















KEY OPPORTUNITIES

-  **Hotel Development:** Strong potential for a strategically located hotel with prominent access and visibility. Design can maximise coastal and scenic views, enriching the guest experience. Potential to develop up to 20m in height, aligning with surrounding developments and maximising usable space. Possibility for non-built development like parking and landscaping in secondary flood risk zones, optimising land use.
-  **Focal Point on Key Corner of Roundabout:** Prime location for a landmark design, boosting the hotel's visibility and brand impact.
-  **Ecological Mitigation:** Potential to retain/incorporate/mitigate, enhancing ecological sustainability
-  **Relationship with surroundings:** Potential to improve connectivity or collaborate with Pentre Awel / Delta Lakes area, the Millennium Coastal Park & Golf Course for shared services, amenities, walking and cycling paths and stunning coastal views.
-  **Active Travel Route Connections:** Opportunity to link and extend existing active travel routes, promoting sustainable transport options.
-  **Primary Access from B4304:** Convenient access for guests via a major road, enhancing overall connectivity.
-  **Crossing:** New crossing over B4304 supporting active travel.
-  **Secondary Access from Pentre Nicklaus Avenue:** Potential dedicated service access minimum 50m from the roundabout junction, reducing operational interference with guest services.
-  **Existing Vegetation:** Potential to retain and incorporate natural features into landscaping, enhancing ecological sustainability.

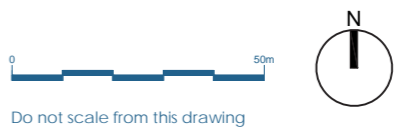
KEY CONSTRAINTS

-  **Primary Flood Risk Line:** No permanent structures or infrastructure allowed, limiting building opportunities in the high-risk flood zone. Refer to flood constraints map for details.
-  **Secondary Flood Risk Line:** Only non-built development (e.g., parking, landscaping) allowed, with adherence to existing topography to avoid affecting flood risk. Refer to flood constraints map for details.
-  **Adjacent Residential Area:** Noise considerations must be taken into account to minimise impact on nearby residents, requiring careful placement of guest facilities and services.
-  **Existing Surveys:** Development must align with ecological and topographical survey findings, ensuring minimal disruption to the environment. Mitigation strategy required.
-  **HV Cable:** Indicative route of HV cable. Avoidance or partial diversion of the existing high-voltage cable may affect the placement of buildings and infrastructure. Refer to Utilities Survey and report for other services.
-  **Sewer:** Indicative route of Combined Overflow Storage Casing Sewer. Assumed off-site. Location TBC.
-  **Sloping topography:** Changes in elevation and natural landform impacting layout and accessibility (refer to site levels information).
-  **Drainage connection:** Run off to be directed towards the southeast corner where it can connect to an existing ditch.

Mapping based on OS Base provided by CCC/Arup
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CLIENT Carmarthenshire County Council	SCALE @ A3 1:1500	DATE September '24	DRAWN BY GB	REV.	DESCRIPTION	DATE
JOB TITLE Machynys Hotel OPA	JOB NO. 2475	DRAWING NO. MH_COP 01	REVISION C	C	Red Line Boundary + Drawing	11/10/24
DRAWING TITLE Key Constraints & Opportunities Plan	© Hammond Architectural Limited 2024 Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings.					
				B	Red Line Boundary + Mitigation + Legend	8/10/24
				A	Adjustment to constraints mapping	3/10/24

 Red Line Boundary




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