

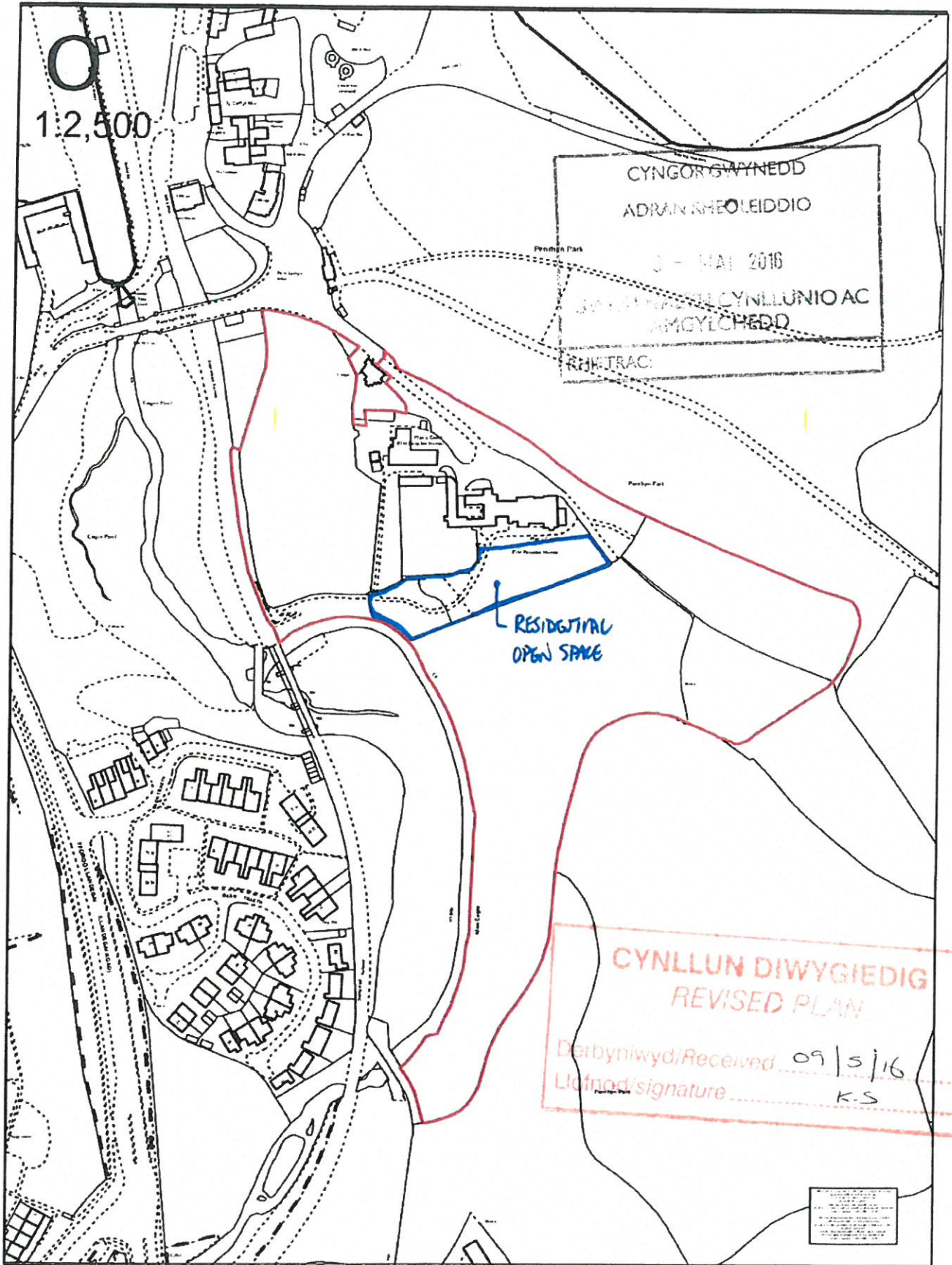
Rhif y Cais / Application Number : C16/0134/16/LL

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

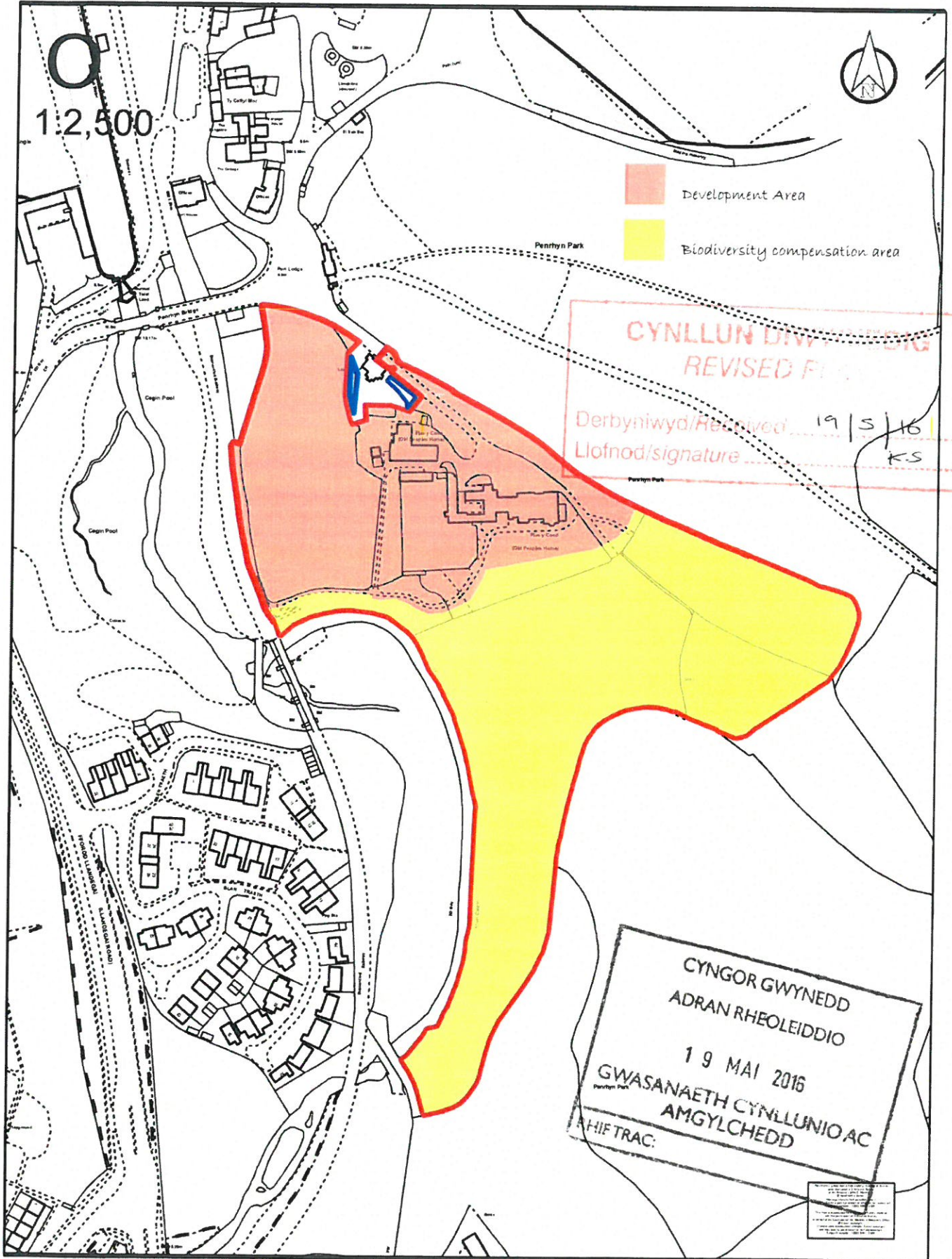


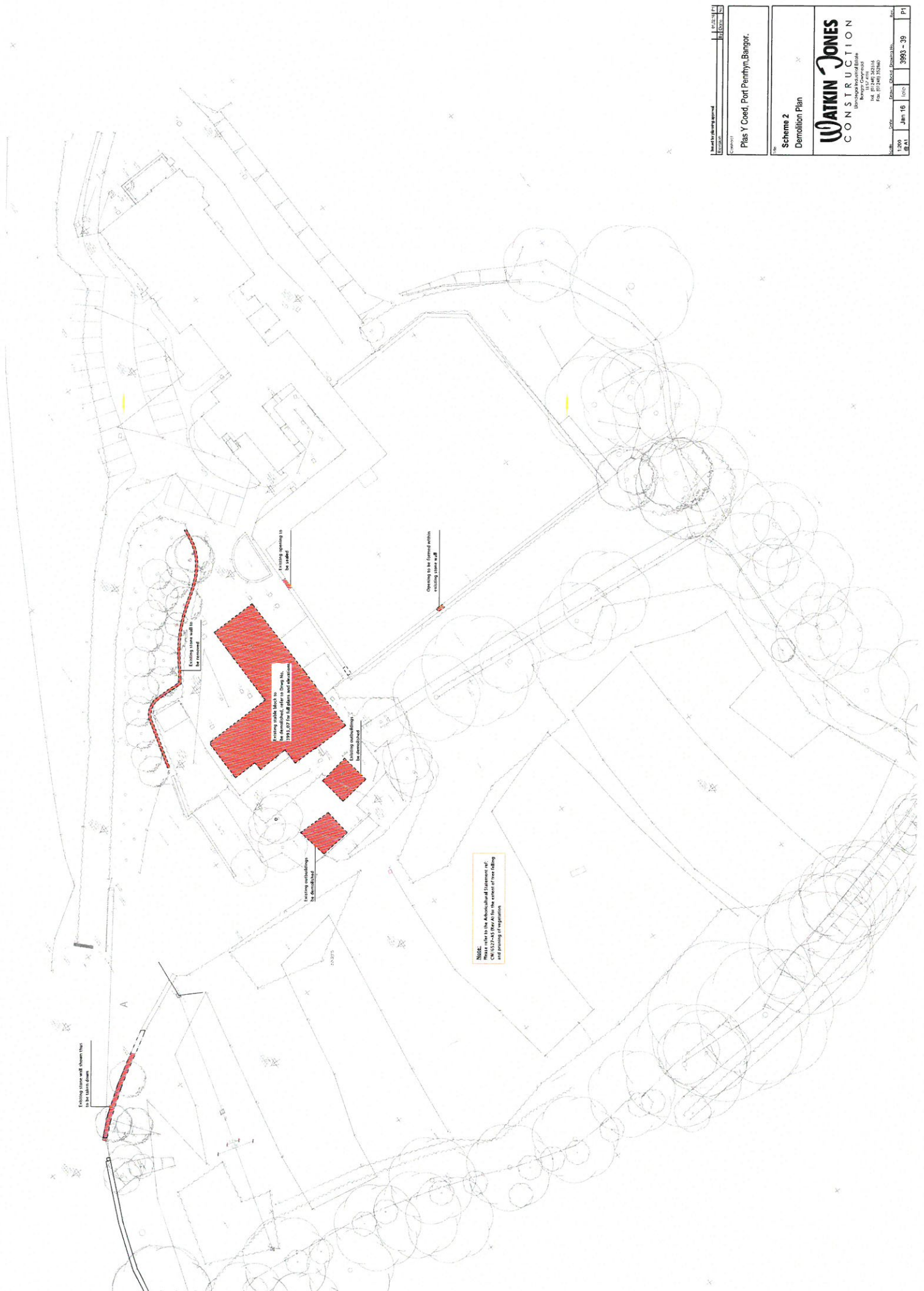
Atgynhyroir y map hwn o Ddauydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrau Ei Mawrddi. © Hawlfraint y Goron.  
Mae atgynhyrochi heb ganiatâd yn torri hawlfraint y Goron a gall hysb. anwain at eiddoedd neu achos sifil.  
Cynllun Gwynedd - 100023357 - 2005

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Cynllun Gwynedd - 100023357 - 2005



**PLAS Y COED, BANGOR**





Project Name	Plas Y Cae, Port Penrhyn, Bangor.
Client	Scheme 2 Demolition Plan
Contractor	<b>WATKIN JONES CONSTRUCTION</b> Llanrhondda Industrial Estate Bangor, Gwynedd Tel: 01766 352116 Fax: 01766 352117
Date	Jan 16
Scale	3893 - 39
Sheet No.	P1



Summary of units

Padam house type	- 2 bed	- 4tr
Calyon house type	- 3 bed	- 2tr
Ryan block type	- 1 bed	- 4tr
2-1-2 block type	- 1 bed	- 4tr
5-3-1 type	- 3 bed	- 2tr
4-2-1 type	- 2 bed	- 4tr

Total - 39 units

- Legend
- 1 New stone walls
  - 2 2m high stone screen wall
  - 3 Planting buffer to screen 'The Lodge'
  - 4 Indicative planting scheme
  - 5 General boundary treatment - 1.2m fence
  - 6 Paved driveway
  - 7 Paved footway
  - 8 Walls to be demolished
  - 9 Existing trees
  - 10 Timber fence to screen 'The Lodge'
  - 11 1.8m high screen fence
  - 12 Existing walled garden to remain
  - 13 Communal garden
  - 14 New access gate
  - 15 Speed hump/pedestrian crossing
  - 16 Other proof fences
  - 17 Planting shrubs & trees to L.A. approval

- Development boundary
- Remaining land owned

Refer to d.p. no. 3993\_36 for proposed street scheme

plots shown hatched to be affordable in accordance with DOR standards



**CYMLLUN DIWYGEDIG**  
 REVISED PLAN  
 Date: 10/10/2016  
 Author: [Signature]

Site plan showing the proposed development on the site of the former [illegible] site. The site is bounded to the north by [illegible] and to the south by [illegible]. The proposed development consists of 39 units, including 16 affordable units. The site is shown with its existing boundaries and the proposed development boundary. The site is shown with its existing boundaries and the proposed development boundary.

Contract: [illegible]

Plas Y Coed, Port Penryn, Bangor.

Scheme 2  
 Proposed Site Plan

**WATKIN JONES**  
 CONSTRUCTION

100% Complete  
 No. 012 486 5225  
 Fax: 01248 522265

DATE	BY	SCALE	REVISION
10/10/16	[Signature]	1:1	3993_37

CYMRU GWYBODAETH  
 APMATHYR-RECHYR  
 - B. EIP. 208  
 GWYBODAETH GWYBODAETH  
 GWYBODAETH  
 GWYBODAETH

CYMRU GWYBODAETH  
 APMATHYR-RECHYR  
 - B. EIP. 208  
 GWYBODAETH GWYBODAETH  
 GWYBODAETH



Street Scene 1

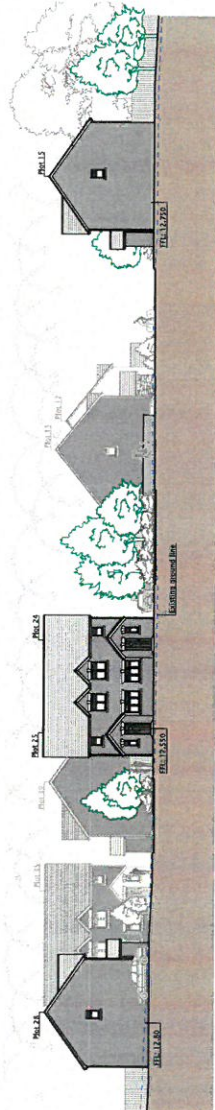
Street Scene 2



Street Scene 3



Street Scene 4



Street Scene 5

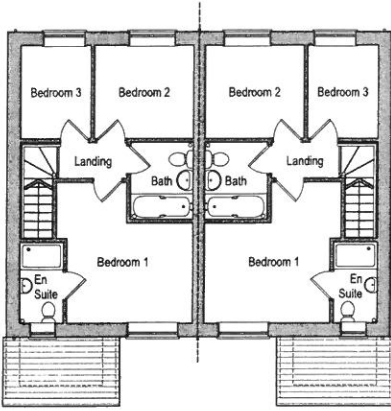


Street Scene 6

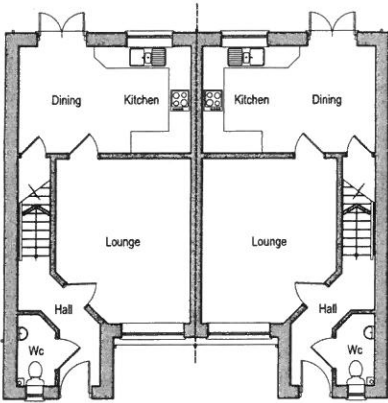


Key Plan - not to scale

<p>Drawn by: <b>WJ</b></p> <p>Checked by: <b>WJ</b></p> <p>Date: <b>16/01/16</b></p> <p>Scale: <b>1:500</b></p>	<p>Client: <b>Plas Y Ccoed, Port Penrhyn, Bangor.</b></p> <p>Project: <b>Scheme 2 Proposed Street Scenes</b></p> <p>Contractor: <b>WATKIN JONES CONSTRUCTION</b>          Watkin Jones Construction Ltd.          148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.</p>	<p>Page: <b>38</b></p> <p>Total: <b>38</b></p>
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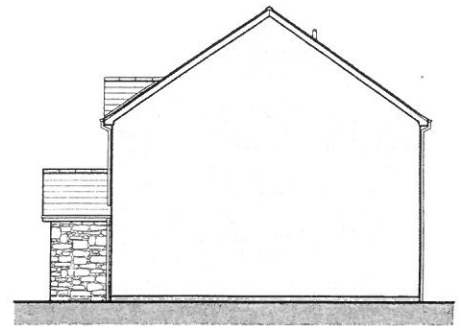
First Floor Plan



Ground Floor Plan



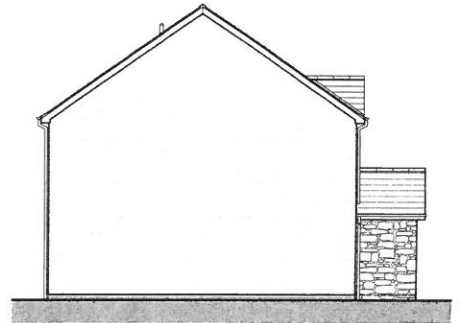
Front Elevation



Side Elevation



Rear Elevation



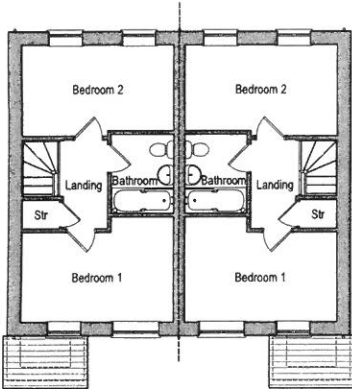
Side Elevation

Finishes to be:-

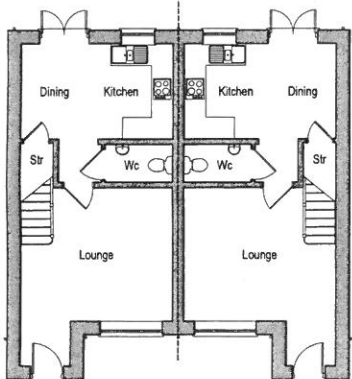
Front elevation to be partially clad in Penmon Limestone or similar stone to Local Planning Authority approval  
Remaining walls to be rendered; colour to be agreed with Local Planning Authority.  
Roofs to have a Natural Slate finish.  
All windows to be uPVC (Door and window styles are indicative only)

Refer to site plan 3993\_35

Colwyn Type A: Plots 1-6, 9-13



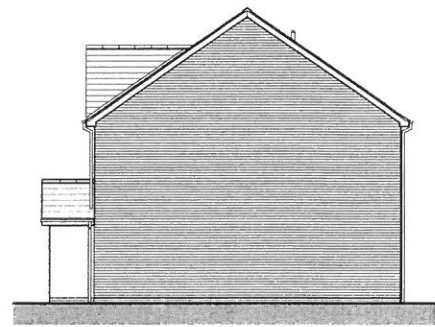
First Floor Plan



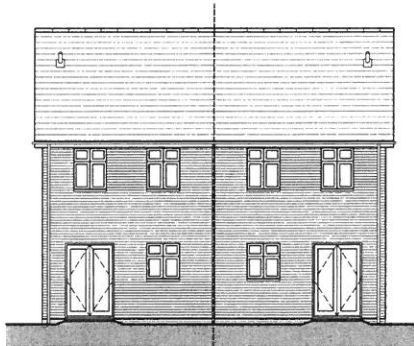
Ground Floor Plan



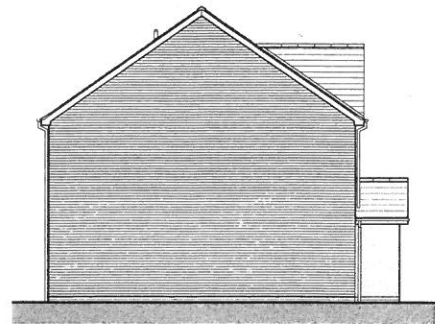
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

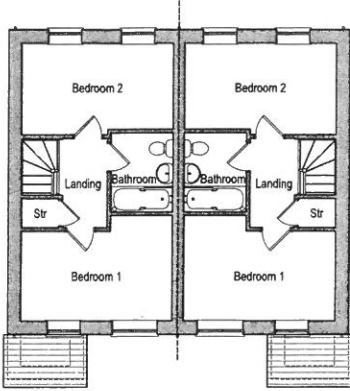
Finishes to be:-

Walls to be facing brickwork to Local Planning Authority approval  
Entrance porch walls to be rendered; colour to be agreed with Local Planning Authority.  
Roofs to have a Natural Slate finish.  
All windows to be uPVC (Door and window styles are indicative only)

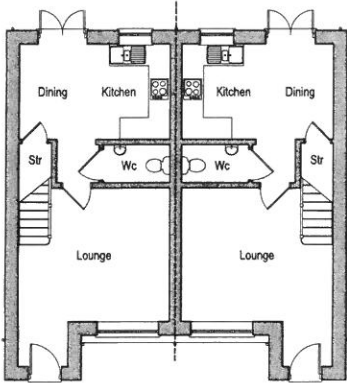
Refer to site plan 3993\_35

Padarn Type B: Plots 14-15, 28-31, 38-39





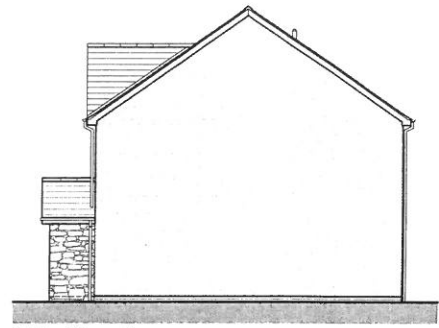
First Floor Plan



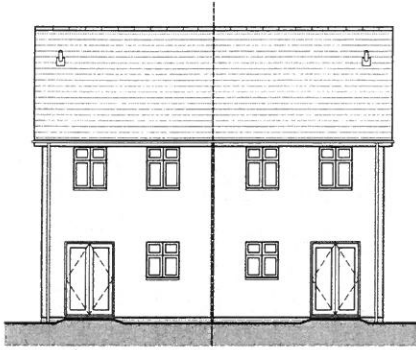
Ground Floor Plan



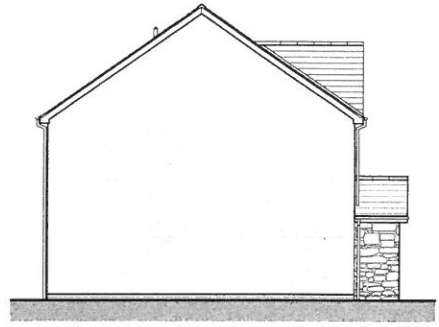
Front Elevation



Side Elevation



Rear Elevation

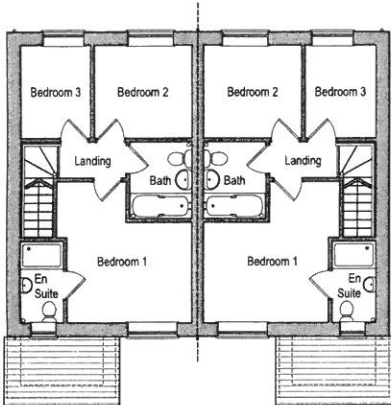


Side Elevation

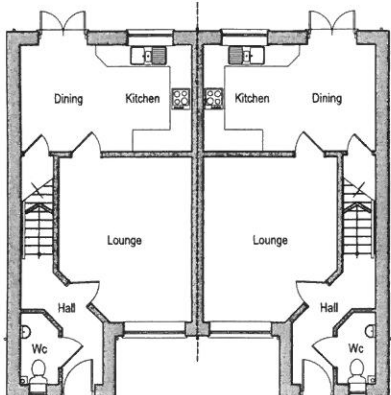
Finishes to be:-

Front elevation to be partially clad in Penmon Limestone or similar stone to Local Planning Authority approval  
 Remaining walls to be rendered; colour to be agreed with Local Planning Authority.  
 Roofs to have a Natural Slate finish.  
 All windows to be uPVC (Door and window styles are indicative only)

Refer to site plan 3993\_35  
**Padarn Type A: Plots 7-8**



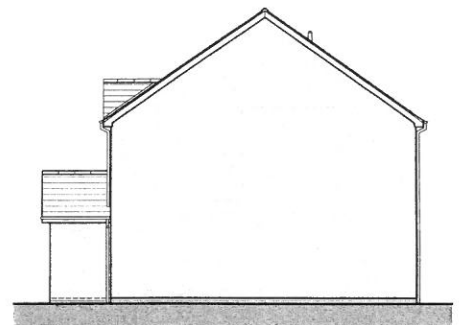
First Floor Plan



Ground Floor Plan



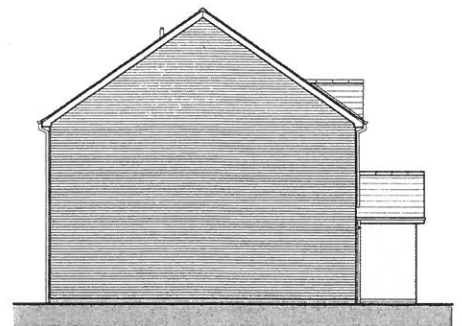
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

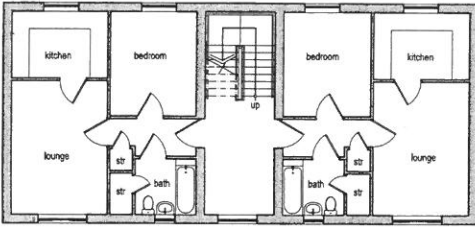
Finishes to be:-

Walls to be facing brickwork to Local Planning Authority approval  
 Entrance porch walls to be rendered; colour to be agreed with Local Planning Authority.  
 Roofs to have a Natural Slate finish.  
 All windows to be uPVC (Door and window styles are indicative only)

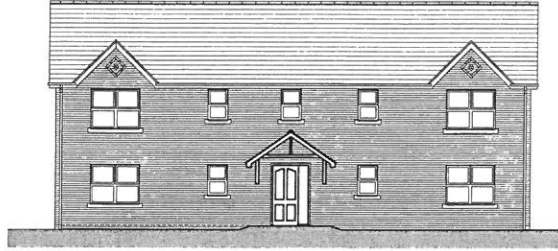
Refer to site plan 3993\_35  
**Colwyn Type B: Plots 24-27, 32-37**



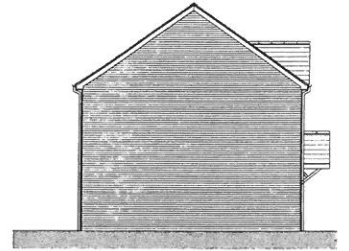




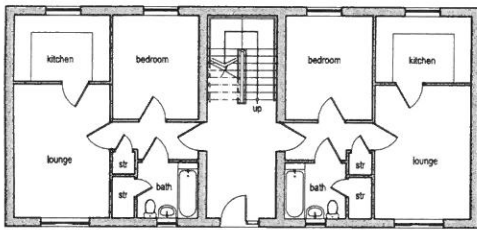
First Floor Plan



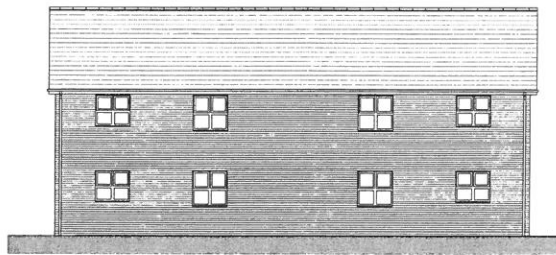
Front Elevation



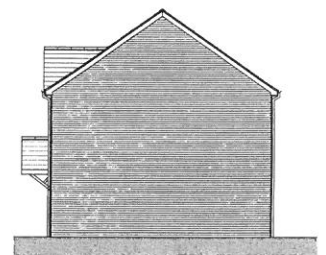
Side Elevation



Ground Floor Plan



Rear Elevation

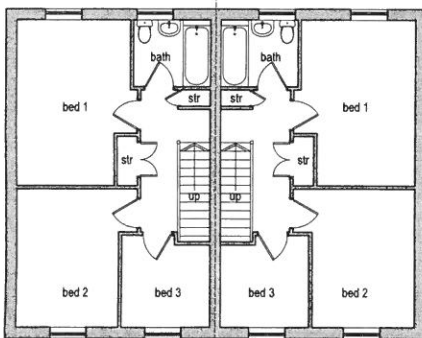


Side Elevation

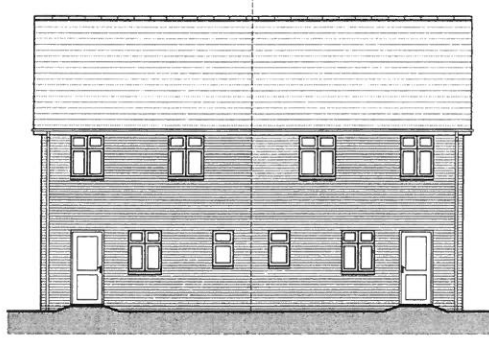
Finishes to be:-

Walls to be facing brickwork to Local Planning Authority approval  
Entrance porch walls to be rendered; colour to be agreed with Local Planning Authority.  
Roofs to have a Natural Slate finish.  
All windows to be uPVC (Door and window styles are indicative only)

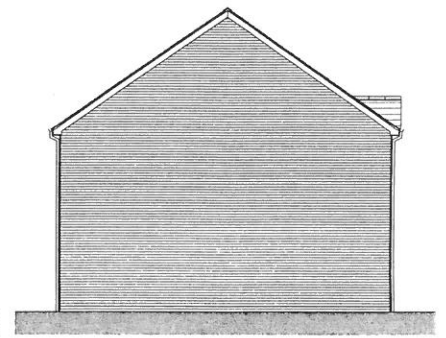
Refer to site plan 3993\_37  
2-2-1: Plots 16-19



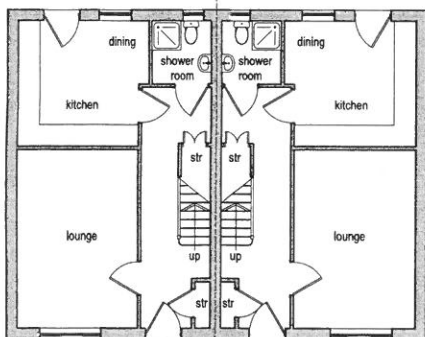
First Floor Plan



Rear Elevation



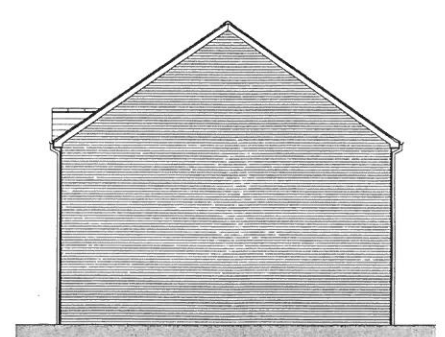
Side Elevation



Ground Floor Plan



Front Elevation



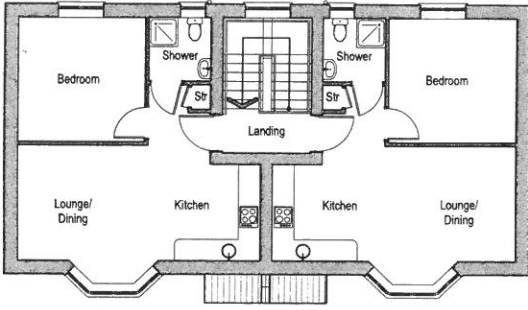
Side Elevation

Finishes to be:-

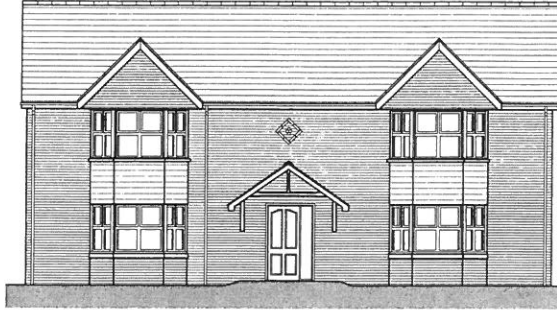
Walls to be facing brickwork to Local Planning Authority approval  
Entrance porch walls to be rendered; colour to be agreed with Local Planning Authority.  
Roofs to have a Natural Slate finish.  
All windows to be uPVC (Door and window styles are indicative only)

Refer to site plan 3993\_37  
5-3-1: Plots 7-8

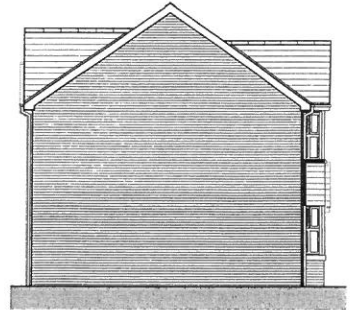




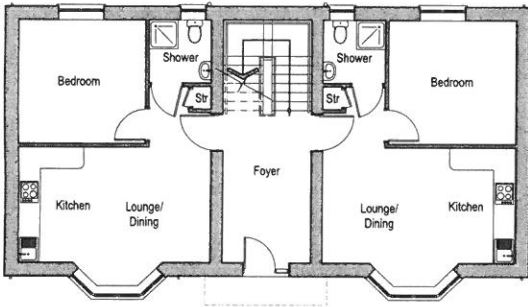
First Floor Plan



Front Elevation



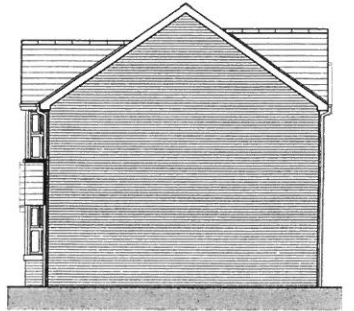
Side Elevation



Ground Floor Plan



Rear Elevation



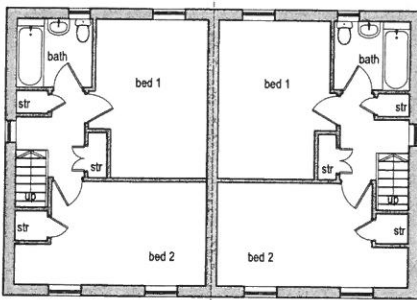
Side Elevation

Finishes to be:-

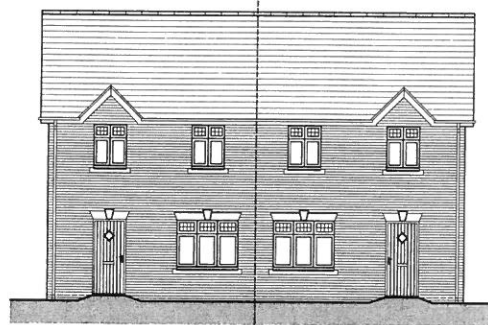
Walls to be facing brickwork to Local Planning Authority approval  
Entrance porch walls to be rendered; colour to be agreed with Local Planning Authority.  
Roofs to have a Natural Slate finish.  
All windows to be uPVC (Door and window styles are indicative only)

Refer to site plan 3993\_35

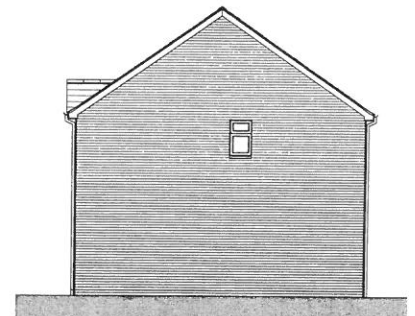
Rylan: Plots 16-23



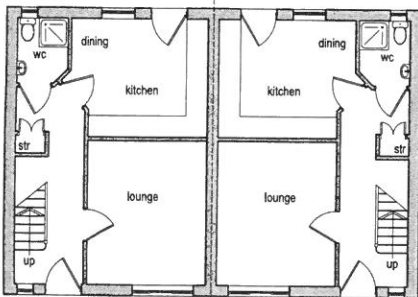
First Floor Plan



Front Elevation



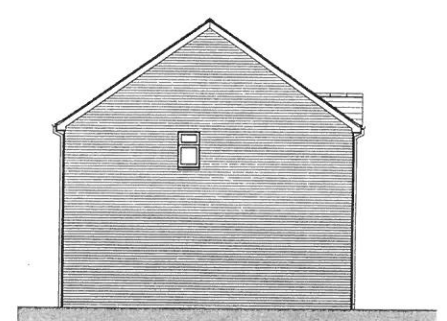
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

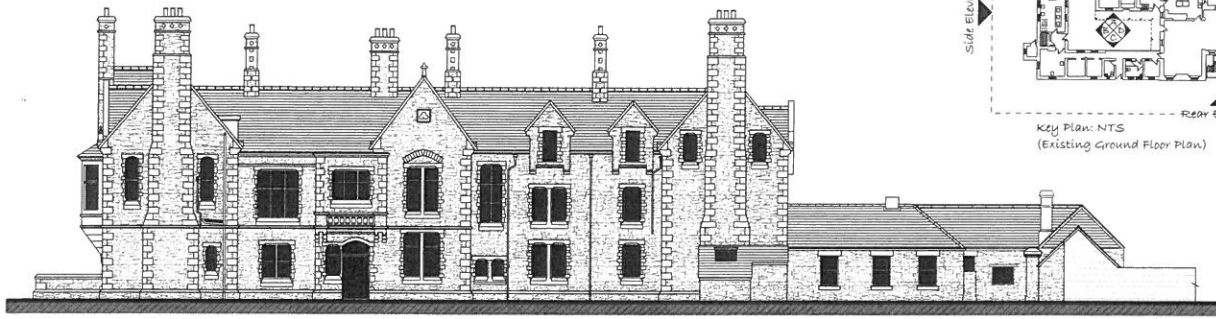
Finishes to be:-

Walls to be facing brickwork to Local Planning Authority approval  
Entrance porch walls to be rendered; colour to be agreed with Local Planning Authority.  
Roofs to have a Natural Slate finish.  
All windows to be uPVC (Door and window styles are indicative only)

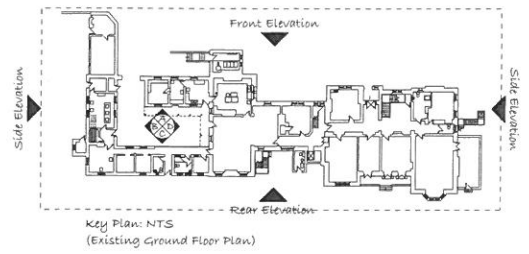
Refer to site plan 3993\_37

4-2-1: Plots 14-15, 38-39

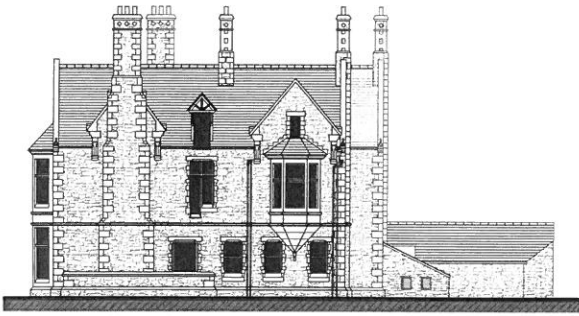




Existing Rear Elevation



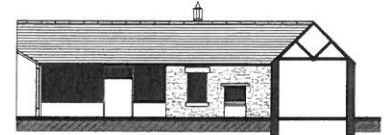
Key Plan: NTS  
(Existing Ground Floor Plan)



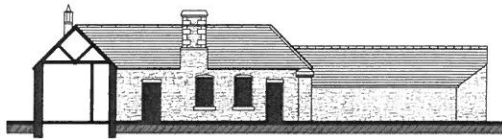
Existing Side Elevation



Existing Courtyard Elevation A



Existing Courtyard Elevation C



Existing Courtyard Elevation B

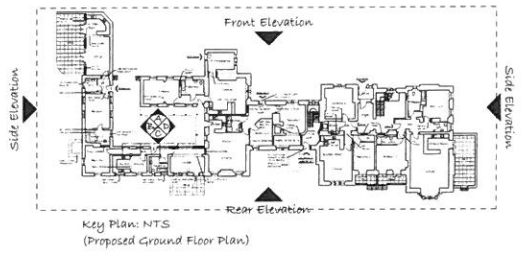
Planning

Project		Title	
Plas y Coed, Pont Penryn, Bangor.			
Existing Front / Side Elevations, & Courtyard Elevations A, B & C. Plas y Coed.			
<b>WATKIN JONES</b> HOMES 13th Floor, 100 Broad Street Bangor, Gwynedd LL57 2JH Tel: 01753 533333 Fax: 01753 533332			
Scale	Date	Drawn / Check	Approved by
1:100 @ A1	Sept 11	SL / MR	3993 - 05

Existing Front & Side Elevations: Scale 1:100



Proposed Rear Elevation



Key Plan: NTS  
(Proposed Ground Floor Plan)



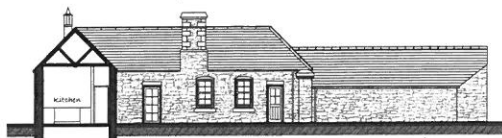
Proposed Side Elevation



Proposed Courtyard Elevation A



Proposed Courtyard Elevation C

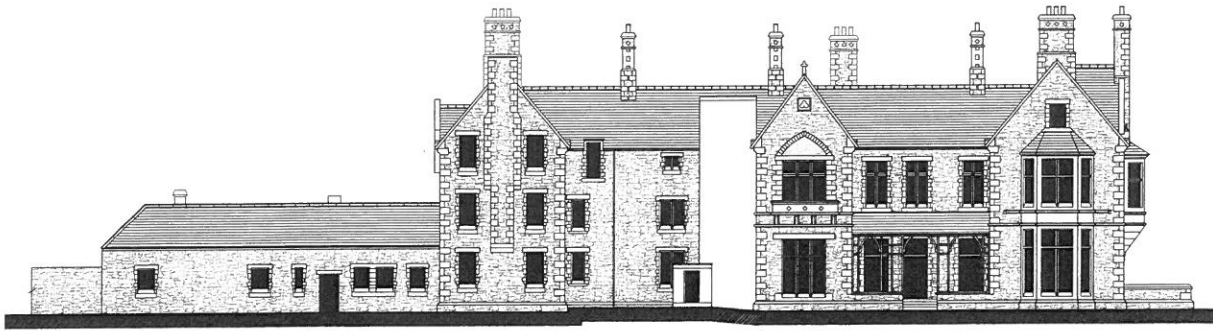


Proposed Courtyard Elevation B

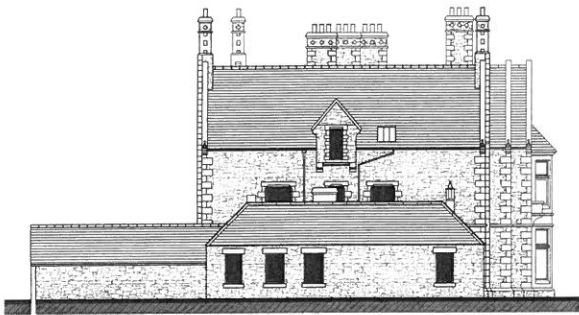
Planning

Project		Title	
Plas y Coed, Pont Penryn, Bangor.			
Proposed Front / Side Elevations, & Courtyard Elevations A, B & C. Plas y Coed.			
<b>WATKIN JONES</b> HOMES 13th Floor, 100 Broad Street Bangor, Gwynedd LL57 2JH Tel: 01753 533333 Fax: 01753 533332			
Scale	Date	Drawn / Check	Approved by
1:100 @ A1	Sept 11	SL / MR	3993 - 13

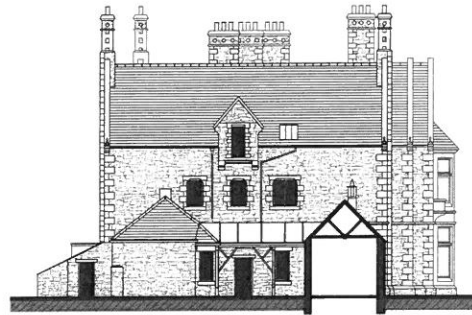
Proposed Front & Side Elevations: Scale 1:100



Existing Front Elevation



Existing Side Elevation

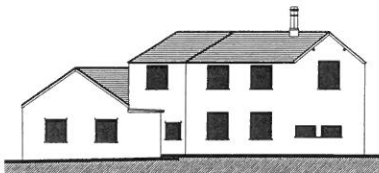


Existing Courtyard Elevation D

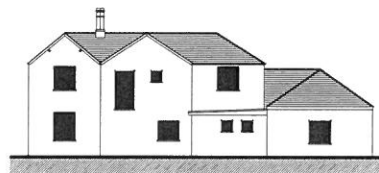
Existing Rear / Side Elevations, & Courtyard Elevation D.

Planning

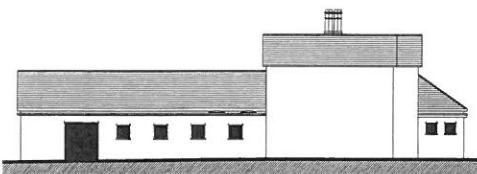
Location:	Plas y Coed, Port Penryn, Bangor.
Project:	Existing Rear / Side Elevations, & Courtyard Elevation D, Plas y Coed.
Client:	<b>WATKIN JONES</b> HOMES 129 High Street, Bangor, Gwynedd LL57 2JY Tel: 01248 362114 Fax: 01248 362144
Date:	11 Sept 11
Scale:	1:100
Sheet:	3993 - 06



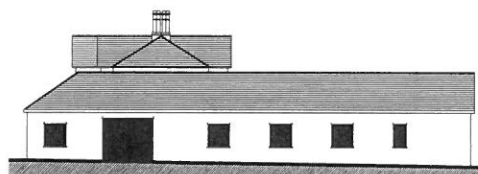
Existing Front Elevation



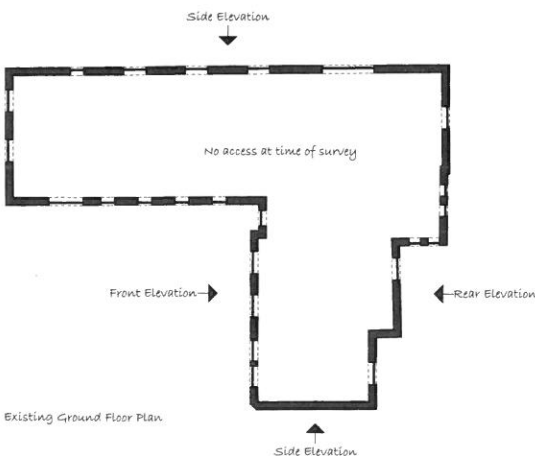
Existing Rear Elevation



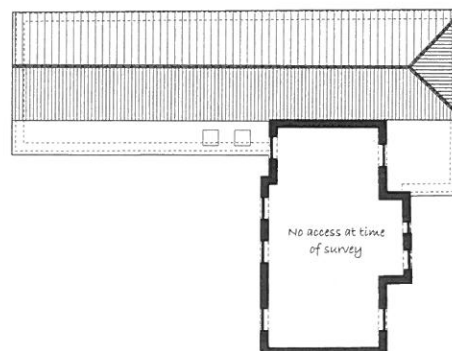
Existing Side Elevation



Existing Side Elevation



Existing Ground Floor Plan

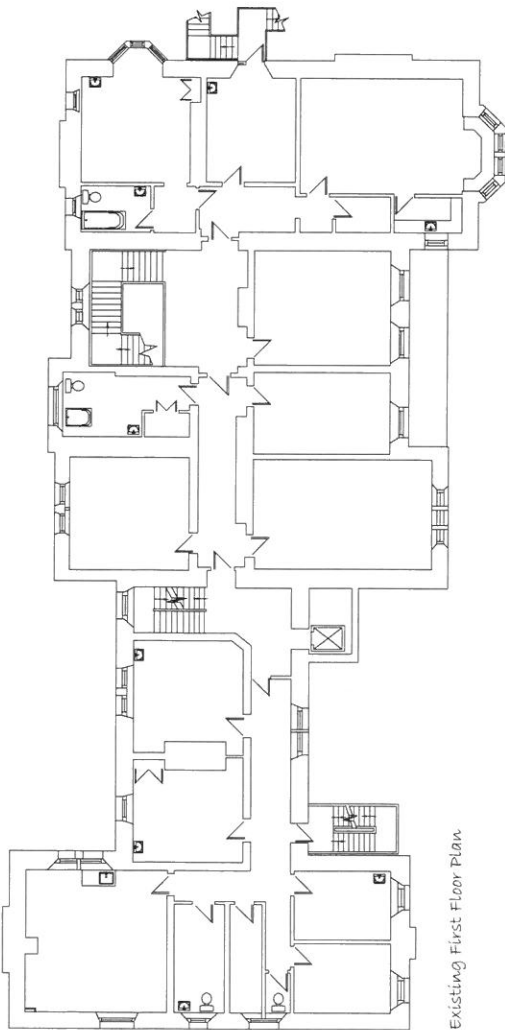


Existing First Floor Plan

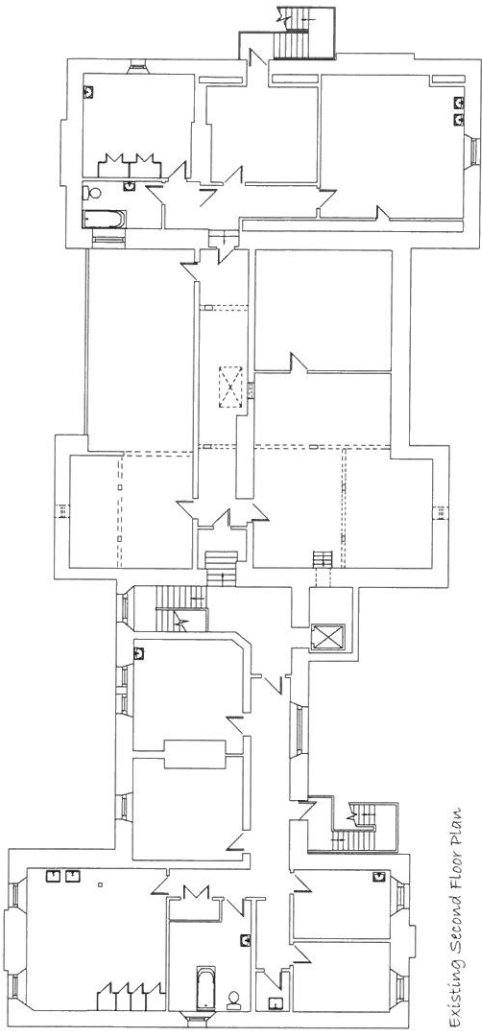
Existing Stable Block: Scale 1:100

Planning

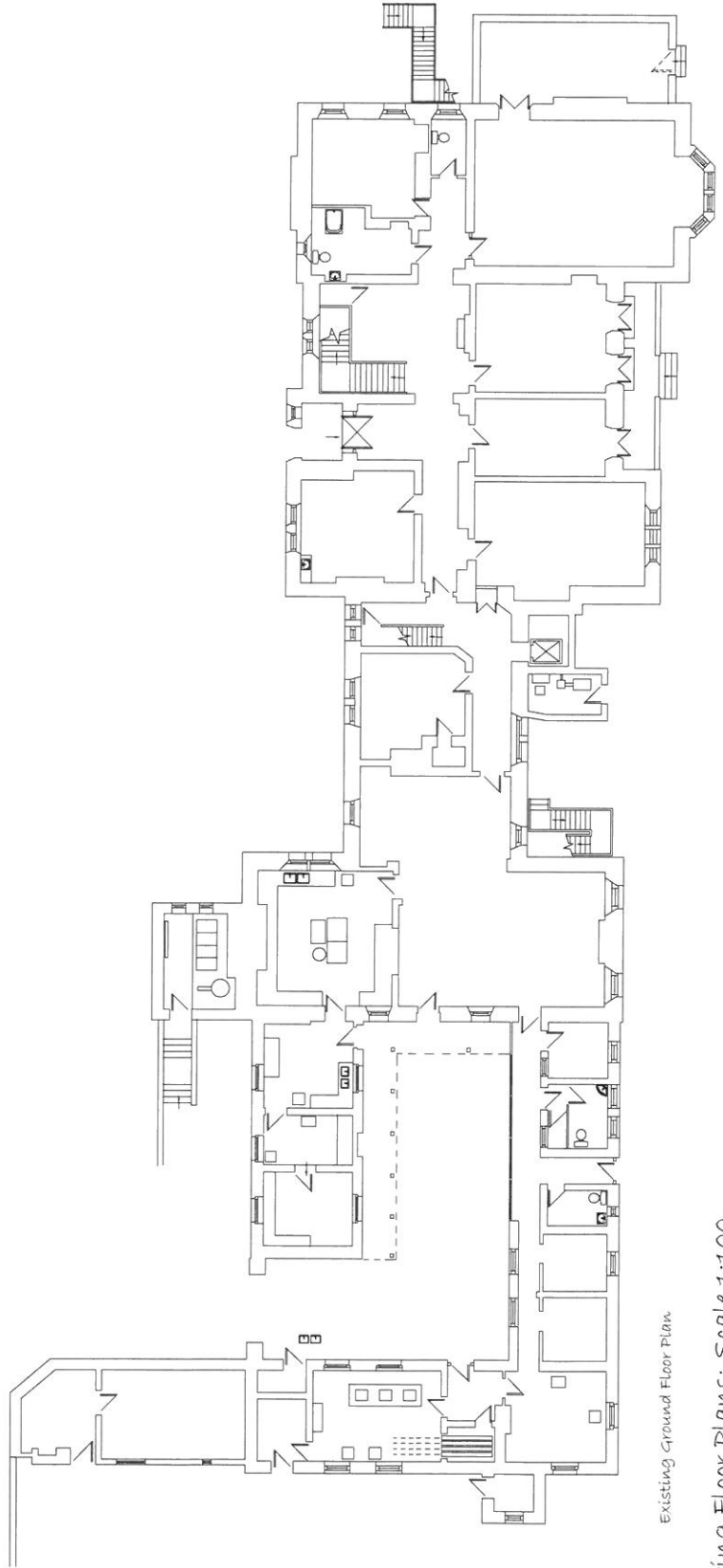
Location:	Plas y Coed, Port Penryn, Bangor.
Project:	Existing Stable Block, Plans and Elevations
Client:	<b>WATKIN JONES</b> HOMES 129 High Street, Bangor, Gwynedd LL57 2JY Tel: 01248 362114 Fax: 01248 362144
Date:	11 Sept 11
Scale:	1:100
Sheet:	3993 - 07



Existing First Floor Plan



Existing Second Floor Plan

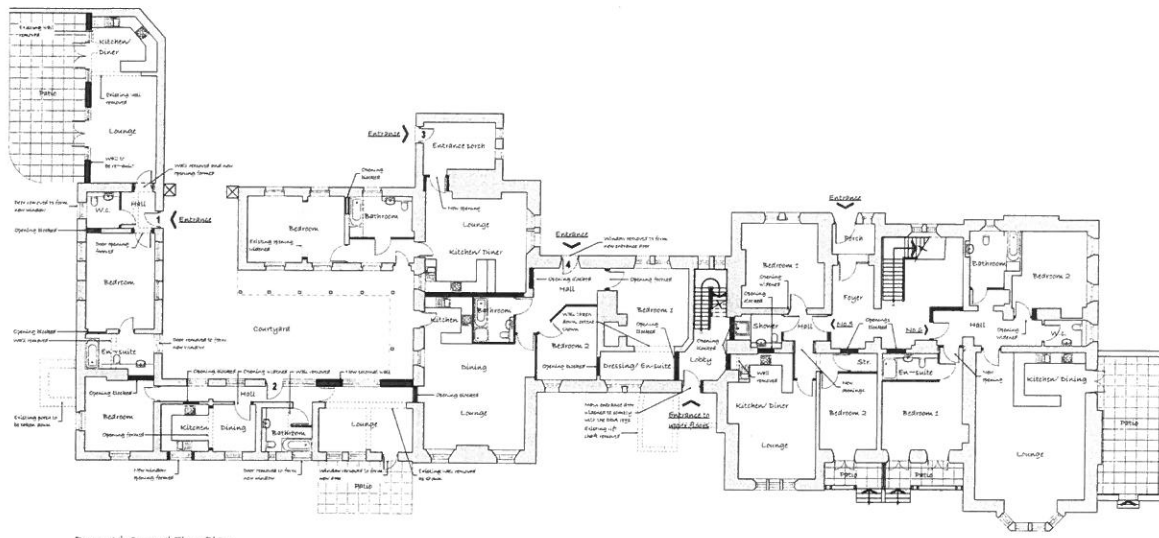


Existing Ground Floor Plan

Planning

Scale:	Date:	Drawn:	Checked:	Contract No.:	Rev.:
1:100 @ A1	Sept 11	lib		3993-04	
PROJECT: Plas Y Coed, Port Penrhyn, Bangor.					
FILE: Existing Floor Plan, Plas y Coed.					
<b>WATKIN JONES</b> HOMES 115 High Street Bangor, Gwynedd, LL57 1AH Tel: 01746 332900 Fax: 01746 332908					

Existing Floor Plans: Scale 1:100



Proposed Ground Floor Plan.

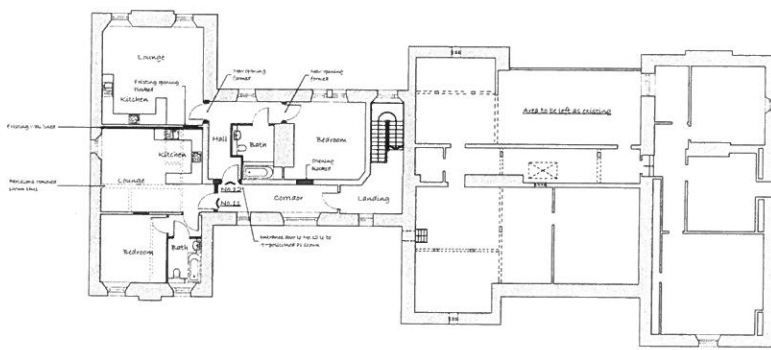
**Ground Floor Accommodation Schedule:**

- Unit 1: 1 Bed 71m<sup>2</sup> (764<sup>1/2</sup>/p)
- Unit 2: 1 Bed 67m<sup>2</sup> (721<sup>1/2</sup>/p)
- Unit 3: 1 Bed 78m<sup>2</sup> (840<sup>1/2</sup>/p)
- Unit 4: 2 Bed 100m<sup>2</sup> (1076<sup>1/2</sup>/p)
- Unit 5: 2 Bed 83m<sup>2</sup> (893<sup>1/2</sup>/p)
- Unit 6: 2 Bed 128m<sup>2</sup> (1378<sup>1/2</sup>/p)

Planning

Project		Plas Y Coed, Port Penrhyn, Bangor.	
Proposed Ground Floor Plan		Plas y Coed.	
<p>WATKIN JONES HOMES Developers - Residential Estates Bangor, Gwynedd 01766 21111 1st Flr. 21-23 High Street Bangor, Gwynedd LL57 2AG</p>		Date	11/09/11
		Drawn	Sept 11
Scale	1:100	Sheet No.	3993 - 11

Proposed Ground Floor Plan: Scale 1:100



Proposed Second Floor Plan.

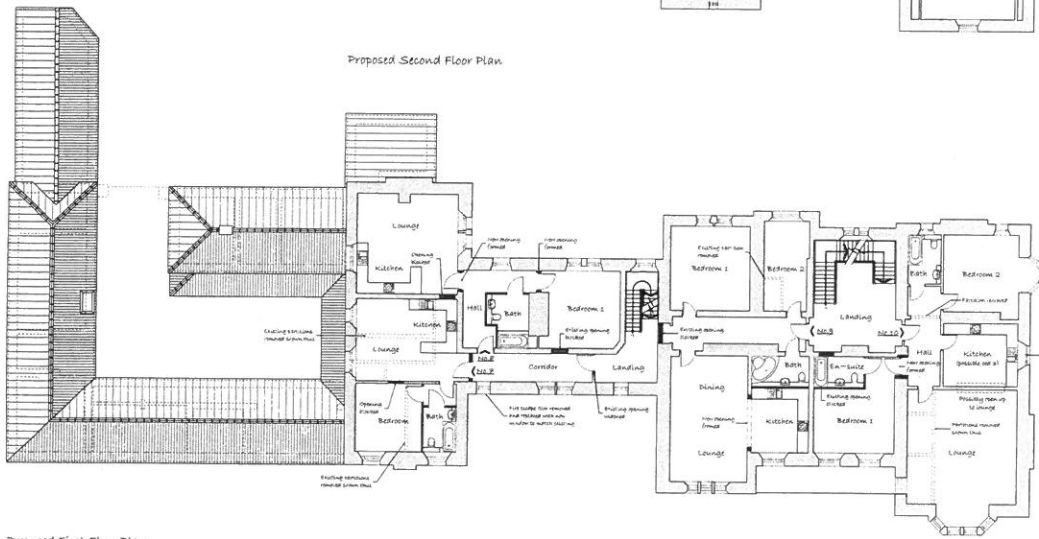
**First Floor Accommodation Schedule:**

- Unit 7: 1 Bed 48m<sup>2</sup> (517<sup>1/2</sup>/p)
- Unit 8: 1 Bed 62m<sup>2</sup> (732<sup>1/2</sup>/p)
- Unit 9: 2 Bed 103m<sup>2</sup> (1109<sup>1/2</sup>/p)
- Unit 10: 2 Bed 121m<sup>2</sup> (1302<sup>1/2</sup>/p)

**Second Floor Accommodation Schedule:**

- Unit 11: 1 Bed 48m<sup>2</sup> (517<sup>1/2</sup>/p)
- Unit 12: 1 Bed 62m<sup>2</sup> (732<sup>1/2</sup>/p)

Planning



Proposed First Floor Plan.

Project		Plas Y Coed, Port Penrhyn, Bangor.	
Proposed First & Second Floor Plans		Plas y Coed.	
<p>WATKIN JONES HOMES Developers - Residential Estates Bangor, Gwynedd 01766 21111 1st Flr. 21-23 High Street Bangor, Gwynedd LL57 2AG</p>		Date	11/09/11
		Drawn	Sept 11
Scale	1:100	Sheet No.	3993 - 12

Proposed First & Second Floor Plans: Scale 1:100