

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 1ST FEBRUARY, 2024

Please find attached copies of the addendae and plans for the above meeting.

Agenda No	Item
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- | | |
|----|----------------------------------------------------------------------|
| 3. | <u>DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 3 - 140) |
|----|----------------------------------------------------------------------|

Yours sincerely

Wendy Walters

Chief Executive

Encs

Wendy Walters

Prif Weithredwr, Neuadd y Sir,
Caerfyrddin, Sir Gaerfyrddin SA31 1JP
Chief Executive, County Hall,
Carmarthen, Carmarthenshire SA31 1JP



BUDDSODDWYR | INVESTORS
MEWN POBL | IN PEOPLE

Mae croeso i chi gysylltu â mi yn y Gymraeg neu'r Saesneg

You are welcome to contact me in Welsh or English

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**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**Adroddiad Pennaeth Lle a
Chynaliadwyedd
Lle a Seilwaith**

**Report of the Head of Place
and Sustainability
Place and Infrastructure**

01/02/2024

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/05187
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Proposal	The erection of new residential dwellings, vehicular access, open space and other associated infrastructure
Location	Land at Cefncaeau, Llanelli

Details

Head of Infrastructure - The modified site access design for the A484 incorporates a 'left in left out' arrangement under priority control; requiring use of both the Pemberton Retail Park Roundabout and Berwick Roundabout for u-turn movements as required. From an operational perspective, the site access design is shown to have sufficient capacity to accommodate forecast traffic flows and the impact of the additional u-turners is negligible. However, to reduce the risk of traffic generated by the development attempting to utilise the existing layby located alongside the north-westbound carriageway of the A484 to undertake u-turn movements, the lay-by will need to be stopped up to support the proposed development. This will assist with ensuring that traffic exiting the development will utilise the Berwick Roundabout for u-turn movements on the A484. The proposed provision for Active Travel is acceptable. Recommends conditions to be attached the any grant of planning permission.

The recommendation remains unchanged but the following conditions are proposed to be added. The Section 106 contribution of £40,750 to be removed at this juncture. Provision for Active Travel is now covered in condition 27 below.

Conditions

Condition 20

Prior to its use by vehicular traffic, a new 'left in left out' access arrangement (not signal controlled) shall be laid out and constructed at the junction with the A484 road, in line with drawing no: C22040-ATP-DR-TP-010. Details and specifications of which shall be submitted for the written approval of the Local Planning Authority prior to the commencement of development.

Reason: In the interests of highway safety.

Condition 21

The existing layby along the westbound carriageway of the A484, located between the site and the Berwick Roundabout, shall be permanently stopped up, in accordance with a scheme to be submitted for the written approval of the Local Planning Authority, prior to beneficial occupation of any dwellings on the site herewith approved.

Reason: In the interests of highway safety.

Condition 22

Visibility Splays of 2.4m by 215m in either direction shall be wholly provided at the junction of the access road with the A484 prior to any part of the development being brought into use, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the visibility splays, is to be obstructed by non-motorised vehicles.

Reason: In the interests of highway safety.

Condition 23

The vehicular access into the site from the A484 shall at all times be left open, unimpeded by gates or any other barrier.

Reason: In the interests of highway safety.

Condition 24

There shall at no time be any means of pedestrian access to the development from the A484.

Reason: In the interests of highway safety.

Condition 25

Prior to the commencement of development the written approval of the Local Planning Authority shall be obtained for a scheme of parking and turning facilities within the curtilage of the site, and this shall be dedicated to serve the proposal. The approved scheme is to be fully implemented prior to any part of the development being brought into use, and thereafter shall be retained, unobstructed, in perpetuity. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.

Reason: In the interests of highway safety.

Condition 26

Before any development is commenced a detailed Travel Plan, setting out ways of reducing car usage and increasing walking and cycling to and from the development, shall be submitted to and agreed in writing by the Local Planning Authority. The detailed Travel Plan shall be implemented in accordance with the approved details at a timescale to be approved in writing.

Reason: In the interests of highway safety.

Condition 27

Prior to beneficial occupation of the development herewith approved the public footpath (36/130) running along the site's northern boundary shall be widened to 3.0 metres, to allow shared usage in accordance with the Active Travel (Wales) Act 2013, with consideration of additional access points to enhance the sustainable accessibility of the site. A scheme implementation strategy shall be submitted at reserved matters for the written approval of the Local Planning Authority.

Reason: To provide for sustainable access and active travel.

Condition 28

No development shall take place until a detailed Construction Traffic Management Plan is submitted for the written approval of the Local Planning Authority and thereafter shall be implemented in full and as agreed.

Reason: In the interests of highway safety.

Application No	PL/06296
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Proposal	Timber store and associated hardstanding (re-submission of Planning Application PL/05564)
Location	Land opposite Gilfach Wen, formerly known as Penroc, Caio, Llanwrda, SA19 8UH

Details

PL/06296

In addition to the submitted Planning report, it is highlighted that the site is just within the Cothi Valley Special Landscape area and therefore in the interest of protecting the landscape character of the locality, it is recommended to add policy EQ6 (Special landscape Area) to the reason for refusal, to read as follows:

Reason 1

The proposal, if approved, would be contrary to Policy SP1(Sustainable Places and Spaces), Policy SP14 (Protection and Enhancement of the Natural Environment), GP1(Sustainability and High Quality Design) and EQ6 (Special Landscape Area) of the Carmarthenshire Local Development Plan, in that it is considered there is insufficient justification provided to support the private storage building at this rural location, which represents a sporadic form of development in the countryside without a justified farming association related to a farm holding and being reasonably necessary for the purposes of agriculture. The proposal also has a detrimental effect on the rural character and appearance of the open countryside at this location within the Cothi Valley Special Landscape area.

Planning Ecology – The development has resulted in a net loss of biodiversity through the loss of semi-natural broad-leaved woodland. Semi-natural broad-leaved woodland is included on the Environment (Wales) Act 2016 Section 7 list of habitats of principal importance for the purpose of maintaining and enhancing biodiversity in relation to Wales. All public authorities in Wales, including Local Planning Authorities, have a duty under Section 6 of the Environment (Wales) Act 2016 to maintain and enhance biodiversity so far as consistent with the proper exercise of their functions and in so doing promote the resilience of ecosystems and must have regard to Section 7 habitats while fulfilling this duty. Removal of the woodland area in the absence of clearly defined public benefits, and lack of any mitigation and enhancement proposals, represents an unacceptable loss of an irreplaceable habitat that conflicts with National and Local Planning Policies

As a result of the above response to consultation, the second reason for refusal proposed is as follows;

Reason 2

The proposal, if approved, would be contrary to Policies EQ4 (Biodiversity), EQ5 (Corridors, Networks and Features of Distinctiveness), SP1(Sustainable Places and Spaces), SP14 (Protection and Enhancement of the Natural Environment) of the adopted Carmarthenshire

Local Development Plan (2014), and revised Chapter 6 (Distinctive and Natural Placemaking and Well-Being) of Planning Policy Wales Edition 11, in that the development of the site has resulted in the loss of semi-natural broad-leaved woodland that is identified as being moderately species-rich and provides habitat for a range of species. The woodland is identified as a habitat of principal importance for the purposes of maintaining and enhancing biodiversity in relation to Wales under Section 7 of the Environment (Wales) Act 2016, and the development of the site has resulted in the loss of a significant part of this habitat without suitable mitigation or compensation.

Application No	PL/06643
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Proposal	Proposed two storey side extension and alterations to existing bungalow, together with an extension of its domestic curtilage
Location	Golygfa, Kidwelly, SA17 5AR

Details

Consultations

Local Members – County Councillor Lewis Davies has requested that the consideration of the application by the Planning Committee be deferred to enable the applicant to meet with officers and County Councillors to discuss alternative designs of the extension and alterations to the existing bungalow. The applicant has confirmed her acceptance of the proposed deferment of the application.

The recommendation is therefore to defer the consideration of the application.

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Y Pwyllgor Cynllunio / Planning Committee

01/02/2024

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure



**Ceisiadau yr argymhellir
eu bod yn cael eu
cymeradwyo**

**Applications
recommended for
approval**

PL/04244

Hugh Towns

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

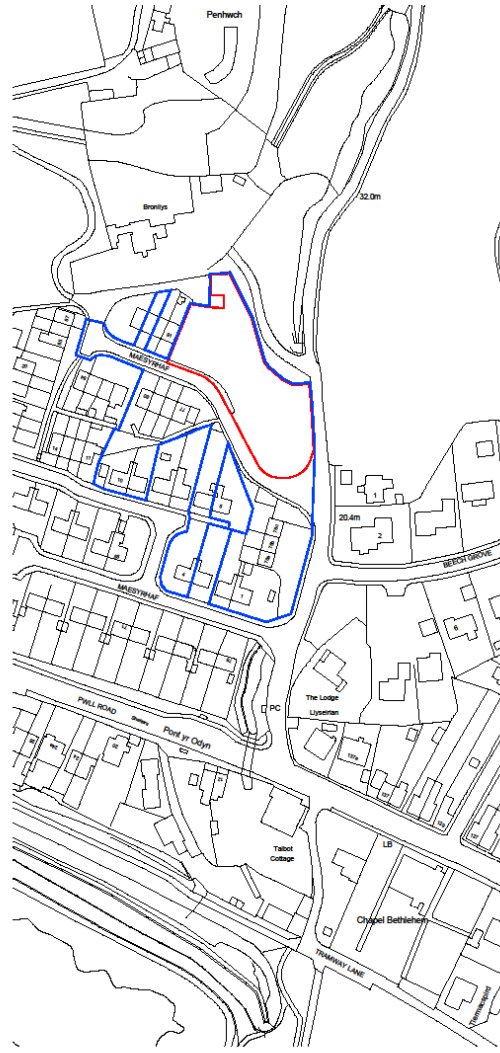
Lle a Seilwaith | Place and Infrastructure



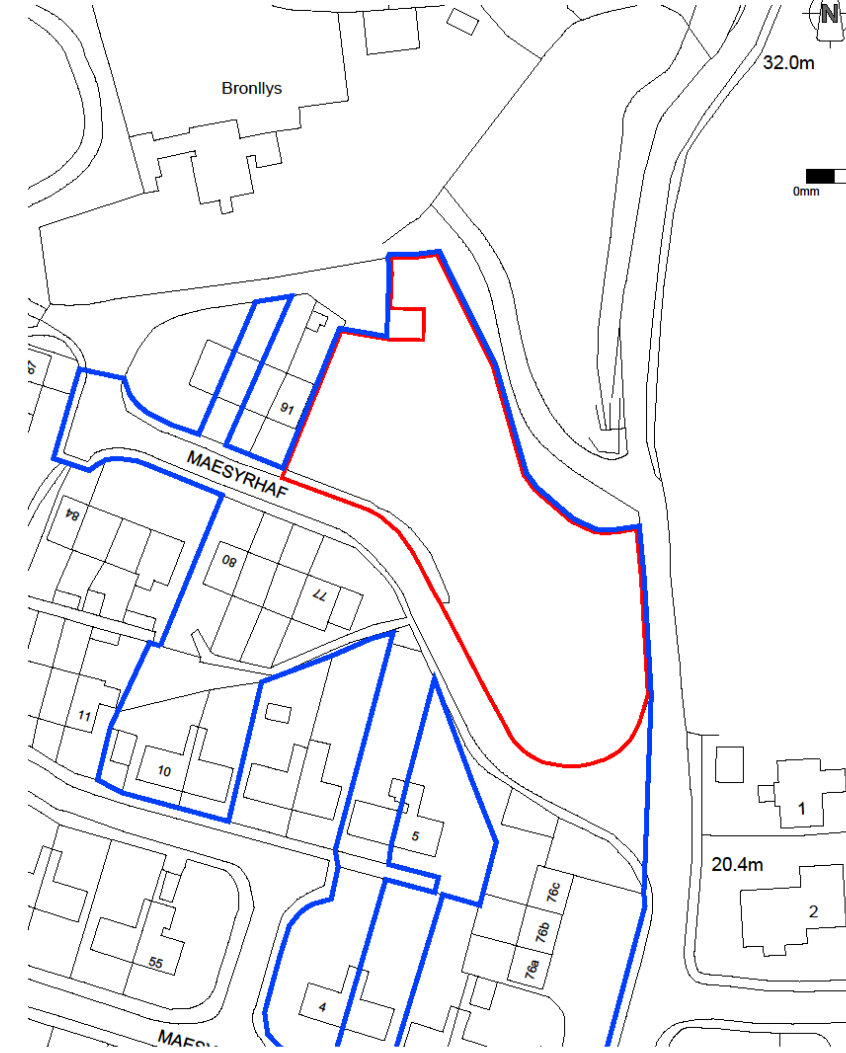




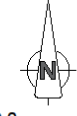
PL/04244 – Location & Site Plan



SITE LOCATION PLAN - 1:1250



SITE PLAN - 1:500



32.0m



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An discrepancy between drawings and the construction site works must be notified and reported with Carmarthenshire County Council before implementation.

READ ALL DRAWINGS AS ONE
Always ensure that the latest editions, or revisions, of ALL drawings are used at all times. If in doubt, please contact the allocated Carmarthenshire County Council person responsible for that project.

Drawings are to be read in conjunction with the latest editions, or revisions, of all other relevant details and schedules.

Where any contradiction or uncertainty arises between the drawings and / or the instructions of works, it is the contractor's responsibility to seek clarification from Carmarthenshire County Council before proceeding. No claims will be made by Carmarthenshire County Council where the contractor continues work in breach of such instructions.

NOT FOR BIDD PURPOSES
This drawing is a general arrangement plan only, and is not intended for site purposes.

<p>Project Name: []</p> <p>Client: []</p> <p>Location: []</p> <p>Scale: []</p> <p>Date: []</p>		<p>Site Location Plan</p>
<p>Project No: []</p> <p>Drawing No: []</p> <p>Scale: []</p> <p>Date: []</p>		
<p>Author: []</p> <p>Checked: []</p> <p>Approved: []</p>		<p>Site Location Plan</p>
<p>Project Name: []</p> <p>Client: []</p> <p>Location: []</p> <p>Scale: []</p> <p>Date: []</p>		

Property Design Section

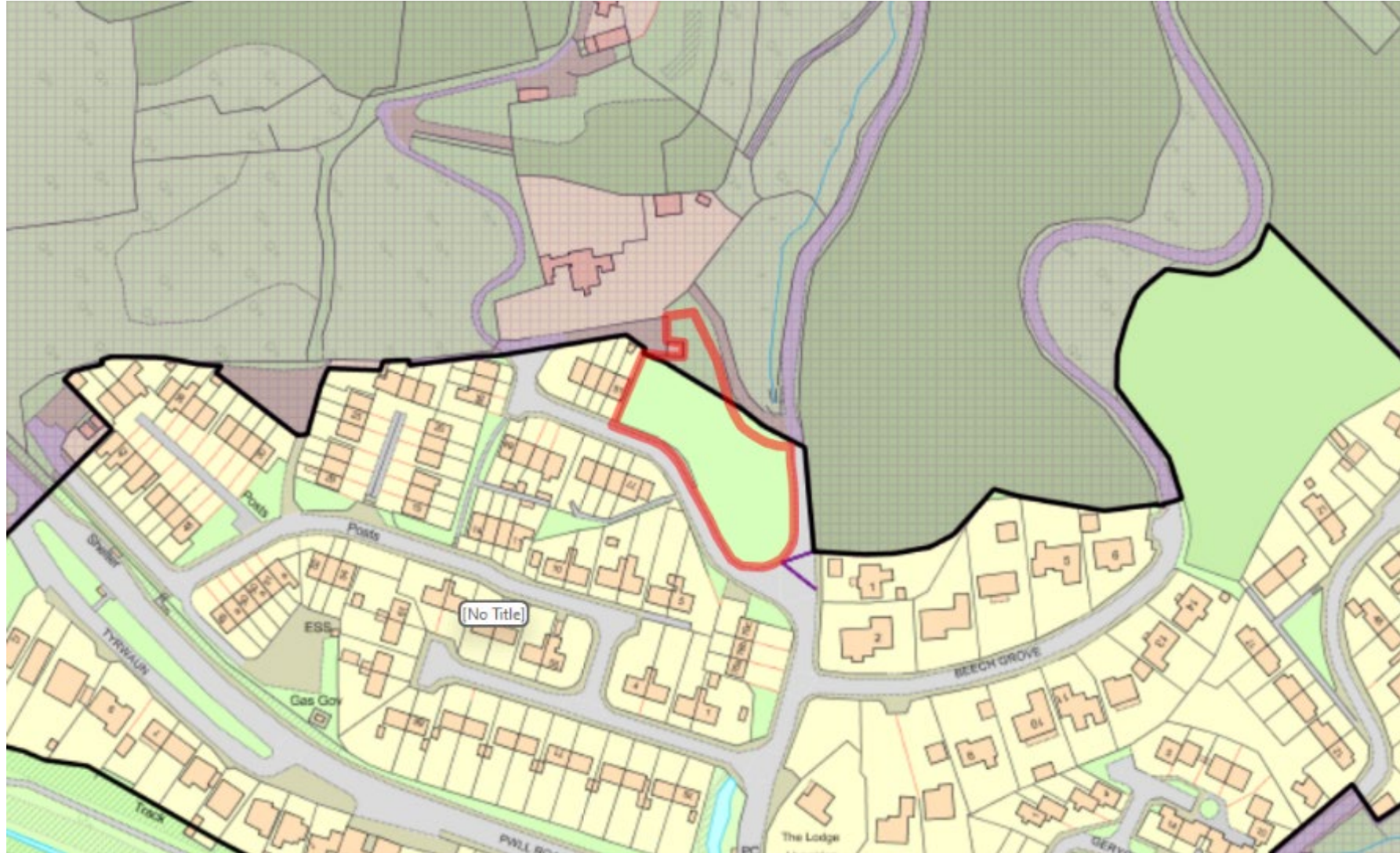
Cyngor Sir Gâr
Carmarthenshire
County Council

J.vee/DJuno/E.3do

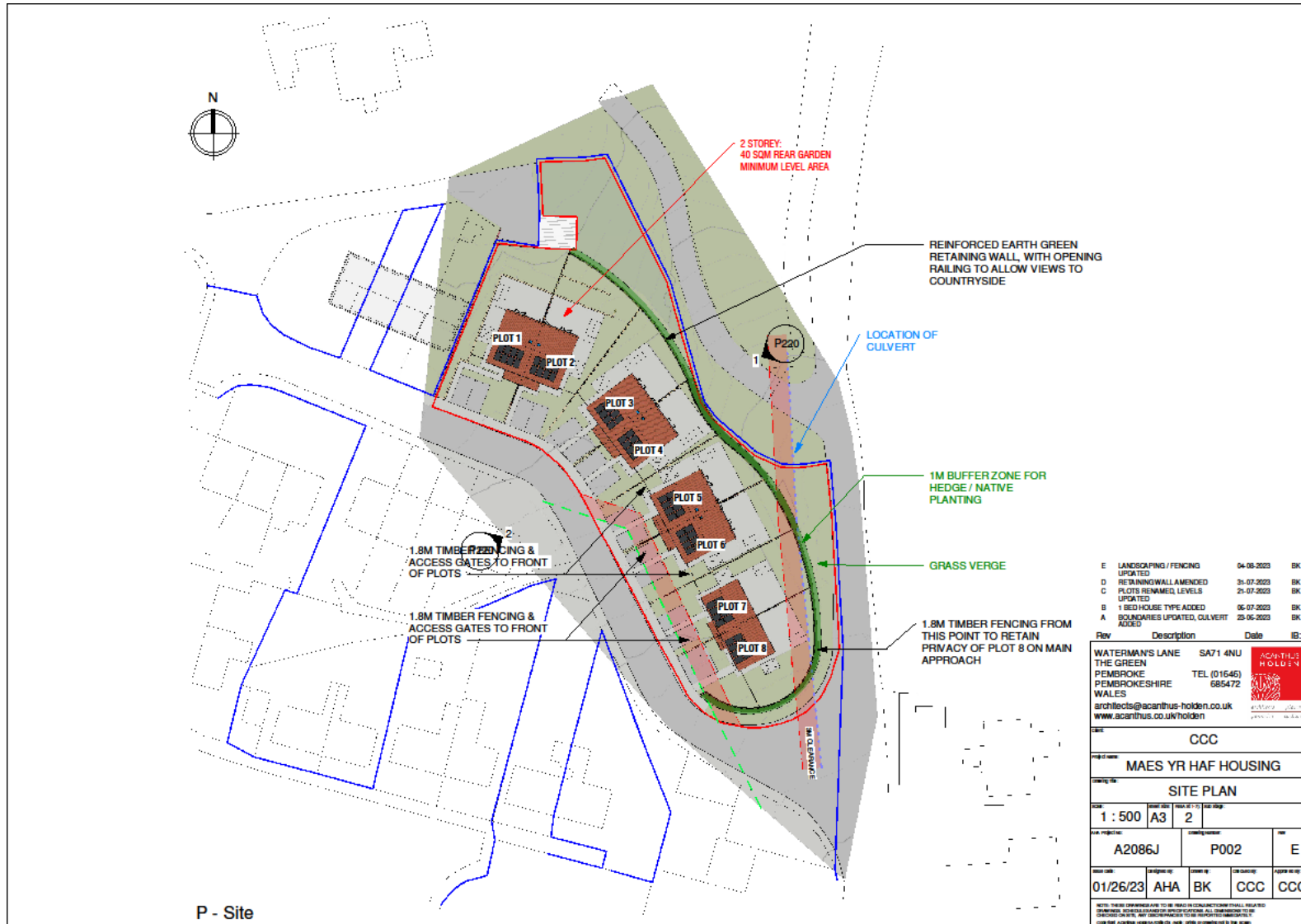
PL/04244 – Aerial Photograph



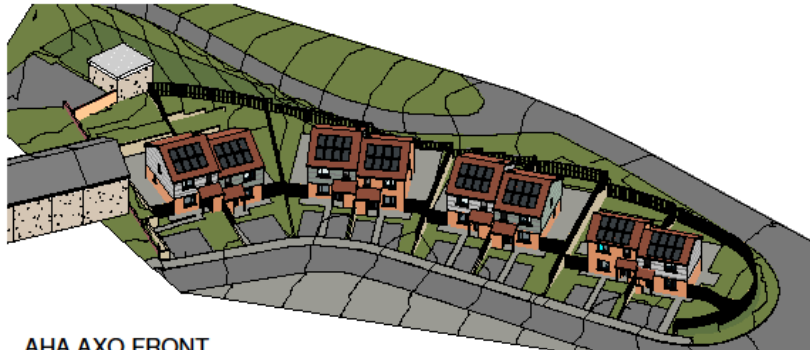
PL/04244 – LDP Development Limits



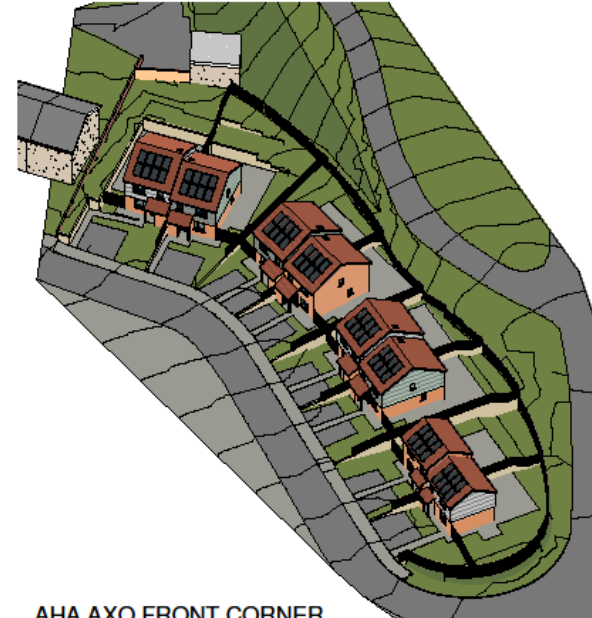
PL/04244 – Indicative Site Plan



PL/04244 – Indicative Aerials & 3D Image



AHA AXO FRONT



AHA AXO FRONT CORNER



AHA AXO BACK



STREET PERSPECTIVE

Rev	Description	Date	ID:
B	LANDSCAPING / FENCING UPDATED	04-08-2023	BK
A	PLOTS RENAMED, LEVELS UPDATED	25-07-2023	BK

WATERMAN'S LANE SA71 4NU
 THE GREEN
 PEMBROKE TEL: (01646)
 PEMBROKESHIRE 685472
 WALES
 architects@acanthus-holden.co.uk
 www.acanthus.co.uk/holden



Client			
CCC			
Project Name			
MAES YR HAF HOUSING			
Drawing Title			
AERIALS & 3DS			
Scale	Sheet No.	Total Sheets	
A3	2		
Project Code	Planning Ref.	Type	
A2086J	P400	B	
Date Issued	Designed by	Drawn by	Checked by
01/26/23	BK	BK	CCC
Approved by	CCC?		

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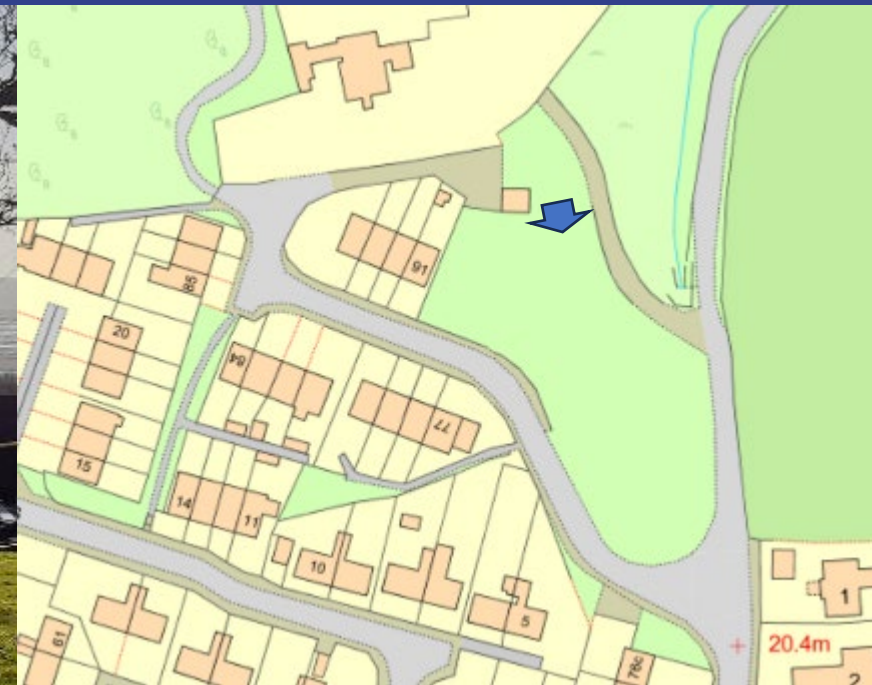
PL/04244 – Surface & Small Watercourse Flooding

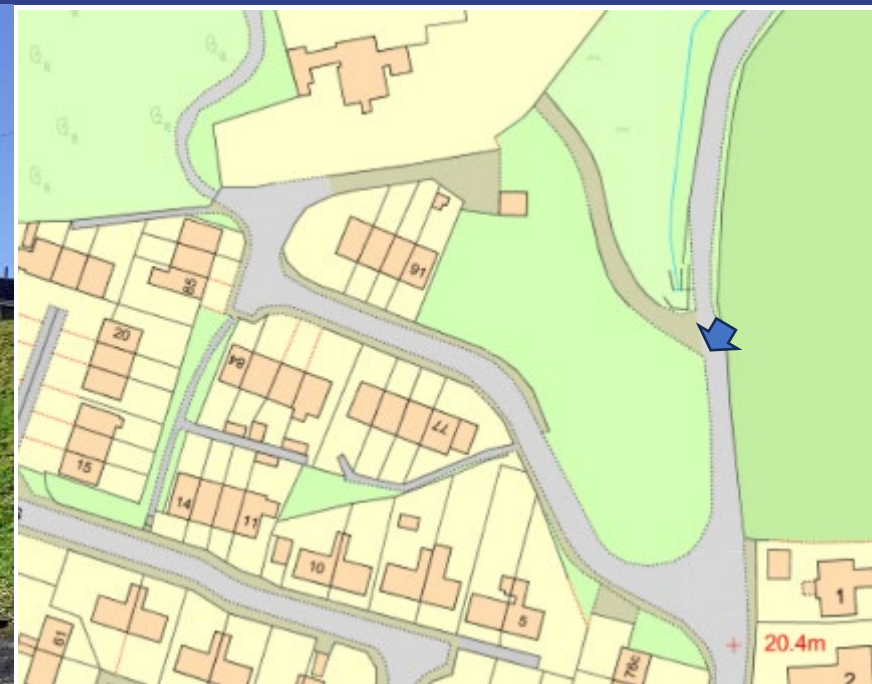


PL/04244 – Recreation Open Space & Pwll Lagoon



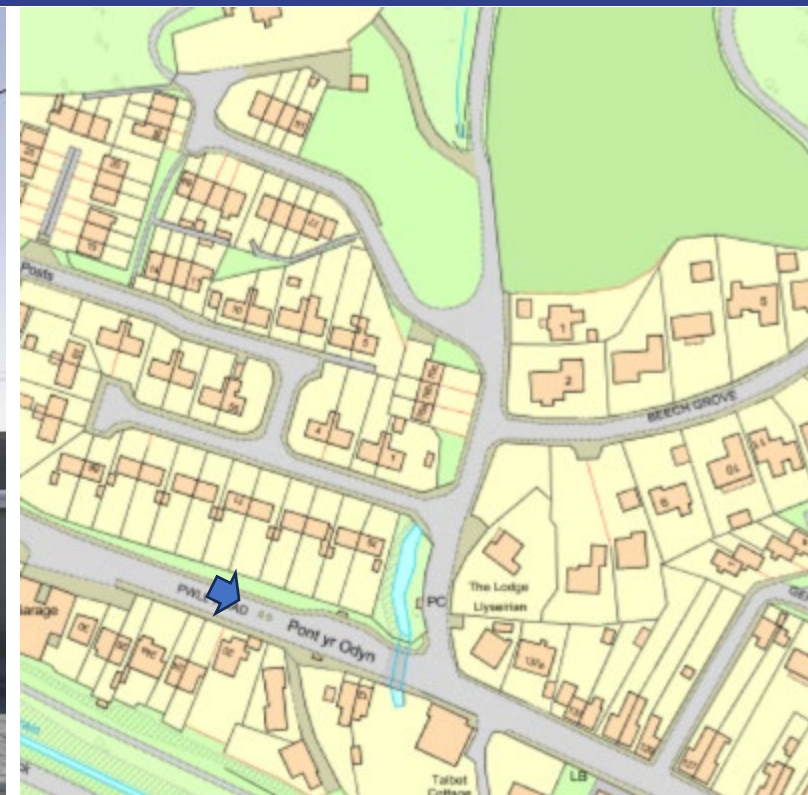












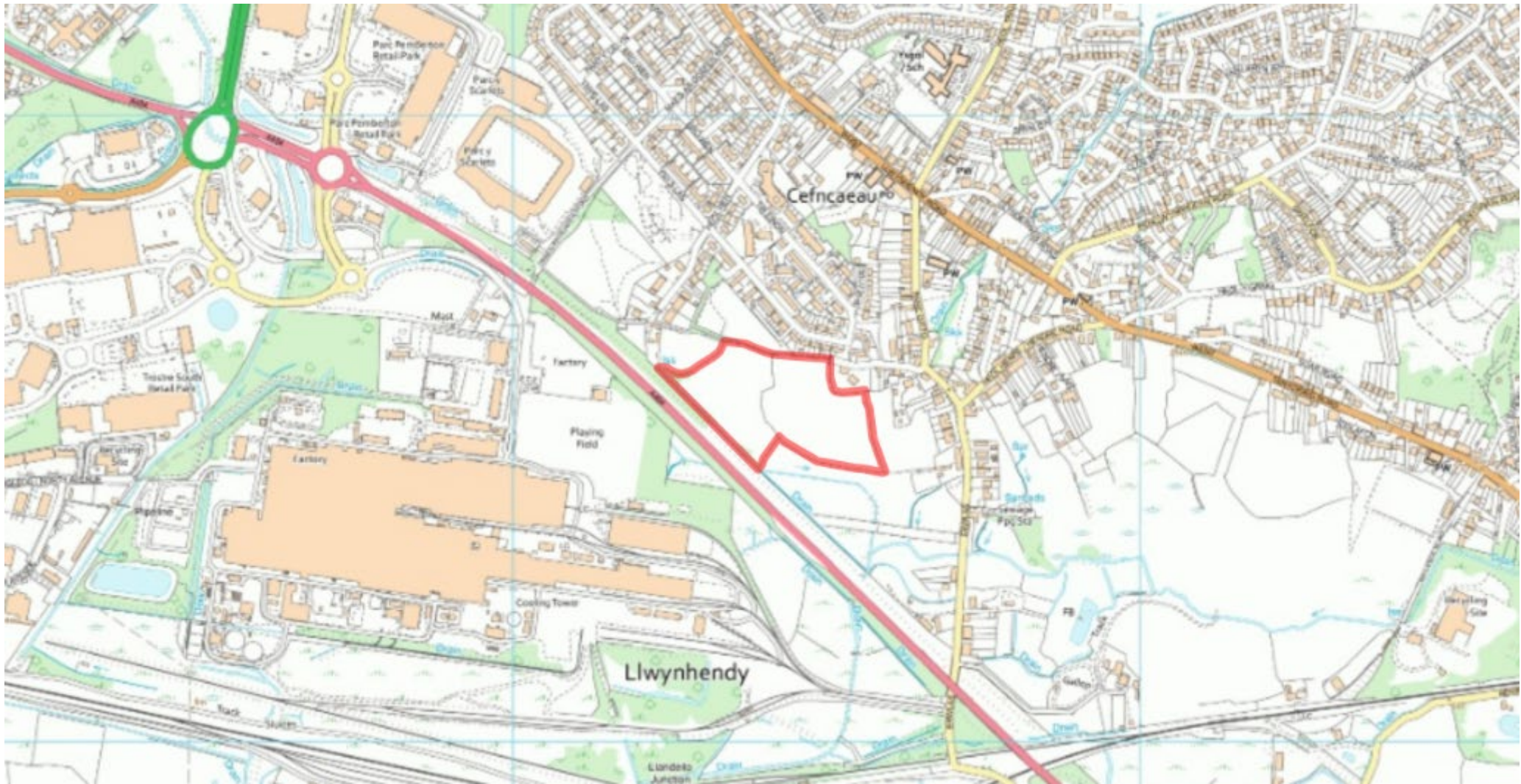
PL/05187

Hugh Towns

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

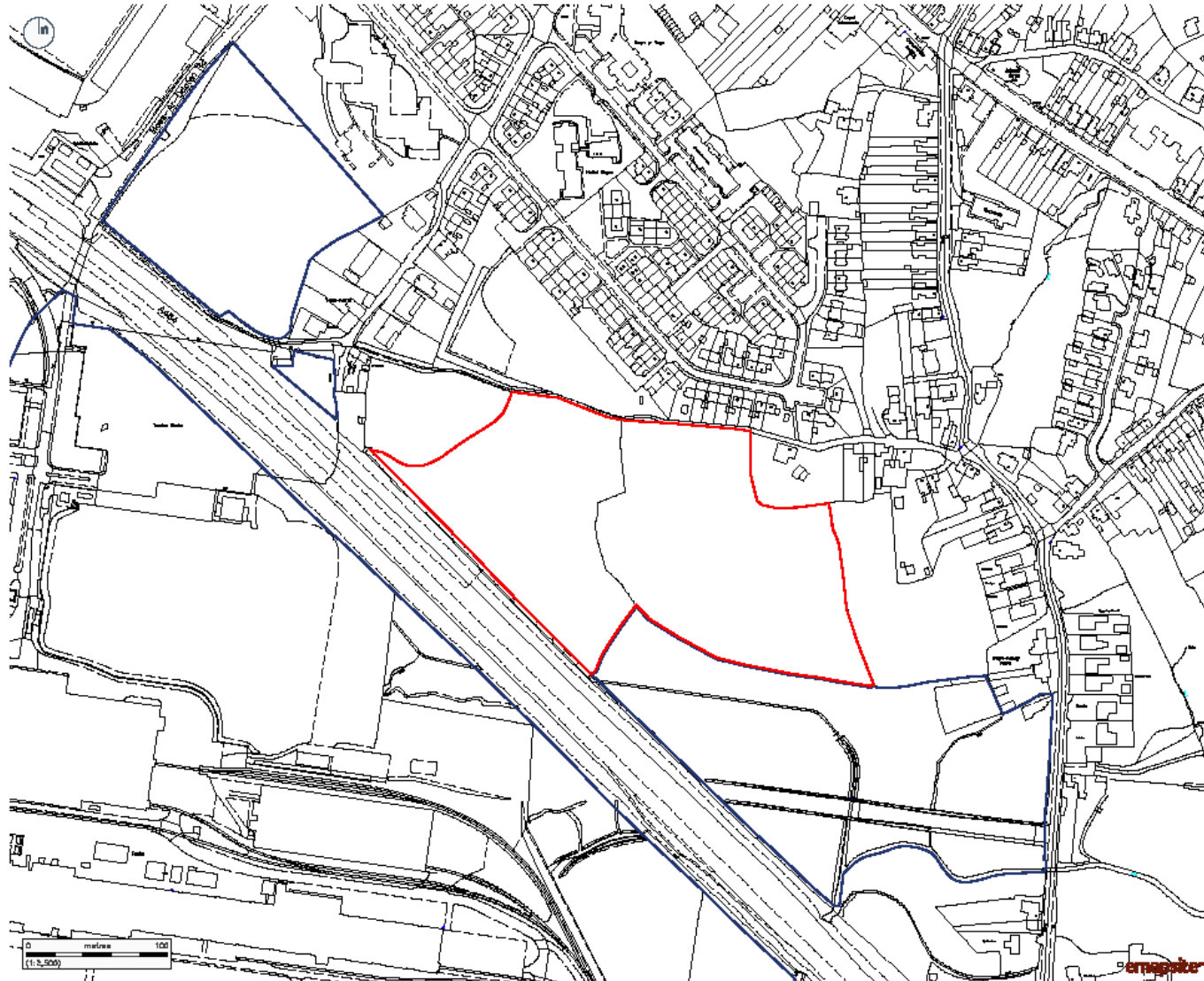
Lle a Seilwaith | Place and Infrastructure







PL/05187 – Location Plan



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KEY
■ Site boundary 4.08ha
■ Ownership boundary

CLIENT
TATA Steel

PROJECT
Eastern Parcel
Land at Cefncaesu, Llanelli

DRAWING
Site Boundary Plan

PROJECT NUMBER
TATT3002

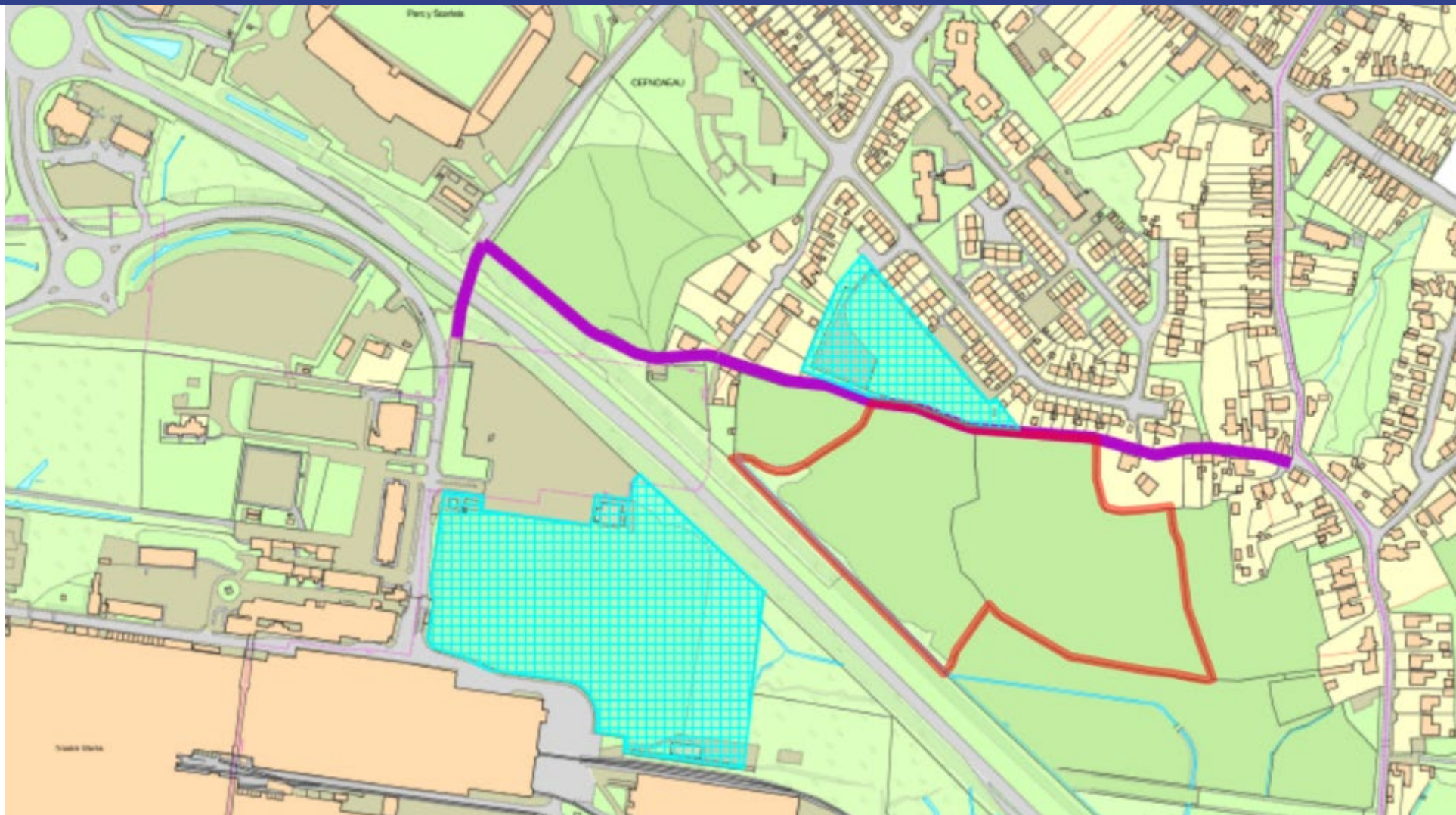
DRAWING NUMBER	CHECKED BY
1008	SM

REVISION	STATUS
D	FINAL

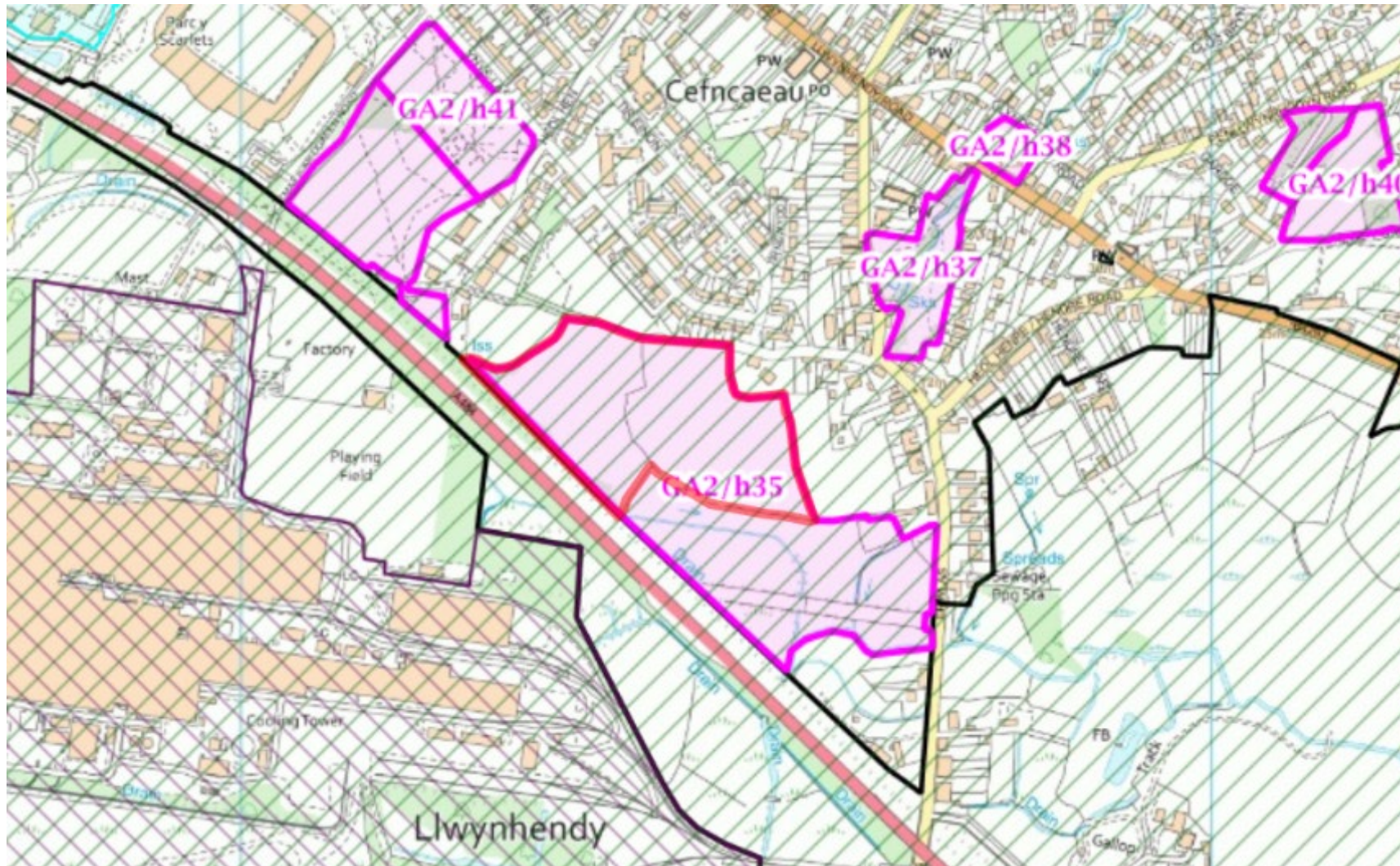
DATE	SCALE
January 2023	1:2,500 @ A3



PL/05187 – PROW & Recreation Open Space



PL/05187 – LDP Allocation



PL/05187 – Indicative Masterplan



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- KEY**
- Application boundary 4.0Rhe
 - Ownership boundary
 - Primary Route
 - Shared Surface / Private Drive
 - Private Gardens
 - Illustrative Layout

1. Primary Access from A494
2. Proposed open space, potential for natural play
3. Illustrative Enhanced Landscape Bund
4. Primary Route
5. Shared Surface Street – loop
6. Opportunity for walking loops into wider area
7. Retained and enhanced water rhythms
8. Opportunity for biodiversity enhancements
9. Indicative Attenuation
10. Retained Oak Tree
11. Footpath link to existing Public Right of Way
12. Existing Play Field and Park

CLIENT: _____
TATA Steel

PROJECT: _____
Land at Cefncoedau, Llanelli

DRAWING: _____
Illustrative Masterplan

PROJECT NUMBER: _____
TATT3002

DRAWING NUMBER: _____ **CHECKED BY:** _____
3002 **SM / WK**

REVISION: _____ **STATUS:** _____
8 **FINAL**

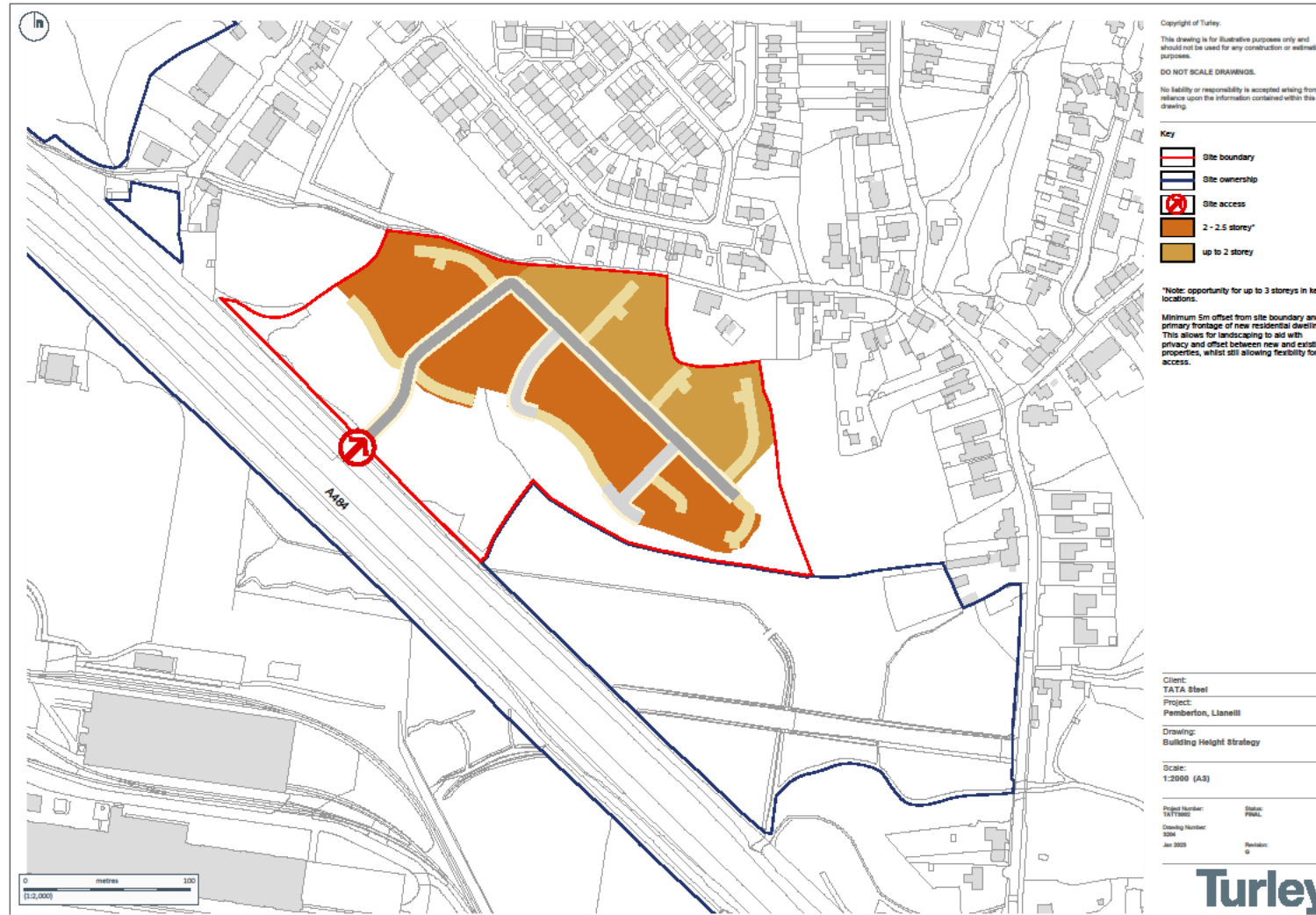
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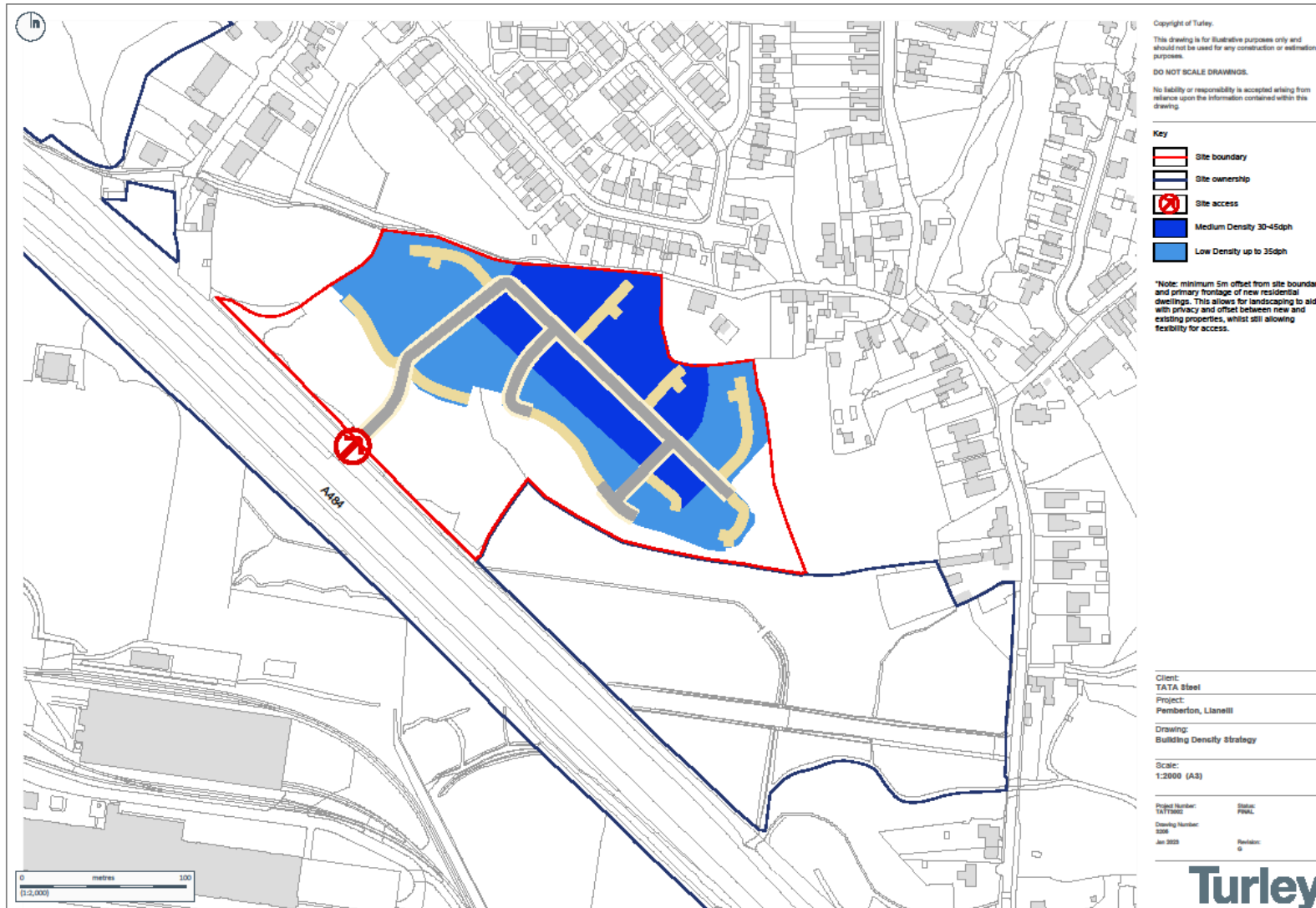
PL/05187 – Land Use Strategy



PL/05187 – Building Height Strategy



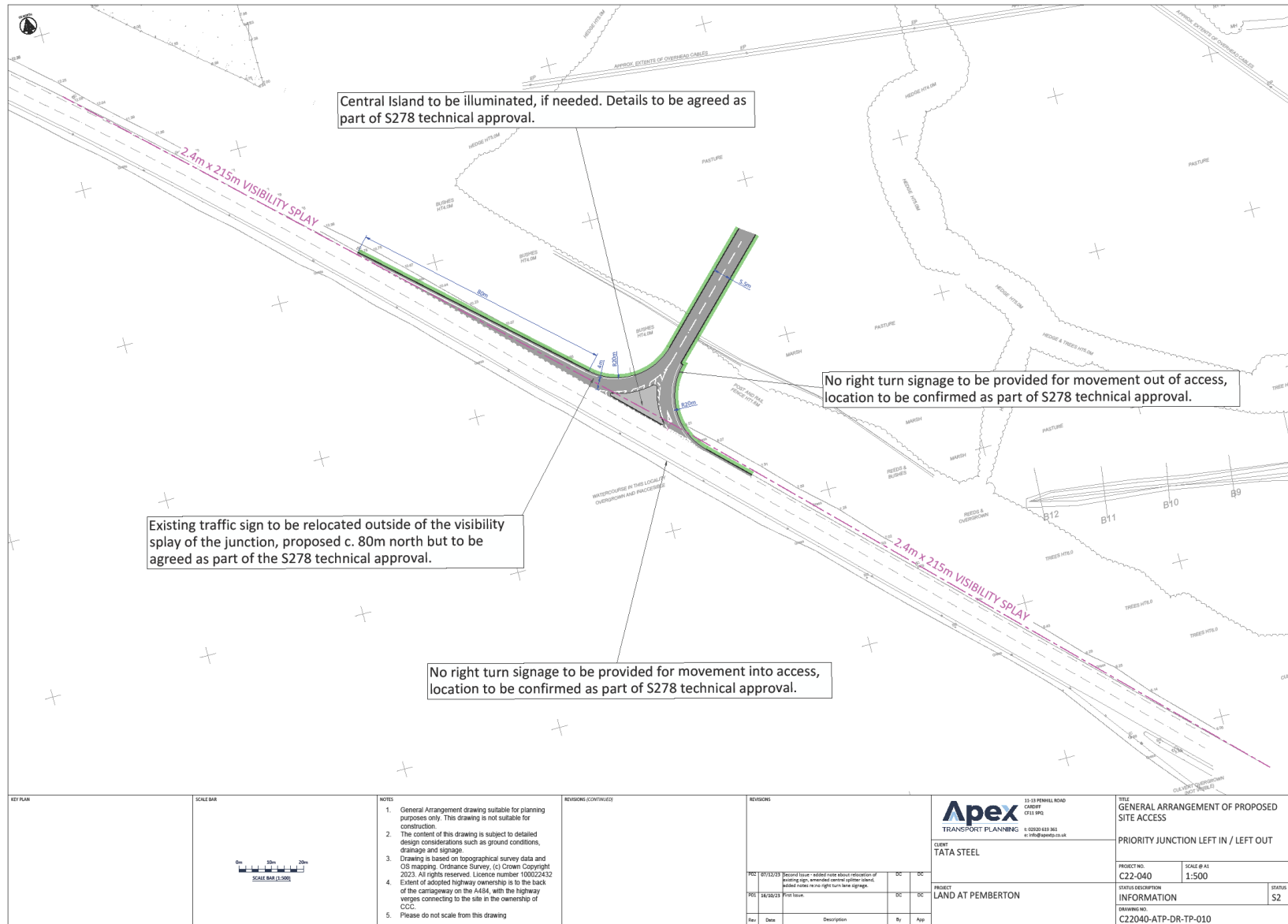
PL/05187 – Building Density Strategy



PL/05187 – Landscape Strategy

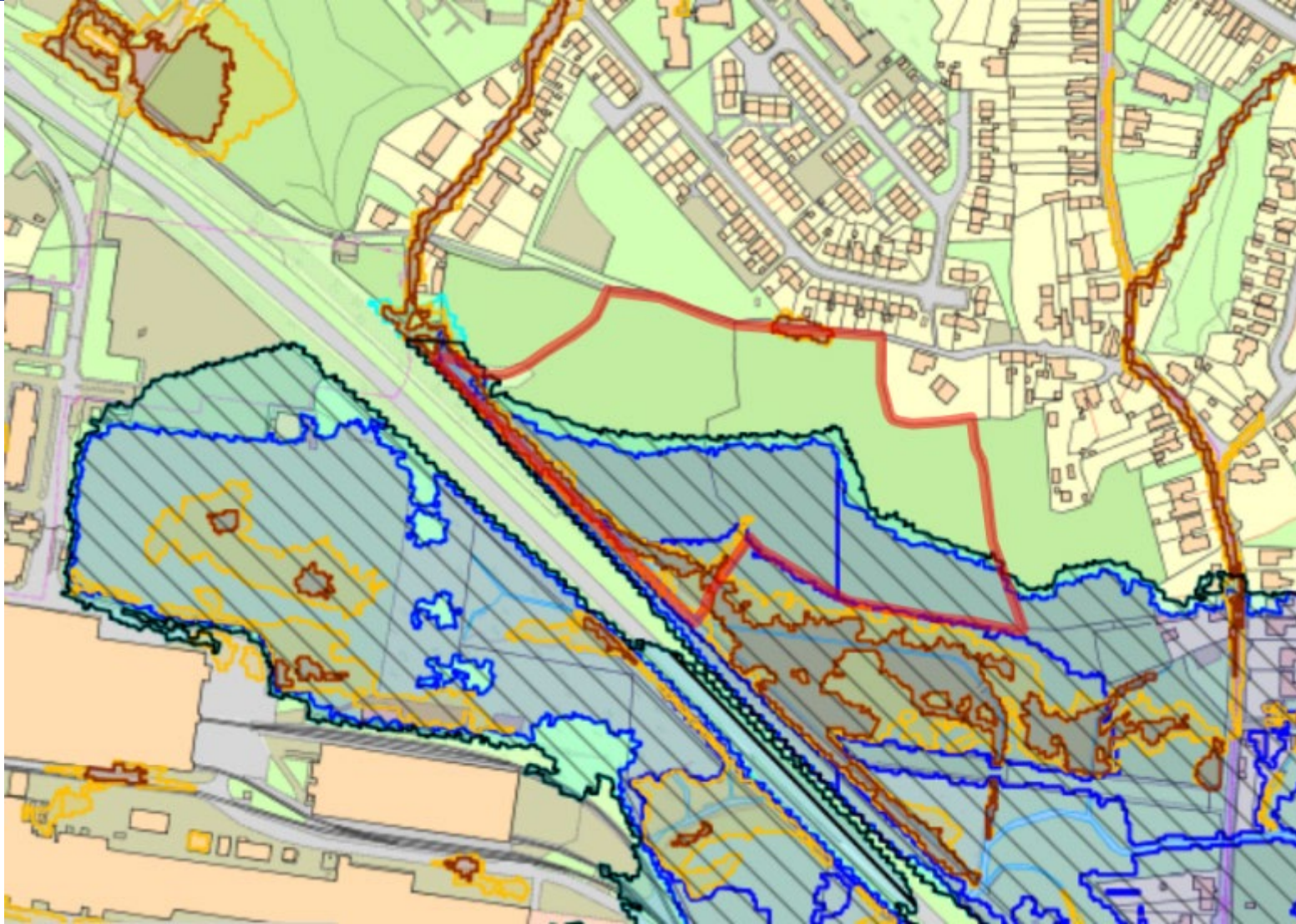


PL/05187 – A484 Junction



<p>KEY PLAN</p>	<p>SCALE BAR</p>	<p>NOTES</p> <ol style="list-style-type: none"> General Arrangement drawing suitable for planning purposes only. This drawing is not suitable for construction. The content of this drawing is subject to detailed design considerations such as ground conditions, drainage and signage. Drawing is based on topographical survey data and OS mapping, Ordnance Survey, (c) Crown Copyright 2023. All rights reserved. Licence number 100022432 Extent of adopted highway ownership is to the back of the carriageway on the A484, with the highway verges connecting to the site in the ownership of CCC. Please do not scale from this drawing 	<p>REVISIONS (CONTINUED)</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No</th> <th>Date</th> <th>Description</th> <th>By</th> <th>App</th> </tr> </thead> <tbody> <tr> <td>001</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	No	Date	Description	By	App	001					<p>Apex TRANSPORT PLANNING 15-15 PENHILL ROAD CAMBRIDGE CB11 9PG t: 02020 610 360 e: info@apexpl.co.uk</p> <p>CLIENT TATA STEEL</p> <p>PROJECT LAND AT PEMBERTON</p>	<p>TITLE GENERAL ARRANGEMENT OF PROPOSED SITE ACCESS</p> <p>PRIORITY JUNCTION LEFT IN / LEFT OUT</p> <table border="1"> <tr> <td>PROJECT NO. C22-040</td> <td>SCALE # A1 1:500</td> </tr> <tr> <td>STATUS DESCRIPTION INFORMATION</td> <td>STATUS S2</td> </tr> <tr> <td>DRAWING NO. C22040-ATP-DR-TP-010</td> <td></td> </tr> </table>	PROJECT NO. C22-040	SCALE # A1 1:500	STATUS DESCRIPTION INFORMATION	STATUS S2	DRAWING NO. C22040-ATP-DR-TP-010	
No	Date	Description	By	App																		
001																						
PROJECT NO. C22-040	SCALE # A1 1:500																					
STATUS DESCRIPTION INFORMATION	STATUS S2																					
DRAWING NO. C22040-ATP-DR-TP-010																						

PL/05187 – Flood Map



PL/05187 – Indicative areas of land raising



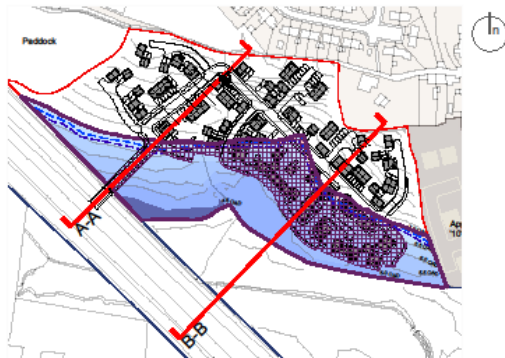
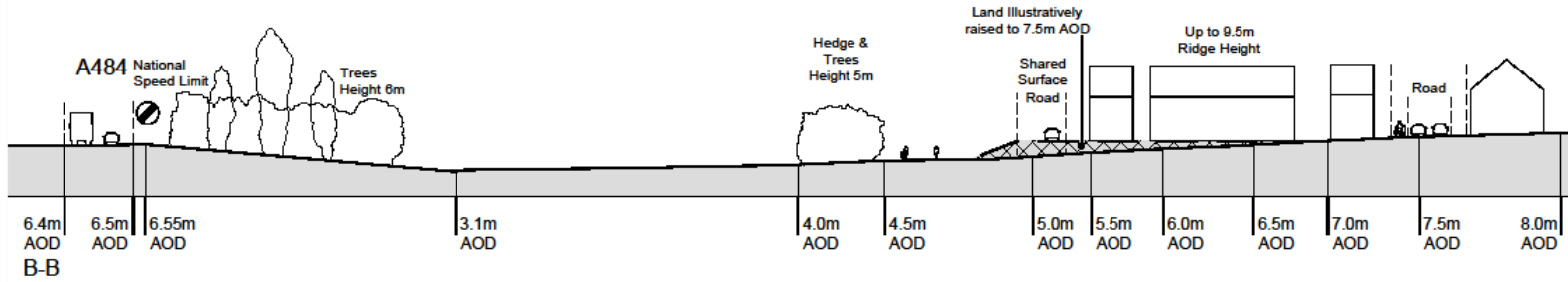
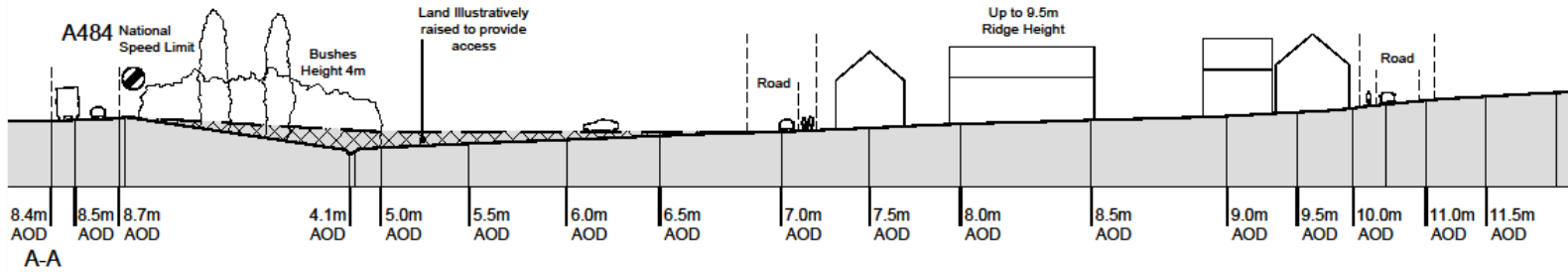
PL/05187 – Illustrative Site Sections

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Client: TATA Steel
 Project: Pemberlon, Llanelli
 Drawing: Illustrative Site Levels Sections
 Scale: 1:500 (A3)
 Project Number: 16171000
 Drawing Number: 000
 Date: July 2023
 Status: DRAFT
 Revision:



PL/05187 – Western Field from PROW



PL/05187 – Eastern Field from PROW



PL/05187 – Tir Einon Park



PL/05187 - PROW



PL/05187 - PROW



PL/05187 – from A484





PL/05853

Paul Roberts

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

Page 51

Cyngor **Sir Gâr**
Carmarthenshire
County Council



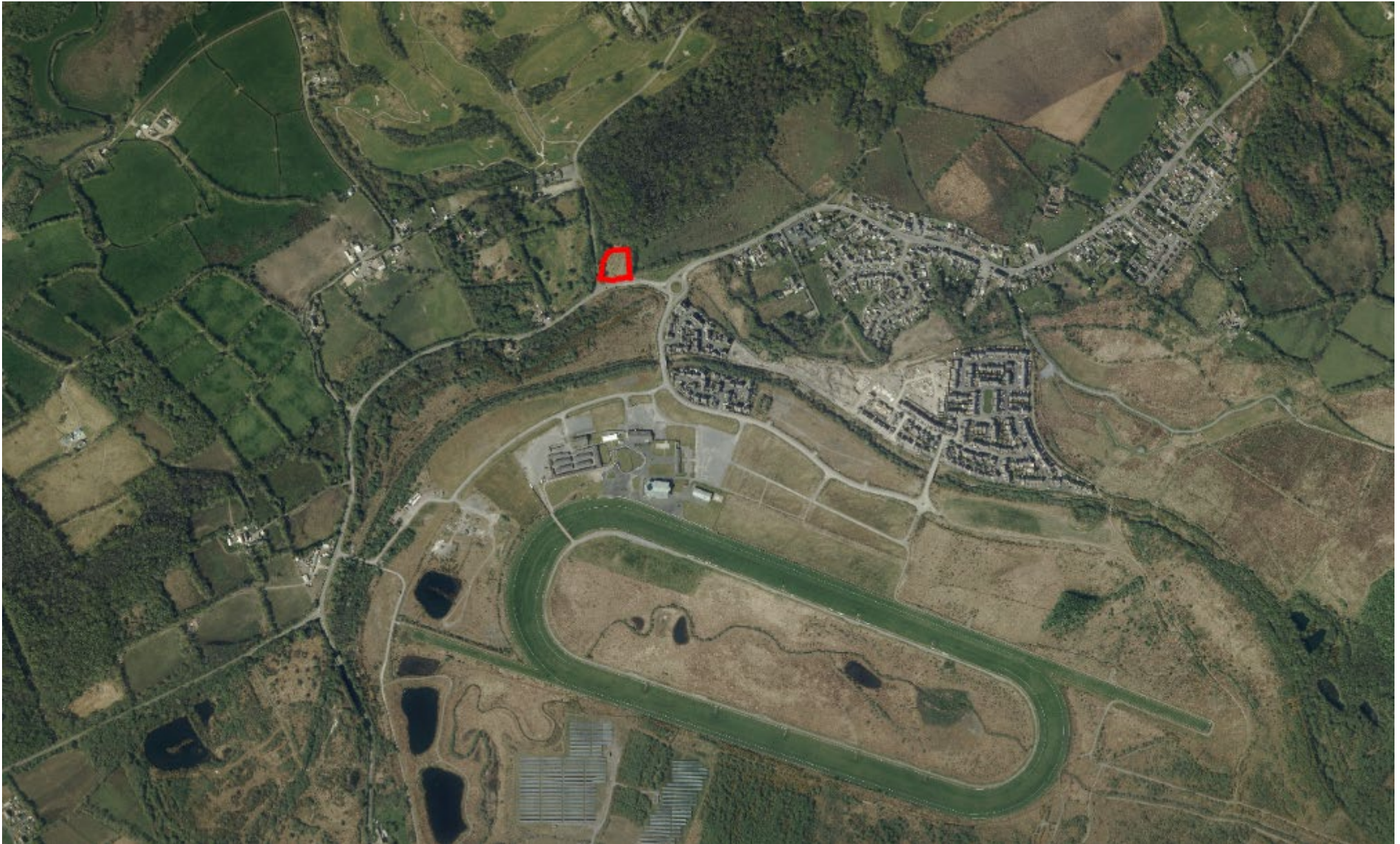
PL/05853 Wider location Plan



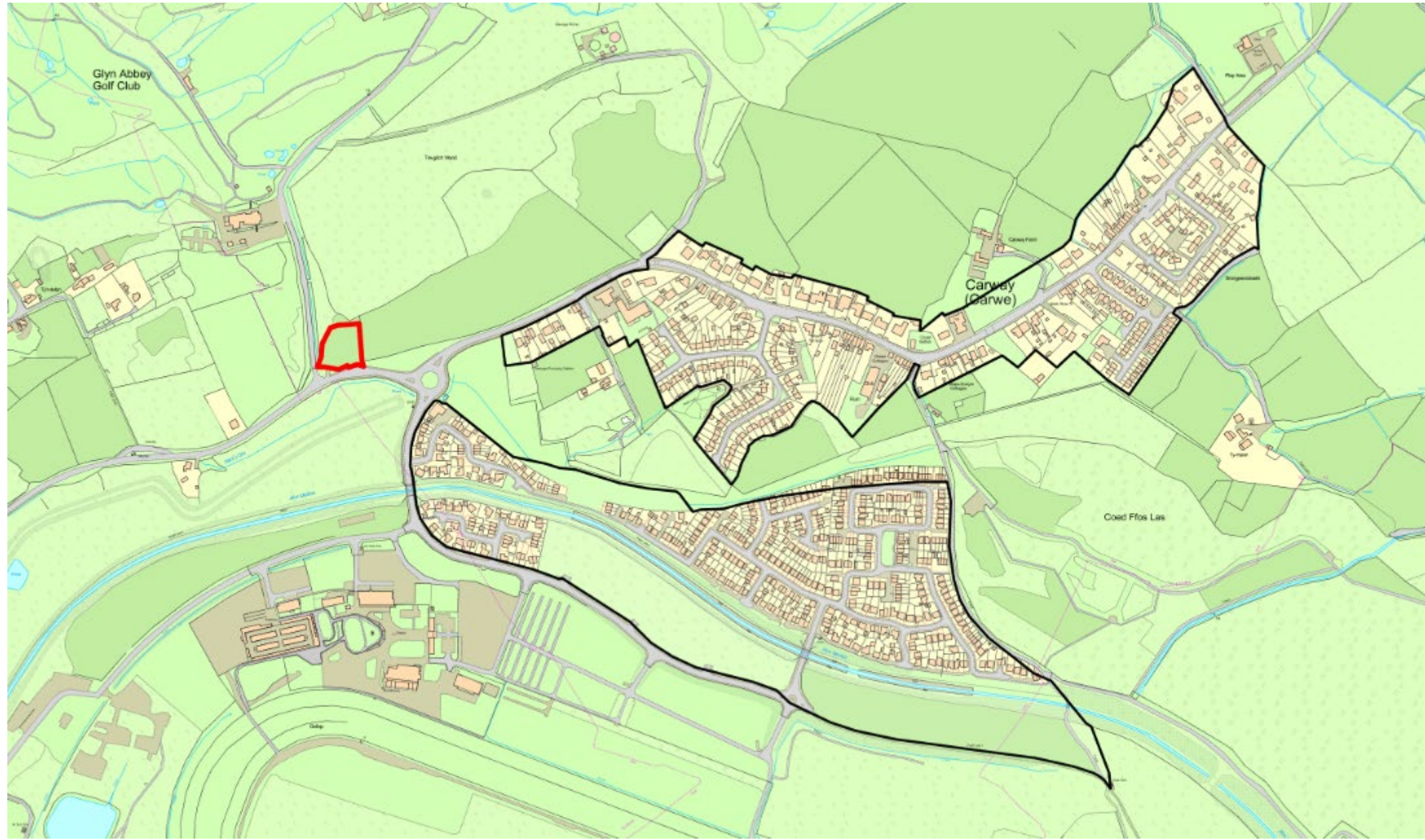
PL/05853 Location Plan



PL/05853 Aerial Photograph

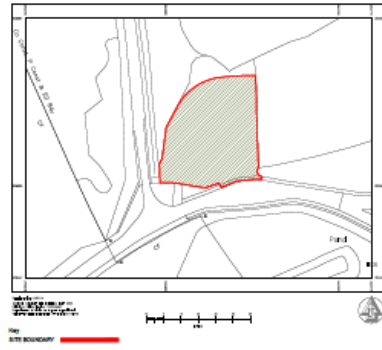


PL/5853 LDP Development Limits



PL/5853 Indicative site plan

Location Plan
Proposed Retail Convenience Store
Land at Ffyn Llae Roundabout, Trimsaran, Carmarthenshire.
Scale - 1:1250



Site Layout Plan
Proposed Retail Convenience Store
Land at Ffyn Llae Roundabout, Trimsaran, Carmarthenshire.
Scale - 1:500



Site Layout Plan
Proposed Retail Convenience Store
Land at Ffyn Llae Roundabout, Trimsaran, Carmarthenshire.
Scale - 1:250



KEY TO SITE

- A Access to site
- B Trees - retained
- C Tuning & loading facility for deliveries
- D Refuse/recycling storage area
- E Vehicle/customer parking areas
- F Cycle stands
- G EV charge - space 21
- H Motorcycle parking
- I Disabled parking
- J Retail Convenience Store & Drive Thru Takeaway - 650m²
- K Drive Thru Windows 2

Building Indicative Scale Parameters

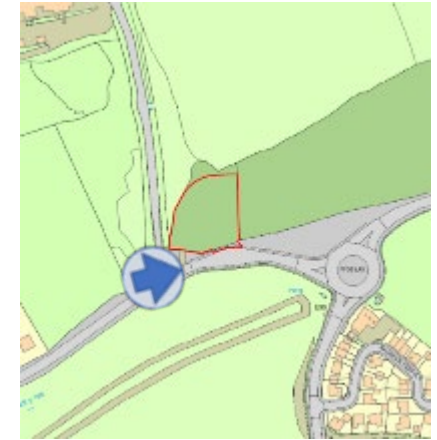
Width - 30m min. to 35m max.
Depth - 10m min. to 22m max.
Height - 4.5m min to 5.5m max.

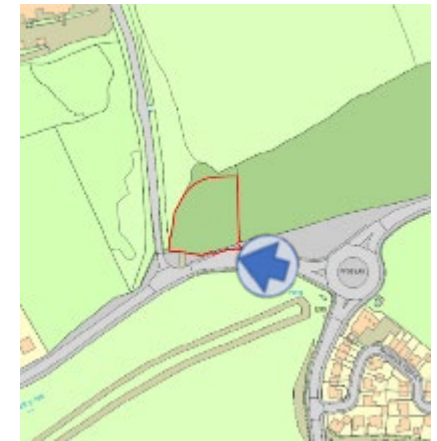


www.evansbanks.com
01300 400410
info@evansbanks.com
2 Llandovery Road,
Cross Hands,
Carmarthenshire,
SA14 9BA

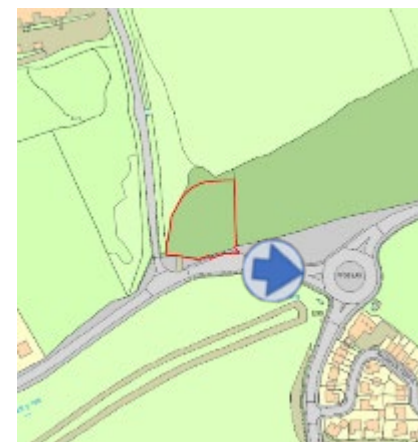
Notes	
1. See site plan	
2. See site plan	
3. See site plan	
4. See site plan	
5. See site plan	
6. See site plan	
7. See site plan	
8. See site plan	
9. See site plan	
10. See site plan	











**Ceisiadau yr argymhellir
eu bod yn cael eu
gwrthod**

**Applications
recommended for
refusal**

PL/00895

Kevin D Phillips

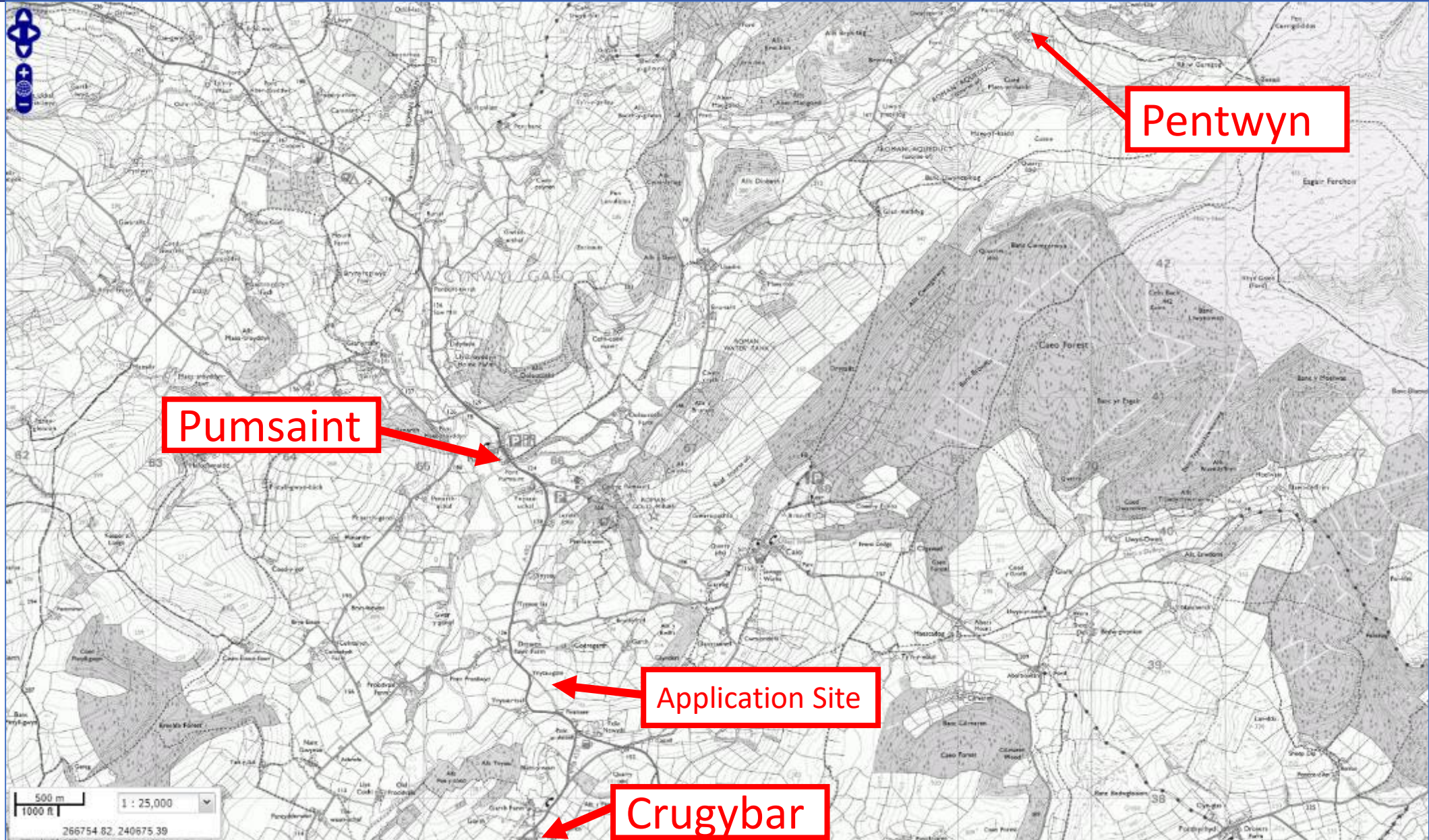
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

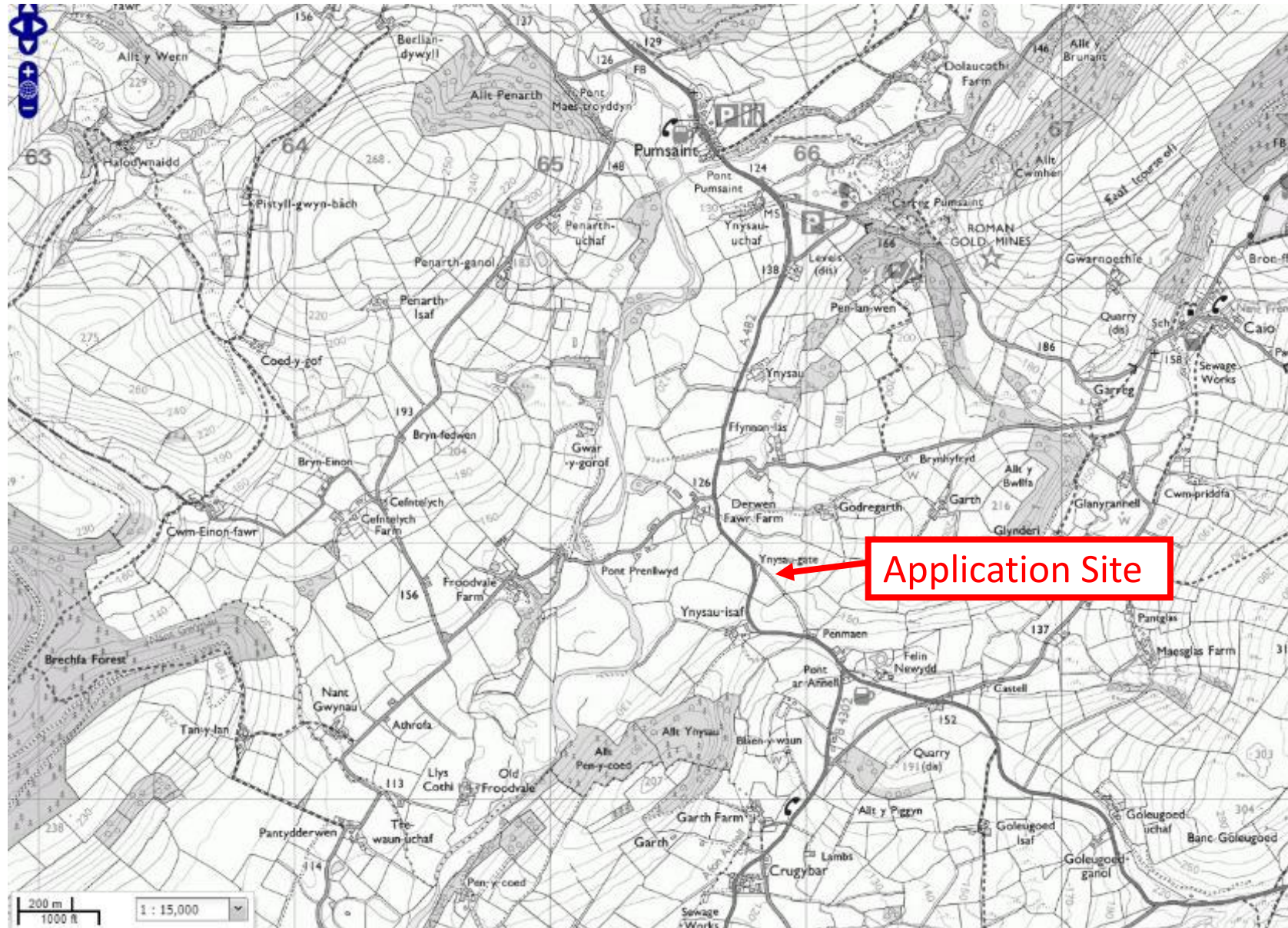
Lle a Seilwaith | Place and Infrastructure

Page 63

Cyngor **Sir Gâr**
Carmarthenshire
County Council



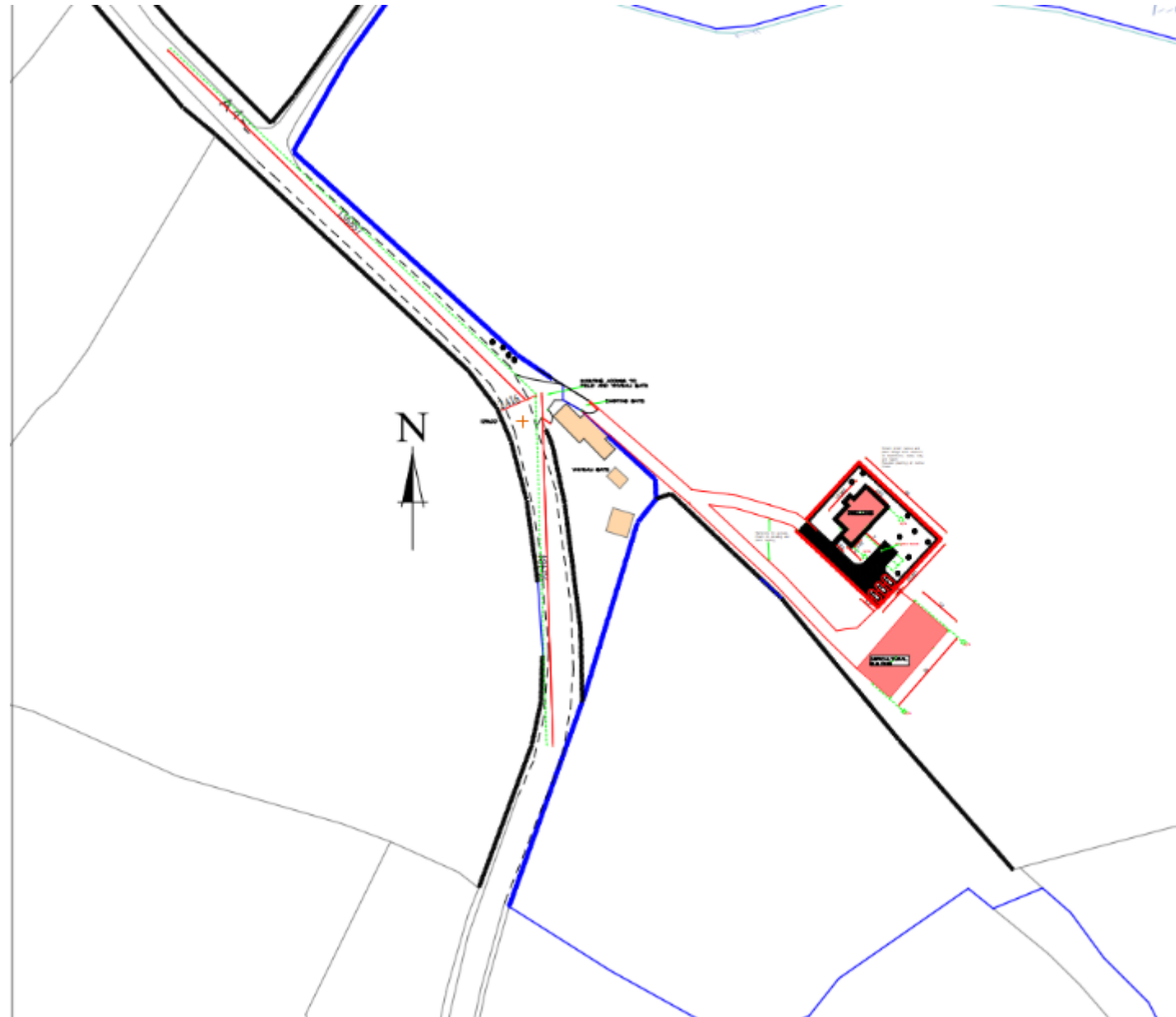


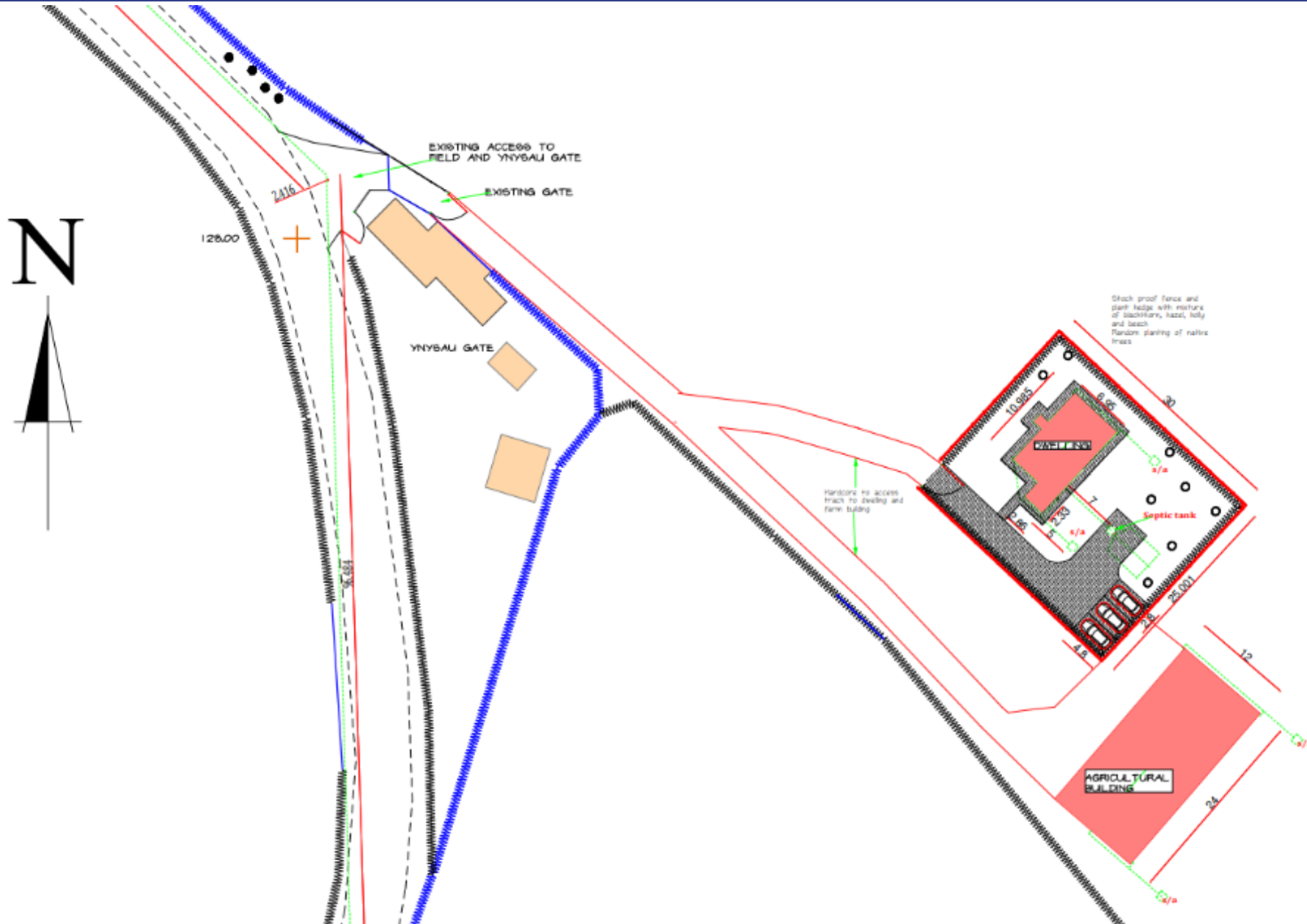


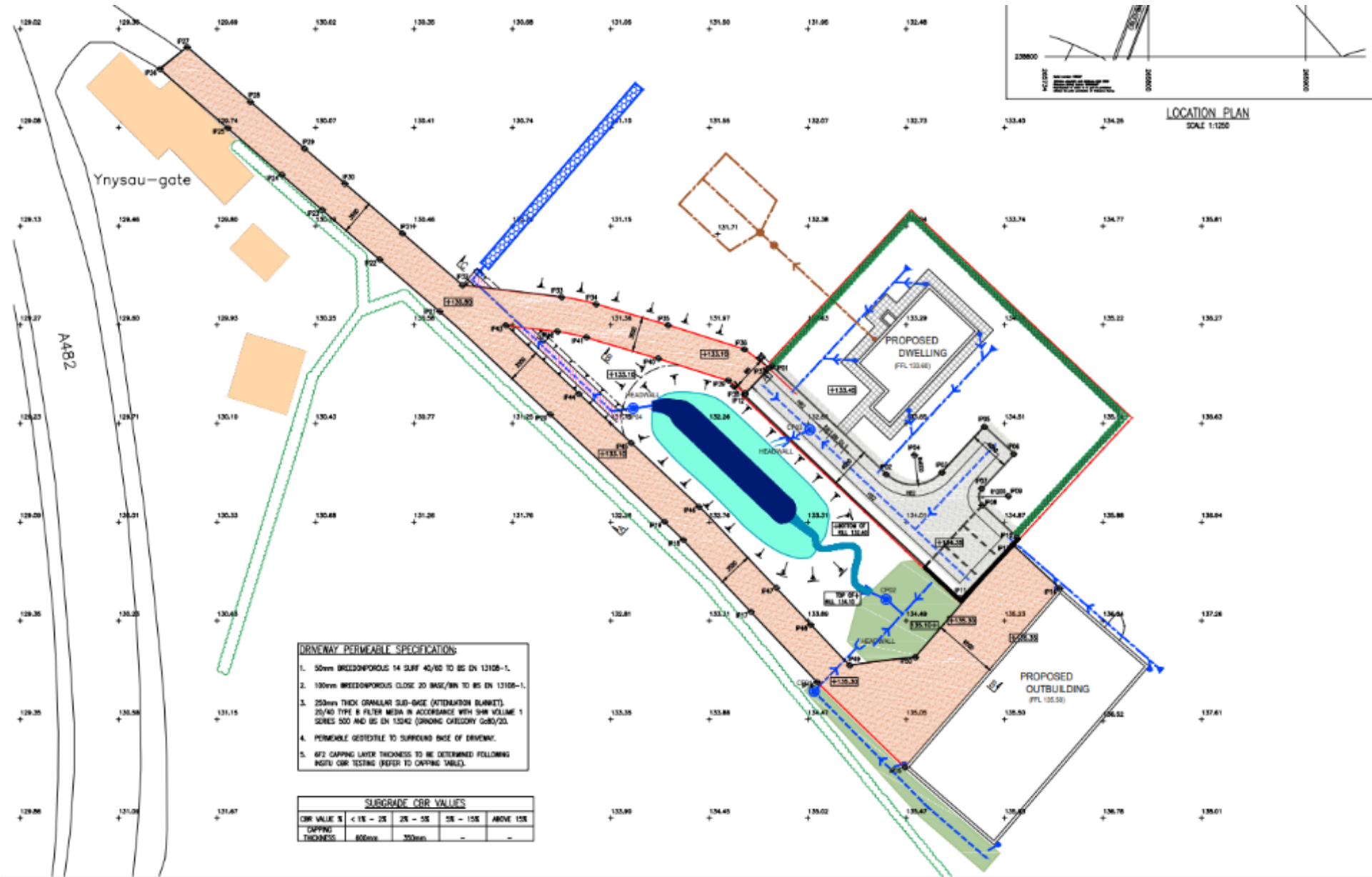














SOUTH EAST ELEVATION



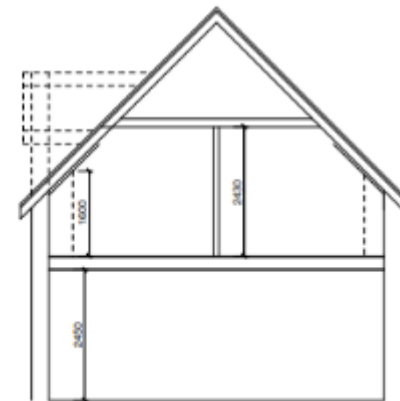
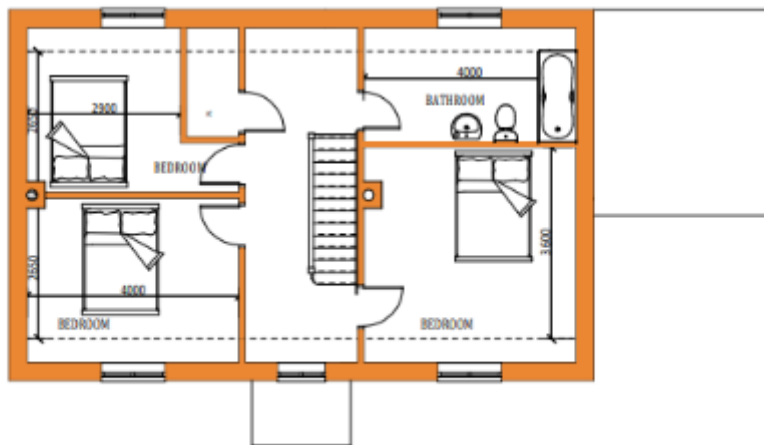
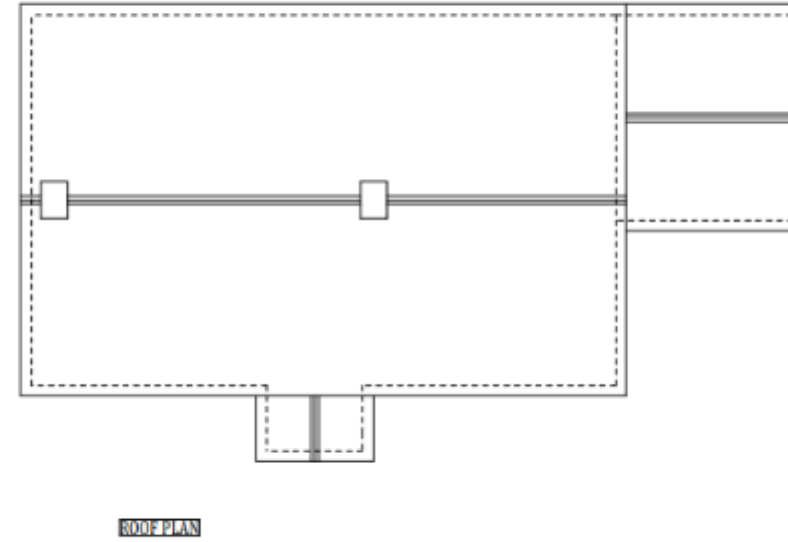
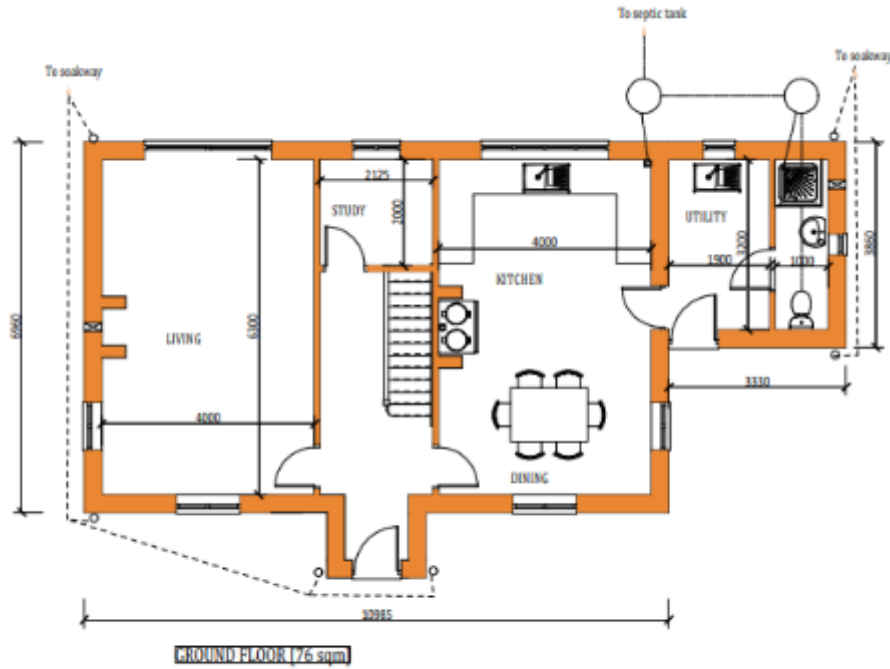
NORTH EAST ELEVATION

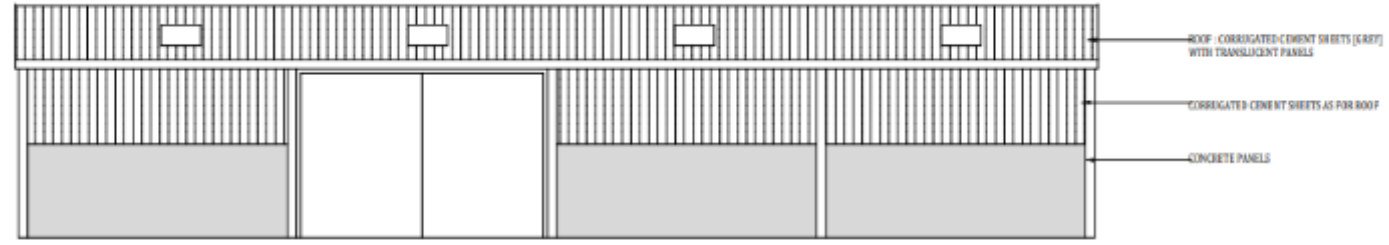


NORTH WEST ELEVATION

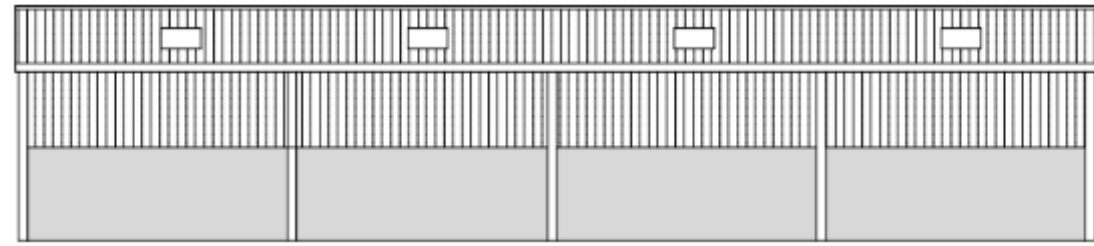


SOUTH WEST ELEVATION

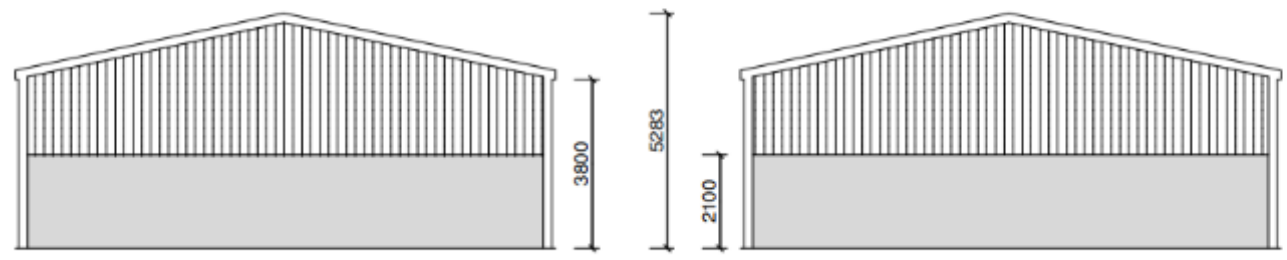




TO THE SIDE ELEVATION

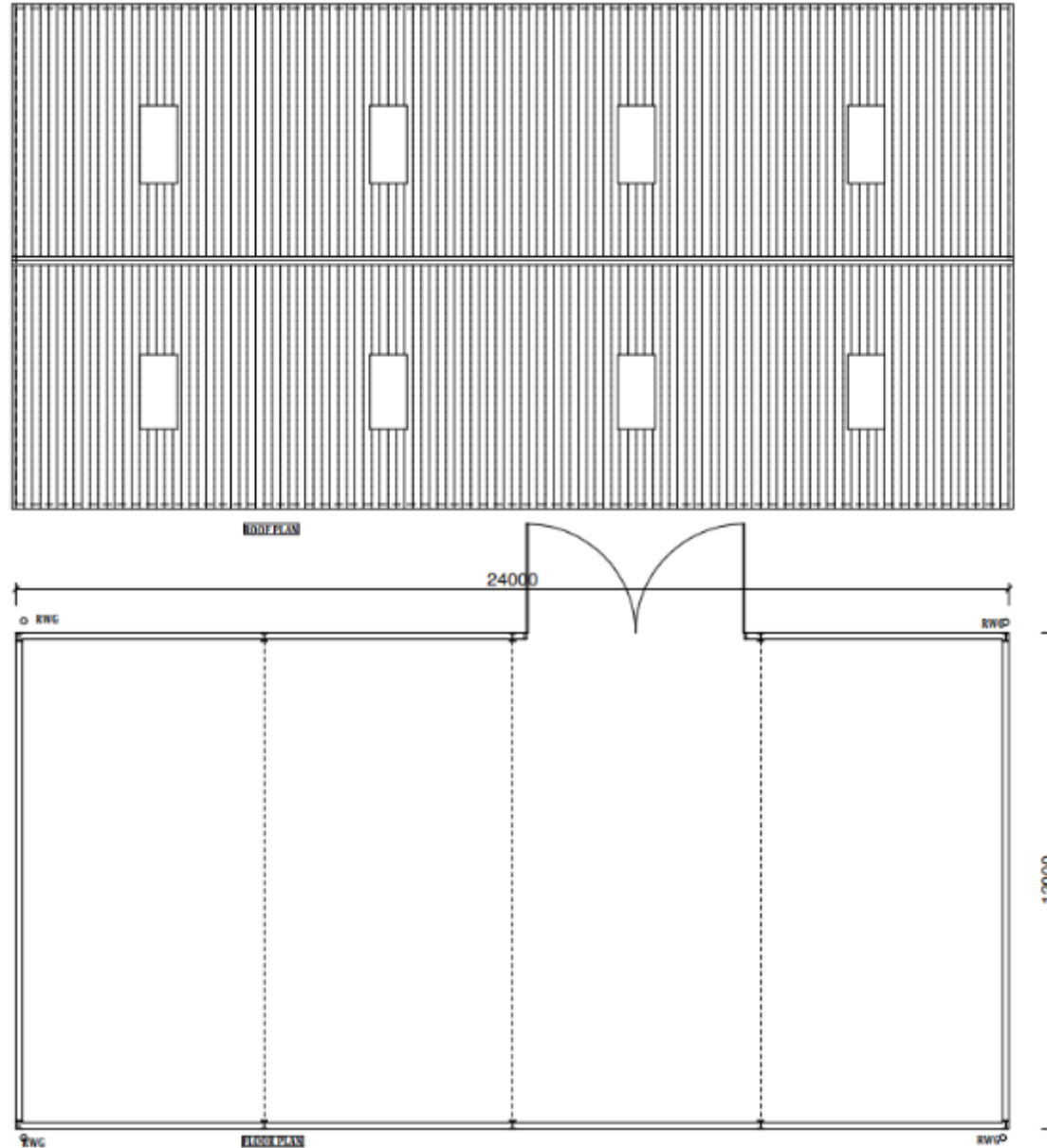


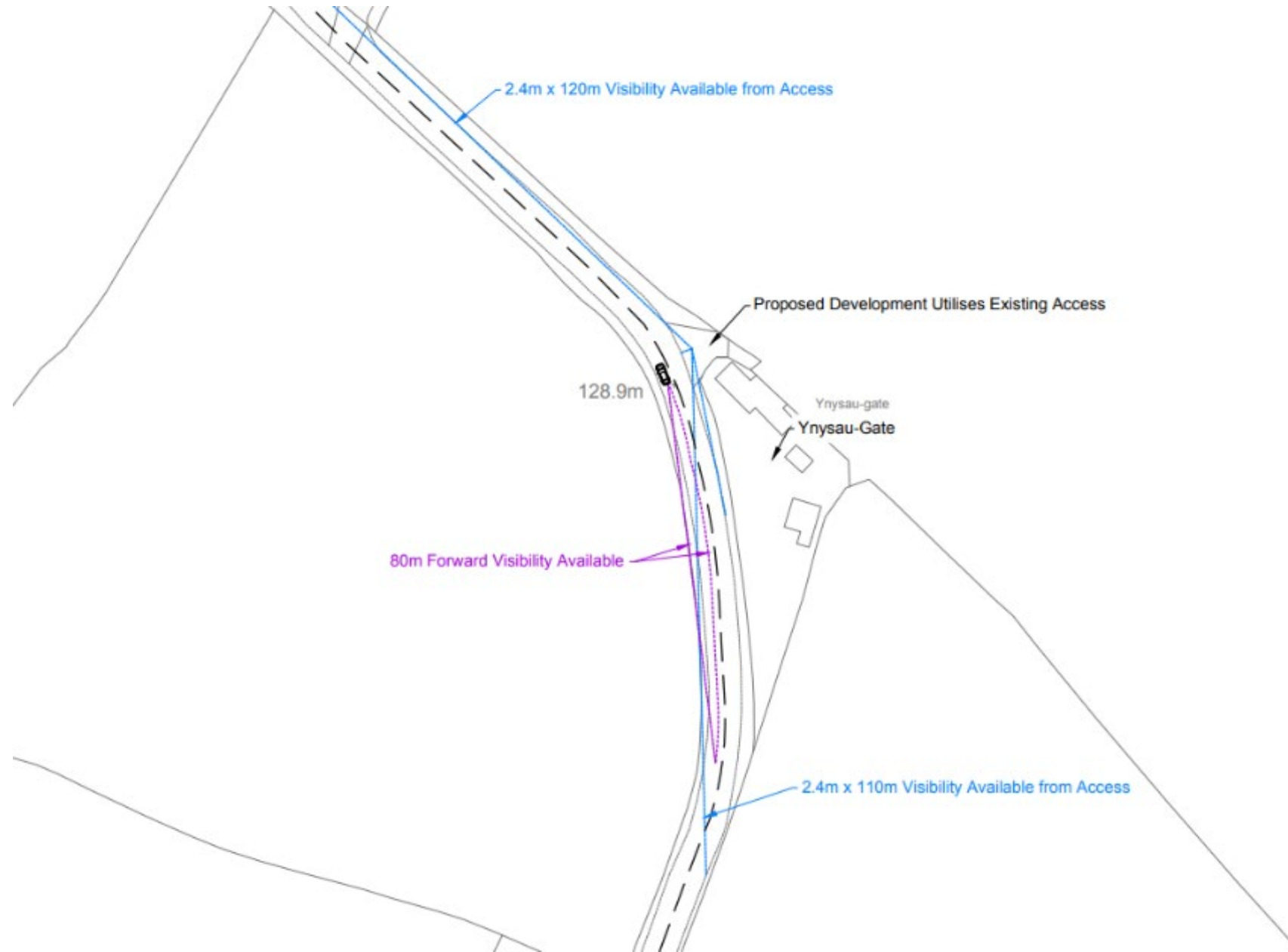
TO THE SIDE ELEVATION



TO THE SIDE ELEVATION

TO THE SIDE ELEVATION

















PL/06296

Kevin D Phillips

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

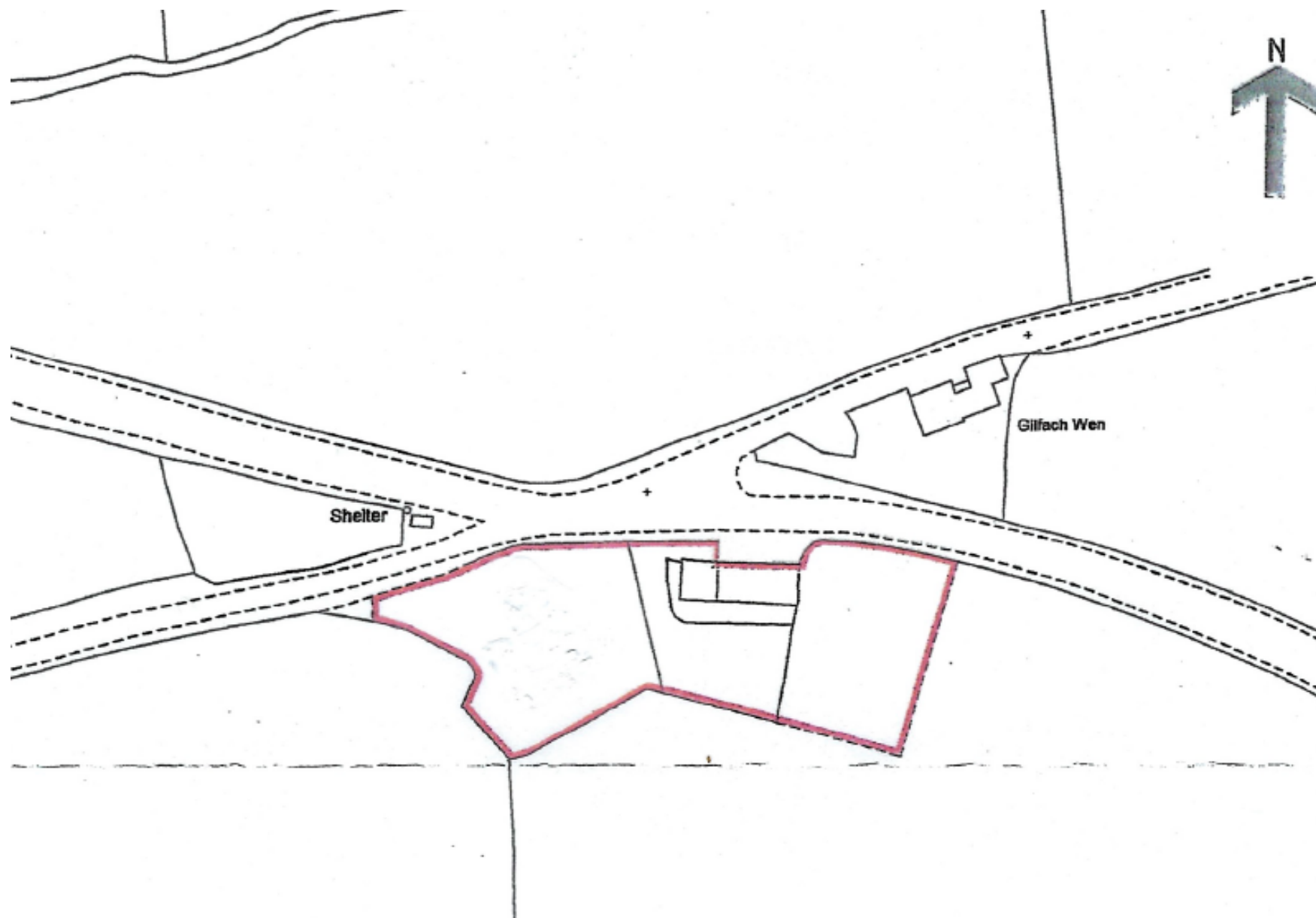
Lle a Seilwaith | Place and Infrastructure

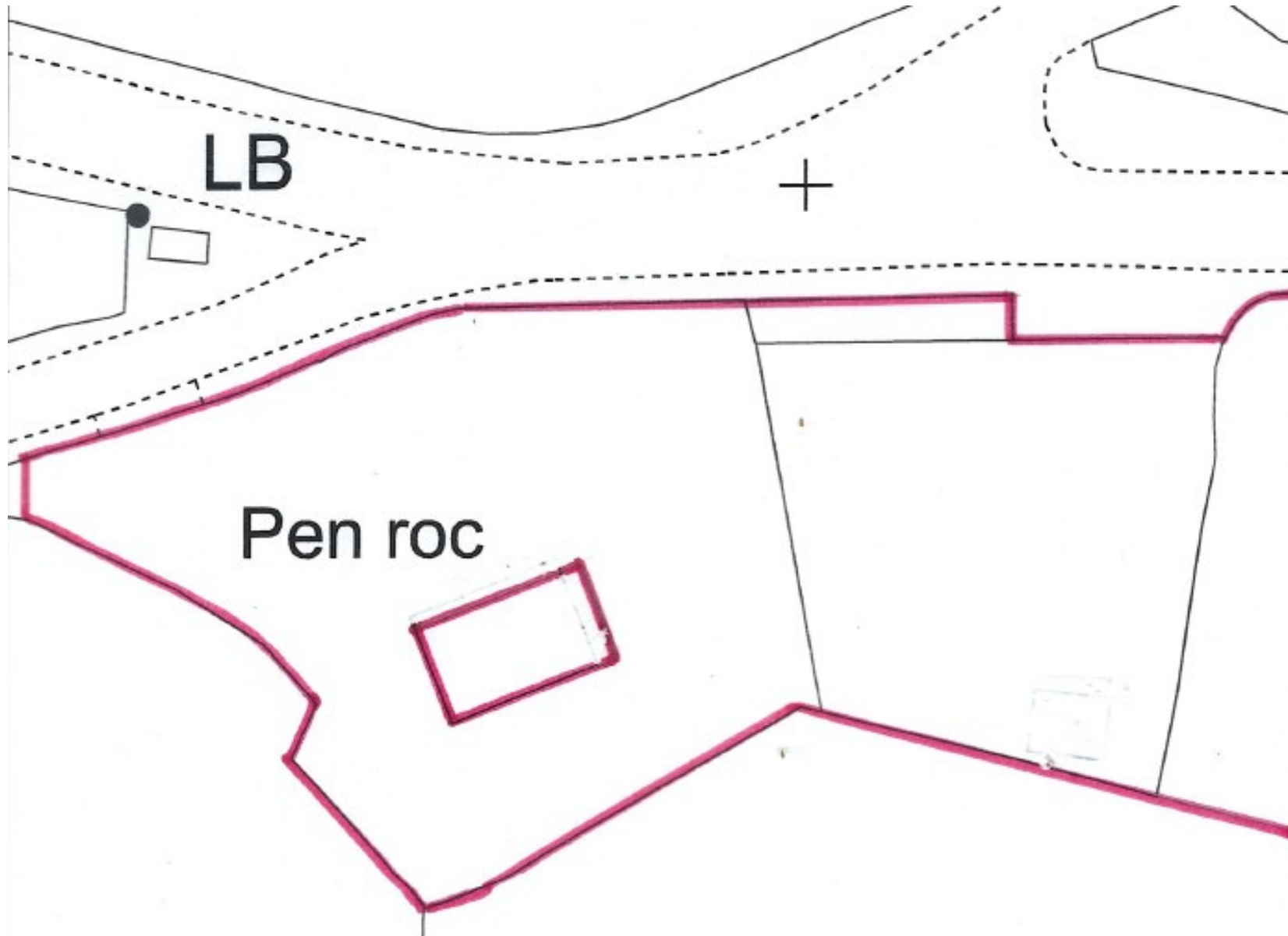
Page 83

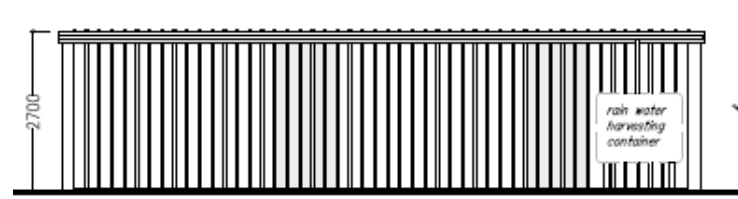
Cyngor **Sir Gâr**
Carmarthenshire
County Council



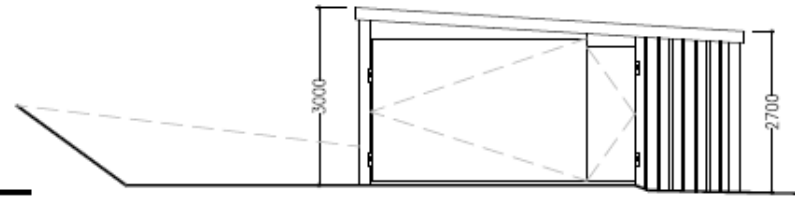




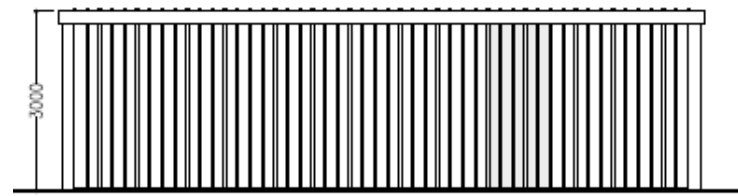




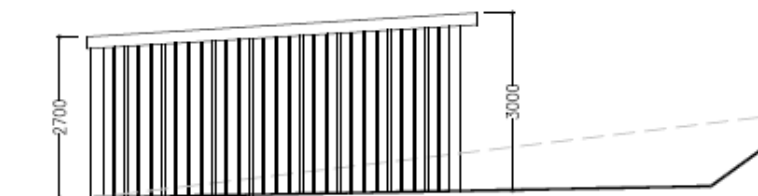
side elevation a



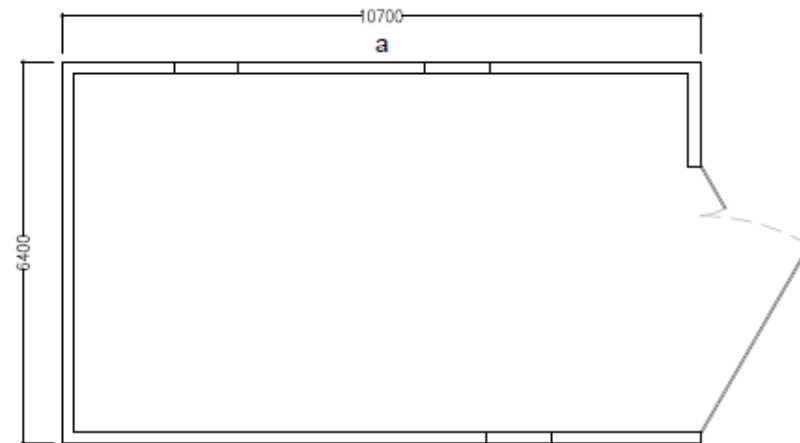
front elevation



side elevation b



rear elevation



floor plan































PL/06643

Paul Roberts

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure



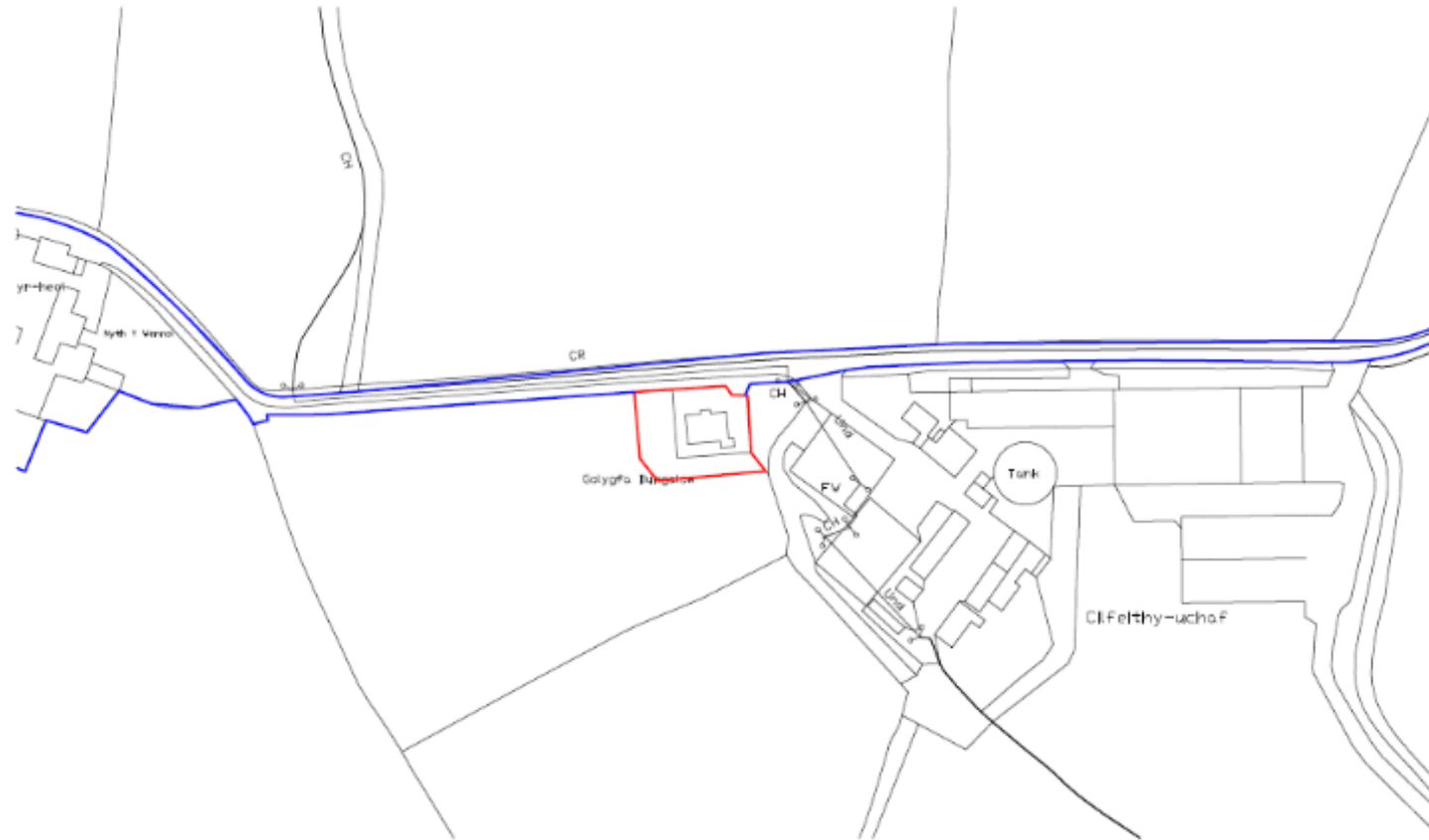
PL/06643 Wider location Plan



PL/06643 Location Plan

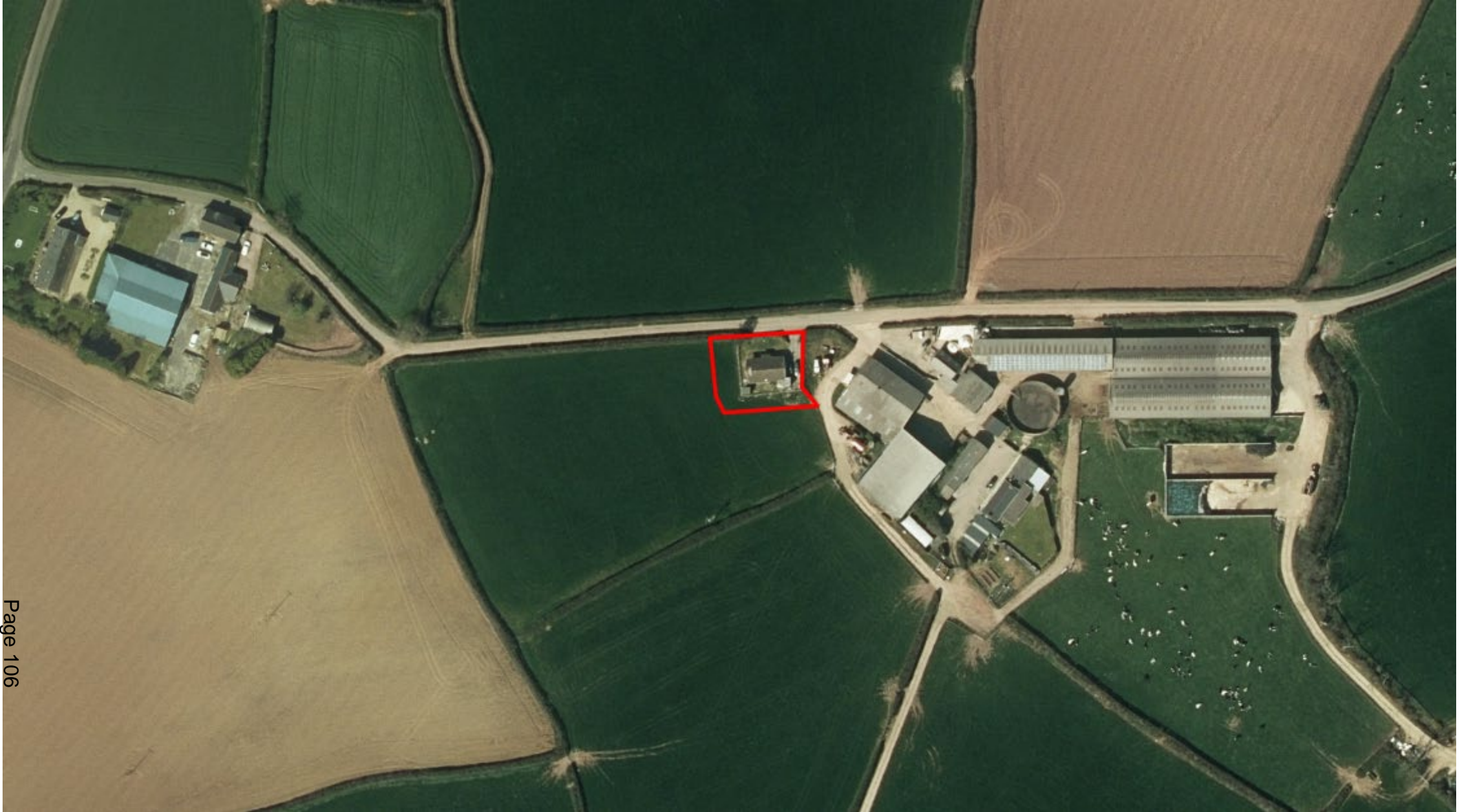
SITE LOCATION PLAN

Ordnance Survey (c) Crown Copyright 2020. All rights reserved. Licence number 100022432

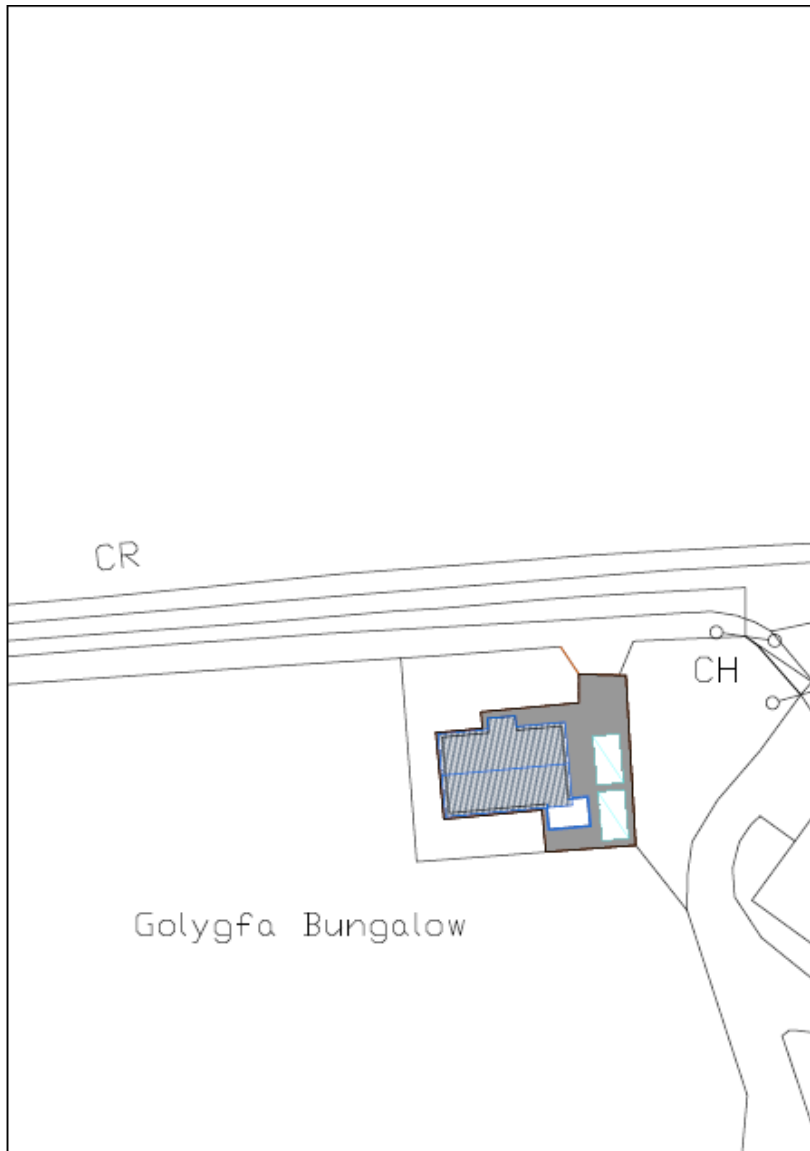


Site Location Plan
1:1250

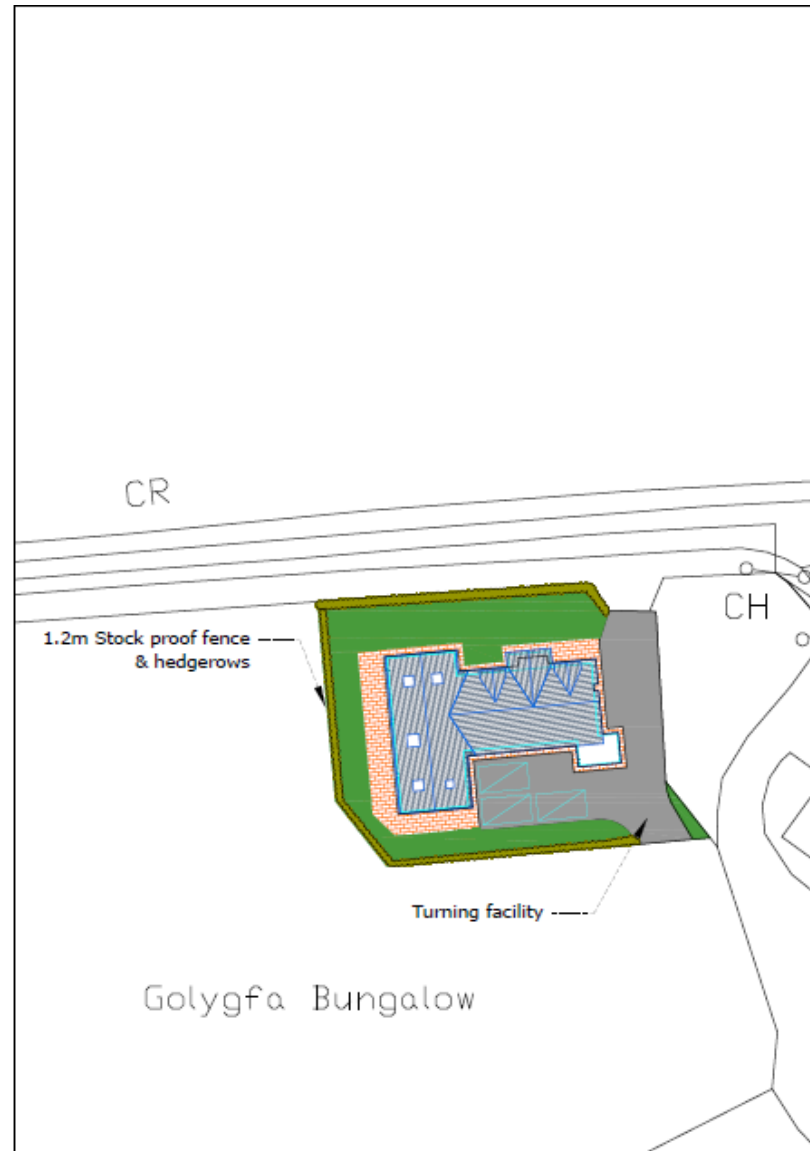
PL/06643 Aerial Photograph



PL/6643 Existing and proposed site plans



Existing Site Block Plan
1:500



Proposed Site Block Plan
1:500

PL/06643 Existing floor plans and elevations

Existing Plans and Elevations Golygfa Bungalow



① Front Elevation
1:100



② Rear Elevation
1:100



③ Left Side Elevation
1:100



④ Right side Elevation
1:100



⑤ Ground Floor Plan
1:50

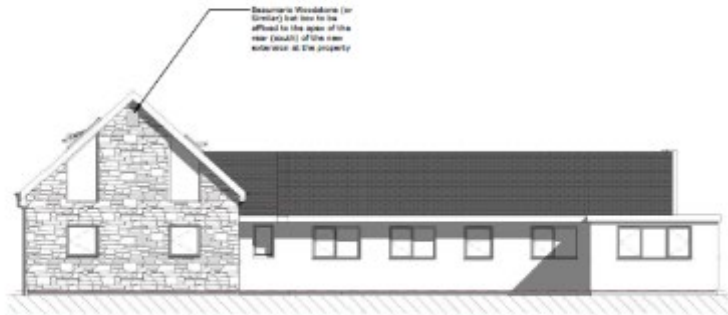
Professional seal and registration information for the architect, including the name **Plannin** and **SAL** (Structural and Architectural Ltd).

PL/06643 Proposed elevations

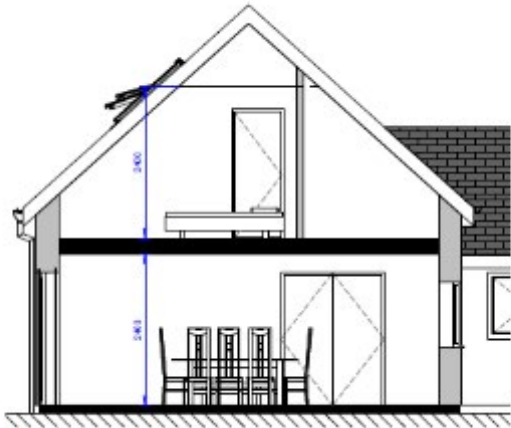
Proposed Elevations Golygfa Bungalow



1 Front Elevation
1 : 100



3 Rear Elevation
1 : 100



Section A-A



2 Side 1 Elevation
1 : 100

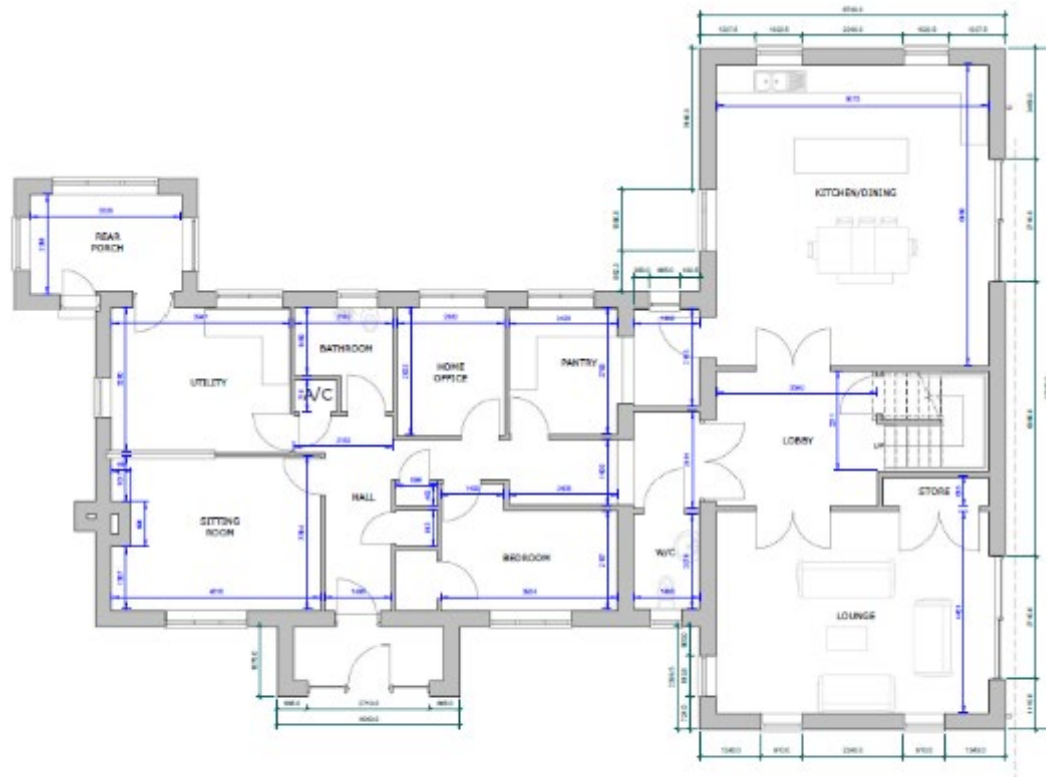


4 Side 2 Elevation
1 : 100

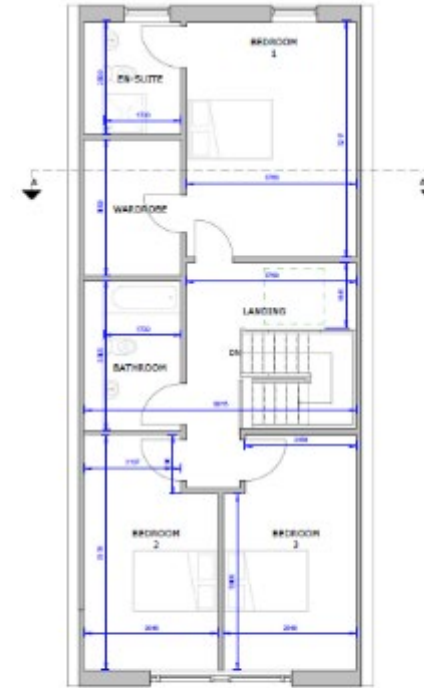
— Original bungalow

PL/06643 Proposed floor plans

Proposed Floor Plans Golygfa Bungalow



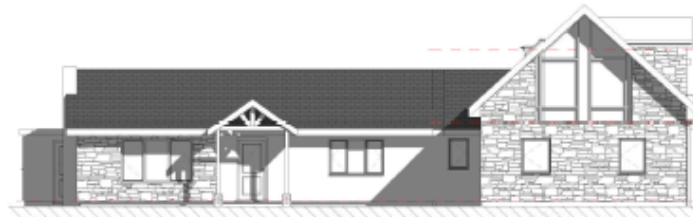
Ground Floor Plan
1:50



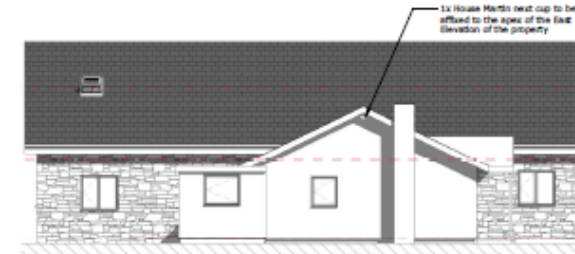
First Floor Plan
1:50

PL/06643 – Elevations of previously refused application

Proposed Elevations Golygfa Bungalow



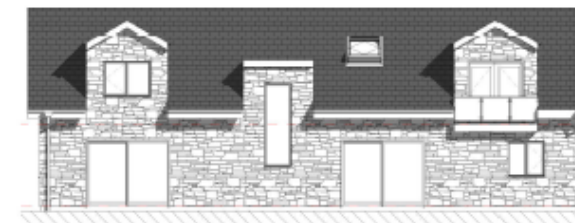
① **Front Elevation**
1 : 100



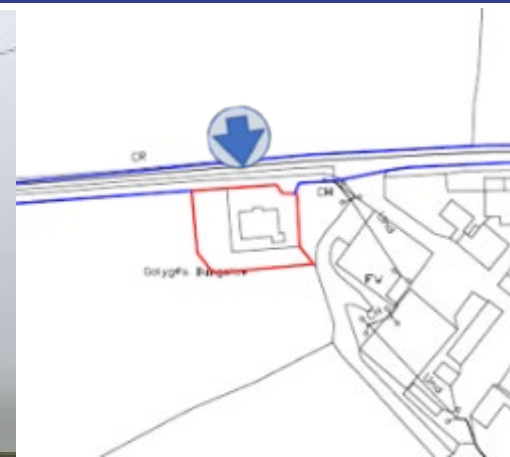
② **Side 1 Elevation**
1 : 100



③ **Rear Elevation**
1 : 100



④ **Side 2 Elevation**
1 : 100













**Eitemau ychwanegol y
mae angen penderfynu
yn eu cylch**

**Additional items for
decision**

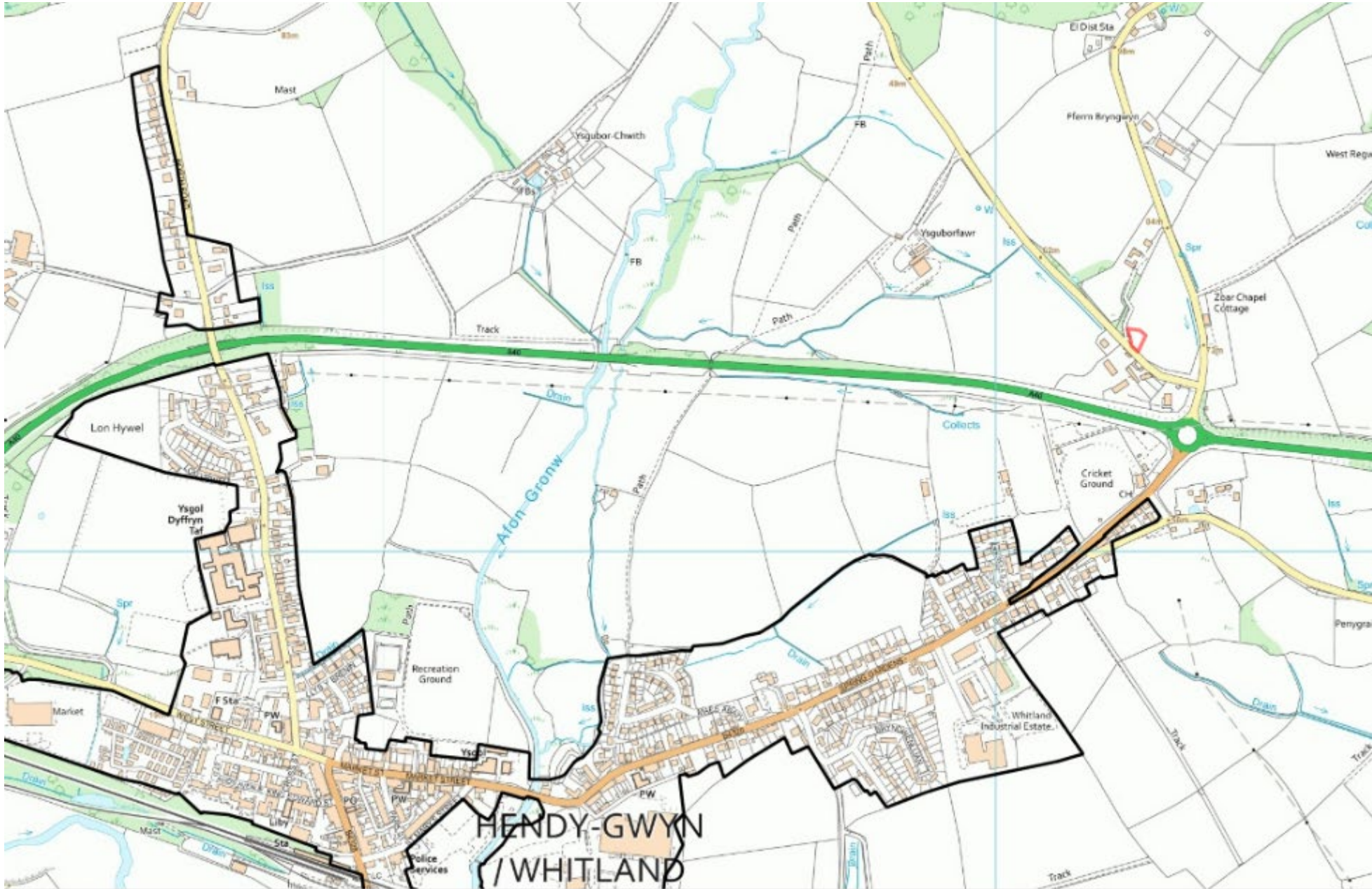
PL/04027

Charlotte Greves

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure



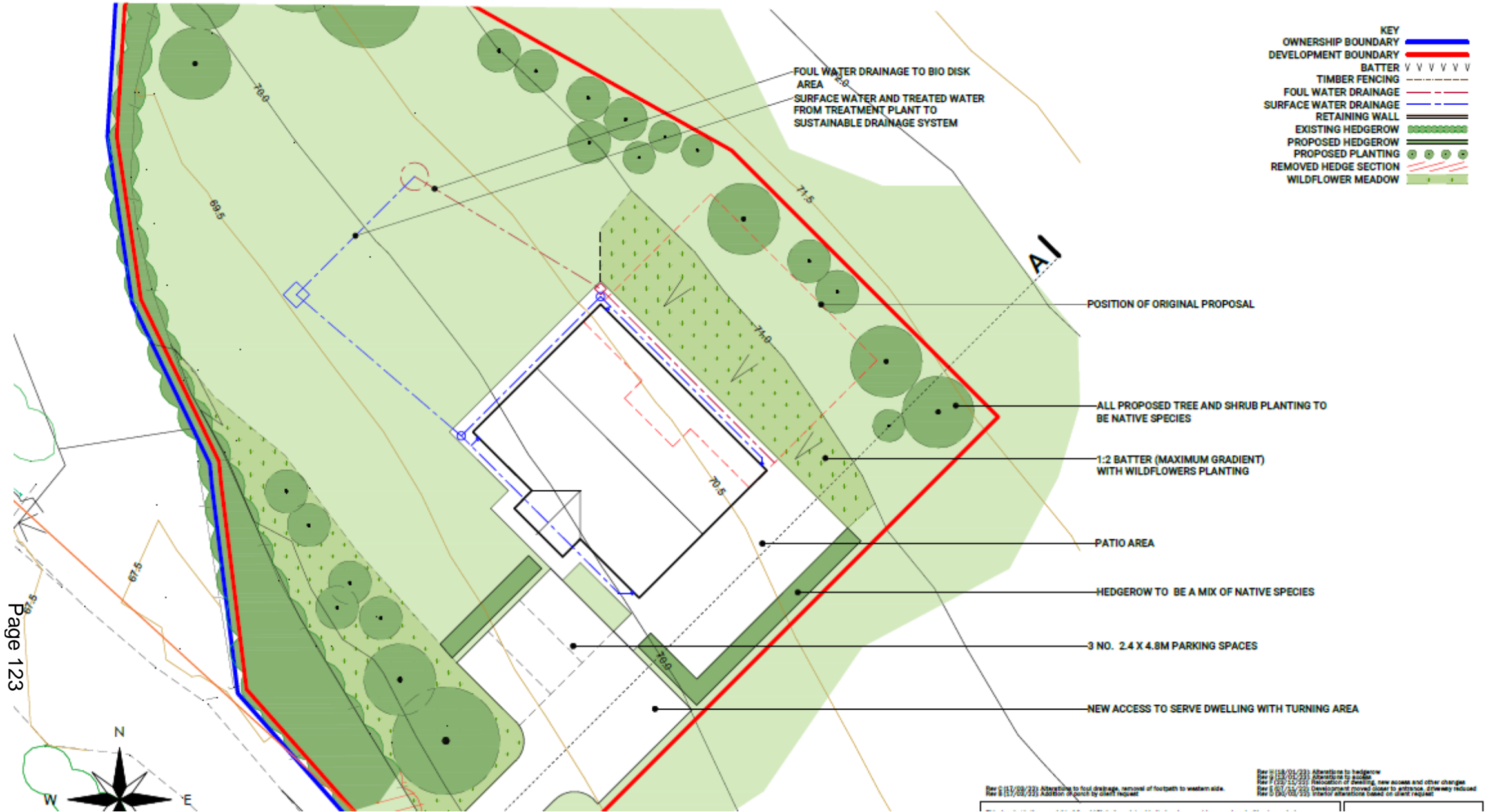




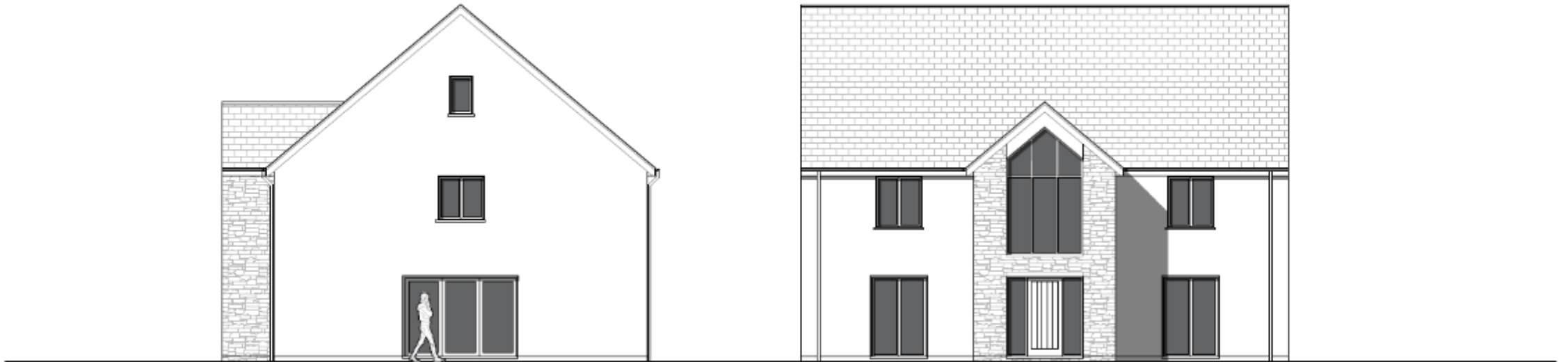
PL/04027 Site Location and Block Plan



PL/04027 Proposed plot layout



PL/04027 Proposed elevation plans



SIDE ELEVATION (SE)
@ 1/100

FRONT ELEVATION (SW)
@ 1/100

PL/04027 Proposed elevation plans



SIDE ELEVATION (NW)
@ 1/100



REAR ELEVATION (NE)
@ 1/100

PL/04027 Proposed floor plans



GROUND FLOOR PLAN
@ 1/100

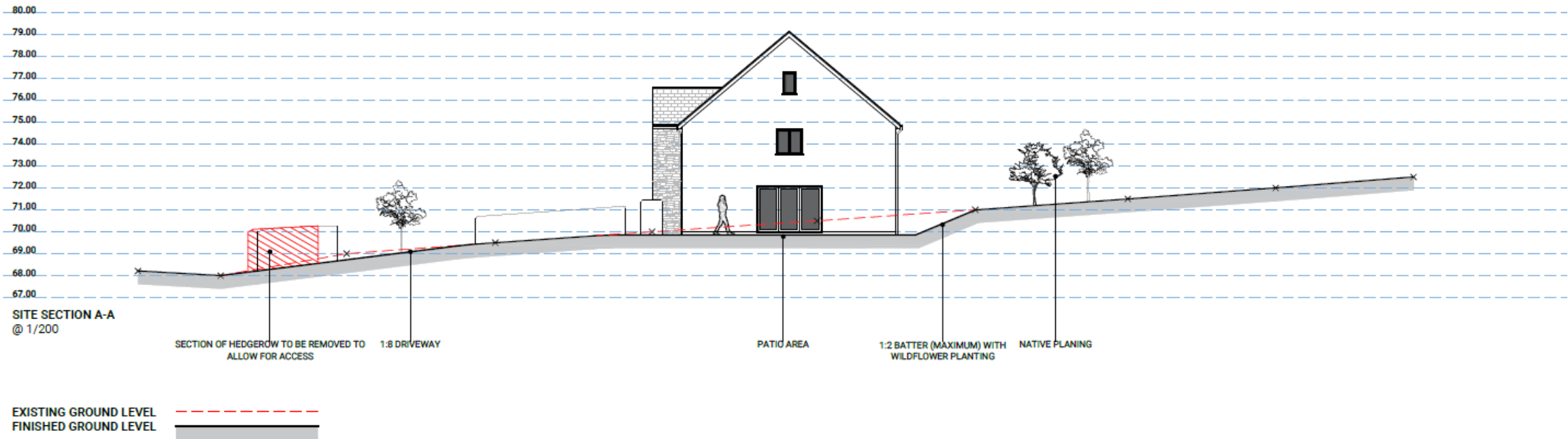


FIRST FLOOR PLAN
@ 1/100

PL/04027 Proposed dwelling section



PL/04027 Proposed site section

























Diolch | Thank you

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Cyngor **Sir Gâr**
Carmarthenshire
County Council

