



Site area - 6.23 Acre 2.52 Hectare
(includes 0.5 acre of open space)

- Type 1 - 2 bedroom 70m2 - 22No
Type 2a - 3 bedroom 90m2 - 12No
Type 2b - 3 bedroom 90m2 - 6No
Type 2c - 3 bedroom 90m2 - 6No
Type 3b - 3 bedroom 90m2 - 3No
Type 3c - 3 bedroom 104m2 - 6No
Type 4 - 4 bedroom 130m2 - 6No
Type 5 - 2 bedroom flats 50m2 - 8No

DO NOT SCALE FROM THIS DRAWING.

Paper size
A1

ALL PLANS TO BE READ IN CONJUNCTION WITH ALL THE INFORMATION ACCOMPANYING THE RELEASE OF DOCUMENTATION SCHEDULE.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO LOCATE ALL SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS. WE HAVE NOT CHECKED LOCATION OR AVAILABILITY OF EXISTING SERVICES FOR THE PROPOSED WORKS.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO ENSURE THE NECESSARY PARTY WALL ACT PROCEDURES HAVE BEEN FOLLOWED WHERE APPLICABLE.

CONSTRUCTION CLIENTS HAVE LEGAL DUTIES UNDER THE CDM REGULATIONS 2015. PLEASE CHECK YOUR DUTIES ON THE HSE WEBSITE OR CONSULT A COMPETENT HEALTH & SAFETY PROFESSIONAL.

TIMBER FRAMES POSE AN ADDITIONAL FIRE RISK UNTIL THE PANELS ARE COMPLETE & PROTECTED BY INTERNAL FIRE RESISTANT PLASTERBOARD & EXTERNAL CLADDING. CONTRACTORS / PRINCIPAL CONTRACTORS SHOULD ENSURE THEIR CONSTRUCTION PHASE PLAN INCLUDES MEASURES TO CONTROL THE ADDITIONAL FIRE RISKS TO THEIR WORKERS & TO OTHERS, INCLUDING NEIGHBOURING PROPERTIES, DURING THE CONSTRUCTION PHASE.

EXACT BOUNDARY POSITIONS & DETAILS TO BE DETERMINED ON SITE FROM DEED PLANS/LAND REGISTRY DATA & NOT SCALED FROM THESE PLANS. THIS IS NOT A CONVEYANCING DRAWING.

Regulation 14, Section 42 of the Flood & Water Management Act 2010 - Transfer of private sewer and lateral drainage to Welsh Water - Scheme proposals may be subject to Welsh Water agreements / legislation, it is the responsibility of the client/contractor to ensure Welsh Water are consulted prior to commencement of works. Further information is available at www.dwrccmu.com or mbsfaq@dwrcymru.com

G	Turning facility	18.11.16
F	Cycle link	24.10.16
E	Highways	4.8.16
D	Revised layout	11.12.15
C	Revised layout	26.8.15
B	Revised layout	9.7.15
A	Revised layout	16.6.15
REV	DESCRIPTION	DATE

DR
Design

Architectural Services

Davies Richards Design Ltd.

Llandeilo - 01558 823351

Mumbles - 01792 347692

E-MAIL - info@daviesrichardsdesign.com

WEB - www.daviesrichardsdesign.com

CLIENT :
Parc Emlyn Dev.

JOB TITLE :
Phase II
Parc Emlyn
Norton Rd
Penygroes
Llanelli
Carmarthenshire

DRAWING TITLE :
Site layout
plan.

Original paper size - A1
SCALE : 1/500 DWG STATUS:

DRAWN BY : CJW DATE : May 2015

PLAN No
CW467/02
REVISION
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