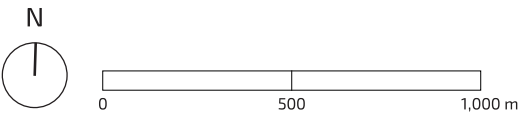


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 Site Boundary

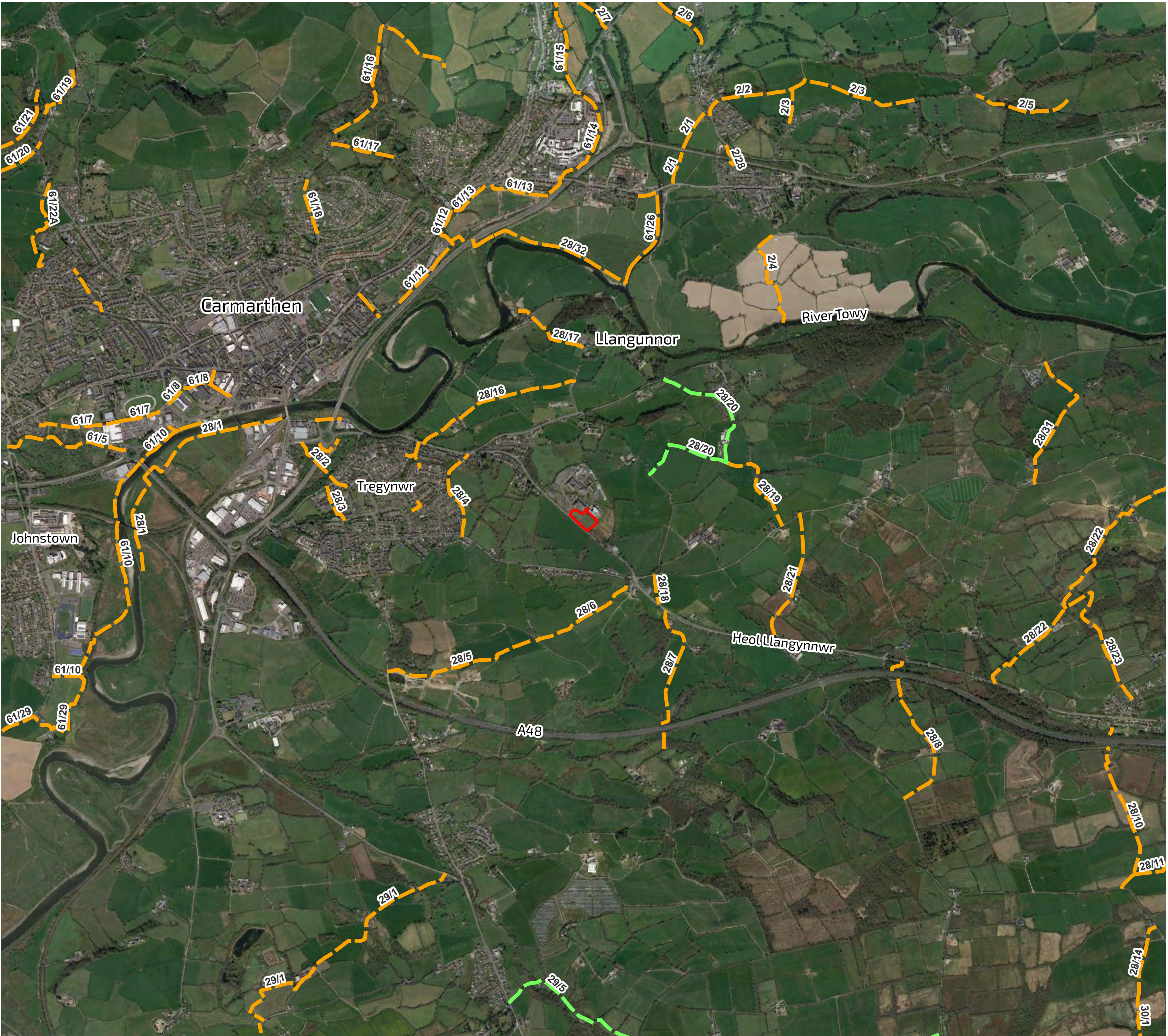
date	drwn/chkd
20/03/25	JDS/SGL

client
<b>CBRE Ltd.</b>
project
<b>Llangunnor, Carmarthen</b>

title	scale
<b>SITE LOCATION</b>	1:20,000 @ A3

number	rev
<b>FIGURE 1</b>	-






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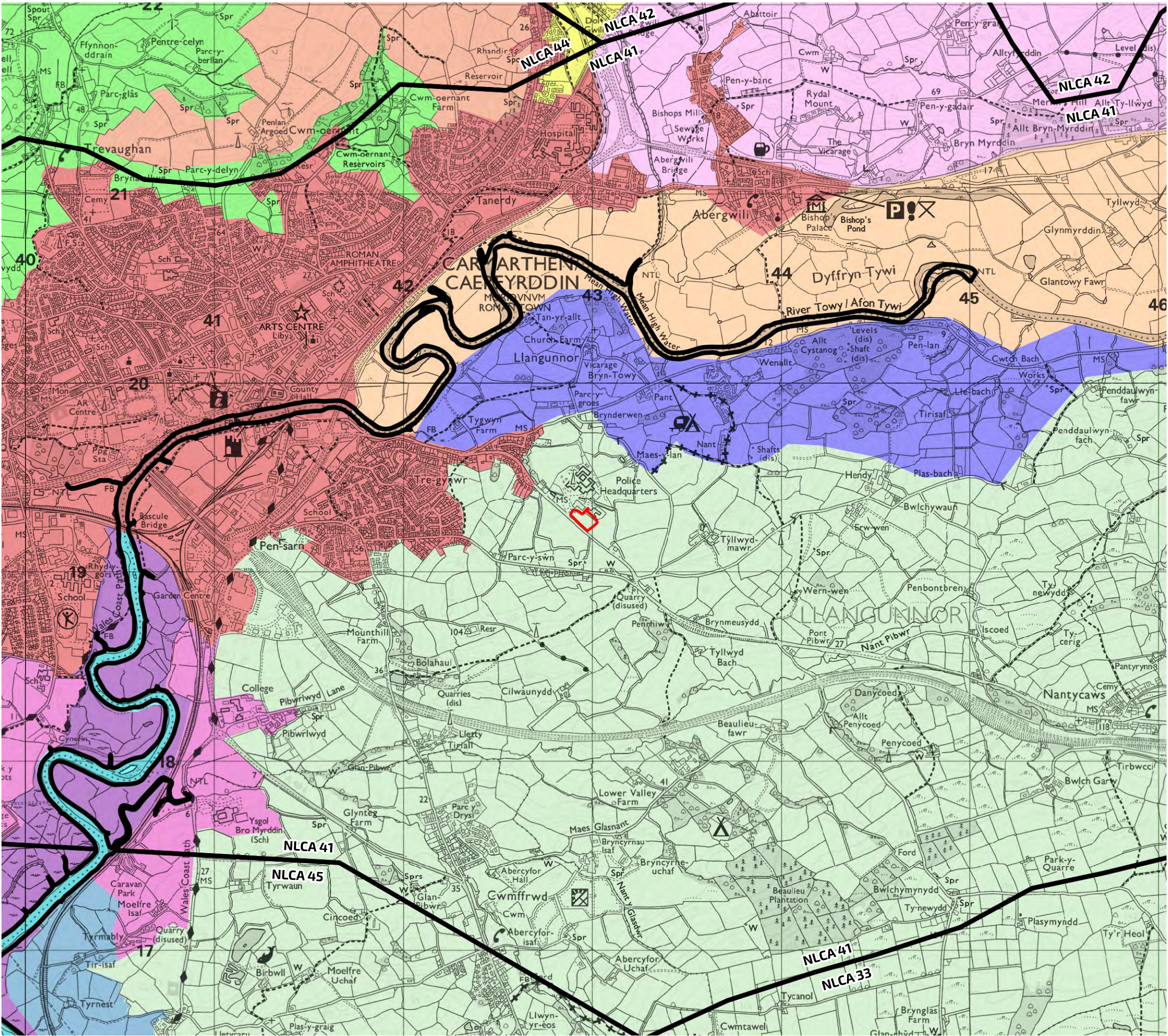
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-  Site Boundary
-  Public Rights of Way
-  Byway Open to All Traffic
-  Footpath

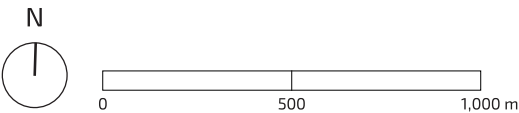
date	20/03/25	drwn/chkd	JDS/SGL
client	CBRE Ltd.		
project	Llangunnor, Carmarthen		
title	AERIAL PHOTOGRAPH	scale	1:20,000 @ A3
number	FIGURE 2	rev	-





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- Site Boundary
- National Landscape Character Areas
  - NLCA 41: Tywi Valley
  - NLCA 33: Gwendraeth Vales
  - NLCA 42: Pembroke and Carmarthen Foothills
  - NLCA 44: Taf and Cleddae Vales
  - NLCA 45: Taf, Tywi and Gwendrath Estuaries

Landscape Visual & Sensory Landscape Classification

- Carmarthen
- Carmarthen south west
- Coastal saltmarsh
- Cwmoernant hills
- Dyffryn Tywi valley sides north
- Dyffryn Tywi flood plain
- Dyffryn Tywi Valley sides south
- Lower Gwili valley
- Lower Tywi river
- Middleton Hills
- Trevaughan slopes
- Tywi estuary - slopes

date 20/03/25  
drwn/chkd JDS/SGL

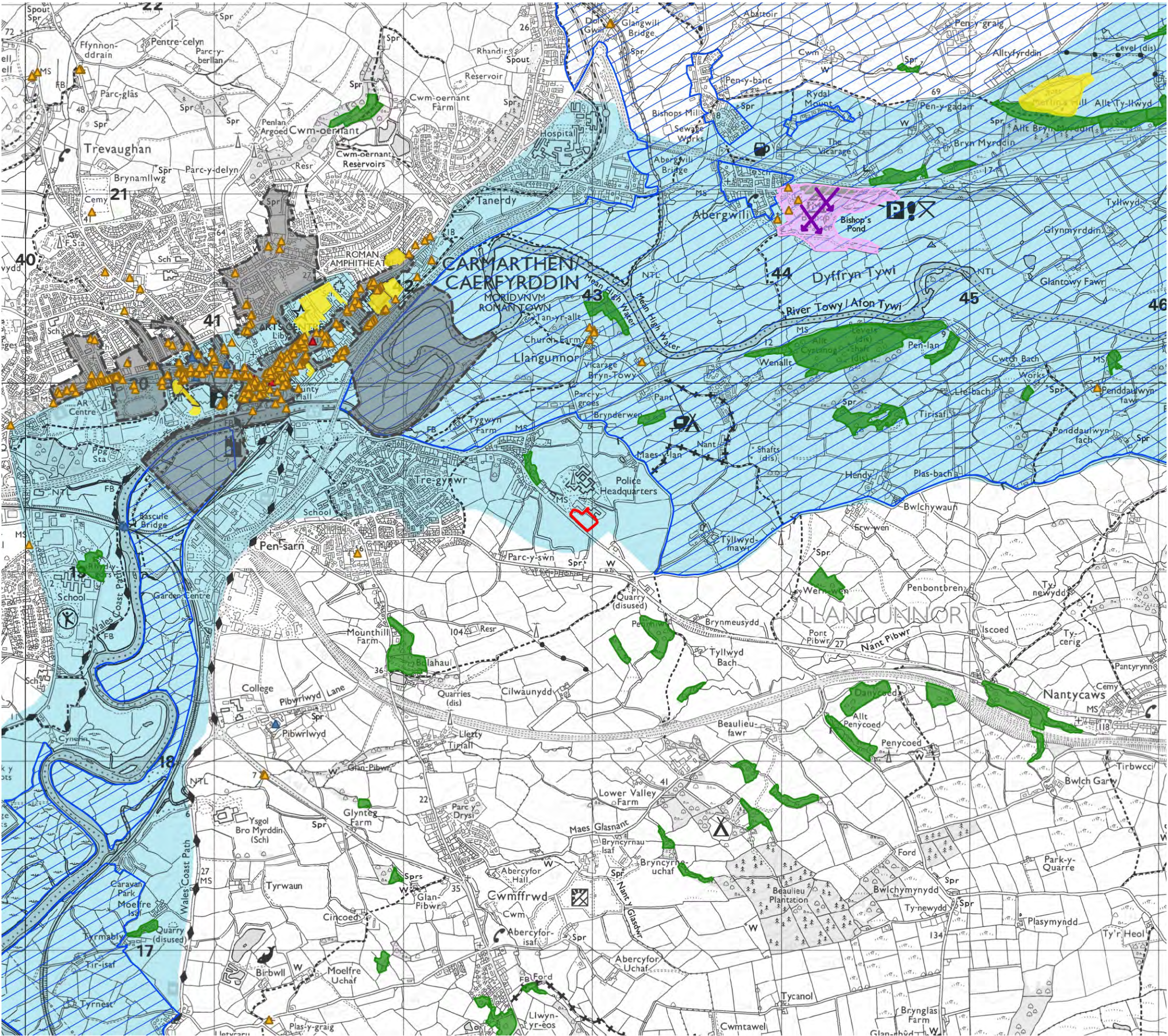
client CBRE Ltd.  
project Llangunnor, Carmarthen

title LANDSCAPE CHARACTER  
scale 1:20,000 @ A3

number  
rev -

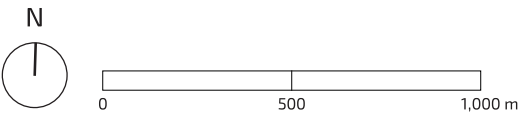
FIGURE 3





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- Site Boundary
- Ancient Woodland
- Conservation Areas
- Parks and Gardens
- Registered Historic Parks and Gardens: Significant Views
- Scheduled Monuments
- The Registered Landscapes of Outstanding and of Special Interest in Wales
- Special Landscape Areas Wales

Listed Buildings

- Grade I
- Grade II
- Grade II\*

date 20/03/25

drwn/chkd JDS/SGL

client CBRE Ltd.

project Llangunnor, Carmarthen

title DESIGNATIONS

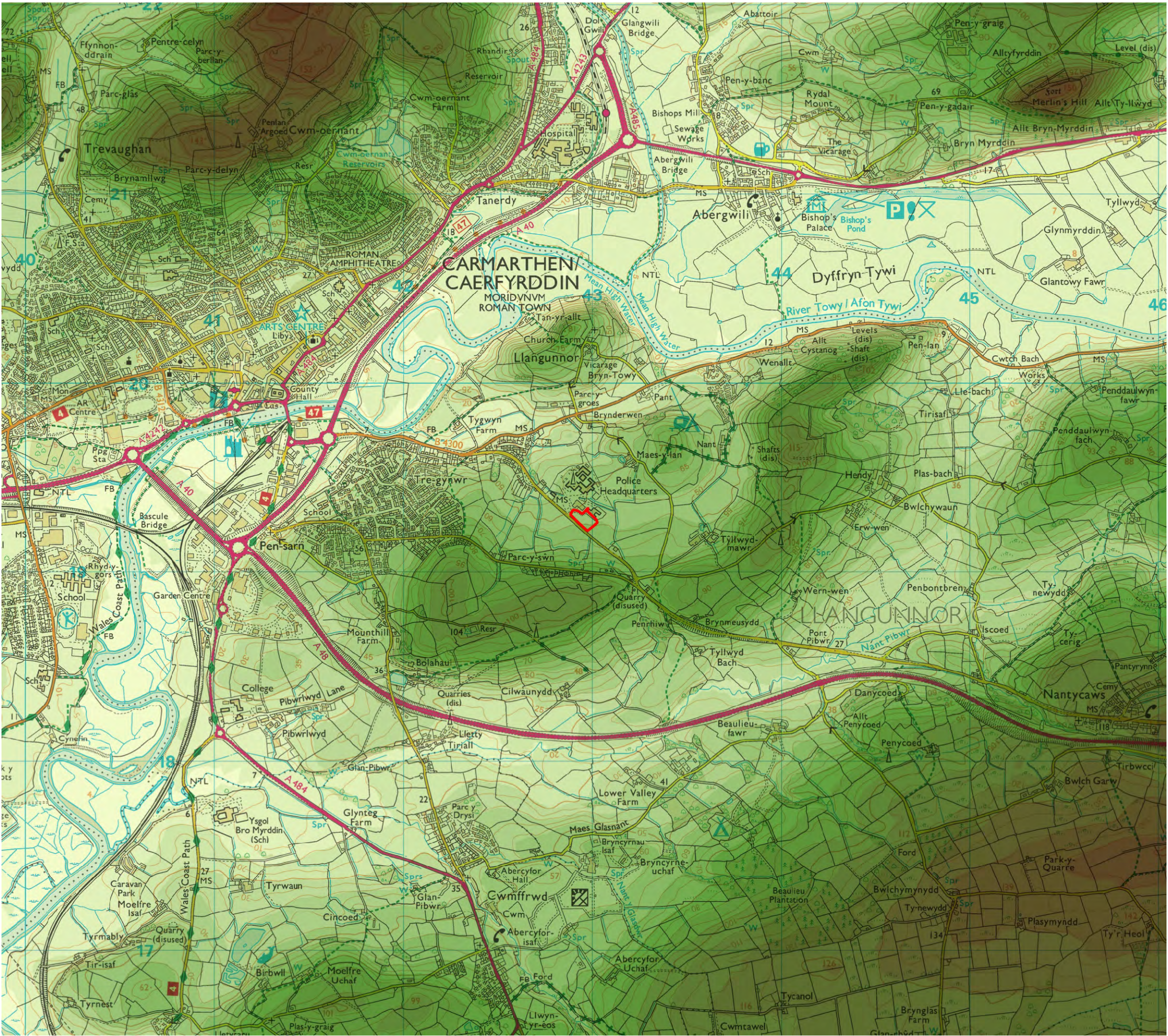
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rev -

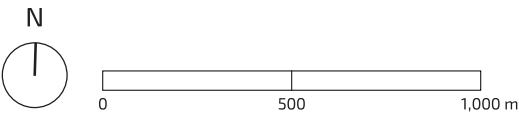
FIGURE 4





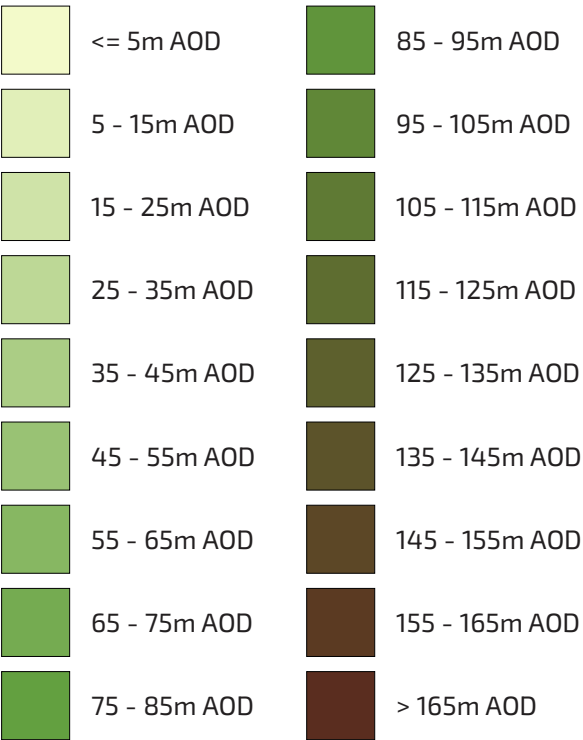
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 Site Boundary

Topography



date 20/03/25  
drwn/chkd JDS/SGL

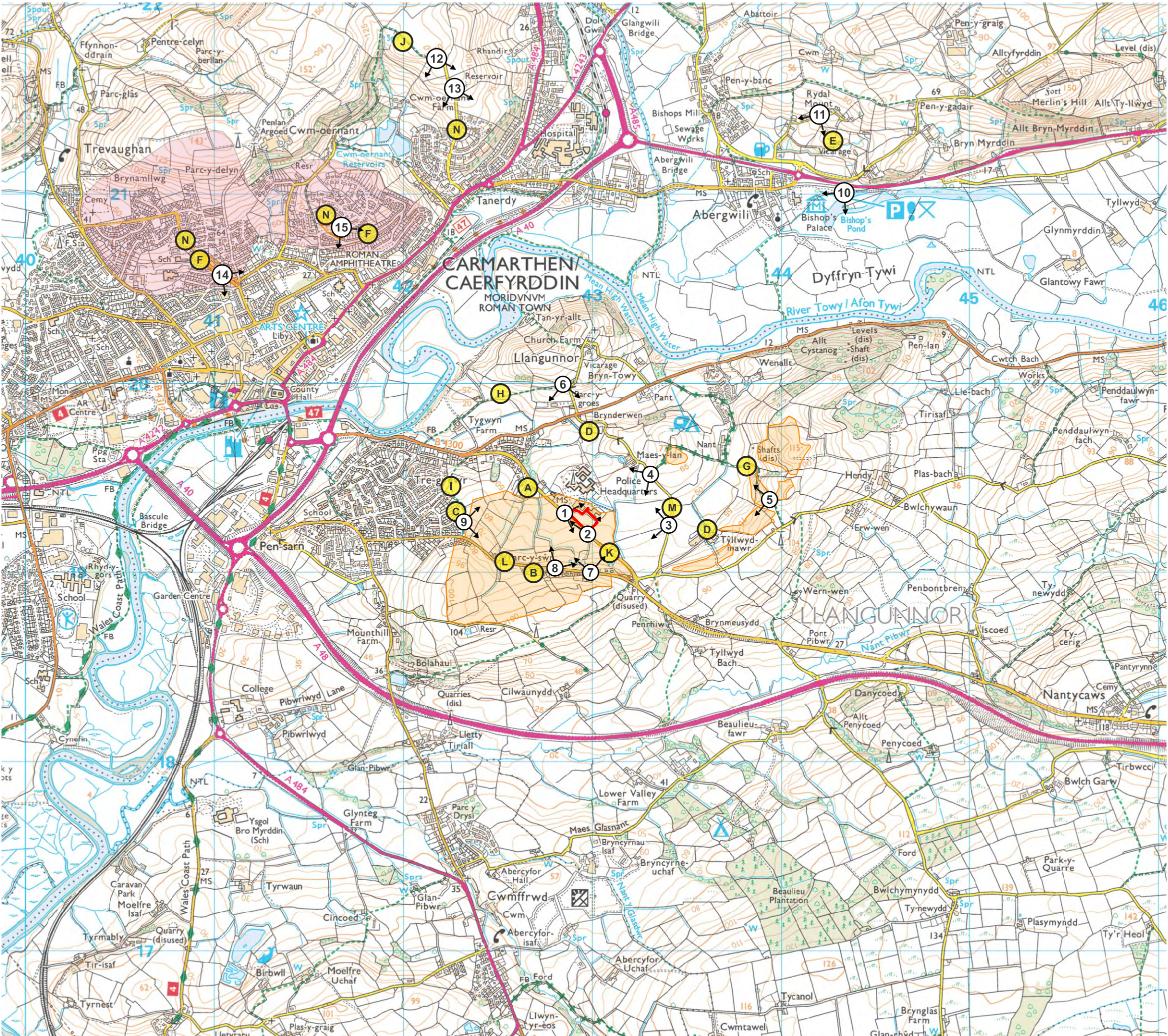
client  
**CBRE Ltd.**  
project  
**Llangunnor,  
Carmarthen**

title  
**TOPOGRAPHY**  
scale  
1:20,000 @ A3

number  
**FIGURE 5**  
rev  
-

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- Site Boundary
- Viewpoint Locations
- Visual Receptors
  - A - Residents along Heol Llangynnwr
  - B - Residents along Heol Login
  - C - Residents to the east of Tregynwr (Elder Grove)
  - D - Residents of scattered dwellings to the north and east of the site
  - E - Residents on south facing slopes of Abergwili (accessed from Wellfield Road)
  - F - Residents on south facing slopes of Carmarthen
  - G - Users of PRoW to the east (ref: footpath 28/19, byway 28/20)
  - H - Users of PRoW (ref: footpath 28/16) to the north of Tregynwr and west of Llangunnor
  - I - Users of PRoW east of Tregynwr (ref: footpath 28/4)
  - J - Users of elevated PRoW in the wider context to the north of Carmarthen and Llangunnor (ref: footpath 61/16, 2/2 and 2/3)
  - K - Road users of Heol Llangynnwr
  - L - Road users of Heol Login
  - M - Road users of unnamed Lane to the east of the site
  - N - Users of roads in the wider context of Carmarthen that align broadly with the site e.g. Heol Penlanffos, Prosser Close, and Brewery Road.
- Visual Envelope
- Potential for visibility from upper floor windows and open streets aligned with the site

date 09/05/25  
drwn/chkd PJM/JGL

client CBRE Ltd.  
project

Llangunnor, Carmarthen

title VISUAL APPRAISAL  
scale 1:20,000 @ A3

number  
rev

FIGURE 6

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