

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 25TH APRIL, 2024

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

Agenda No	Item
-----------	------

- | | |
|----|--|
| 3. | <u>DETERMINATION OF PLANNING APPLICATIONS</u> (Pages 3 - 124) |
|----|--|

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**

25/04/2024

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/05597
-----------------------	-----------------

Proposal	Erection of a freestanding drive thru/restaurant, car parking, landscaping and associated works, including Customer Order Displays (COD), Play Frame and minor works to Tesco car park, including relocation of trolley bay and white line changes
Location	Tesco Car Park, Ffordd William Walker, Ammanford, SA18 2LR

Details

Coal Authority - Have been reconsulted with updated information and advise that the information is sufficient for the purposes of the planning system in demonstrating (based on the professional opinion of Hydrock Consultants Limited) that the application site is safe and stable for the proposed development. The Coal Authority withdraws its objection to the proposed development.

Public Representations - One additional letter of support has been received.

The recommendation remains the same.

Application No	PL/06623
-----------------------	-----------------

Proposal	Cessation of all use as a public house and the consolidation of the current residential component into 2 no. self contained 2 bed houses
Location	Angel Inn, Salem, Llandeilo, SA19 7LY

Details

Neighbours - 2 further letters of objection have been received from local residents and members of Salem Gar Ltd(SG).

The issues raised refer to the loss of privacy as a result of the proposed development and the loss of the public house upon the village amenity. It is also conveyed that the proposal does not adhere to policy RT8 of the LDP in that there has been insufficient marketing of the premises for sale and the representations received from SG shows there is a viable option of the public house as a community hub, and it is also raised that the Community Hall is not considered as a suitable alternative to the public house. It is relayed that Llandeilo as a service centre to the rural community outside of the village of Salem is less relevant and Salem is 3 miles from the town. It is also promoted that Salem needs more affordable housing rather than the market housing proposed and the proposal will result in land around the site being open for similar development.

It is conveyed that there is a reasonable prospect that SG can achieve its aims to purchase the public house and running a sustainable community hub serving Salem and community area, although the Carmarthenshire funding application was unsuccessful, through further support in funding applications and fundraising platforms, it is considered that SG can be successful.

The applicant has responded to the aforementioned submission and has conveyed that the objections raise issues that have been covered by previous objectors and disagrees with the loss of privacy concerns and loss of amenity concern. The Planning Committee report is considered to cover the planning policy and marketing consideration and conveys that the lack of viability is the reason for the demise in the business, and contests that the community hall is not a vibrant hub of activity for the village and community. It is viewed that Llandeilo is not distant from Salem and it serves as the social centre for the community area. A proposal for the adjoining land to the PH will be subject to a further planning application.

The applicant conveyed that in terms of SGs plans for the PH, it is reiterated that the funding application has failed to date and there is little details and scope of raising financial support to fund the purchase of the PH, and no solid details of timescale have been forthcoming to give credibility to the proposal.

The applicant has also provided a letter from a former manager of the public house which conveys the difficulty of viably running the public house at this location after a period of closure. Whilst the public house was initially busy following re-opening, this tailed off with

the public house only being relatively busy on a weekend despite best attempts to undertake events and activities to boost trade. The former manager comments that the majority of customers were from outside the village with small numbers from the village itself. The level of trade was not sufficient to sustain the public house and the manager decided to leave.

Y Pwyllgor Cynllunio / Planning Committee

25/04/2024

**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/05597

Andrew Francis

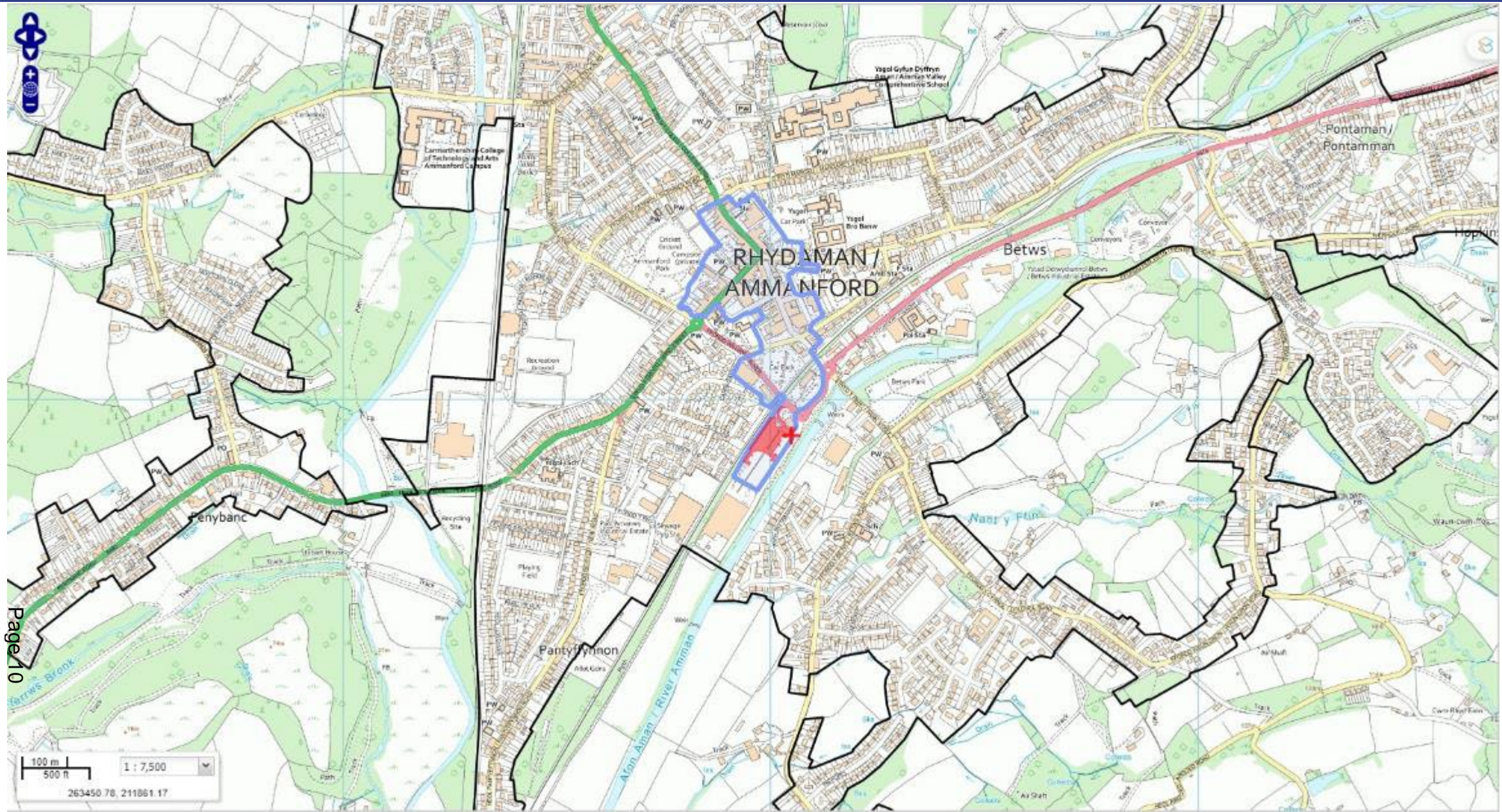
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

Page 9

Cyngor **Sir Gâr**
Carmarthenshire
County Council

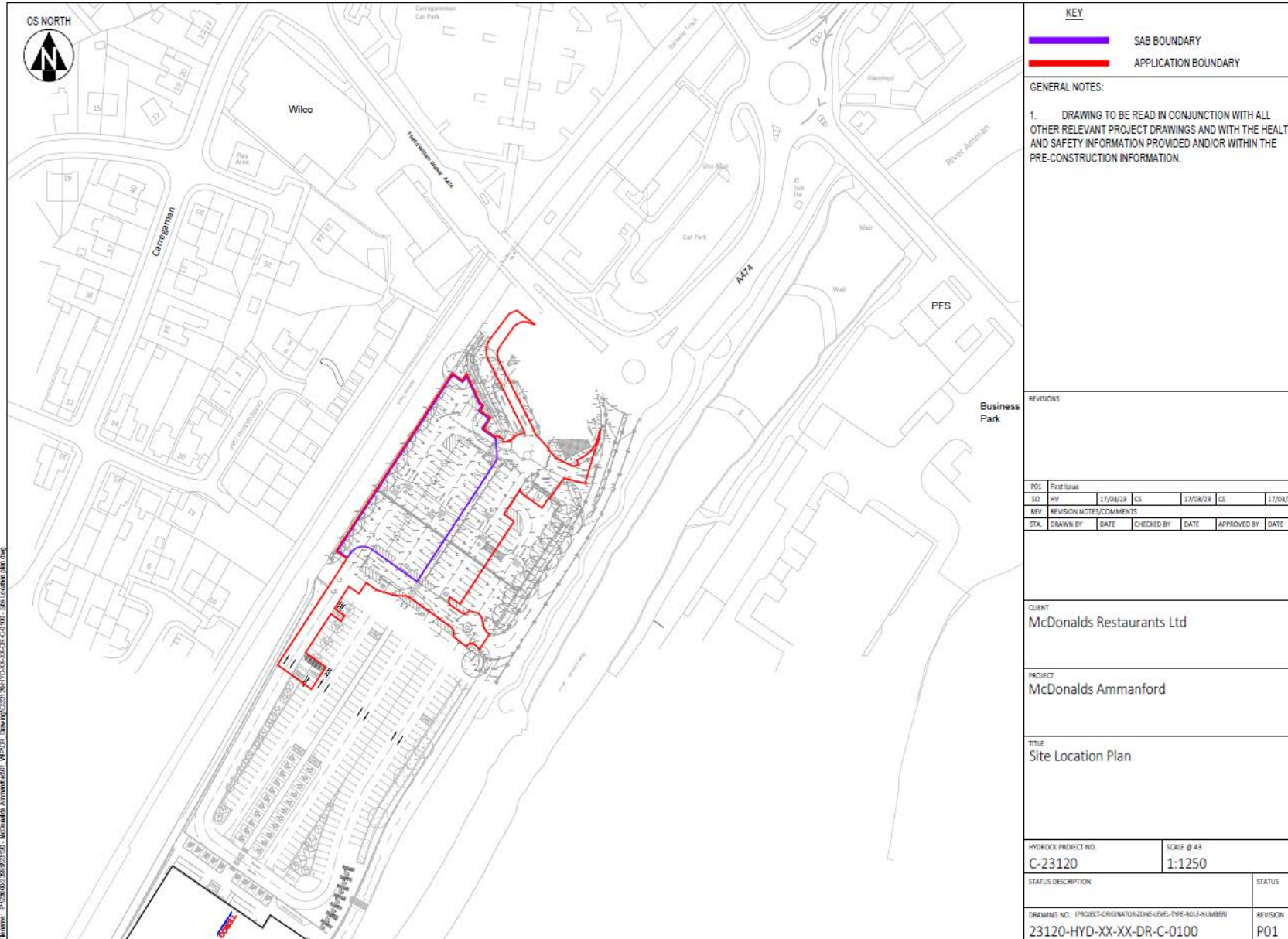




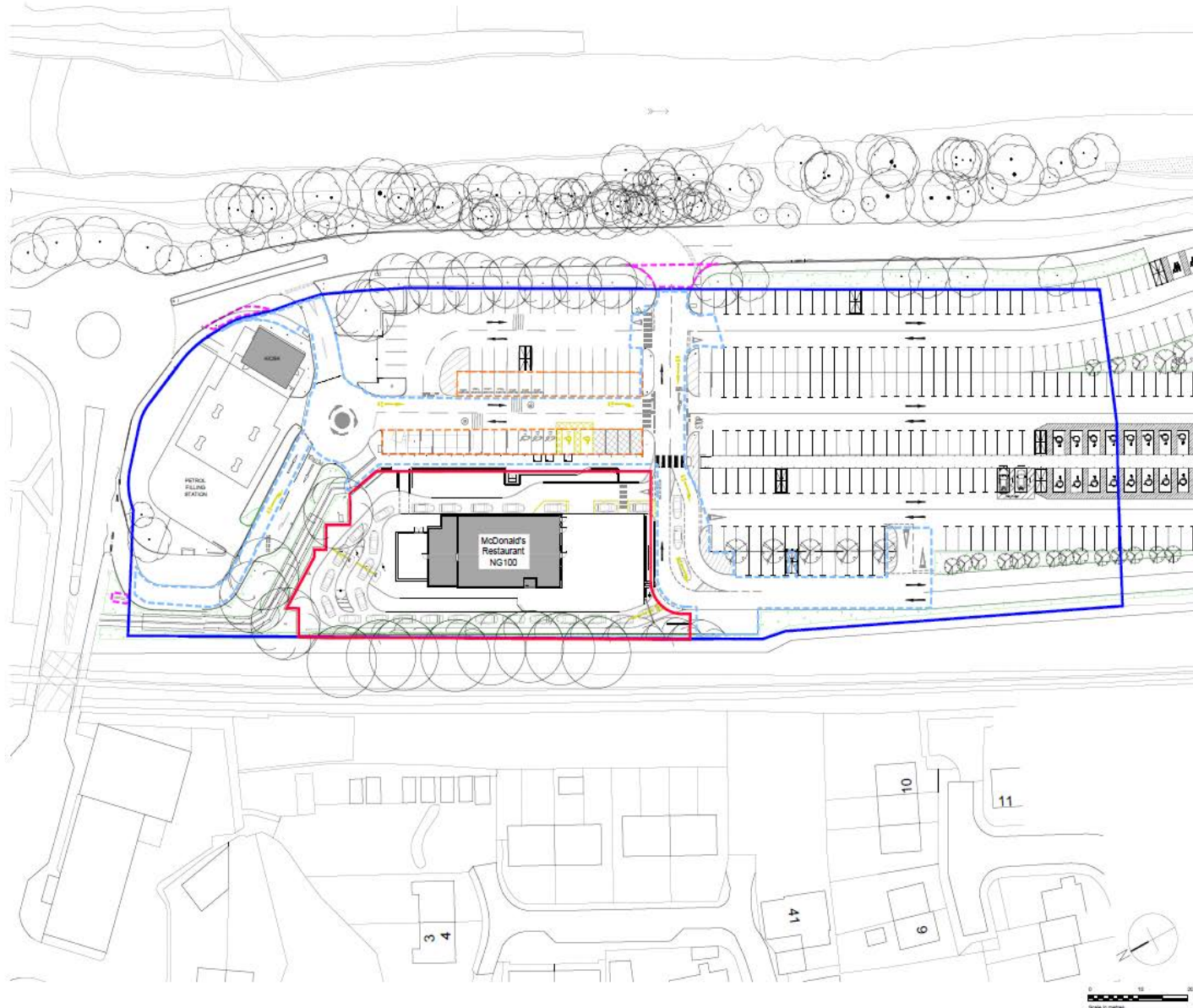
PL/05597 – Betws Area Plan



PL/05597 – 1:1250 Location Plan



PL/05597 – Proposed Site Layout



Notes:
 All drawings to be read in conjunction with all other drawings as noted on issue sheet.
Tesco Boundary (see per Title Plan WA00720)
Proposed McDonald's Demise
Proposed McDonald's Remote Parking Stays
Additional works outside McDonald's Demise
Additional works outside Tesco Boundary

1	10/11/20	Updated to issue this Layout Plan	100
2	07/11/20	Updated to issue this Layout Plan	100
3	02/11/20	Updated to issue this Layout Plan	100
A	10/11/20	Updated to issue this Layout Plan	100

All drawings are to be read in conjunction with the following documents:
 - Planning Application: 20/00000
 - Planning Conditions: 100/00000
 - Planning Scheme: 100/00000
 - Planning Policy: 100/00000
 - Planning Act: 100/00000

Scale: 1:100

Issue: 10/11/20

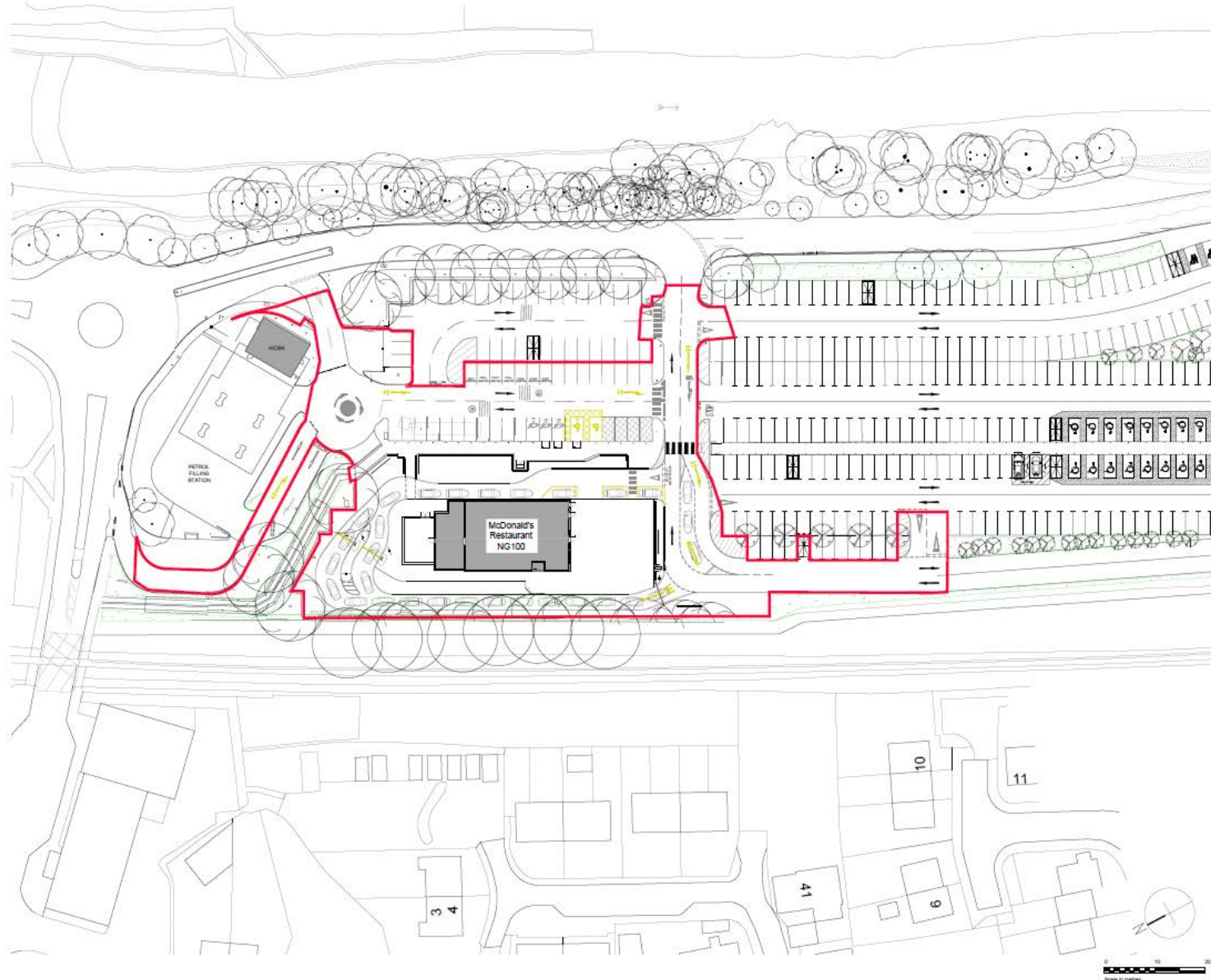
Author: SAH/023

McDonald's Reference: 100

Issue Date: 10/11/20



PL/05597 – Block Plan



Notes:
All drawings to be read in conjunction with all other drawings as noted on issue sheet.

Application Boundary

NG100 AREAS SCHEDULE	
TYPE	m ²
SEA	277.3
RENTABLE	329.3
FOOTPRINT	277.3

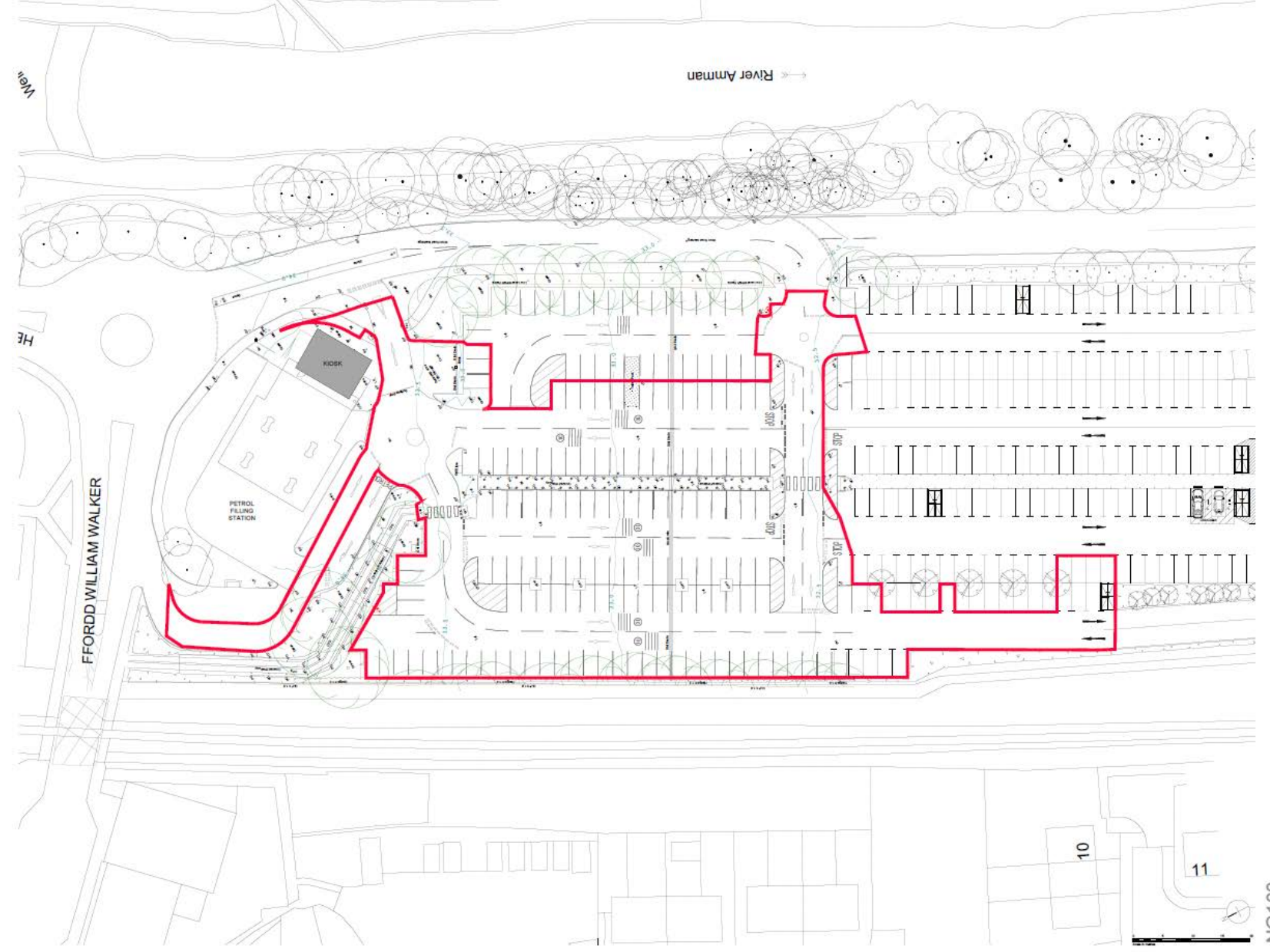
P	15.11.22	Updated to latest site layout plan.	DM
P	07.11.22	Updated to latest site layout plan.	DM
D	28.02.22	Updated to latest site layout plan.	DM
C	08.12.22	Application boundary revised.	DM
B	05.12.22	Updated to latest FPA documents and all other documents & files were transferred to the site. Application boundary revised.	DM
A	28.08.22	Updated to latest FPA documents & all other documents. Application boundary updated to include existing site fence.	DM
M	16.08.22	16.08.22	DM

Scale: 1:100
Date: 16.08.22
Author: SA 10.2.19

McDonald's Restaurants & Staff Architects
11-13, The Quadrant, London, SE1 1NF
Tel: 020 7580 8000
www.mcdonalds.com

© Copyright McDonald's Restaurants & Staff Architects

PL/05597 – Existing Site Layout



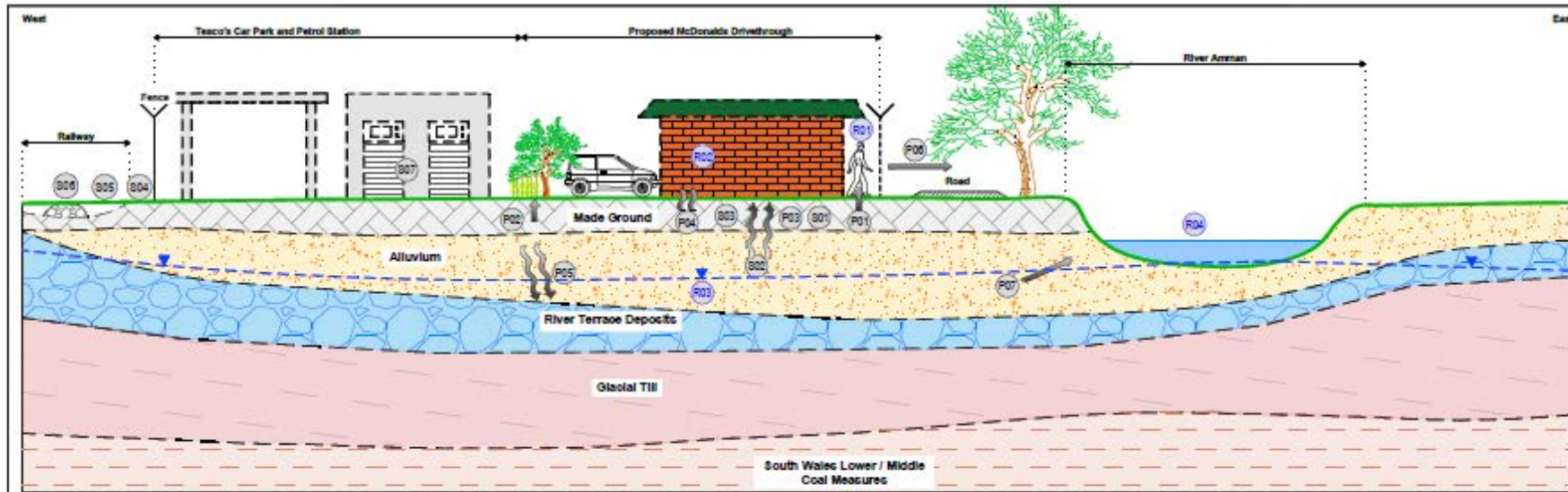
GENERAL NOTES	
1.	Check all dimensions and levels before construction.
2.	Obtain all necessary permits before starting work.
3.	Protect existing structures and utilities.
4.	Ensure all work is completed in accordance with the approved plans.
5.	Obtain a final inspection and approval from the relevant authorities.

REVISIONS		
No.	Description	Date
1	Issue for information	10/10/2023
2	Revised site layout	15/10/2023
3	Final approved layout	20/10/2023

PROJECT INFORMATION	
Project Name:	PL/05597 – Existing Site Layout
Client:	...
Site Address:	...
Scale:	1:500
Date:	20/10/2023

DRAWING INFORMATION	
Drawn by:	...
Checked by:	...
Approved by:	...
Date:	20/10/2023

PL/05597 – Conceptual Site Model



Potential on-site sources of contamination

- S01. Made Ground, associated with historical construction activities and imported fill, possibly including elevated concentrations of metals, metalloids, asbestos fibres, Asbestos Containing Materials, PAH and petroleum hydrocarbons.
- S02. Ground gases (carbon dioxide and methane) from organic materials in the Made Ground / alluvial deposits.
- S03. Petroleum hydrocarbons associated with Made Ground.

Potential off-site sources of contamination

- S04. Hydrocarbon fuels, lubricants, and solvents from the historical railway operations immediately adjacent to site.
- S05. PCBs and oils from the historical railway operations immediately adjacent to site.
- S06. Pesticides from the historical railway operations immediately adjacent to site.

- S07. Hydrocarbon fuels, lubricants, and solvents from the filling station 12m north including leakage from USTs, the pipework between tanks and pumps, and general spillage, together with uncontrolled disposal and spillage from waste receptacles.

Potential receptors

- The following potential receptors in relation to the proposed land use have been identified.
- R01. People (site end users, neighbours).
 - R02. Development end use (buildings, utilities and landscaping).
 - R03. Groundwater: Secondary A aquifer status of the River Terrace Deposits/Alluvium.
 - R04. Surface water and aquatic ecosystem: River Amman immediately to the east.

Potential pathways

- The following potential pathways have been identified.
- P01. Ingestion, skin contact, Inhalation of dust and outdoor air by people.
 - P02. Root uptake by plants.
 - P03. Carbon dioxide and methane ingress via permeable soils and/or construction gaps.
 - P04. VOC and petroleum hydrocarbon vapour ingress via permeable soils and/or construction gaps.
 - P05. Migration of contaminant via leachate migration through the unsaturated zone in the River Terrace Deposits/Alluvium.
 - P06. Surface water via overland flow.
 - P07. Surface water via base flow from groundwater.

<p>Existing ground profile</p> <p>Conjectured geological boundary</p> <p>Groundwater elevation</p> <p>Made Ground</p> <p>Alluvium</p> <p>River Terrace Deposits</p> <p>South Wales Lower / Middle Coal Measures</p>	<p>NOTES</p> <p>1. All dimensions are to be checked on site before the commencement of works. Any discrepancies are to be reported to the Architect & Engineer for verification. Figured dimensions only are to be taken from this drawing.</p> <p>2. This drawing is to be read in conjunction with all relevant Engineer's and Service Engineer's drawings and specifications.</p>
---	--

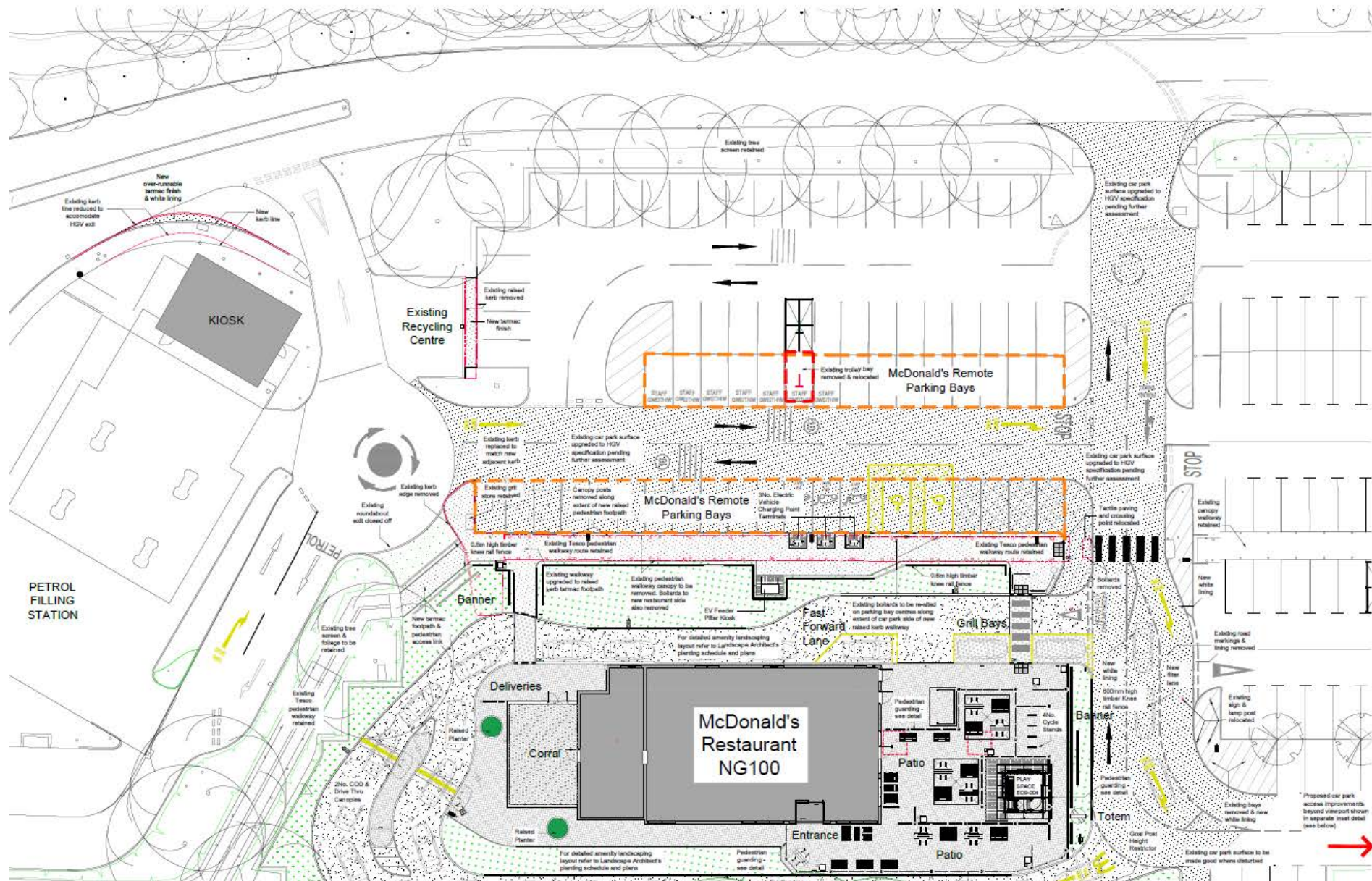
<p>Hydrock</p> <p>CLINT</p> <p>MCDONALDS RESTAURANTS LTD</p>													
<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>APP'D</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REV	DATE	BY	CHKD	APP'D	DESCRIPTION							<p>PROJECT</p> <p>MCDONALDS AMMANFORD</p>
REV	DATE	BY	CHKD	APP'D	DESCRIPTION								

<p>PROJECT</p> <p>MCDONALDS AMMANFORD</p>	<p>DATE</p> <p>23/10/2019</p>
---	-------------------------------

<p>PROJECT</p> <p>MCDONALDS AMMANFORD</p>	<p>DATE</p> <p>23/10/2019</p>
---	-------------------------------

<p>PROJECT</p> <p>MCDONALDS AMMANFORD</p>	<p>DATE</p> <p>23/10/2019</p>
---	-------------------------------

PL/05597 – Proposed Parking Plan



Notes:
All drawings to be read in conjunction with all other drawings as noted on issue sheet.

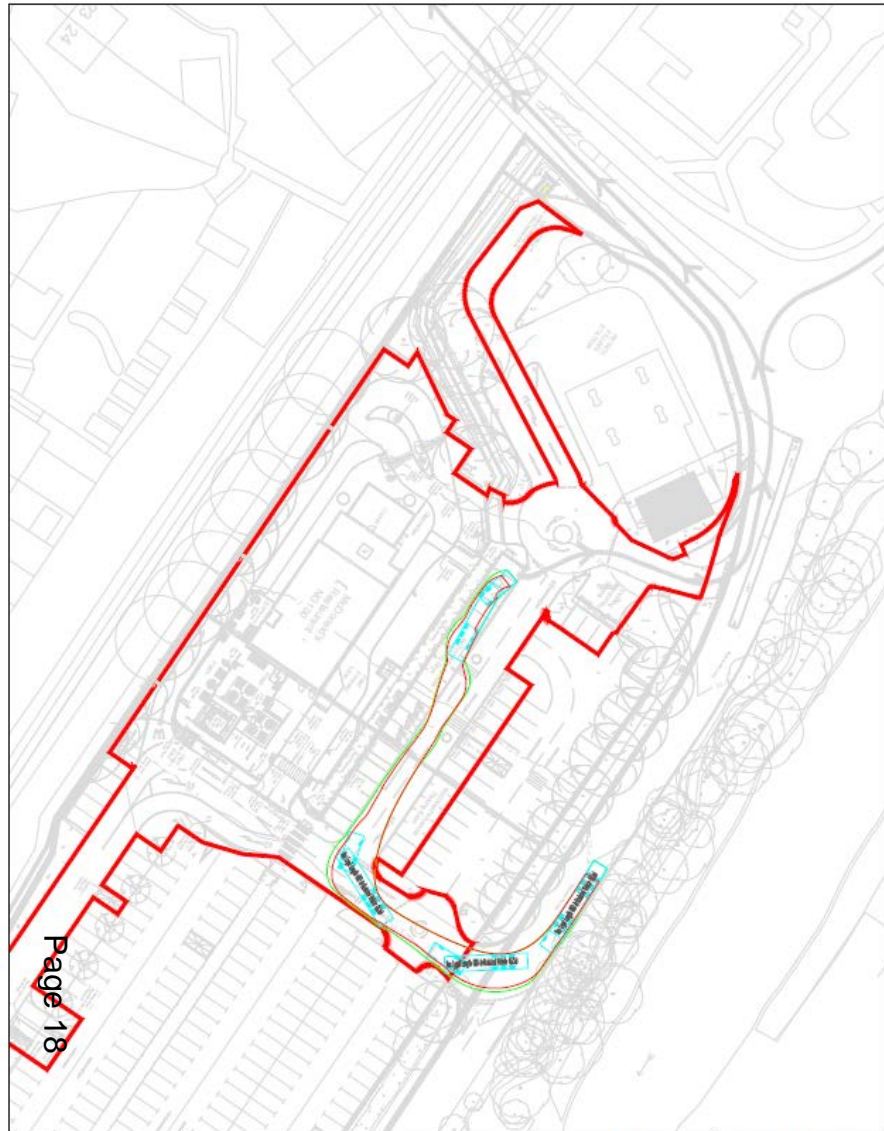
Proposed Site Finishes:

- Tarmac - Car park and footpaths as indicated.
- Charcoal imprinted concrete - Drive thru lanes.
- Marshall's 200 x 100mm Charcoal KeyBlock paving - Pads & Footpaths as indicated.
- Charcoal brushed concrete - drive thru lanes and delivery route.
- Brushed concrete - Corner floor slab & new recycling area. See Structural Engineers drawing for further details.
- Safety floor: Min. 50mm thick, wet pour bonded rubber. To be confirmed by Project Manager.
- Tactile blister paving.
- Existing soft landscaping.
- New soft landscaping - refer to Landscape Architect's detailed drawing layout for further information.

External Fixtures & Fittings:

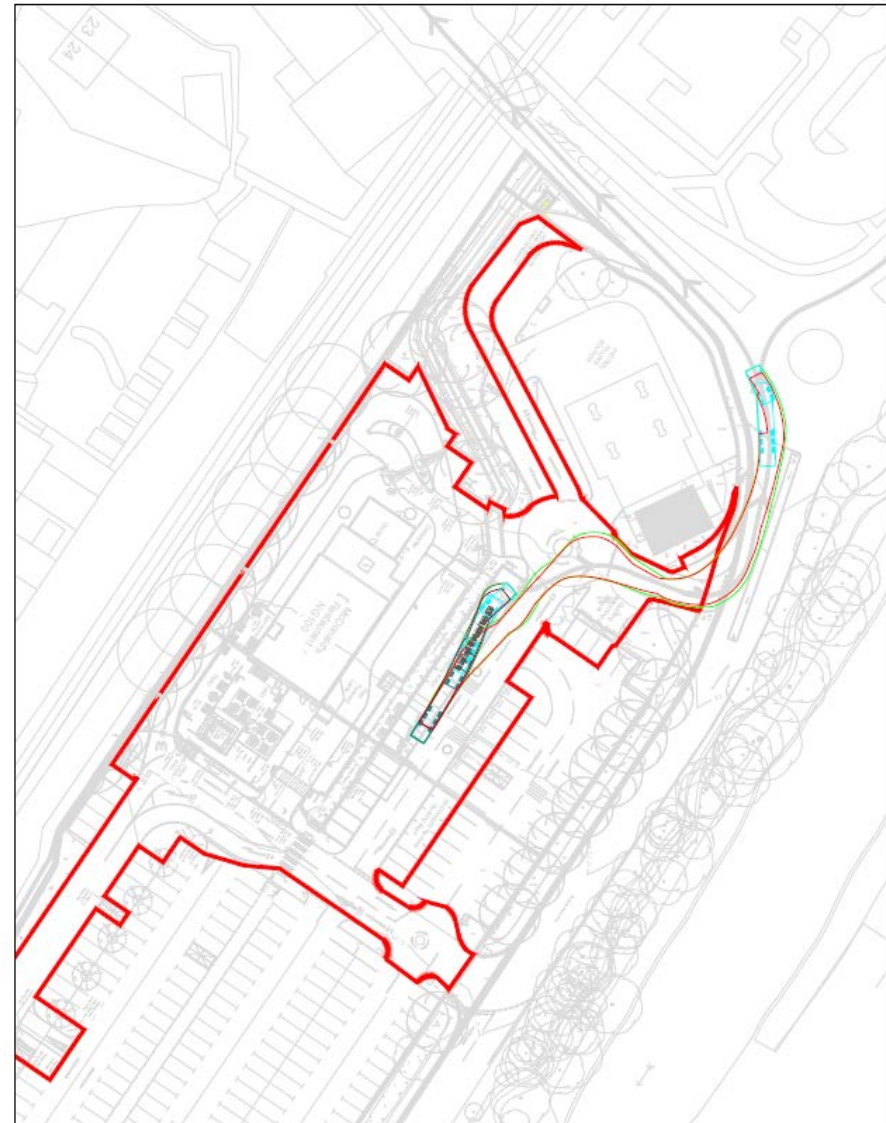
- 2 Seat Rectangular Table.
- 4 seats - Round Table.
- 4 seats - Rectangular Table.
- One Armrest Bench (left or right)
- Coffee Table.
- Single Chair.
- Cycle Stand
Stainless steel Sheffield cycle stands @ 900mm centres.
- Pedestrian Guarding
1500mm or 900mm long x 1100mm high. Timber effect galvanneal steel.
- Bin
Indicative lighting column - position to be confirmed by MAE consultant.
- Dust Bin with "Hyd-Mat" sticker.
- Target Trash Bin
- Combin Dextra Large Aperture Litter Bin by Gladson
500mm x 470mm high x 1850mm high. Bin body & door: Black.
- Ash Bin.
- Electricity Kiosk
Green Electricity Meter Housing, 2050w x 1000d x 2285mm High. Indicative location only. Position to be agreed with MAE Consultant after service entry positions have been established.
- Cranked Bollard
McDonald's standard cranked bollard. 1200mm high, 300mm offset painted white.
- Bollard - Brossop
115mm OD 988 bollard - no door guard - 1000mm high or similar approved.
- Luma Gen2 Bollard
LED Dlx50 150LM NW LAMPs - LED-IP 65 528 740 Mounting Height: 9m

PL/05597 – Proposed HGV Swept Path Analysis & Access



Page 18

	<p>Hydrock</p> <p>PROPOSED HGV SWEEP PATH ANALYSIS</p> <p>McDONALD'S RESTAURANTS</p> <p>McDONALD'S AMMANFORD</p>	<p>PROPOSED HGV SWEEP PATH ANALYSIS OF MAX LEGAL ARTICULATED HGV - ENTRY MANOEUVRE</p> <p>Project Reference: 23120</p> <p>Date: 11/03/2024</p> <p>Information: 54</p> <p>23120-HYD-XX-KX-06-19-0111</p>
--	---	---

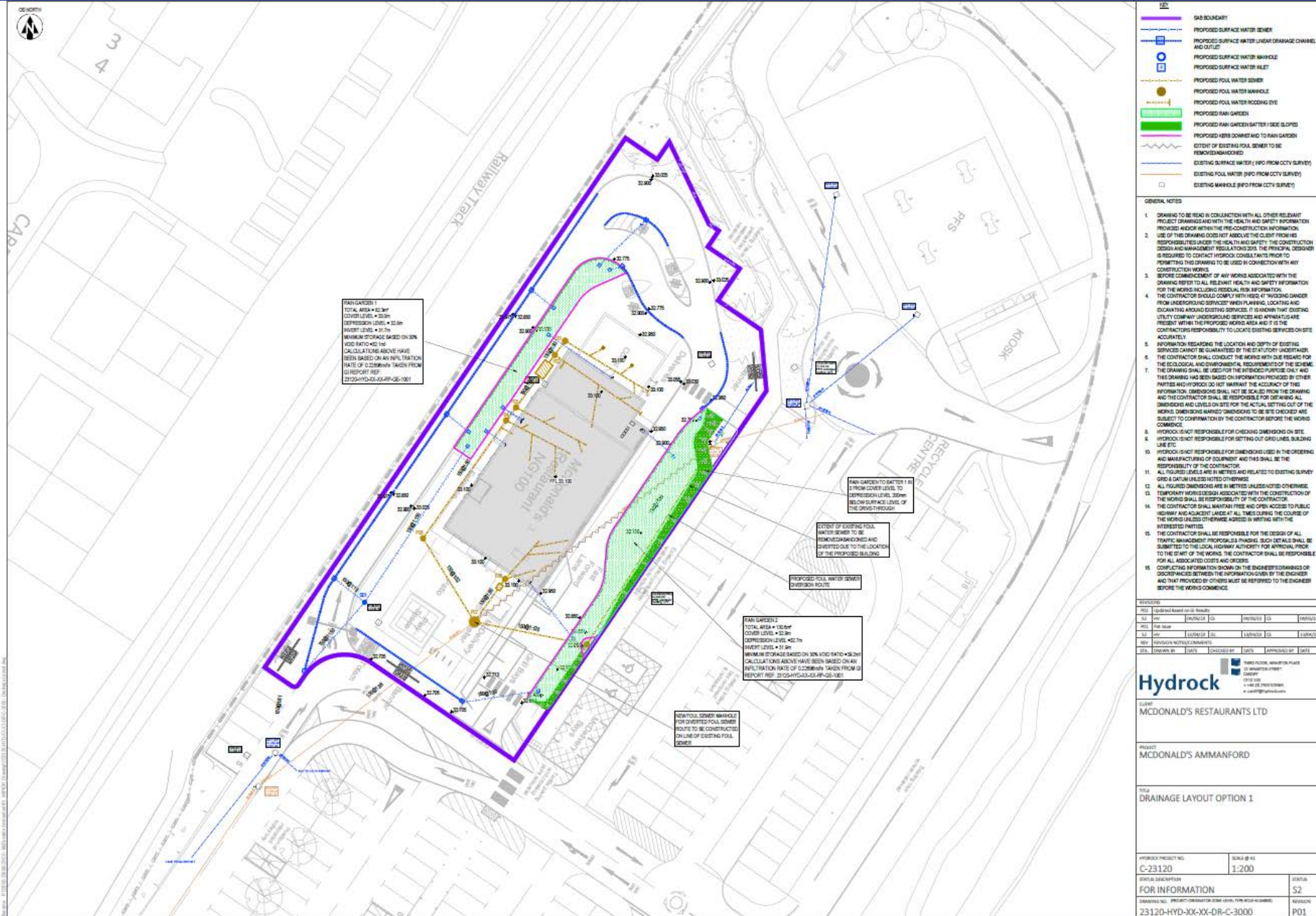


	<p>Hydrock</p> <p>PROPOSED HGV SWEEP PATH ANALYSIS</p> <p>McDONALD'S RESTAURANTS</p> <p>McDONALD'S AMMANFORD</p>	<p>PROPOSED HGV SWEEP PATH ANALYSIS OF MAX LEGAL ARTICULATED HGV - EXIT MANOEUVRE</p> <p>Project Reference: 23120</p> <p>Date: 11/03/2024</p> <p>Information: 54</p> <p>23120-HYD-XX-KX-06-19-0111</p>
--	---	--

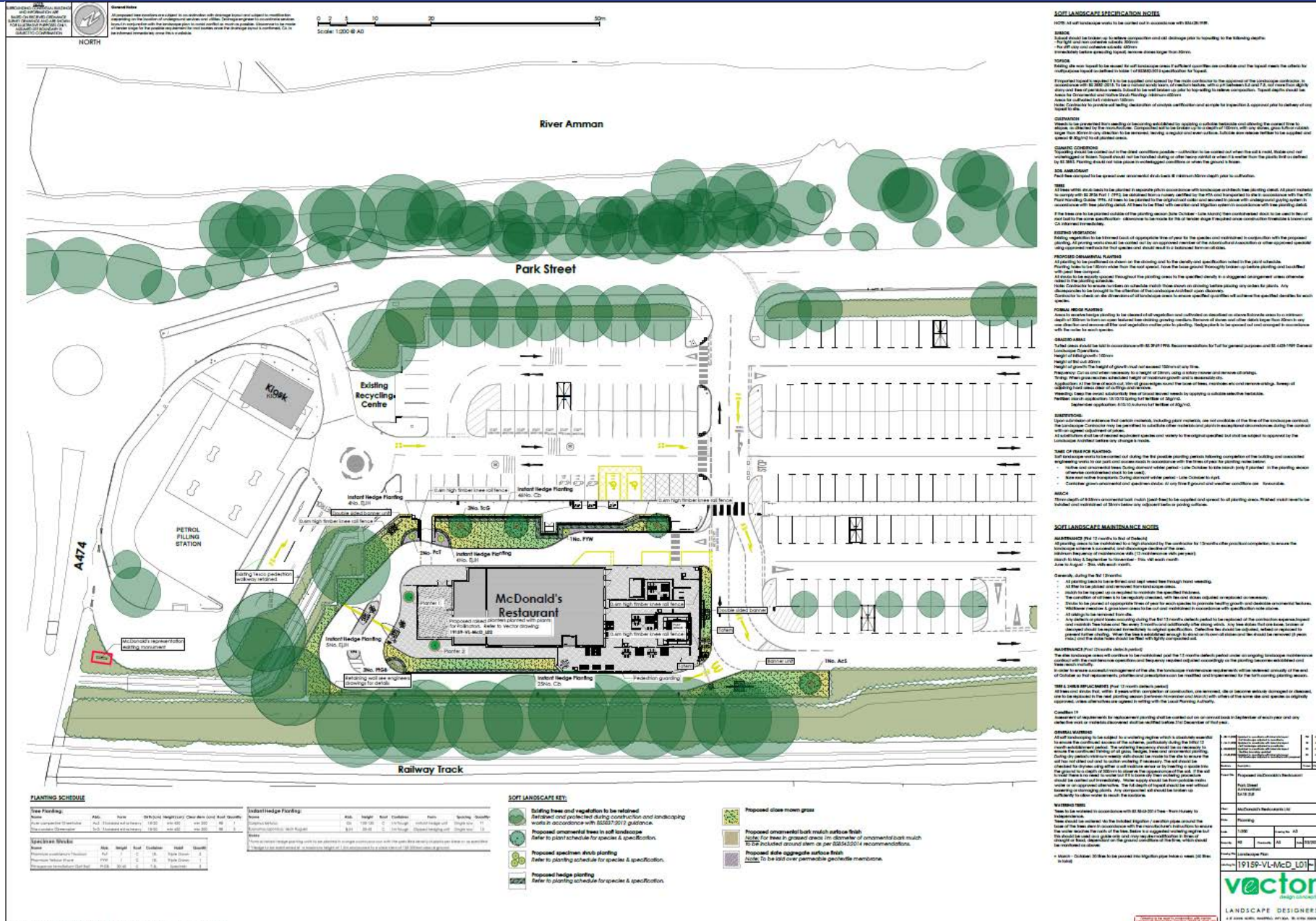
PL/05597 – Engineering Plan



PL/05597 – Drainage Layout Plan



PL/05597 – Proposed Landscaping Plan



Project Name	McDonald's Restaurant
Project Ref	19159-VL-McD_01
Client	McDonald's Restaurants Ltd
Location	19159-VL-McD_01
Scale	1:200 @ A4
Date	02/03/2023
Author	Vector Design
Checker	Vector Design
Project Manager	Vector Design
Client Ref	
Client Contact	
Client Address	
Client Phone	
Client Email	
Client Website	
Client Logo	
Client Social Media	

vector
LANDSCAPE DESIGNERS

PL/05597 – Pre Development Habitats



PRACTICAL
ecology

The Roost, Scale, Norfolk, IP21 4DT
T: 01379 740098
E: info@practical-ecology.co.uk
W: www.practical-ecology.co.uk

Legend

- Site Boundary
- Developed land; sealed surfaces
- Modified grassland



Title:	BNG Pre-development habitats V1
Project:	Ammanford 8256, Tesco Park Street
Produced by:	Drawings: A. Pino-Blanco Reviewed by: C.Weaire
Notes:	Overlaid on Site Layout Plan: 8256-SA-8628-P004 C
Date:	15/03/2023

PL/05597 – Post Development Habitats



The Roost, Scale, Norfolk, IP21 4DT
T: 01379 740098
E: info@practical-ecology.co.uk
W: www.practical-ecology.co.uk

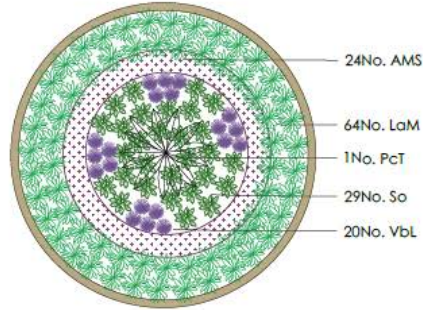
Legend

- Site Boundary
- New Hedgerow
- New small tree
- Buildings
- Developed land; sealed surfaces
- Shrub planting
- Modified grassland
- Ground level planters

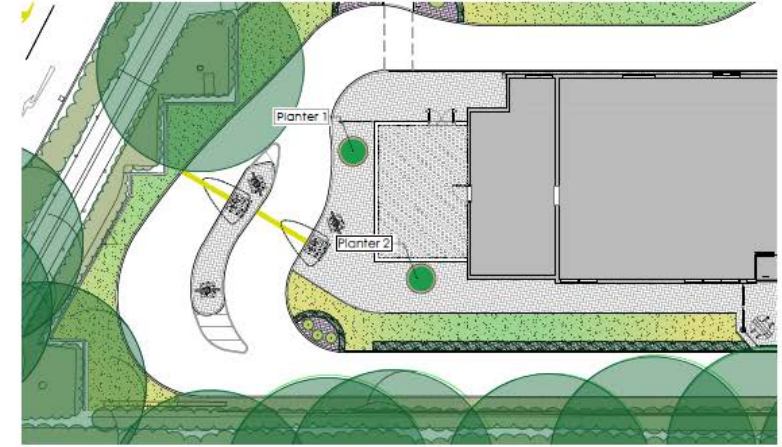
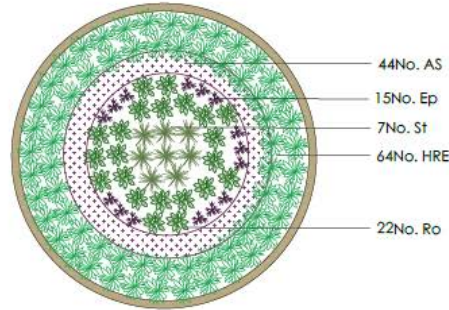
Title:	BNG Pre-development habitats v1
Project:	Ammanford 8256, Tesco Park Street
Produced by:	Drawings: A. Pino-Blanco Reviewed by: C.Weaire
Notes:	Overlaid on Site Layout Plan: 8256-SA-8628-P004 C
Date:	15/03/2023

PL/05597 – Proposed Landscape Details

PLANTER No. 1



PLANTER No. 2



PLANTER LOCATION PLAN: NTS

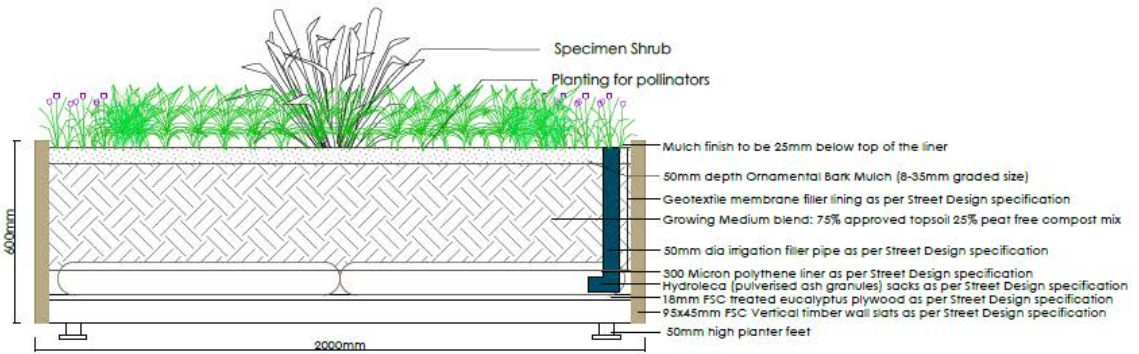
L02 RAISED PLANTER PLANTING PLANS: 1:20
01

PLANTING SCHEDULES:

Planter 1 Planting							
Shrubs	Abb	Height (cm)	Root	Container	Habit	Quantity	
Lavandula angustifolia 'Munstead'	LaM	30-40	C	3L	Bushy	64	
Saponaria officinalis	So	40-60	C	3L	Bushy	29	
Verbena bonariensis	VbL	30-40	C	2L	Branched	20	
Bulbs	Abb	Grade	*Bulbs to be planted 15cm deep & 15cm apart				
Allium 'Mount Everest'	AMS	5/6					24
Specimen	Abb	Height (cm)	Root Condition	Container	Habit	Quantity	
Phormium cookianum 'Tricolor'	PcT	/	C	10-12L	Triple Crown	1	

Planter 2 Planting							
Shrubs	Abb	Height (cm)	Root	Container	Habit	Quantity	
Echinacea purpurea	Ep	30-40	C	2L	Branched	15	
Hebe 'Red Edge'	HRE	30-40	C	3L	Bushy	64	
Rosmarinus officinalis	Ro	40-60	C	3L	Bushy	22	
Stipa tenuifolia	St	/	C	3L	V	7	
Bulbs	Abb	Grade	*Bulbs to be planted 10cm deep & 10cm apart				
Allium sphaerocephalon	AS	5/6					44

PLANTING SPECIES



L02 PLANTER SECTION: 1:10
02

RAISED PLANTER



Proposed circular raised planter (2Nos)
Product: Swiftland - 3VPSG 03
Diameter: 2000mm
Height: 600mm
Material: FSC lanka hardwood with mild steel fittings
Supplier: Steel-design

Project Title	Proposed McDonald's Restaurant		
Location	Park Street Ammanford SA18 2LR		
Client	McDonald's Restaurants Ltd		
Status	Planning		
Scale	As Shown	Drawing Size	A2
Drawn by	HS	Checked by	AS
Date	02/2023		

Revisions	Description	Drawn	Checked
01-24.11.2020	Updated to coordinate with latest site layout	HS	AS
02-24.11.2020	- Location plan updated	HS	AS
03-24.11.2020	Updated to coordinate with latest site layout	HS	AS
04-05.03.2023	Updated to coordinate with latest site layout	HS	AS
05-15.03.2023	- Red line boundary updates	HS	AS
06-15.03.2023	Updated to coordinate with revised landscape plan	HS	AS

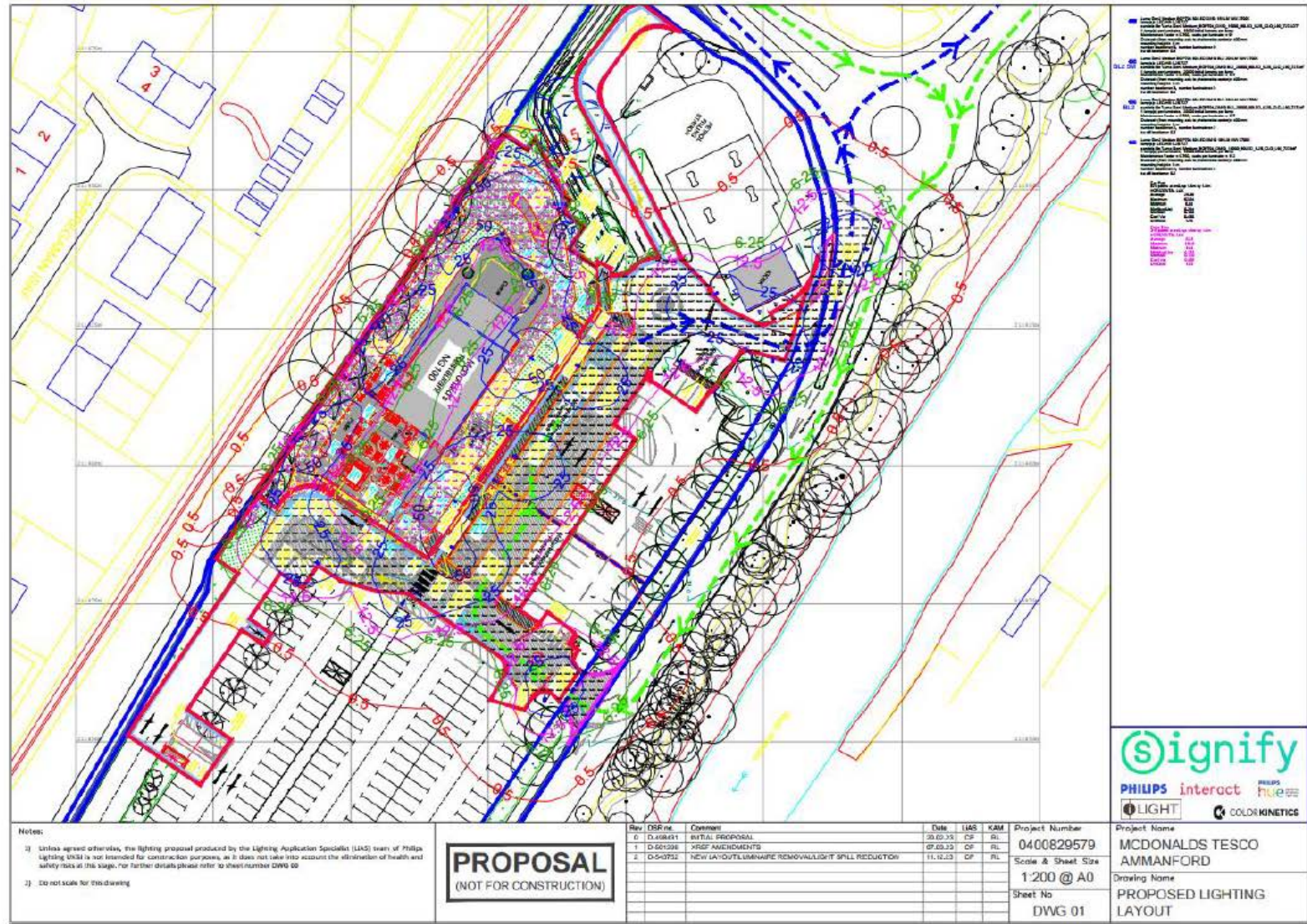
Drawing Title: Raised Planters - Planters for Pollinators
Job-Orig No: 19159-VL-McD_L02 Rev: 0

vector
design concepts

LANDSCAPE DESIGNERS
4 ST JOHN'S NORTH, WAKEFIELD, WF1 3GA. TEL: 01924 330256
www.vectorltd.co.uk

PL/05597 – Proposed Lighting Layout

Appendix 1: Proposed Lighting Layout for the Site



Notes:

- 1) Unless agreed otherwise, the lighting proposal produced by the Lighting Application Specialist (LAS) team of Philips Lighting UK is not intended for construction purposes, as it does not take into account the distribution of health and safety risks at this stage. For further details please refer to sheet number DWG 00
- 2) Do not scale for this drawing

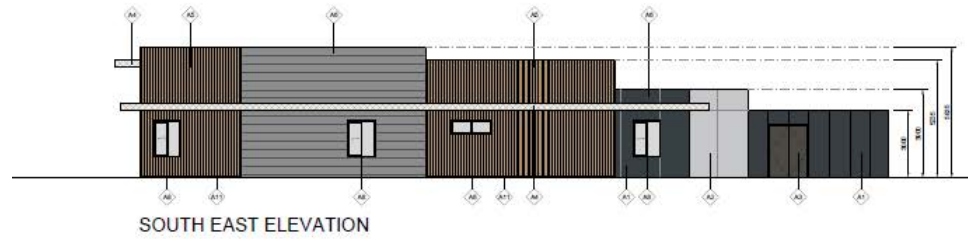
PROPOSAL
(NOT FOR CONSTRUCTION)

Rev	DSR no	Comment	Date	IAS	KAM
0	D-058481	INITIAL PROPOSAL	20.03.25	CP	RL
1	D-061296	RESP AMENDMENTS	07.03.25	CP	RL
2	D-063022	NEW LAYOUT/LUMINAIRE REMOVAL/LIGHT SPILL REDUCTION	11.02.25	CP	RL

Project Number: 0400829579
 Scale & Sheet Size: 1:200 @ A0
 Sheet No: DWG 01

Project Name: MCDONALDS TESCO AMMANFORD
 Drawing Name: PROPOSED LIGHTING LAYOUT

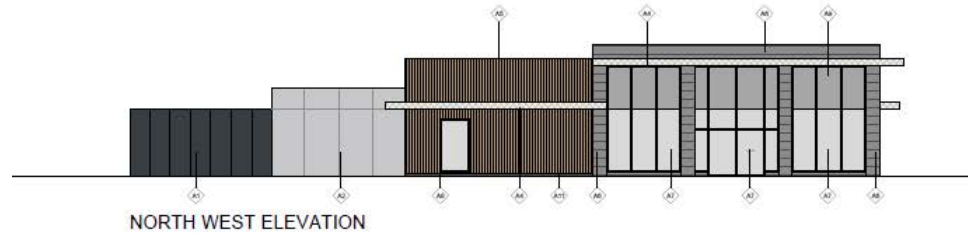
PL/05597 – Elevations



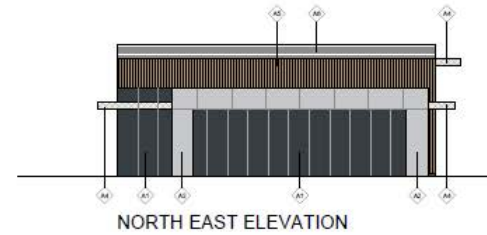
SOUTH EAST ELEVATION



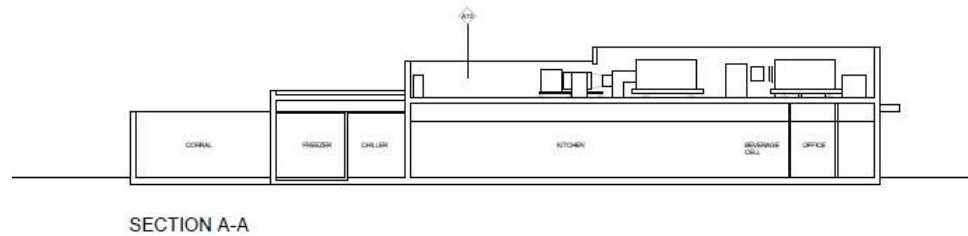
SOUTH WEST ELEVATION



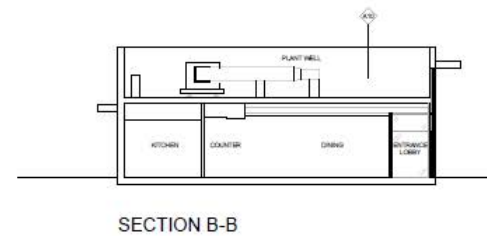
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SECTION A-A



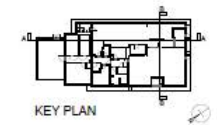
SECTION B-B



Notes:
 All drawings to be read in conjunction with all other drawings as listed on issue of set.

MATERIALS LEGEND:

- A1 Corral
Coral looking panels
- A2 Frieze & Chiller
Stone effect cladding panels
- A3 Security Glass
PPG POLY 1022 Clear Grey
- A4 Counter
PPG POLY 1075 Traffic White
- A5 Kitchen
Stone effect cladding panels
- A6 Dining
Dark grey cladding
- A7 Entrance Lobby
Redwood Cladding
PPG POLY 1022 Jet Black Frame
- A8 Window and Glass
PPG POLY 1022 Jet Black Frame
- A9 Counter Cladding
PPG POLY 1022 Jet Black Frame
- A10 Plant Area
Black Cladding panels
- A11 Floor
Dark grey engineering brick



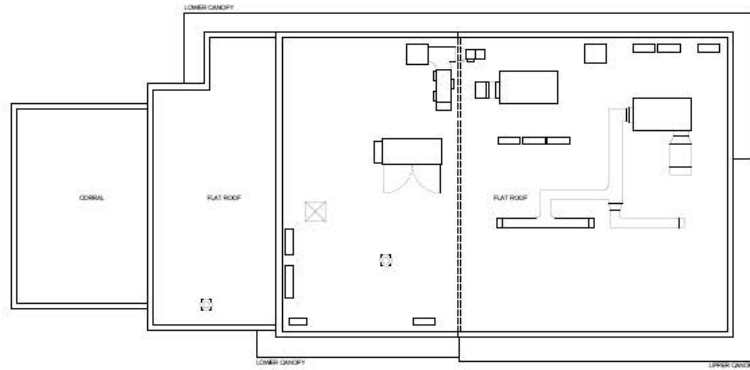
KEY PLAN



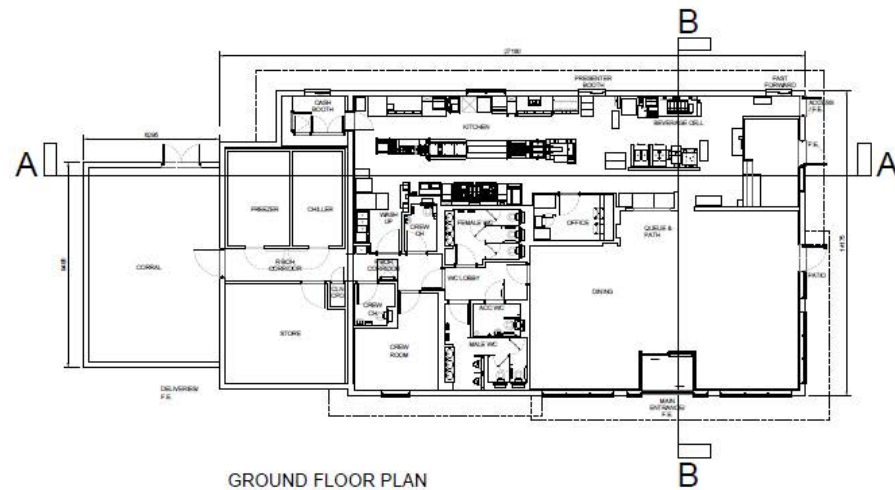
PROJECT INFORMATION
 PROJECT NAME: [Redacted]
 PROJECT ADDRESS: [Redacted]
 PROJECT NO: [Redacted]
 DRAWING NO: [Redacted]
 DATE: 2023-03-23
 SCALE: 1:500



PL/05597 – Floor Plans



ROOF PLAN



GROUND FLOOR PLAN



NG100

Project Name	PL/05597
Location	...
Date	...
Client	...
Designer	McCreesh Engineering Ltd
Project Name	...
Scale	1:100
Sheet No.	...



PL/05597

Looking
west from
service
road/River
Amman



PL/05597

Looking
north-west
from
service
road/River
Amman

Page 29



PL/05597

Looking
north from
service
road/River
Amman



PL/05597

Looking
west from
service
road/River
Amman
towards
Fuel
Station

Page 31



PL/05597

Looking
west from
service
road/River
Amman
towards
Fuel
Station

Page 32



Looking
south from
A474
roundabout
towards
Fuel Station



Looking
south-west
from A474
roundabout
towards
Fuel Station
and railway



Looking
west from
A474
towards
railway and
modern
retail
outlets



Looking south from A474 towards Fuel Station and proposed site beyond



Looking
south from
A474
towards
Fuel Station
and
proposed
site beyond



Looking west from A474 over railway towards town centre.



Looking south from pedestrian path adj. fuel station towards application site.



PL/05597

Application
site, looking
south
towards
Tesco
store.



Application site, looking south towards Tesco store.



Application
site, looking
east
towards
River
Amman.



Application site, looking north east towards fuel station.



Application site, looking south highlighting boundary hedge with railway land.



Looking
west
through
boundary
hedge
towards
nearest
residential.

Page 45



Looking
west
through
boundary
hedge
towards
nearest
residential.



Looking
east from
the nearest
residential
units.



Looking east from the nearest residential units, at edge of the railway boundary.



PL/06623

Kevin D Phillips

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

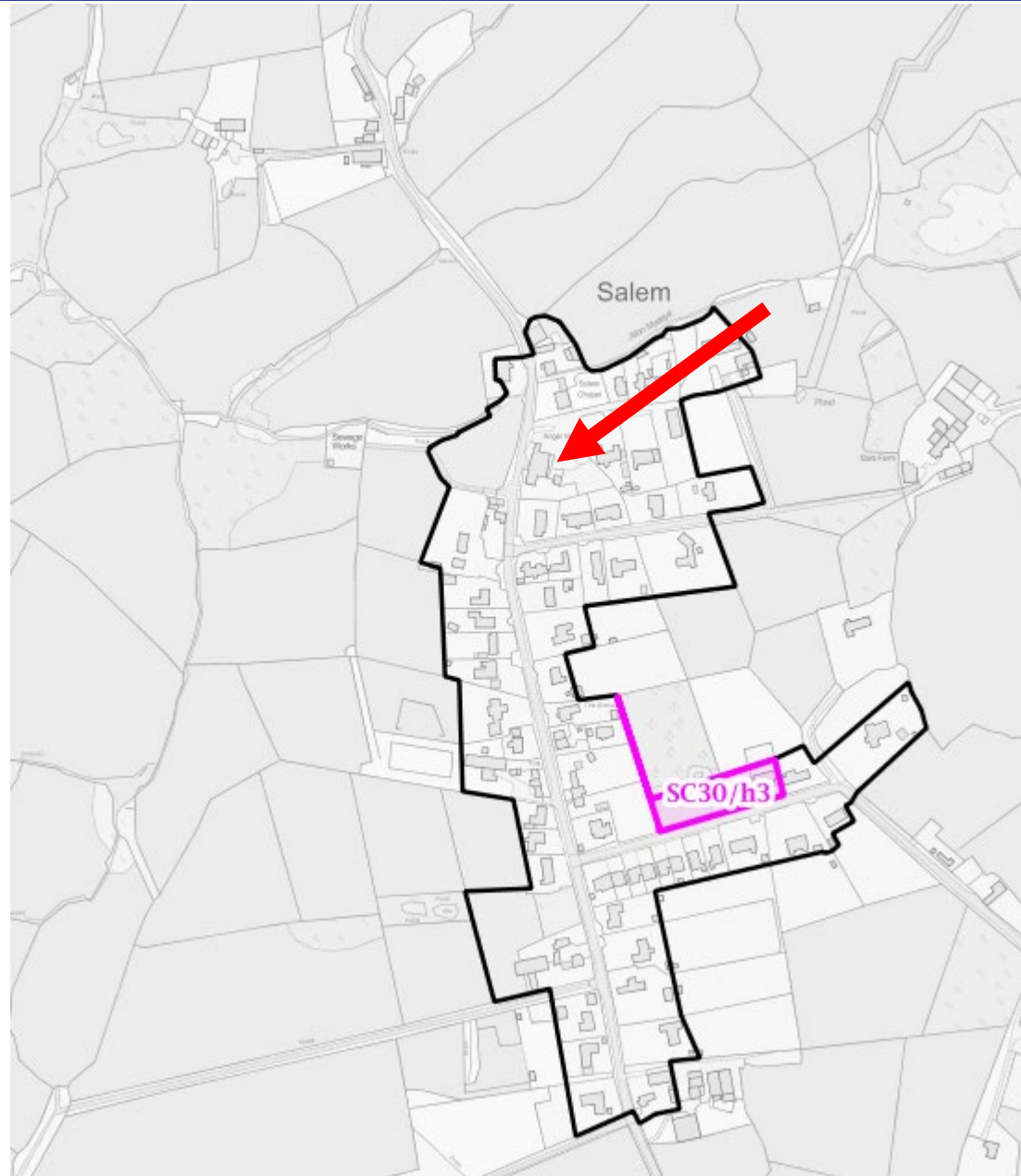
Lle a Seilwaith | Place and Infrastructure

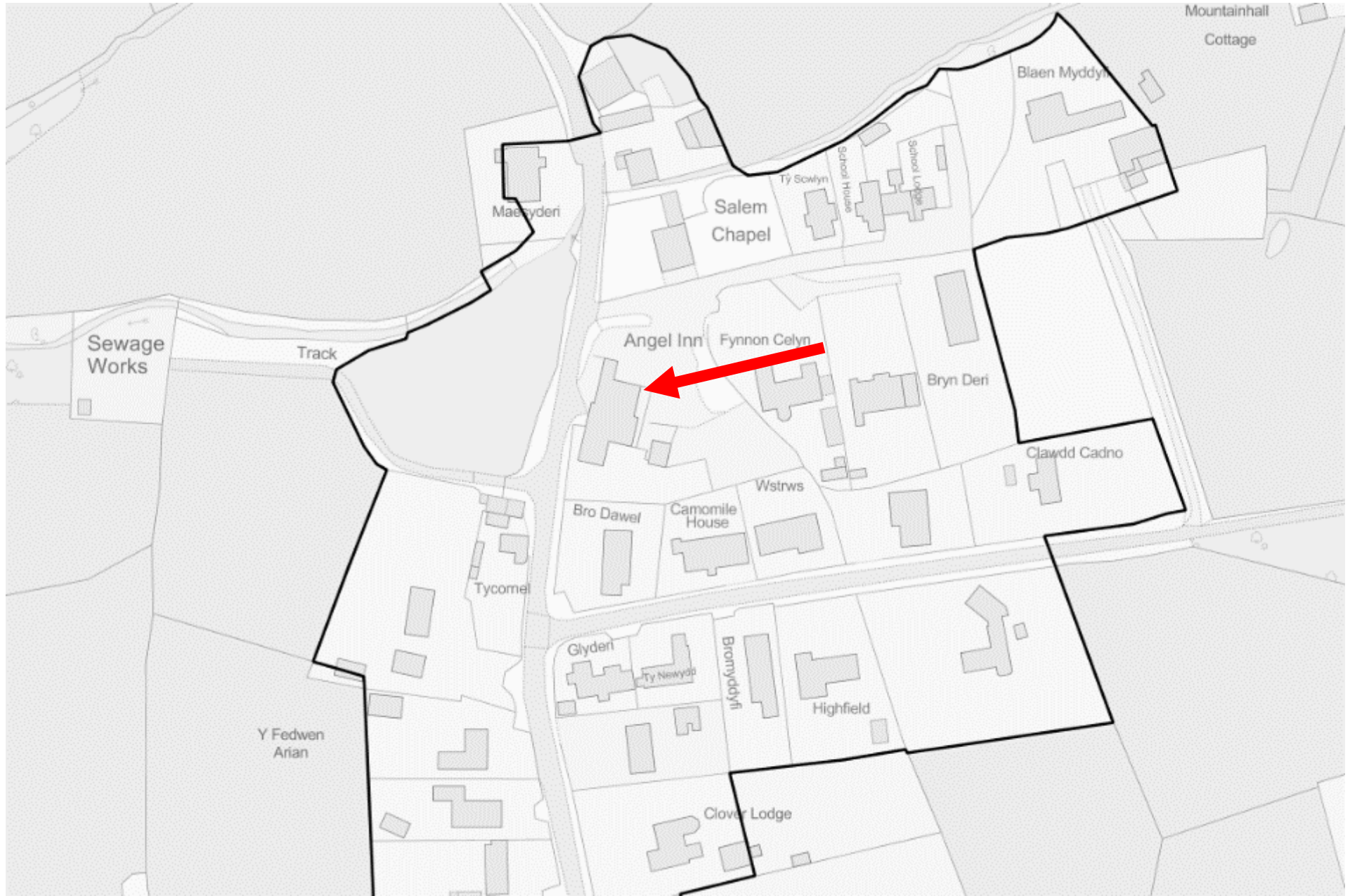
Page 49

Cyngor **Sir Gâr**
Carmarthenshire
County Council

















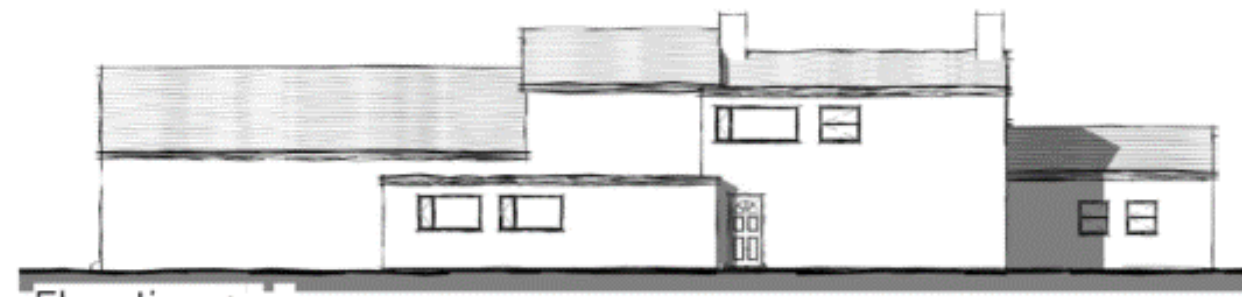
1 Elevation 1 - a
1 : 200



2 Elevation 2 - a
1 : 200



3 Elevation 3 - a
1 : 200



4 Elevation 4 - a
1 : 200



1 Elevation 1 Proposed
1:200



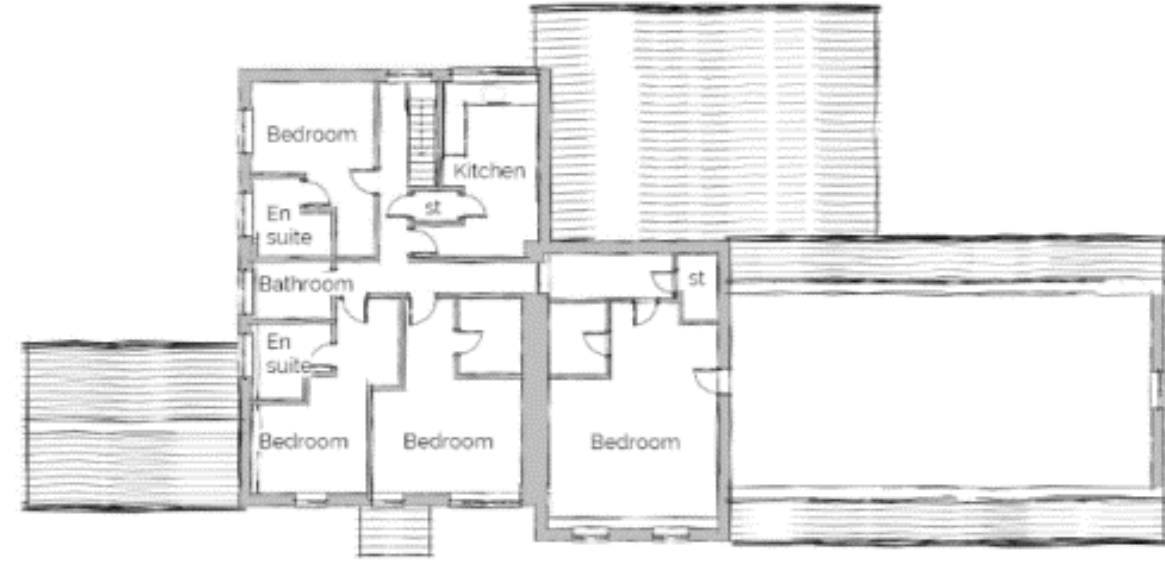
2 Elevation 2 Proposed
1:200



3 Elevation 3 Proposed
1:200



4 Elevation 4 Proposed
1:200



1 Existing GF
1 : 200

2 Existing FF
1 : 200



1 Proposed GF
1:200



2 Proposed FF
1:200

























PL/06638

Paul Roberts

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

Lle a Seilwaith | Place and Infrastructure

Page 72

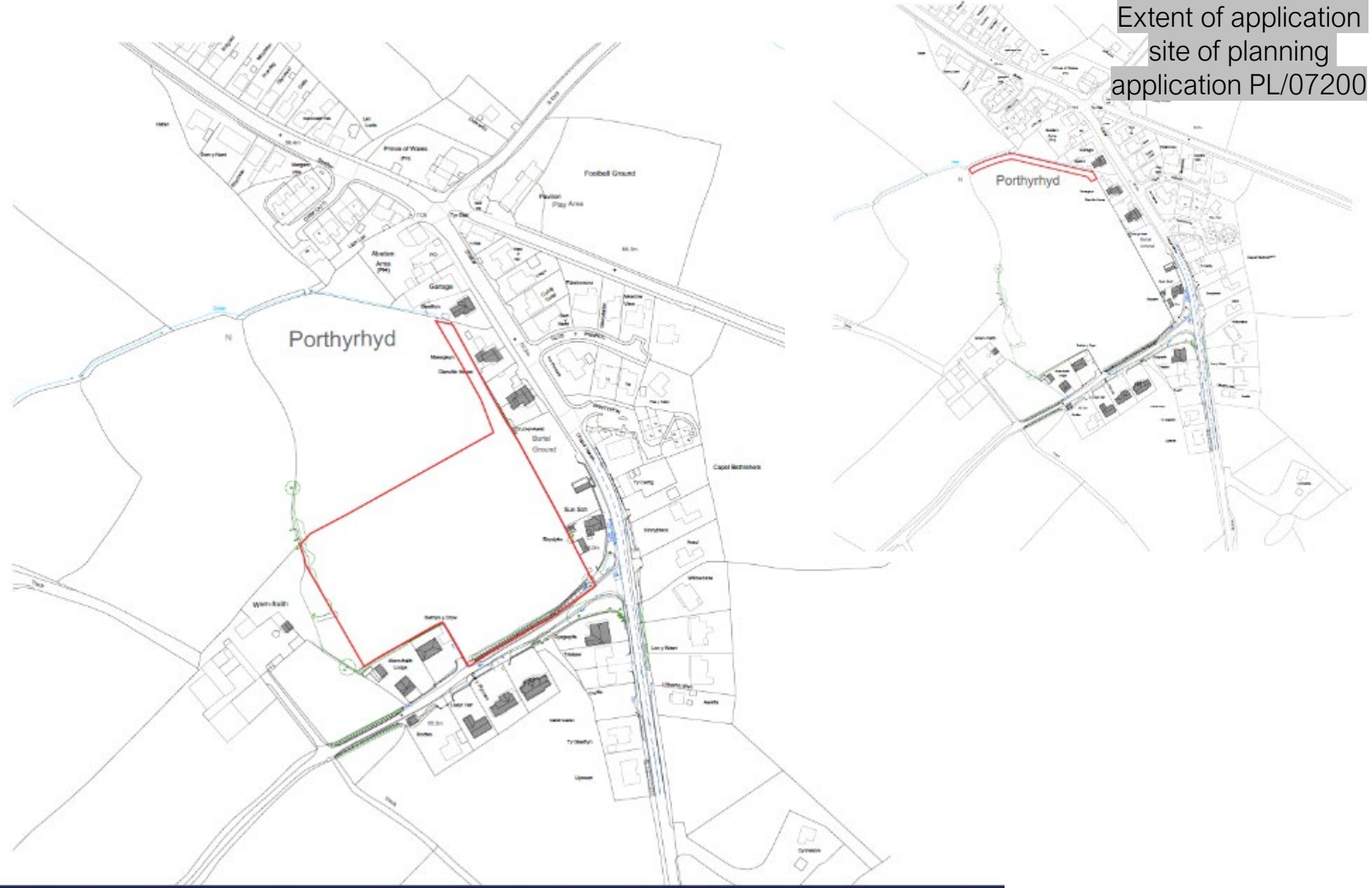
Cyngor **Sir Gâr**
Carmarthenshire
County Council



PL/06638 Wider Location Plan



PL/06638 Location plan



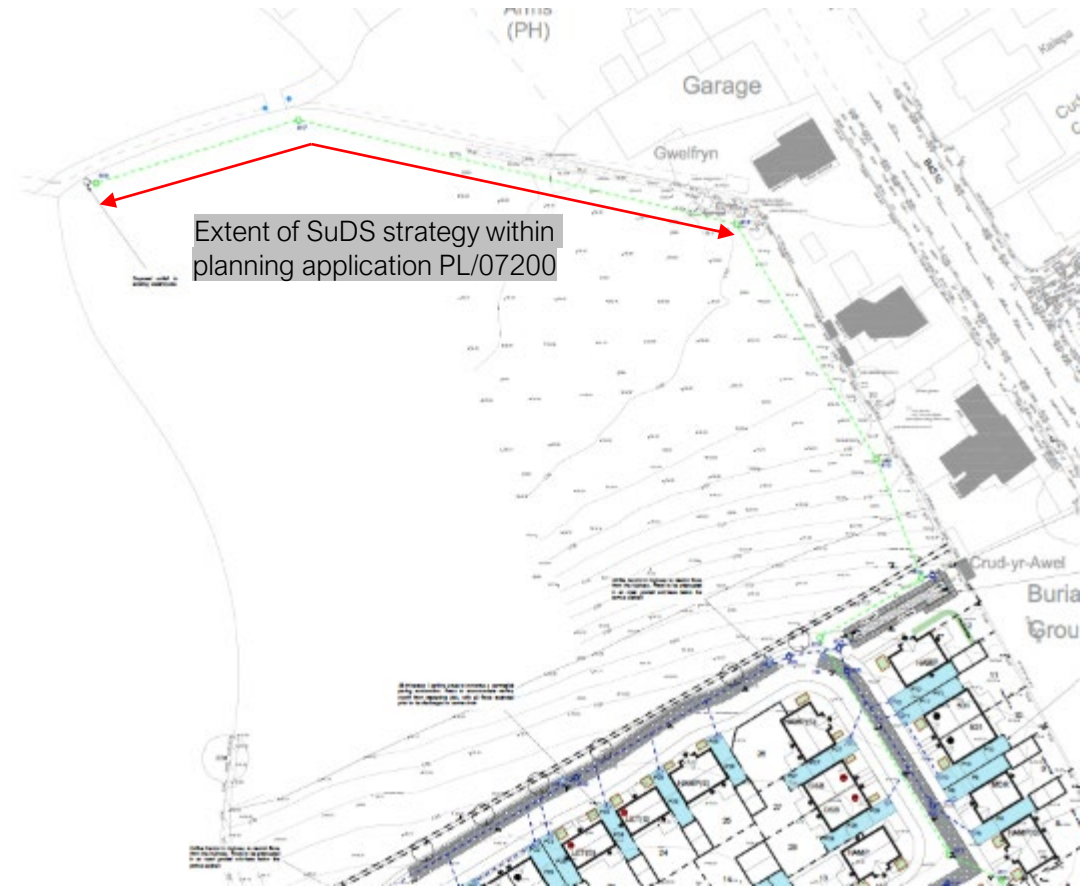
PL/06638 Aerial Photograph



PL/06638 Site plan



PL/06638 SuDS Strategy Plan



PL/06638 Engineering layout – Foul Drainage



PL/06638 Elevational drawings



Figure 11 – proposed four-bed detached house type “Hampstead”



Figure 12 – proposed two-bed Affordable semi-detached house type “Rhiwbina”



Figure 13 – proposed Affordable semi-detached three-bed house type “531”



Figure 10 – proposed three-bed detached house “Morris”

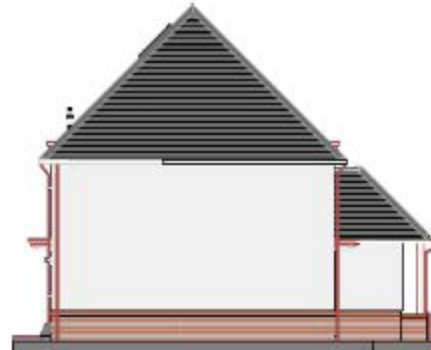


Figure 14 – typical three-bed detached Affordable bungalow “532”

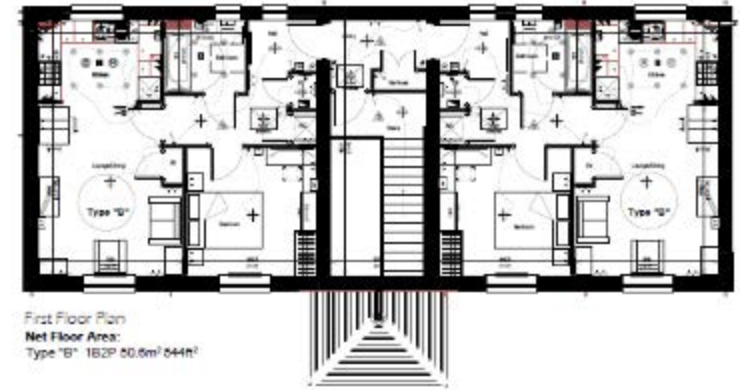
PL/06638 Elevational drawings (Four one-bedroom flats)



Front Elevation



Side Elevation



First Floor Plan
Net Floor Area:
Type "B" 1B2P 60.6m² 544ft²



Rear Elevation



Side Elevation



Ground Floor Plan
Net Floor Area:
Type "A" 1B2P 60.6m² 544ft²

PL/06638 Street scene view



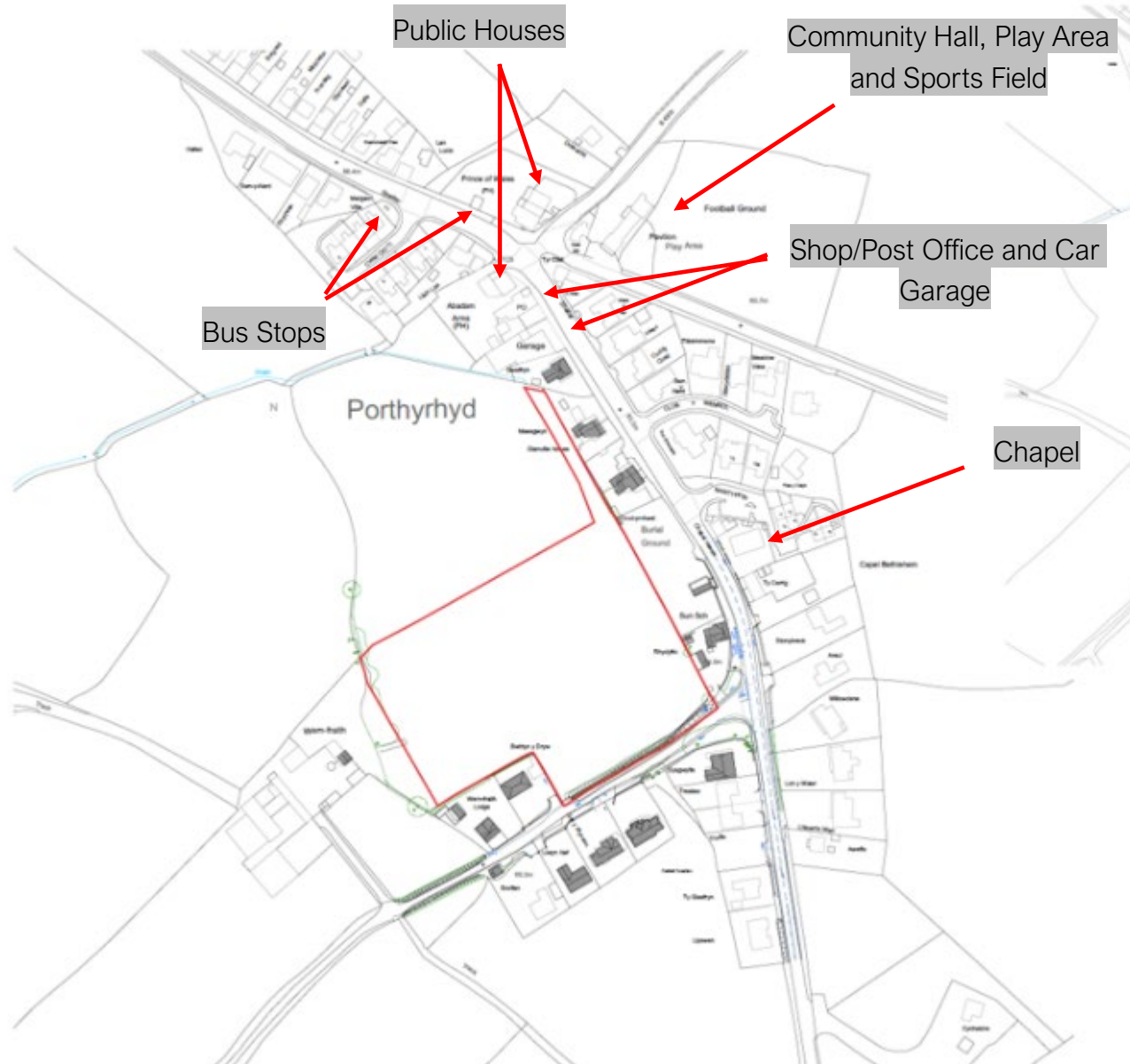
PL/06638 Street scene view



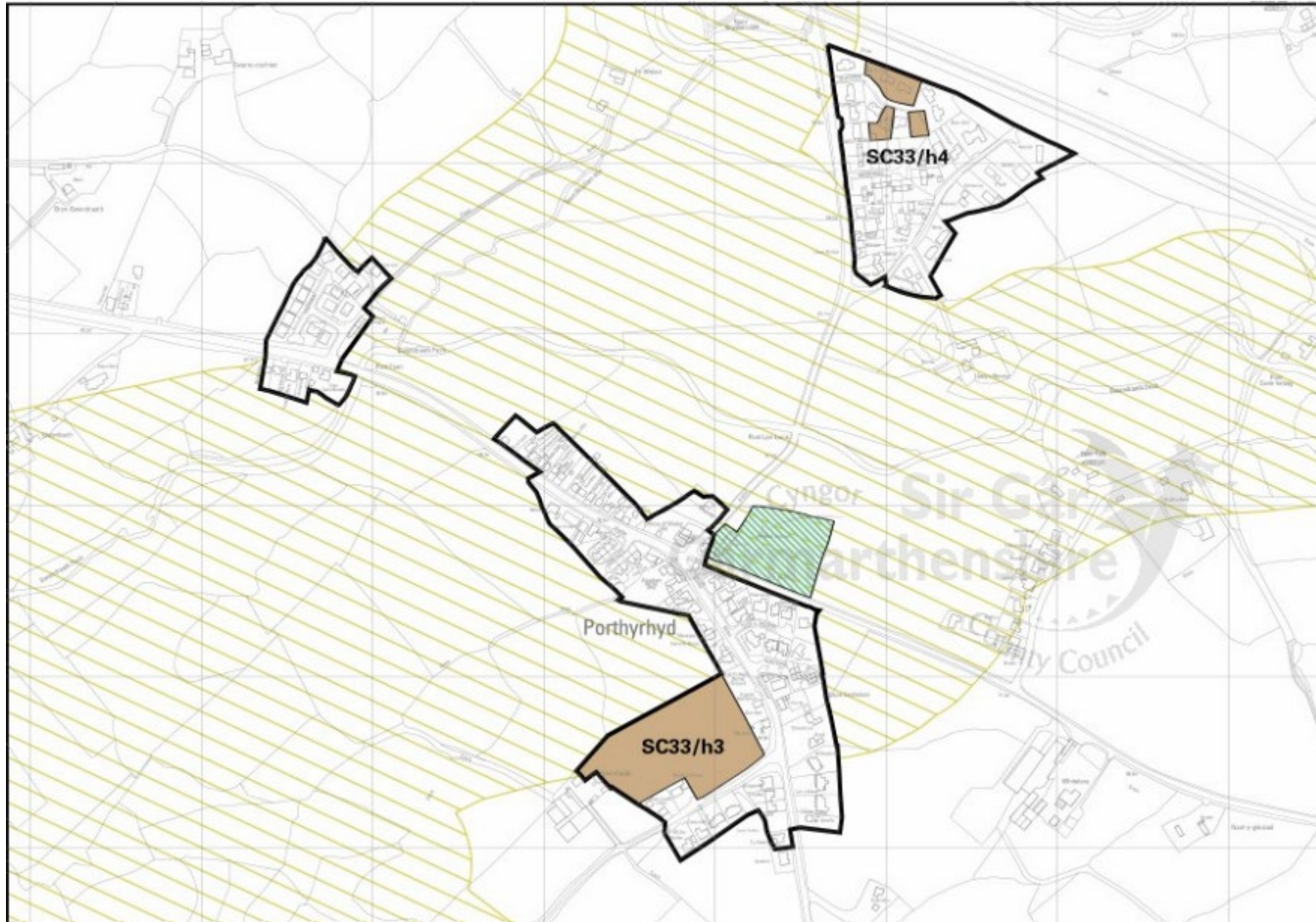
PL/06638 Street scene view



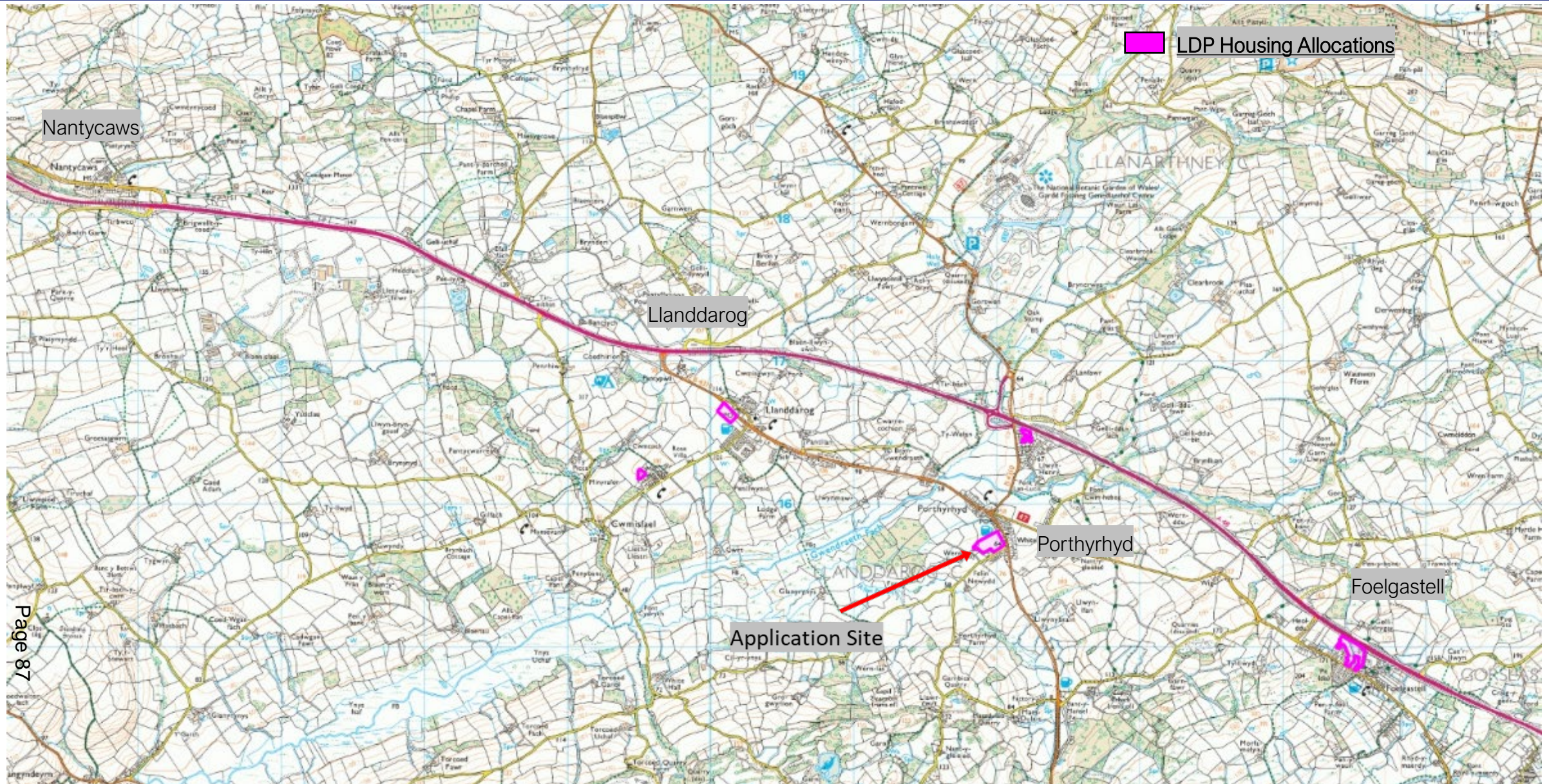
PL/06638 – Location of site in relation to existing services and facilities



PL/06638 – Extract from Proposals Map for Porthyrhyd in Adopted LDP



PL/06638 Location of site in relation to surrounding settlements and LDP housing allocations



















Proposed point of discharge to
watercourse from SuDS Scheme









PL/07200

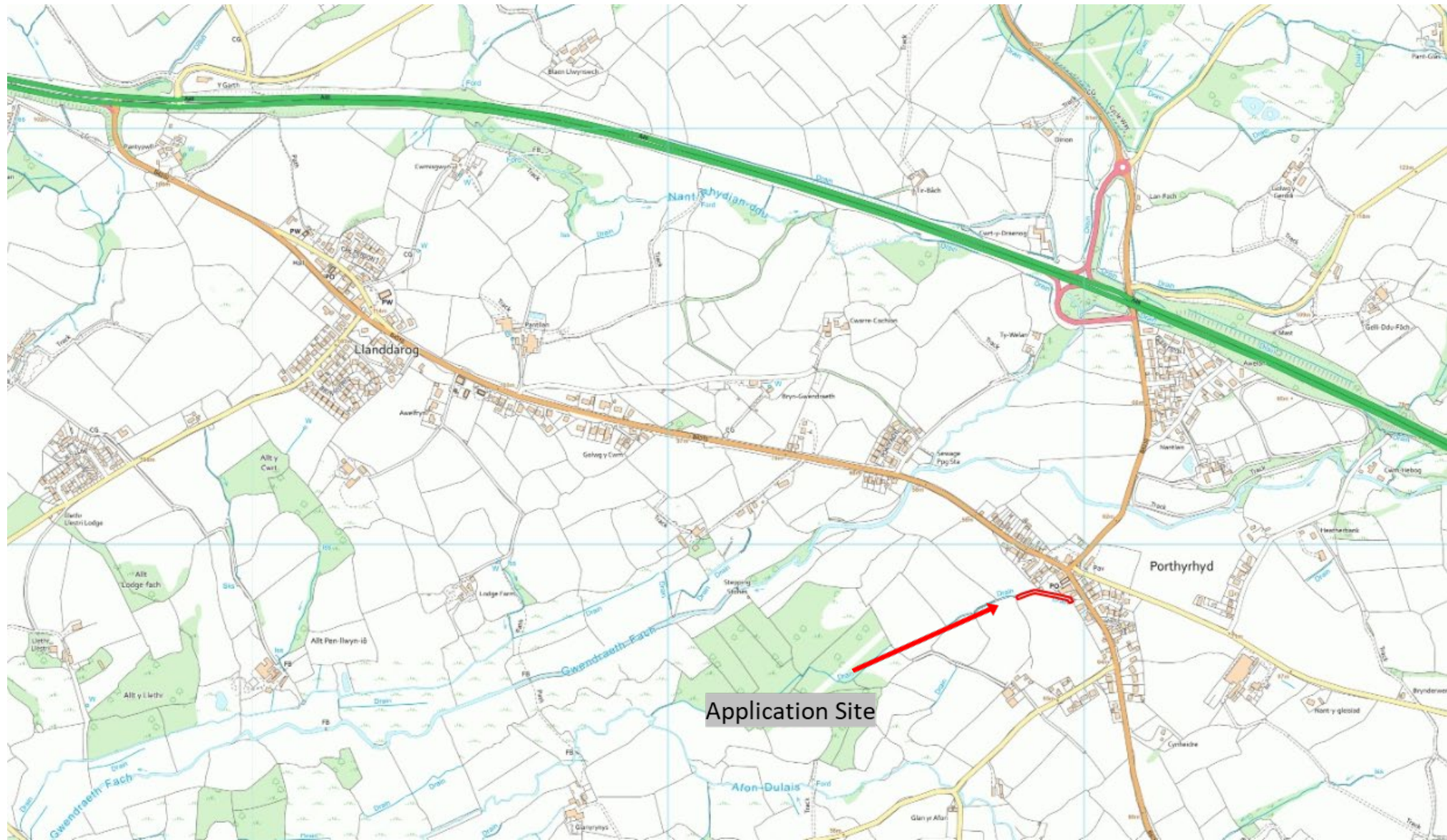
Paul Roberts

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

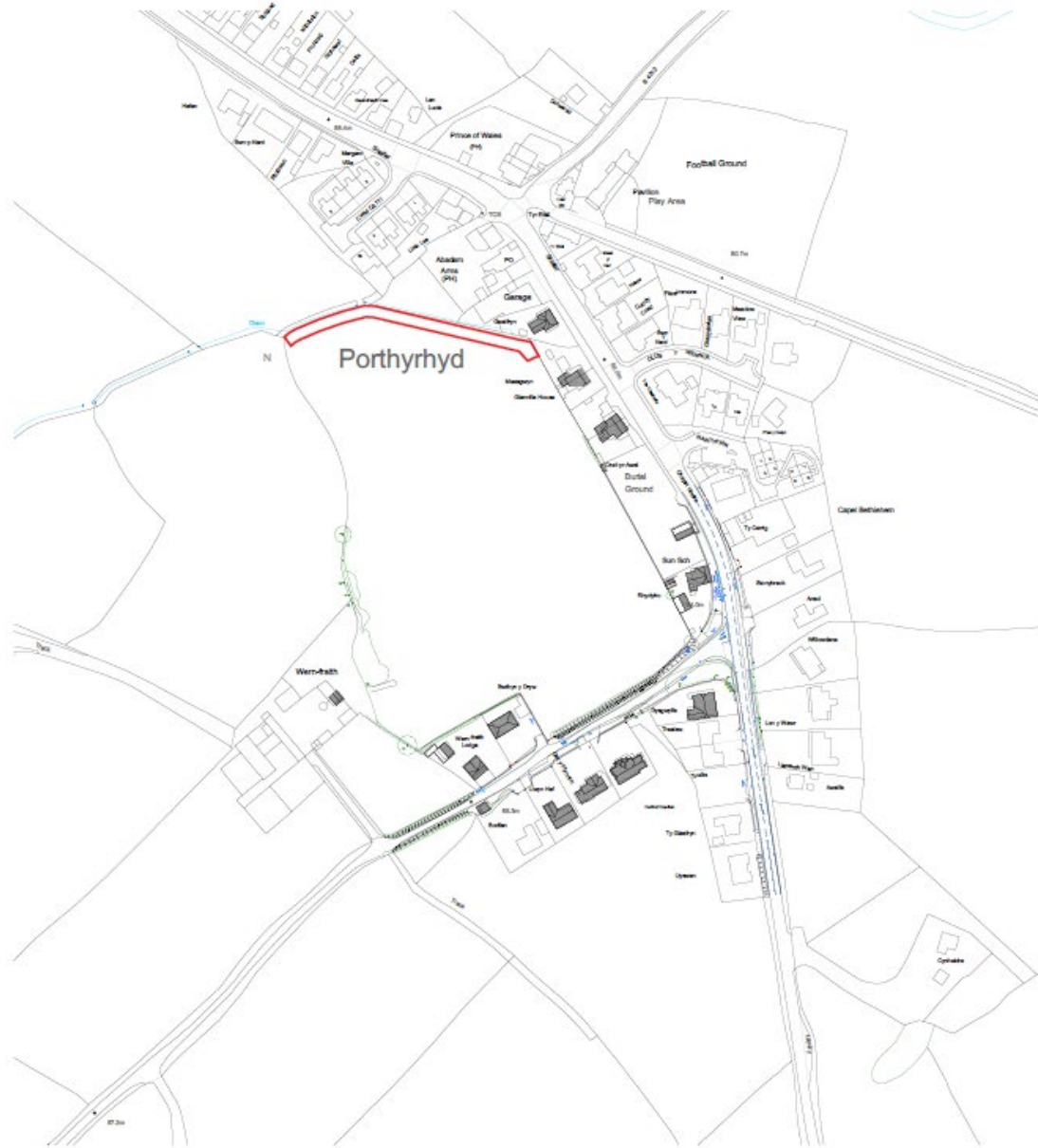
Lle a Seilwaith | Place and Infrastructure



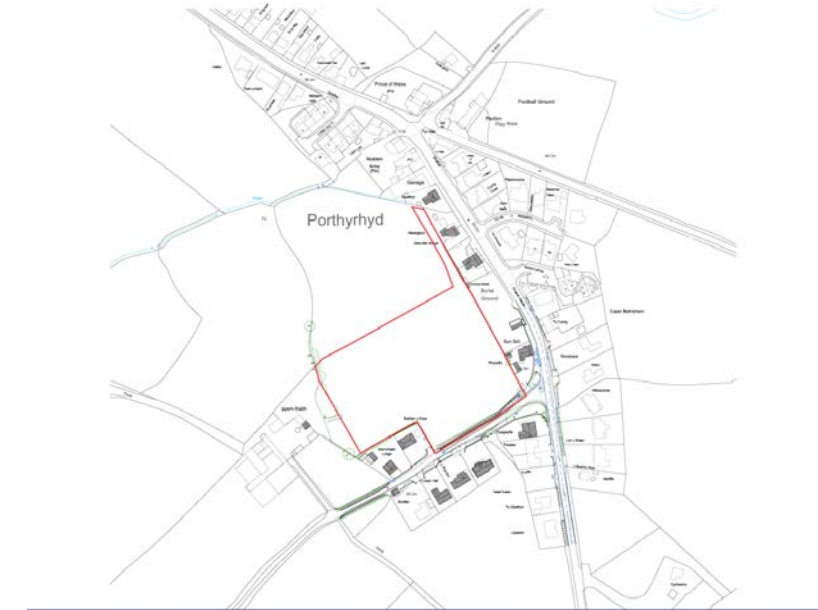
PL/07200 Wider location Plan



PL/07200 Location plan



Extent of application site of
planning application PL/06638



PL/07200 Aerial Photograph



PL/07200 SuDS Strategy Plan



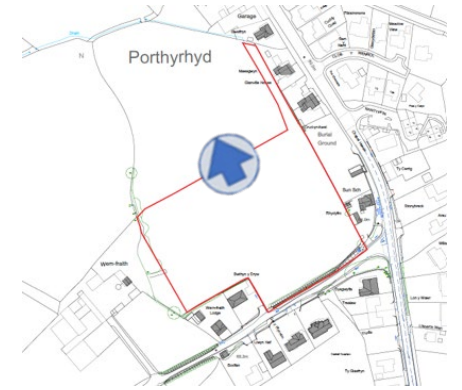
SuDS strategy within planning application PL/06638



Proposed point of discharge to watercourse from SuDS Scheme



Extent of application site



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

**Applications
recommended for
refusal**

PL/06972

Charlotte Ford

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

Lle a Seilwaith | Place and Infrastructure









Site / Block & Landscaping Plan

1:500



PL/06972- Elevations



Front Elevation 1:100

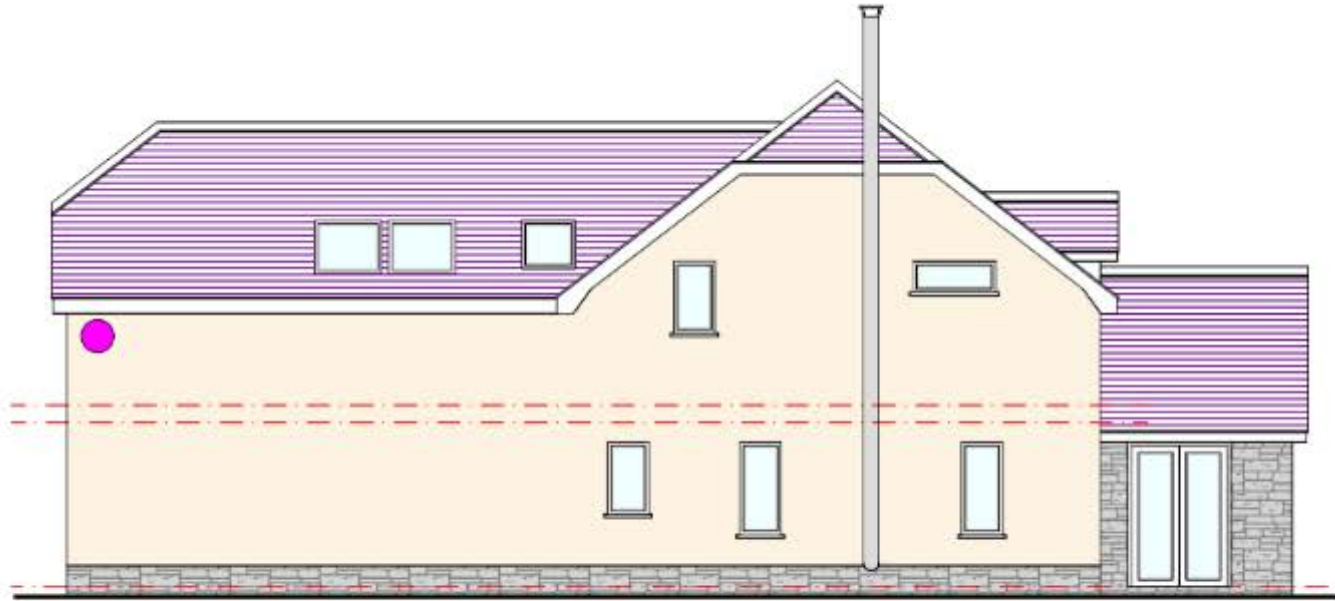


Side Elevation 1:100

PL/06972 - Elevations

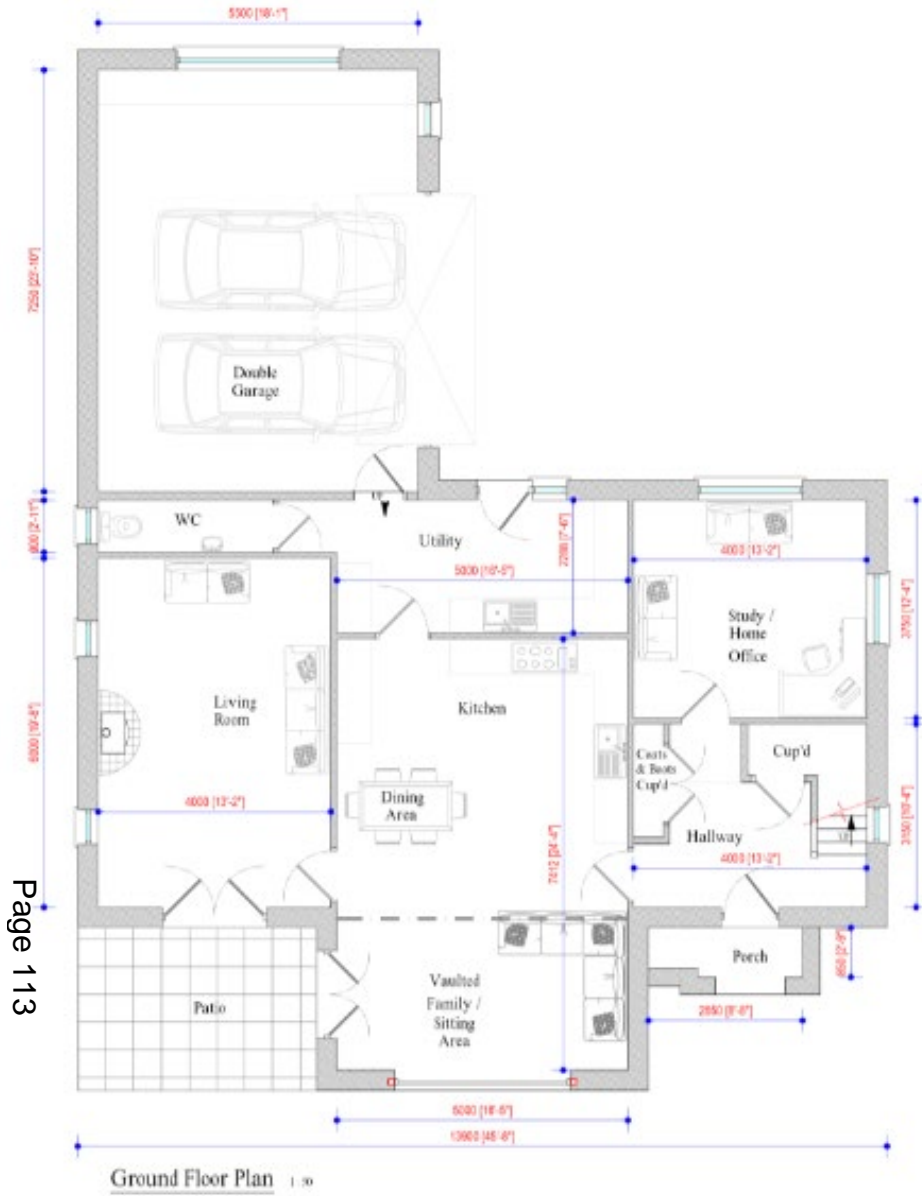


Rear Elevation 1:100

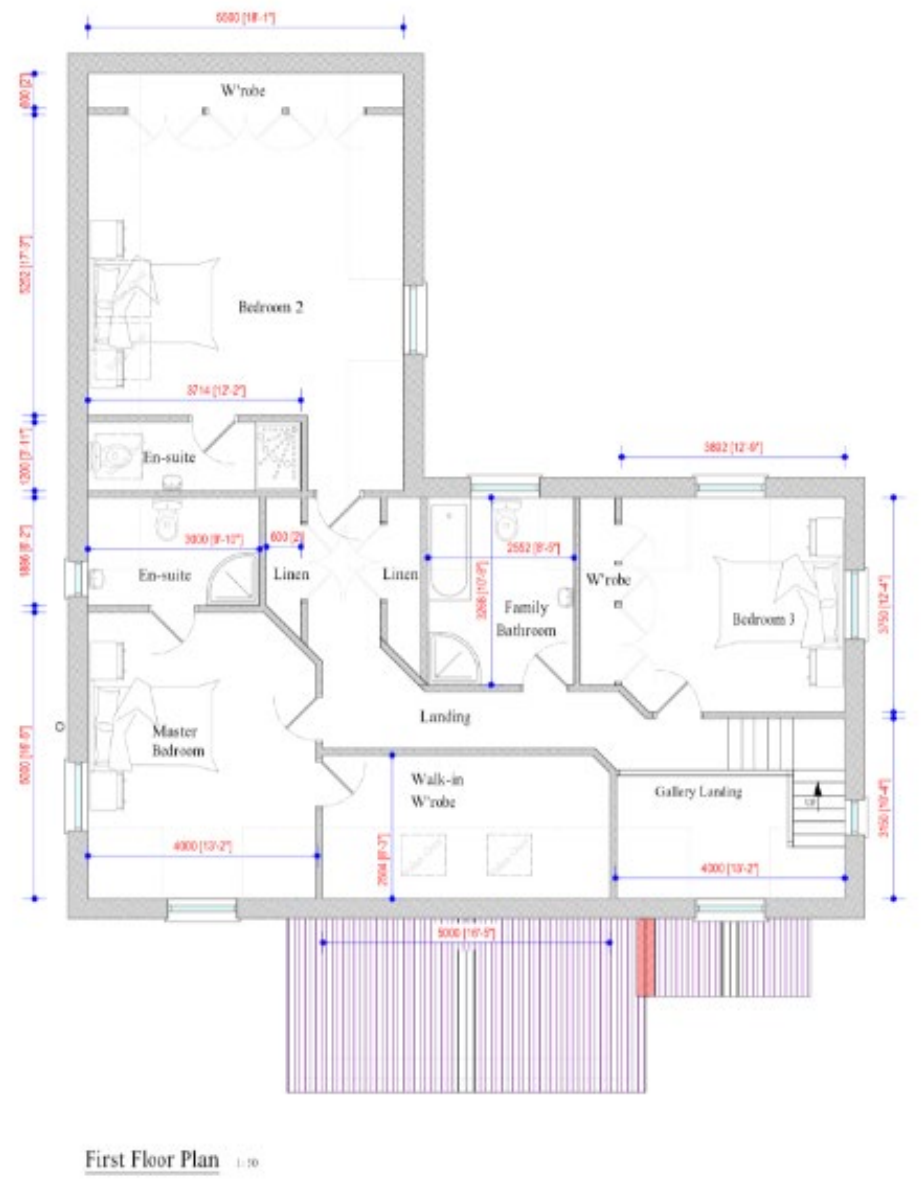


Side Elevation 1:100

PL/06972 – Floor plans



Page 113



PL/06972 – Site Photographs



PL/06972 – Site Photographs



PL/06972 – Site Photographs



PL/06972 – Site Photographs



PL/06972 – Site Photographs



PL/06972 – Site Photographs

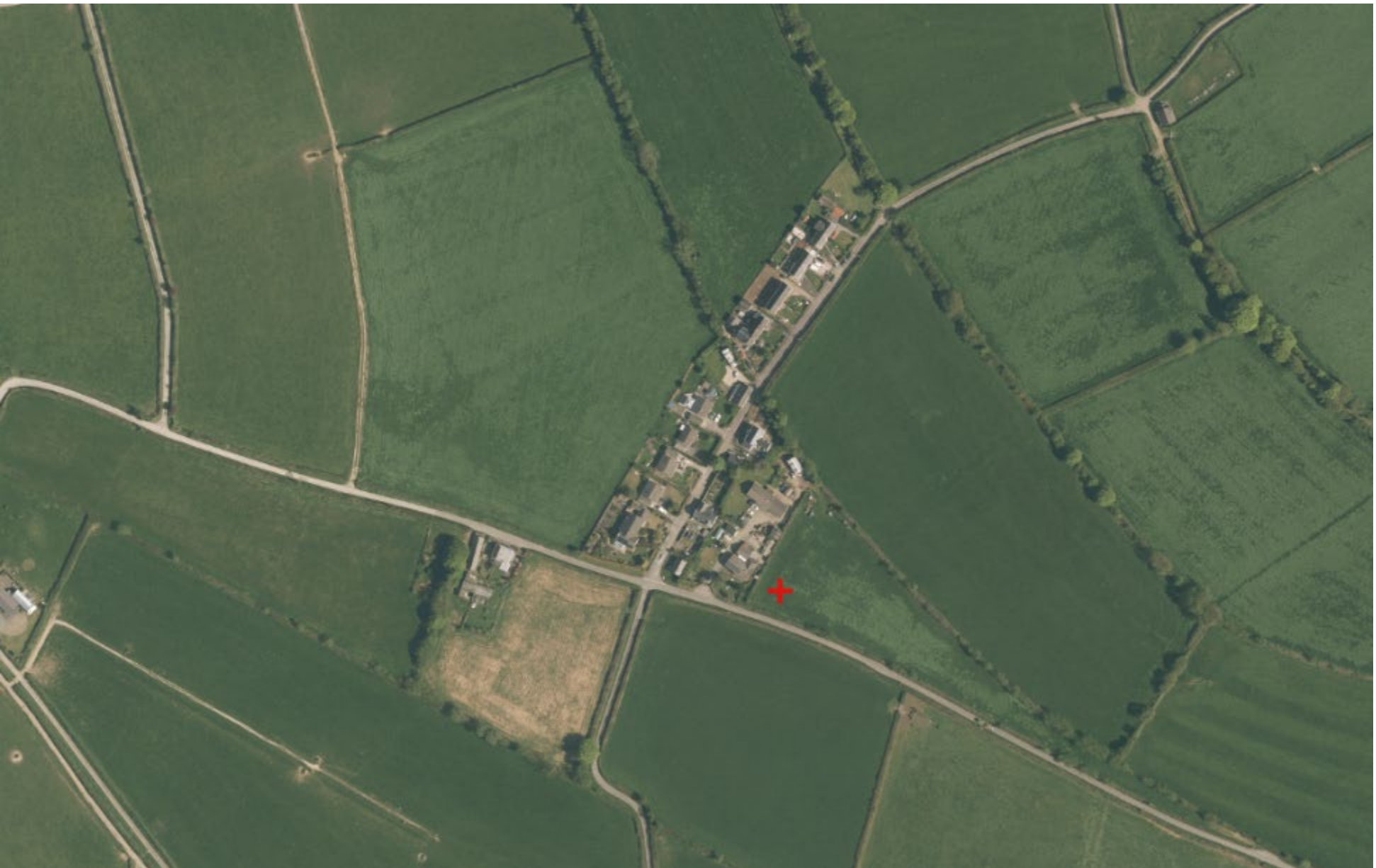


PL/06972 – Site Photographs



PL/06972 – Site Photographs





Diolch | Thank you

sirgar.llyw.cymru

carmarthenshire.gov.wales

Cyngor **Sir Gâr**
Carmarthenshire
County Council



This page is intentionally left blank