

**ADRODDIAD PENNAETH  
CYNLLUNIO,  
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE  
HEAD OF PLANNING,  
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO  
CYNGOR SIR CAERFYRDDIN**

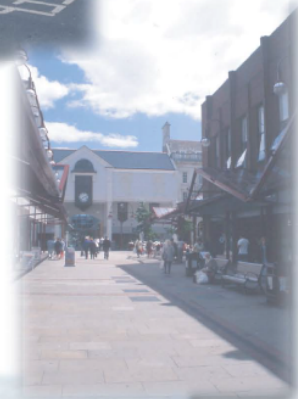
**TO CARMARTHENSHIRE COUNTY  
COUNCIL'S PLANNING COMMITTEE**

**AR 04 MEDI 2018  
ON 04 SEPTEMBER 2018**

**I'W BENDERFYNU/  
FOR DECISION**

**ADDENDUM  
SITE VISIT**

***Ardal  
Gorllewin/  
Area West***



## ADDENDUM – Area West

|                                |   |
|--------------------------------|---|
| <i>Application Number</i>      | <b>W/34933</b>  |
| <i>Proposal &amp; Location</i> | CONSTRUCTION OF 20 DETACHED PRIVATE MARKET DWELLING HOUSES WITH INTEGRAL GARAGES AND 2 SEMI-DETACHED AFFORDABLE HOUSES, ALL WITH ON-PLOT PARKING AND PRIVATE AMENITY SPACE, IMPROVEMENT AND WIDENING OF EXISTING ADOPTED HIGHWAY AND CONSTRUCTION OF NEW ADOPTED HIGHWAYS ON LAND ALLOCATED IN THE LOCAL DEVELOPMENT PLAN FOR RESIDENTIAL DEVELOPMENT AT BRON YR YNN, DREFACH, LLANELLI, SA14 7AH |

### **DETAILS:**

#### **CONSULTATIONS**

**Head of Leisure** – Has indicated that a contribution is required to improve and refurbish local play facilities.

In light of the above advice from the Head of Leisure approval is subject to an open space financial contribution, the terms of which shall be subject to a S.106 legal agreement.

**Natural Resources Wales (NRW)** – An amended dormouse mitigation statement and ecological enhancement plan has been submitted by the developer. NRW are satisfied with the proposals put forward and raise no objection.

**Coal Authority** – Has no objection to the application subject to the imposition of a suitable condition securing the submission and approval of intrusive site investigations to determine the potential risks posed to the development by past coal mining activity.

The application is put forward with a favourable recommendation subject to the imposition of condition 25 in the main officer's report.