicles and lorries and the proposal involves revamping the existing site to provide better services. The proposal includes providing 13 parking spaces in front of the petrol station shop and 11 parking spaces in front of the café, along with 15 additional parking spaces nearby. The proposal also retains five lorry parking spaces on the site.
- 5.19 The Transportation Unit has confirmed that there is no objection to the proposal and the parking provision is appropriate for the situation. The proposal does not involve any changes to the access to the site. Therefore, it is considered that the proposal complies with the requirements of policies CH33 and CH36 above.

### **Archaeological Matters**

- 5.20 Policy B7 of the Unitary Development Plan relates to sites of archaeological importance and it refuses proposals which will damage or destroy archaeological remains which are of national importance (whether scheduled or not) or their setting. It also refuses any development that will affect other archaeological remains unless the need for the development overrides the significance of the archaeological remains. Although the site of the proposed development is located within the boundaries of the existing site that has already been developed, the Gwynedd Archaeological Planning Service has responded to the application and has identified the potential for archaeological remains on the site and propose a condition ensuring that an archaeological work plan is submitted and implemented on the site during the construction works. Based on imposing the above planning condition on the planning permission, it is considered that the proposal complies with the requirements of policy B7 above.

### **Response to the public consultation**

- 5.21 Following a period of statutory consultation, an objection was received, offering observations on litter which has already been discussed above, along with observations on the suitability of the fabric of the proposed canopy and questioning whether it will withstand the weather and the wind on the site. Assessing the robustness of a structure does not fall within the remit of the Local Planning Authority and the structure will be assessed in this way under building regulations. It is not considered that the observations received are sufficient to change the recommendation in this case.

### **6. Conclusions:**

- 6.1 Based on the above, it is not considered that the proposal is contrary to any relevant local or national policy noted above and the proposal is unlikely to have a significant detrimental effect on the amenities of the local area or any neighbouring property.

### **7. Recommendation:**

- 7.1 To approve – with conditions
1. 5 years
  2. in accordance with the plans

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3. agree materials
4. contaminated land conditions
5. archaeological work plan
6. landscape maintenance plan
7. bins plan and ensure that they are installed
8. provide all the parking spaces in accordance with the plan prior to opening the remainder of the development to the public.





Rhif y Cais / Application Number :

C14/1024/16/LL

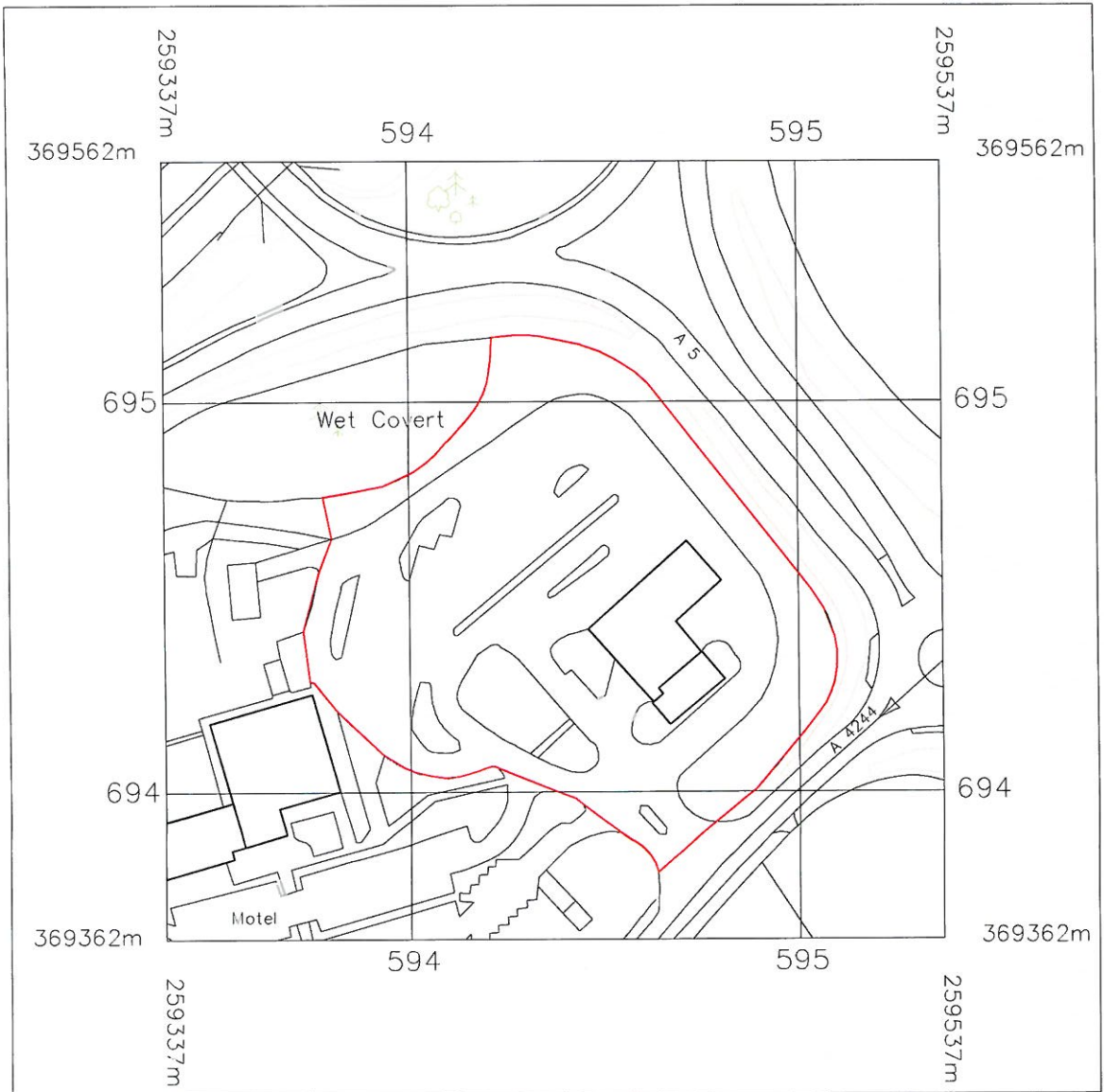
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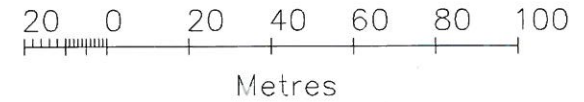
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# Stanfords VectorMap



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EURO GARAGES LTD

BANGOR SERVICE STATION  
 A5/55 LLANDEGA BANGOR  
 GWNEDD

DS MAP

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PROJECT.

DRAWING TITLE.

DRAWING NO.

SCALE.

**WALKERDESIGN**  
 HAMIL HOUSE, 112-116 CHORLEY NEW ROAD, BOLTON, BL1 4DH  
 TELEPHONE: 01204 498944 EMAIL: INFO@WALKERDESIGN.NET

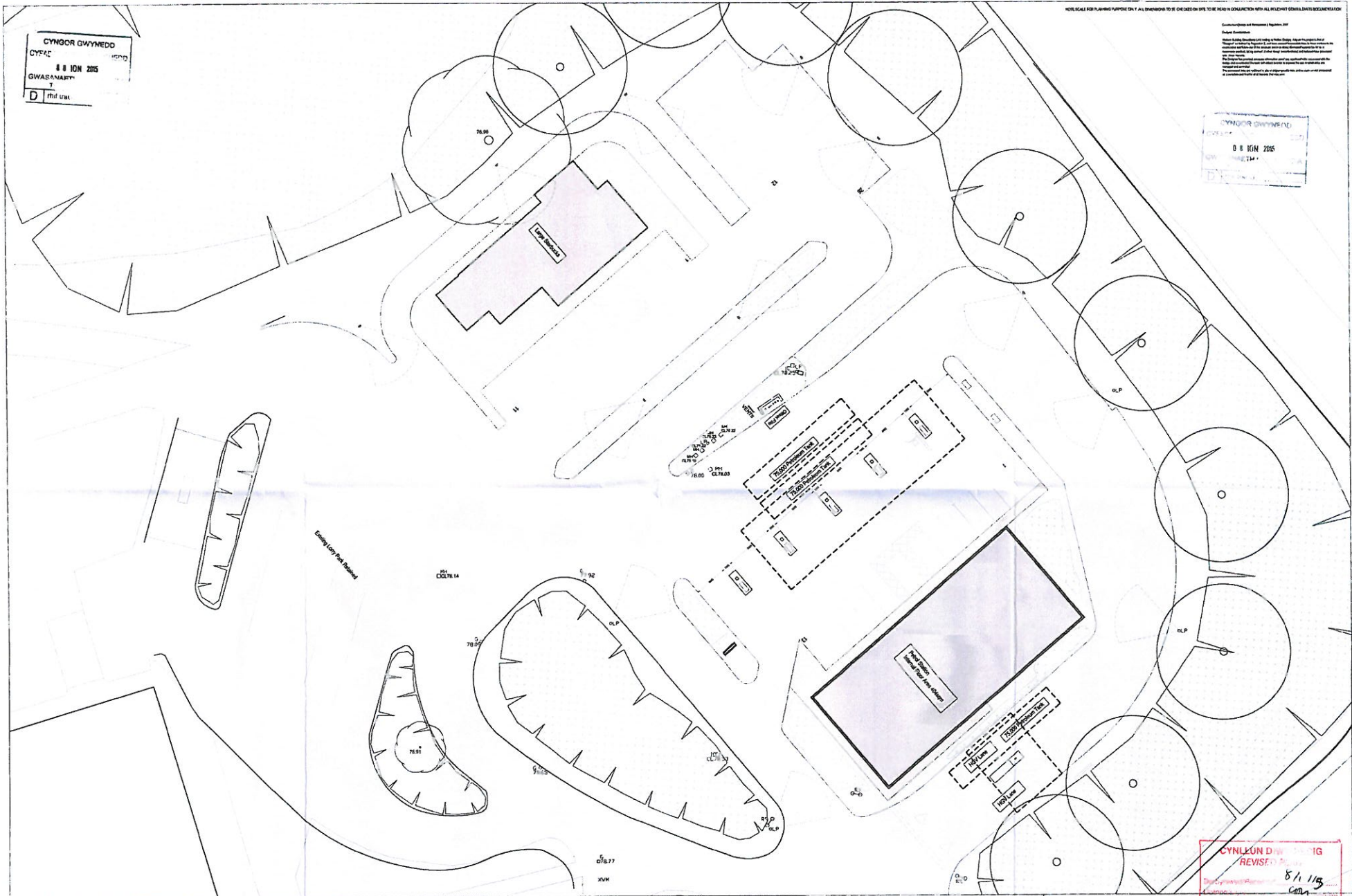


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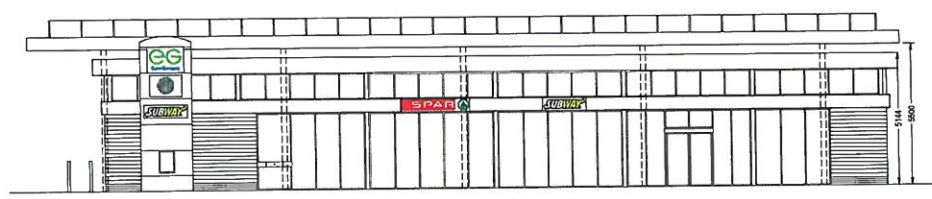


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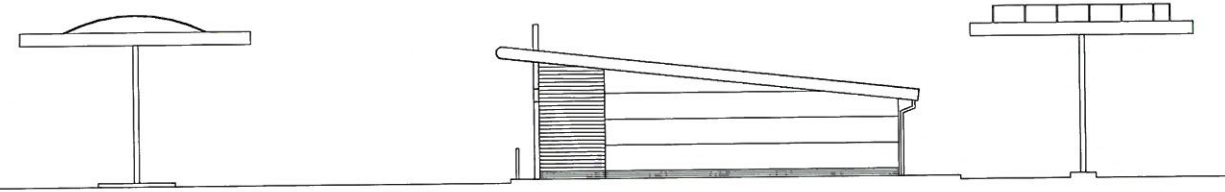
<p><b>EURO GARAGES LTD</b> CLIENT</p>	<p><b>BANGOR SERVICE STATION A5/55 LLANDEGA BANGOR GWYNEDD</b> PROJECT</p>	<p><b>PROPOSED SITE PLAN</b> TITLE</p>	<p><b>1437-P-103 REV-A</b> DRAWING NO.</p>	<p><b>1:200</b> SCALE</p> <p><b>PJG/SW</b> DRAWN</p>	<p><b>WALKER DESIGN</b> MANILA HOUSE, 112-114 CHEMBLEY NEW ROAD, SOUTH, OLI ADY TELEPHONE: 01282 48864 EMAIL: info@walkerdesign.net</p>
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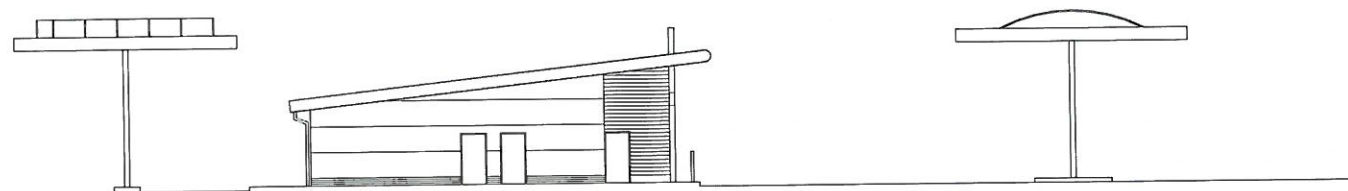
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 Proposed Elevations  
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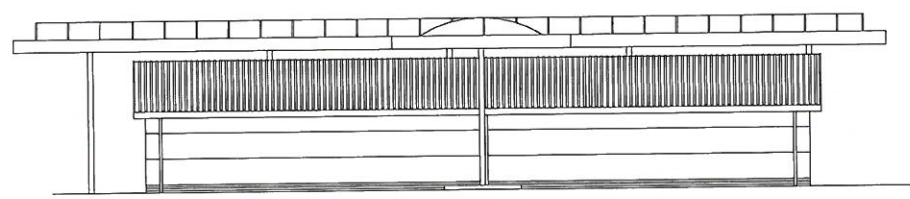
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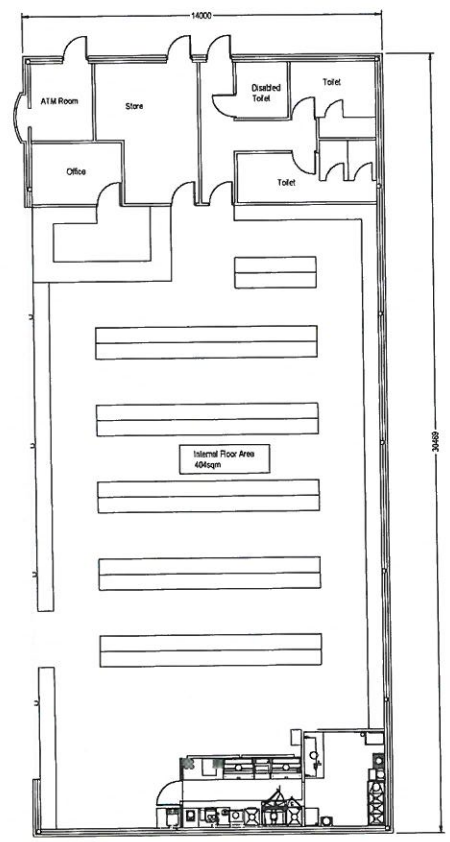
Proposed South West Elevations




Proposed North East Elevations



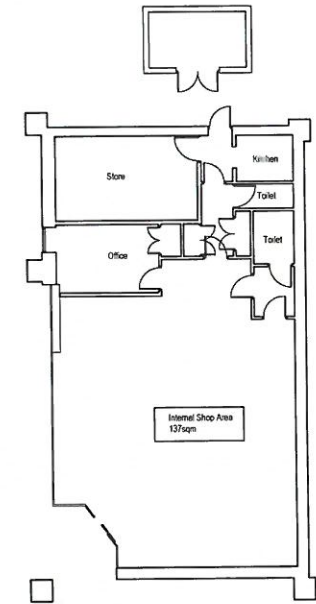
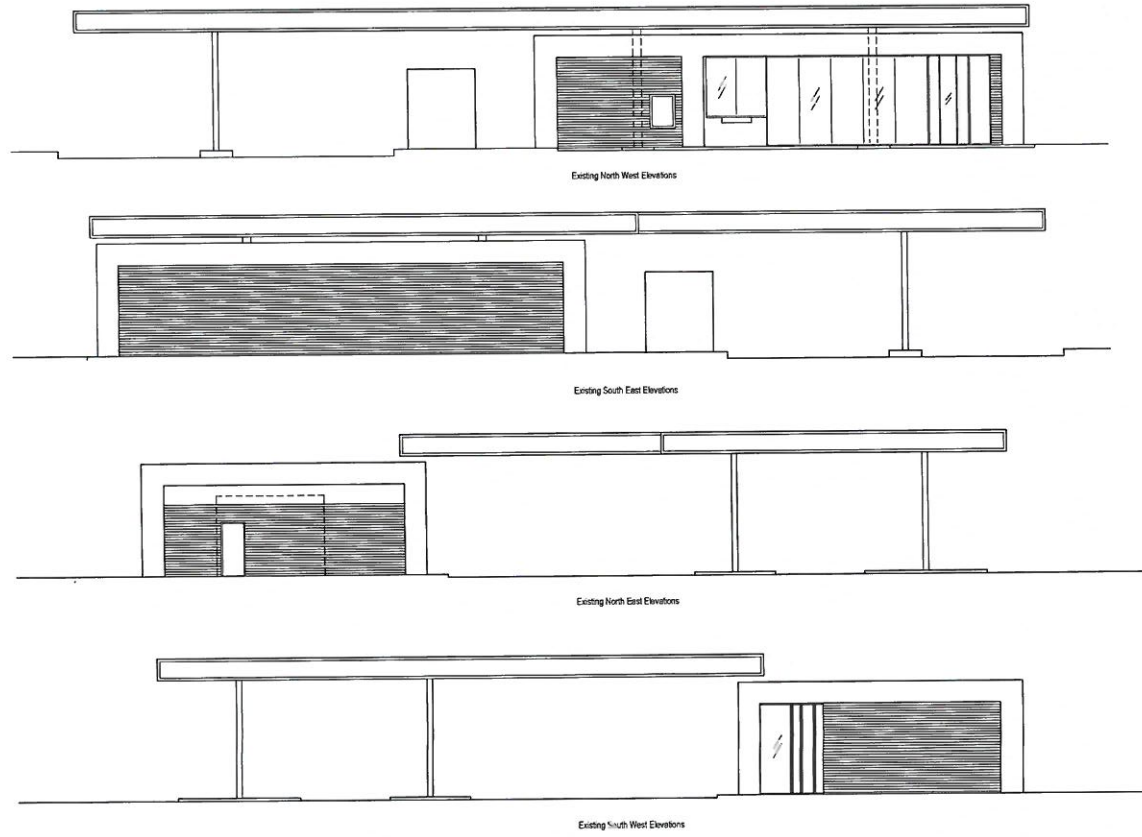
Proposed South East Elevations




<p>EURO GARAGES LTD CLIENT</p>	<p>BANGOR SERVICE STATION A5/55 LLANDEGA BANGOR GWYDDED PROJECT</p>	<p>PROPOSED PLAN &amp; ELEVATIONS TITLE</p>	<p>1437-P-104 DRAWING NO.</p>	<p>1:100 SCALE</p> <p>PJO/SW DRAWN</p>	<p><b>WALKERDESIGN</b>          HANILL HUBBIE, 112-116 GHERBIEY NEW ROAD, BULTON, BL1 4DH          TEL: 01204 899546 EMAIL: INFO@WALKERDESIGN.NET</p> 
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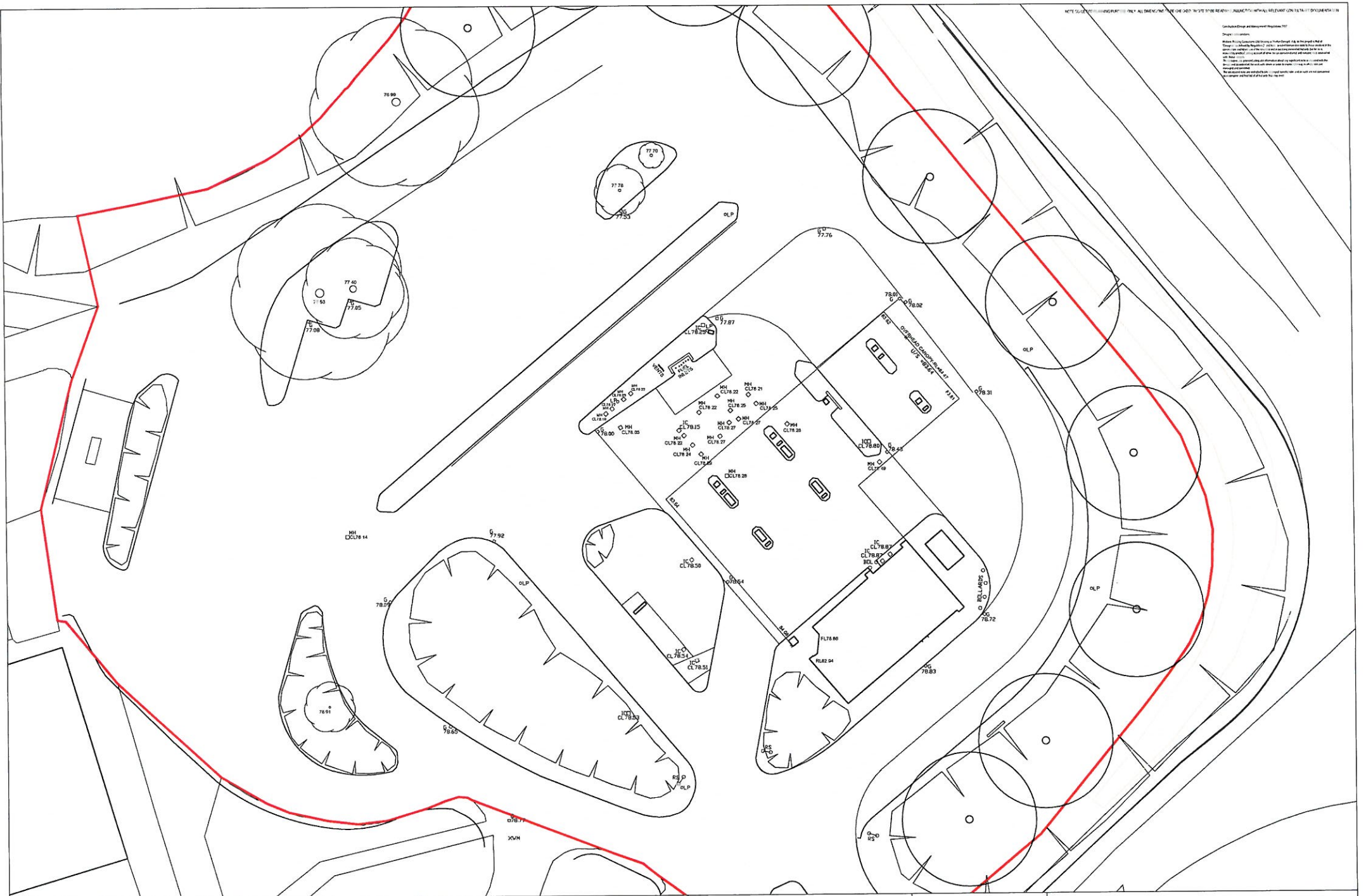


1:100 Scale  
 Design: 1/20/2017  
 Drawn: 1/20/2017  
 Checked: 1/20/2017  
 Project: Bangor Service Station  
 Client: Euro Garages Ltd  
 Location: A5/55 Llandeega Bangor Gwnedd  
 Drawing No: 1437-F-102



<p>EURO GARAGES LTD                  CLIENT</p>	<p>BANGOR SERVICE STATION                  A5/55 LLANDEGA BANGOR                  GWNEDD                  PROJECT</p>	<p>EXISTING ELEVATIONS                  TITLE</p>	<p>1437-F-102                  DRAWING NO.</p>	<p>1:100                  SCALE</p> <p>PJD/SW                  DRAWN</p>	<p><b>WALKERDESIGN</b>                  HAMILL HOUSE, 112-115 CHORLEY NEW ROAD, BOLTON, BL1 4DH                  TELEPHONE: 01204 489444 EMAIL: INFO@WALKERDESIGN.NET</p> 
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EURO GARAGES LTD
CLIENT

BANGOR SERVICE STATION A5/55 LLANDEGA BANGOR GWNEDD
PROJECT

EXISTING SITE PLAN
TITLE

1437-F-101
DRAWING NO.

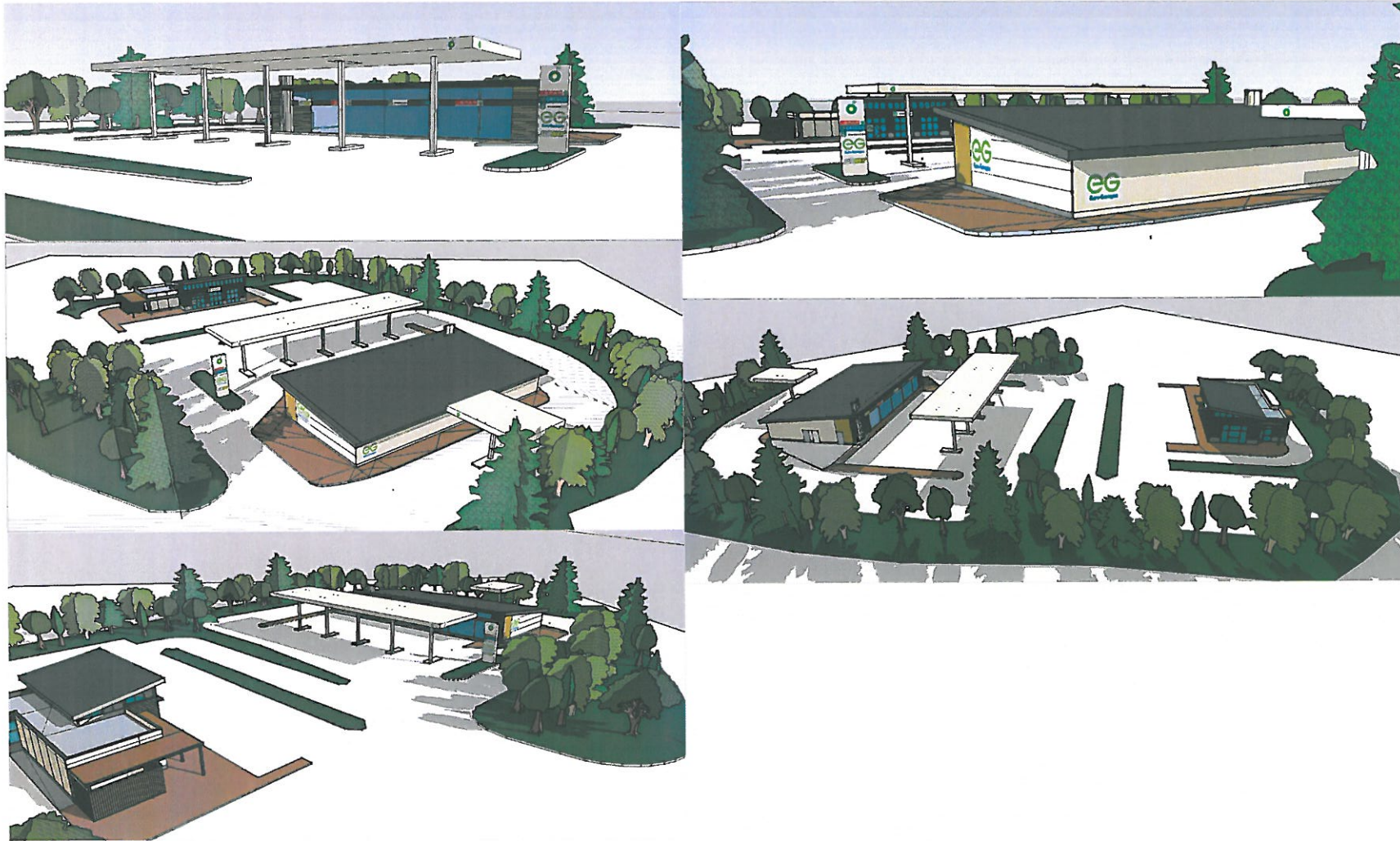
1:200	PJD/SW
SCALE	DRAWN


**WALKERDESIGN**  
 HAMILL HOUSE, 112-116 CHORLEY NEW ROAD, DODDINGTON, Lincs, LN4 4DH  
 TEL: 01504 495844 E-MAIL: INFO@WALKERDESIGN.NET



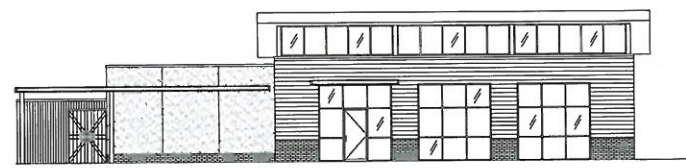


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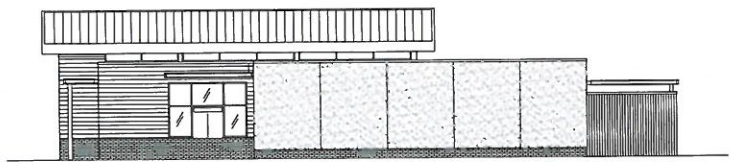


<p>EURD GARAGES LTD                  CLIENT</p>	<p>BANGOR SERVICE STATION                  A5/55 LLANDEGA BANGOR                  GWNEDD                  PROJECT</p>	<p>SITE VISUALS                  TITLE</p>	<p>1437-P-106                  DRAWING NO.</p>	<p>PJD/SW                  DRAWN</p>	<p>SCALE</p> <p><b>WALKERDESIGN</b>                  HAMILL HOUSE, 112-116 CHORLEY NEW ROAD, BOLTON, BL1 4DH                  TELEPHONE: 01204 439944 EMAIL: INFO@WALKERDESIGN.NET</p> 
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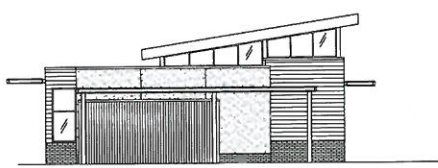
WALKER DESIGN (WALKERDESIGN.CO.UK)  
 PROJECT: BANGOR SERVICE STATION  
 DRAWING NO: 1437-P-105  
 DATE: 15/05/2017  
 DRAWN: PJO/SW  
 CHECKED: PJO/SW  
 PROJECT MANAGER: PJO/SW  
 ARCHITECT: PJO/SW  
 STRUCTURAL: PJO/SW  
 MECHANICAL: PJO/SW  
 ELECTRICAL: PJO/SW  
 PLUMBING: PJO/SW  
 LANDSCAPE: PJO/SW  
 CIVIL: PJO/SW  
 CONSTRUCTION: PJO/SW  
 CONTRACTOR: PJO/SW  
 CLIENT: EURO GARAGES LTD  
 ADDRESS: A5/55 LLANDEGA BANGOR GWNEDD



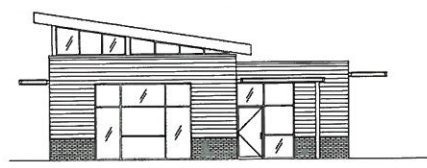
Proposed South East Elevations



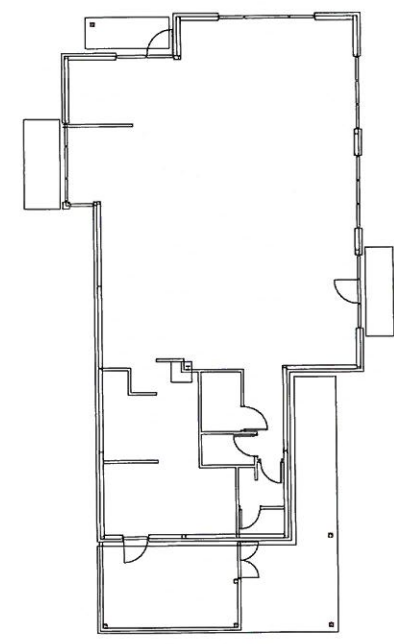
Proposed North West Elevations



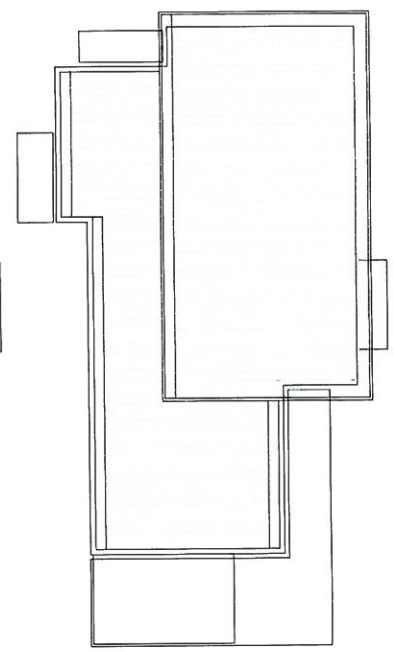
Proposed South West Elevations




Proposed North East Elevations



Proposed Floor Plan



Proposed Roof Plan

<p>EURO GARAGES LTD CLIENT</p>	<p>BANGOR SERVICE STATION A5/55 LLANDEGA BANGOR GWNEDD PROJECT</p>	<p>PROPOSED PLAN &amp; ELEVATIONS STARBUCKS COFFEE UNIT TITLE</p>	<p>1437-P-105 DRAWING NO.</p>	<p>1:100 SCALE</p> <p>PJO/SW DRAWN</p>	<p><b>WALKERDESIGN</b>          HAMIL HOUSE, 112-116 CHORLEY NEW ROAD, BOLTON, BL1 4DH          TELEPHONE: 01604 498546 EMAIL: INFO@WALKERDESIGN.CO.UK</p> 
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