

Dear Councillor

PLANNING COMMITTEE - TUESDAY, 5TH SEPTEMBER, 2017

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

Agenda No	Item
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- | | |
|----|---|
| a) | <u>S/34537 - CONSTRUCTION OF 8 HOUSES TOGETHER WITH ASSOCIATED VEHICULAR AND PEDESTRIAN ACCESSES, CAR PARKING, LANDSCAPING, DRAINAGE AND OTHER ANCILLARY DEVELOPMENT AT LAND ON EASTERN SIDE OF HEOL BRONALLT, HENDY, LLANELLI. (Pages 5 - 26)</u> |
| b) | <u>S/34071 - INERT WASTE PROCESSING CENTRE AT FORMER MORLAIS COLLIERY, PONTARDULLAIS ROAD, LLANGENNECH, LLANELLI, SA14 8YN (Pages 27 - 50)</u> |
| c) | <u>S/35403 - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO 32 ERW TERRACE, BURRY PORT, LLANELLI, CARMARTHENSHIRE, SA16 0DA (Pages 51 - 64)</u> |
| d) | <u>W/35554 - NEW PUBLIC SQUARE, CAFÉ AND SMALL BUSINESS UNITS TO EXISTING PUBLIC REALM AT JACKSONS LANE SQUARE, CARMARTHEN, SA31 1QD (Pages 65 - 108)</u> |

Yours sincerely

Mark James CBE

Chief Executive

Encs

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ADDENDUM – Area South

<i>Application Number</i>	S/34537
<i>Proposal & Location</i>	CONSTRUCTION OF 8 HOUSES TOGETHER WITH ASSOCIATED VEHICULAR AND PEDESTRIAN ACCESSES, CAR PARKING, LANDSCAPING, DRAINAGE AND OTHER ANCILLARY DEVELOPMENT AT LAND ON EASTERN SIDE OF, HEOL BRONALLT, HENDY, LLANELLI

DETAILS:

CONSULTATIONS

Neighbours/Public

Further letters of objection have been received from neighbouring residents which raise the following concerns regarding the proposal :

- Highway constraints along Bronallt Road.
- Surface water and drainage problems.
- The developer should provide a footway link to the neighbouring park.
- The need for a contribution to improve the neighbouring park.
- Presence of underground abandoned air shafts and mine workings within the site and the impact upon surface water drainage.

The issues raised by the respondents regarding the highway and drainage impacts of the development have been addressed in the main report. Similarly, concerns regarding the stability of the site and the presence of mineshafts have also been addressed.

Members will note from the main report that the development incorporates a footpath link to the neighbouring park while the Authority's Parks Manager has not requested a contribution towards the improvement of this facility.

The recommendation to approve remains unchanged subject to the imposition of the conditions contained in the main report.

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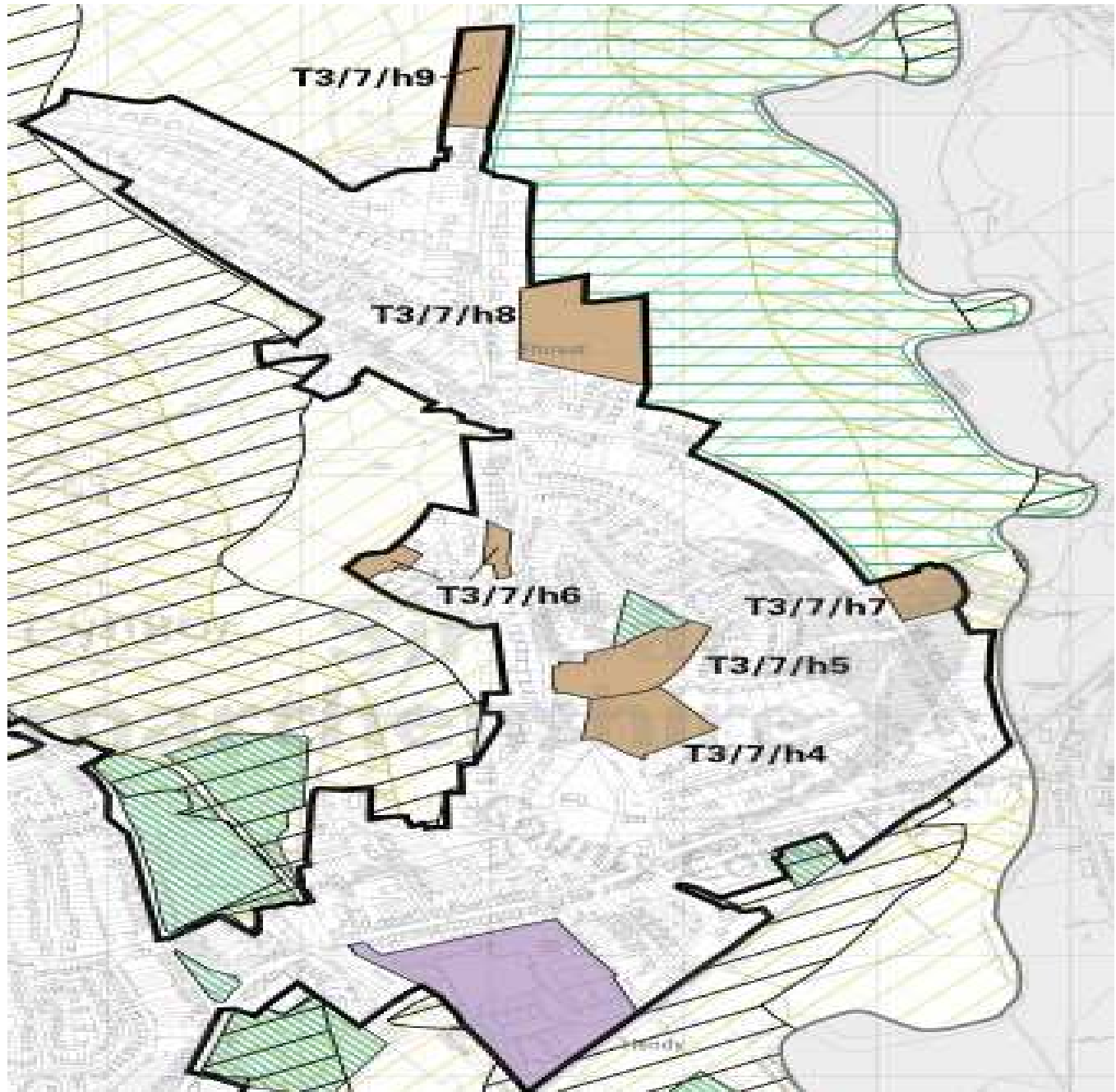


S/34537

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S/34537

Bronallt Road Street Scene



Bronallt Road Street Scene



S/34537



Greenway Homes Developments Ltd
Cambrian Complex,
Ystrad Road,
Forestfach,
Swansea.
SA5 4HJ

Job Title:
Proposed new housing development
land East of Bronallt Road,
Hendy,
Carmarthenshire,
SA4 0UD

Drawing Title:
Street Scenes
Drawing No. SS2 Rev. 1.0

S/34537



Greenway Homes Developments Ltd
Cambrian Complex,
Ystrad Road,
Fforestfach,
Swansea.
SA5 4HJ

Job Title:
Proposed new housing development
land East of Bronallt Road,
Hendy,
Carmarthenshire,
SA4 0UD

Drawing Title:
Street Scenes
Drawing No. SS4 Rev. 1.0

S/34537



Site Overview



Site Overview



S/34537



S/34537



S/34537



S/34537



S/34537



S/34537



S/34537

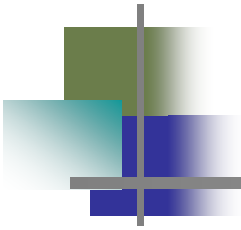


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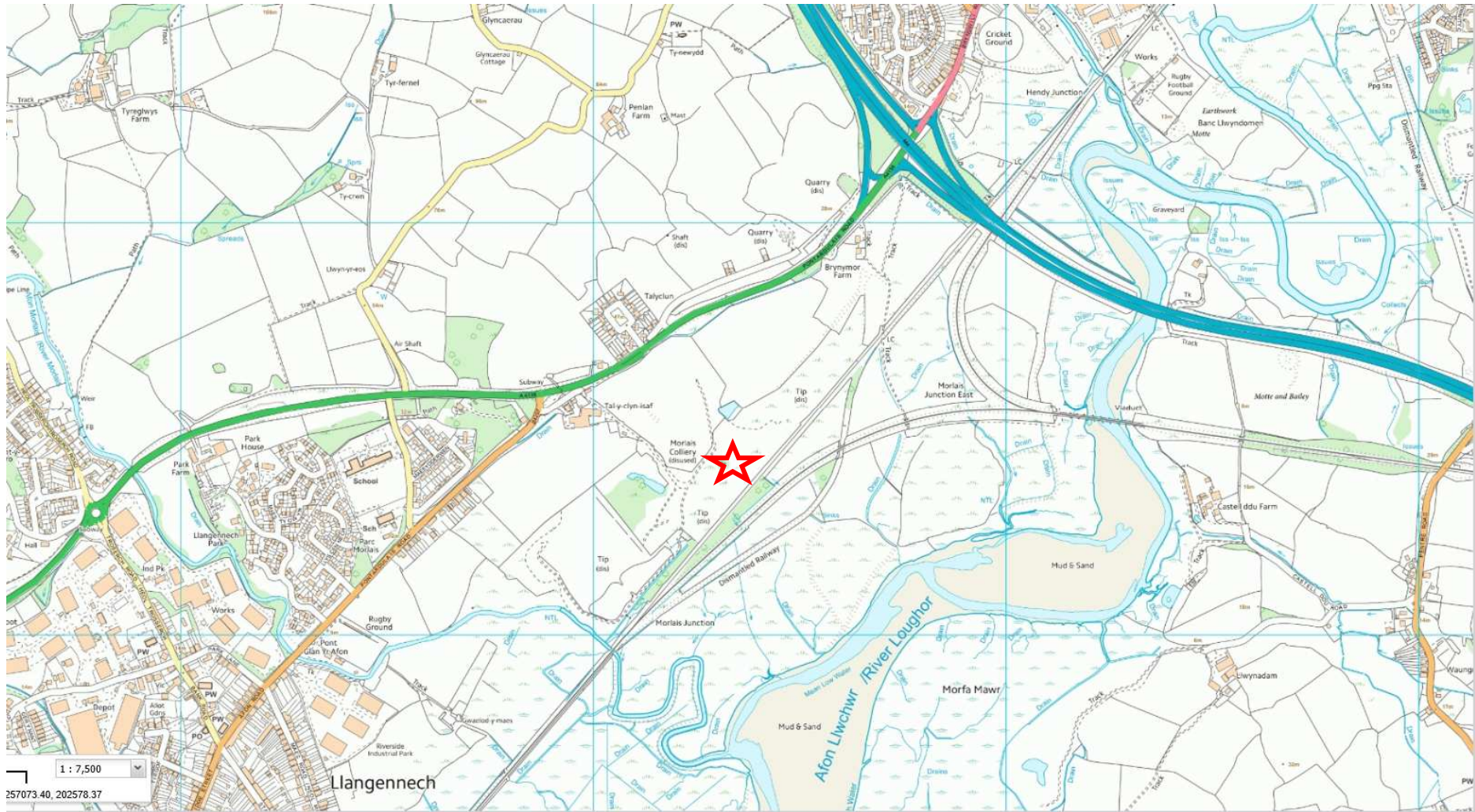
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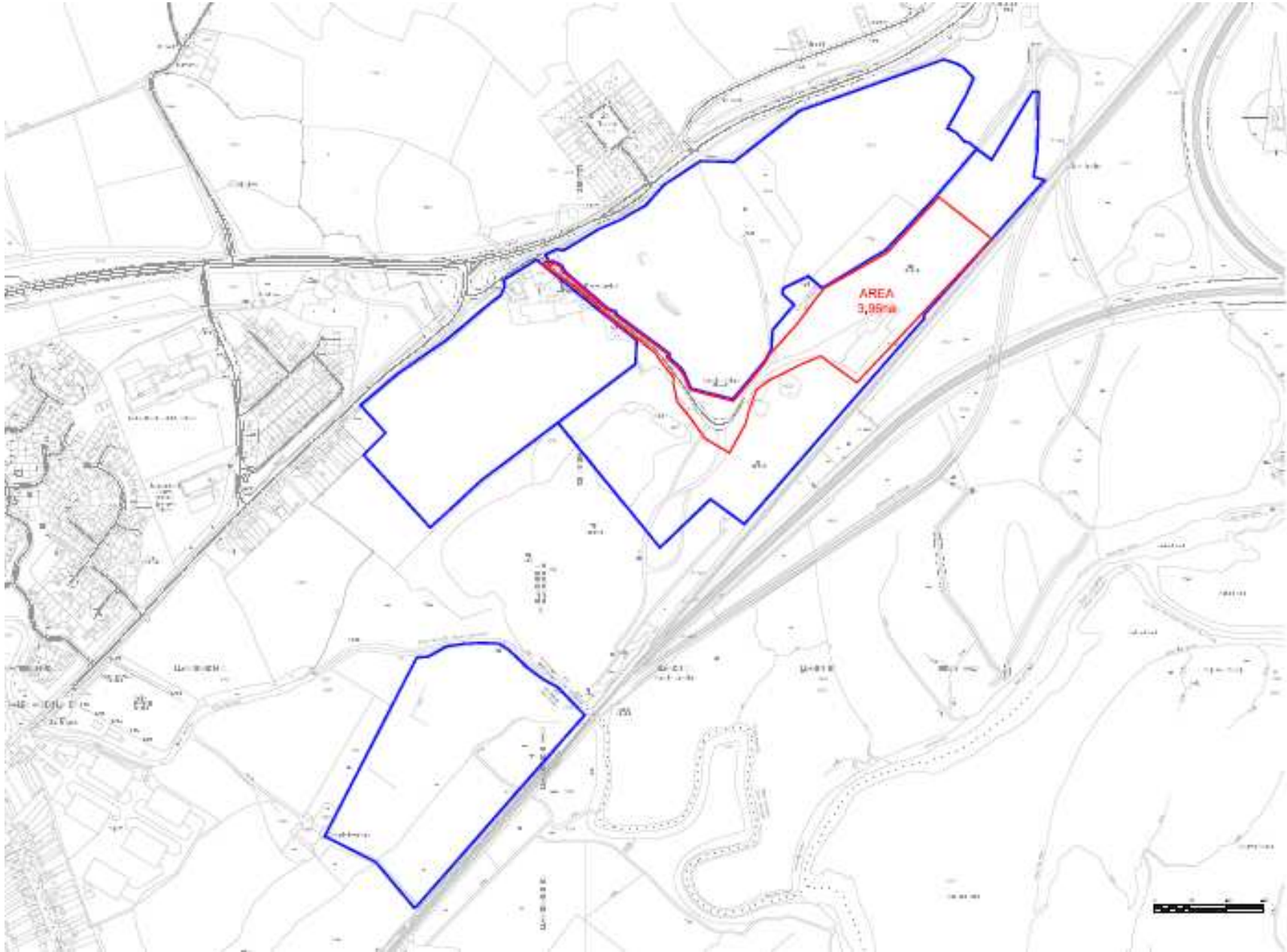
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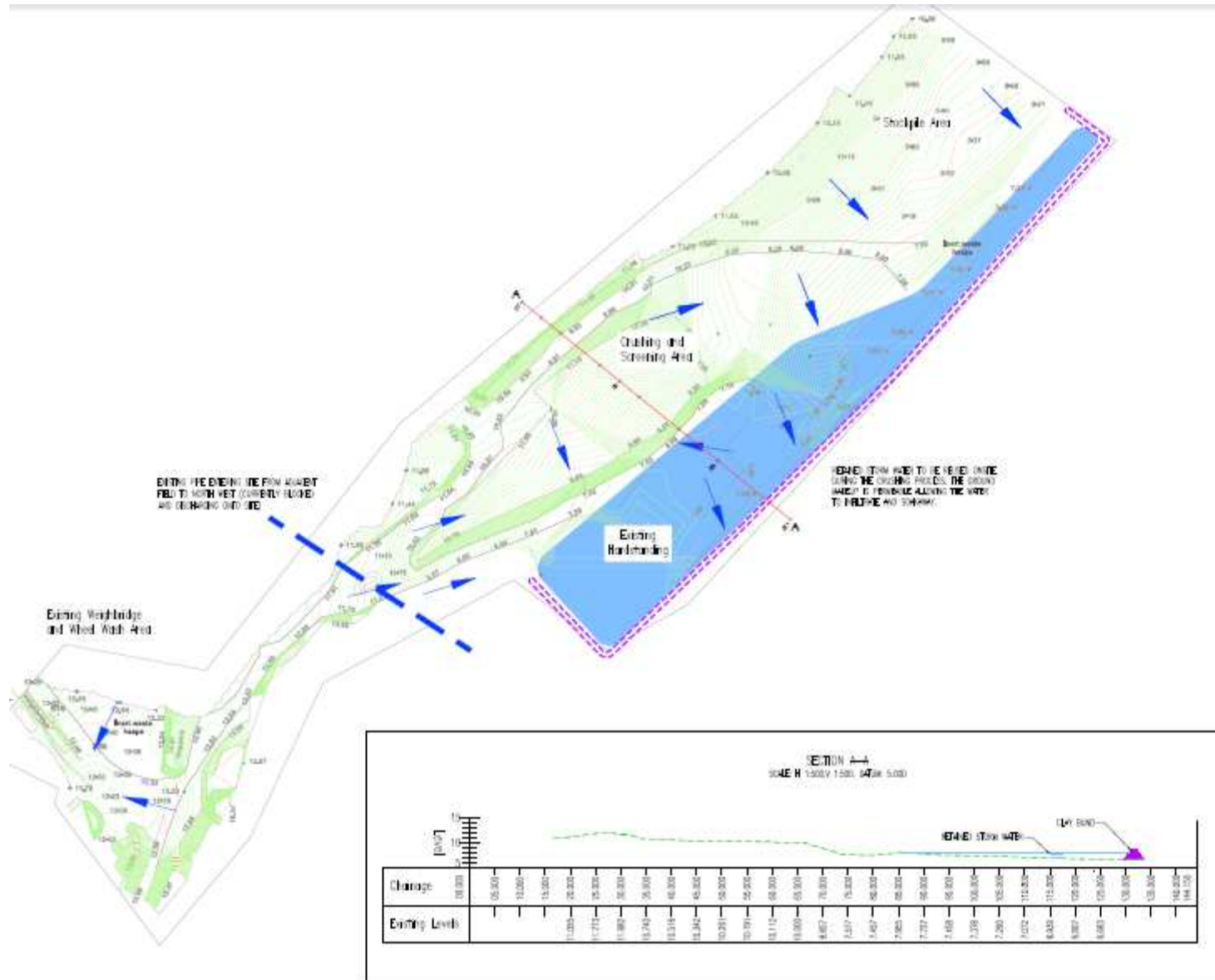
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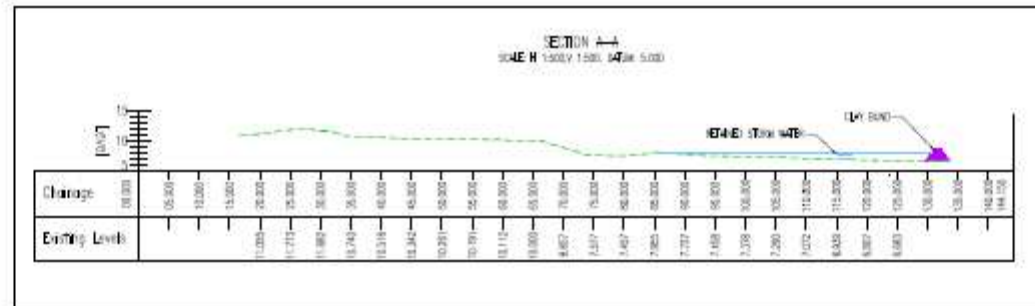
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1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE
2. ALL LEVELS ARE IN METRES UNLESS NOTED OTHERWISE
3. ALL LEVELS REFER TO DRAINAGE DATUM UNLESS NOTED OTHERWISE
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7. THIS DRAWING IS COPYRIGHT © INTRADO ROBBS CONSULTING ENGINEERS

LEGEND

- OVERLAND FLOW DIRECTION
- AREA OF POSSIBLE FEDERAL STORM WATER
- LINE WITH CLAY BAND



REV	DESCRIPTION	BY	DATE

intrado **robbs**
Consulting Engineers

Staff
JCR PLANNING

Project
FORMER MORLAIS COLLIERY,
LLANGENNECH

As Issued
PROPOSED SITE LAYOUT PLAN

Client
MIL CLE C&I 10002842 04/2016

Subsidiary
IR16070

Job No.
001

Rev.
B

S/34071



EXISTING HEDGEROW ALONG NORTH-WESTERN BOUNDARY OF SITE REQUIRES JUDICIOUS MANAGEMENT AND RENOVATION INCLUDING "GAPPING-UP", COPPING, LAYING AND DEAD WOOD REMOVAL.

DOMINANT SPECIES - CRATAEGUS MONOGYNA

**NATIVE HEDGEROW GAPPING UP
- DOUBLE STAGGERED ROW**

PLANTS OF NATIVE SPECIES SHOULD BE SMALL BUSHY HEDGING TRANSPLANTS (450MM - 800MM) PLANTED 250MM APART - AND IN A DOUBLE-STAGGERED ROW - 300MM APART (APPROX. 9 NO PLANTS PER METRE)

PLANTS TO BE NOTCH PLANTED INTO EXISTING GROUND AND WATERED

MULCH THE BASE OF THE HEDGE AFTER PLANTING TO RETAIN MOISTURE AND REDUCE WEED COMPETITION.

PROTECT FROM STOCK WITH FENCING.

ALLOW TO GROW FOR MIN 3 YEARS BEFORE STAGED LAYING

HEDGEROW MIX

CRATAEGUS MONOGYNA (HAWTHORN) TRANSPLANT	85%	BR	1+2,
CORYLUS AVELLANA (HAZEL) 2 . BRANCHED, 4 BREAKS	10%	BR	1 +
ILEX AQUIFOLIUM (HOLLY) LEADER WITH LATERALS	2%	3L	
DOG ROSE (ROSA CANINA) 1, 60 - 80 CM, 3 BREAKS	3%	BR	1 +

HEDGEROW REJUVENATION

**LAND AT FORMER MORLAIS COLLIERY,
LLANGENNECH**

SCALE 1:200 @ A3
DRAWING NO GEN/JG/18/06/125 JULY 2018



S/34071



S/34071



2016. 7. 7 13:08

S/34071



S/34071



S/34071



S/34071



2016. 7. 7 13:14

S/34071



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S/34071



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S/34071



S/34071



ADDENDUM – Area South

<i>Application Number</i>	S/35403
<i>Proposal & Location</i>	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO, 32 ERW TERRACE, BURRY PORT, LLANELLI, CARMARTHENSHIRE, SA16 0DA

DETAILS:

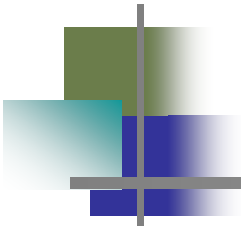
CONSULTATIONS

Local Member – County Councillor A Fox has advised that she along with County Councillor J James have met with residents of Erw Terrace and Penybryn Avenue to discuss their concerns and objections.

Councillor A Fox fully supports their objections as this area is the parking area for the residents who live in both streets. The parking is a major issue on both roads leading to the application site. Emergency vehicles would have great difficulty accessing the area. The land needs to stay as parking for the community.

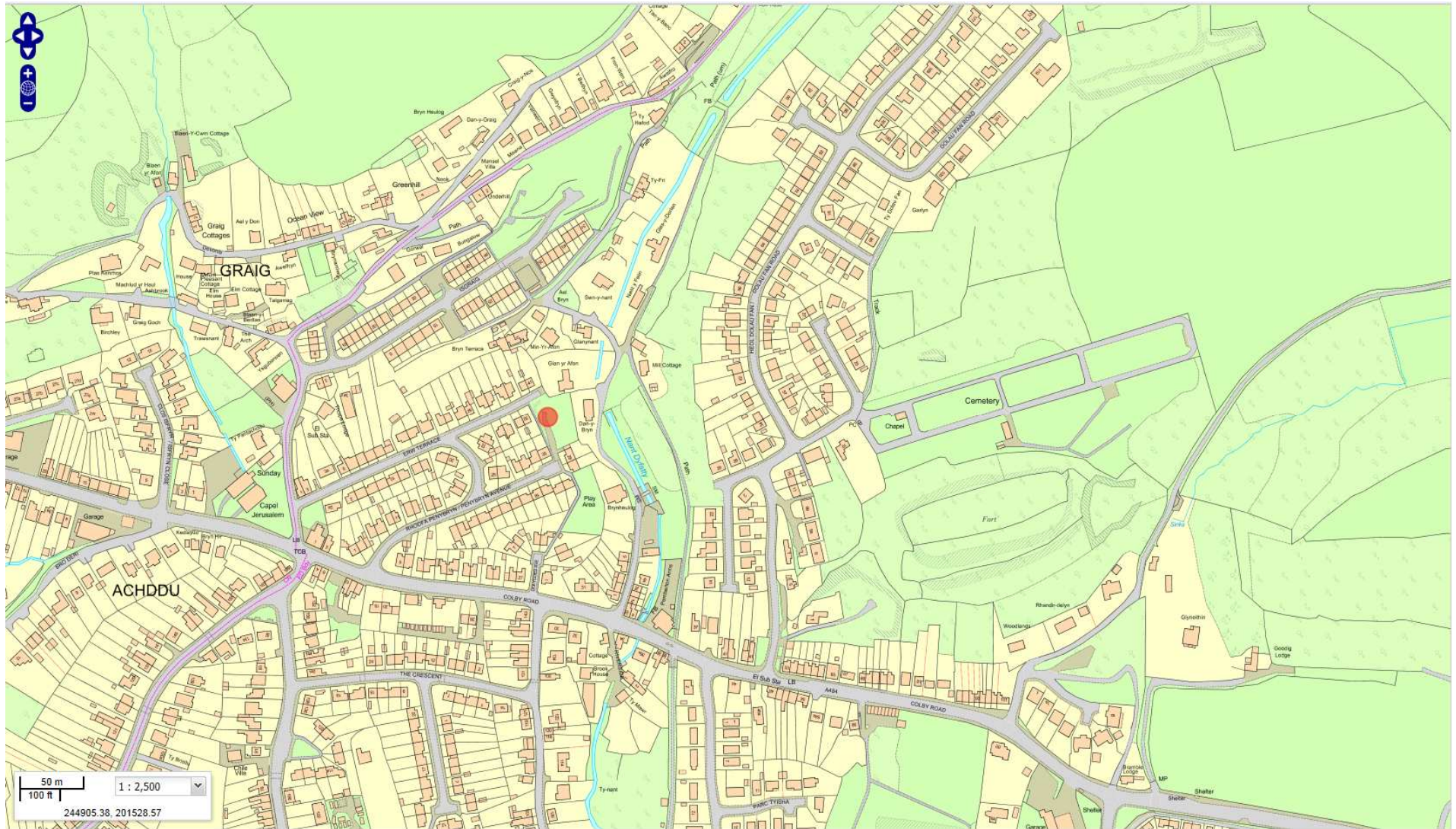
Pembrey and Burry Port Town Council – Object on the basis that this site has been used for parking for the last 50 years.

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S/35403

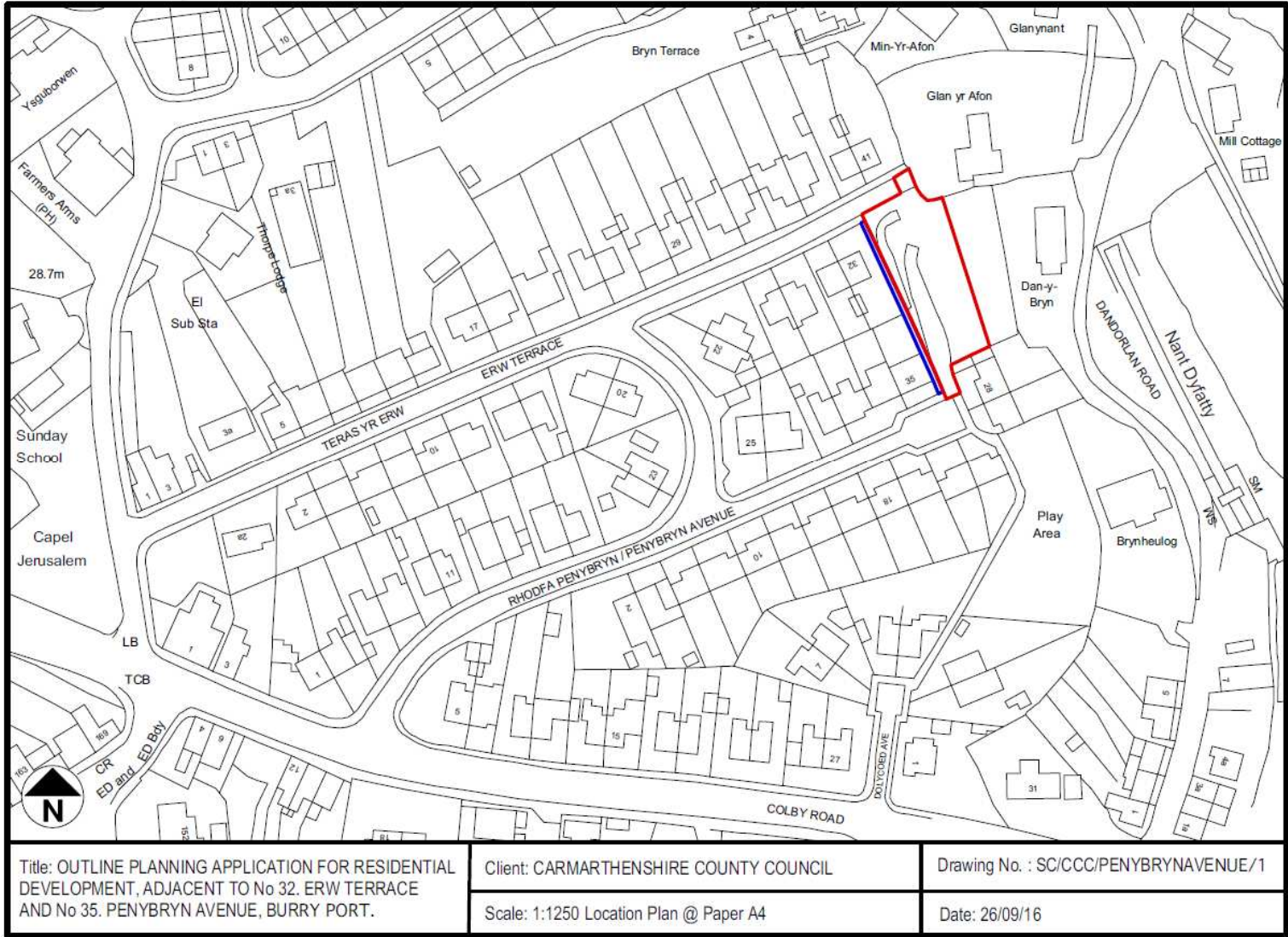
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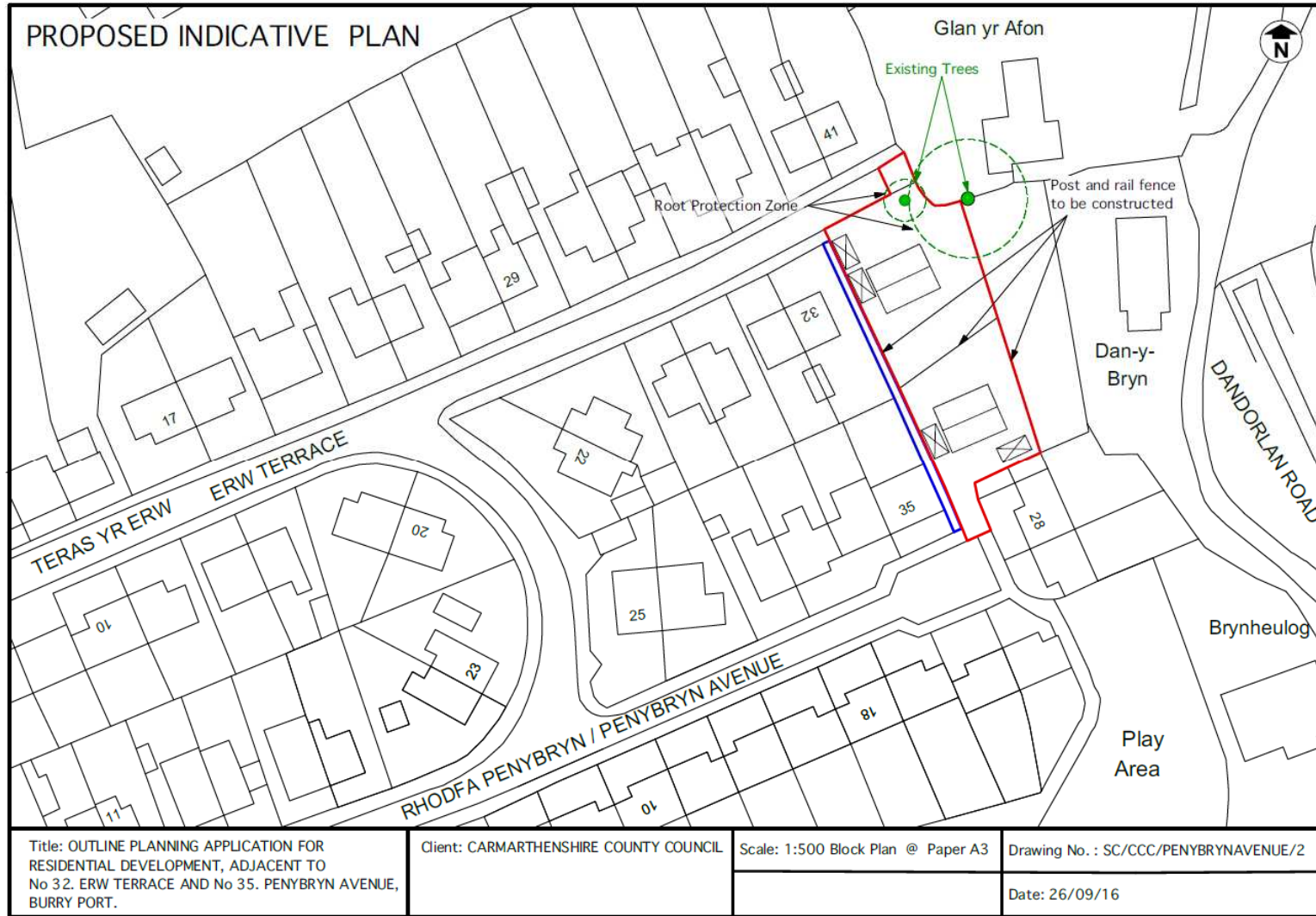
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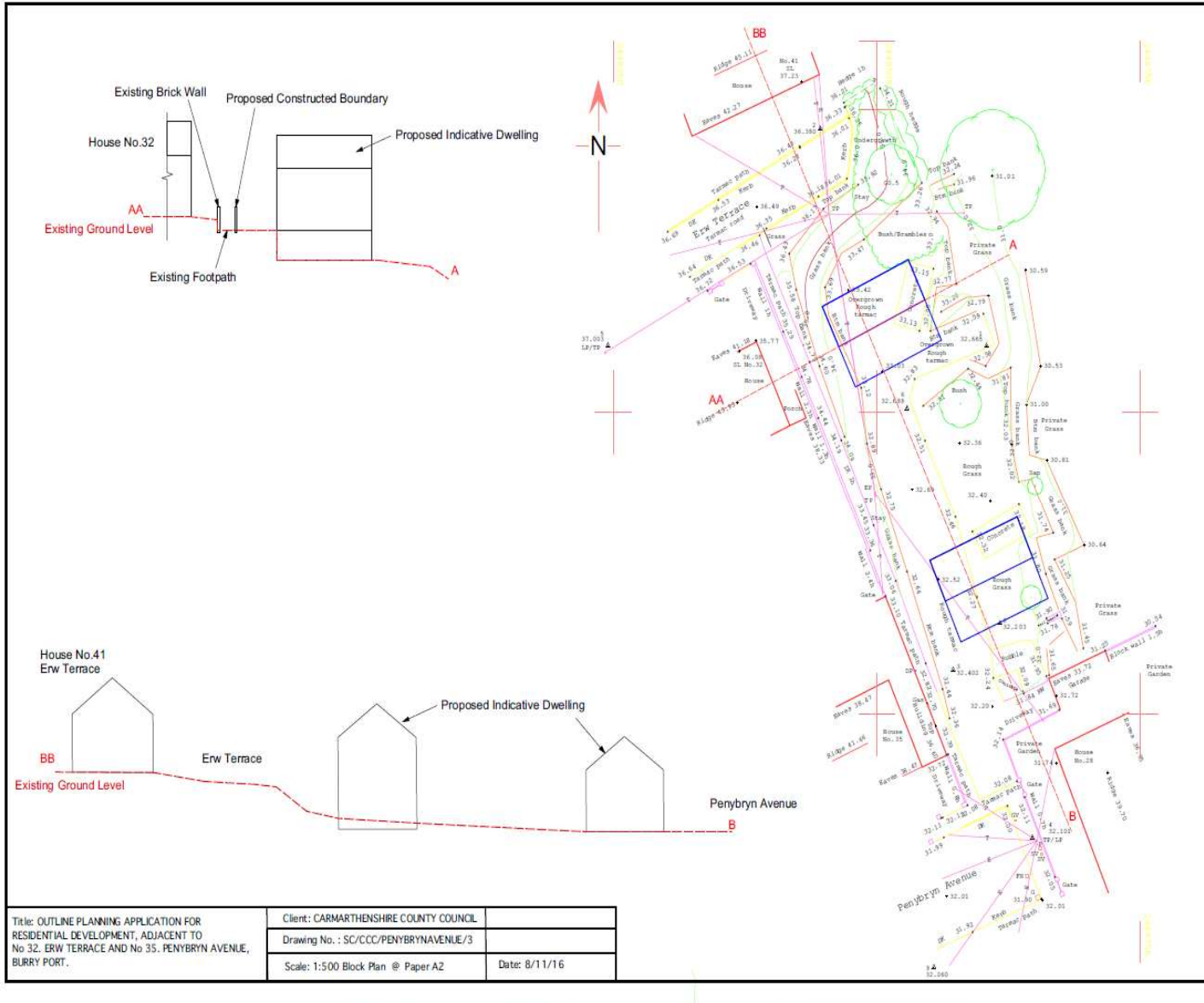
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S/35403



S/35403



S/35403



ADDENDUM – Area West

<i>Application Number</i>	W/35554
<i>Proposal & Location</i>	NEW PUBLIC SQUARE, CAFÉ AND SMALL BUSINESS UNITS TO EXISTING PUBLIC REALM AT JACKSONS LANE SQUARE, CARMARTHEN, SA31 1QD

DETAILS:

Local Member - Cllr Gareth John, Carmarthen Town South has made the following comments:

Based on various formal and informal consultation exercises undertaken over a number of years, together with the views expressed during the current statutory process, I am firmly of the opinion that an overwhelming majority of people recognise and support the fundamental aim of the proposed scheme (namely providing an effective link between the thriving new shopping centre and the struggling older quarter especially King Street).

Likewise residents and traders alike readily accept that there is an urgent need to increase footfall to and along King Street to ensure a more favourable trading environment.

Having studied the application, taken on board the views of those who have over recent months publicly commented both for and against the proposals and the submitted objections I have concluded, that on balance, I am in agreement with the main elements of the submitted scheme.

That said, I totally respect and understand the concerns expressed and in several cases agree. I would therefore respectfully suggest that committee give the following particular consideration.

- 1) I would be totally opposed to the disappearance of the areas of green space at the bottom of Jacksons Lane. The disappearance of the last grassed area in the town centre has been the subject of a great deal of debate somewhat needlessly in my opinion as the submitted plans clearly show the retention of grassed areas of land. Committee may wish to reassure people that this is indeed the case
- 2) I feel that comments made in respect of the unsuitability of the chosen stone work finish are very valid. Given the scheme's aim of joining the new with the old I agree that it would be far more appropriate to use local stone-work. The same could be said about the lighting furniture.
- 3) I would suggest that Committee impose operational conditions to mitigate any risk of potential noise nuisance impacting upon residents in the close vicinity

Welsh Water – have responded raising no objection to the proposal based on the amended details provided.

Neighbours/Public – 2 further responses to the application have been received. These raise matters already referred to in the recommendation concerning namely accessibility, removal of trees, disturbance from/need for the proposed screen and there being sufficient cafes already in the town centre. There were also comments regarding the images portraying the scheme in the 2016 consultation.

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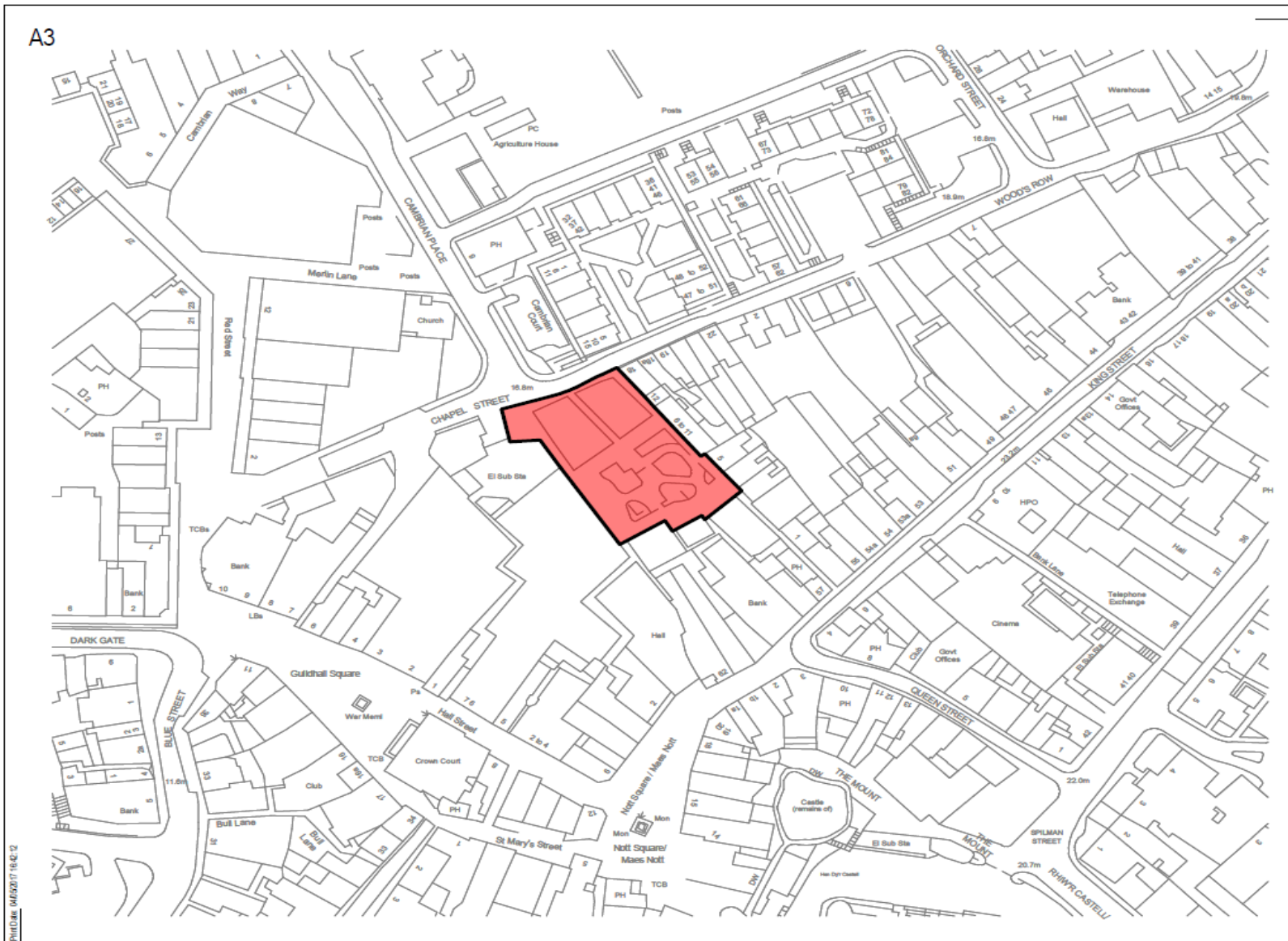


W/35554

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W/35554



W/35554



LEGEND & FINISHES SCHEDULE	
	207 spm - Marshall conventional concrete paving 400x400x50mm finished natural
	27 spm - Marshall heat cured wearing concrete paving 400x400x50mm finished natural
	400 spm - Marshall natural granite paving 300x500mm (thickness 8c) Lattice fine picked finish
	27 spm - Marshall natural granite faced wearing paving 400x400mm (thickness 8c) Lattice fine picked finish
	125 spm - Marshall granite step out to pattern, varying thickness - Lattice fine picked finish
	5 spm - Marshall natural granite tree surrounds cut to pattern, thickness as paving - fine picked flamed finish
	200 spm - Terrace to match existing
	06 spm - Grass
	Building lines to be removed, refer to JSL-CAP-61-33-DR-V-020001 for location
	Boundary line
	Relocation of Memorial Benches
	Temporary timber kerbing

Rev: Description By / Drawn / April Date
 S2



Project: Jackson Square

Drawing: Proposed Site Plan

W/35554



W/35554



35.56 x 21.33 in

W/35554



W/35554



1.33 in

W/35554



W/35554



35.56 x 21.33 in

W/35554



W/35554



W/35554



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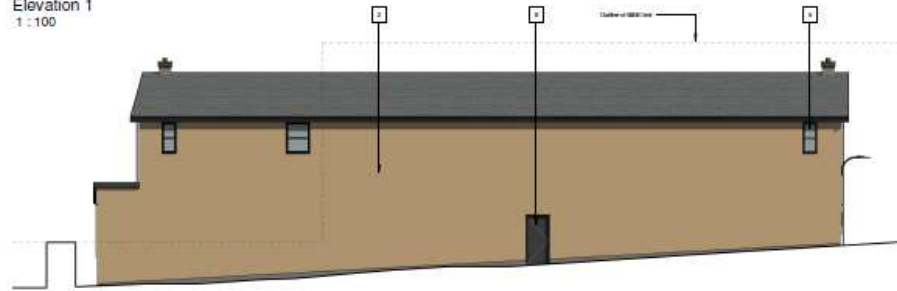
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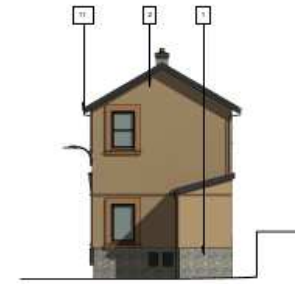
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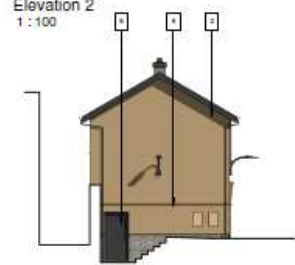
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1 : 100



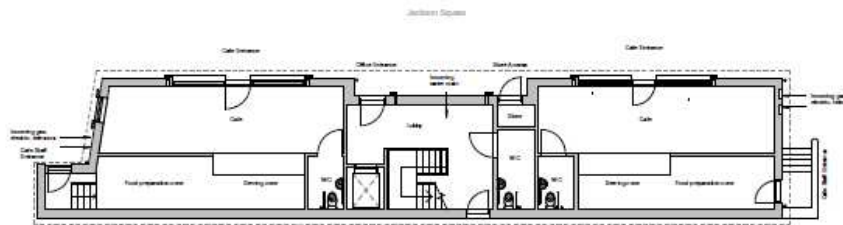
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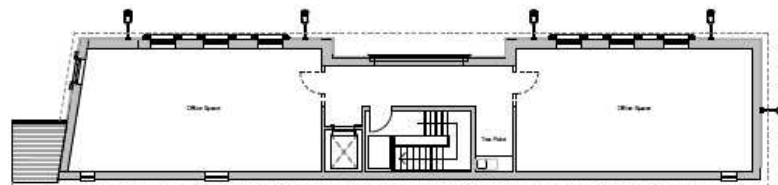
Elevation 2
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Elevation 4
1 : 100



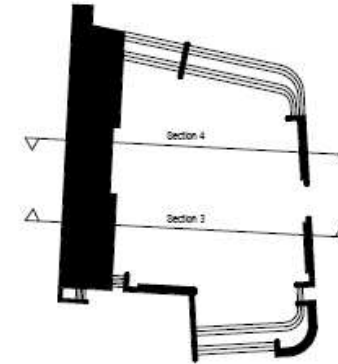
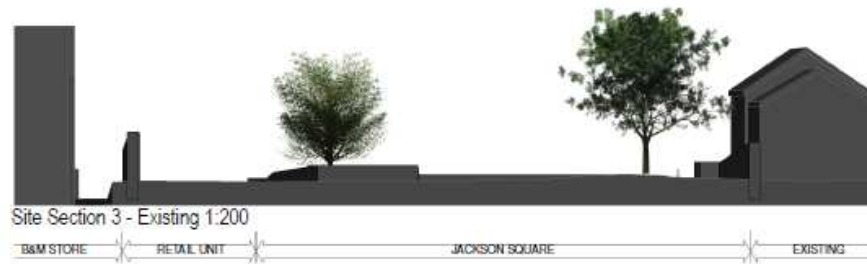
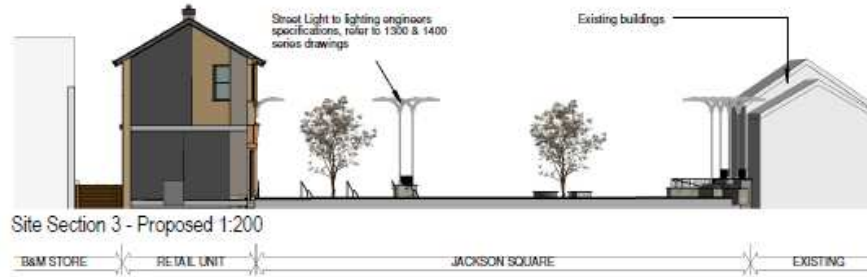
Level 0
1 : 100



Level 1
1 : 100



W/35554

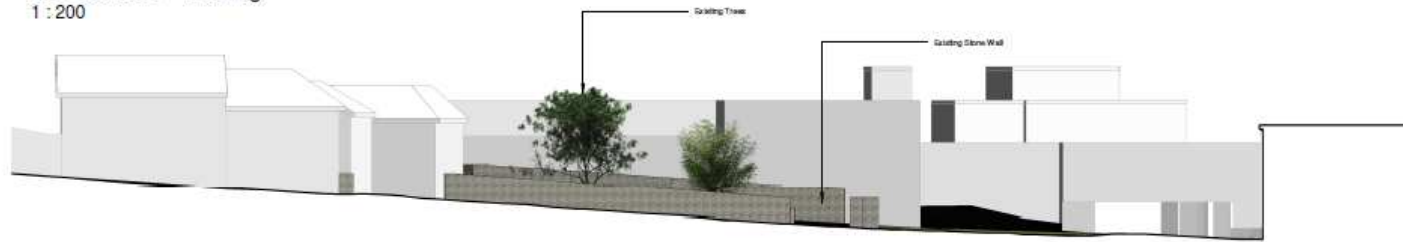


Location Key
1:500

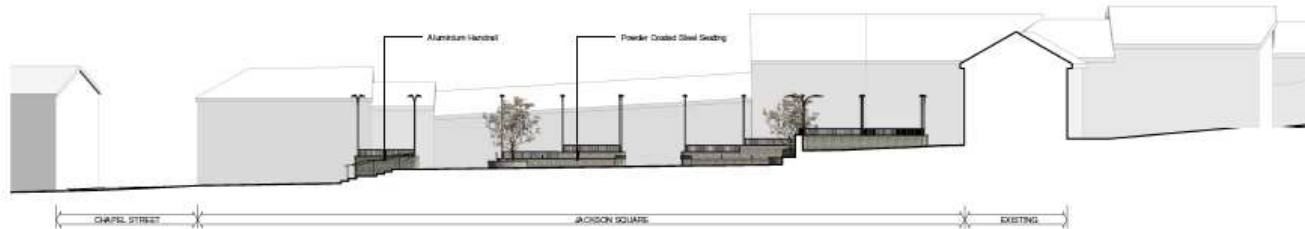
W/35554



Site Section 1 - Existing
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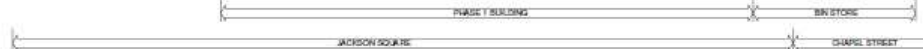
Site Section 2 - Existing
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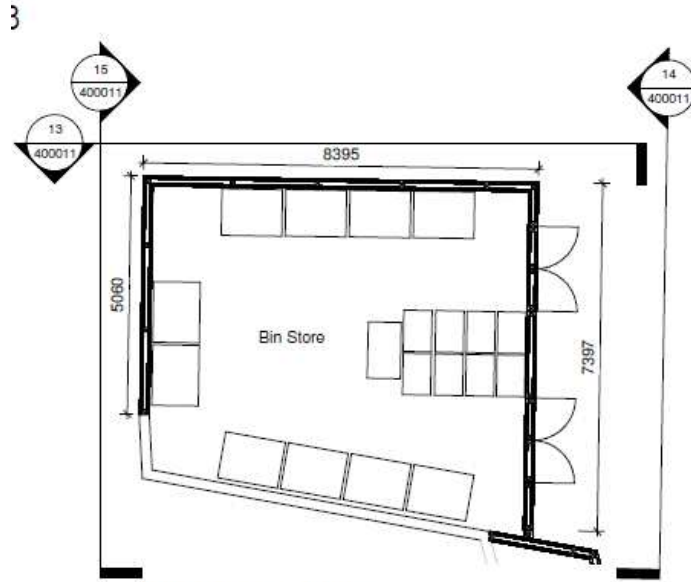
Site Section 1 - Proposed
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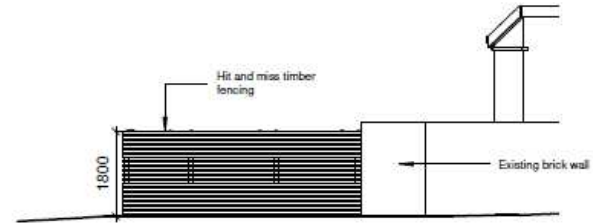
Site Section 2 - Proposed
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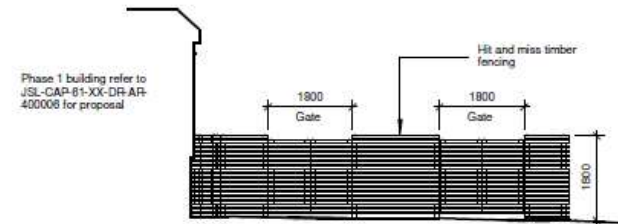
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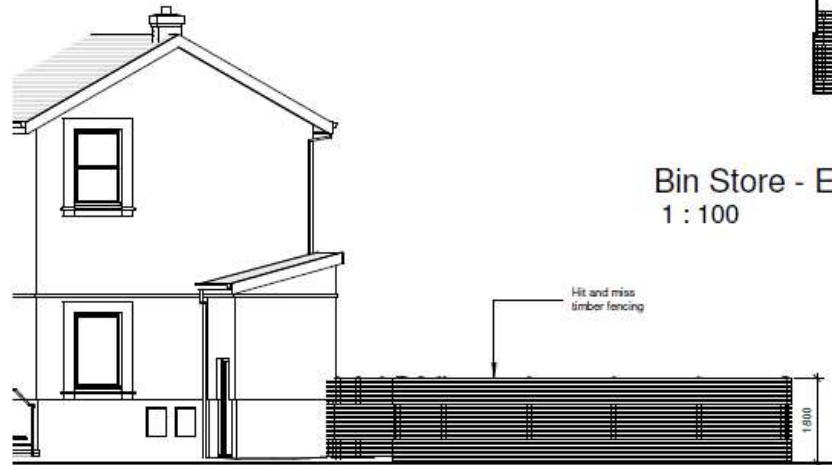
Bin Store - Plan
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Bin Store - Elevation 15
1 : 100

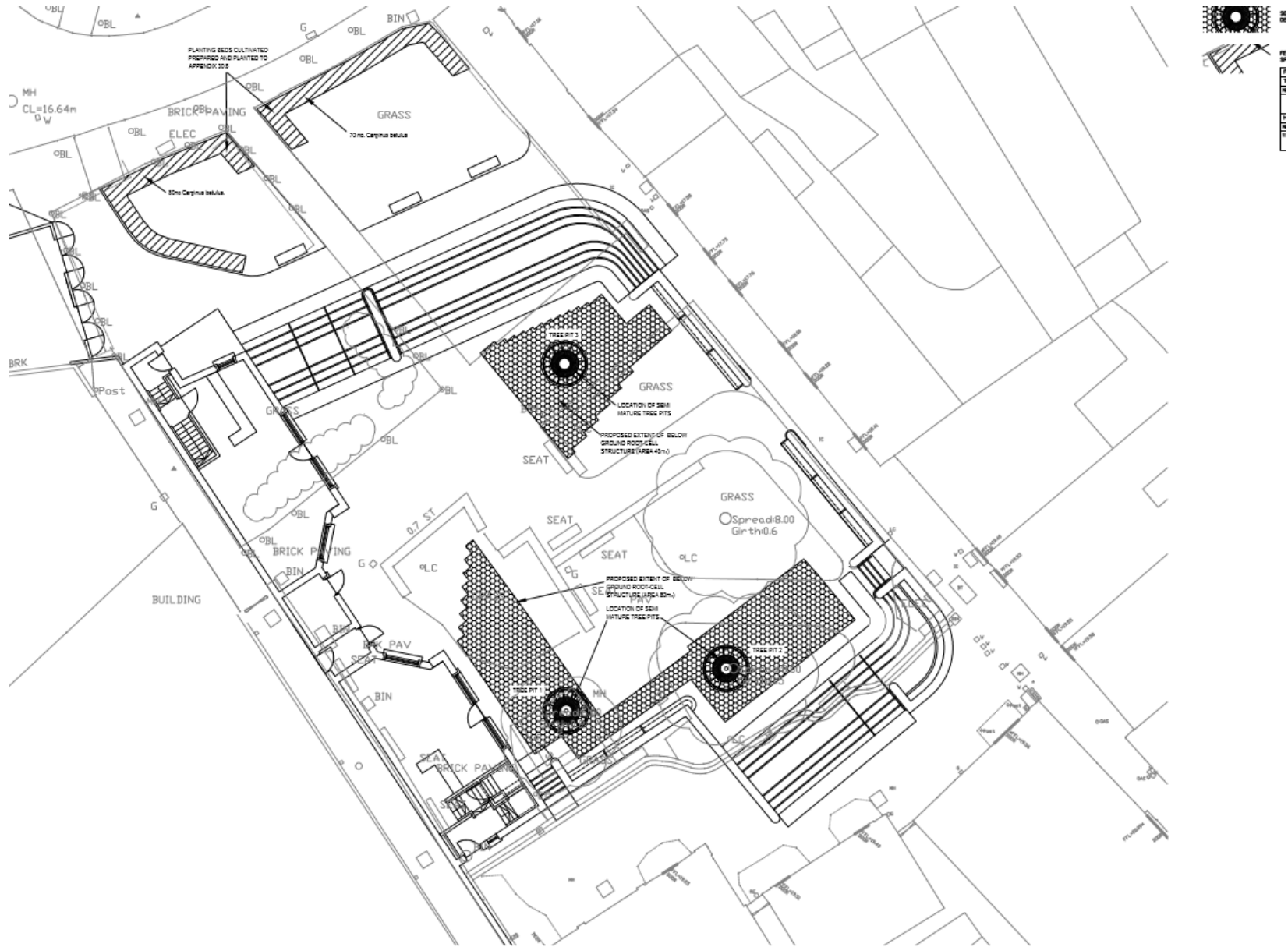


Bin Store - Elevation 14
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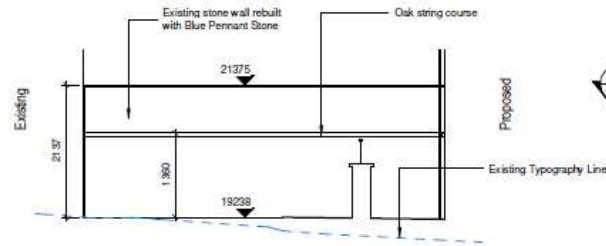


Bin Store - Elevation 13
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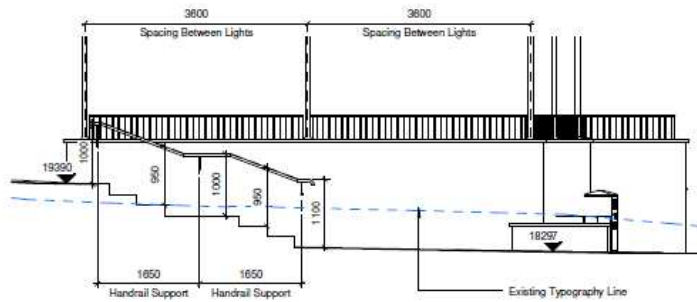
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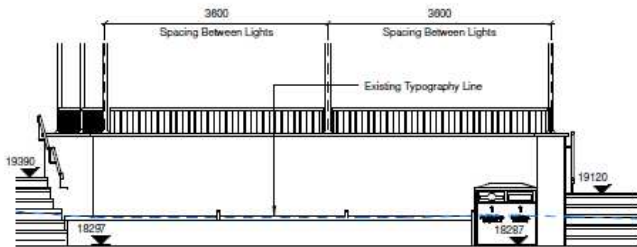
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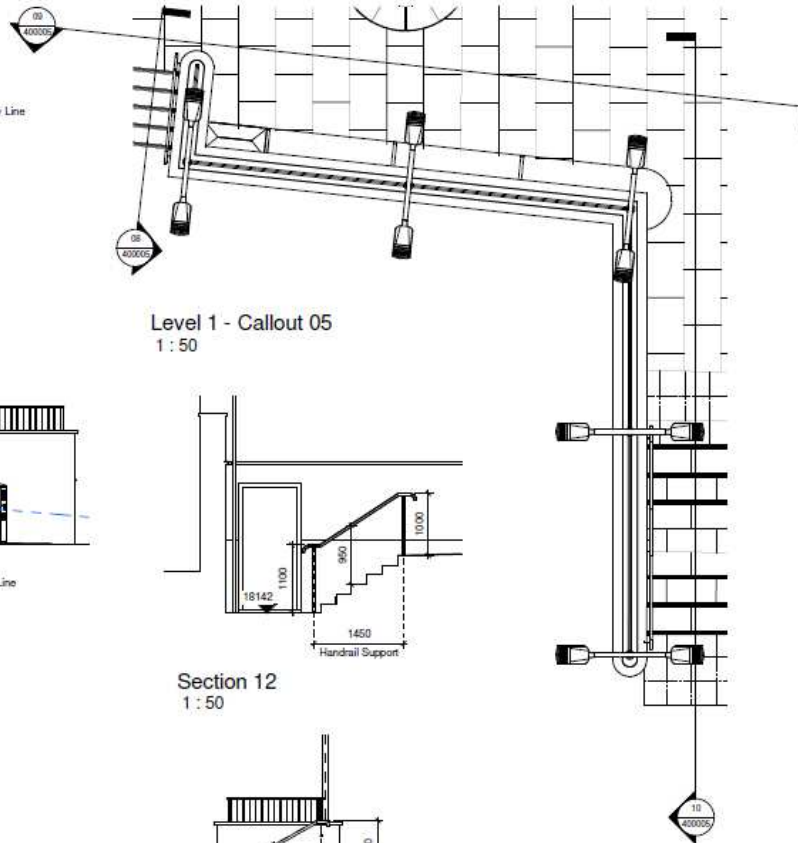
Section 11
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Section 10
1 : 50

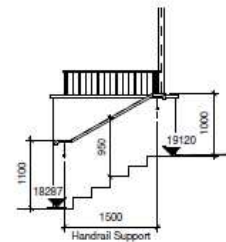


Section 09
1 : 50



Level 1 - Callout 05
1 : 50

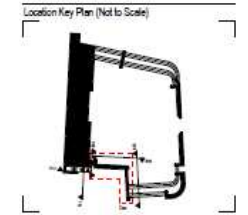
Section 12
1 : 50



Section 08
1 : 50

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 It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.



Rev.	Description	By/Checked/Approved	Date
1	Revision 1		06/02/2017
2	S2		



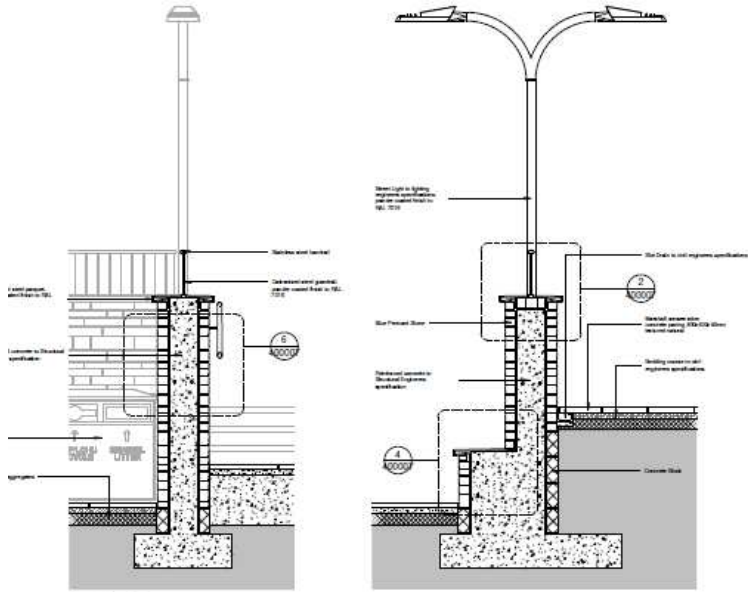
Project: Jackson Square

Project: Jackson Square - 1:50 Detail Design - Sheet 2 of 2

Scale @ A2	Drawn	Checked	Approved
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Project:	Date		
CS_087280-01	06/02/2017		
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DPP	AR	400005	1

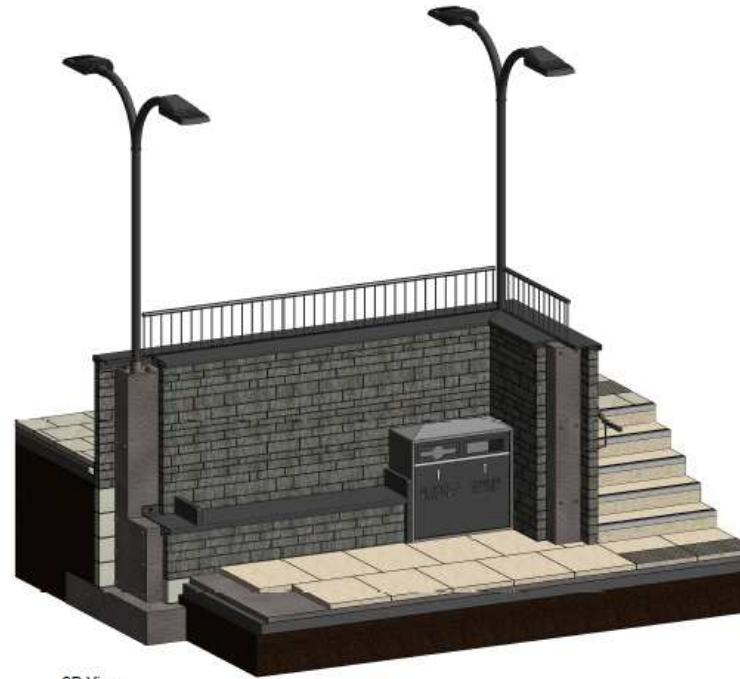


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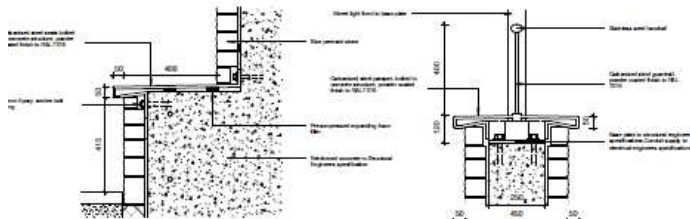


Section 01
1 : 20

Section 02
1 : 20

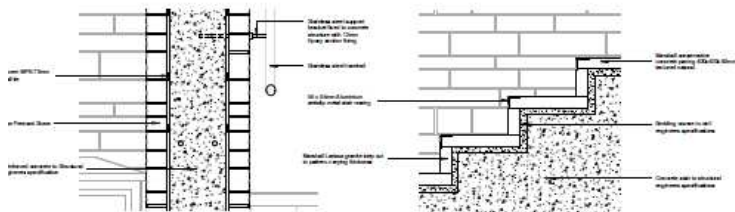


3D View



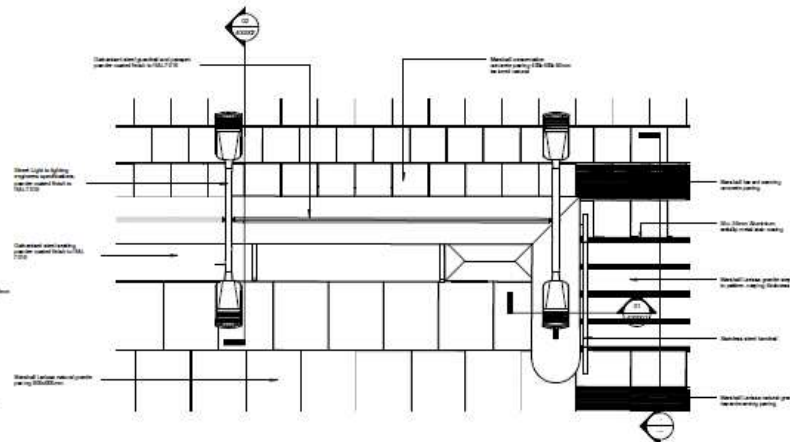
Section 02 - Callout 2
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Section 02 - Callout 1
1 : 10



Section 01 - Callout 1
1 : 10

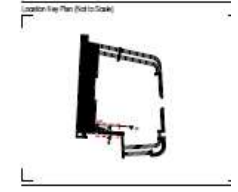
Section 03 - Callout 1
1 : 10



Plan - Callout 1
1 : 25

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Rev	Description (By / Check / Appr'd)	Date
S2		

Client:
Carmarthen Council
Sir Gâr
Carmarthenshire
County Council

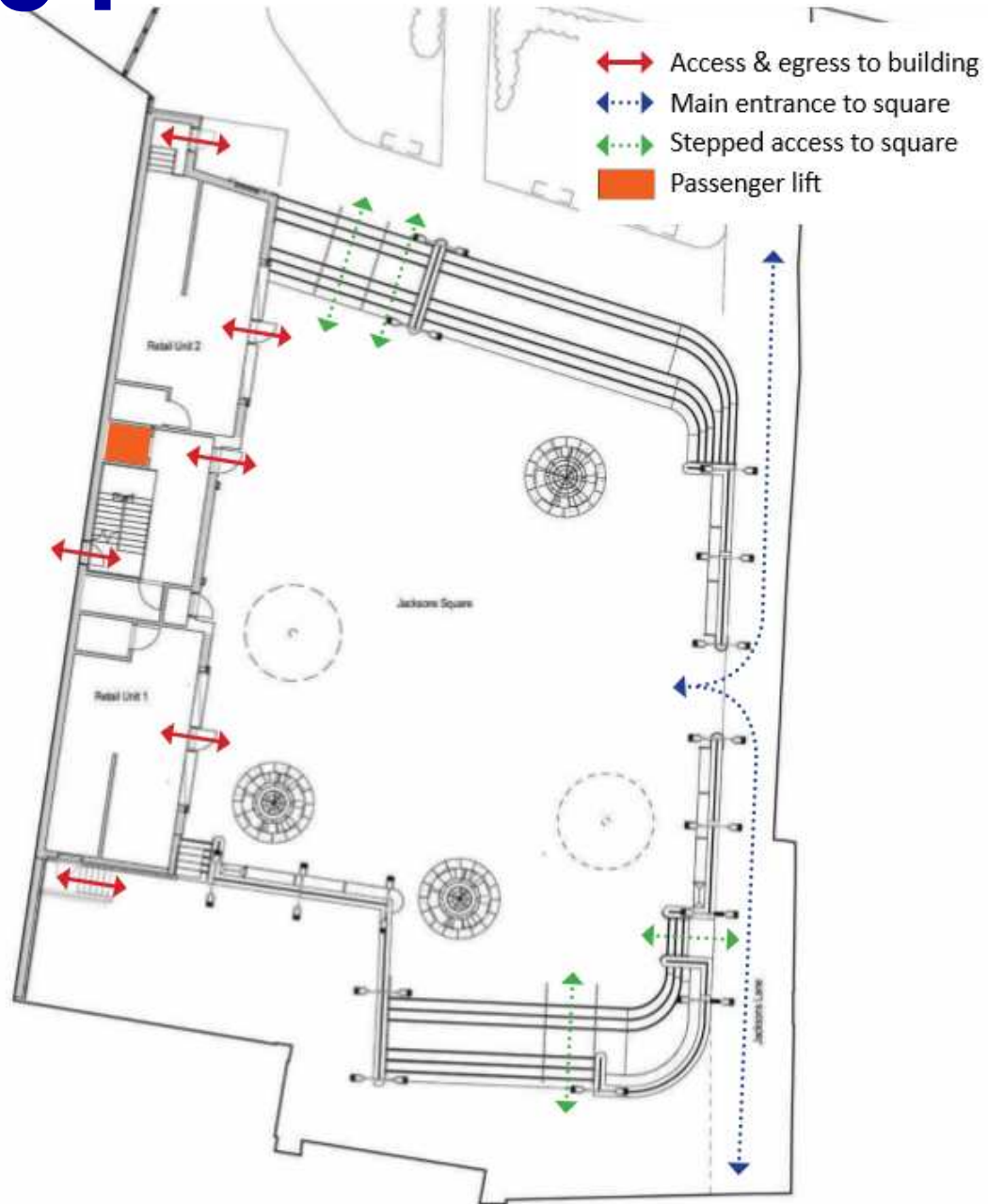
Project:
Jackson Square

Drawing:
Jackson Square - Detail Design

Scale	Drawn	Checked	Approved
As indicated	JM	MT	JA
Project No.	Date		
CS_087280-01	31/05/2011		
Drawn by	Checked by	Approved by	Date
JSL - CAP - 61 - XX - DR - AR - 400007			

CAPITA
Architecture
To: Merthyr, Unit 01, The Wilford Road Industrial Estate,
Merthyr Tydfil, CF47 9PP, Gwent, Wales
www.capita-uk.com
Capita Projects and Infrastructure Ltd

W/35554



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