



ENVIRONMENT AND SUSTAINABILITY SCRUTINY COMMITTEE – 17TH SEPTEMBER 2019

SUBJECT: LAND FOR SALE AT PONTYMISTER INDUSTRIAL ESTATE

REPORT BY: INTERIM CORPORATE DIRECTOR COMMUNITIES

1. PURPOSE OF REPORT

- 1.1 The attached report is to be presented to Cabinet on 16th October 2019. The proposed disposal has been consulted on with local Risca Members, and 2 of the 5 Members have raised objections to the principle of the sale; those objections are more germane to planning considerations, to which any development would be subject, and the Scrutiny Committee's views are being sought on the principle of the sale prior to consideration by Cabinet.

2. SUMMARY

- 2.1 M Seven Real Estate (the owner of the adjacent Pontymister Industrial Estate) wishes to buy a small parcel of Council-owned land in order to construct a 'drive-thru' facility for Costa Coffee. Two local Risca Members have raised objections to the principle of the sale hence Cabinet will be asked to decide whether the sale should proceed. The report addresses the principle of the sale of land only and not the various technical issues that would be considered if and when a planning application is made.
- 2.2 Scrutiny Committee's views are sought.

3. RECOMMENDATIONS

- 3.1 Members are asked to discuss the report and make known the Scrutiny Committee's views on the principle of the sale prior to consideration by Cabinet.

4. REASONS FOR THE RECOMMENDATIONS

- 4.1 That the Scrutiny Committee's views are made known as part of the consultation process.

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Appendices:

Appendix Cabinet Report dated 16th October 2019



CABINET – 16TH OCTOBER 2019

SUBJECT: LAND AT PONTYMISTER INDUSTRIAL ESTATE

REPORT BY: INTERIM CORPORATE DIRECTOR OF COMMUNITIES

1 PURPOSE OF REPORT

- 1.1 The purpose of the report is to recommend to Cabinet that, subject to planning and “stopping up” highway rights, it is agreed to sell a parcel of land (shown edged red on Plan N^o1 attached and currently forming part of the adopted highway) (“the land”) to the owners of the adjoining Pontymister Industrial Estate, which will enable them to construct a ‘drive thru’ for Costa Coffee. The land comprises circa 820m².

2 SUMMARY

- 2.1 The owners of the adjoining Pontymister Industrial Estate, M Seven Real Estate, wish to assemble a site on which they can develop a ‘drive thru’ for Costa Coffee at Pontymister Industrial Estate; the indicative layout is shown on Plan N^o2 attached. Part is already owned by M Seven Real Estate and part by this Council; neither parcel of land can accommodate the development in isolation, and neither is capable of being developed individually.
- 2.2 The developer is aware of both the presence of the traversing gas main (he has advised us that, upon consultation with the relevant statutory body, it can be rerouted (at the developer’s cost) around the land in question as appropriate), and that the land is within a flood zone (however this would be factored into a planning application).
- 2.3 The developer has also had direct discussions with Highways officers and is aware of the need to “stop up” the highway rights affecting the land (which was the access road into the industrial estate before the Tesco development).
- 2.4 A drive-thru in this location will improve the consumer choice for those using the existing industrial estate and surrounding area. It will also deliver significant investment in an underutilised site, introduce a new national food and beverage operator in the locality and complement the established function of the area (LDP Policy CW2).
- 2.5 Two Local members have expressed concerns about the effect this proposal might have on Risca high street but officers suggest that a second ‘drive thru’ at this location (the first being ‘KFC’) would be compatible with the surrounding uses and would neither result in a material harm to the wider employment function of the Pontymister Industrial Estate, nor detract from the existing offer provided by the defined town centre; in this context, it should be noted that, where a retail proposal is for less than 1,000m² in size, it is unlikely to undermine the Council’s Retail Strategy.

A third has canvassed local opinion, which is reportedly 50:50 on the development

3 RECOMMENDATIONS

- 3.1 That Cabinet agrees to sell the land to the owners of the adjoining Pontymister Industrial Estate subject to planning consent and “stopping up” and otherwise on terms to be agreed to enable the construction of a ‘drive thru’ for Costa Coffee.
- 3.2 That the approval of other terms be delegated to the Interim Head of Property Services in conjunction with the Cabinet Member for Homes and Places.

4 REASONS FOR THE RECOMMENDATIONS

- 4.1 The asset is surplus to the Council’s operational requirements.
- 4.2 Paragraph 8.1(iv) of the Disposal Procedure in Part 4 of the Council’s Constitution states that Cabinet approval will be obtained before direct negotiations are opened with a single party where it is possible to market a property but where the Head of Property Services is of the opinion that this course of action may not be in the best financial or service interests of the Authority.
- 4.3 The foundational economy makes a substantial contribution to GVA in Wales and Caerphilly County Borough. Support for this sector could make a significant impact on the economy of the area and the presence of Costa in the town may serve to attract other national retailers into the area.

5 THE REPORT

- 5.1 The owners of the adjoining Pontymister Industrial Estate, M Seven Real Estate, wish to assemble a site on which they can develop a ‘drive thru’ for Costa Coffee at Pontymister Industrial Estate; the indicative layout is shown on Plan N°2 attached. Part is already owned by M Seven Real Estate and part by this Council; neither parcel of land can accommodate the development in isolation, and neither is capable of being developed individually.
- 5.2 The site is located on the edge of the Pontymister industrial estate, within the defined settlement boundary of Pontymister, Risca (the adopted Local Development Plan (LDP) refers). It is to the rear of a terrace of industrial units forming part of the estate and comprises an area of undeveloped land, which is largely laid to grass.
- 5.3 The site is ‘white land’ (i.e. not designated or allocated for any specific use within the adopted LDP). Risca/Pontymister is defined as a Principal Town Centre in the LDP, and provides a number of services including retail.
- 5.4 A drive-thru in this location will improve the consumer choice for those using the existing industrial estate and surrounding area. It will also deliver significant investment in an underutilised site, introduce a new national food and beverage operator in the locality and complement the established function of the area. It will support the role of Risca/Pontymister in the settlement hierarchy, enhancing the attraction of the destination through an improved mix of services and facilities and would be defined as an ancillary use to the existing industrial estate.
- 5.5 There has been growth in complementary uses within Pontymister Industrial Estate and the surrounding area. The proposed drive-thru would be in line with such uses and would enhance the wider spin-off benefits to the existing industrial area. Furthermore given the site’s close proximity to the A467 Risca Bypass the introduction of a drive through coffee shop at this strategic location could actively encourage traffic that would otherwise bypass the town to visit the retail provision in the area.
- 5.6 According to the developer, the proposal will bring significant economic benefits by developing underutilised land and creating new and increased employment opportunities for local people – with a typical outlet providing for 18 full/part time jobs with flexible shifts, which is typically the equivalent of 11 full time jobs and enhancing customer and consumer choices.

- 5.7 The proposed development comprises only 167m² and is, therefore, modest in size; it is significantly below the retail threshold set out in national policy and also below the 2500m² threshold set in Welsh Government TAN 4 Retail and Commercial Development, requiring a retail impact assessment.
- 5.8 It is important to note that the drive-thru element is an integral part of the development proposal, similar to the existing drive-thru KFC, which is located to the north west of the site.
- 5.9 The drive-thru coffee shop model is a materially different format, and serves a different market to traditional high street coffee shops. The drive-thru business model requires a prominent and visible presence to a main road/thoroughfare. A dedicated drive-thru lane will be provided in order for customers to use this element of the operation, which is something that cannot be easily accommodated in a traditional town centre site.
- 5.10 The unit will serve customers already visiting the commercial and employment uses in the area (including linked trips to the Tesco Extra), together with pass-by trade from the main road network (people visiting, those working in the area or passing through to wider destinations) and local residents.
- 5.11 Drive-thru facilities offer customers an opportunity to purchase coffee for those times when they are in the local area, (i.e. they are visiting other facilities near to the drive-thru) or are on the local highway network. In most instances, a drive-thru operation attracts customers who are not planning to use a traditional town centre coffee shop and who are seeking speed and convenience.
- 5.12 The developer is aware of both the presence of the traversing gas main (he has advised us that, upon consultation with the relevant statutory body, it can be rerouted (at the developer's cost) around the land in question as appropriate), and that the land is within a flood zone (however this would be factored into a planning application).
- 5.13 The developer has also had direct discussions with Highways officers and is aware of the need to "stop up" the highway rights affecting the council's land (which was the access road into the industrial estate before the Tesco development).
- 5.14 The developer is prepared to buy the land subject to planning and "stopping up". It is important to recognise that we are recommending a sale of this land *only because the adjoining owner wishes to assemble a development site and will pay for "stopping up" the highway should the project proceed*; in the absence of such interest, we would not consider bringing the site to the market given the constraints noted in paragraphs 5.12 and 5.13 above.
- 5.15 Cabinet will recall that the Protocol for Disposal of Property states, at paragraph 8.1(iv), that in those cases where it is possible to market a property but the Head of Property is of the opinion that this course of action may not be in the best financial or service interests of the Authority, Cabinet approval will be obtained before direct negotiations are opened with a single party, and the views of ward members will be taken into consideration
- 5.16 Two local members have expressed concerns about the effect this proposal might have on Risca high street, and these are set out in paragraph 12 below, but officers suggest that a second 'drive thru' at this location (the first being 'KFC') would be compatible with the surrounding uses. The development would require planning permission and that process would allow the retail impact of the development on the existing town centre along with other material considerations to be fully considered; however it is worth noting that where a retail proposal is for less than 1,000m² in size it is unlikely to undermine the Council's Retail Strategy.
- 5.17 A third ward member has consulted with local residents via the Council's social media page and had fifty two (52) responses; exactly half expressed support and the comments (both positive and negative are set out in paragraph 12 below.

In addition, other suggestions were put forward:

- ↳ Put it further away from the lower end of Risca where the cafes are.
The proposal is site specific; we are asked to sell a particular piece of land to allow a development to take place.

↪ Put it near the train stations instead.

The proposal is site specific; we are asked to sell a particular piece of land to allow a development to take place

↪ Try something other than a Coffee Shop, we have so many already.

We are responding to a specific, defined, development proposal.

↪ Can we encourage a local business to set up a Coffee drive through instead of conglomerate business?

We are responding to a specific, defined, development proposal.

5.18 For the reasons set out above in paragraph 5.17 above, and, given the nature of the concerns expressed by 2 of the other local Members and that they oppose the recommendation, ward members comments can neither be addressed satisfactorily in the report, nor incorporated in the recommendation because 2 of the 5 ward members do not wish the transaction to proceed.

5.19 There are two options for members to consider:

1. To decline the approach from M Seven Real Estate to acquire the land; this will frustrate the development proposal as it cannot be accommodated solely on land within the ownership of M Seven Real Estate.
2. To accede to the request from M Seven Real Estate to acquire the land; this will facilitate the development proposal and allow a 'drive thru' to be developed, subject to planning and "stopping up"; in this scenario, the Council will receive a capital receipt.

5.20 Conclusion

Two Ward Members have expressed significant concerns about the effect a 'drive thru' will have on Risca high street, which does have "a few small coffee shops" as well as having a Costa Coffee offer within the town, in the form of a take-away machine in the one-stop shop adjacent to the Library together with an own-brand offer in the Tesco Extra superstore that is approximately 100 metres away from this proposed site; a third has canvassed local opinion, which is reportedly 50:50 on the development; the other local members made no comments.

However, for the reasons given in the report, the officer recommendation is to sell the site to M Seven Real Estate (the owner of the adjacent Pontymister Industrial Estate).

6 ASSUMPTIONS

6.1 It is assumed that this retail proposal, being less than 1000m² in size, is unlikely to undermine the Council's Retail Strategy. There is a further assumption that, given the site's close proximity to the A467 Risca Bypass, the introduction of a drive through coffee shop at this strategic location could actively encourage traffic that would otherwise bypass the town to visit the retail provision in the area.

6.2 No other assumptions have been made or thought necessary.

7 LINKS TO RELEVANT COUNCIL POLICIES

7.1 The report links to the Asset Management Strategy - Property & Land, as well as both the Corporate Plan 2018-2023 and the Council's Regeneration Strategy A Foundation for Success 2018 - 2023.

Corporate Plan 2018-2023.

The report contributes towards or impacts the Corporate Well-being Objectives as follows:

Objective 1 Improve education opportunities for all.

The recommendation will enable education opportunities for school leavers and those in NEET in an informal setting with particular reference to life skills.

Objective 2 Enabling employment.

The recommendation will enable employment during both the construction

and operational phases of the project.

Objective 3 Address the availability, condition and sustainability of homes throughout the county borough and provide advice, assistance or support to help improve people’s well-being.

The recommendation will help prevent homelessness and tackle rough sleeping through enabling employment.

Objective 4 Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment. The proposed development complements the strategic highway network.

A Foundation for Success 2018 – 2023

The proposal contributes towards the following key priorities of the Council’s Regeneration Strategy A Foundation for Success:

Priority SP4 Improving resilience in the economy through the support and development of the foundational economy.

Priority SB1 Building a more resilient & diversified economy

Priority SQL7 Refocus on town centres to serve the needs of residents and business

8 WELL-BEING OF FUTURE GENERATIONS

8.1 This report links directly to the Well-being goals within the Well-being of Future Generations Act (Wales) 2015:

- A prosperous Wales*
- A healthier Wales*
- A more equal Wales*
- A Wales of vibrant culture and thriving Welsh Language*
- A globally responsible Wales*

The development will enable education opportunities for school leavers and those in NEET in an informal setting with particular reference to life skills	A Prosperous Wales, A More Equal Wales, A Wales of Vibrant Culture Thriving Welsh Language
The development will enable employment during both the construction and operational phases of the project.	A Prosperous Wales, A More Equal Wales, A Healthier Wales, A Globally Responsible Wales.

8.2 The proposal is a very minor one, being the disposal of land for the development of a ‘drive thru’ for Costa Coffee, so its consistency with the five ways of working set out in the sustainable development principle, as defined in the Act, is limited.

- Long Term There are no long term generational needs identifiable in the context of this proposal
- Prevention There is an argument that facilitating this development may NOT help public bodies meet their objectives in terms of supporting a healthy lifestyle, given the nature of the proposal - a ‘drive thru’.
- Integration There is an argument that facilitating this development may NOT help public bodies meet their objectives in terms of supporting a healthy lifestyle, given the nature of the proposal - a ‘drive thru’.
- Collaboration There are no collaborative actions identifiable in the context of this proposal
- Involvement The proposal links to the Asset Management Strategy - Property & Land, which explains the Council’s long-term approach to achieving its aims, fulfilling its Vision and how the goals and objectives are to be delivered.

9 EQUALITIES IMPLICATIONS

- 9.1 An EIA screening has been completed in accordance with the council's strategic equality plan and supplementary guidance. No potential for unlawful discrimination and/or low level or minor negative impact has been identified, therefore a full EIA has not been carried out.

10 FINANCIAL IMPLICATIONS

- 10.1 The council will be relieved of its maintenance obligations, and will receive a capital sum for the sale of the site.

11 PERSONNEL IMPLICATIONS

- 11.1 There are no personnel implications associated with this report.

12 CONSULTATIONS

- 12.1 The 5 Risca East and Risca West Ward Members have been consulted. The responses are outlined below:-

- i. Councillor Philippa Leonard has stated that she is

“ totally against a drive through Costa Coffee. The high street in Risca has a few small coffee shops and I feel a BIG company like costa would be detrimental to our small businesses in the high street. We most certainly DO NO NEED any more big concerns coming into Risca. The main High St relies on passing trade and to take trade from the small coffee shops will reduce even further the footfall of passing trade to other shops. Risca has the lowest footfall in all the town centres at the moment and I know this will add to the lack of high st interest in the future if Costa were to come to Risca.”

She has gone on to add that she has

“ a conflict of interest as [she is] a shop owner on the Risca high st. and [her] allegiance must be with the small businesses of Risca, although [she] can see the financial benefits to the borough as a whole with regards revenue and jobs.

“ [she is] concerned about the impact on small coffee shops and eaterys on the high st.

“ It's a difficult decision for [her but she must err] on the side of small businesses in Risca”.

- ii. Councillor Bob Owen has expressed

“ very serious concerns regarding this disposal. Whilst It may offer us a capital receipt this will be significantly offset by what I believe will be a serious loss of business to the traders in the main street. Risca is already overloaded with respect to food and drink outlets, isn't there a capping point? It does not require anymore, especially one that will be next to the by-pass. With the new CPE soon to come into force I believe this will contribute to increased footfall and trade for our businesses as cars will be able to short-term park on the main road to pick up drinks and papers etc. And we are already seeing freeing up of car spaces ahead of this, not the log-jam we once had. In addition to this we already have two Costa Coffee offers within the town, a take-away machine in the one-stop shop by the Palace but more significantly in the Tesco Extra superstore that is only approx. 100 metres away from this proposed site so does not make much sense on that count alone. As a council we have a duty to our local businesses, there is already far too much competition to our local traders from the big nationals (Tesco (inc Costa), Aldi, Lidl, Greggs, Dominoes), this decision if taken will clearly affect our much diminished footfall hence trade and could lead to businesses folding, my major concern is with respect to our local café's. Supposedly one of our unique towns, starved of investment for many years Risca is only just surviving, it is certainly not thriving. In Risca we are nothing if not resilient, and as a local member I am trying my damn hardest to push us forward. I therefore request, on the basis of the above points that this land is not disposed of for the purpose as stated.”

[Since receiving these observations, we have become aware that the Costa Coffee offer within the Tesco Extra has become an own-brand "Tesco Café" offering.]

- iii. Cllr Arianna Leonard took the proposal of a drive through Costa to local residents via our social media page and these were the figures that came back.

Twenty-six (26) residents who were interested in the Costa being built and twenty-six (26) who did not want to see it built.

Positive comments on the build were:

- ✓ Will boost business in the area.
- ✓ The Costa can be used after the working hours of other Coffee Shops.
- ✓ It will create Jobs.
- ✓ It should encourage other new businesses to the area.
- ✓ Not much in Risca compared to Blackwood so it will help.
- ✓ There were a number of comments who liked the idea of Costa close by.

Negative comments on the build were:

- ✗ There is no pharmacy in Tesco due to it affecting small business in Risca so how can a Costa be justified?
- ✗ Increase rubbish issues that already come from McDonald's and KFC.
- ✗ It will have a negative effect on the local coffee shops in the area.
- ✗ Will take business away from the high street, won't increase footfall and could be the nail in the coffin for Risca.
- ✗ Traffic is already really bad/dangerous on the Risca Roundabout.
- ✗ Costa are a corporation that avoids paying sufficient tax so don't want to support them.
- ✗ Number of Costas/Coffee Shops already in the area don't need more.

Other suggestions that were put forward were:

- ↪ Put it further away from the lower end of Risca where the cafes are.
- ↪ Put it near the train stations instead.
- ↪ Try something other than a Coffee Shop, we have so many already.
- ↪ Can we encourage a local business to set up a Coffee drive through instead of conglomerate business?

- iv. Cllrs Nigel George, and Ross Whiting made no comment.

13 STATUTORY POWER

- 13.1 Local Government Act 1972, and the Local Government Act 1972: General Disposal Consent (Wales) 2003. This is a Cabinet Function.

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Consultees: Christina Harrhy, Interim Chief Executive
Mark S Williams, Interim Corporate Director, Communities
Robert J Tranter, Head of Legal Services/Monitoring Officer
Mark Williams, Interim Head of Property Services
Lynne Donovan, Head of People Services
Steve Harris, Acting Head of Finance/Section 151 Officer
Rhian Kyte, Head of Regeneration and Planning
Tim Stephens, Planning Services Manager
Marcus Lloyd, Head of Infrastructure
Mark Noakes, Principal Engineer
Anwen Cullinane, Senior Policy Officer – Equalities and Welsh Language
Cllr Lisa Phipps, Cabinet Member for Homes and Places
Cllr Bob Owen, Ward Member – Risca West
Cllr Ross Whiting, Ward Member – Risca West

Cllr Nigel George, Cabinet Member for Neighbourhood Services, and Ward Member – Risca East
Cllr Philippa Leonard, Ward Member – Risca East
Cllr Arianna Leonard, Ward Member – Risca East
Cllr James Pritchard, Chair of Policy and Resources Scrutiny Committee
Cllr Gez Kirby, Vice Chair of Policy and Resources Scrutiny Committee
Cllr Tudor Davies, Chair of Environment and Sustainability Scrutiny Committee
Cllr Adrian Hussey, Vice Chair of Environment and Sustainability Scrutiny Committee

BACKGROUND PAPERS:

Background papers are exempt.

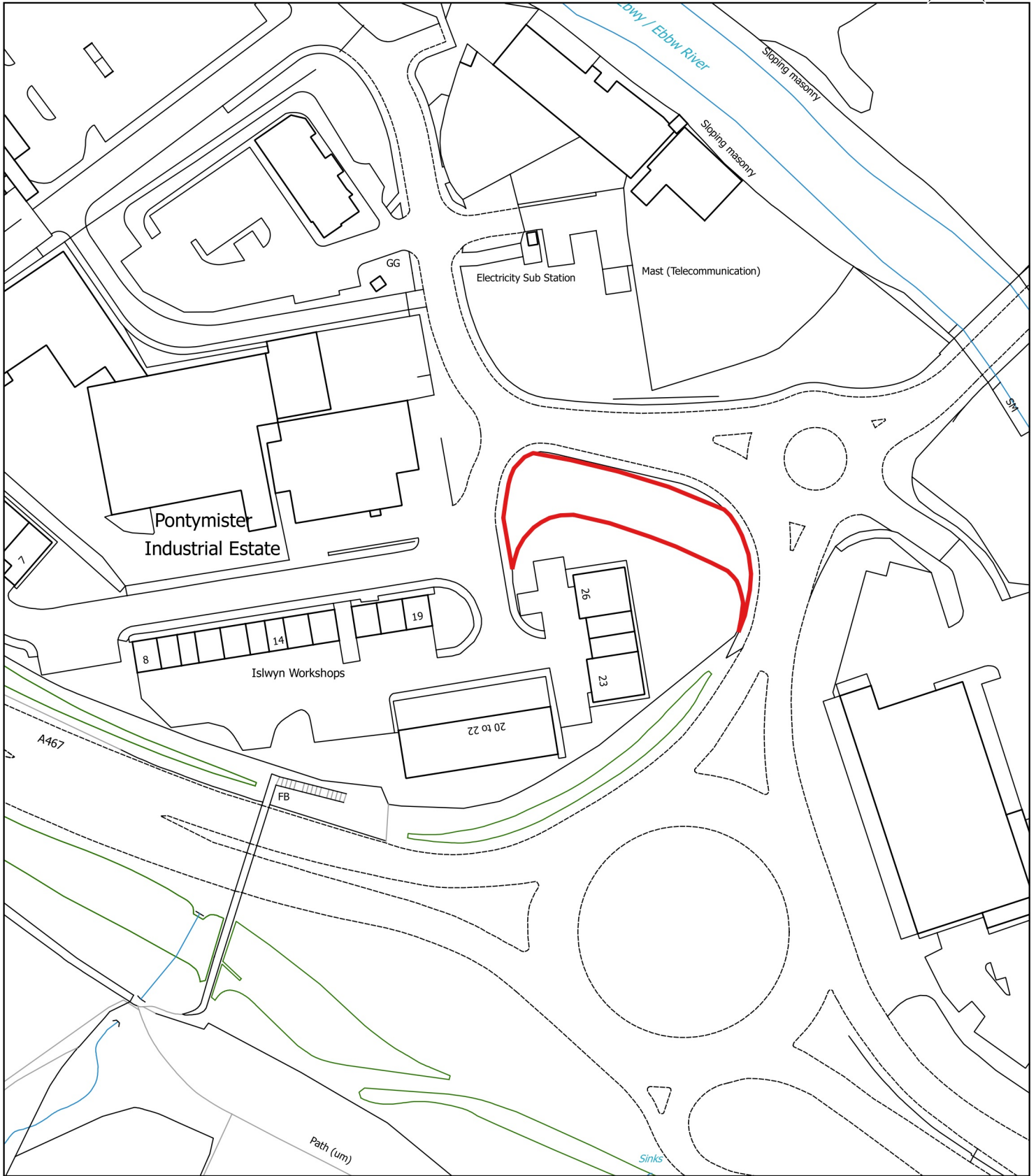
APPENDICES:

Appendix 1 Plan N°1 Council owned land
Appendix 2 Plan N°2 Indicative layout of 'drive thru' for Costa Coffee

APPENDIX 1

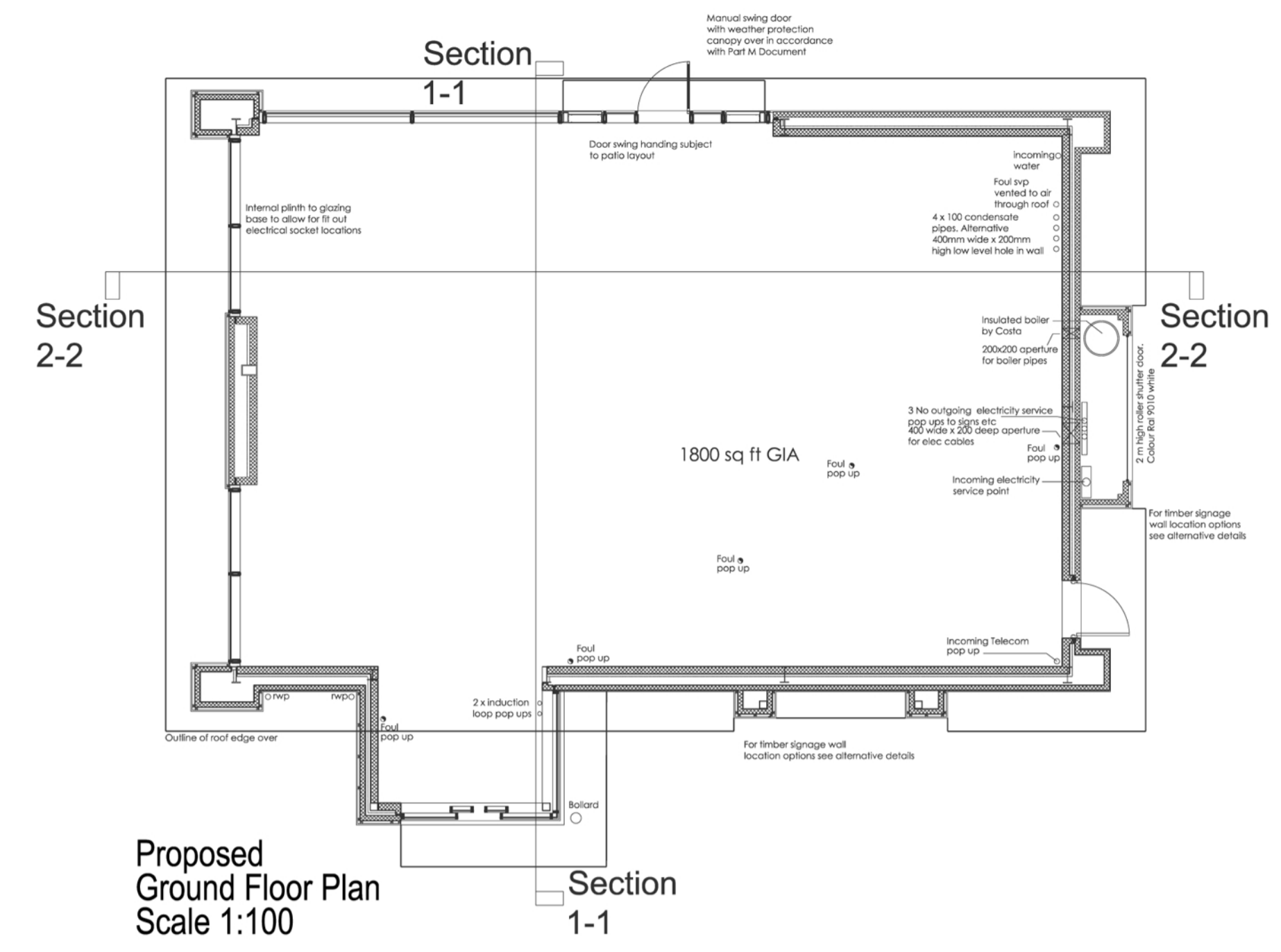
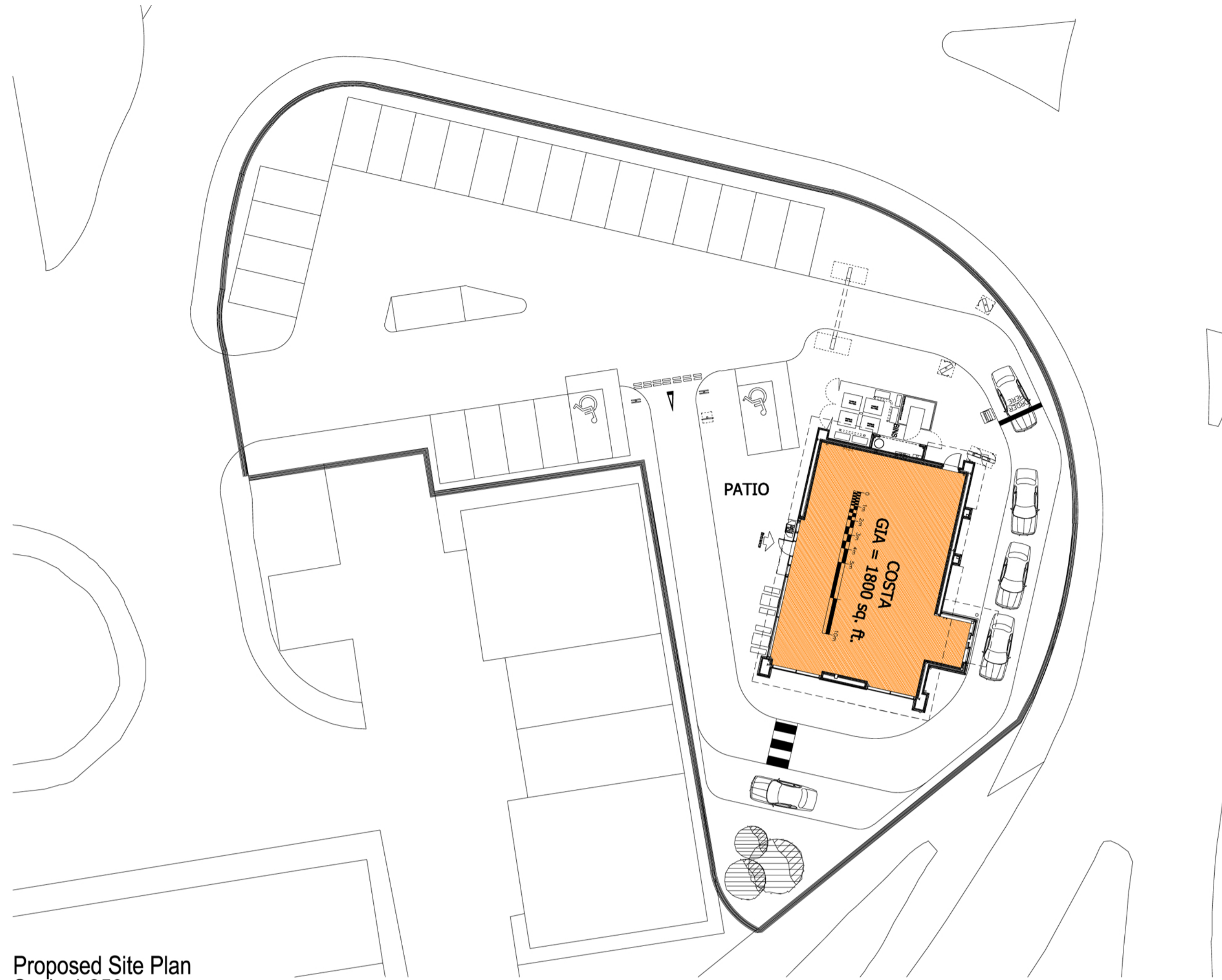
Caerphilly County Borough Council

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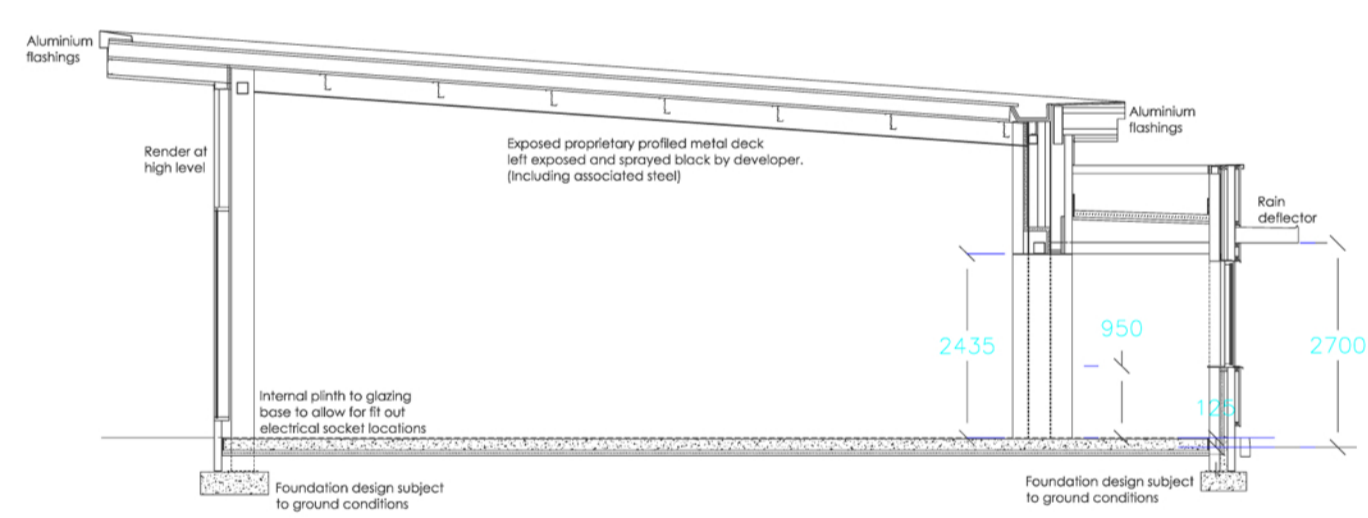
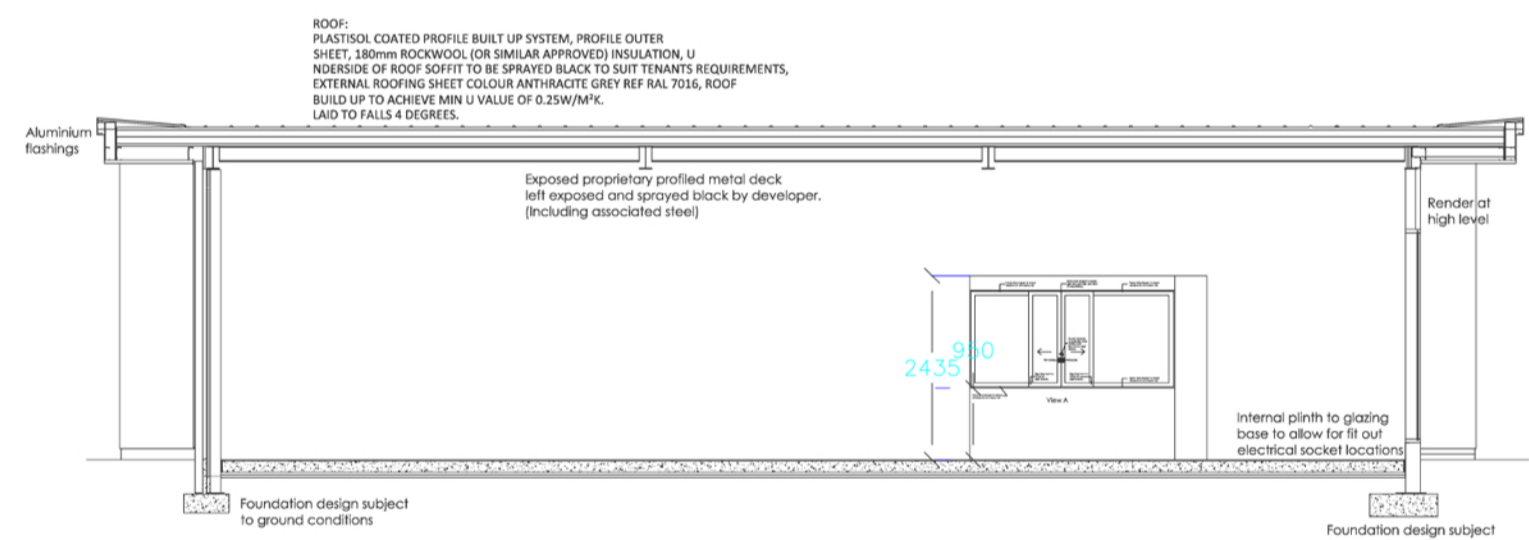
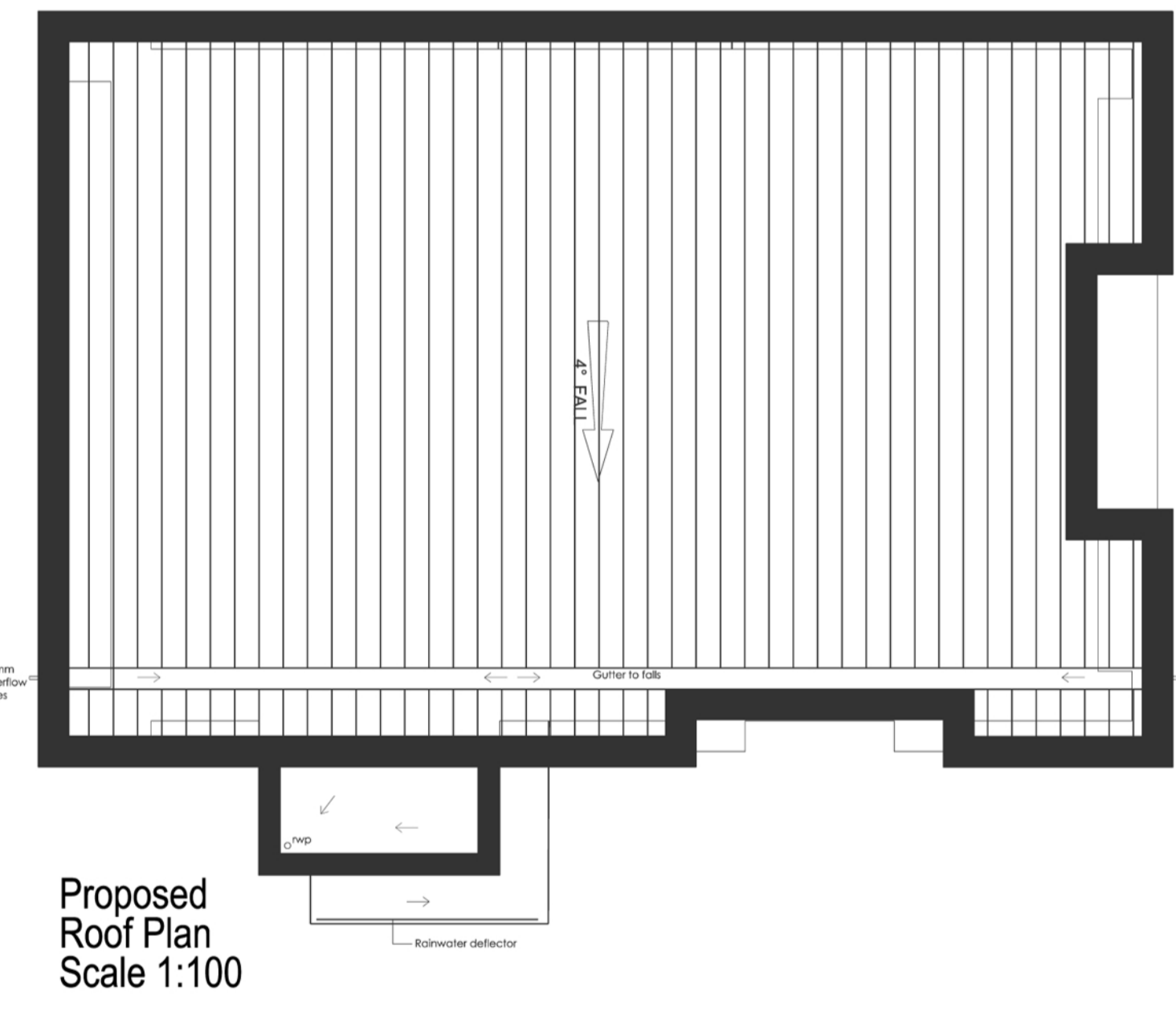
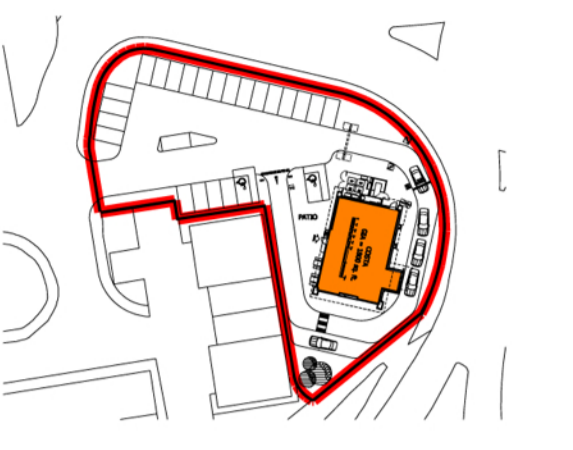


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APPENDIX 2



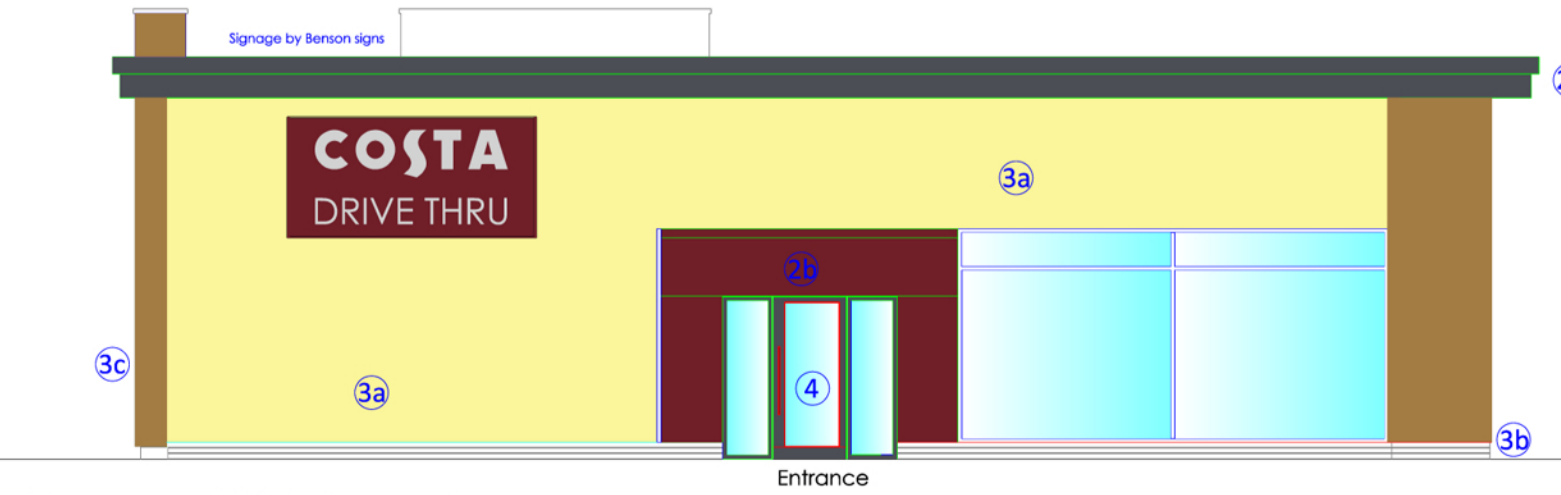
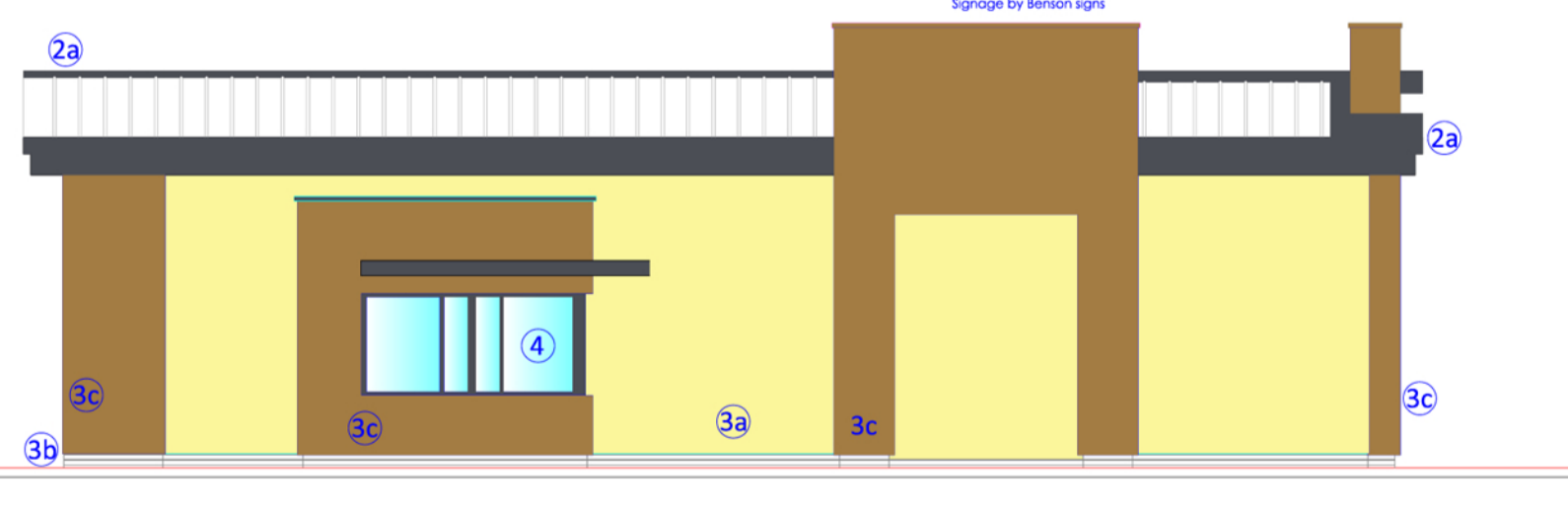
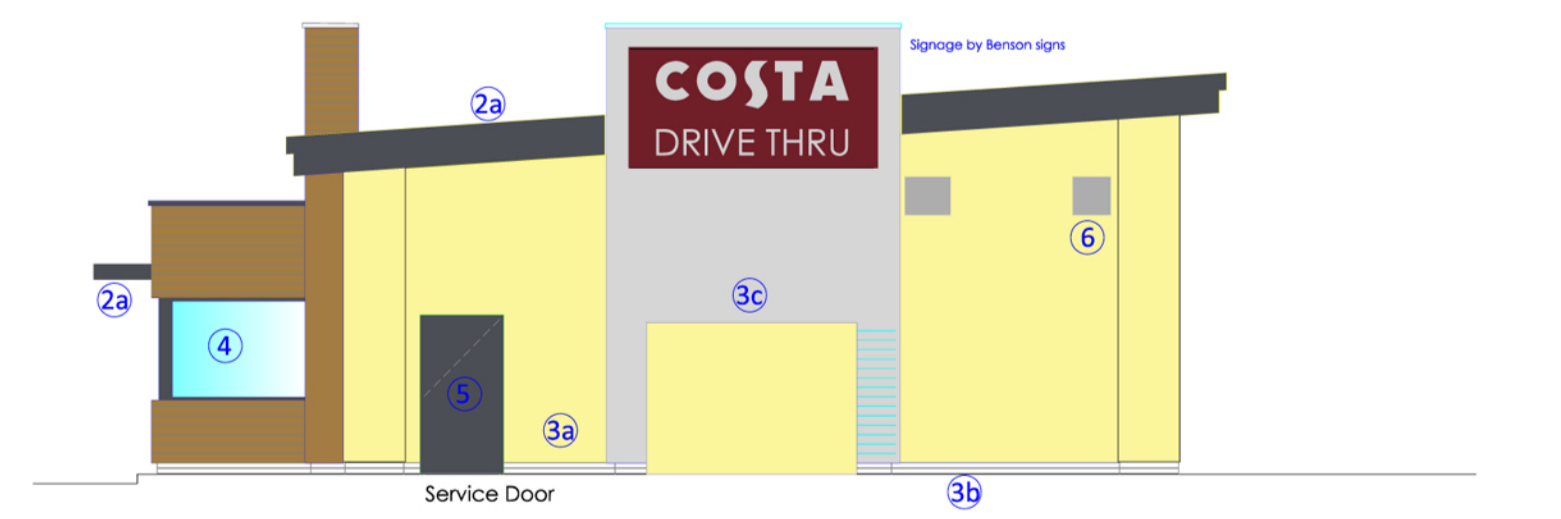
Construction (Design and Management) Regulations
Design risk assessments are carried out throughout the design stage of this project in accordance with company procedures and manuals. Where reasonably possible all areas of risk applicable to design and end use of the construction have been identified and then eliminated, mitigated or recorded as a residual risk. Note that general risks of which a competent designer or contractor should be aware are not included. This drawing is to be read in conjunction with the Pre-construction Information and all related documents prepared in accordance with the current Construction (Design and Management) Regulations 2015 and all applicable Health and Safety legislation as currently enacted.



Initial Issue	GH	CE	CE	08/11/2017	
REV	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY	DATE
1	RIBA PLAN OF WORK 2013 WORKSTAGE				LEVEL OF MODEL DEFINITION (LOD)
	PURPOSE OF ISSUE - FIT FOR ...				BS1192 STATUS
	Preliminary Review				



- ROOF: PASTICOL COATED PROFILE BUILT UP SYSTEM, PROFILE OUTER SHEET, 180mm ROCKWOOL OR SIMILAR APPROVED INSULATION, UNDERLAY OF ROOF SOFFIT TO BE SPRAYED BACK TO SUIT TENANT'S REQUIREMENTS, EXTERNAL ROOFING SHEET COLOUR ANTHRACITE GREY REF RAL 7016, ROOF BUILD UP TO ACHIEVE MIN U VALUE OF 0.25W/M²K, LAD TO FALL 4 DEGREES.
- FASCIAS AND SOFFIT: 25mm PLAT POWDER COATED ALUMINIUM FLASHING APPLIED TO FACIA, SUPPORTED OFF SHEETING RAILS, ALL SPRAYED BACK TO STEEL FRAME IN ACCORDANCE WITH ENGINEER'S DETAILS, COLOUR ANTHRACITE GREY REF RAL 7016, PLAT ALUMINIUM CLADDING PANEL, SOFFIT ANTHRACITE GREY REF RAL 7016, SUPPORTED FROM HORIZONTAL RAILS ALL FIXED BACK TO STEEL FRAME IN ACCORDANCE WITH ENGINEER'S DETAILS.
- 25mm THICK ALUMINIUM BACKED PANELS, POWDER COATED PANTONE 202C (COSTA RED)
- WALLS: 3a BLOCKWORK TO RECEIVE THRU COLOUR RENDER - COLOUR RAL 9010 WHITE. 3b COURSES UP TO 2PC LEVEL IN FACING BRICKWORK - WENNEBERGER STAFFORDSHIRE SMOOTH BLUE, AVAILABLE VIA BRICKLIME TRILLES 756 8800 WITH TYPICAL 15% MORSTAR - SUBJECT TO PLANNING APPROVAL. 3c HORIZONTALLY Laid TIMBER CLADDING FIXED TO SUB FRAME OFF BLOCKWORK, BRUSH WESTERN RED CEDAR (TRUSL PULCATA) WITH A NON VOC EXTERIOR HIGH BUILD OIL FINISH NOTE: A SAMPLE OF TIMBER CLADDING IS TO BE CONSTRUCTED ON SITE FOR APPROVAL.
- GLAZING: THERMALLY BROKEN ALUMINIUM SHOPFRONT WINDOW SYSTEM (KAWNEER OR SIMILAR APPROVED), FRAME COLOUR ANTHRACITE GREY RAL 7016, SYSTEM TO ACHIEVE A MIN U VALUE OF 2.2W/M²K FOR ALL SOUTH, SOUTH EAST AND SOUTH WEST FACING GLAZING, DEVELOPER TO CONSIDER SOLAR REFLECTIVE FILM, SCREENS TO RECEIVE STANDARD DOT MANIFESTATION AS INDICATED ON ELEVATIONS.
- SERVICE DOOR: FACTORY FINISHED POWDER COATED STEEL DOORS AND FRAMES- COLOUR RAL 7016 WITH RAL 7016 FRAMES
- LOUVERS: 250x LOUVERS WITH INTERNAL INSECT MESH, FINISHED RAL 7016 LIGHT GREY



CARDIFF 029 2052 8140 LONDON 0207 138 3560 WREXHAM 01978 357 887
www.lawray.co.uk
CLIENT
M Seven Real Estate

PROJECT TITLE
Costa Coffee Drive Through - Pontymister

DRAWING TITLE
Pre-Planning Application Enquiry Drawings

PROJECT No	1256	SCALE @ A1	1:100 / 1:250
DRAWING No	PCD LAW X G00 DFP AR 061-001 P00	REVISION	

DO NOT SCALE Any discrepancy or query concerning this drawing should be referred to the Architect
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