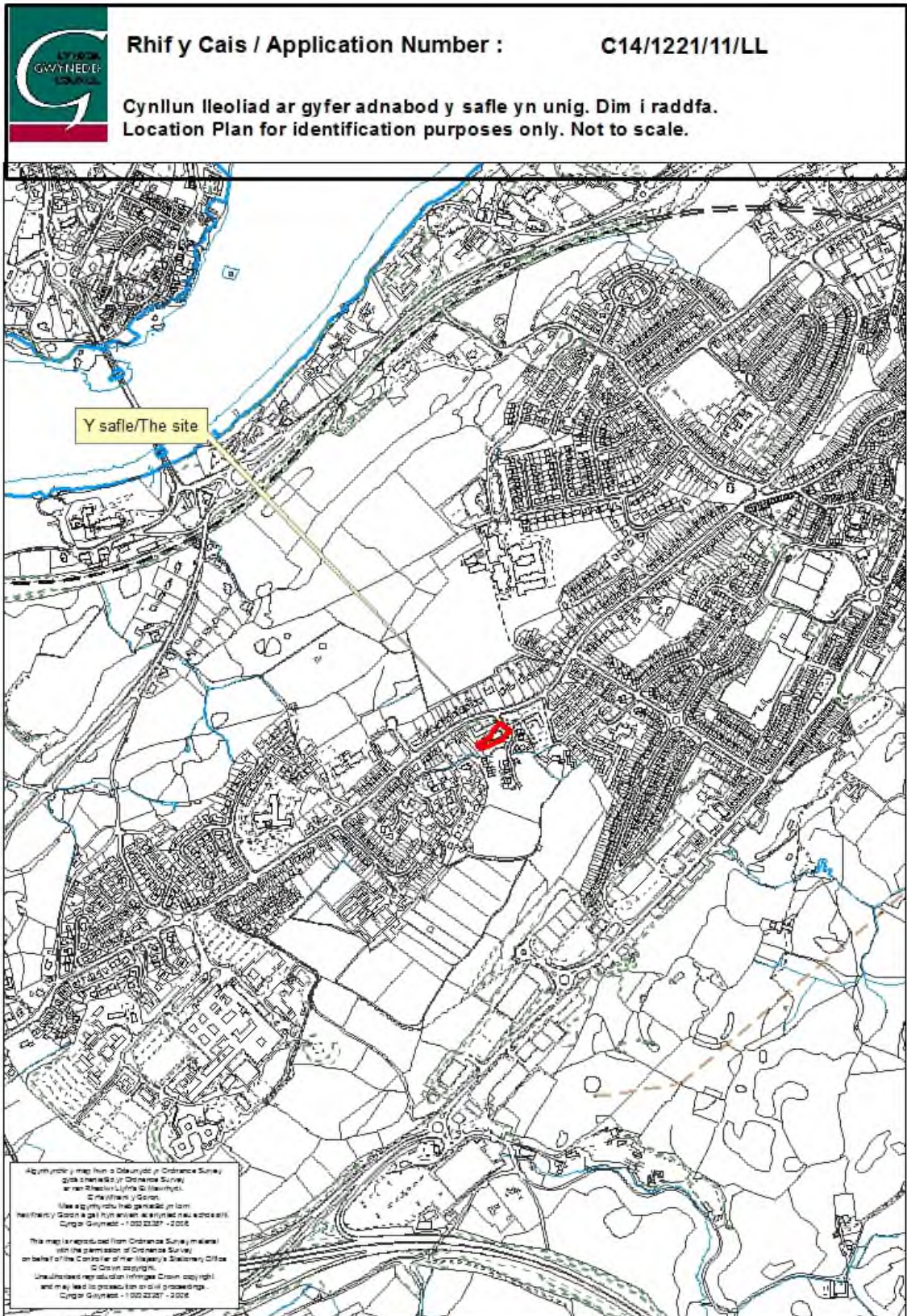


Number: 6



PLANNING COMMITTEE	DATE: 23/03/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Application Number: C14/1221/11/LL  
Date Registered: 05/01/2015  
Application Type: Full - Planning  
Community: Bangor  
Ward: Dewi

Proposal: TO DEMOLISH EXISTING VACANT OFFICES AND ERECT 3 DETACHED BUILDINGS TO CONTAIN 12 ONE-BEDROOM LIVING UNITS, ALONG WITH PARKING SPACES  
Location: HAFOD ELFYN, PENRHOS ROAD, BANGOR, GWYNEDD, LL572BX

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

**1. Description:**

- 1.1 This application is a full application to demolish an existing two-storey building and erect three new detached two-storey buildings to include a total of 12 one-bedroom living units, along with the creation of an access road and parking spaces.
- 1.2 The site is located within the development boundary of the city of Bangor which is defined as a sub-regional centre in the Gwynedd Unitary Development Plan. The location is part of the relatively new and partly developed residential estate site of Llys Adda, behind the listed building of Hafod Elfyn, which is now being used as a day nursery for children but was, in the past, a headquarters for the Countryside Council for Wales.
- 1.3 There is an existing standard junction and a road which leads into the site off the busy nearby Penrhos Road, with two-storey residential houses of various sizes and layouts within the Llys Adda estate. The existing site forms part of the historical Hafod Elfyn car park and contains a formal hard standing. There is a plot of land which is protected as an open plot between the site of this application and the remainder of the estate which contains several mature trees. The rear gardens of the residential houses on Penrhos Road extend out and abut part of the site, while the Bryn Adda housing estate is located further along, but is on a significantly higher land level. The building that is to be demolished is a two-storey flat roof building which is mainly vacant of its previous use as offices. Despite this, there is some current use to the building on the ground floor as a site office, involved with the development of the Llys Adda estate.
- 1.4 The living units would include a kitchen/living/dining room, bedroom and bathroom. Outside, gardens would surround the buildings with associated parking spaces for vehicles. It is intended to erect a standard wooden fence within the site. Refuse storage areas will also be provided. Externally, the houses will mostly be finished with smooth render, while striking features will be included such as bay windows with suspended slates on the front, a windowsill made of stone with UPVC windows and doors and a roof made of natural slate.
- 1.5 As well as demolishing the existing building and erecting the new buildings, the proposal also involves re-forming the existing access off the estate road, securing a standard access to the units while also creating a separate access towards private parking spaces associated with the nearby nursery.
- 1.6 The following information has been submitted with the application:

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- Design and Access Statement
- Language and Community Impact Assessment
- Travel Plan Statement
- Ecological Survey
- Tree Constraint Plan

A Tree Preservation Order, reference A85, has been confirmed for this entire site.

1.8 This application is submitted to the Committee as the size of the proposed development is greater than that which can be dealt with under the delegated procedure.

## **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:**

REDEVELOPING AND REUSING PREVIOUSLY USED LAND – STRATEGIC POLICY 6 - High priority will be given to making appropriate and suitable use of previously developed land, which is suitable for development, or buildings that are vacant or not used to their full potential. Development should make the most efficient and practicable use of land or buildings in terms of density, siting and layout.

POLICY A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS - Ensure that sufficient information is provided with the planning application regarding any significant likely environmental or other impacts in the form of an environmental impact assessment or other impact assessments.

POLICY A2 – PROTECT THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES - Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY B3 – DEVELOPMENTS AFFECTING THE SETTING OF A LISTED BUILDING - Ensure that proposals have no adverse effect on the setting of Listed Buildings and that they conform to a series of criteria aimed at safeguarding the special character of the Listed Building and the local environment.

POLICY B19 – PROTECTED TREES, WOODLANDS AND HEDGEROWS - Approve proposals that will lead to the loss of, or damage to protected trees, woodlands or hedgerows only when the economic and/or social benefits of the development outweigh any harm.

POLICY B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT - Refuse proposals which are likely to cause disturbance or unacceptable damage to protected species and their habitats unless they conform to a series of criteria aimed at safeguarding the recognised features of the site.

POLICY B22 – BUILDING DESIGN - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

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POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding 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.

POLICY C1 - LOCATING NEW DEVELOPMENT – Land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

POLICY C3 – RE-USING PREVIOUSLY DEVELOPED SITES - Proposals that give priority to reusing previously developed land or buildings and which are located within or adjacent to development boundaries will be permitted provided the site or the building and use are appropriate.

POLICY CH3 - NEW HOUSES ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND URBAN CENTRES – Approve the construction of houses on appropriate unallocated sites within the development boundaries of the Sub-regional Centre and the Urban Centres.

POLICY CH6 – AFFORDABLE DWELLINGS ON ALL ALLOCATED SITES IN THE PLAN AREA AND ON UNALLOCATED SITES THAT BECOME AVAILABLE WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND THE URBAN CENTRES – Approve proposals to develop housing on sites that have been allocated for housing or ad hoc sites for five units or more within the development boundaries of the sub-regional centre and the urban centres that provide an appropriate element of affordable housing.

POLICY CH30 – ACCESS FOR ALL – Refuse proposals for residential/business/industrial units or buildings/facilities for public use unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they 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, 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 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.

In addition to GUDP policies, full consideration is given to the Authority’s adopted Supplementary Planning Guidance (SPG), which are material and relevant considerations. The following are considered to be relevant in this case:

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- Affordable housing
- Planning and the Welsh Language

### 2.3 National Policies:

Planning Policy Wales (Version 7, 2014)

Technical Advice Notes (TAN)

- TAN 2: Planning and Affordable Housing
- TAN 12: Design
- TAN 20: Planning and the Welsh Language

### 3. Relevant Planning History:

- 3.1 Application C11/0112/11/LL - a full application to erect 42 new houses including 14 affordable houses and associated work - approved 24.02.12.
- 3.2 Application C11/0135/11/CR - a listed application to demolish rear extension - approved 10.12.12
- 3.3 As well as the above applications several other applications have been submitted in relation to this site including amending finishes, work to protected trees etc.

### 4. Consultations:

Community/Town Council:	No objection as long as they are for permanent residential use and not for students.
Transportation Unit:	No objection, recommend including standard conditions and advice. It is mentioned that the design of the access road off the estate road does not reach standard adoption standards, it is therefore deemed that it would remain in the applicant's ownership.
Natural Resources Wales:	Recommend imposing a standard condition regarding agreeing on a surface water disposal scheme, and the need to act on the Biodiversity officer's comment and the general comment regarding the development is noted.
Welsh Water:	Standard conditions and advice.
Public Protection Unit:	Not received.
Biodiversity Unit:	Acknowledge results of the ecological survey, recommend including relevant conditions.
Trees Officer:	No observations.
Conservation Officer:	The site is located behind Hafod Elfyn, which is a grade II listed building. The proposal involves demolishing a somewhat modern building to the rear which has already been granted permission to be demolished along with erecting new dwellings. There is no objection to the proposal as it is not considered that the proposal would have a

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detrimental impact on the appearance, character or layout of the listed building.

Strategic Housing Unit: Recommend including a proportion of affordable housing.

Public Consultation: A notice was posted on the site and in the press, and nearby residents were informed. The advertising period has ended and a letter was received objecting on the grounds of:

- Although there is no objection to the principle of demolishing and re-erecting, the proposal is objected as it stands, due to the fact that the development is close to gardens of houses on Penrhos Road, which would cause concerns regarding over-looking.

## **5. Assessment of the material planning considerations:**

### **5.1 The principle of the development**

5.1.1 This site of the proposed development is located within Bangor city's development boundaries, and is considered a site that has already been developed due to its previous use as a car park. The principle of re-developing such sites is considered acceptable and complies with the requirements of relevant local and national policies and guidance. As well as this, due to the location of the site within the development boundary it is believed that it is also acceptable in relation to the principle of erecting new housing/living units, which is in accordance with the requirements of policy CH3.

5.1.2 Paragraph 4.9.1 of Planning Policy Wales (version 7, 2014) states that "preference should be given to previously developed land (or brownfield land), wherever possible, rather than greenfield sites..."

5.1.3 It is believed that this is consistent with the general requirements of policies C1, C3 and strategic policy 6 of the UDP which encourage and support proposals for re-developments within development boundaries and on previously developed sites.

5.1.4 Relevant reports and assessments were submitted as is required in accordance with current regulations and the requirements of policies A1 and A2 of the GUDP.

5.1.5 It is, therefore, believed that the proposal is in accordance with the policies noted above and is acceptable in principle, subject to consideration and full assessment of all other material planning matters, including the observations received and compliance with the requirements of other relevant policies.

### **5.2 Visual amenities**

5.2.1 Historically, the site has included parking spaces on a hard standing to serve the Hafod Elfyn building. It is considered that the site is one that was previously used, and given its location at the rear of this building and on a significantly lower land level, it is in a location that is away from prominent public views. However, it is a site that is within a densely built up area; mainly residential houses of various appearances and sizes / forms including the new Llys Adda houses.

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5.2.2 This proposal would involve a fairly traditional development in terms of form and layout with features that convey some elements that can be seen dispersedly around the neighbouring area. There is no uniform pattern to the buildings in the nearby area and therefore it is not considered that there is a need to convey one specific appearance.

5.2.3 This proposal is believed to be acceptable in terms of visual amenities, given its location and the proposed size, form and appearance of the houses. It is therefore believed that the proposal satisfies the requirements of policies B22, B23 and B25.

### **5.3 General and residential amenities**

5.3.1 As is expected within an area that has already been densely developed, existing residential houses surround the entire site. The existing houses that are to the rear of the proposed development site have long gardens which abut the rear garden of one of the proposed buildings.

5.3.2 There is a distance of around 3 metres between the rear of the nearest building and the boundary that exists between the site and the rear garden of the nearest property (houses on Penrhos Road). An existing fence has been erected on this boundary, and there is a mixture of scattered hedges and trees nearby. It is proposed to impose a condition requesting that a landscaping scheme be approved, in order to add to the presence of the trees and hedges on site, which would improve the provision of landscaping in response to this proposed development.

5.3.3 It is not believed that this development would have an excessive detrimental impact on the residential amenities of existing residents or on the general amenities of the area to a much greater degree than what already exists. There would be no greater impact on the amenities than what already exists. It is therefore considered that the proposal is acceptable and satisfies the requirements of policy B23.

### **5.4 Transport and access matters**

5.4.1 The Transportation Unit do not object to the proposal, however in their observations they refer to the fact that the design of the estate road does not conform to current standards.

5.4.2 For clarity, the road into the Llys Adda estate itself has been adopted by the Council, and this will not change. The design of the road that is the subject of this application includes some aspects that do not satisfy standards, such as the form and layout.

5.4.3 However, this does not make it completely unacceptable in terms of planning, it is believed that the development could include a condition and would therefore satisfy the requirements of policies CH30, CH33 and CH36.

### **5.5 Biodiversity/Tree Matters**

5.5.1 A bat survey was submitted in relation to the proposal to demolish the existing building on site. The content of the assessment, the results and the proposed mitigating measures were considered by the Council's Biodiversity Unit. Following that, it is suggested that although there is no evidence of bats roosting in the building, the building's features and form are suitable for use by protected species and therefore a relevant condition should be included to safeguard wildlife.

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5.5.2 In doing so, it is believed that the proposal is suitable and that it conforms to the requirements of policy B20.

5.5.3 A Tree Preservation Order has been confirmed for the Llys Adda site. However, this application is for a development within an area that has already been developed and therefore there are no existing trees within the area of the proposed development. Details in the form of a detailed plan have been submitted which shows the location of the nearest trees and in light of this, confirmation was received from the Council's Trees Officer that the proposed development would not have any damaging effect on protected trees. It is therefore considered that the proposal is acceptable and complies with the requirements of policy B19.

## **5.6 Relevant planning history**

5.6.1 It is seen from the previous planning history that a listed building consent (ref. C11/0135/11/CR) had already been granted to demolish the building that is the subject of the current application. An elevated footbridge connected it with the Hafod Elfyn building itself at one point. This bridge has now been taken down. Due to this direct link, it was considered that the building (though much more recent and made of different construction to the Hafod Elfyn building) due to its direct link with the Hafod Elfyn listed building, was also listed.

5.6.2 This listed building consent is still extant, and it is not believed that the considerations involving the proposal to demolish have changed from what was considered in the past, and therefore it is believed that demolishing this building continues to be acceptable and that no further considerations are required in terms of the listed building consent.

5.6.3 From previous observations, it is seen that the Conservation Officer does not have any concerns regarding the proposal to demolish or the new buildings that are to be erected. It is therefore believed that the proposal is acceptable and complies with the requirements of policy B3.

## **5.7 Language Matters**

5.7.1 A Language and Community Impact Assessment was submitted to coincide with the application, the content was assessed by the Joint Planning Policy Unit, which stated:

- It is not believed that the scale of the proposed development is likely to cause a significant growth in the population that could have a detrimental impact on the Welsh language.
- There is a comparatively low percentage of Welsh speakers in this area of Bangor, especially in the Glyder and Dewi wards in comparison with Gwynedd in its entirety.
- It is not believed that the scale of the proposed development is likely to cause a detrimentally significant growth in the population. Bangor has a high population, especially in terms of student population. The potential that these houses could be bought by non-Welsh-speaking Ysbyty Gwynedd or University workers should be considered, or that they could be rented out to students.
- As the proposed development does not offer an element of affordable housing, it is hard to say whether the houses would really be affordable to local households. There is a possibility that local Welsh speakers would not be in a position to purchase



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houses on the open market. This is significant when considering the affordability rates in Bangor. It will be necessary to ensure that the relevant units are affordable and attractive to local individuals who are in need of affordable housing in respect of their type and tenure, in the first place and in the future.

- The development is not likely to have a detrimental impact on the local primary school.
- The development should improve the visual environment and make the area a more attractive place to live.

## **5.8 106 Agreement matters**

5.8.1 The requirements of Policies CH3 and CH6 state that a proportion of units on each site of five or more houses (that have not been allocated but are within development boundaries) must be affordable to meet general local need for affordable housing.

5.8.2 The applicant confirms in the Design and Access Statement that the units are 'affordable' in terms of their size and type, and given the open market price of similar units, without having to formally bind them through a 106 agreement which is a price of approximately £75,000. This price falls within the current average price and applying a normal discount of 30% to these units would mean that they would be much cheaper than the current average. A comparatively sized flat has recently been sold in the vicinity for a similar price. The requirements of policy CH6 require a proportion of affordable units as part of any development, but it is believed in this case on the grounds of size and valuation, that these units are affordable and adding a further discount to them is likely to lead to concerns in terms of viability.

5.8.3 The Strategic Housing Unit's initial observations confirm the number of applicants who are on the general housing waiting list in the area. The proposal would therefore address the general need in the area and it should be ensured that at least 4 units are affordable.

5.8.4 In response to these observations, some information was received from the applicant regarding general local flat prices. In this case due to the size and valuation of the units, it is believed that the units are already affordable. Having considered all the relevant factors, it is believed that it would not be appropriate to provide affordable units through a formal 106 agreement on this specific site as there is no need for this obligation to make the development acceptable in planning terms as it is considered to all intents and purposes that the proposal is already affordable. It is considered that the proposal continues to comply with the requirements of the first criterion of policy CH6, but there is no need to restrict this further through a 106 Agreement in order to apply a discount on the open market price.

5.8.5 Therefore, it is considered that the proposal is acceptable as there will be certainty that affordable units would be provided, which satisfies the requirements of policies CH3 and CH6.

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

- 5.9.1 As is noted above, one objection to the application was received from a local neighbour. It is accepted that the individual's garden extends out and abuts part of the rear of the development site. The windows of the nearest building would inevitably lead to some over-looking, however it is believed that the density and developed form of the area in general means that an element of over-looking already exists.
- 5.9.2 There is quite some distance between the proposed building and the property that has expressed concern about the proposal. It is acknowledged that their garden extends to the boundaries of the site, but this would be the lowest part of the garden, and it is seen that a substantial part of the garden would avoid significant direct over-looking.
- 5.9.3 Full consideration was given to the observations that were received, but in this case, it is not believed that it is necessary to amend the proposal in light of what was noted.

## **6. Conclusions:**

- 6.1 This site is located within the development boundaries of the city of Bangor as defined in the GUDP. It is considered a brownfield site that is suitable for development and the proposal itself in terms of providing such living units is considered acceptable.
- 6.2 Given the above and after full consideration of all the material planning matters including local and national policies and guidance, as well as the observations received, it is believed that this application is acceptable and satisfies the requirements of the relevant policies as noted above.

## **7. Recommendation:**

- 7.1 To approve – conditions -
1. Time
  2. Comply with plans
  3. Slate roof
  4. Materials
  5. Landscaping
  6. Welsh Water conditions
  7. Highways
  8. Biodiversity
  9. Surface water disposal condition
  10. Bats



Rhif y Cais / Application Number :

C14/1221/11/LL

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



Atgynhychir y map hwn o Ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Eî Mawrhydi.  
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Revision	By	Date	Rev

Contract  
**Hafod Elfyn Studios,  
 Bangor**

Title  
**Location plan**

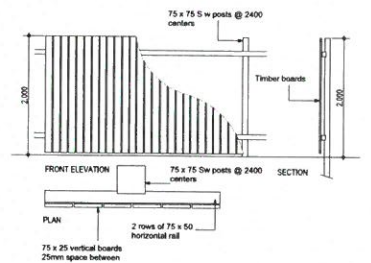
**WATKIN JONES**  
 HOMES

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 Gwyneddshire, LL57 1JG  
 Tel: 01742 230100 Fax:  
 01742 581154

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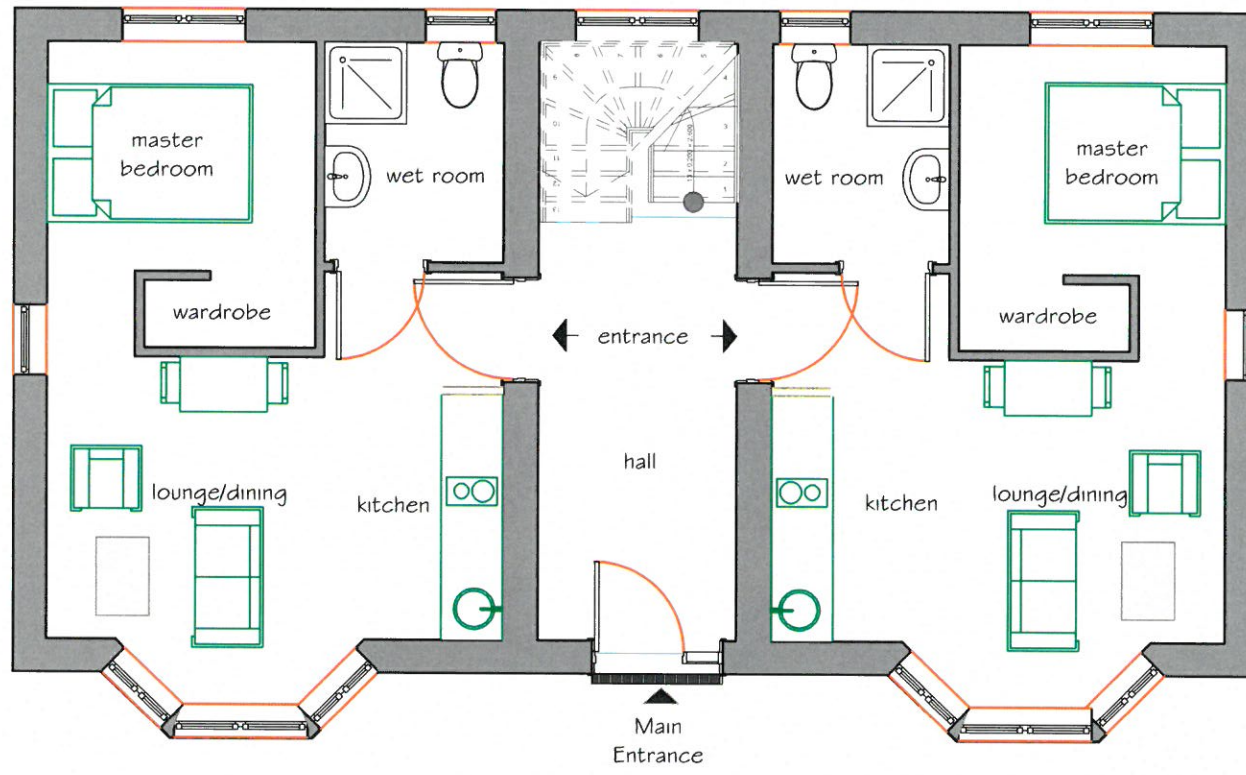


proposed 2m high close boarded fence to refuse areas- NTS

Revision	Rev	Date	By
Contract			
Hafod Elyfn Studios, Bangor			
Title			
Proposed Site Plan			
333 Portland Way Murgans, St Asaph Business Park, St Asaph, Denbighshire LL18 2JG Tel: 01248 338 210 Fax: 01248 338 150			
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PROPOSED GROUND FLOOR

Revision	By	Date	Int
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Contract  
**Hafod Elfyn Studios,  
 Bangor**

Title  
**Proposed Ground  
 Floor Plan**

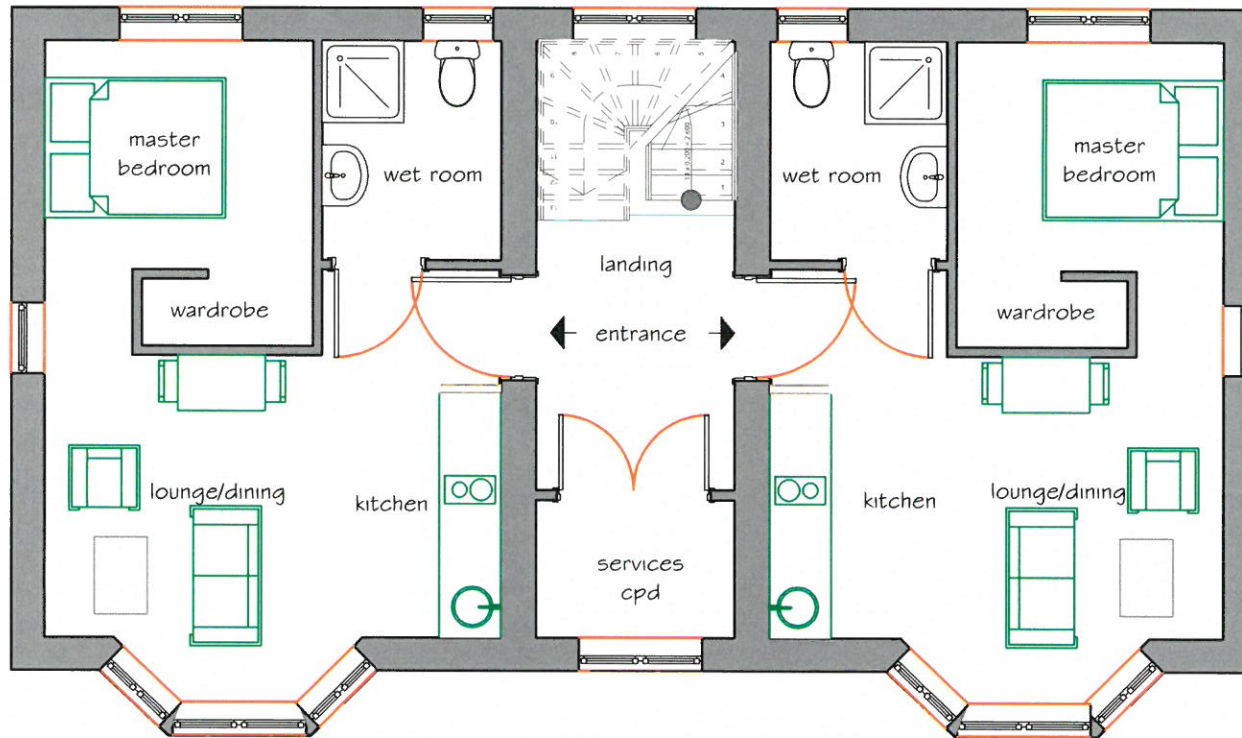
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 Tel: 01248 339 400 / Fax: 01248 339 134

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1:100	13/11/14	FWW		3934_03	P1

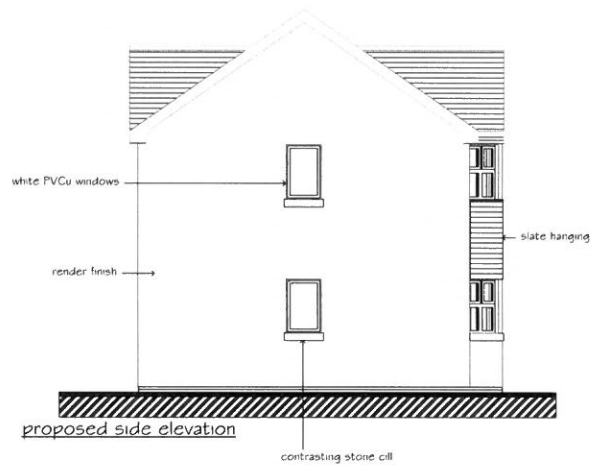
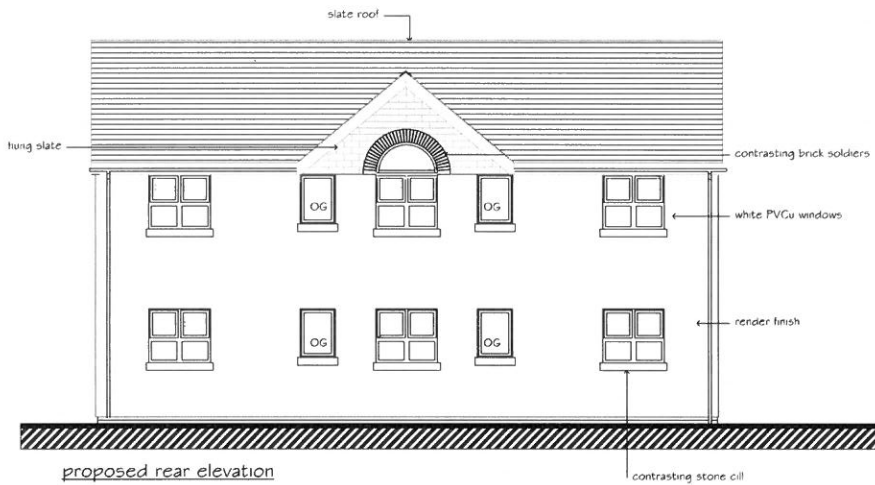
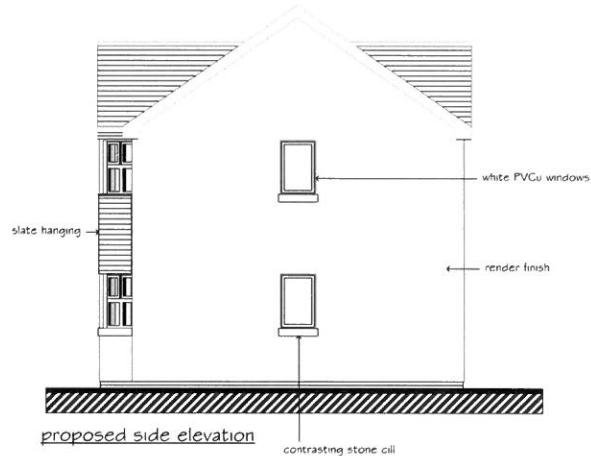
**Notes**

1. ALL SITE STAFF, SUB-CONTRACTORS, SUPPLIERS OR ANY OTHER PERSON WHO HAS REASON TO REFER TO THIS DRAWING FOR REASON OF SUPPLY, CONSTRUCTION OR PRICING MUST TAKE INTO ACCOUNT THE CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS AND IF ANY MATERIAL OR IMPLICATION REFERRED TO ON THIS DRAWING IS CONTRARY TO THESE REGULATIONS WATKIN JONES MUST BE ADVISED IMMEDIATELY.
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3. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK OR ORDERING ITEMS/MATERIALS
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PROPOSED FIRST FLOOR

Revision	By	Date	No
Contract			
Hafod Elfyn Studios, Bangor			
Title			
Proposed First Floor Plan			
<small>55 Ffordd Gwynn Henegau, 21 444th Business Park, St Asaph, Denbighshire, LL17 9JY Tel: 01745 525 000 / 144 01745 585 154</small>			
Scale	Date	Drawn	Checked
1:100	13/11/14	FWW	
@ A3			3934_04 P1

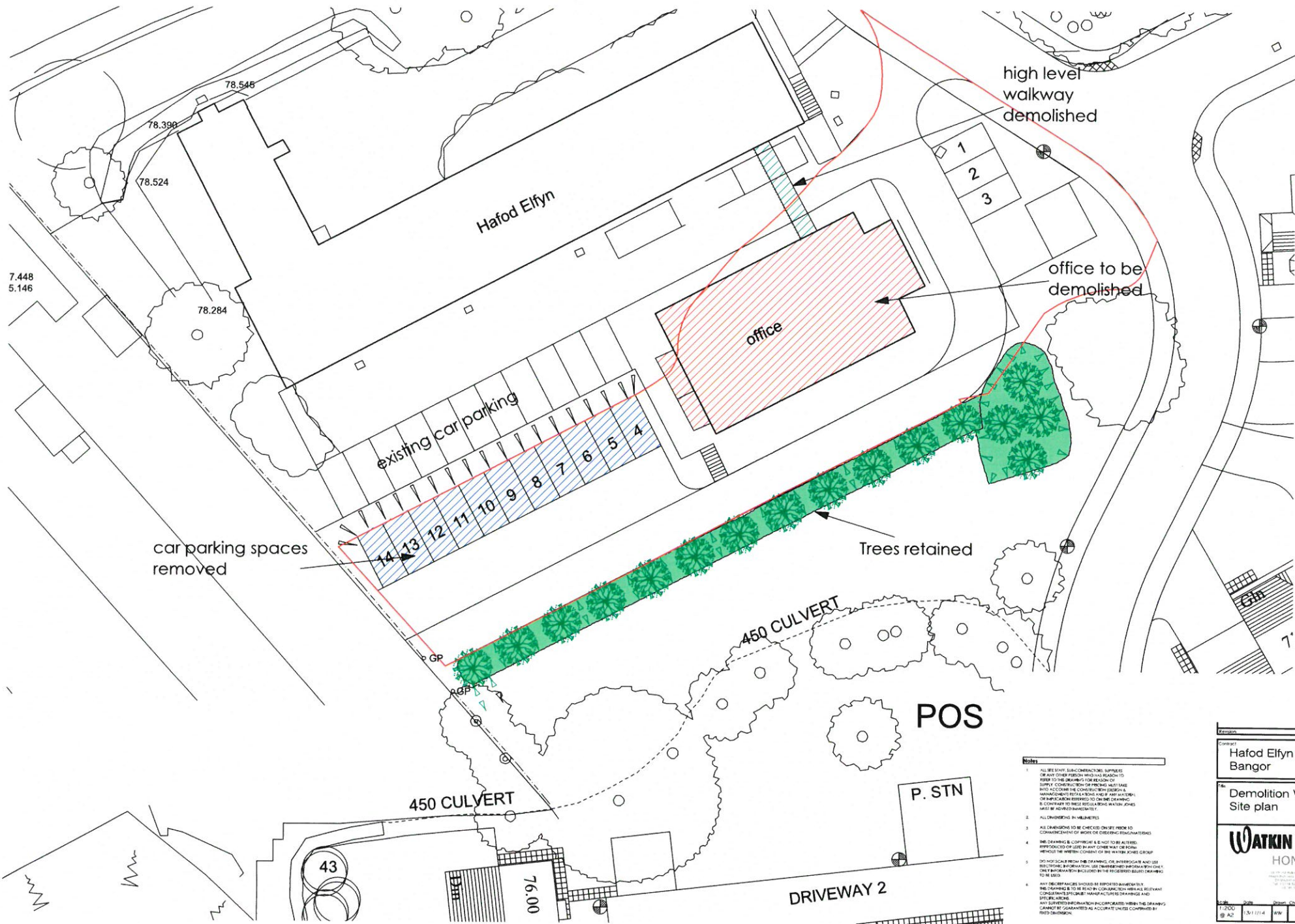


**Notes**

1. ALL SITE STAFF, SUB-CONTRACTORS, SUPPLIERS OR ANY OTHER PERSON WHO HAS REASON TO REFER TO THE DRAWINGS FOR REASON OF SUPPLY, CONSTRUCTION OR FINISHING MUST TAKE INTO ACCOUNT THE CONSTRUCTION PROGRAM, MANUFACTURING REFINISHES AND ANY MATERIAL OR FINISHES REFERRED TO ON THE DRAWING & COMPLY TO THIS REGARDING MATCH JOBS MUST BE ADVISED IMMEDIATELY.
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4. THE DRAWINGS COPYRIGHT & NOT TO BE REPRODUCED OR USED IN ANY OTHER WAY OR FORM WITHOUT THE WRITTEN CONSENT OF THE WATKIN JONES GROUP.
5. DO NOT CLIP FROM THE DRAWING OR REPRODUCE AND USE ELECTRONIC INFORMATION USE OR REPRODUCE INFORMATION ONLY ONE INFORMATION INCLUDED IN THE REGISTERED ISSUED DRAWING TO BE USED.
6. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY. THE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS SPECIFICATIONS, MANUFACTURERS DRAWINGS AND SPECIFICATIONS. ANY SITE TEST INFORMATION INCORPORATED WITHIN THE DRAWING CANNOT BE GUARANTEED AS ACCURATE UNLESS CONFIRMED BY FIELD DIMENSIONS.

Revision		1	2	3	4
Contract					
Hafod Elyn Studios, Bangor					
Title					
Proposed Elevations					
11 Street Mill Lane Bangor, Gwynedd, LL57 2JG Wales, Denbighshire Tel: 01755 536 200 Fax: 01755 536 100					
Scale	Date	Author	Checked	Drawn by	Rev.
1:750	13/1/14	HW		3934_05	P1





high level  
walkway  
demolished

office to be  
demolished

Trees retained

car parking spaces  
removed

Hafod Elfyn

office

existing car parking

450 CULVERT

450 CULVERT

POS

P. STN

DRIVEWAY 2

- Notes**
1. ALL WORK SHALL BE SUBCONTRACTED. SUPPLIER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS FOR THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES AND UTILITIES.
  2. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK OR CHANGING REMAINING SERVICES.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES AND UTILITIES.
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  6. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK OR CHANGING REMAINING SERVICES.

Revision		By	Date
Contract			
Hafod Elfyn Studios, Bangor			
Site plan			
<small>Watkin Jones Homes Ltd, 1st Floor, 100, The Quadrant, Bangor, Gwynedd, LL57 2JG, Wales</small>			
Scale	Drawn	Checked	Approved
1:200	AK	AK	AK
Drawn	Checked	Approved	
AK	AK	AK	
Project No.		3934.06	
Sheet No.		P1	