

Dear Councillor

PLANNING COMMITTEE - TUESDAY, 9TH APRIL, 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 - 44) |
|----|---|

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

**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**

09/04/2024

**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

The following has been received from the Agent with a request that it is drawn to Members attention.

Ecology

- A comprehensive suite of ecological reports was submitted with the planning application - Preliminary Ecological Appraisal (PEA), Ecological Impact Assessment (EclA) and Habitat Regulations Assessment (HRA). The EclA confirms:
 - no direct impacts to the Llanelli Wildfowl and Wetland Centre will occur from the proposed development and no impacts relating to recreation pressures (Page 17).
 - no significant extent of the habitats identified as suitable for breeding birds will be removed or otherwise impacted by the proposed development (Page 21).
 - great crested newts (GCN) are considered absent from the site, and therefore, there are no likely significant effects on great crested newts (Page 22).
 - no direct impacts on water vole habitats (Page 20).
- NRW has no objection to the proposed development (Eleanor Sullivan, 31 July 2023).
- CCC Ecologist confirmed no objection to the proposal (Sylvia Myers, 16 August 2023).

Highways

- A comprehensive Transport Assessment, Transport Note (TN) and an independent Road Safety Audit (RSA) were produced in support of the application. The TN confirms that:
 - all recommendations from the RSA have been included within the revised site access design (Page 5).
 - the proposal will not have a material impact on the operation of the highway network (Page 6).
 - the alternative junction requested by CCC (Local Highway Authority (LHA)) is an appropriate and safe junction (Page 6).
- Design of the proposed access from the A484 was altered to provide a left-in - left-out junction as explicitly requested by the CCC LHA, taking into account comments from the Police.
- The LHA confirmed no objection to the proposed development (D W John, 26 January 2024).

- During the 29th February Planning Committee meeting, Cllr Donoghue raised concerns regarding children wanting to cross the A484 to use cycling routes. Figure 1 shows that there are no cycle routes to the south of the A484. Figure 2 also demonstrates that the vast majority of recreational facilities are located to the north-east of the site. As such, all pedestrian and cyclist movement are likely to be accommodated along the Public Right of Way running adjacent to the site's northern boundary, which provides the most direct and convenient route to facilities.

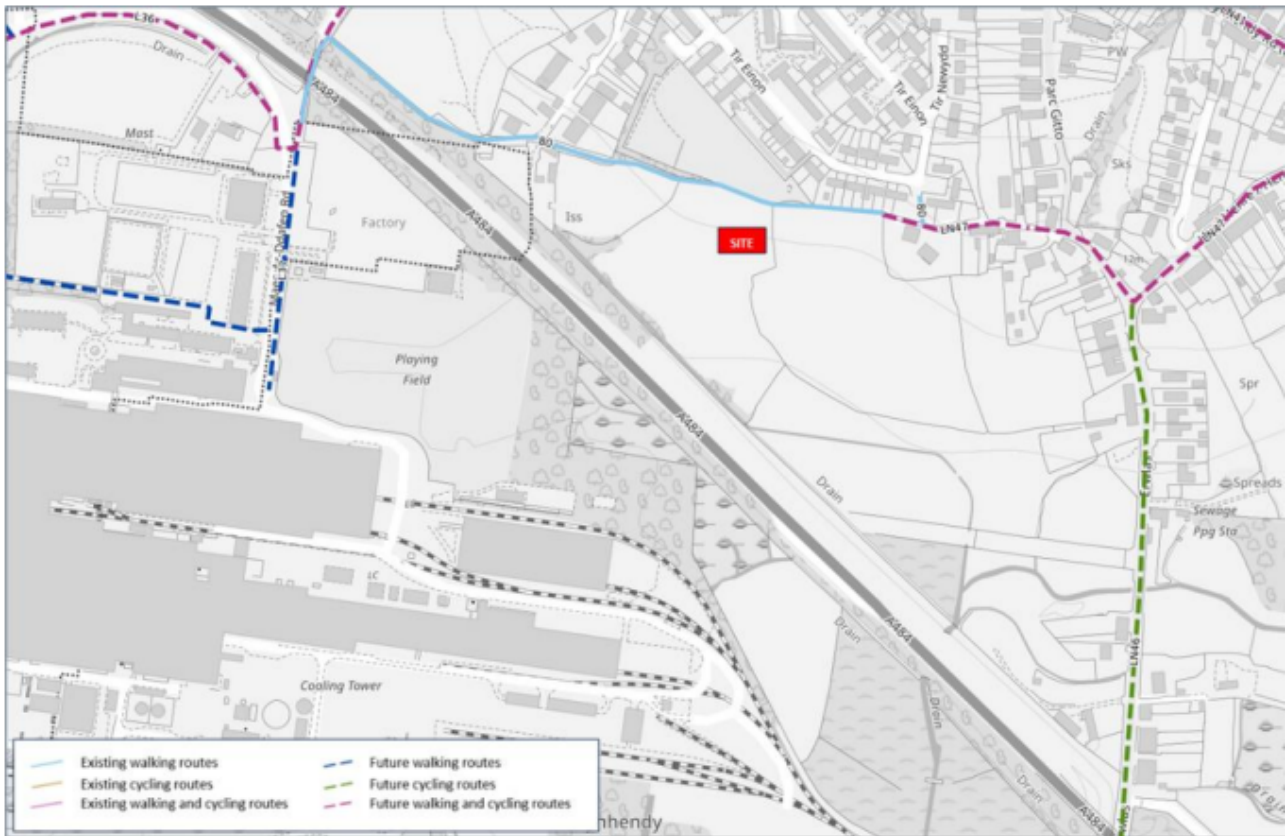


Figure 1: Welsh Government Datamap – Existing and Future Active Travel Routes

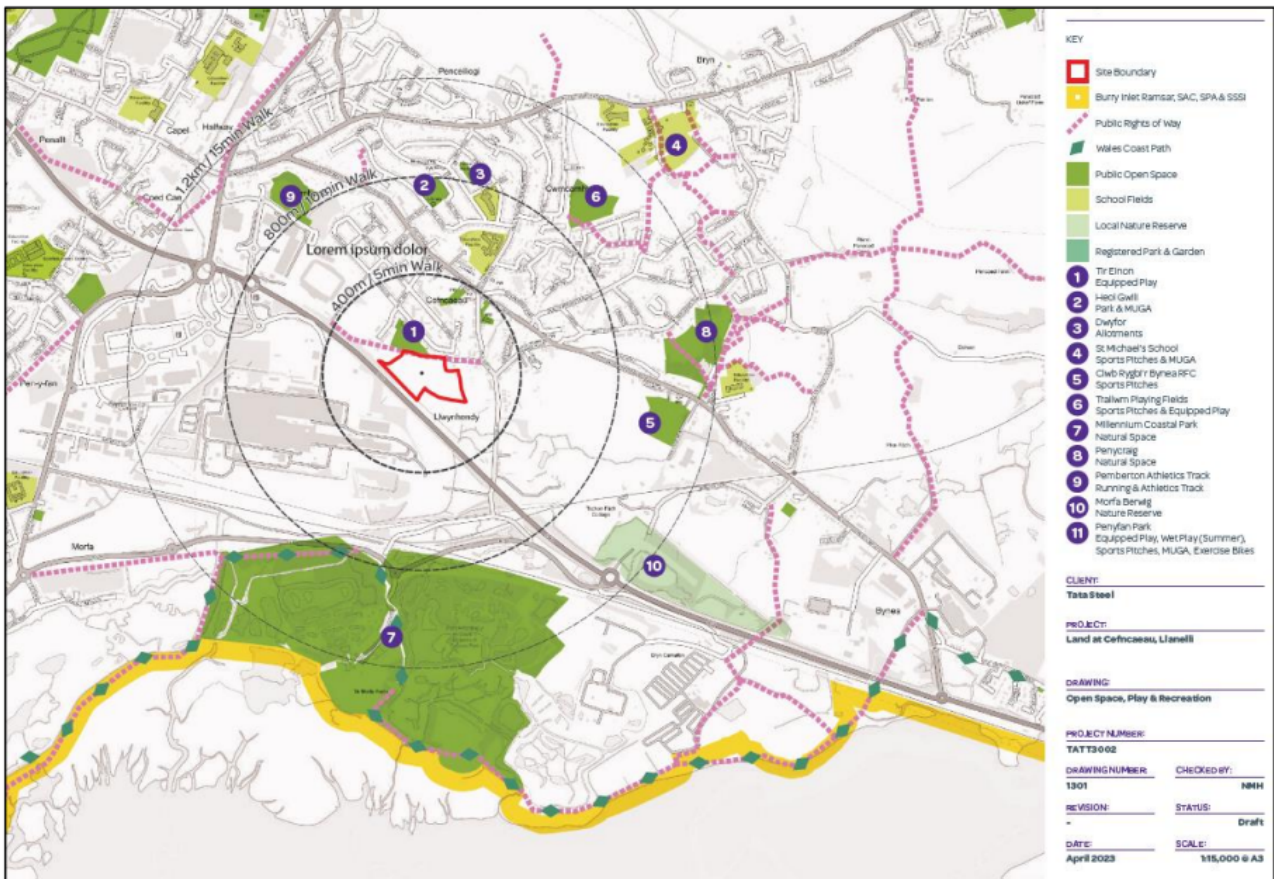


Figure 2: Map of Open Space, Play & Recreation Facilities (Source: Turley Design)

Drainage

- An Outline Surface Water Drainage Strategy was submitted alongside the planning application.
- The Strategy confirms that:
 - the drainage proposal will manage surface water runoff without increasing flood risk to other developments or impacting on water quality downstream (Page 7).
 - no surface water is proposed to enter the public network, resulting in no impact to the existing public network from surface water as a result of the proposals.
- Dŵr Cymru/Welsh Water confirmed it has no objection to the proposal subject to conditions (Clare Powell, 16 January 2023).
- NRW has no objection to the proposed development (Rhian Isaac, 23 February 2024).

Noise/Air Pollution

- A comprehensive Noise Assessment and Air Quality Assessment were produced to accompany the application.
- These confirm:
 - noise levels across the site are predicted to be of a magnitude suitable for the proposed development subject to the implementation of the recommended mitigation measures (Page 27, Noise Assessment).

- with implementation of the recommended measures, no significant impacts are anticipated during the construction phase in terms of air pollution (Page 25, Air Quality Assessment).
- The CCC Environmental Health Officer (EHO) confirmed no objection subject to conditions (Chris Flattery, 16 January 2023).
- Pollution prevention control will be further detailed in a Construction Environmental Management Plan (CEMP), requested as a condition to planning permission (if resolved to be granted).

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Y Pwyllgor Cynllunio / Planning Committee

09/04/2024

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**

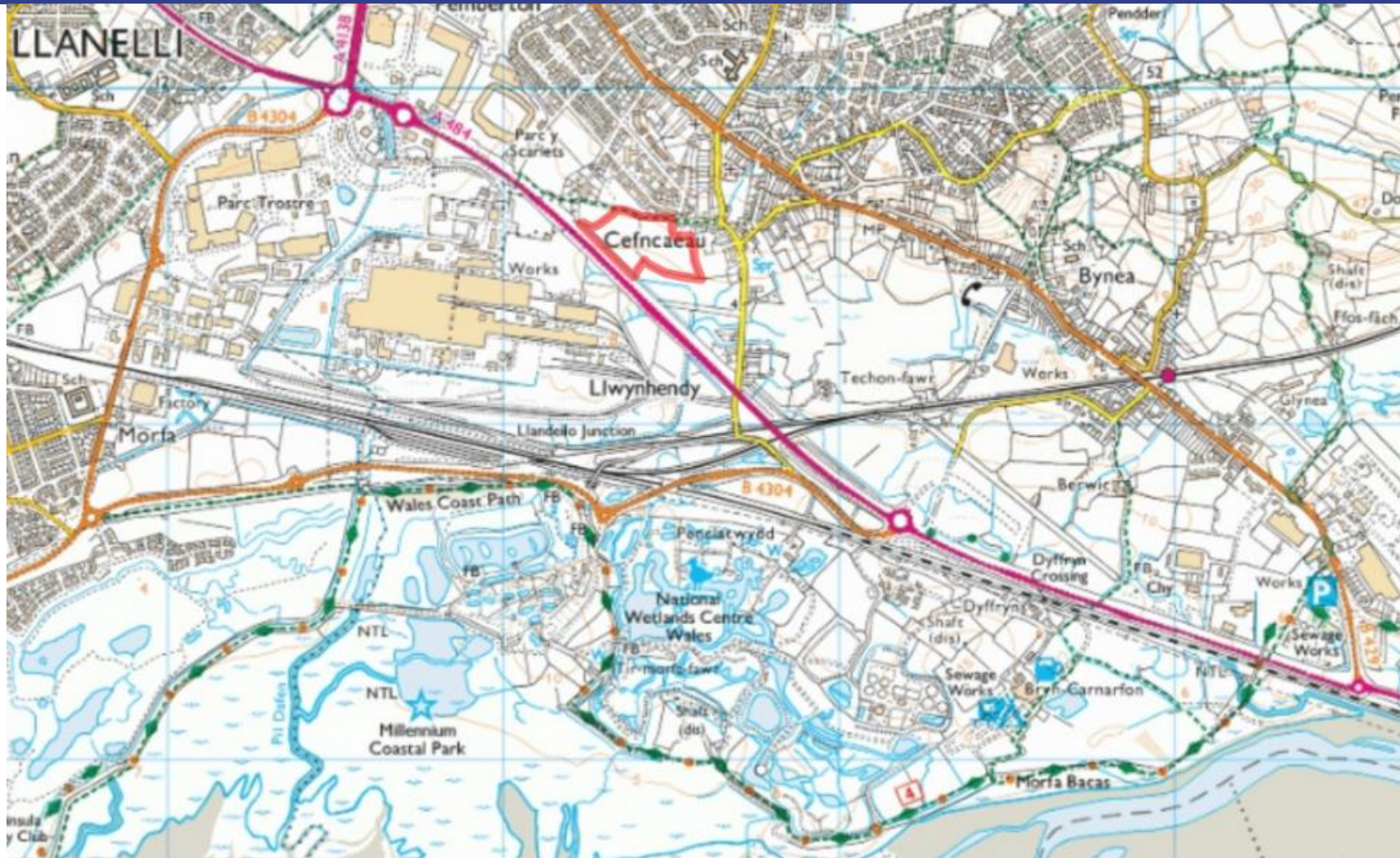
PL/05187

Hugh Towns

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

Lle a Seilwaith | Place and Infrastructure

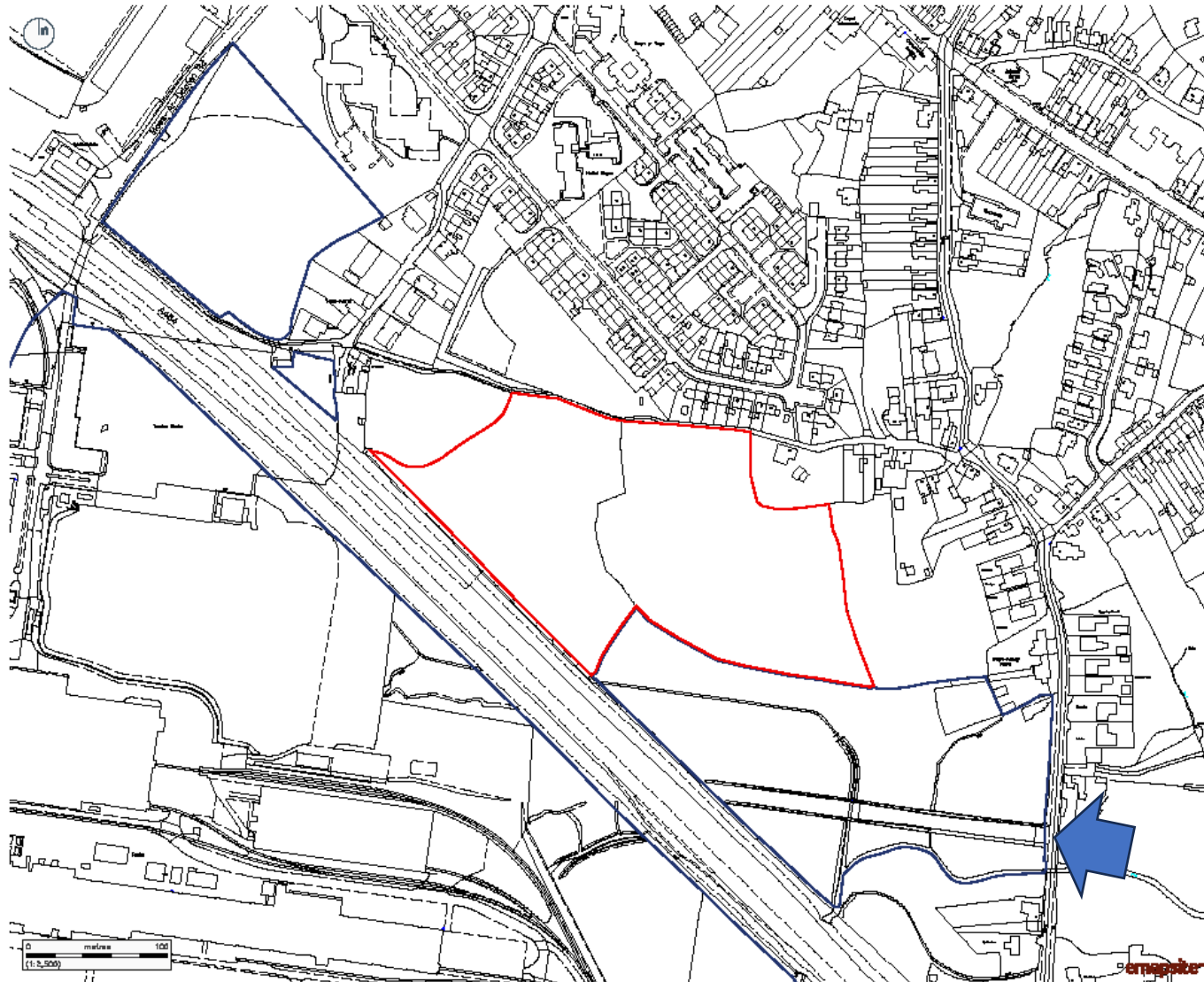








PL/05187 – Location Plan



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KEY
[Red outline] Site boundary 4.08ha
[Blue outline] Ownership boundary

CLIENT
TATA Steel

PROJECT
Eastern Parcel
Land at Cefncaeau, Llanelli

DRAWING
Site Boundary Plan

PROJECT NUMBER
TATT3002

DRAWING NUMBER 1008 **CHECKED BY** SM

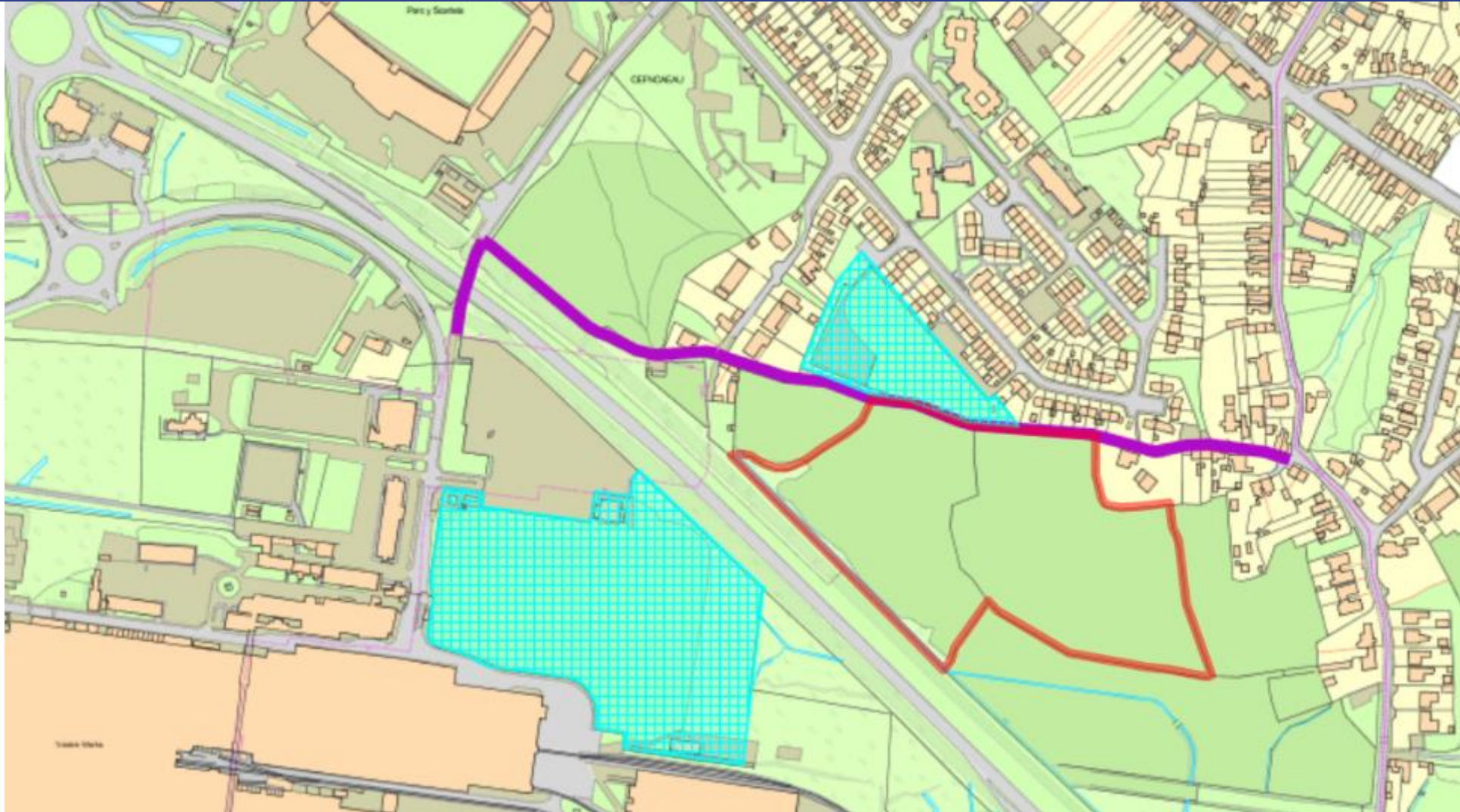
REVISION D **STATUS** FINAL

DATE January 2023 **SCALE** 1:2,500 @ A3

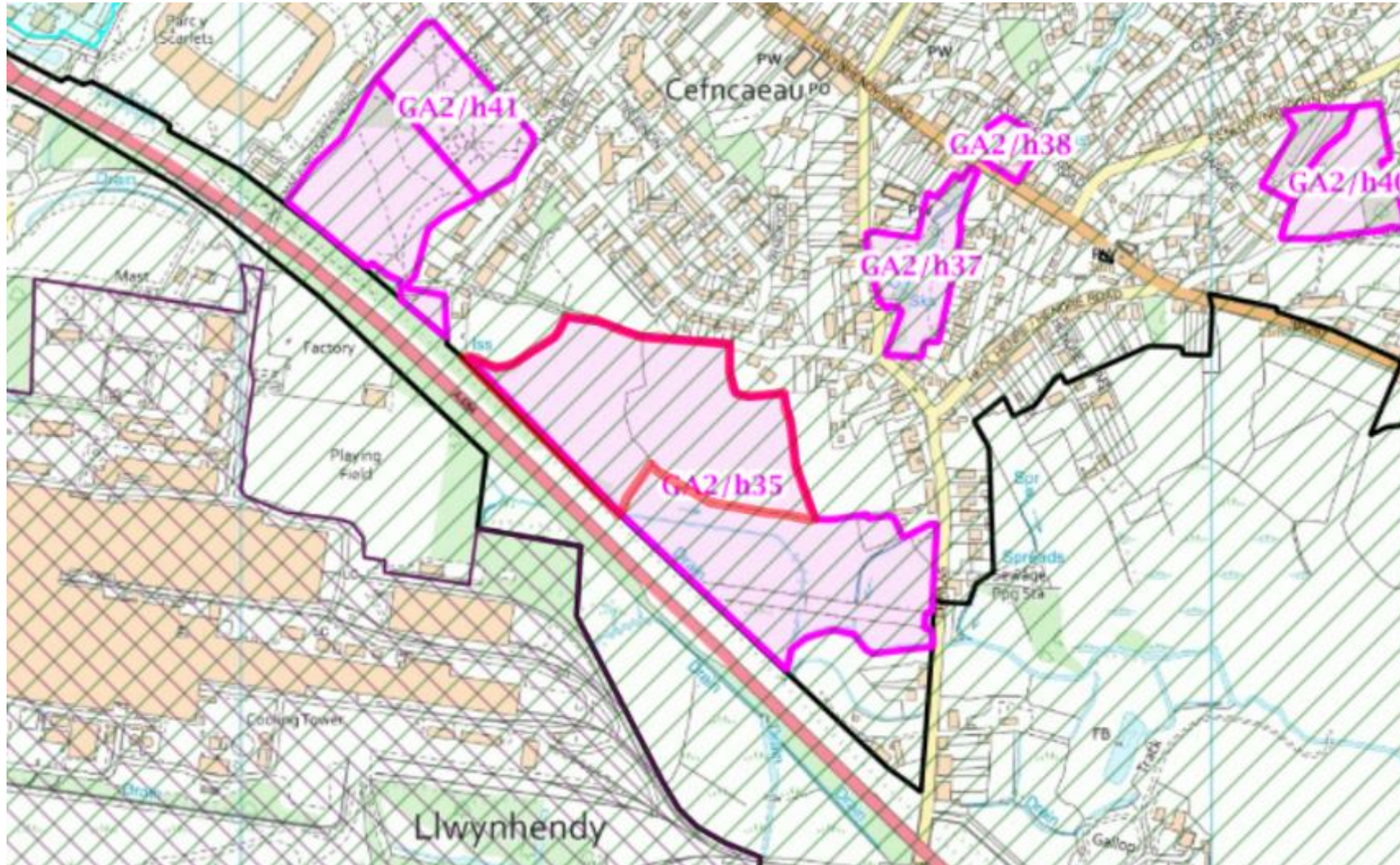
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Turley

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 A484
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

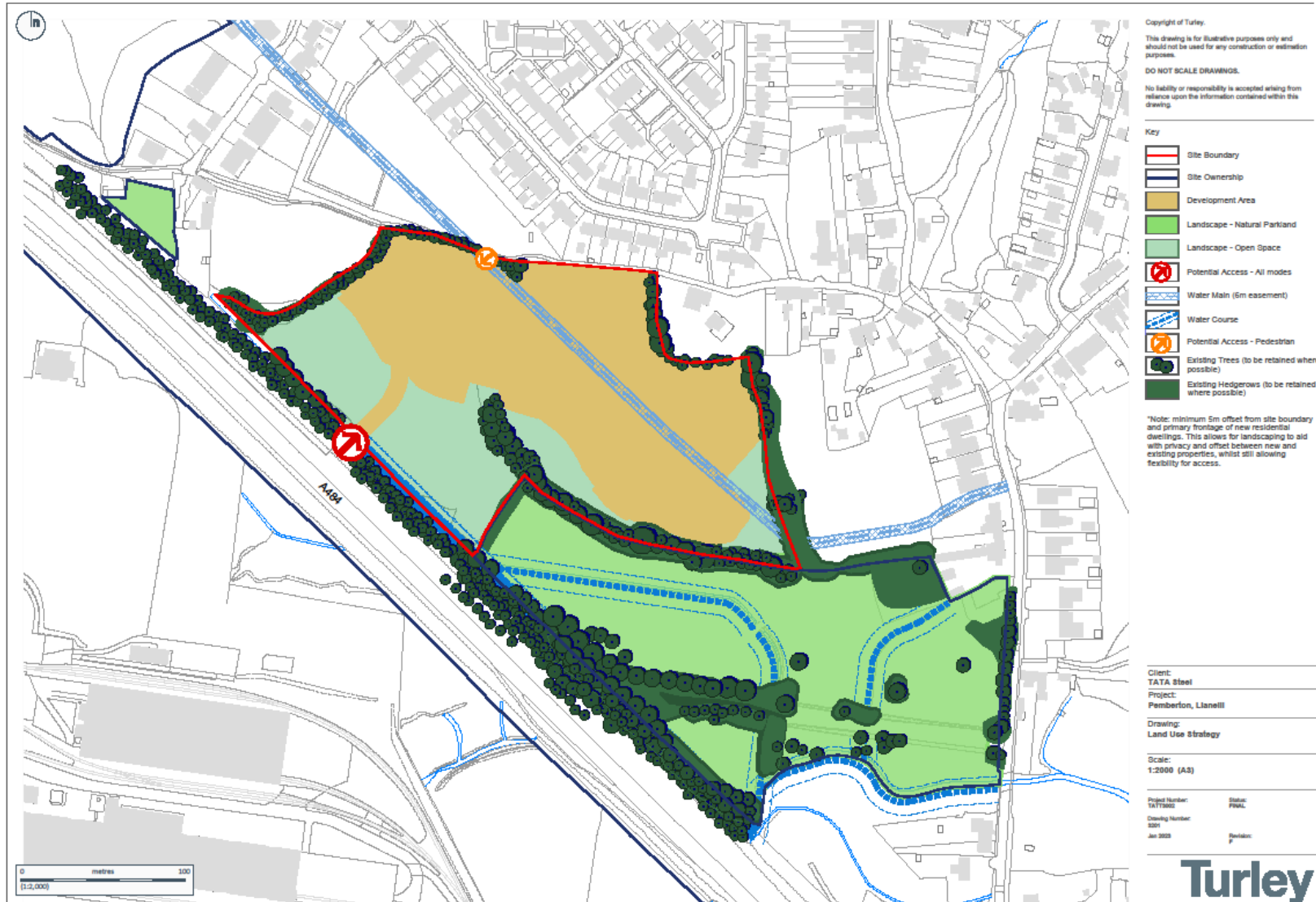
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3003 **SM / WK**

REVISION: _____ **STATUS:** _____
B **FINAL**

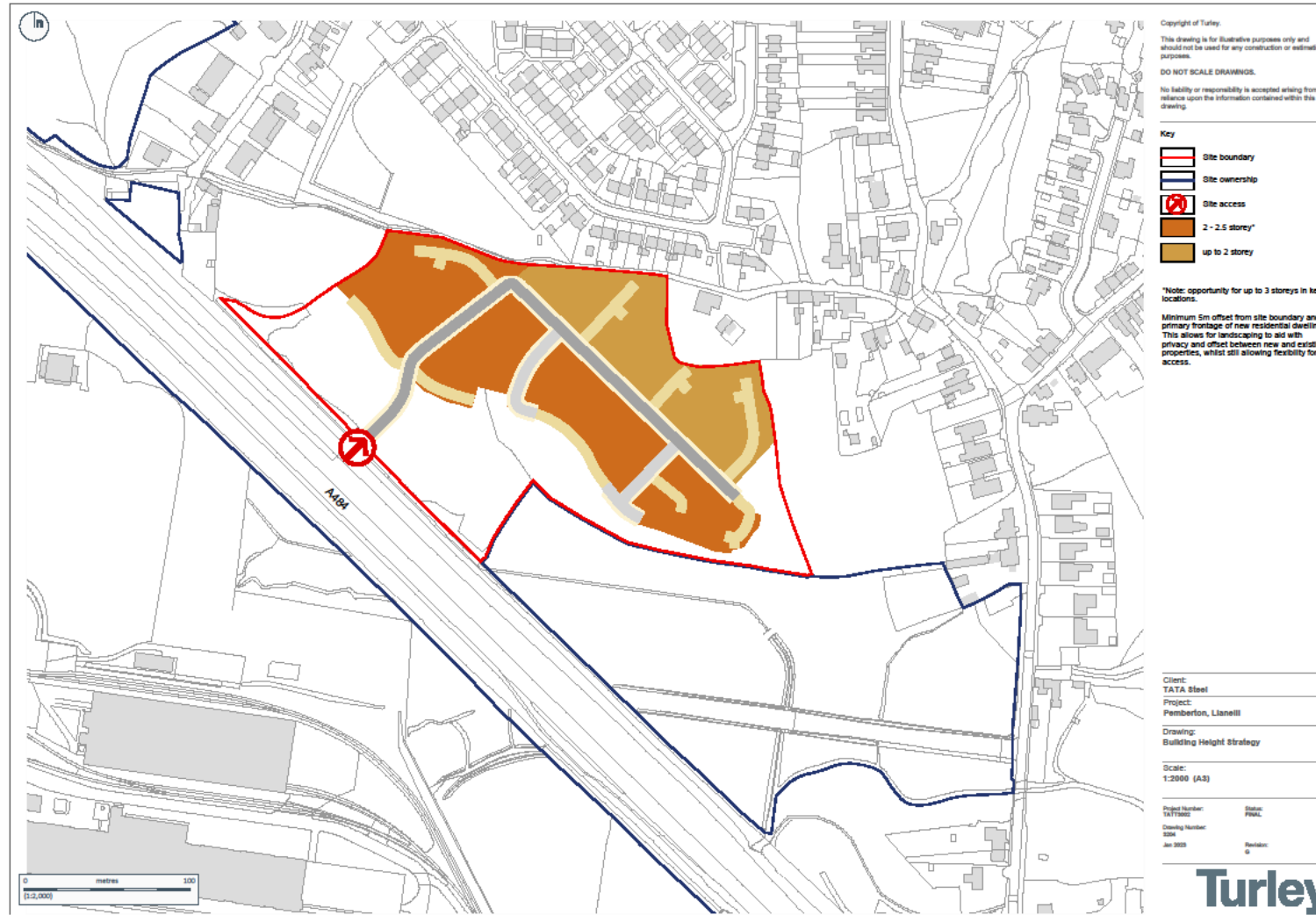
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October 2022 **1:2000 @ A3**



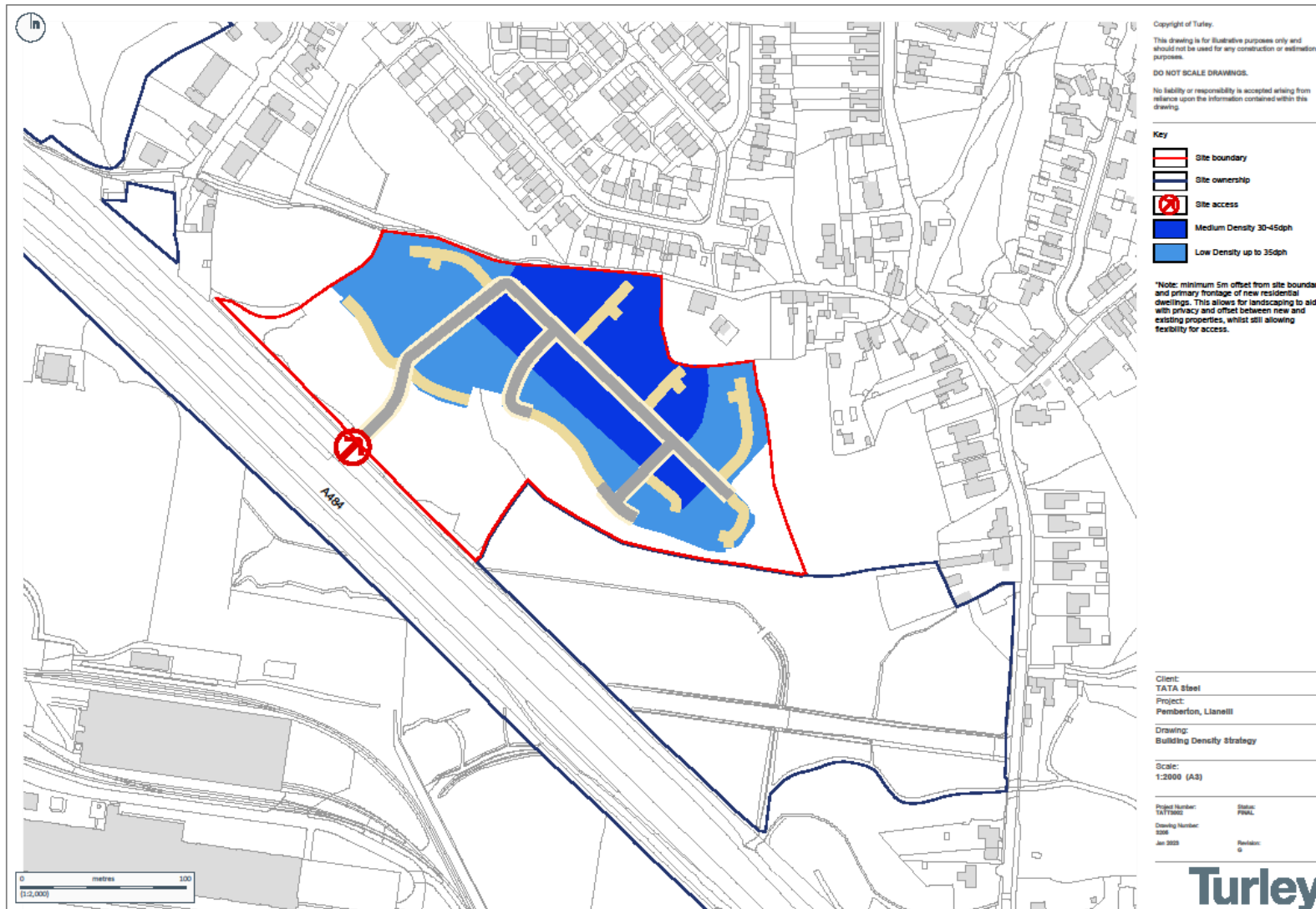
PL/05187 – Land Use Strategy



PL/05187 – Building Height Strategy



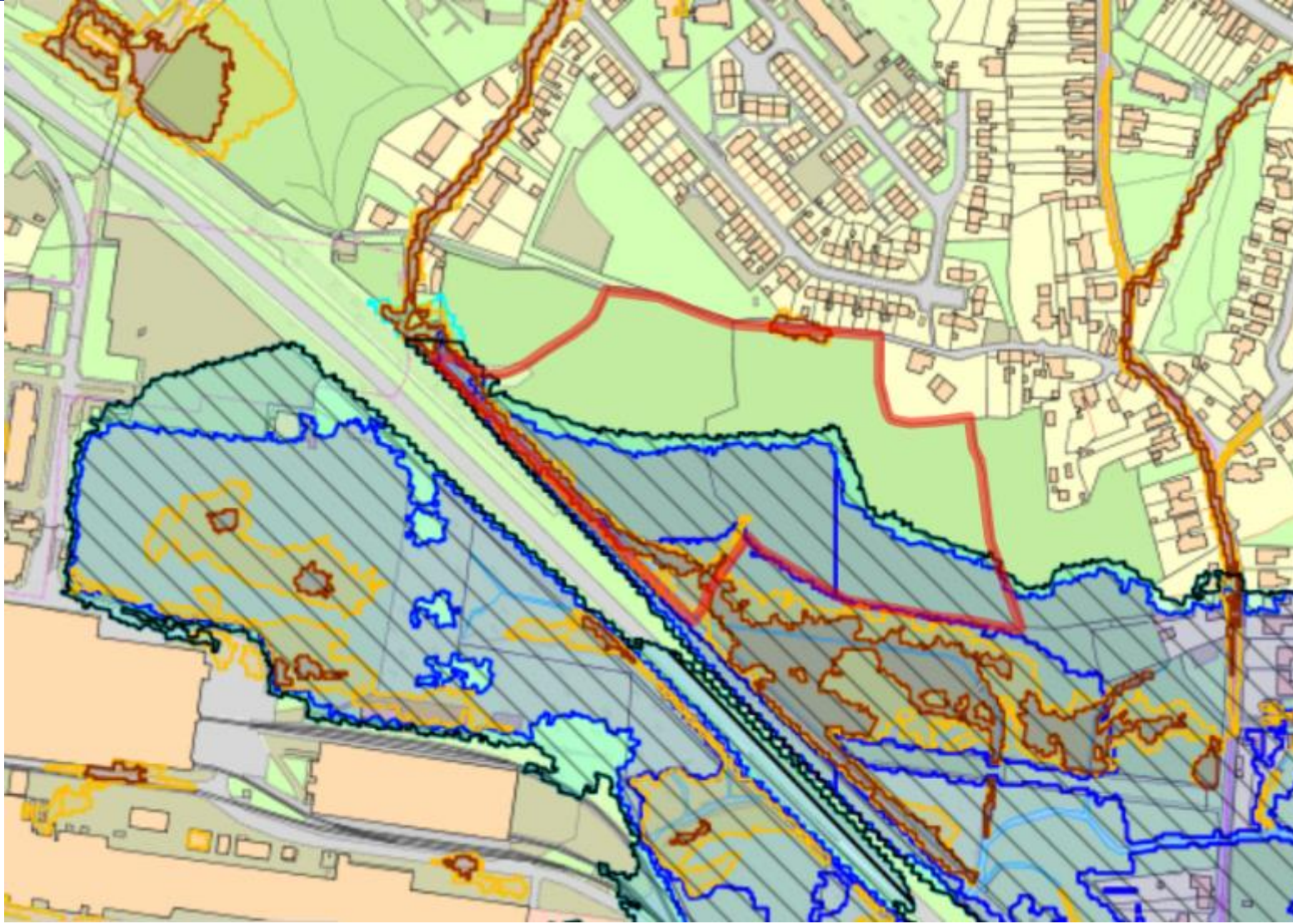
PL/05187 – Building Density Strategy



PL/05187 – Landscape Strategy



PL/05187 – Flood Map

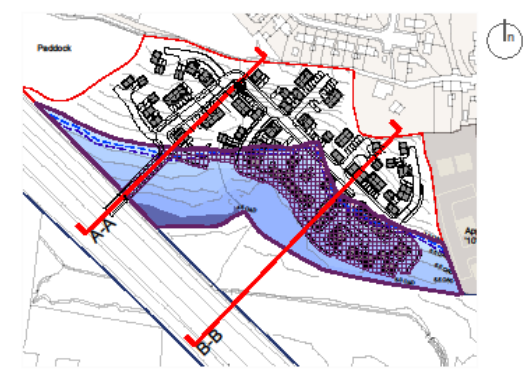
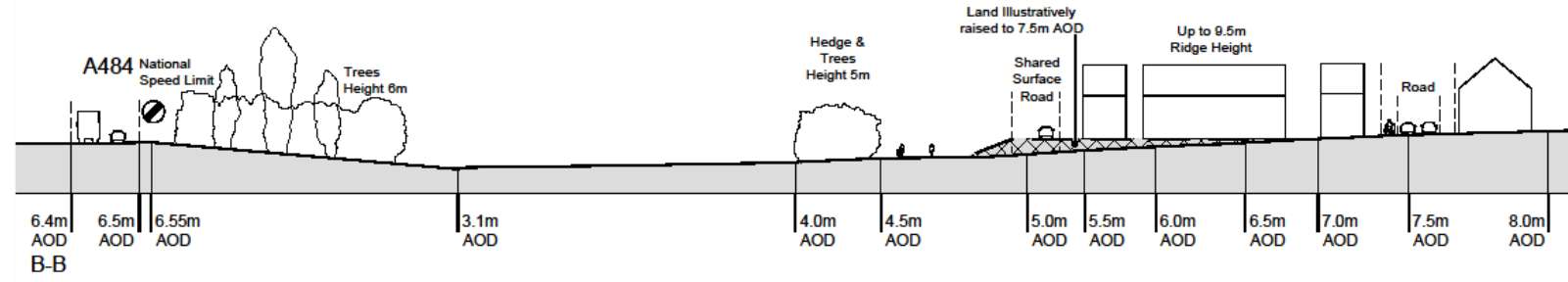
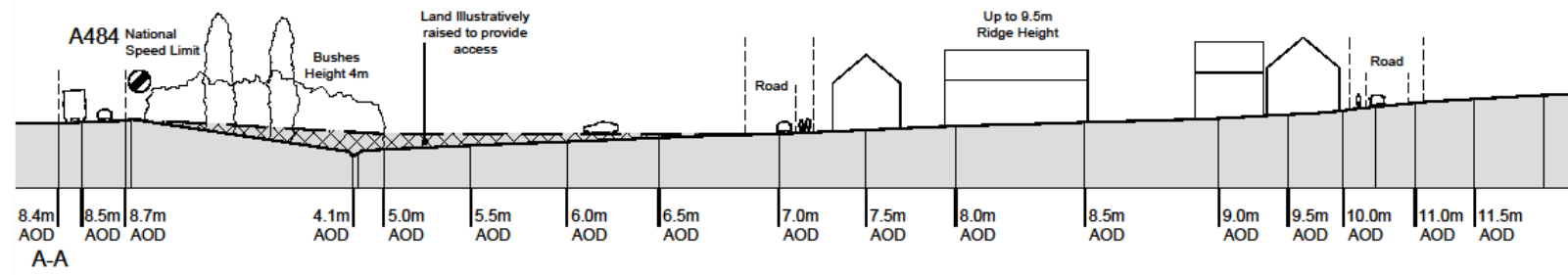


PL/05187 – Indicative areas of land raising



PL/05187 – Illustrative Site Sections

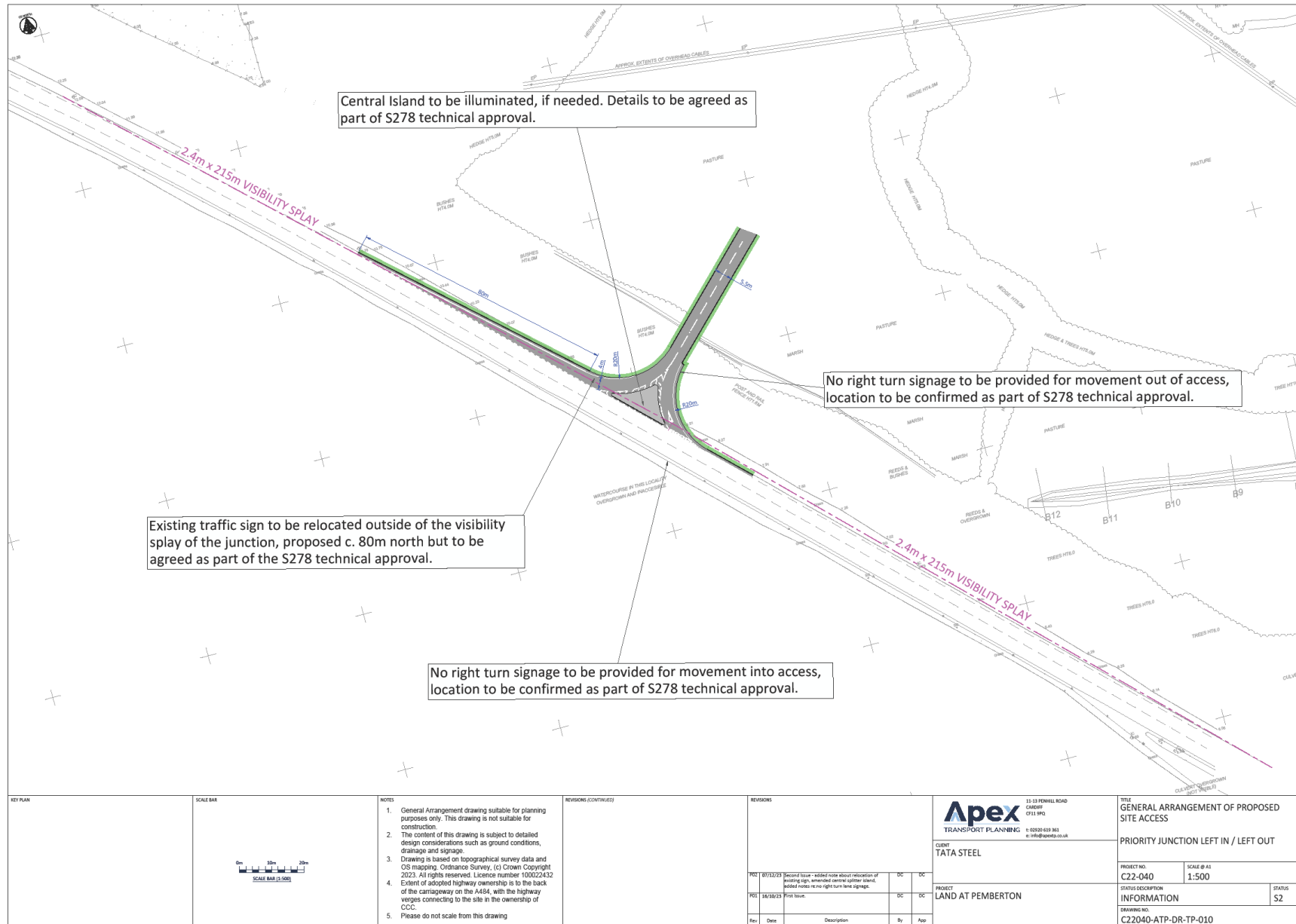
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Client: TATA Steel
 Project: Pemberlon, Llanelli
 Drawing: Illustrative Site Levels Sections
 Scale: 1:500 (A3)
 Project Number: 16171000
 Drawing Number: 000
 Date: July 2023
 Status: DRAFT
 Revision:



PL/05187 – A484 Junction



PL/05187 – Location of Access Junction



PL/05187 – Visibility to North West



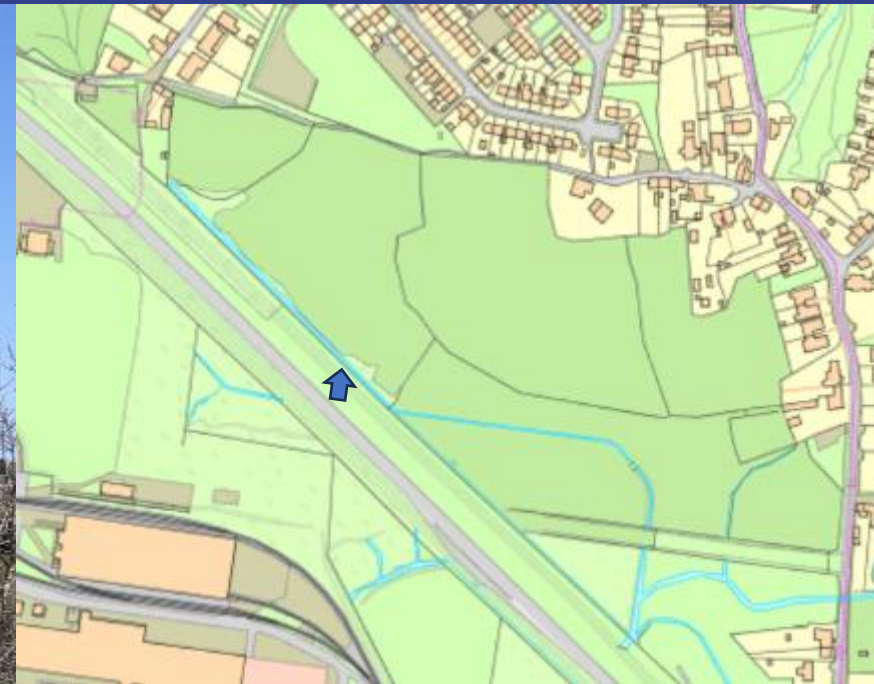
PL/05187 – Visibility to South East



PL/05187 – Preliminary Ecological Appraisal



PL/05187 – from A484



PL/05187 – Western Field from PROW









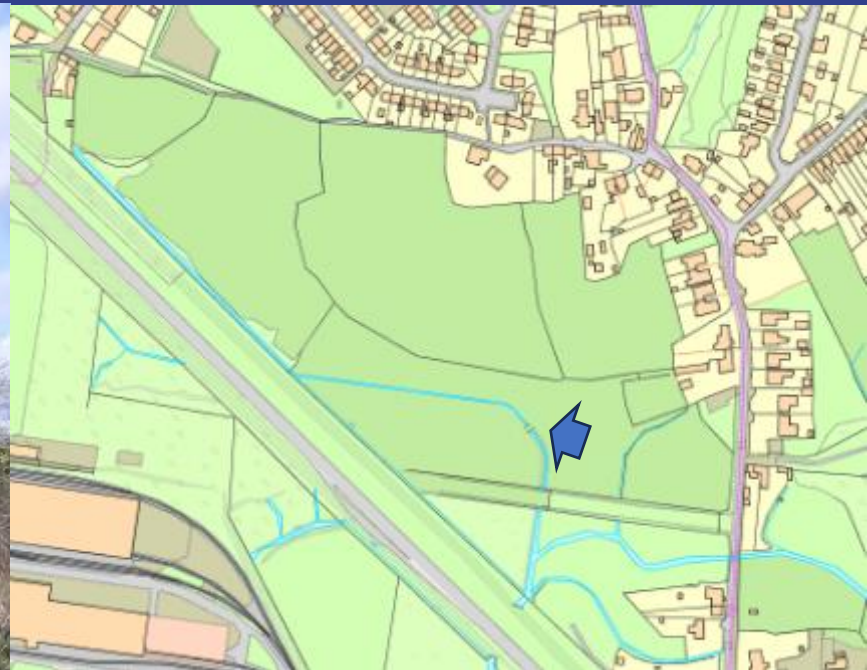
PL/05187 – Eastern Field from PROW











PL/05187 – Tir Einon Park



PL/05187 - PROW



PL/05187 - PROW



Diolch | Thank you

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carmarthenshire.gov.wales

Cyngor **Sir Gâr**
Carmarthenshire
County Council

