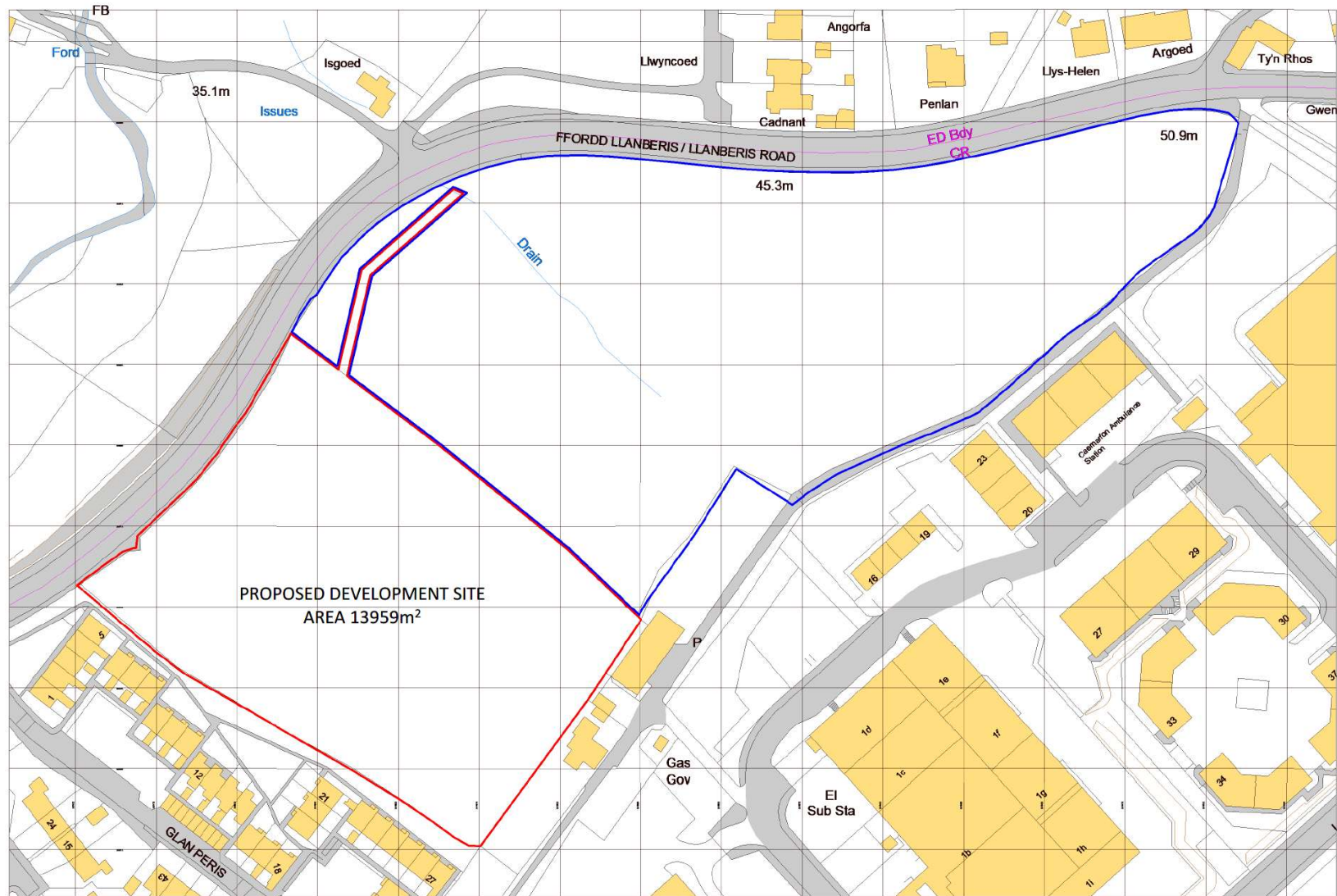




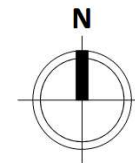
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# 01 - LOCATION PLAN

SCALE: 1 : 1250



VISUAL SCALE 1:1250 @ A3



|   |                                                 |          |    |
|---|-------------------------------------------------|----------|----|
| C | CONNECTION TO DRAIN ADDED                       | 29/07/25 | IO |
| B | BOUNDARY LINES ADJUSTED TO MATCH PROPOSED PLANS | 16/04/25 | GT |
| A | BLUE BOUNDARY LINE FOR PHASE 2 LAND ADDED       | 07/10/24 | GT |

| REV | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
|-----|-------------|------|----|

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PROJECT  
LLANBERIS ROAD,  
CAERNARFON  
for ADRA

DRAWING TITLE  
PLANNING - LOCATION  
PLAN

|                        |                  |             |               |
|------------------------|------------------|-------------|---------------|
| SCALE<br>1 : 1250 @ A3 | DATE<br>12/07/23 | DRAWN<br>IO | CHECKED<br>SV |
|------------------------|------------------|-------------|---------------|

DRAWING STATUS  
PLANNING

|                 |                   |               |
|-----------------|-------------------|---------------|
| JOB No<br>C1139 | DRAWING No<br>001 | REVISION<br>C |
|-----------------|-------------------|---------------|



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A3

-  - 2P1B COTTAGE  
STYLE APARTMENT
-  - 3P2B BUNGALOW
-  - 4P2B HOUSE
-  - 5P3B HOUSE
-  - 5P3B HOUSE  
DUAL ASPECT
-  - 7P4B HOUSE
-  - 8P5B HOUSE

|                    |     |
|--------------------|-----|
| GIFA               | No  |
| @55m <sup>2</sup>  | x10 |
| @58m <sup>2</sup>  | x3  |
| @83m <sup>2</sup>  | x13 |
| @93m <sup>2</sup>  | x2  |
| @93m <sup>2</sup>  | x5  |
| @114m <sup>2</sup> | x2  |
| @169m <sup>2</sup> | x1  |
| TOTAL UNITS        | 36  |

 FIRE HYDRANT

LINE OF WATERMAIN

VISIBILITY SPLAY  
2.4 X 102m

PEDESTRIAN CROSSING  
SUBJECT TO FURTHER  
DISCUSSION AND S278  
AGREEMENT

NEW SITE  
ENTRANCE

VISIBILITY SPLAY  
2.4 X 120m

PEDESTRIAN CROSSING  
SUBJECT TO FURTHER  
DISCUSSION AND S278  
AGREEMENT

ADOPTED  
FOOTPATH LINK  
TO ADJACENT  
HOUSING ESTATE

ADOPTED  
PAVEMENT LINK  
TO BUS STOP

**Cynllun Diwygiedig**  
*Amended Plan*

### POSITION OF THERHEAD CABLES

**Cynllunio**  
Derbyn - 25/06/2026

OVERHEAD CABLES  
DIVERTED  
UNDERGROUND

EXISTING POSITION OF  
OVERHEAD CABLES

CAERNARFON  
PENTECOSTAL  
CHURCH

LINE OF  
WATERMAIN

| NO. | DESCRIPTION                                                        | DATE     |
|-----|--------------------------------------------------------------------|----------|
| J   | NORTH PAVEMENT REDUCED TO 20M                                      | 25/06/20 |
| H   | PAVEMENT TO BUS STOP ADDED, 2M PATH REDUCED TO 2M, CROSSINGS SHOWN | 24/06/20 |
| G   | TRAFFIC CALMING AND BICYCLIST CROSSING ANNOTATED                   | 27/05/20 |
| F   | PERMISSIBLE PAVING ADDED                                           | 30/04/20 |
| E   | LANDSCAPE FEATURES UPDATED TO MATCH LANDSCAPE PLAN                 | 23/04/20 |
| D   | SAT AND BRD BORDS ADJUSTED                                         | 23/03/20 |
| C   | FILL OF PLOT 34, 35, 36, 37                                        | 08/03/20 |
| B   | WATERMAIN ALONG GABLES RD SHOWN, RETAINING WALL MOVED              | 24/02/20 |
| A   | VISITOR PARKING ADDED - VIS GRAY ADDED                             | 30/02/20 |

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**PROJECT**  
**LLANBERIS ROAD,**  
**CAERNARFON**  
**for ADRA**

REVISD SITE LAYOUT -  
POST PAC - PLOT 7 OPTION

|       |      |       |         |
|-------|------|-------|---------|
| SCALE | DATE | DRAWN | CHECKED |
|-------|------|-------|---------|

DRAWING  
STATUS

|         |             |          |
|---------|-------------|----------|
| JOB No. | DRAWING No. | REVISION |
| C1139   | 018(1)      | J        |

AG | A AINSLE GOMMO ARCHITECTS

THE OLD POLICE STATION, 15 GLYNNE WAY, HAMARSDEN, CHS

RECEIVED: 20 June 2003; REVISED: 10 September 2003; ACCEPTED: 10 September 2003.

4

**PROPOSED BIODIVERSITY MITIGATION**  
TO BUILDINGS. REFER TO TIRLUN BARR DRAWINGS

## BAT BOXES

## BIRD BOXES

0m 5m 10m  
VISUAL SCALE 1:250 @ A1



# Cynllun Diwygiedig Amended Plan

Cynllunio  
Derbyn - 06/05/2026



3D VIEW LOOKING EAST

|   |                                                                                                                                                                                                                                     |          |    |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----|
| G | LANDSCAPE FEATURES<br>UPDATED TO MATCH<br>LANDSCAPE PLAN                                                                                                                                                                            | 23/04/26 | IO |
| F | PLOT 7 MOVED TO PLOT 34                                                                                                                                                                                                             | 19/03/26 | IO |
| E | AREA FOR TRANSLOCATED<br>SCRUB CREATED BEHIND<br>PLOTS 21-26                                                                                                                                                                        | 12/01/26 | IO |
| D | PLANNING ISSUE                                                                                                                                                                                                                      | 15/10/25 | AL |
| C | EQUIPPED PLAY SPACE MOVED<br>SOUTH EAST. DETENTION<br>BASIN & RAIN WATER GARDEN<br>MATCH ENGINEERS<br>DRAWINGS. TREES UPDATED &<br>BIODIVERSITY MITIGATION<br>ADDED TO MATCH LANDSCAPE<br>PLAN                                      | 21/05/25 | GT |
| B | FLATS 15-20 MOVED UP, 4P2B<br>HOUSE MOVED DOWN,<br>ADJACENT TO PLOT 26. PLAY<br>AREA MOVED OUT OF THE<br>WATER MAIN EASEMENT,<br>SECTIONS OF HIGHWAY<br>ADJUSTED TO LIGHT GREY                                                      | 30/04/25 | GT |
| A | AMENDMENTS TO SITE<br>LAYOUT FOLLOWING ADRA'S<br>PREFERRED HOUSING MIX.<br>PLOT 12 & 13 SWITCHED,<br>SUBSTATION PUSHED BACK,<br>RAIN GARDEN REMOVED<br>ADJACENT PLOT 8. BINS &<br>SHEDS ADDED, 1.2m LANDING<br>DEPTH TO FRONT DOORS | 16/04/25 | GT |

| REV | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
|-----|-------------|------|----|

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PROJECT  
LLANBERIS ROAD,  
CAERNARFON  
for ADRA

DRAWING TITLE  
3D VIEW LOOKING EAST

| SCALE | DATE     | DRAWN | CHECKED |
|-------|----------|-------|---------|
| @A3   | 21/08/24 | GT    | SV      |

DRAWING  
STATUS  
PLANNING

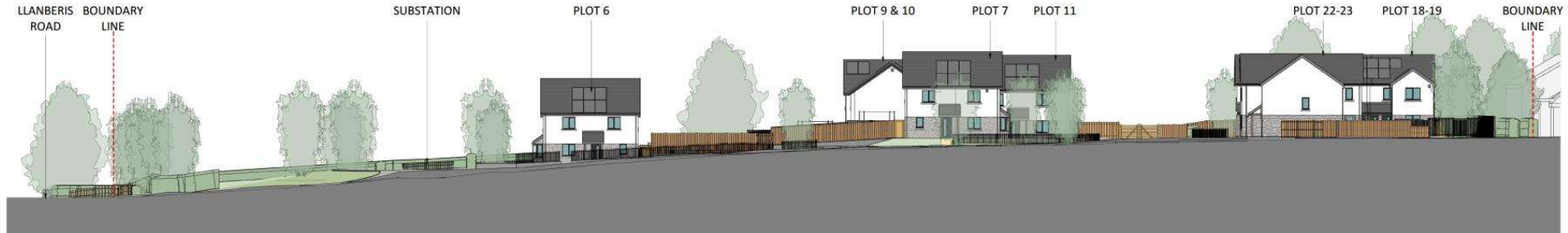
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|--------|------------|----------|
| C1139  | 020        | G        |

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A3



### 1 | STREET ELEVATION - LOOKING NORTH EAST

SCALE: 1:200



### 2 | STREET ELEVATION - LOOKING SOUTH WEST

SCALE: 1:200



### 3 | STREET ELEVATION - LOOKING SOUTH EAST AT FRONT OF SITE

SCALE: 1:200

|     |                                                                                                                                                                        |          |    |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----|
| 1   | LANDSCAPE FEATURES UPDATED TO MATCH LANDSCAPE PLAN                                                                                                                     | 30/04/20 | KT |
| 2   | PLOT 7 ADDED TO PLOT 34                                                                                                                                                | 28/02/20 | KT |
| 3   | AREA FOR TRANSLOCATED SCUR CREATION ADDED TO PLOT 21                                                                                                                   | 13/01/20 | KT |
| 4   | PLANNING ISSUE                                                                                                                                                         | 25/02/20 | AL |
| 5   | TREES UPDATED & BIODIVERSITY MITIGATION ADDED TO MATCH LANDSCAPE PLAN                                                                                                  | 23/02/20 | KT |
| 6   | PLOTS 12-20 MOVED UP, AFTER HOUSE MOVED DOWN, ADJUSTED TO PLOT 30. PLAY AREA MOVED OUT OF THE WAY OF ADRA BUILDINGS. SECTIONS OF FENCE ADJUSTED TO LIGHT GATE          | 30/04/20 | GT |
| 7   | ADJUSTMENTS TO SITE LAYOUT FOLLOWING ADRA'S PREFERRED HOLDING (PLOT 12-20 MOVED DOWN, SUBSTATION ADJACENT PLOT 6, BINS & SHEDS ADDED, 2x PLANTING DEPTH TO FRONT ADRA) | 16/04/20 | GT |
| REV | DESCRIPTION                                                                                                                                                            | DATE     | BY |

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PROJECT  
LLANBERIS ROAD,  
CAERNARFON  
for ADRA

|                                             |             |          |         |
|---------------------------------------------|-------------|----------|---------|
| DRAWING TITLE                               | DATE        | DRAWN    | CHECKED |
| SITE SECTIONS & STREET ELEVATIONS - SHEET 1 | 15/10/24    | GT       | SV      |
| SCALE                                       | 1:200 @ A1  |          |         |
| DRAWING STATUS                              | PLANNING    |          |         |
| JOB NO.                                     | DRAWING NO. | REVISION |         |
| C1139                                       | 016         | G        |         |

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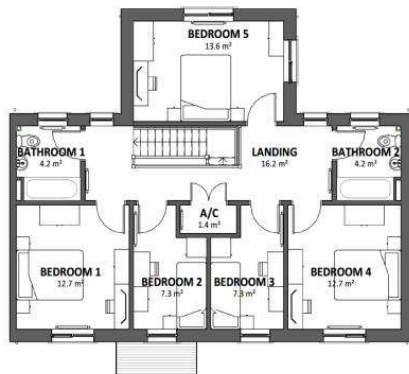
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0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1

| 8P5B HOUSE GIFA   |                       |
|-------------------|-----------------------|
| Level             | Area                  |
| DQR MIN           | N/A                   |
| 00 - GROUND FLOOR | 84.74 m <sup>2</sup>  |
| 01 - FIRST FLOOR  | 84.74 m <sup>2</sup>  |
| Grand total       | 169.48 m <sup>2</sup> |

- MATERIAL KEY
- NATURAL SLATE / SLIM CONCRETE TILES  
SUBJECT TO APPROVAL
  - RENDER - OFF WHITE
  - NATURAL TIMBER CLADDING (VERTICAL)
  - STONE
  - GREY ENGINEERING BRICK
  - WINDOWS AND DOORS - UPVC GRAPHITE
  - FACIAS, SOFFITS AND RWG'S - UPVC



FIRST FLOOR PLAN

SCALE: 1 : 100



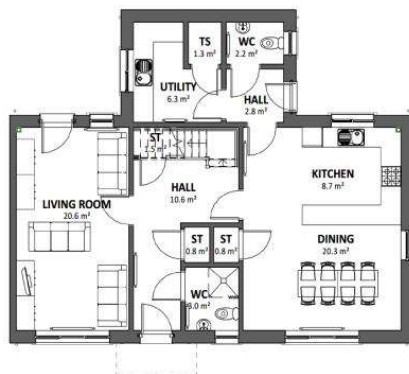
FRONT ELEVATION

SCALE: 1 : 100



PARTY WALL / SIDE ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

| REV | DESCRIPTION                                | DATE     | BY |
|-----|--------------------------------------------|----------|----|
| A   | PLAN LAYOUT ADJUSTED & ELEVATIONS IMPROVED | 30/04/25 | GT |

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PROJECT  
LLANBERIS ROAD, CAERNARFON  
for ADRA

DRAWING TITLE  
8P5B HOUSE DETACHED

| SCALE          | DATE       | DRAWN    | CHECKED |
|----------------|------------|----------|---------|
| 1 : 100 @ A2   | 31/03/25   | GT       | SV      |
| DRAWING STATUS |            |          |         |
| PLANNING       |            |          |         |
| JOB NO         | DRAWING NO | REVISION |         |
| C1139          | 097        | A        |         |

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A2



VISUAL SCALE 1:100 @ A2

| 7P4B HOUSE GIFA |                       |
|-----------------|-----------------------|
| Level           | Area                  |
| DQR MIN         | 114 m <sup>2</sup>    |
| FIRST           | 46.03 m <sup>2</sup>  |
| GROUND          | 68.46 m <sup>2</sup>  |
| Grand total     | 114.48 m <sup>2</sup> |

- MATERIAL KEY
- NATURAL SLATE / SLIM CONCRETE TILES  
SUBJECT TO APPROVAL
  - RENDER - OFF WHITE
  - NATURAL TIMBER CLADDING (VERTICAL)
  - STONE
  - GREY ENGINEERING BRICK
  - WINDOWS AND DOORS - UPVC GRAPHITE
  - FACIAS, SOFFITS AND RWG'S - UPVC

| REV | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
|-----|-------------|------|----|

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PROJECT  
LLANBERIS ROAD,  
CAERNARFON  
for ADRA

DRAWING TITLE  
7P4B HOUSE DETACHED -  
GABLE TYPE

| SCALE       | DATE     | DRAWN | CHECKED |
|-------------|----------|-------|---------|
| 1 : 100 @A3 | 15/10/25 | ABL   | AL      |

DRAWING  
STATUS  
PLANNING

JOB No  
C1139

DRAWING No  
085

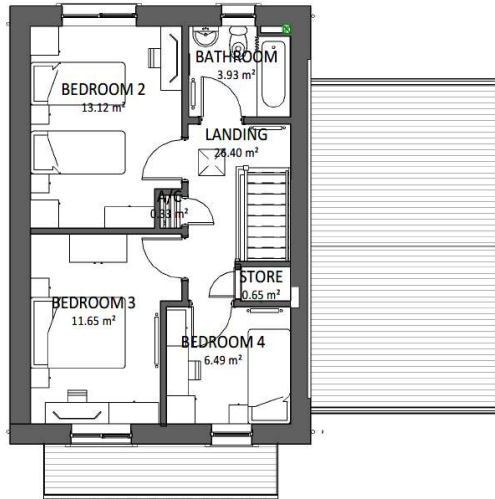
REVISION

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FIRST FLOOR PLAN

SCALE: 1 : 100



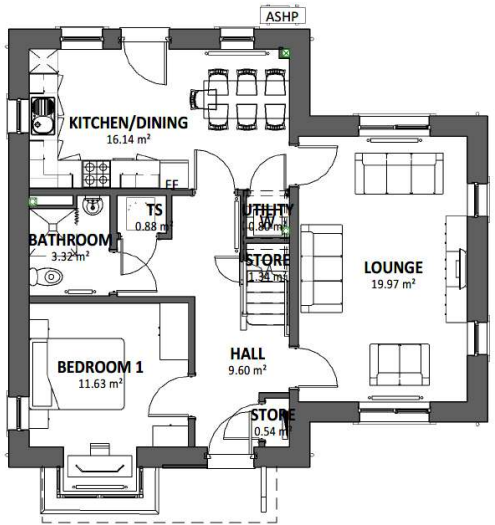
FRONT ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100

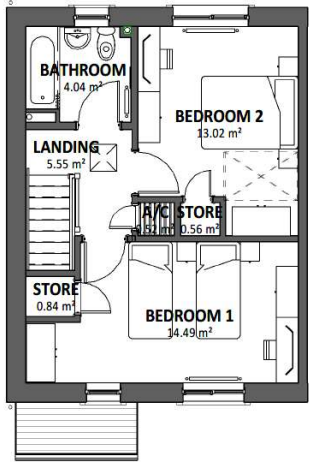


PARTY WALL ELEVATION

SCALE: 1 : 100

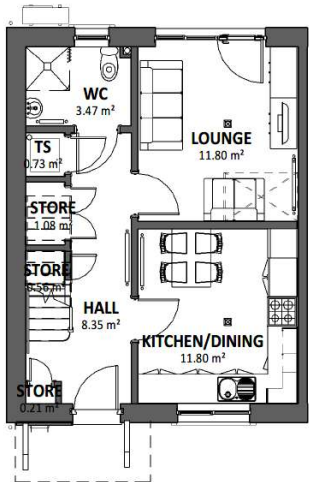


VISUAL SCALE 1:100 @ A3



FIRST FLOOR PLAN

SCALE: 1 : 100



GROUND FLOOR PLAN

SCALE: 1 : 100



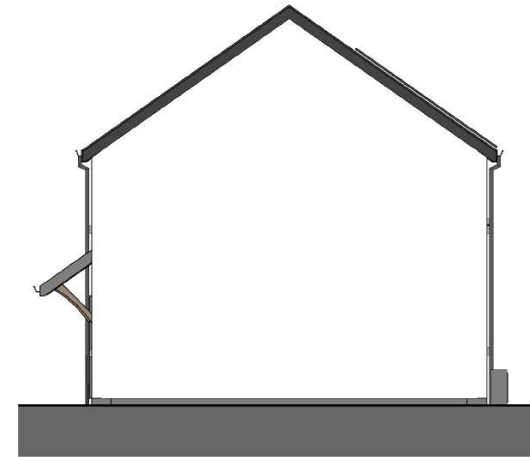
FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

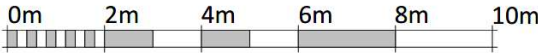
SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

- MATERIAL KEY
- NATURAL SLATE / SLIM CONCRETE TILES
  - RENDER - OFF WHITE
  - NATURAL TIMBER CLADDING (VERTICAL)
  - GREY ENGINEERING BRICK
  - WINDOWS AND DOORS - UPVC GRAPHITE
  - FACIAS, SOFFITS AND RWG'S - UPVC



VISUAL SCALE 1:100 @ A3

| Area Schedule (GIA) 4P2B |                      |
|--------------------------|----------------------|
| Level                    | Area                 |
| 00 - GROUND FLOOR        | 41.29 m <sup>2</sup> |
| 01 - FIRST FLOOR         | 41.29 m <sup>2</sup> |
| Grand total              | 82.58 m <sup>2</sup> |



| REV | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
|     |             |      |    |

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PROJECT  
LLANBERIS ROAD,  
CAERNARFON  
for ADRA

DRAWING TITLE  
4P2B HOUSE STAIR TO  
GABLE

| SCALE        | DATE     | DRAWN | CHECKED |
|--------------|----------|-------|---------|
| 1 : 100 @ A3 | 31/03/25 | GT    | SV      |

DRAWING  
STATUS PLANNING

JOB No C1139  
DRAWING No 073  
REVISION



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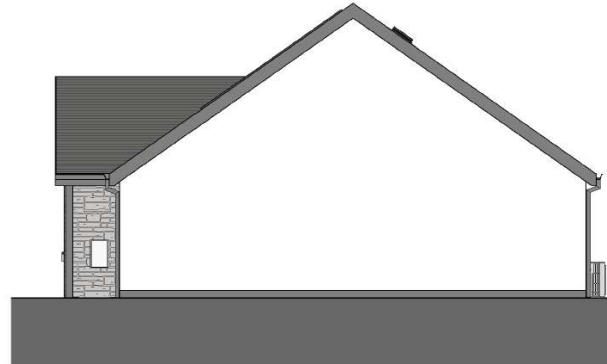
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A3



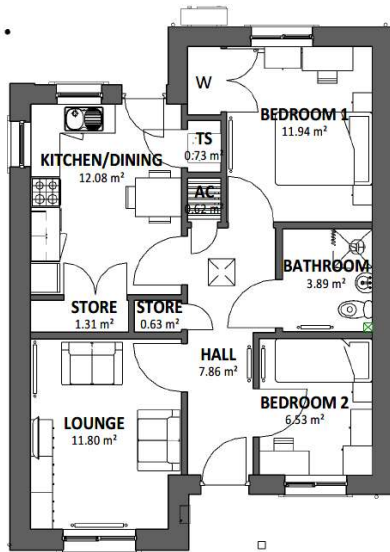
FRONT ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100



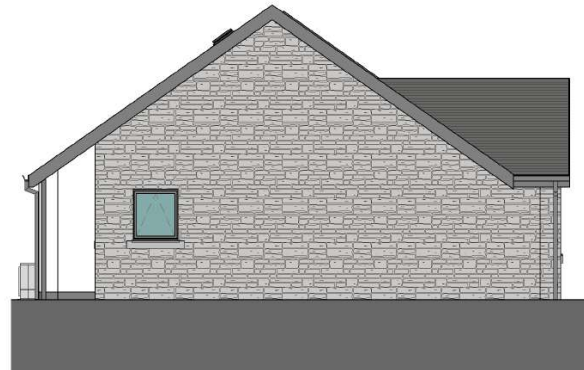
GROUND FLOOR PLAN

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

| 3P2B BUNGALOW GIFA |                      |
|--------------------|----------------------|
| Level              | Area                 |
| DQR MIN            | 58 m <sup>2</sup>    |
| GROUND FLOOR LEVEL | 61.07 m <sup>2</sup> |
| Grand total        | 61.07 m <sup>2</sup> |

MATERIAL KEY

- NATURAL SLATE / SLIM CONCRETE TILES
- RENDER - OFF WHITE
- STONE
- GREY ENGINEERING BRICK
- WINDOWS AND DOORS - UPVC GRAPHITE
- FACIAS, SOFFITS AND RWG'S - UPVC
- NATURAL TIMBER CLADDING (VERTICAL)

| REV | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
|-----|-------------|------|----|

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PROJECT  
LLANBERIS ROAD,  
CAERNARFON  
for ADRA

DRAWING TITLE  
3P2B BUNGALOW  
DETACHED

| SCALE  | DATE     | DRAWN | CHECKED |
|--------|----------|-------|---------|
| As @A3 | 31/03/25 | GT    | SV      |

INDICATED  
DRAWING  
STATUS

PLANNING

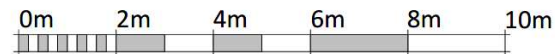
| JOB No | DRAWING No | REVISION |
|--------|------------|----------|
| C1139  | 088        |          |



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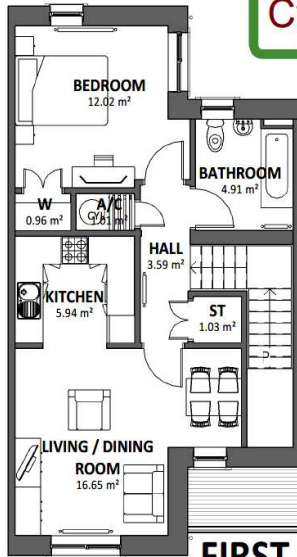
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A3



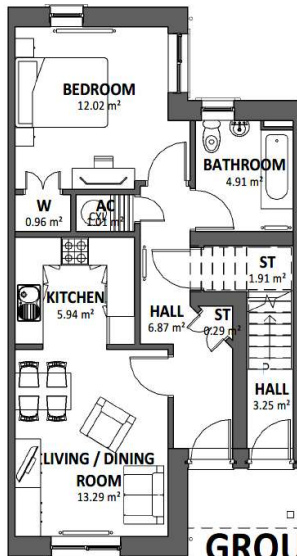
VISUAL SCALE 1:100 @ A3

**Cynllunio**  
Derbyn - 24/10/2025



**FIRST FLOOR PLAN**

SCALE: 1 : 100



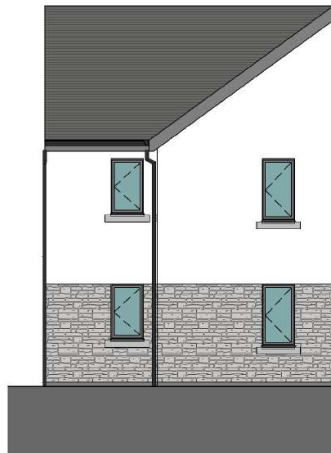
**GROUND FLOOR PLAN**

SCALE: 1 : 100



**FRONT ELEVATION**

SCALE: 1 : 100



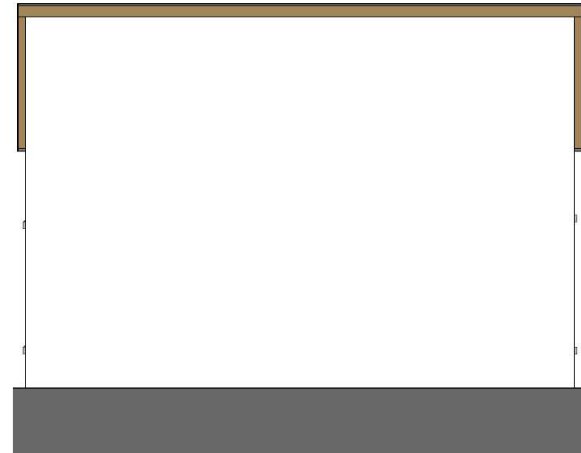
**REAR ELEVATION**

SCALE: 1 : 100



**SIDE ELEVATION**

SCALE: 1 : 100



**PARTY WALL ELEVATION**

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

PLOT 17-18

2P1B FLAT INSET GIFA

|              |          |
|--------------|----------|
| DQR MIN      | 53 m²    |
| GROUND FLOOR | 49.98 m² |
| FIRST FLOOR  | 55.31 m² |
| FF ENTRANCE  | 3.25 m²  |

**MATERIAL KEY**

- NATURAL SLATE / SLIM CONCRETE TILES  
SUBJECT TO APPROVAL
- RENDER - OFF WHITE
- NATURAL TIMBER CLADDING (VERTICAL)
- STONE
- GREY ENGINEERING BRICK
- WINDOWS AND DOORS - UPVC GRAPHITE
- FACIAS, SOFFITS AND RWG'S - UPVC

|     |                      |          |    |
|-----|----------------------|----------|----|
| A   | PLOT NUMBERS ALTERED | 30/04/25 | GT |
| REV | DESCRIPTION          | DATE     | BY |

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PROJECT  
LLANBERIS ROAD,  
CAERNARFON  
for ADRA

DRAWING TITLE  
2P1B MID TERRACE  
APARTMENT - LOUNGE TO  
FRONT

|              |          |       |         |
|--------------|----------|-------|---------|
| SCALE        | DATE     | DRAWN | CHECKED |
| 1 : 100 @ A3 | 31/03/25 | GT    | SV      |

|                   |          |
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| DRAWING<br>STATUS | PLANNING |
|-------------------|----------|

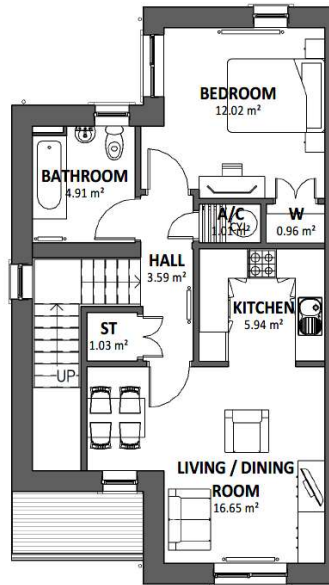
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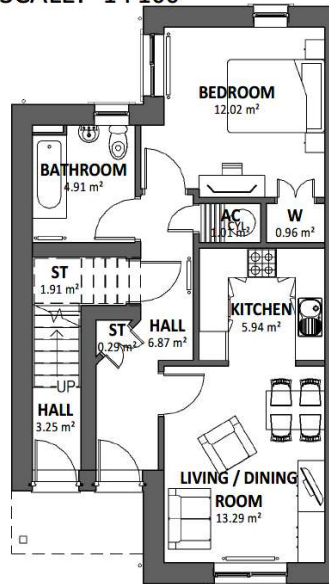
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**A3**



**FIRST FLOOR PLAN**

SCALE: 1 : 100



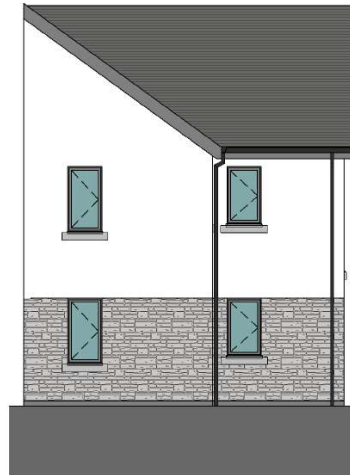
**GROUND FLOOR PLAN**

SCALE: 1 : 100



**FRONT ELEVATION**

SCALE: 1 : 100



**REAR ELEVATION**

SCALE: 1 : 100



**PARTY WALL ELEVATION**

SCALE: 1 : 100



**SIDE ELEVATION**

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

PLOT 15-16

2P1B FLAT INSET GIFA

|              |                      |
|--------------|----------------------|
| DQR MIN      | 53 m <sup>2</sup>    |
| GROUND FLOOR | 49.98 m <sup>2</sup> |
| FIRST FLOOR  | 55.31 m <sup>2</sup> |
| FF ENTRANCE  | 3.25 m <sup>2</sup>  |

**MATERIAL KEY**

- NATURAL SLATE / SLIM CONCRETE TILES  
SUBJECT TO APPROVAL
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- STONE
- GREY ENGINEERING BRICK
- WINDOWS AND DOORS - UPVC GRAPHITE
- FACIAS, SOFFITS AND RWG'S - UPVC

| A   | PLOT NUMBERS ALTERED | 30/04/25 | GT |
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| REV | DESCRIPTION          | DATE     | BY |

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PROJECT  
LLANBERIS ROAD,  
CAERNARFON  
for ADRA

DRAWING TITLE  
2P1B APARTMENT -  
LOUNGE TO FRONT

|              |          |       |         |
|--------------|----------|-------|---------|
| SCALE        | DATE     | DRAWN | CHECKED |
| 1 : 100 @ A3 | 31/03/25 | GT    | SV      |

DRAWING  
STATUS PLANNING

|        |            |          |
|--------|------------|----------|
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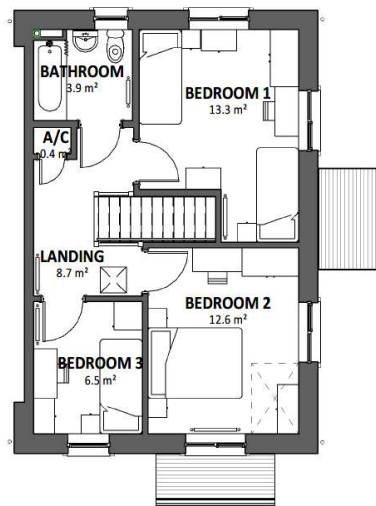
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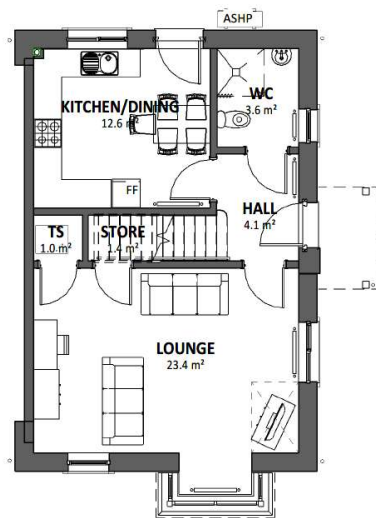
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**A3**



**FIRST FLOOR PLAN**

SCALE: 1 : 100



**GROUND FLOOR PLAN**

SCALE: 1 : 100



**FRONT ELEVATION**

SCALE: 1 : 100



**REAR ELEVATION**

SCALE: 1 : 100



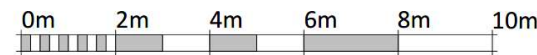
**PARTY WALL ELEVATION**

SCALE: 1 : 100



**SIDE ELEVATION**

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

PLOT 6

5P3B SE NEW HOUSE GIFA

| Level        | Area     |
|--------------|----------|
| DOR MIN      | 93 m²    |
| FIRST FLOOR  | 48.14 m² |
| GROUND FLOOR | 49.52 m² |
| Grand total  | 97.66 m² |

**MATERIAL KEY**

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| REV | DESCRIPTION    | DATE     | BY |
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PROJECT  
LLANBERIS ROAD,  
CAERNARFON  
for ADRA

DRAWING TITLE  
5P3B HOUSE - SIDE ENTRY -  
LOUNGE TO FRONT

| SCALE       | DATE     | DRAWN | CHECKED |
|-------------|----------|-------|---------|
| 1 : 100 @A3 | 31/03/25 | GT    | SV      |

DRAWING  
STATUS  
PLANNING

| JOB No | DRAWING No | REVISION |
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**A3**



