

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 23RD JUNE, 2022

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 - 168)
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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
Adran yr Amgylchedd**

**Report of the Head of Place
and Sustainability
Environment Department**

23/06/2022

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/03777
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Proposal	Proposed swimming pool (domestic) and associated fitness facility
Location	4 Hendre Road, Llangennech, Llanelli, SA14 8TG

Details

Following receipt of additional information regarding noise matters, re-consultation has been carried out with the Environmental Health Noise Officer. The Officer has reviewed the additional information submitted in respect of the heat and water pumps and lining proposed for the plant room. No further information is required or conditions recommended, the Officer is satisfied that the details submitted address the points raised and raises no objection to the application.

The Officer wishes to advise the applicant of the recommended construction hours:-

Monday to Friday – 7:30 – 18:00

Saturday – 08:00 – 14:00

No noise generating works shall be carried out on Sunday, bank or public holidays.

Application No	PL/03872
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Proposal	Approval of Reserved Matters is sought for access, appearance, landscaping, layout and scale for Phase 1 of the Llanelli Wellness and Science Development, now known as Pentre Awel for the development of a Health and Wellness Hub including health, leisure, education, research and business facilities and an energy centre, along with associated public realm, open space, hard and soft landscaping, drainage, pedestrian and cycle links and parking, car parking and supporting infrastructure including mitigation and enhancement measures around the proposed Health and Wellness Hub and the perimeter of the New Dafen River, Delta Lakes
Location	Llanelli Wellness and Life Science Village, Land at Delta Lakes, Llanelli

Details

Amended Plans

As noted within the main Planning Committee Report, the Authority's Highways Division asked the applicant to amend the width of the parking bays from 2.5m in width as originally shown, to 2.6m in width in order to align with the CSS Wales Parking Standards. As a result all relevant plans affected by such a change have been amended.

Condition 2 as outlined in the Planning Committee Report should therefore be amended to read as follows:-

Condition 2

The development hereby permitted shall be carried out strictly in accordance with the following plans and documents:-

- Site Location Plan - LWLSV-PDA-XX-ZZ-DR-A-05000 received 8th April, 2022;
- Existing Site Plan - LWLSV-PDA-XX-ZZ-DR-A-05001 received 8th April, 2022;
- Basement General Arrangements Plan - LWLSV-PDA-XX-B1-DR-A-05010 received 8th April, 2022;
- Ground Floor – General Arrangements Plan - LWLSV-PDA-XX-00-DR-A-05011 received 8th April, 2022;
- First Floor – General Arrangements Plan - LWLSV-PDA-XX-01-DR-A-05012 received 8th April, 2022;
- Second Floor – General Arrangements Plan - LWLSV-PDA-XX-02-DR-A-05013 received 8th April, 2022;
- Third Floor – General Arrangements Plan - LWLSV-PDA-XX-03-DR-A-05014 received 8th April, 2022;

- Roof Plan – General Arrangements Plan - LWLSV-PDA-XX-RF-DR-A-05015 received 8th April, 2022;
- Building A – Elevations 1 of 2 - LWLSV-PDA-BA-XX-DR-A-05050 received 8th April, 2022;
- Building A – Elevations 2 of 2 - LWLSV-PDA-BA-XX-DR-A-05051 received 8th April, 2022;
- Building B – Elevations 1 of 3 - LWLSV-PDA-BB-XX-DR-A-05052 received 8th April, 2022;
- Building B – Elevations 2 of 3 - LWLSV-PDA-BB-XX-DR-A-05053 received 8th April, 2022;
- Building B – Elevations 3 of 3 - LWLSV-PDA-BB-XX-DR-A-05054 received 8th April, 2022;
- Building C – Elevations 1 of 2 - LWLSV-PDA-BC-XX-DR-A-05055 received 8th April, 2022;
- Building C – Elevations 2 of 2 - LWLSV-PDA-BC-XX-DR-A-05056 received 8th April, 2022;
- Building D – Elevations 1 of 2 - LWLSV-PDA-BD-XX-DR-A-05057 received 8th April, 2022;
- Building D – Elevations 2 of 2 - LWLSV-PDA-BD-XX-DR-A-05058 received 8th April, 2022;
- Building E – Elevations 1 of 2 - LWLSV-PDA-BE-XX-DR-A-05059 received 8th April, 2022;
- Building E – Elevations 2 of 2 - LWLSV-PDA-BE-XX-DR-A-05060 received 8th April, 2022;
- Site Sections - LWLSV-PDA-XX-ZZ-DR-A-05100 received 8th April, 2022;
- Site Elevations - LWLSV-PDA-XX-ZZ-DR-A-05110 received 8th April, 2022;
- Roof Types 3D View - LWLSV-PDA-XX-RF-DR-A-05120 received 8th April, 2022;
- Landscape Sections 1 of 2 - LWLSV-BDP-SW-XX-DR-L-90301 received 8th April, 2022;
- Landscape Sections 2 of 2 - LWLSV-BDP-SW-XX-DR-L-90302 received 8th April, 2022;
- External Lighting – Performance Specification (Luminaire Schedule) - LWLSV-HLEA-SW-XX-DR-E-70804 received 8th April, 2022;
- Design and Access Progress Statement (8 Parts) - LWLSV-PDA-SW-ZZ-RP-A-10001 / 10009 received 8th April, 2022;
- Assessment of Scheme Against ES Mitigation Report - LWLSV-DAM-SW-XX-RP-YE-10006 received 8th April, 2022;
- Additional Surveys Undertaken Since Outline Consent - LWLSV-DAM-SW-XX-RP-YE-10007 received 8th April, 2022;
- Arboricultural Impact Assessment - LWLSV-DAM-SW-XX-RP-YE-10002 received 8th April, 2022;
- Arboricultural Method Statement & Tree Protection Plan - LWLSV-DAM-SW-XX-RP-YE-10005 received 8th April, 2022;
- Tree Survey Report - LWLSV-DAM-SW-XX-RP-YE-10001 received 8th April, 2022;
- Drainage Statement - LWLSV-CUR-XX-XX-RP-C-00001 received 8th April, 2022;
- Revised Landscape General Arrangements 2 of 3 - LWLSV-BDP-SW-XX-DR-L-90011 P07 received 27th May, 2022;
- Revised Landscape General Arrangements 3 of 3 - LWLSV-BDP-SW-XX-DR-L-90012 P07 received 27th May, 2022;
- Revised Planting Plan 1 of 3 - LWLSV-BDP-SW-XX-DR-L-90501 P06 received 27th May, 2022;
- Revised Planting Plan 2 of 3 - LWLSV-BDP-SW-XX-DR-L-90502 P04 received 27th May, 2022;

- Revised Planting Plan 3 of 3 - LWLSV-BDP-SW-XX-DR-L-90503 P04 received 27th May, 2022;
- Revised Landscape Management Plan - LWLSV-BDP-SW-XX-RP-L-90001 P04 received 27th May, 2022;
- Revised Proposed Site Plan – LWLSV-PDA-XX-ZZ-DR-A-05002_P07 received 15th June, 2022;
- Revised Landscape Masterplan - LWLSV-BDP-SW-XX-DR-L-90001 P11 received 15th June, 2022;
- Revised Landscape General Arrangements 1 of 3 - LWLSV-BDP-SW-XX-DR-L-90010 P09 received 15th June, 2022;
- Revised Landscape Constraints Plan - LWLSV-BDP-SW-XX-DR-L-90101 P07 received 15th June, 2022;
- Revised Habitat Protection Zone Plan - LWLSV-BDP-SW-XX-DR-L-90102 P08 received 15th June, 2022;
- Revised External Lighting Parameter Plan - LWLSV-HLEA-SW-XX-DR-E-70800 P06 received 15th June, 2022;
- Revised External Lighting Isolux Results - LWLSV-HLEA-SW-XX-DR-E-70801 P06 received 15th June, 2022;
- Revised External Lighting – General Arrangements Plan 1 of 2 - LWLSV-HLEA-SW-XX-DR-E-70802 P06 received 15th June, 2022;
- Revised External Lighting – General Arrangements Plan 2 of 2 - LWLSV-HLEA-SW-XX-DR-E-70803 P06 received 15th June, 2022;
- Revised Ecological Mitigation and Enhancement Plan – LWLSV-BDP-SW-XX-DR-L-90107_P02 received 15th June, 2022;
- Revised Landscape Maintenance and Management Responsibility Plan - LWLSV-BDP-SW-XX-DR-L-90103_P05 received 15th June, 2022;
- Revised Planting Plan 1 of 3 LWLSV-BDP-SW-XX-DR-L-90501 Rev P08 received 20th June, 2022.

Reason: In the interest of clarity of the approved plans and visual amenity.

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Y Pwyllgor Cynllunio / Planning Committee

23/06/2022

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

Adran Yr Amgylchedd - Environment Department

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

**Applications
recommended for
approval**

PL/00765

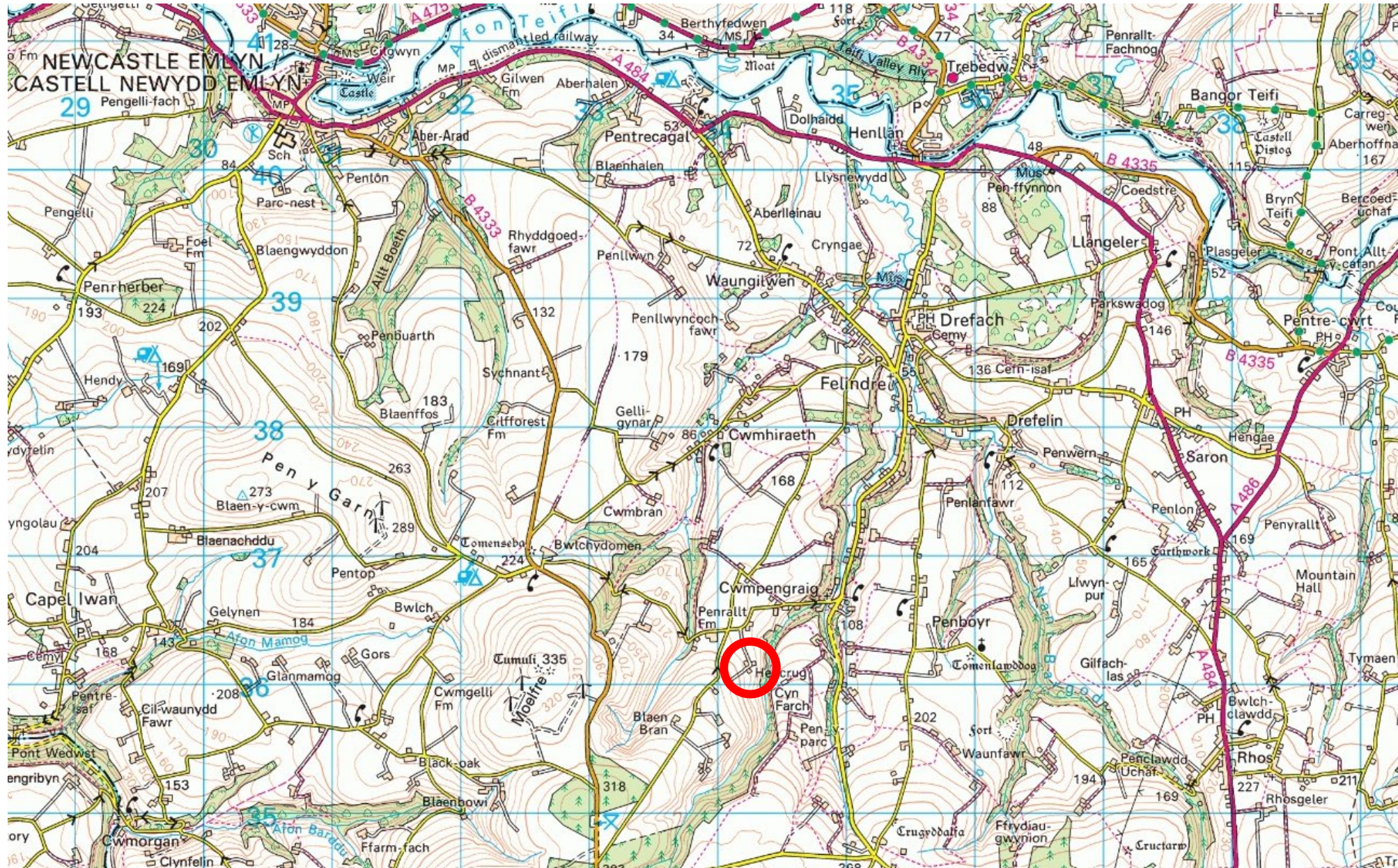
Helen Rice

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

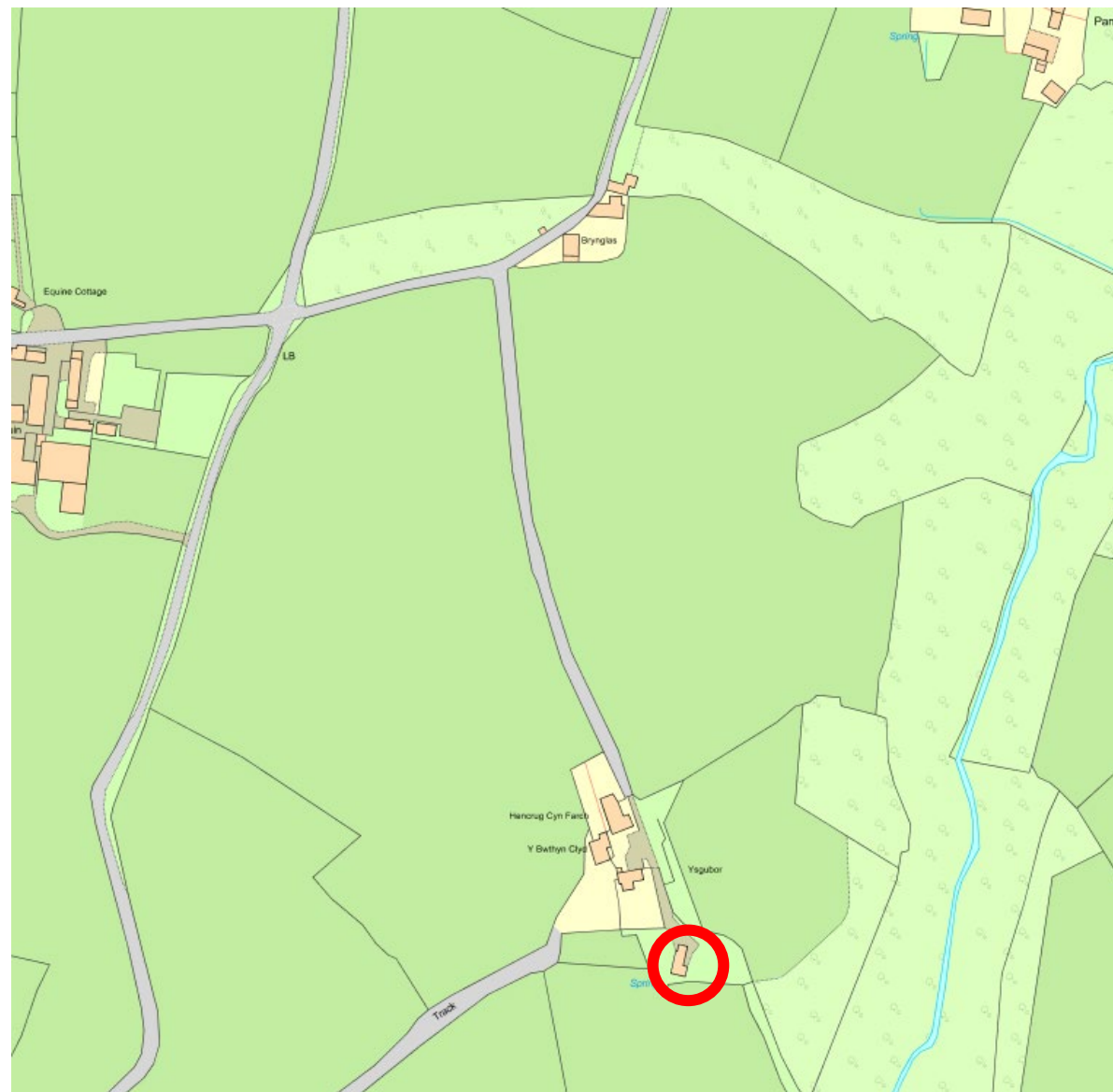
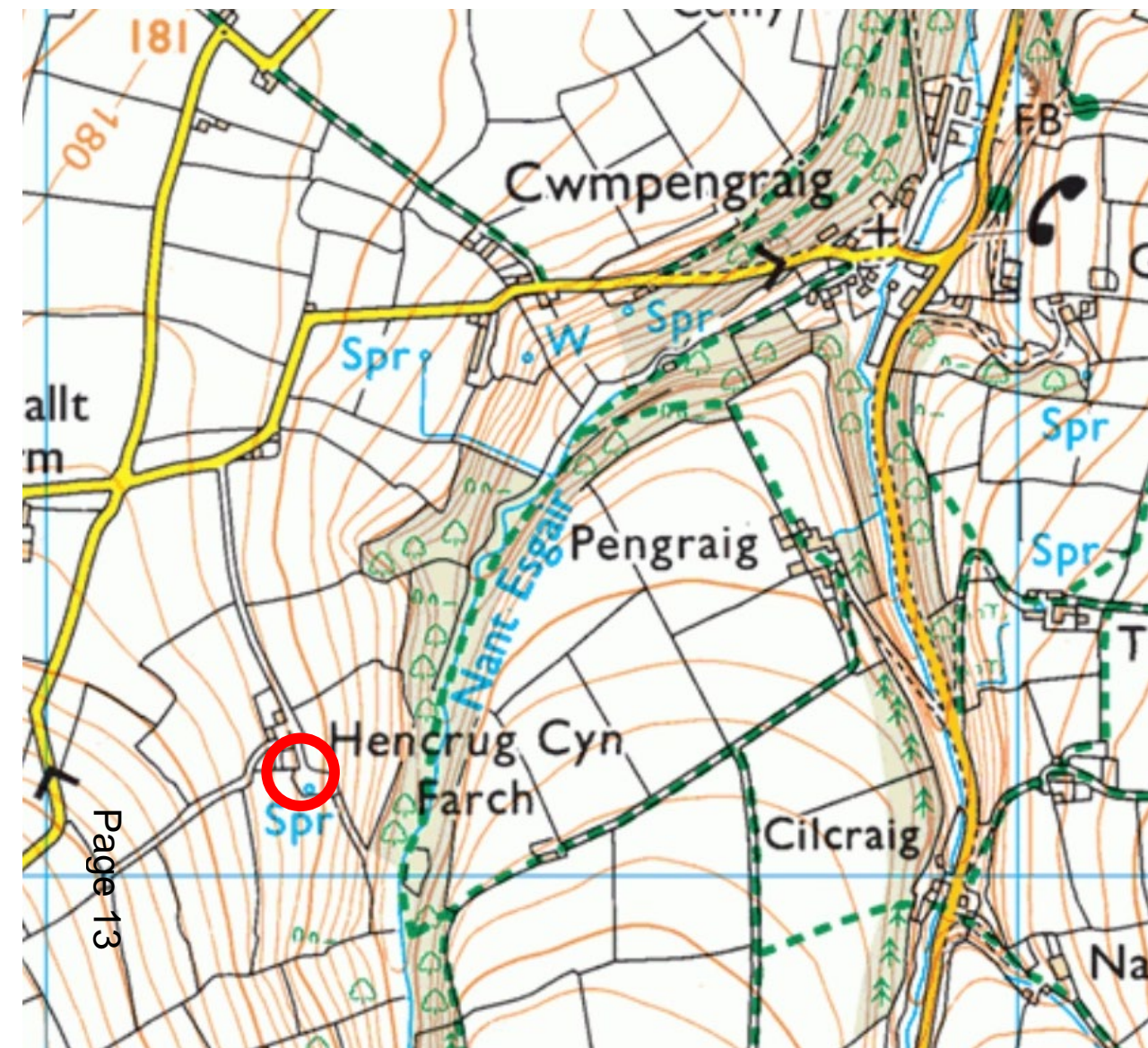
Adran Yr Amgylchedd - Environment Department

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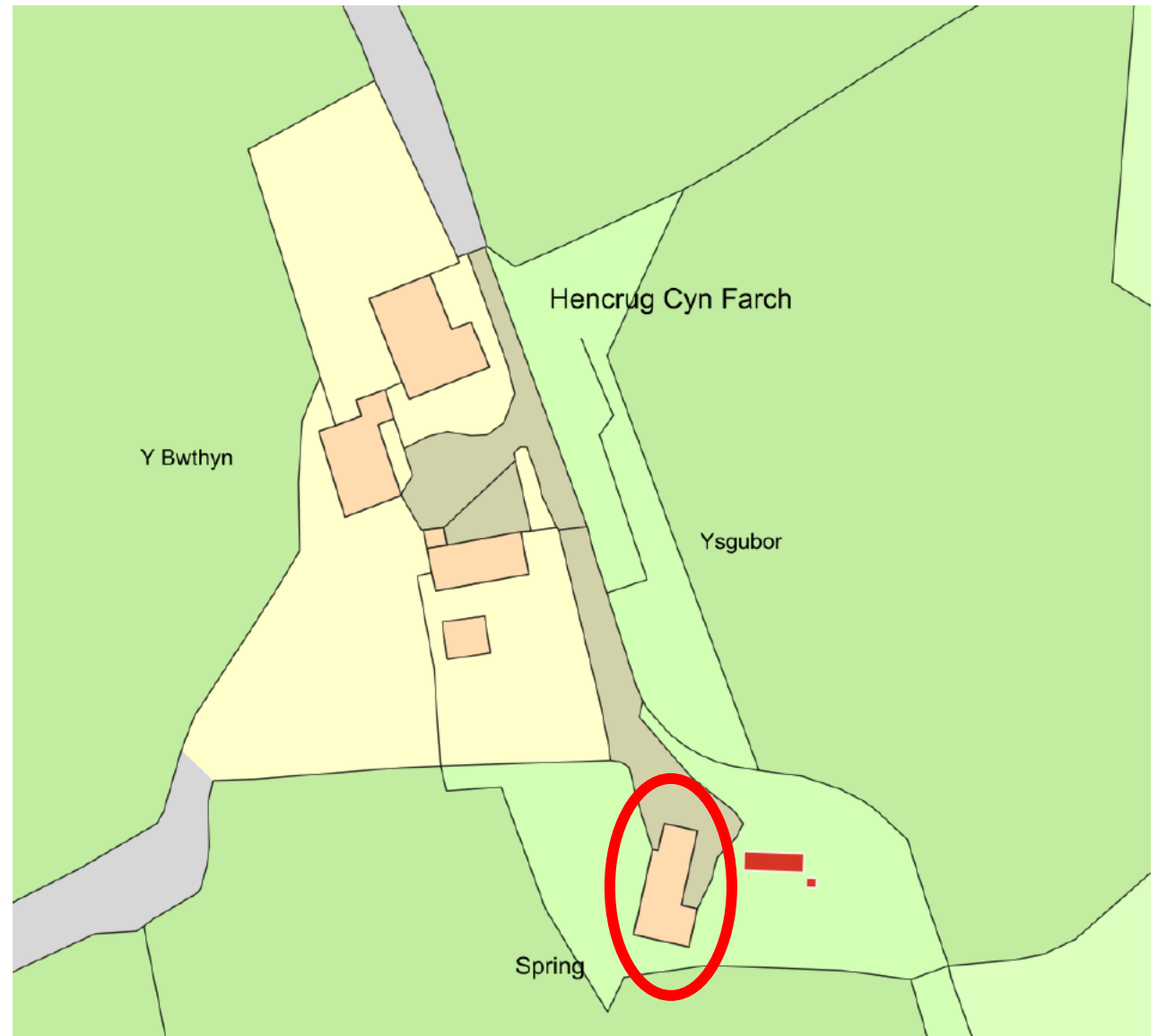
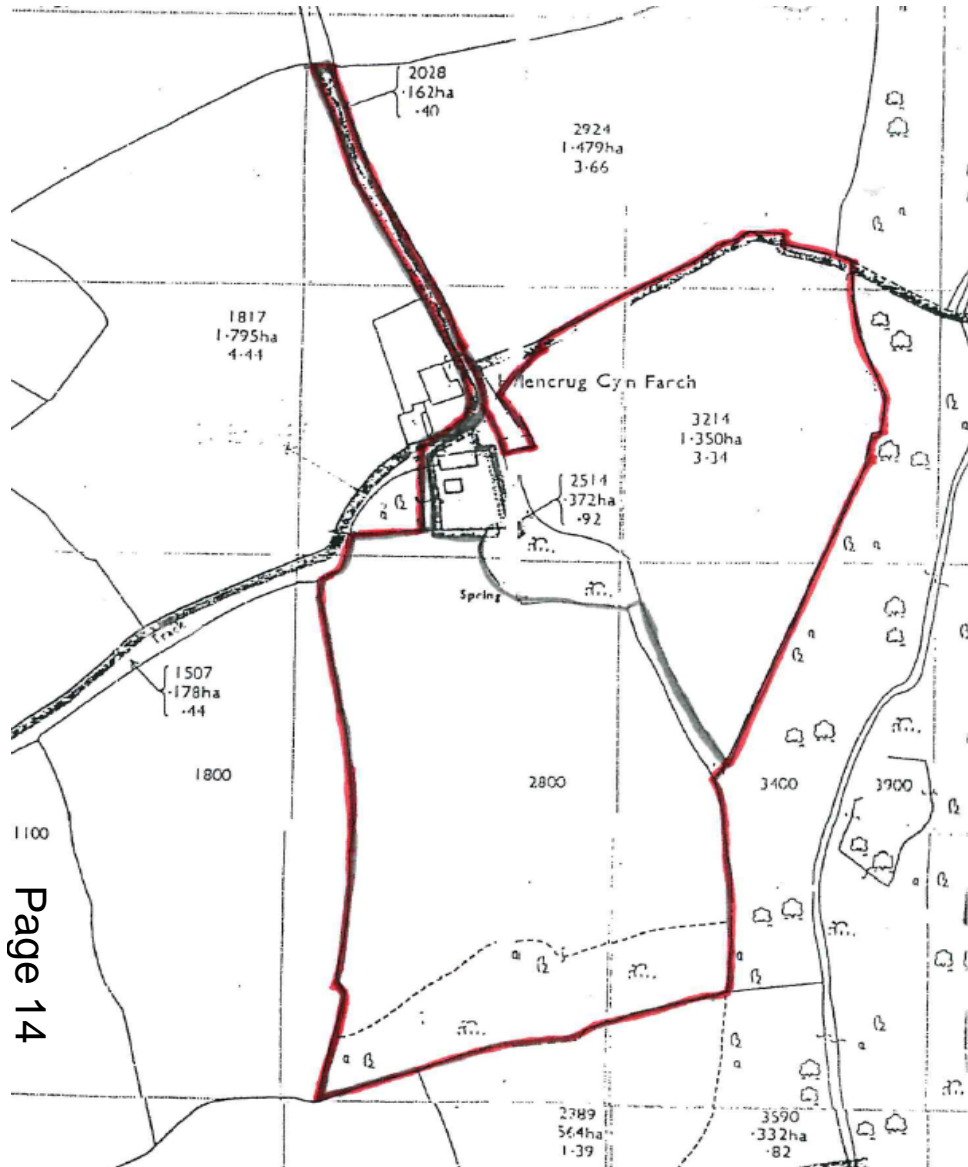
PL/00765 Location Plan



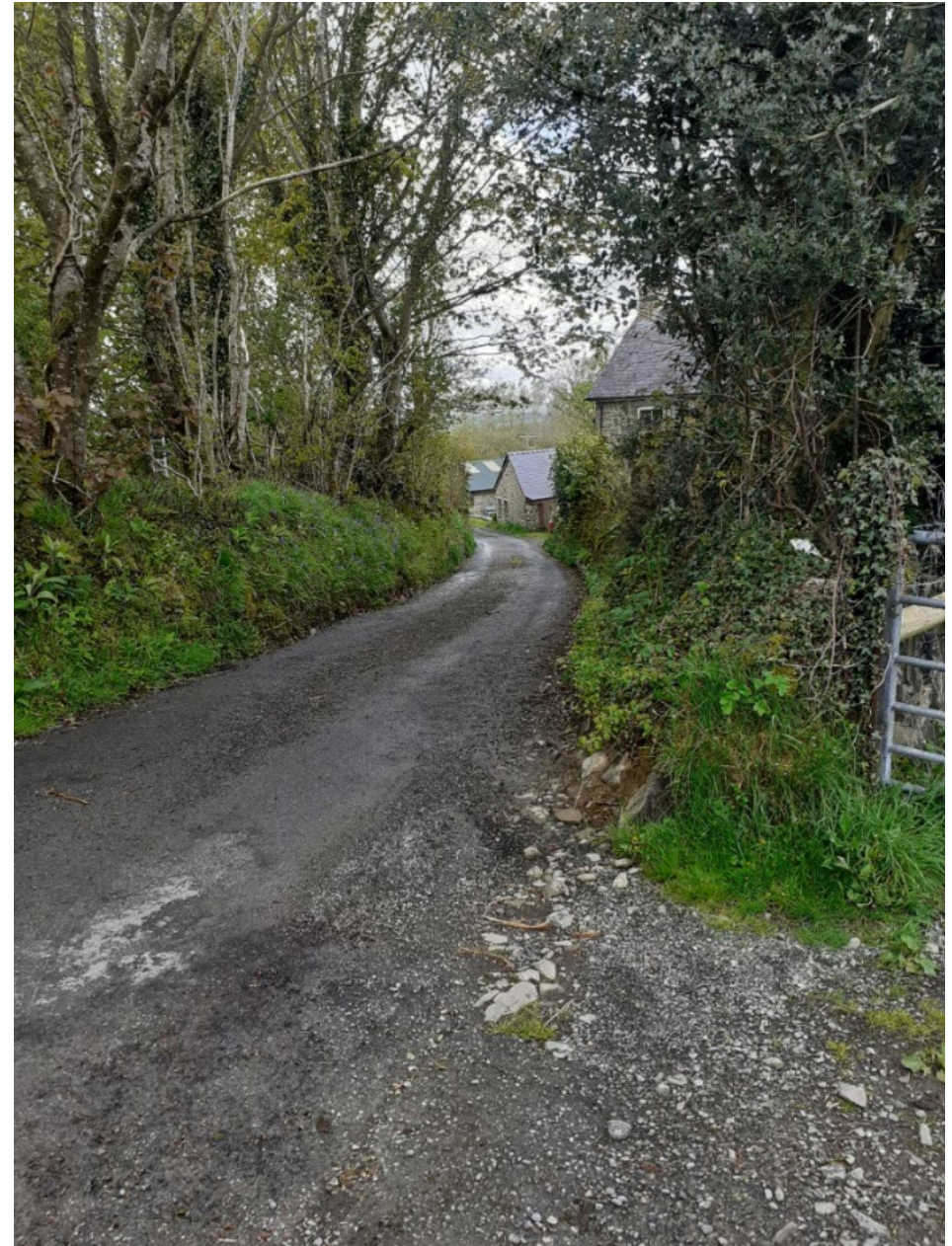
PL/00765 Site Location Plan



PL/00765 Application Site Plan



PL/00765 Site Entrance



PL/00765 Access road and neighbouring property



PL/00765 Neighbouring property and applicant property



PL/00765 Micro brewery building



PL/00765 Micro-brewing building and surrounding area



PL/00765 Brewing room



PL/00765 Drainage/Waste storage and drainage field area



PL/02652

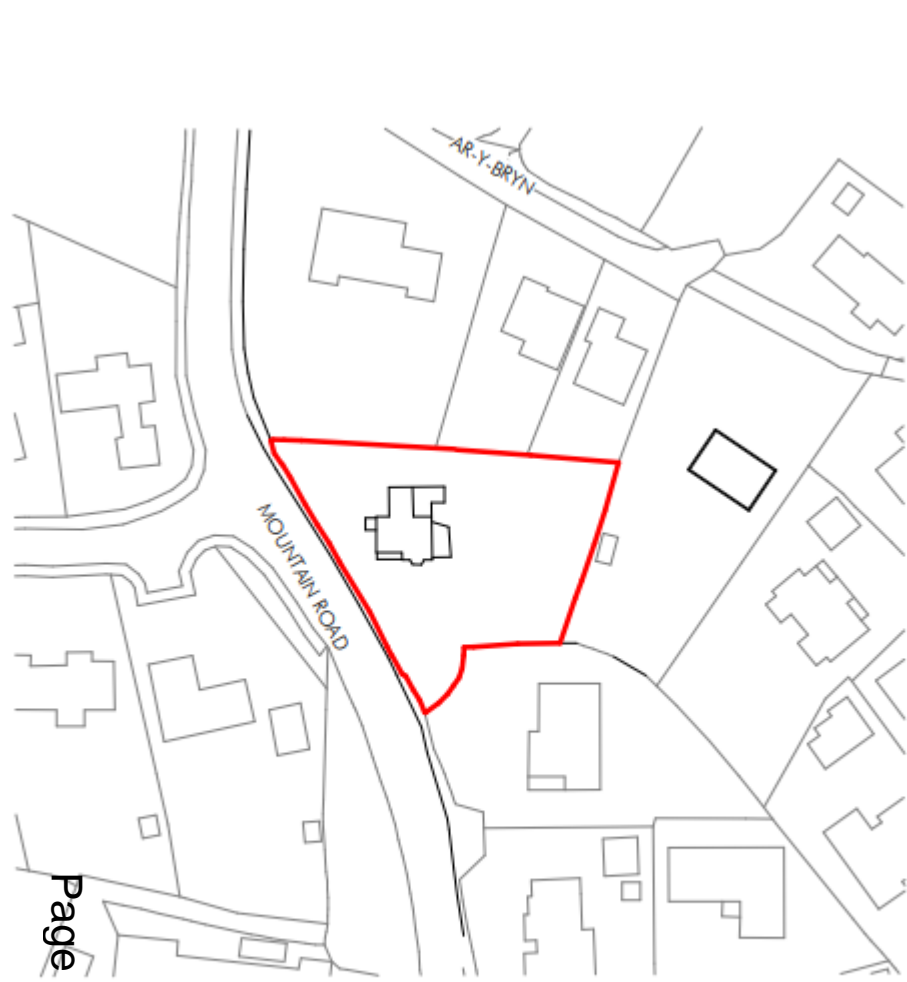
Zoe Baxter

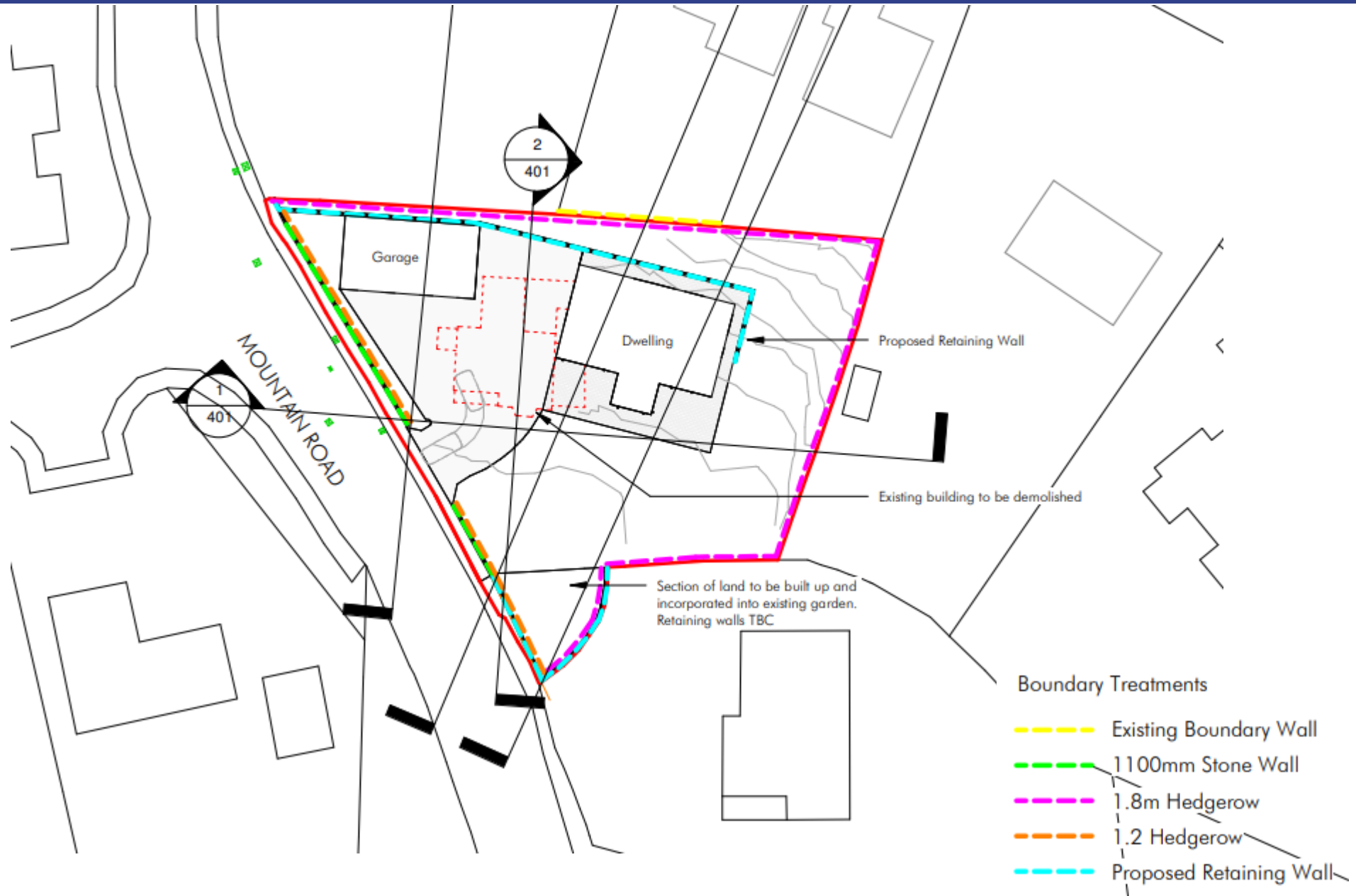
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Place and Sustainability - Planning Services

Adran Yr Amgylchedd - Environment Department

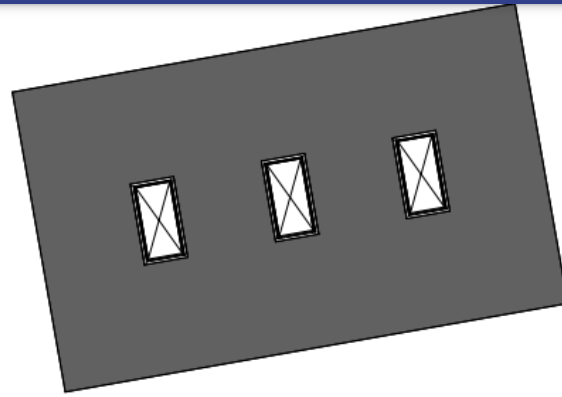
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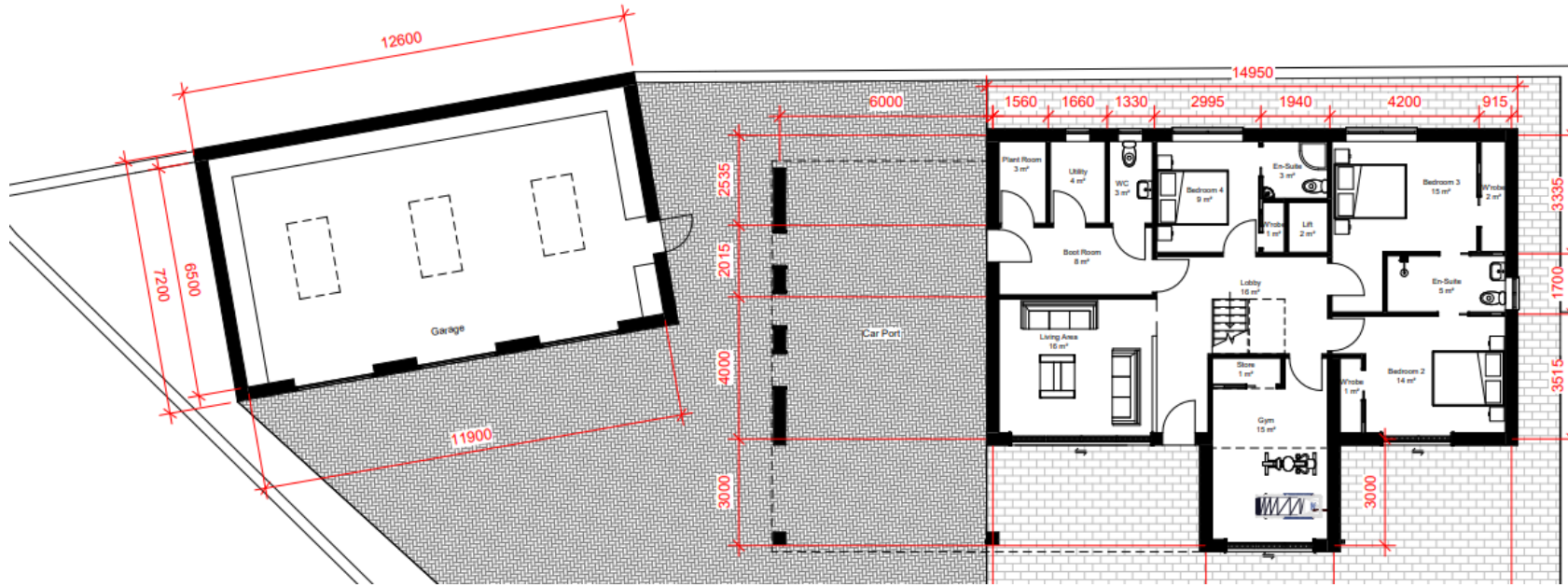
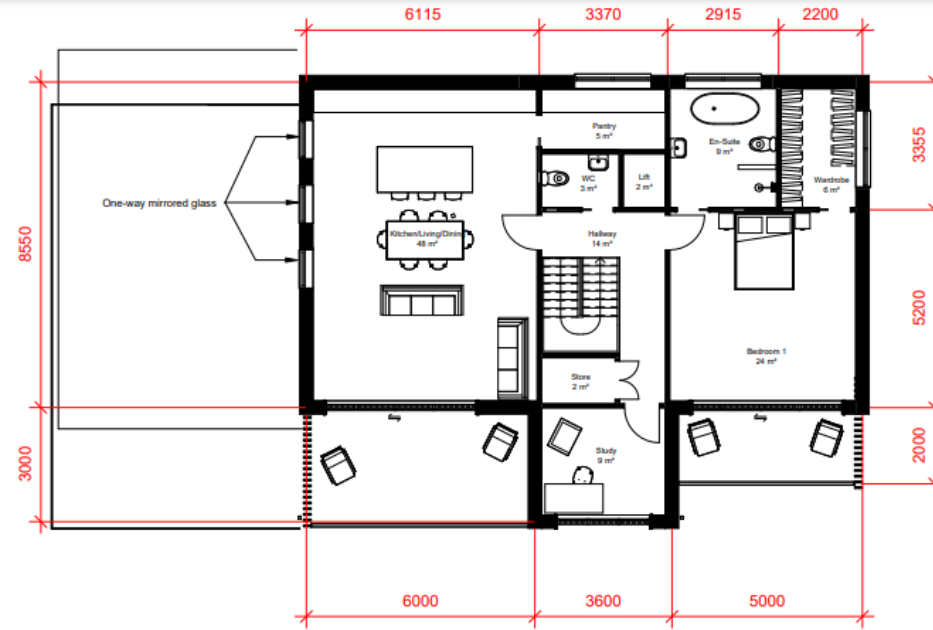






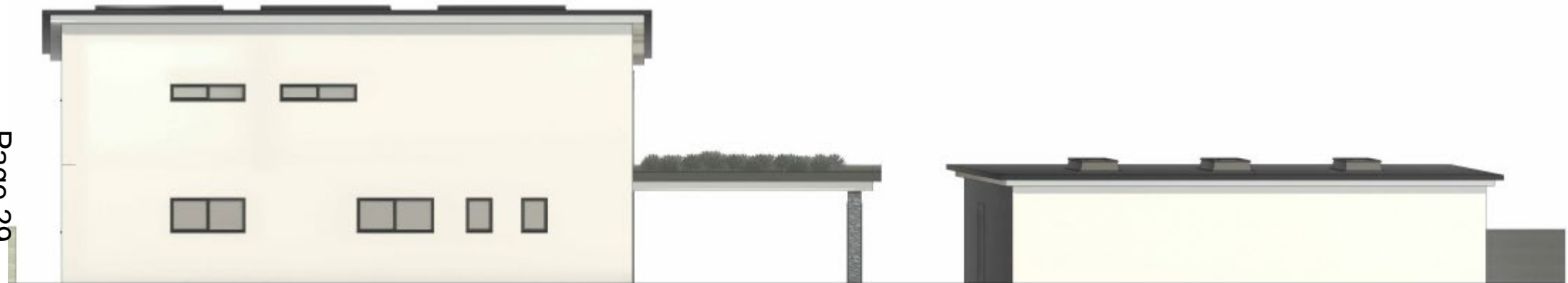


First Floor - Sketch Layout - 145m² Approx





South Elevation

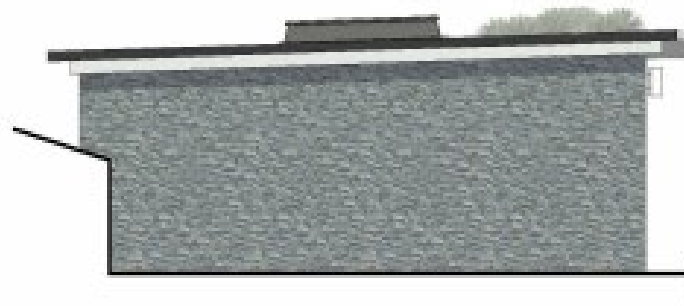


North Elevation

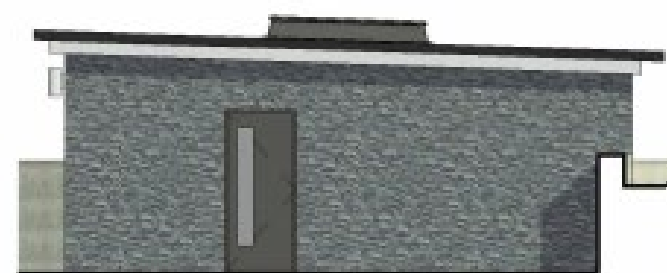


West Elevation

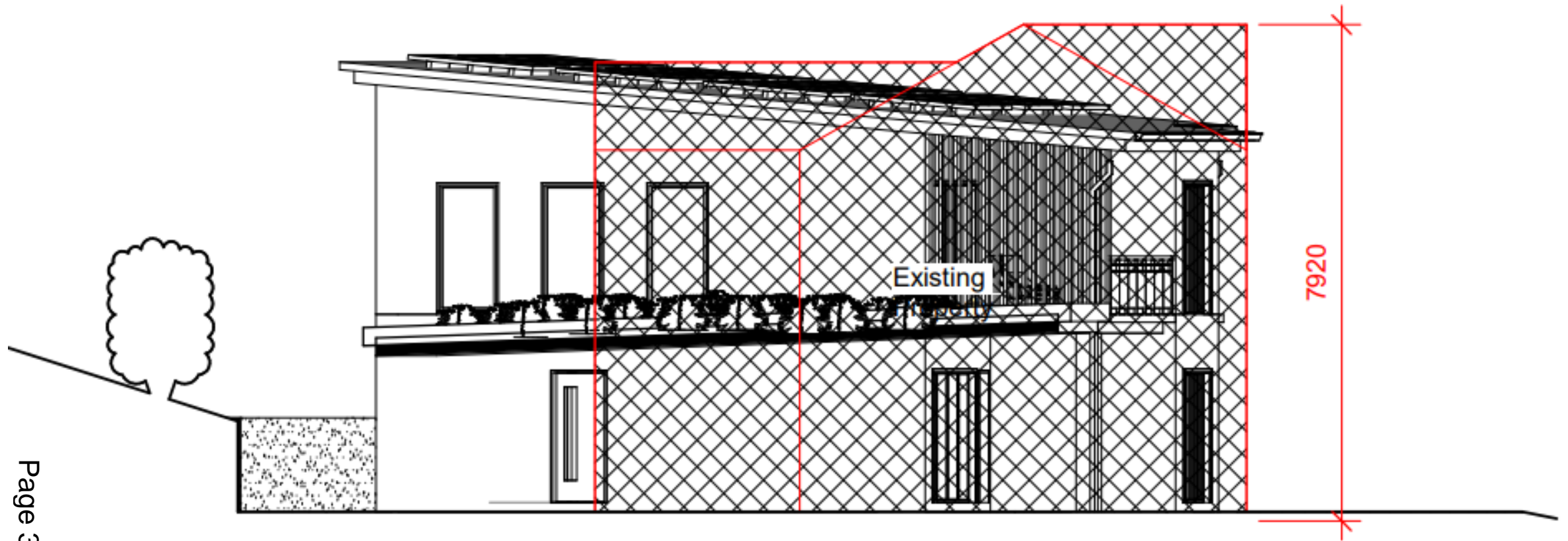
East Elevation

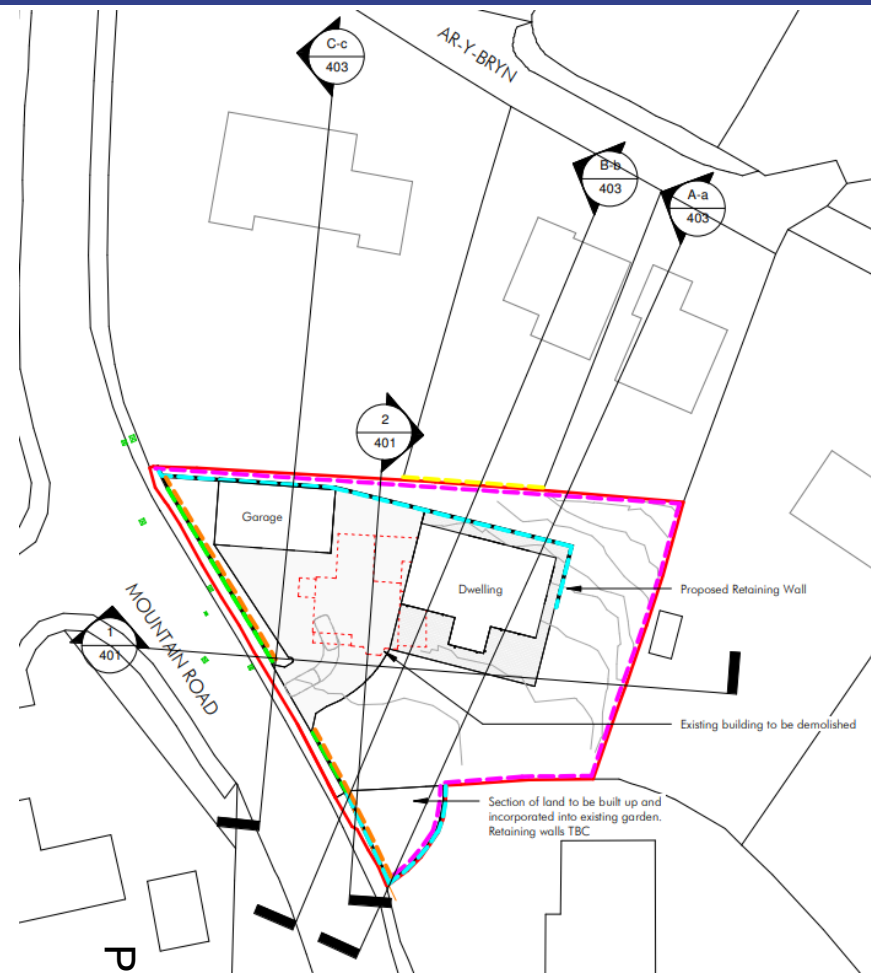


Garage West
Elevation

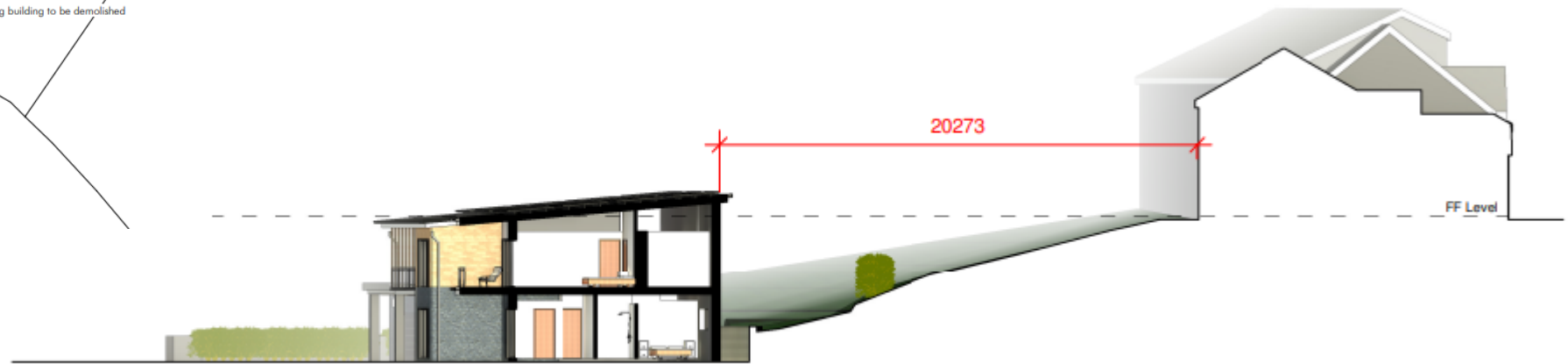


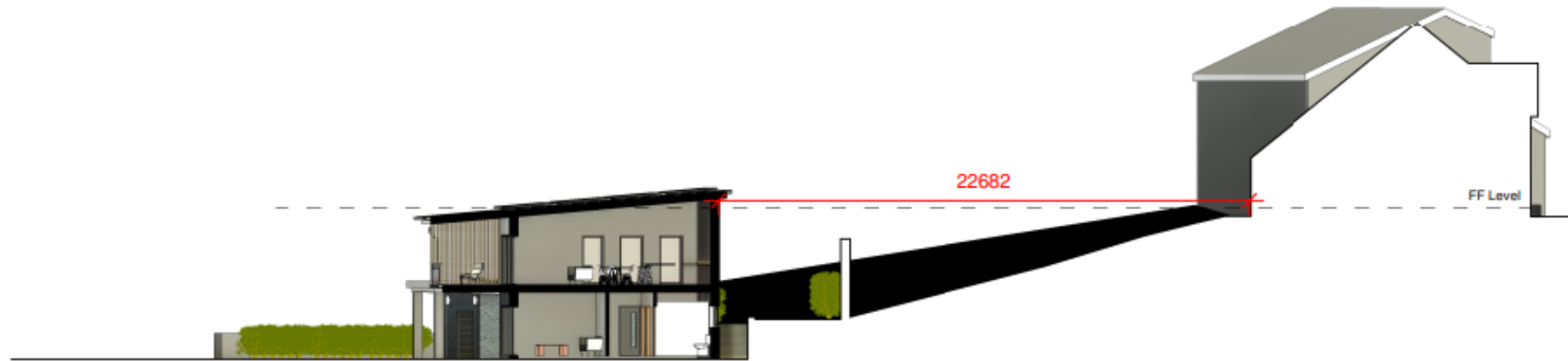
Garage East
Elevation



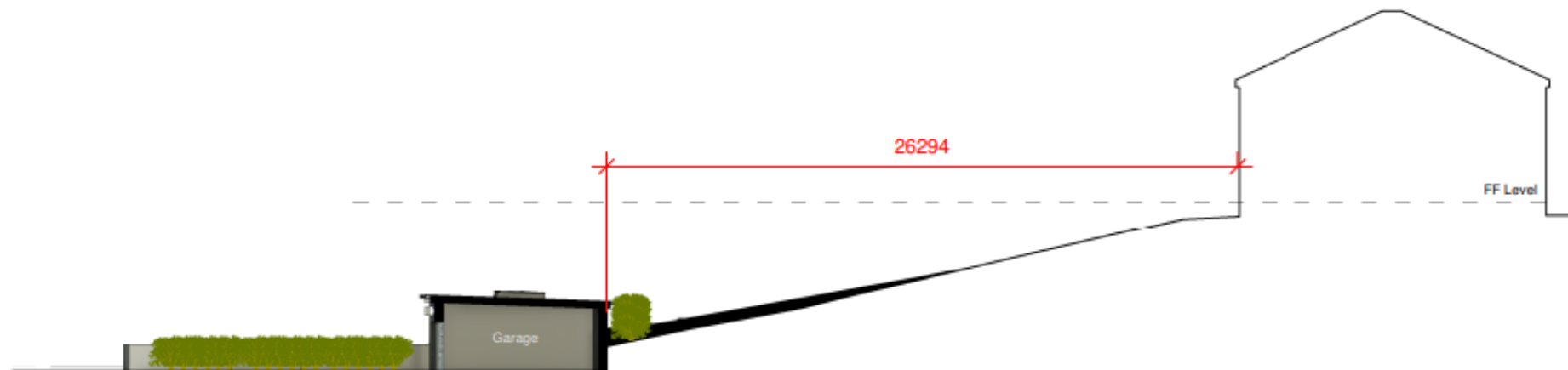


A-a Section A-a
1 : 200





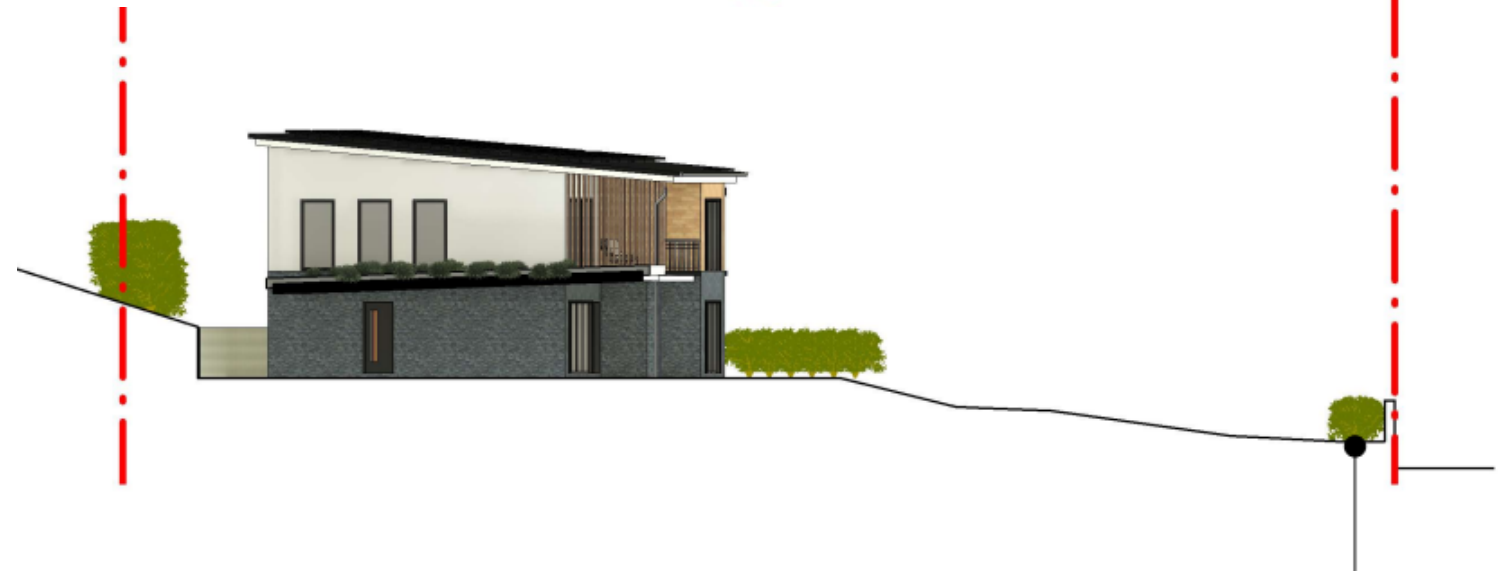
B-b Section B-b
1 : 200



C-c Section C-c
1 : 200

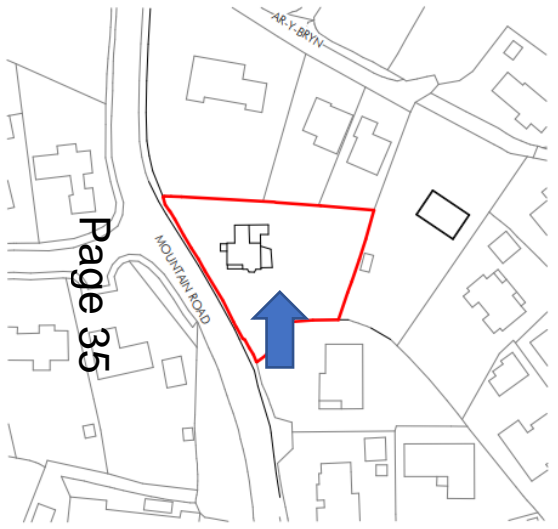


Indicative Site Section 1

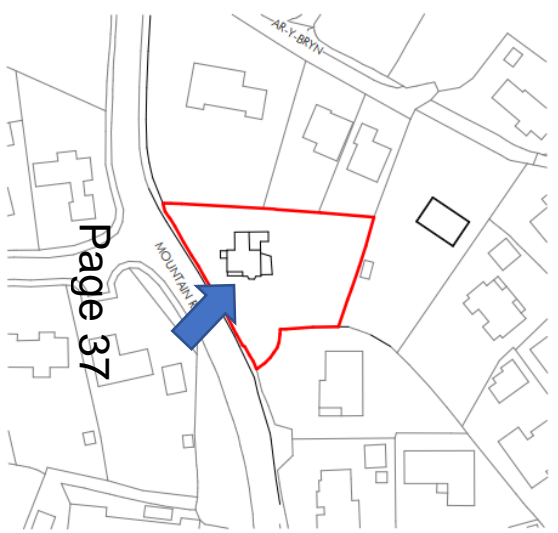


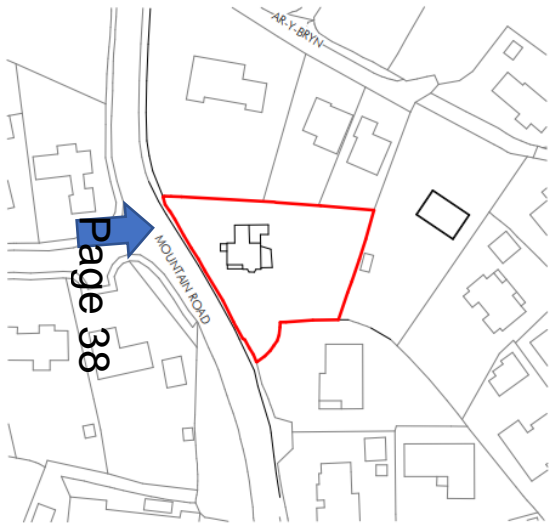
Indicative Site Section 2

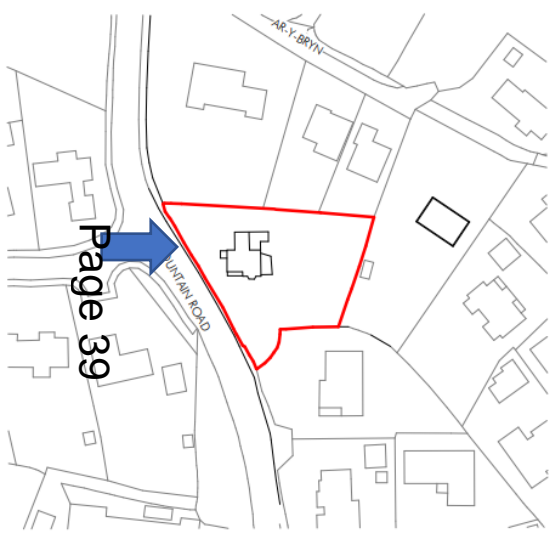
Section of land to be built up and incorporated into existing garden.
Retaining walls TBC

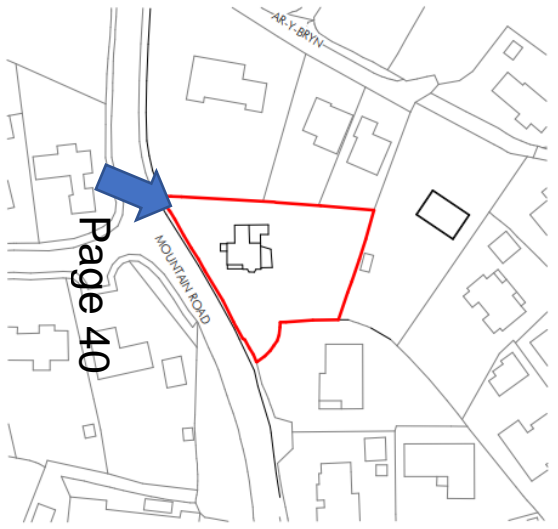


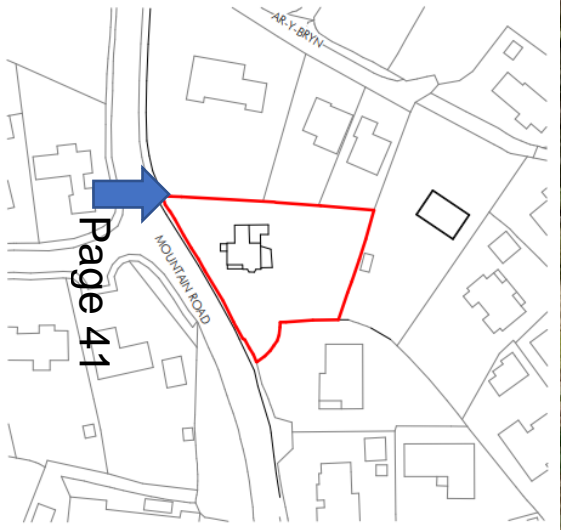


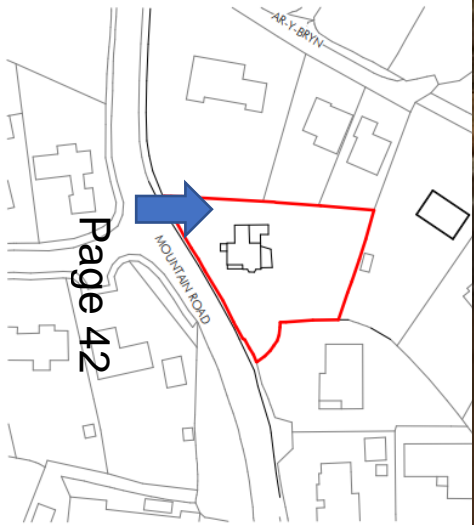


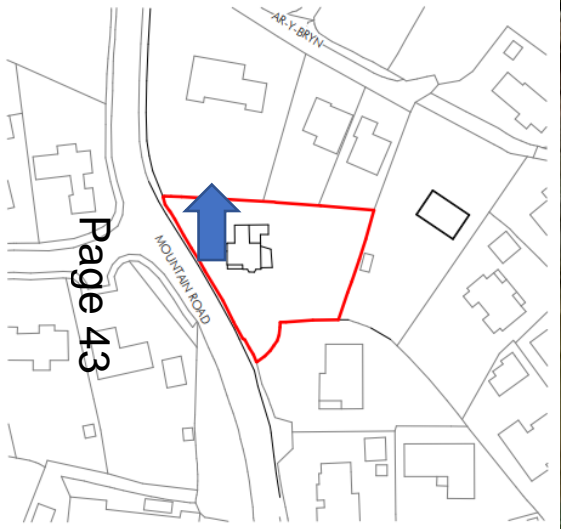


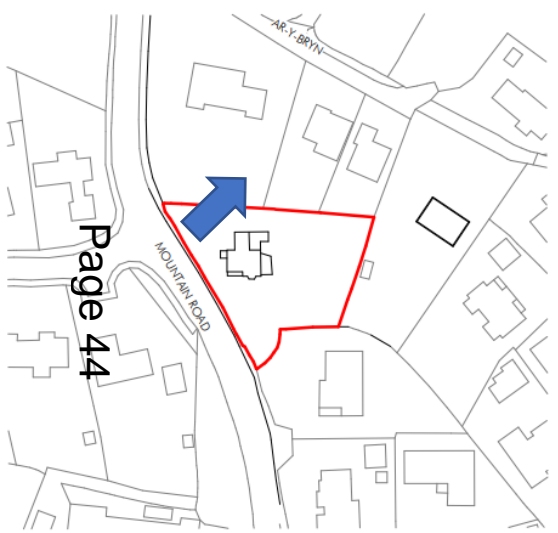


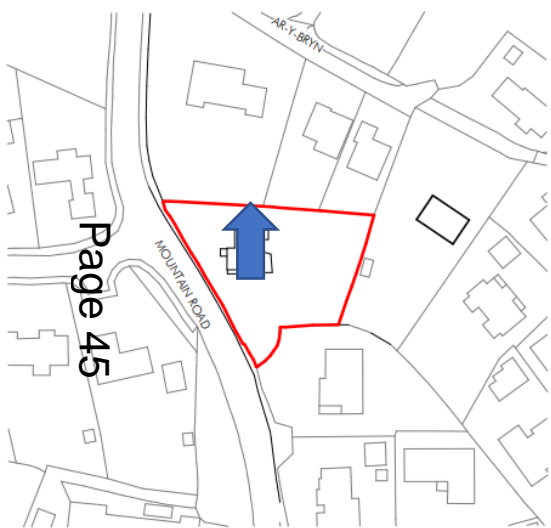


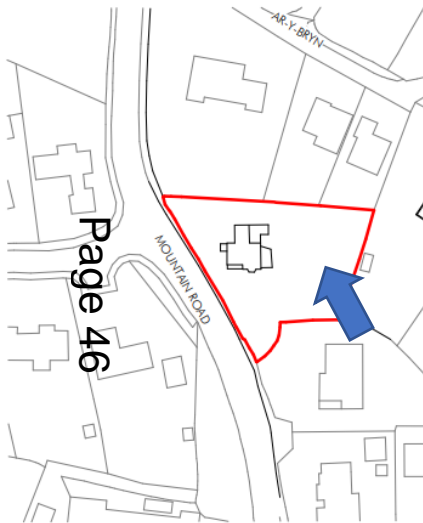


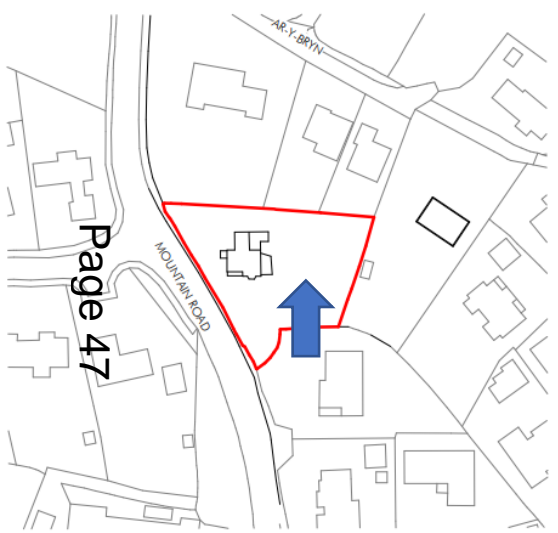


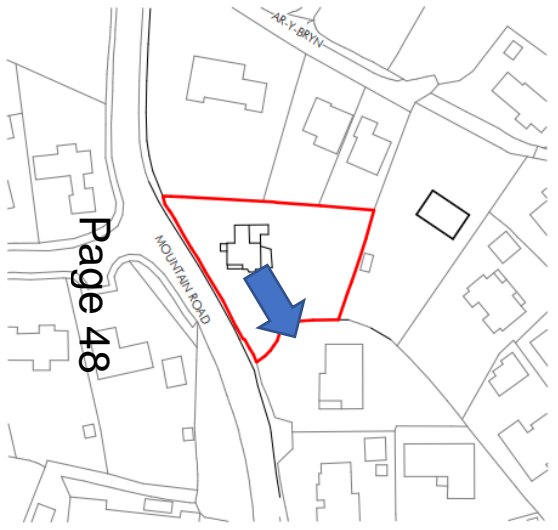


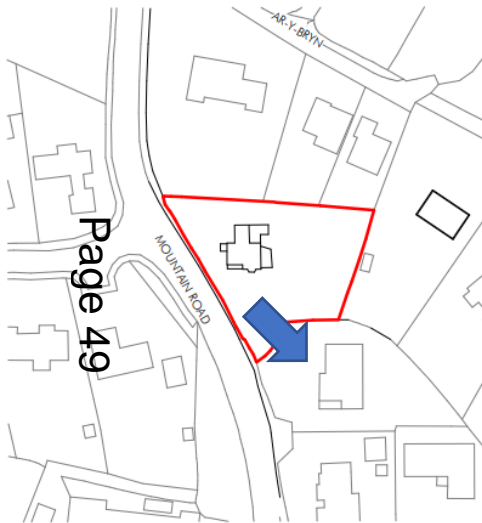




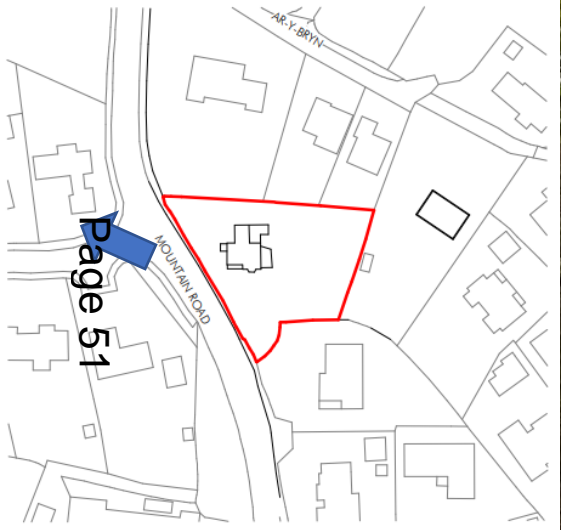


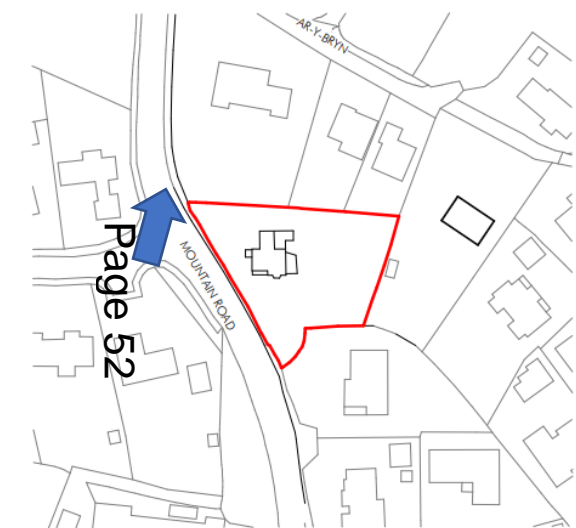














PL/02659

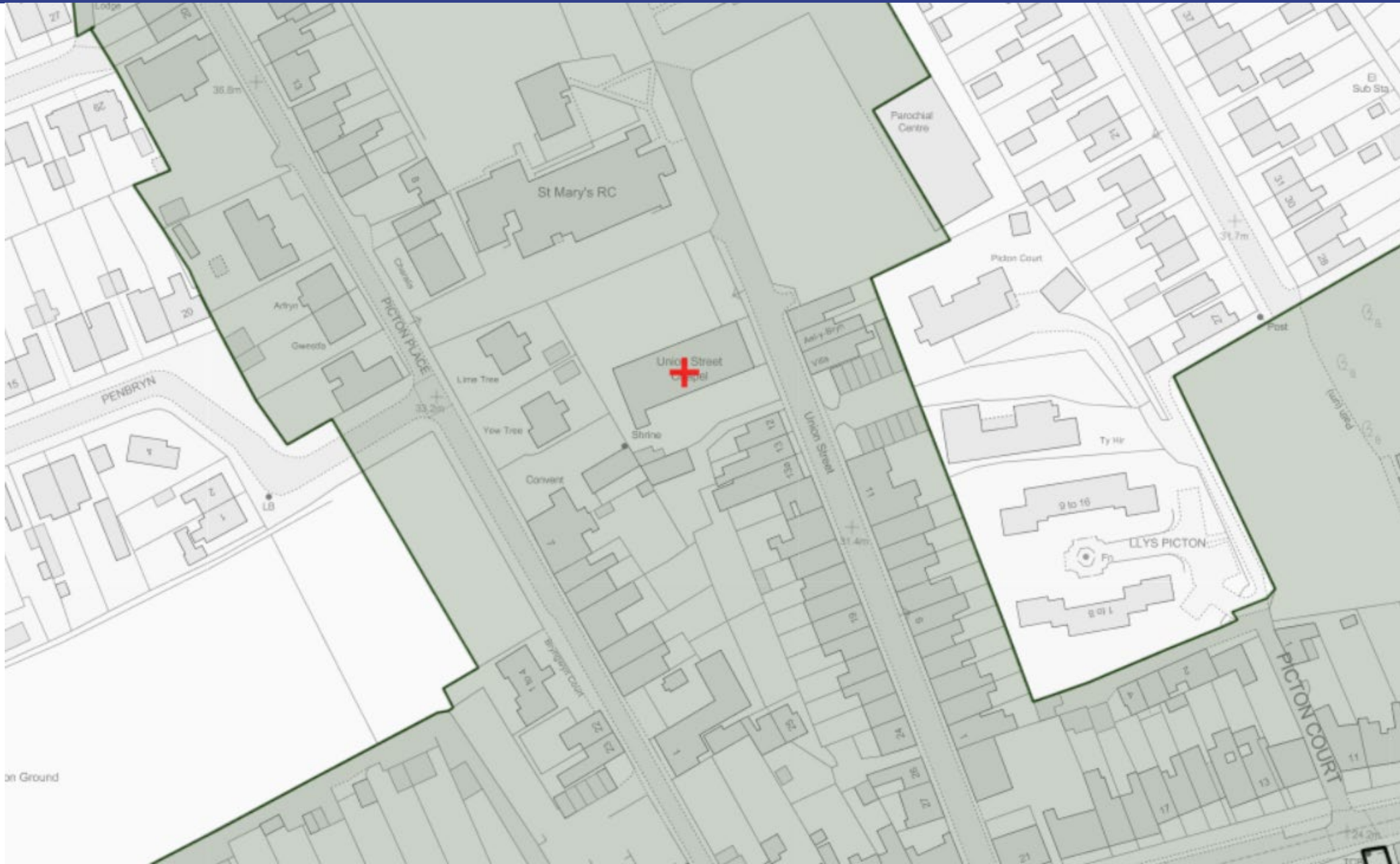
Helen Rice

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

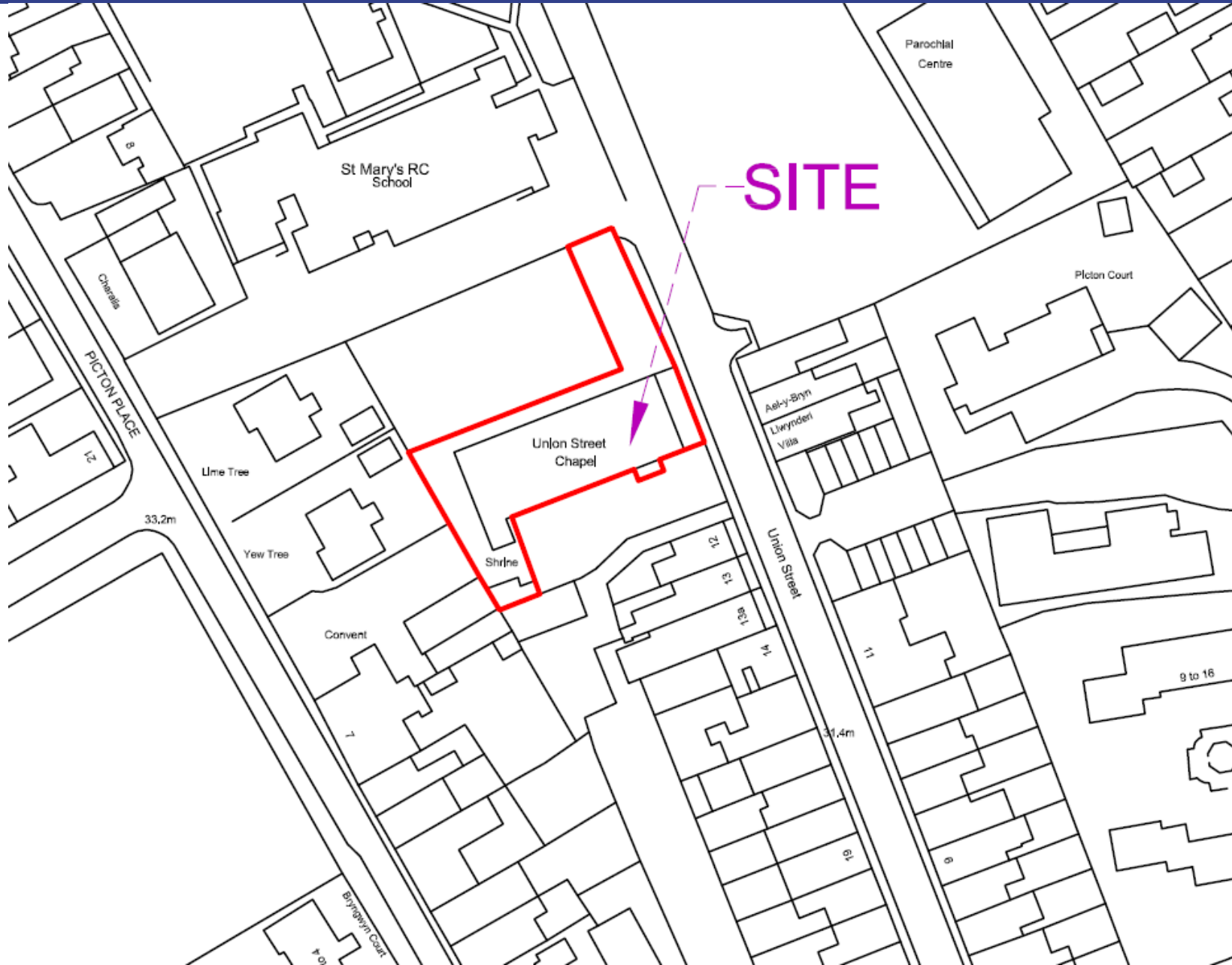
Adran Yr Amgylchedd - Environment Department

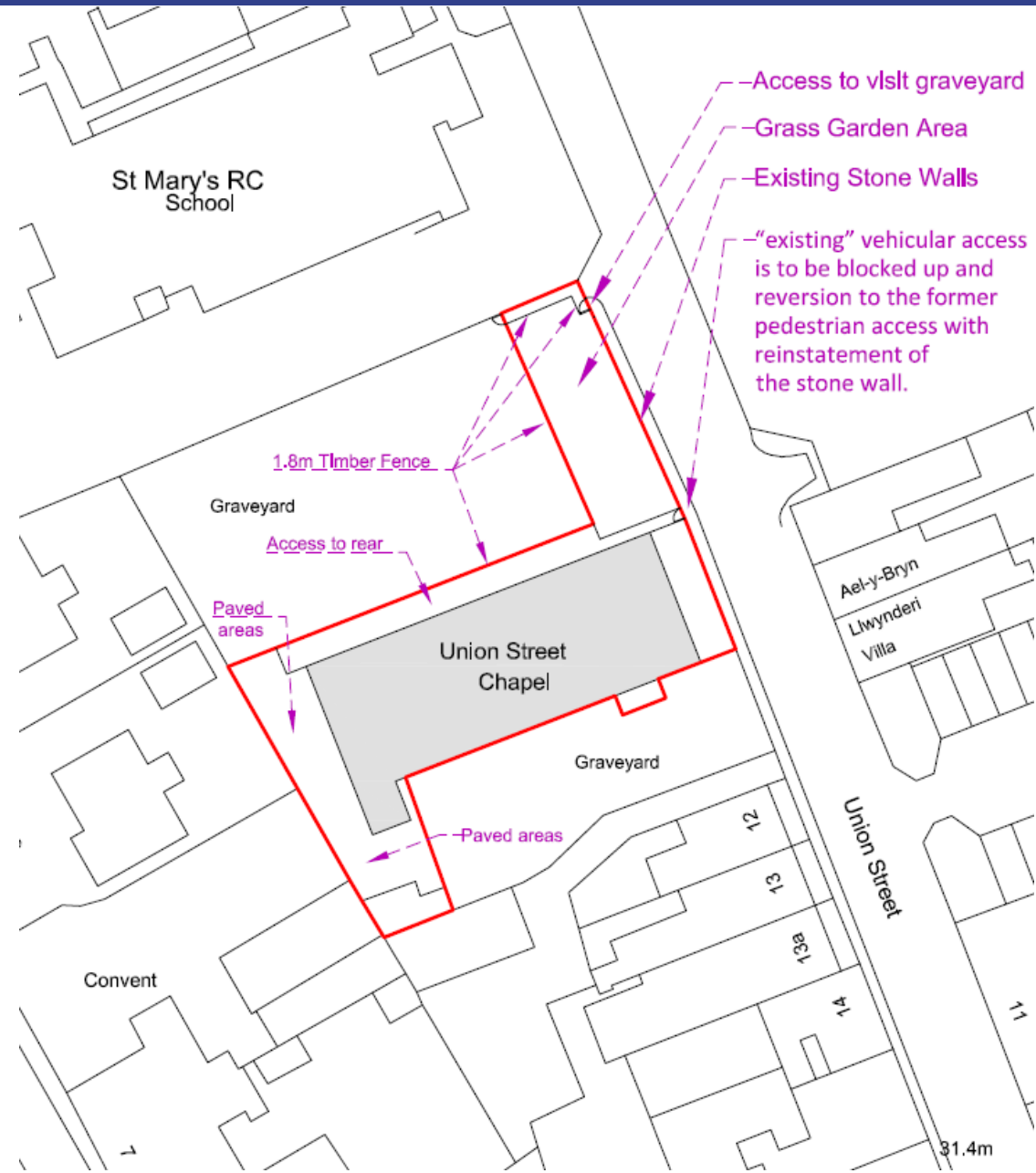
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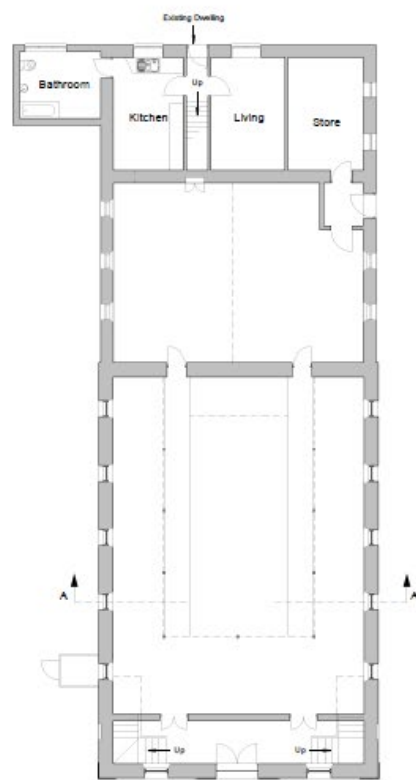




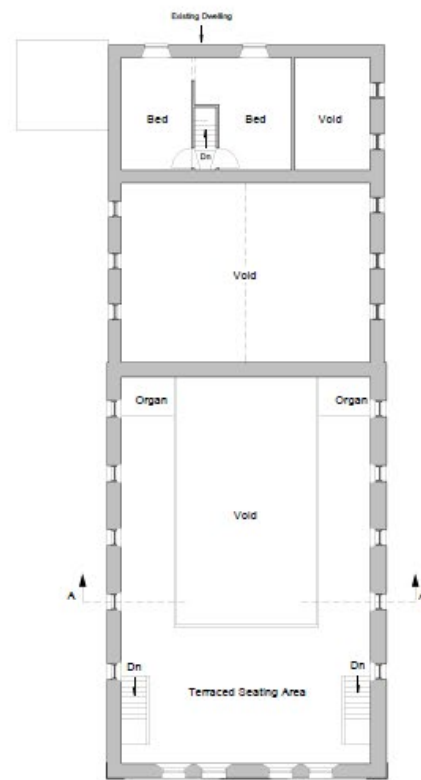




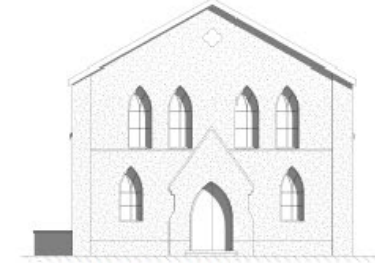




Ground Floor Plan 1:100



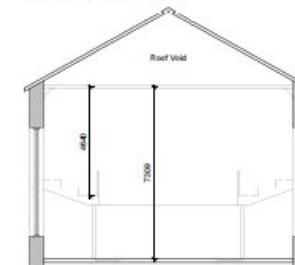
First Floor Plan 1:100



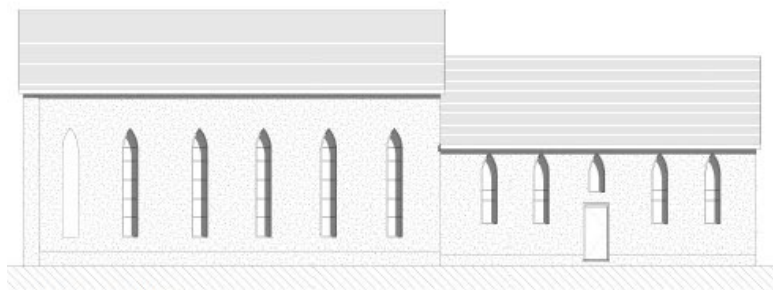
Front Elevation 1:100



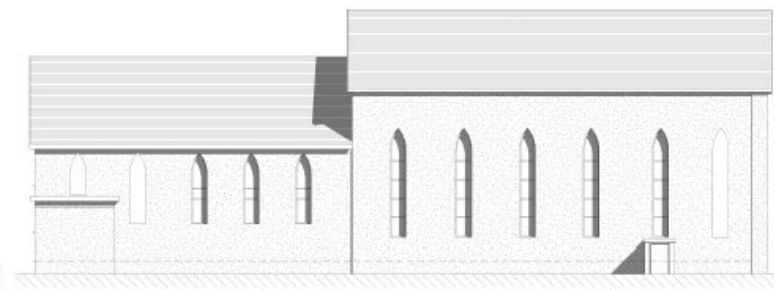
Rear Elevation 1:100



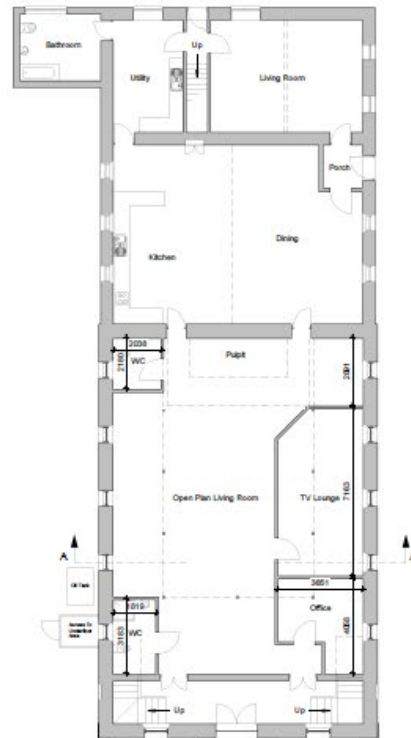
Section A-A 1:100



Side Elevation 1:100



Side Elevation 1:100



Ground Floor Plan 1:100



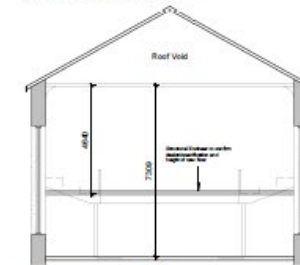
First Floor Plan 1:100



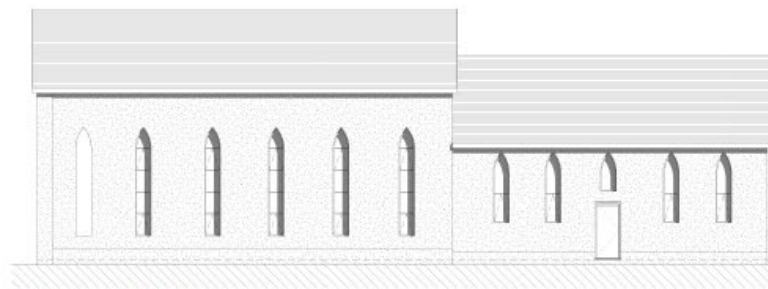
Front Elevation 1:100



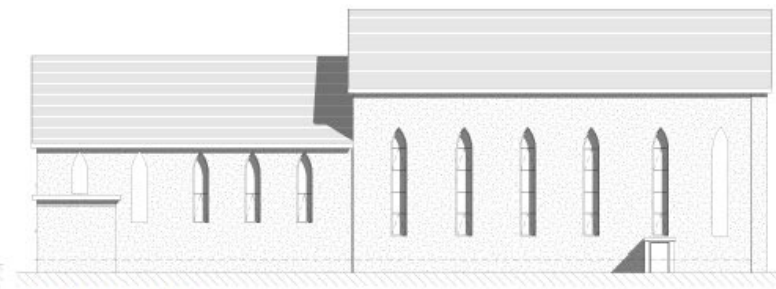
Rear Elevation 1:100



Section A-A 1:100



Side Elevation 1:100



Side Elevation 1:100

Application
Site





Application Site











April 2011 (Google Streetview)



June 2022









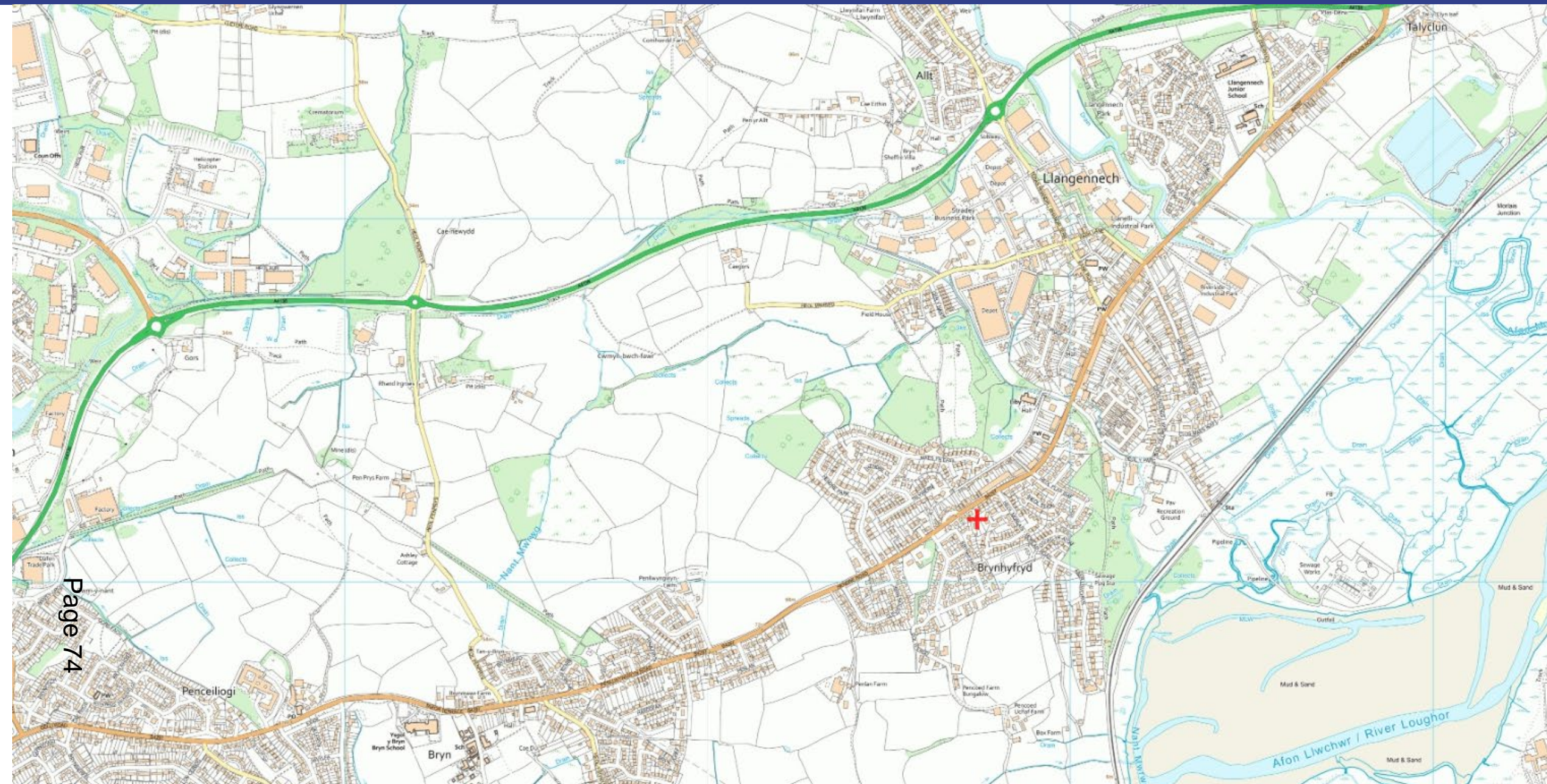
PL/03777

Zoe Baxter

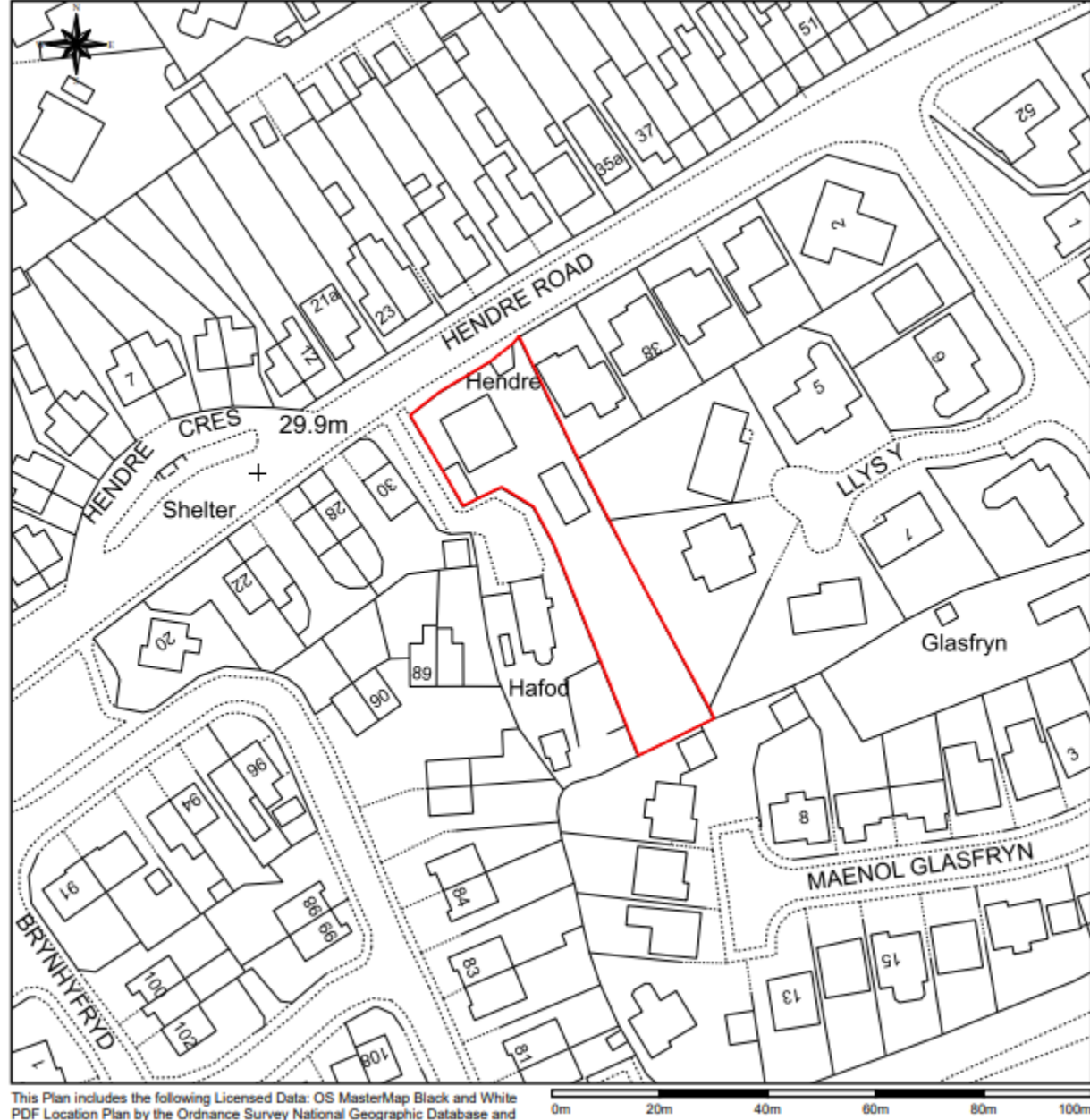
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

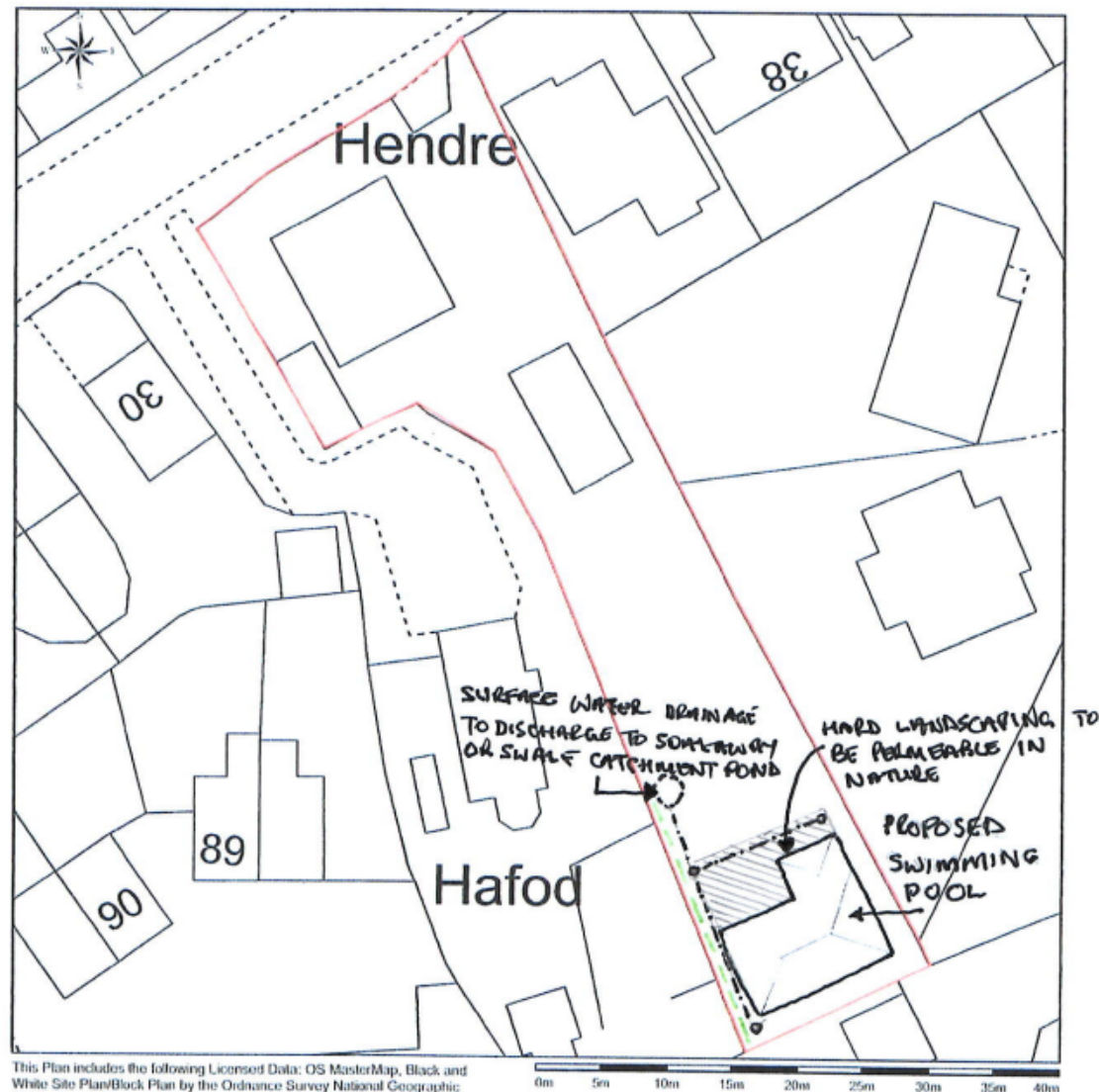
Adran Yr Amgylchedd - Environment Department

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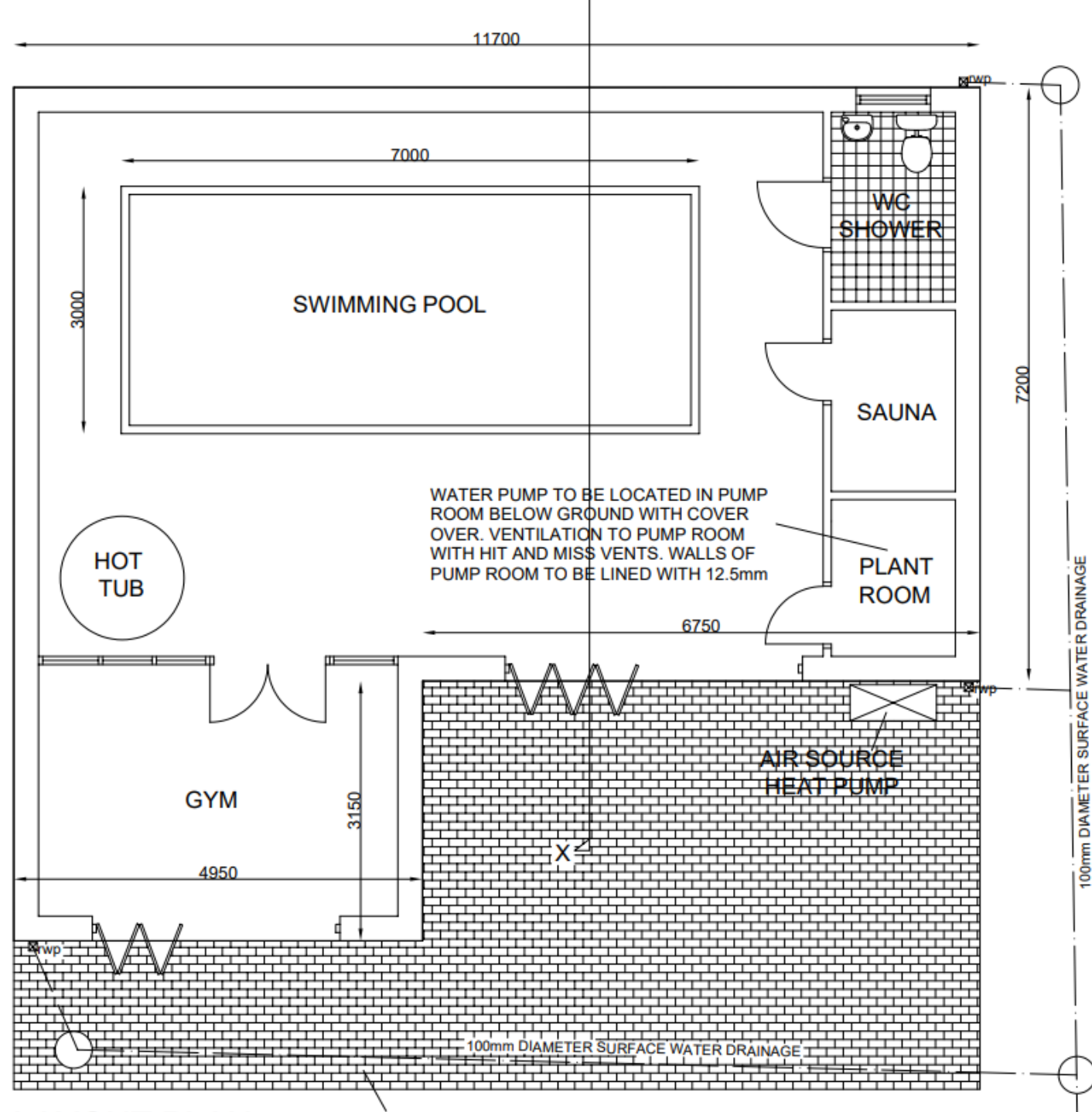
This Plan includes the following Licensed Data: OS MasterMap, Black and White Site Plan/Block Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2021. Ordnance Survey 0100031673

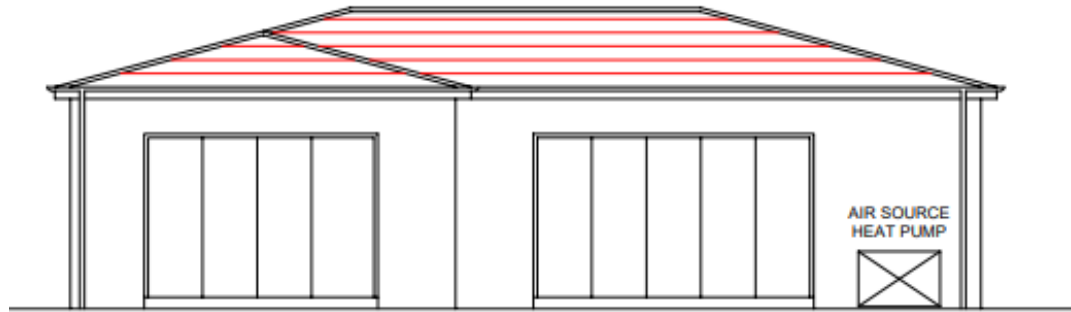
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Site Plan REVISION A - 29/04/2022

key:
 --- EXISTING TIMBER FENCE HEIGHT
 TO BE RAISED TO 2100mm ALONG
 THIS SECTION

NOTE: EXISTING MATURE HEDGE TO BE
 UNAFFECTED BY PROPOSED DEVELOPMENT

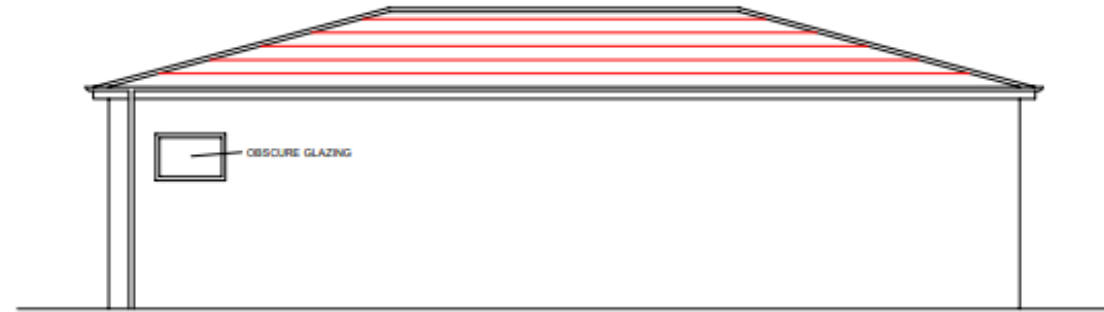




FRONT ELEVATION

SCALE 1:100

REVISION A - 17/05/2022

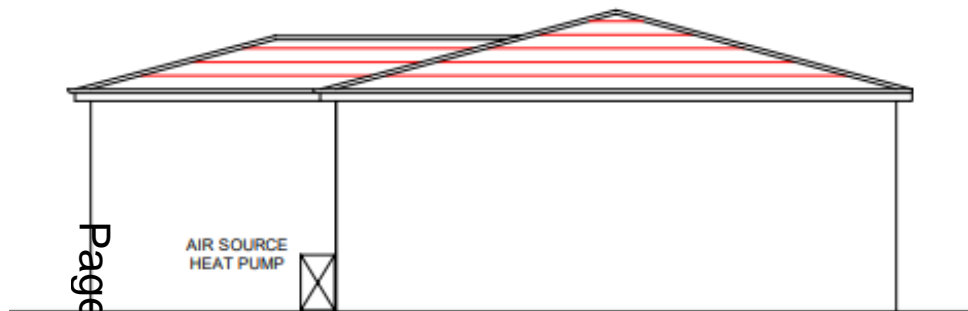


REAR ELEVATION

SCALE 1:100

REVISION A - 17/05/2022

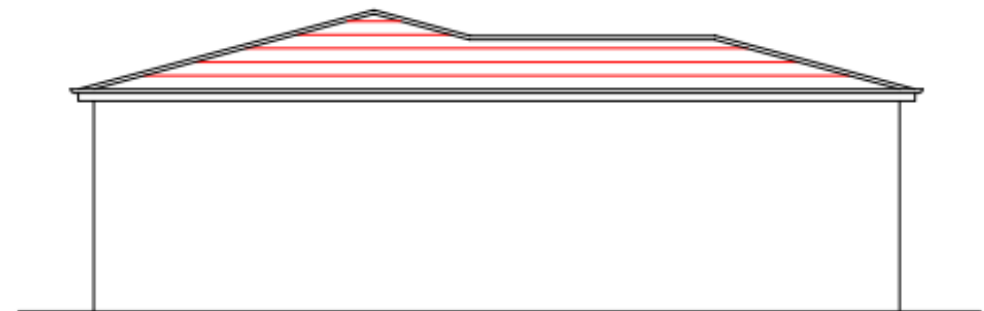
FINISHES
ROOF: SLATE OR SLATE LOOK ALIKE ROOF COVERING COLOUR
AND STYLE TO MATCH EXISTING HOUSE ROOF COVERING
WALLS: STUCCO RENDER TO MATCH EXISTING HOUSE
WINDOWS & DOORS: WHITE UPVC
RAINWATER GOODS: WHITE UPVC



SIDE ELEVATION

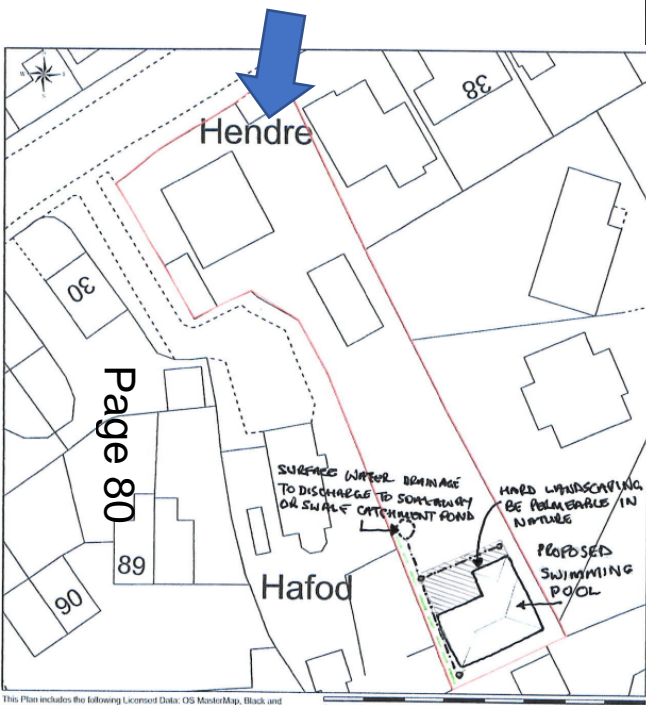
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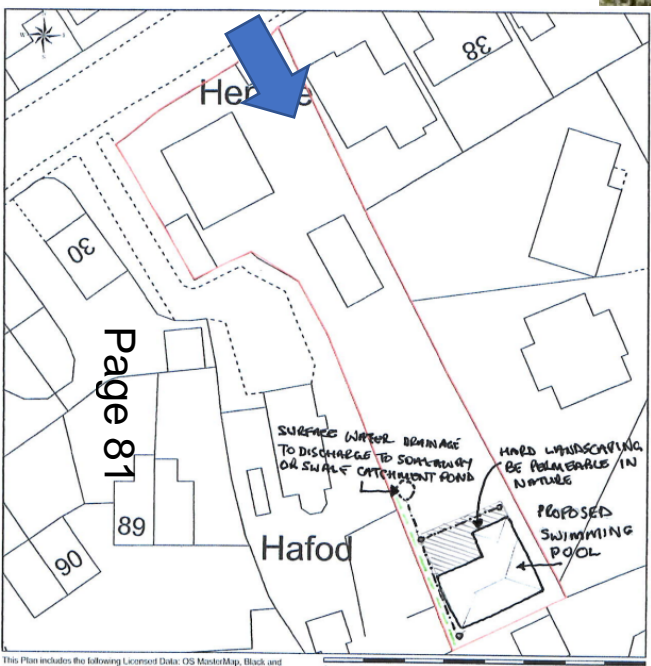
REVISION A - 17/05/2022

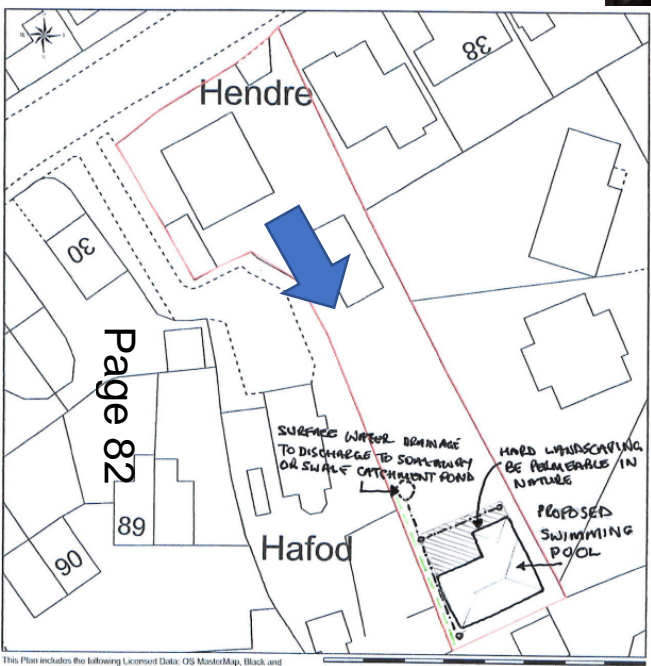


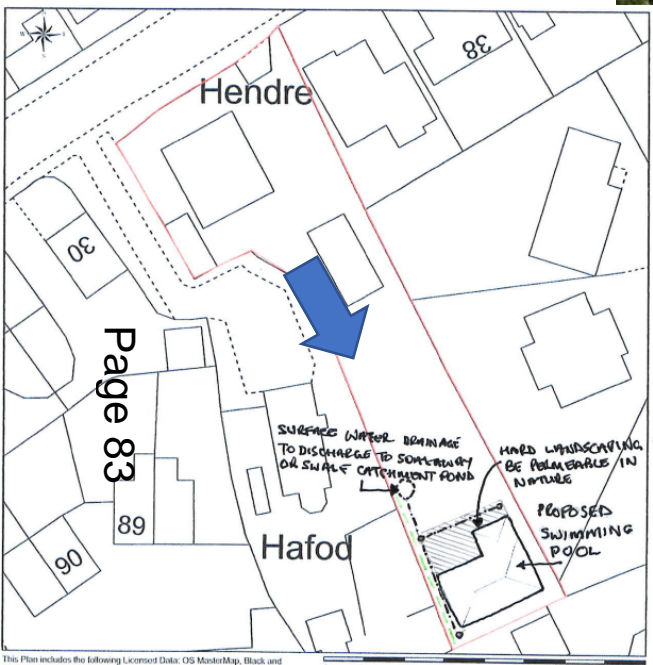
SIDE ELEVATION

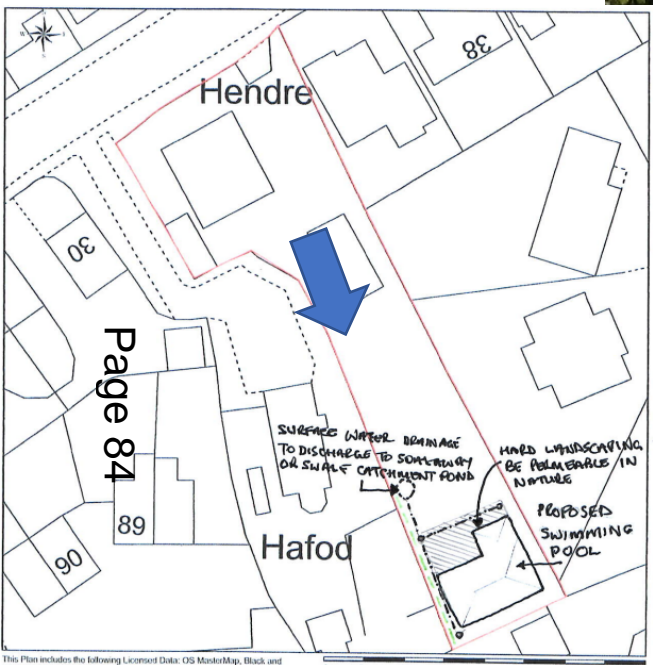
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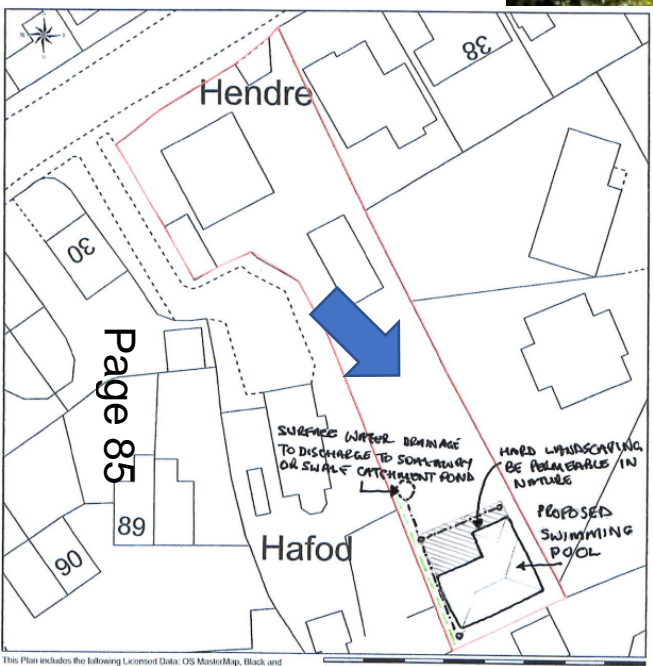


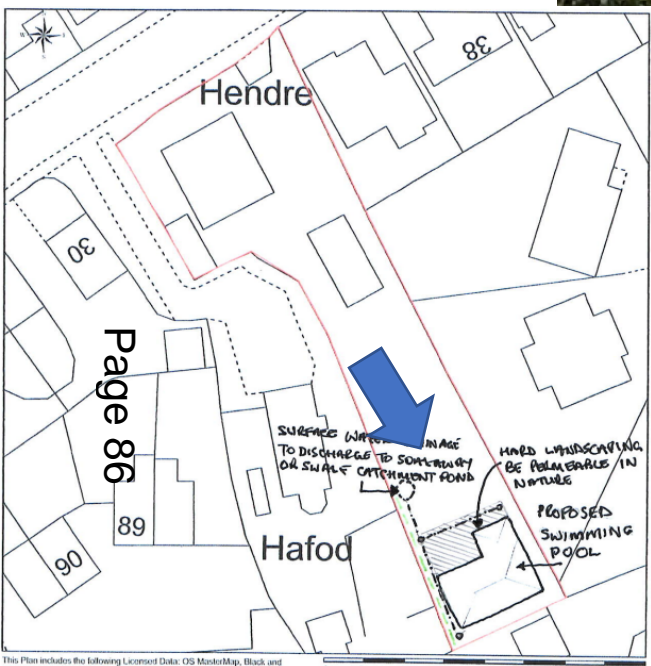


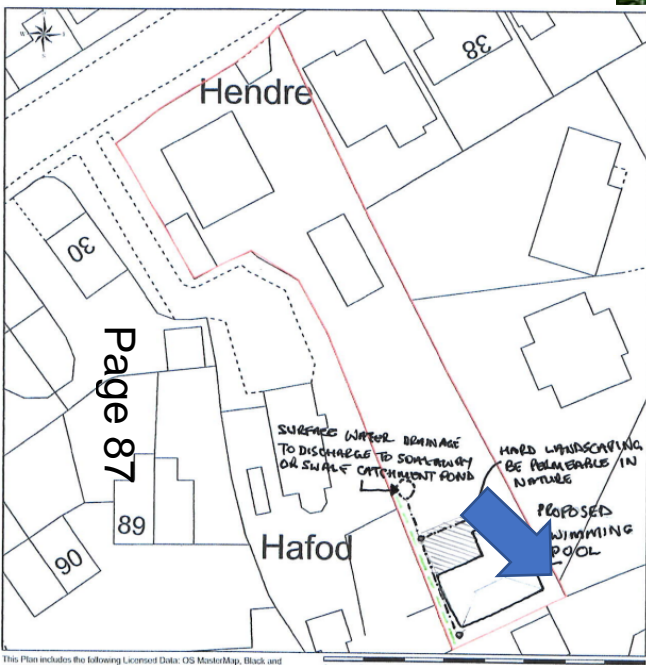


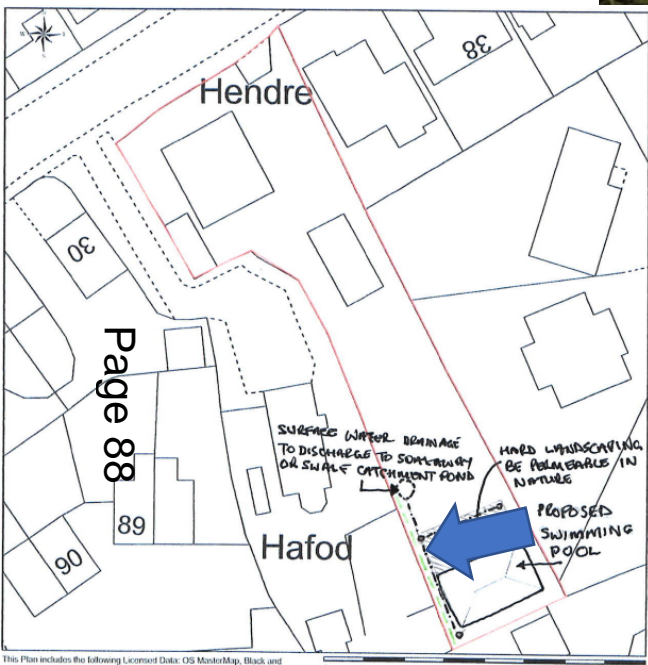


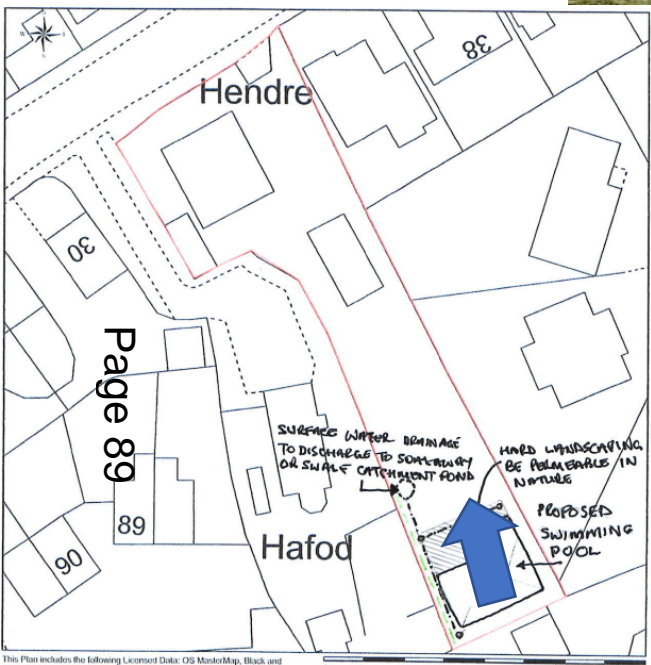


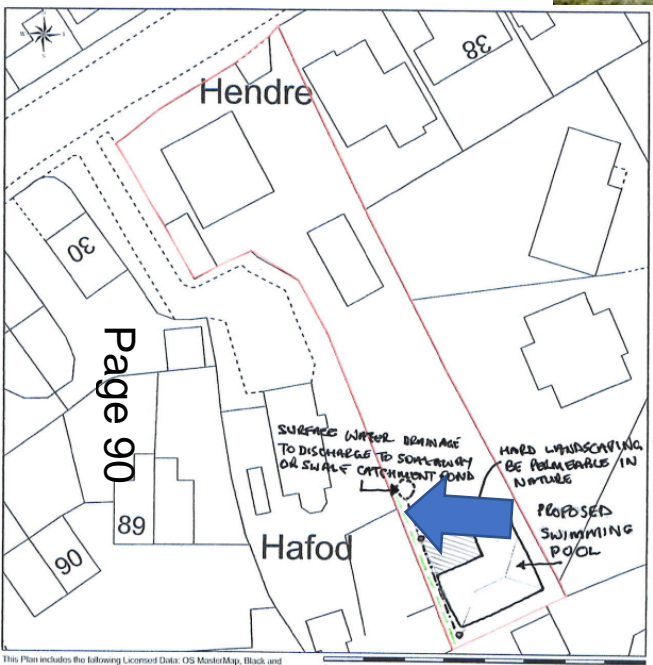


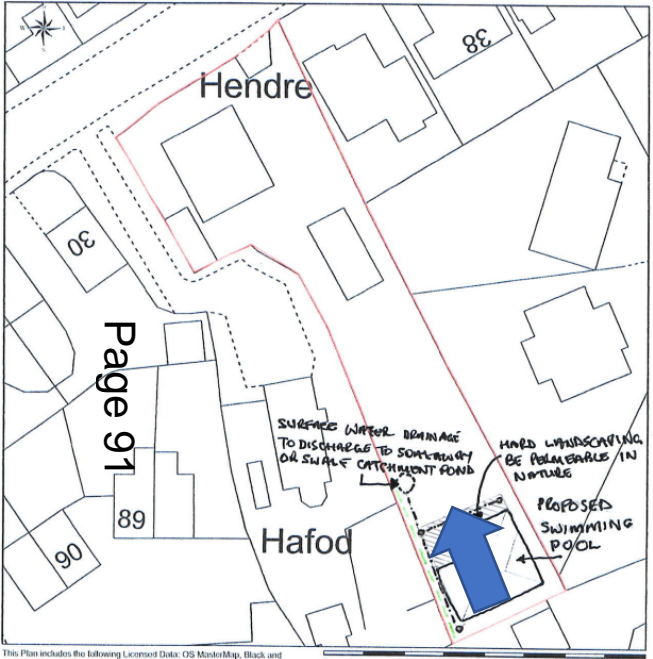


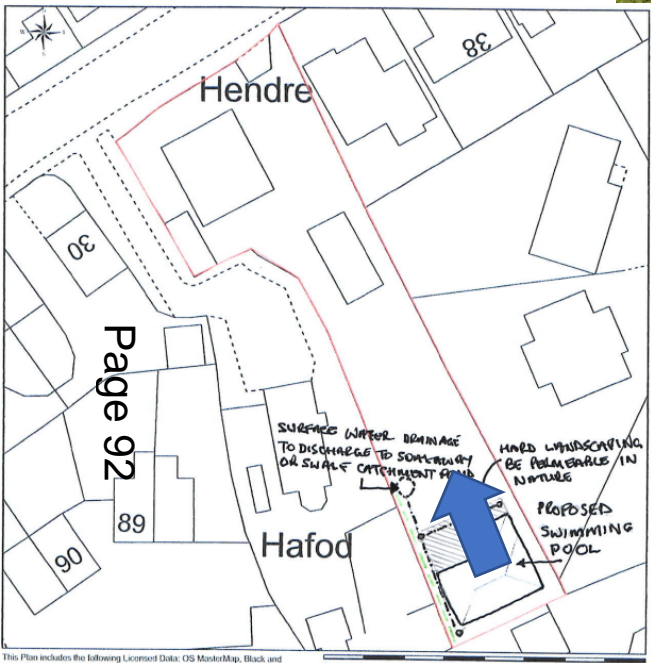


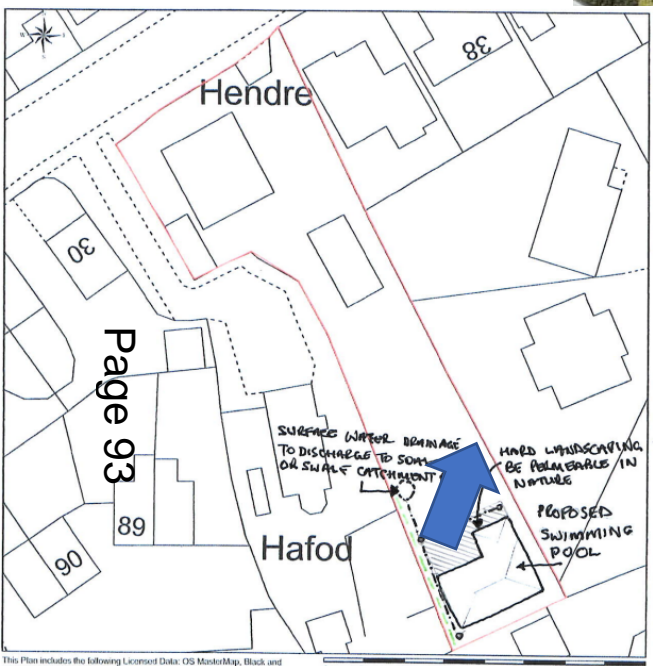


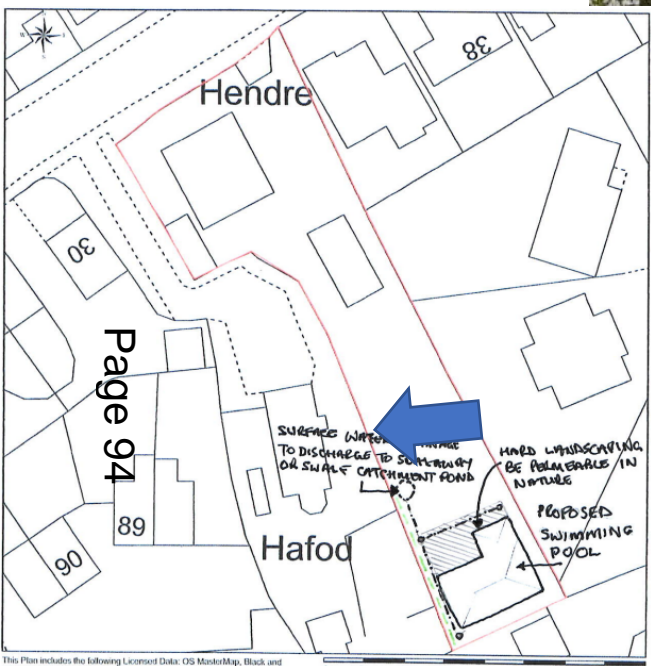


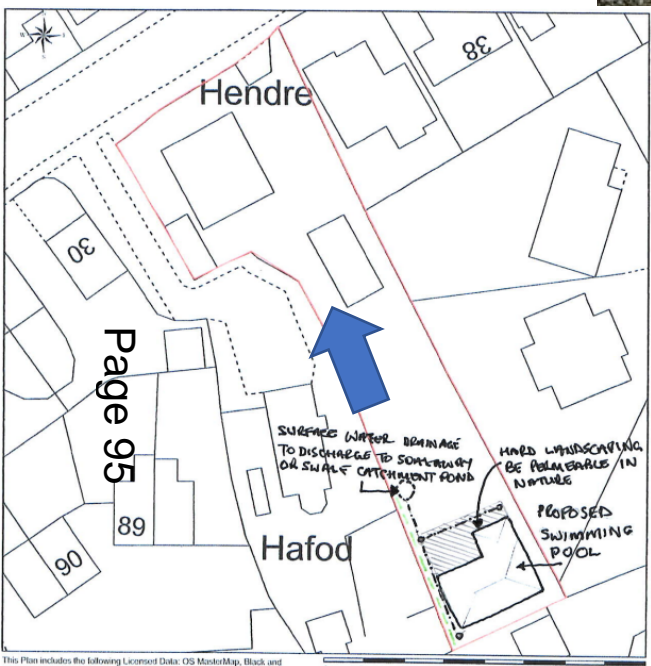


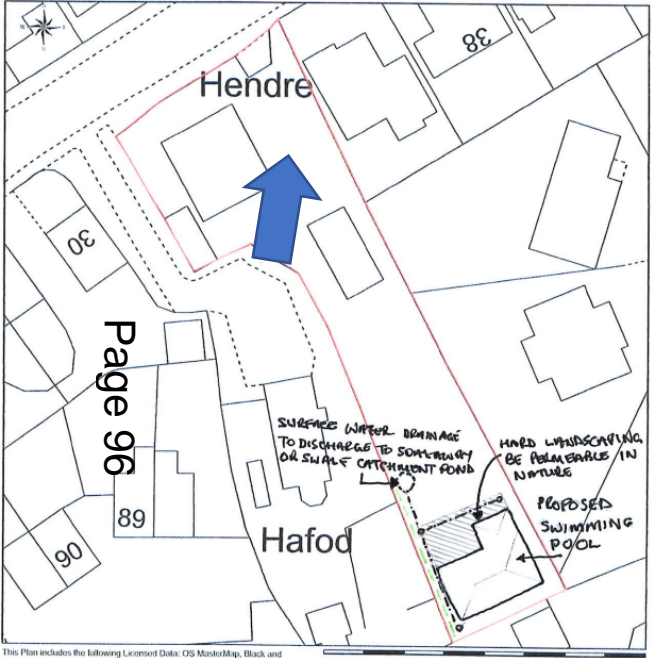












PL/03872

Robert Davies

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

Adran Yr Amgylchedd - Environment Department

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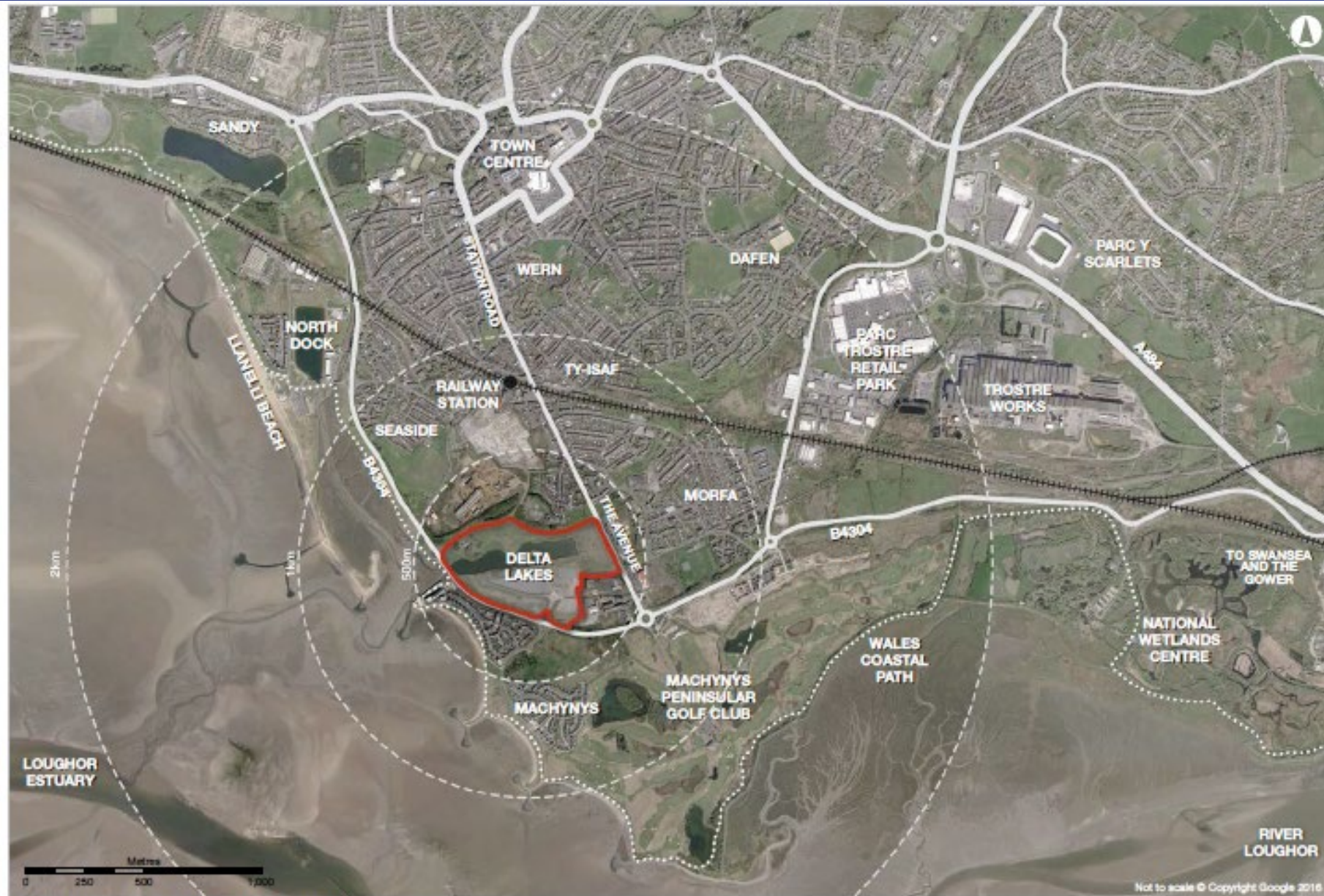
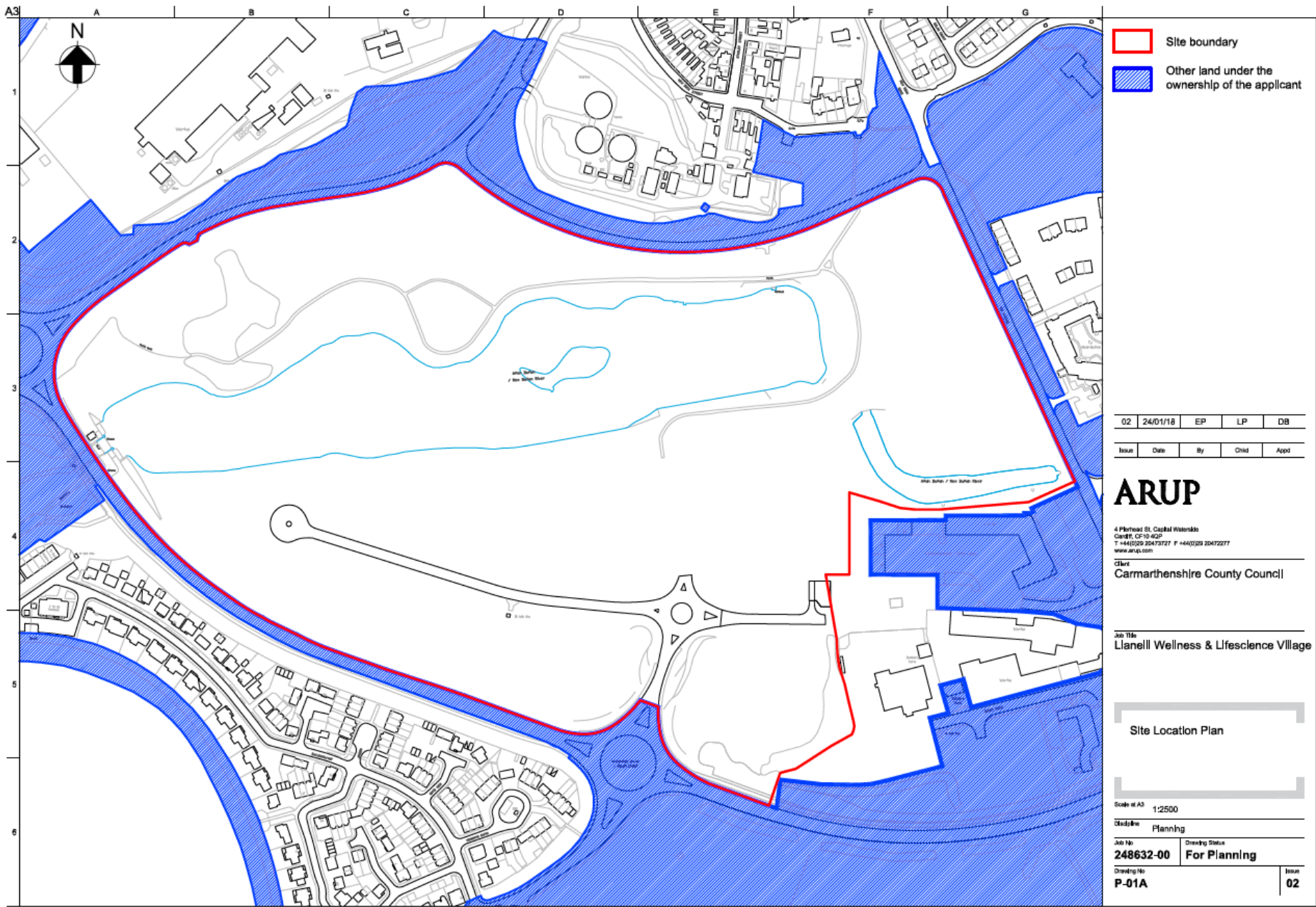
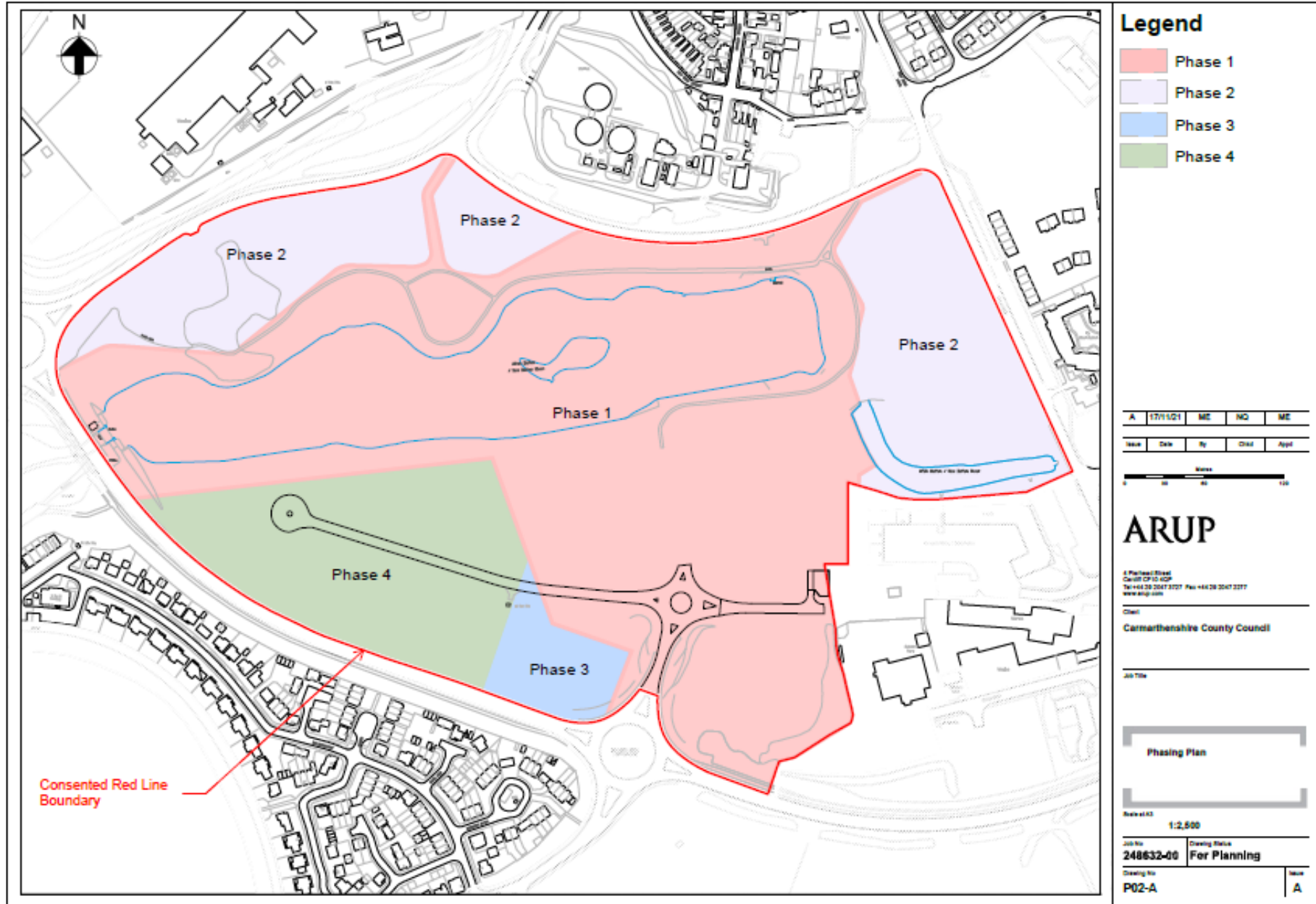


Figure 5. Site Location and Surroundings

























































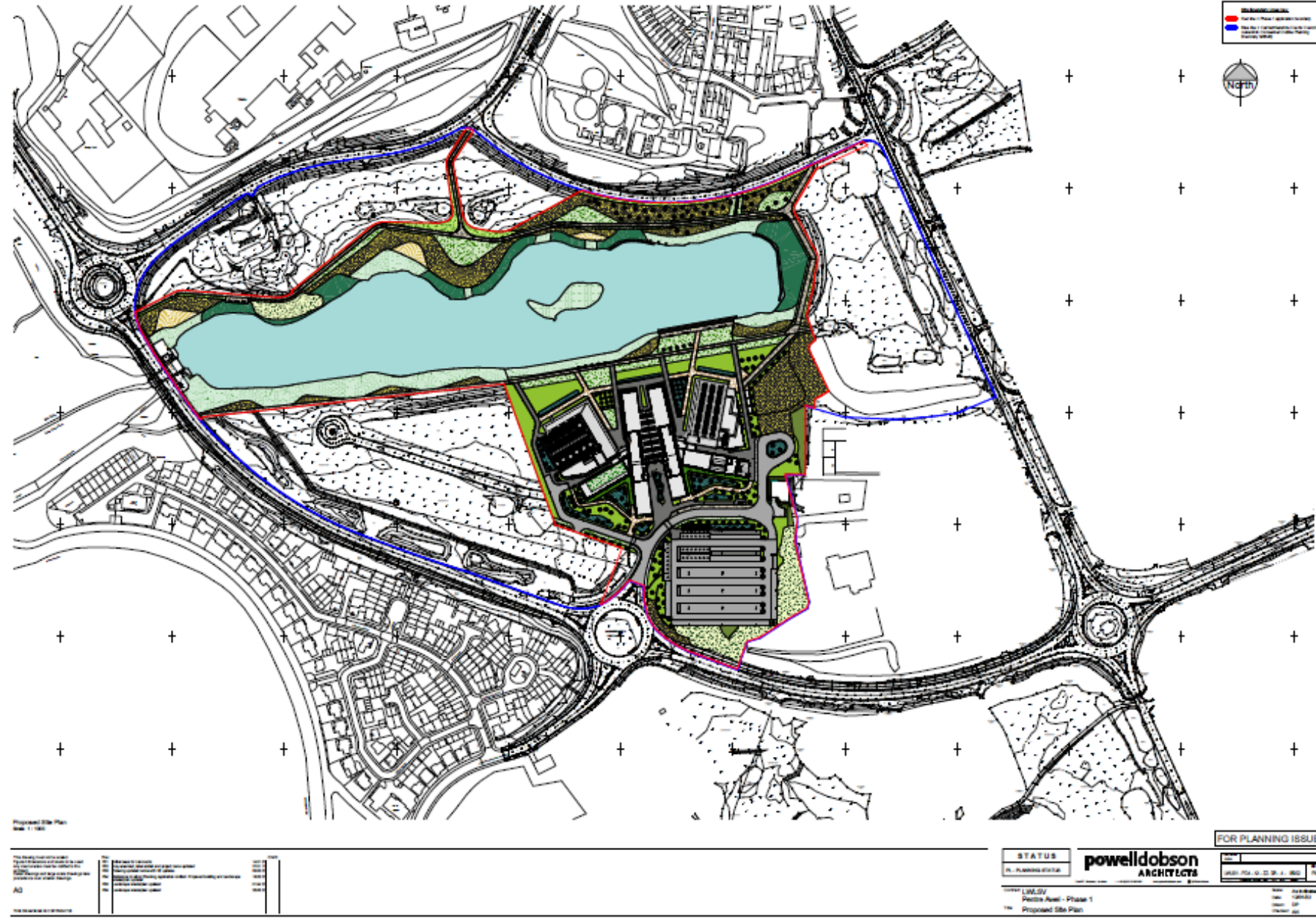




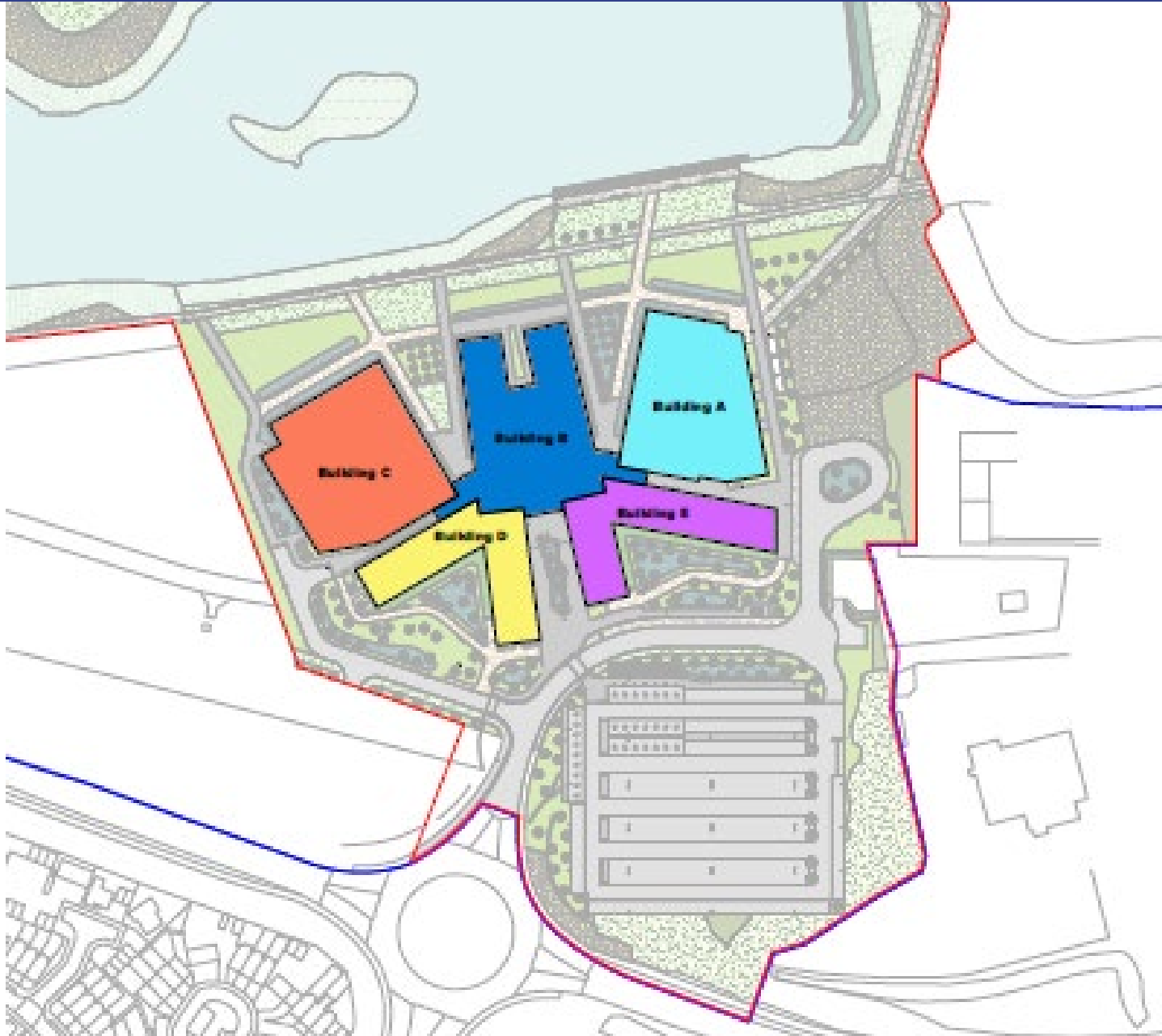




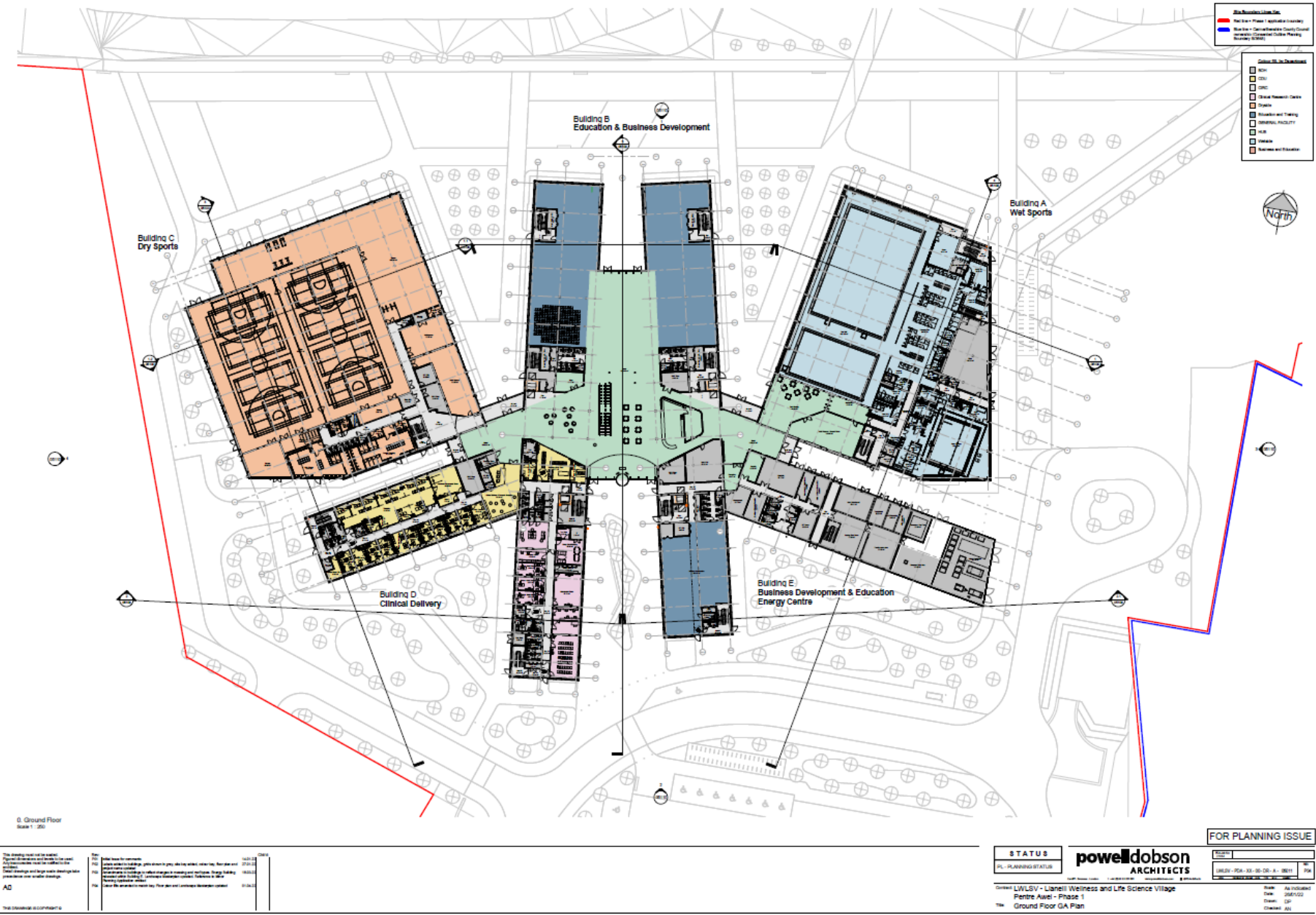


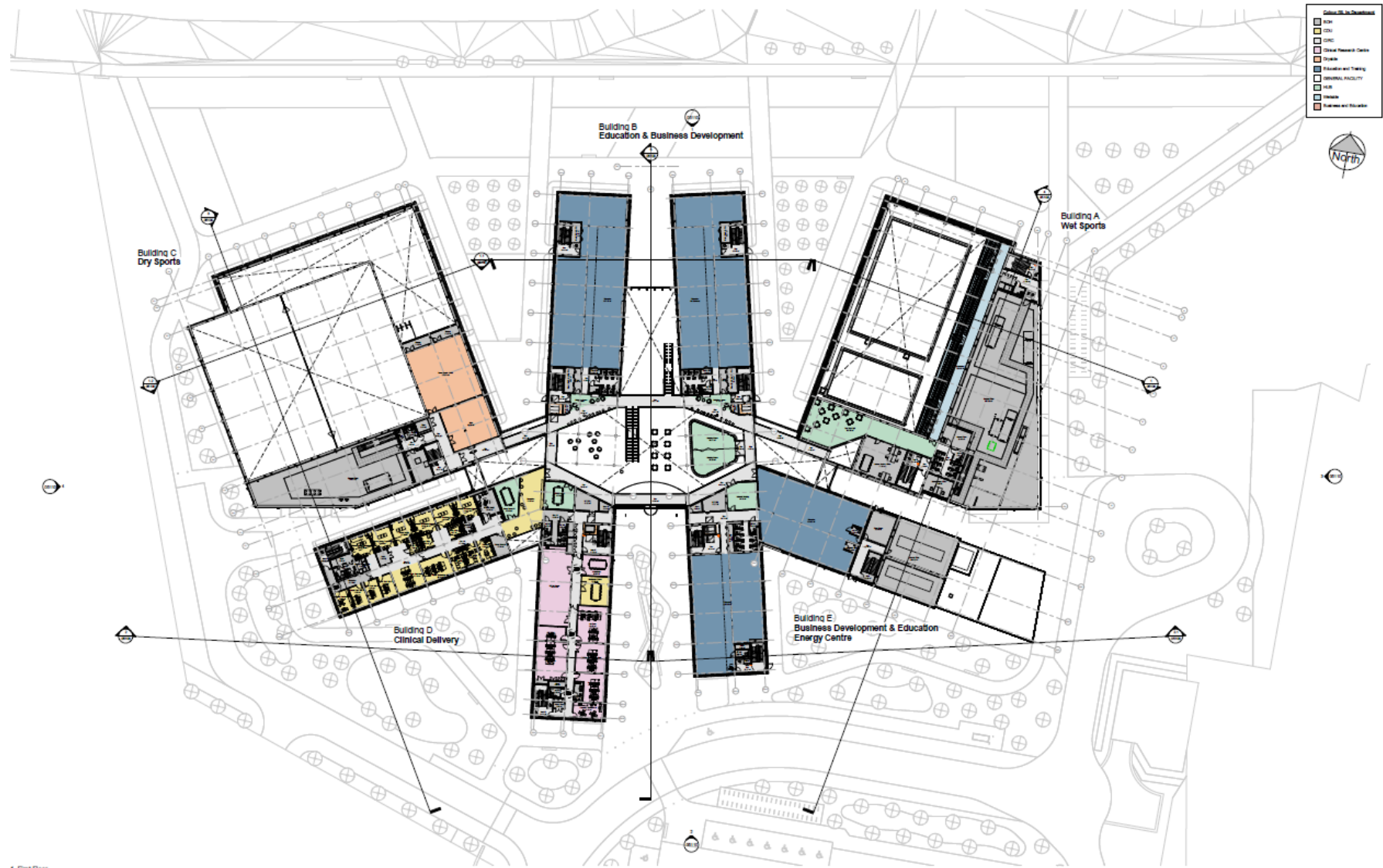












1. First Floor
Scale 1:1250

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STATUS
PL - PLANNING ISSUE

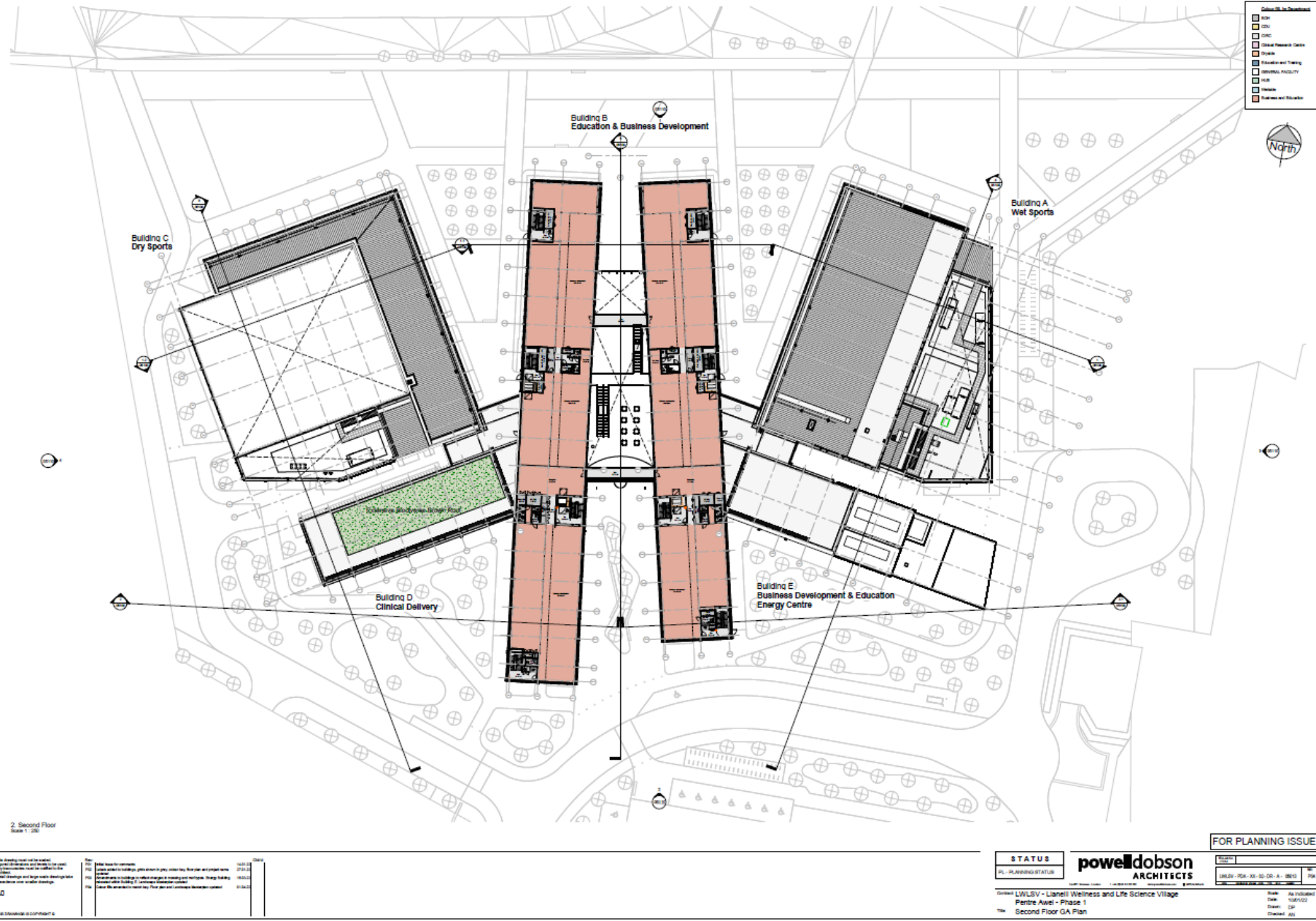
powelldobson
ARCHITECTS

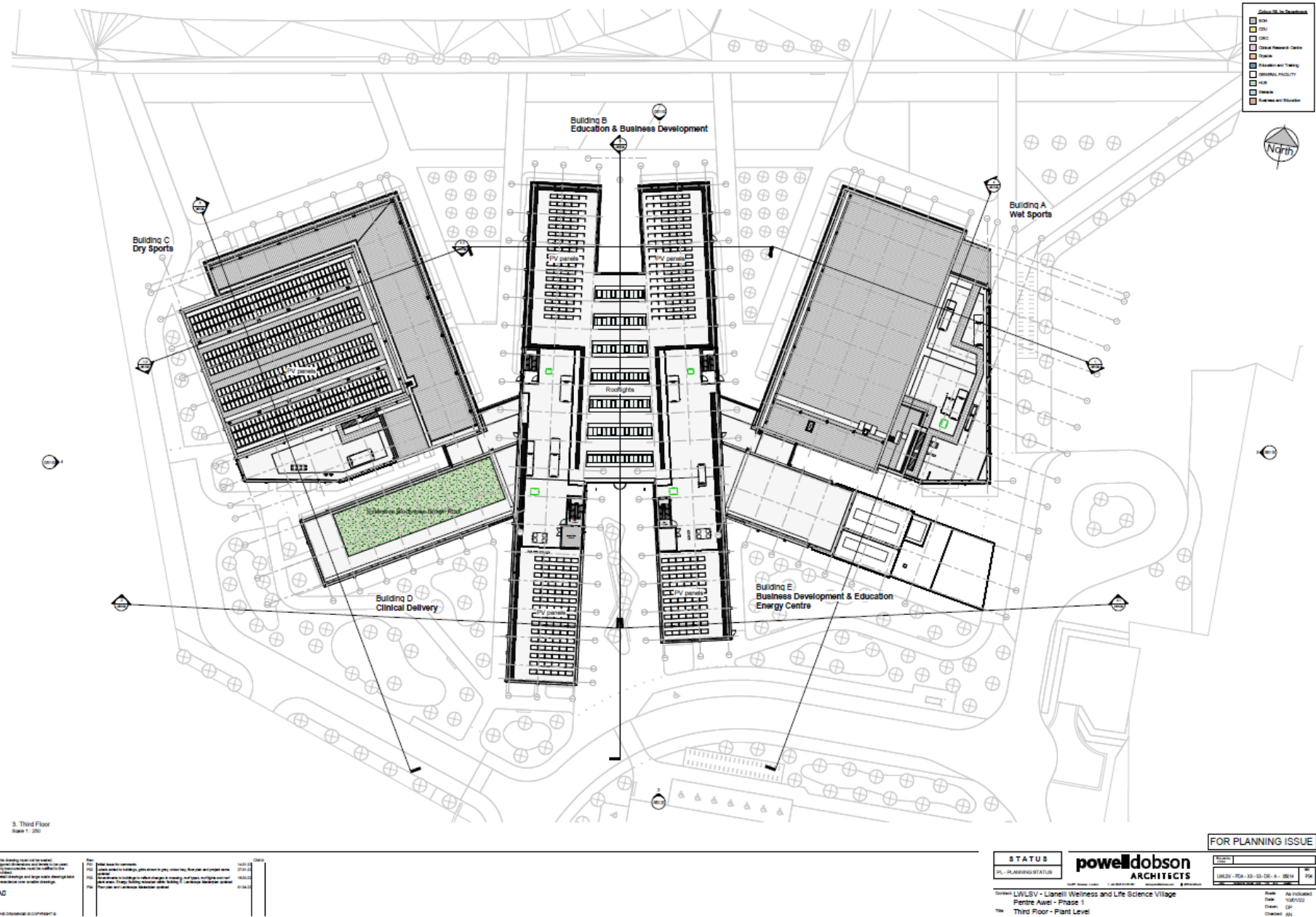
FOR PLANNING ISSUE

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Client	LWLSV - Llanelli Wellness and Life Science Village
Location	Penrhyn Avenue - Phase 1
Scale	As indicated
Date	10/01/22
Drawn by	AD
Checked by	AD

Client: LWLSV - Llanelli Wellness and Life Science Village
Penrhyn Avenue - Phase 1
First Floor GA Plan

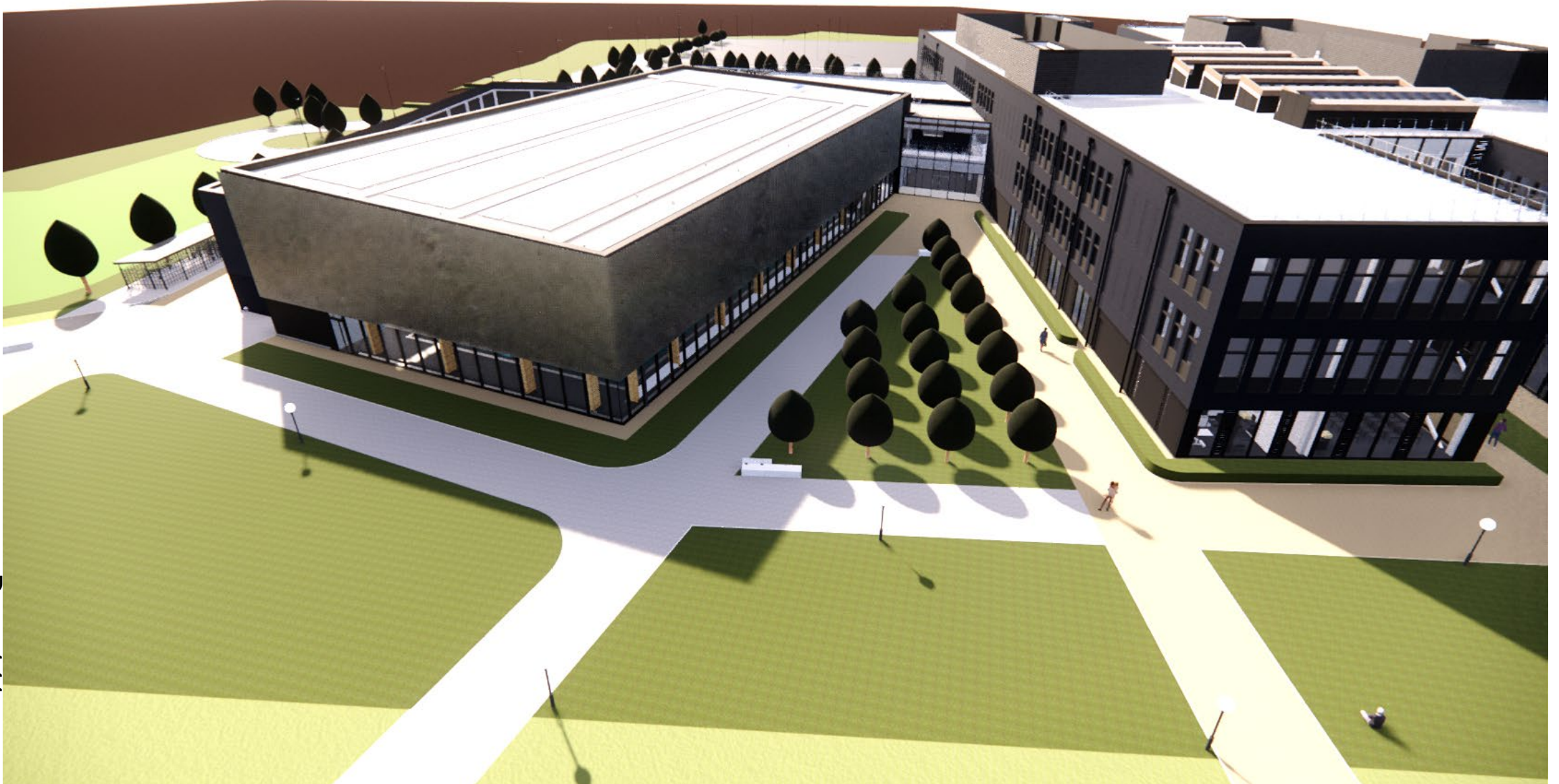
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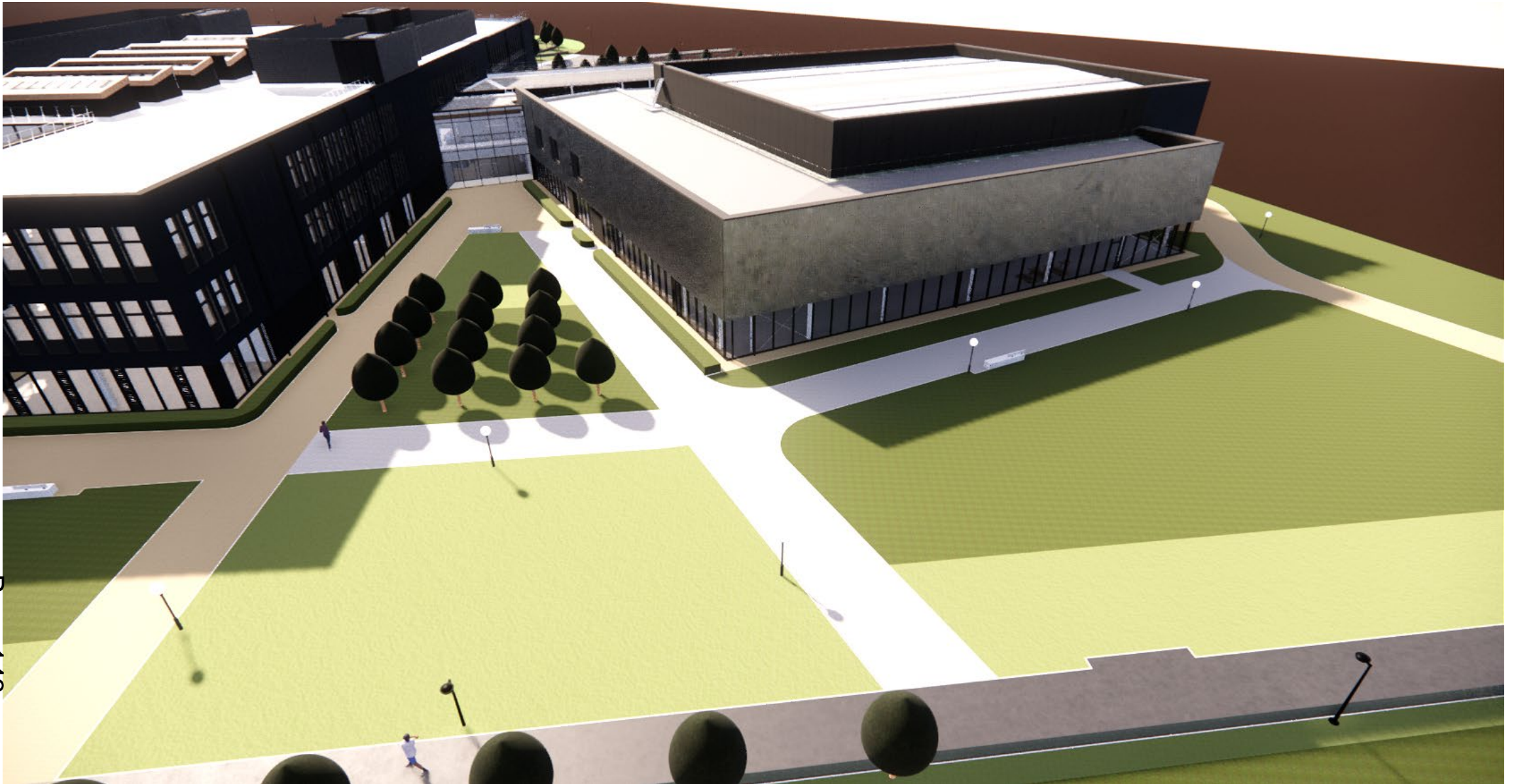
Building A – Pool Hall and Hydrotherapy



Building B – Education/Training, Business Acceleration and Street



Building C – Sports Hall, Fitness Studios and Gym



Building D – Clinical Delivery and Research



Building E – Business and Building Support Services

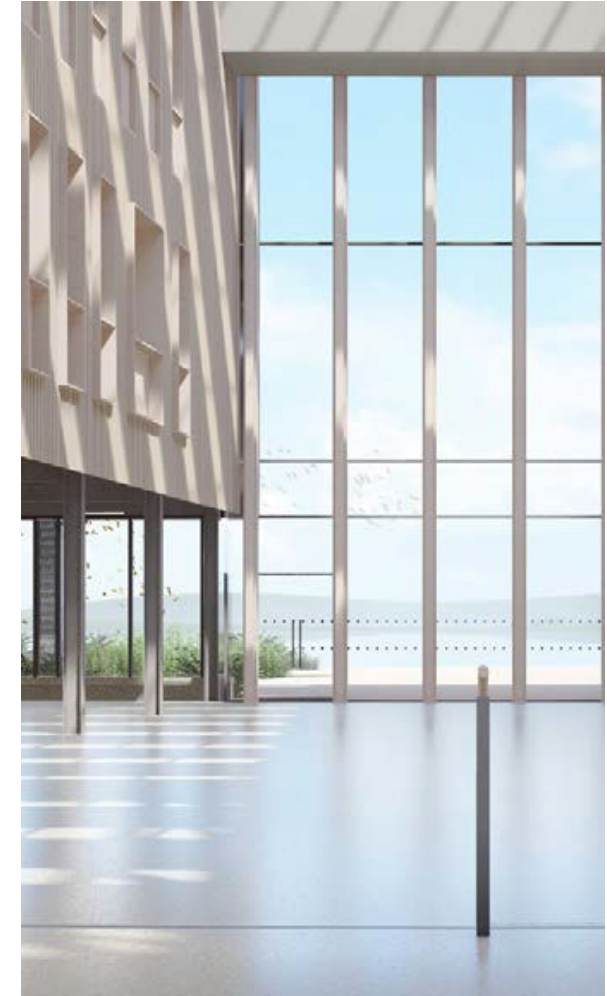


Vehicular approach from roundabout



Entrance Approach





Principal landscaped pedestrian access to
Building B.



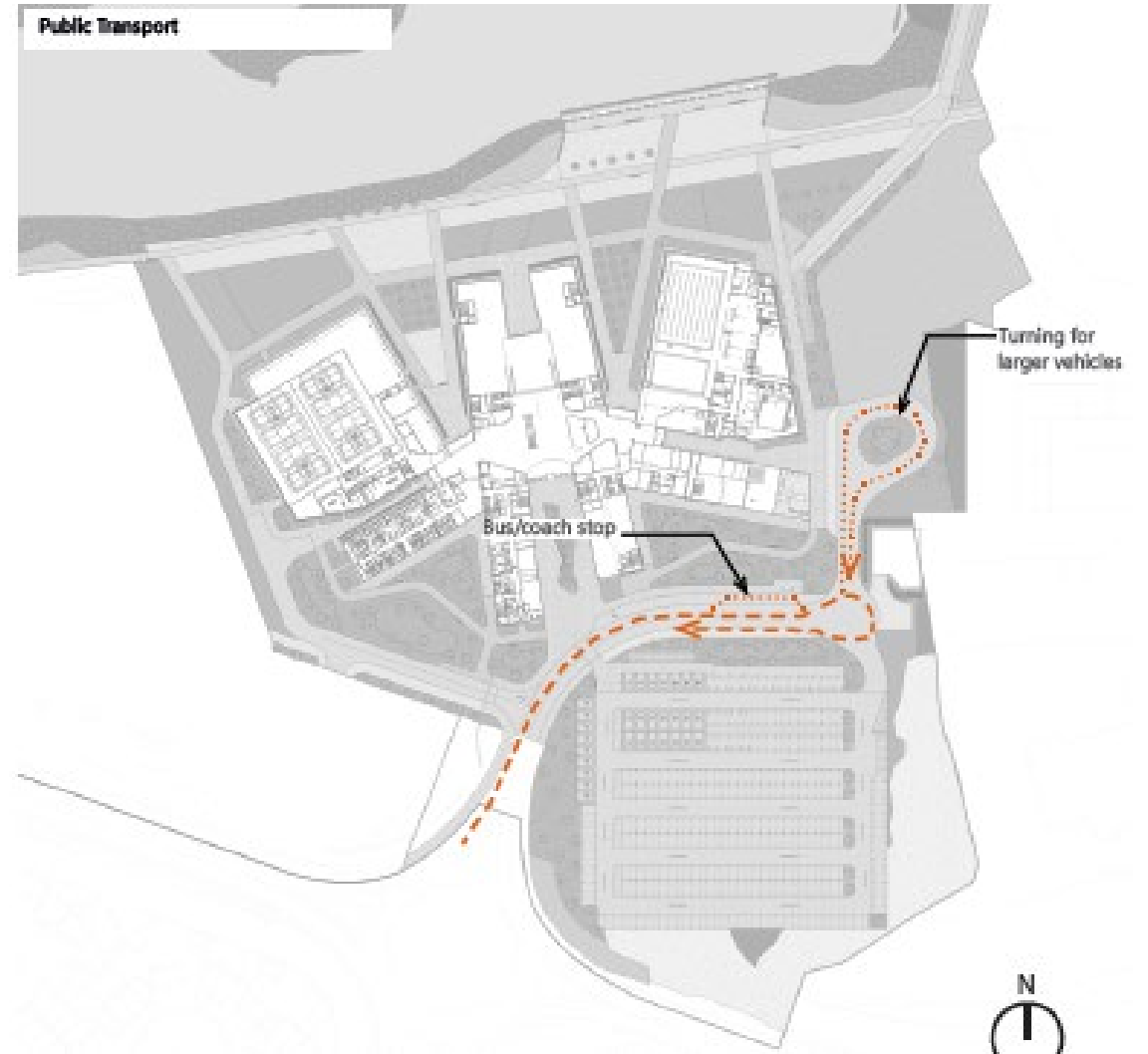
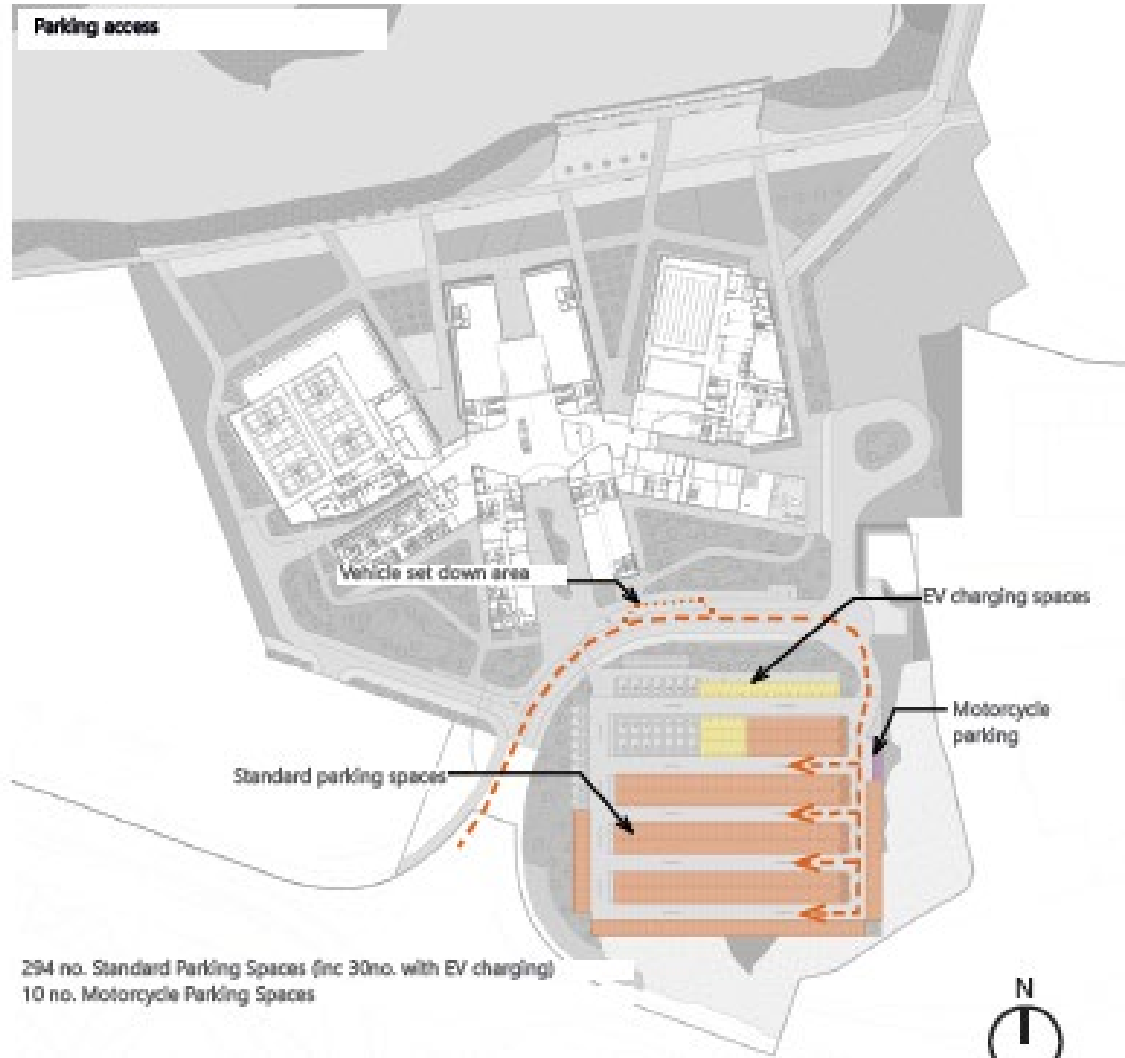
Artist impressions



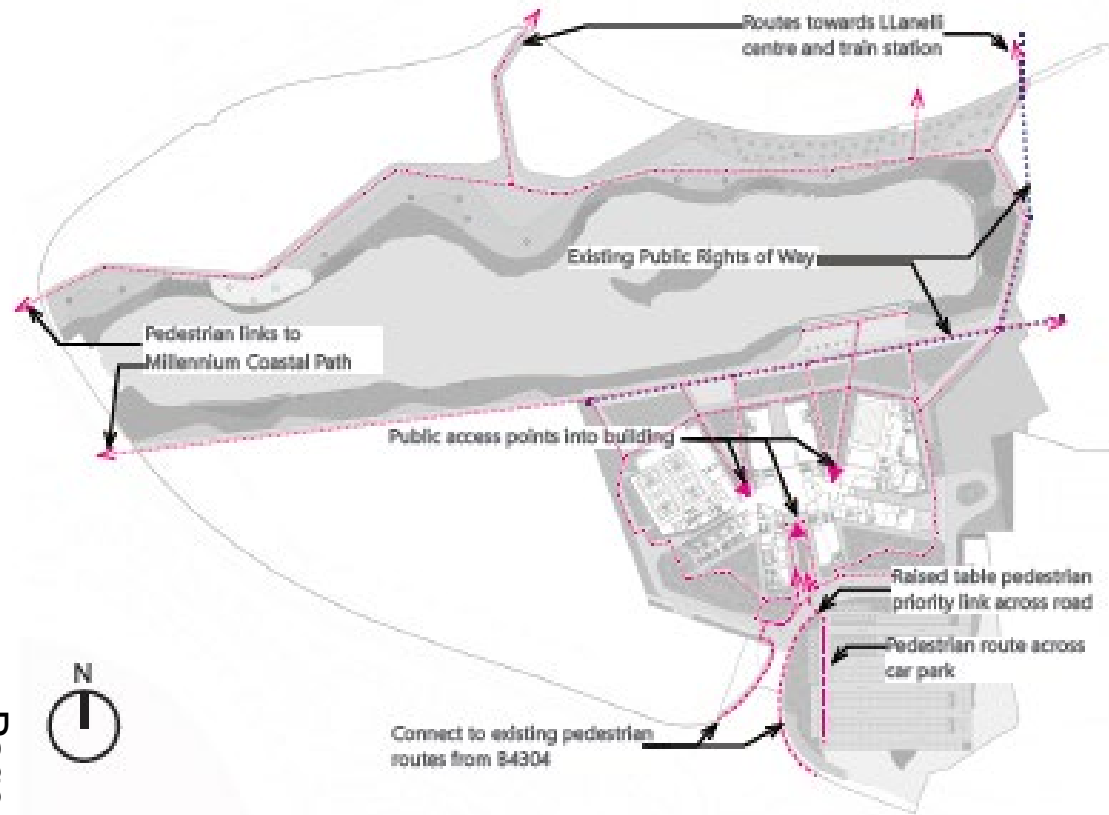


Proposed Building A Pool Lobby Vista

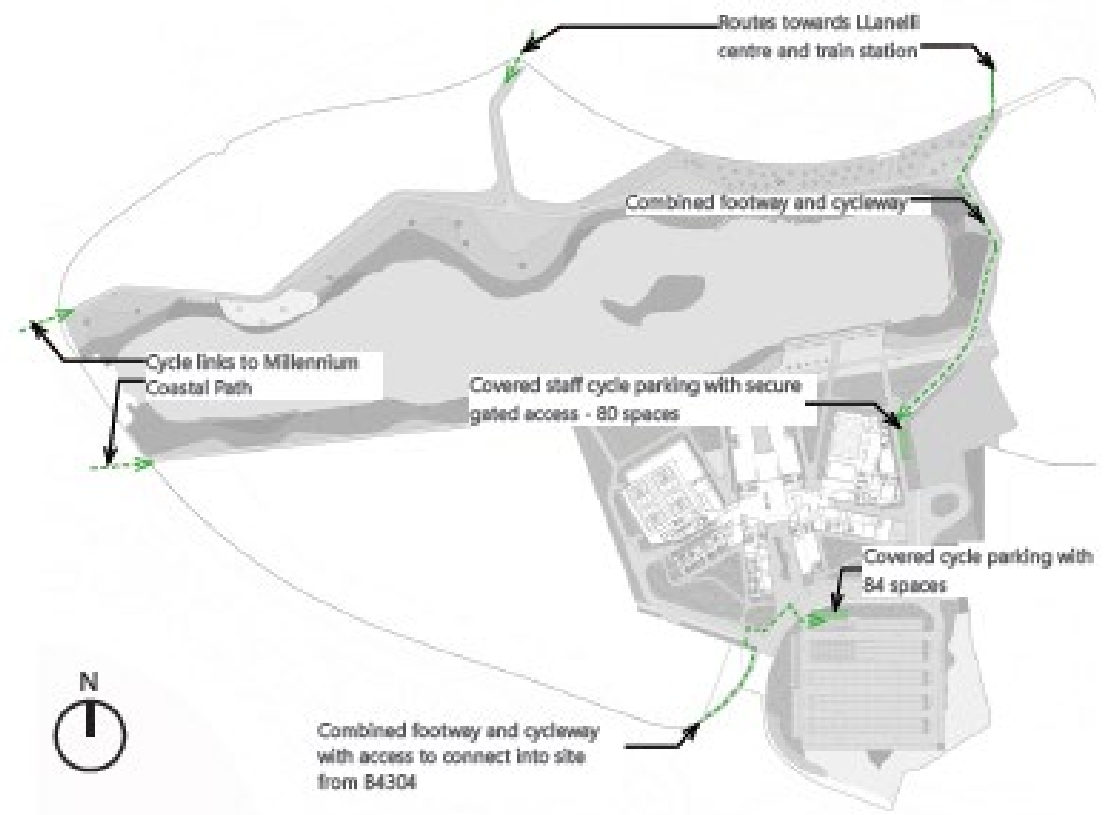




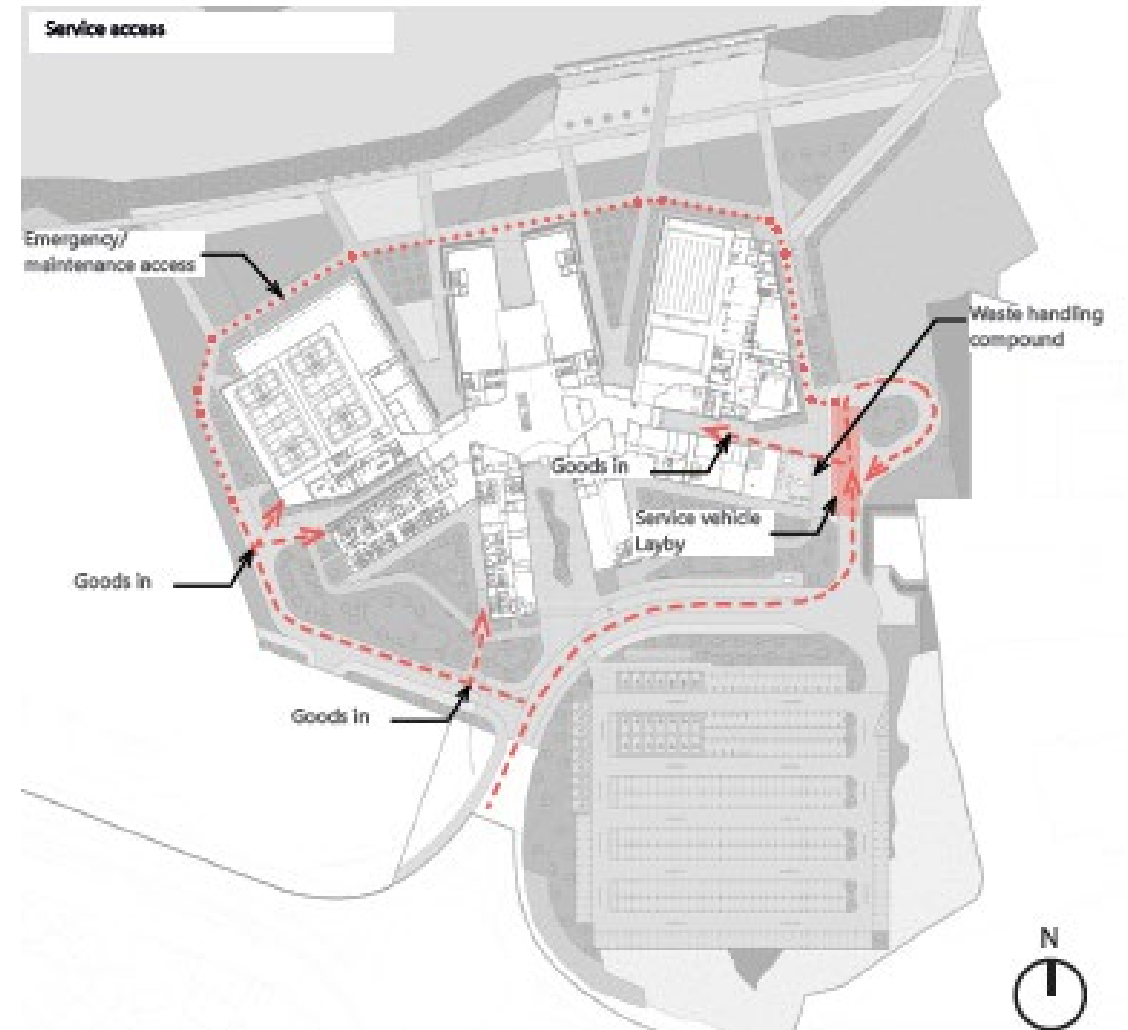
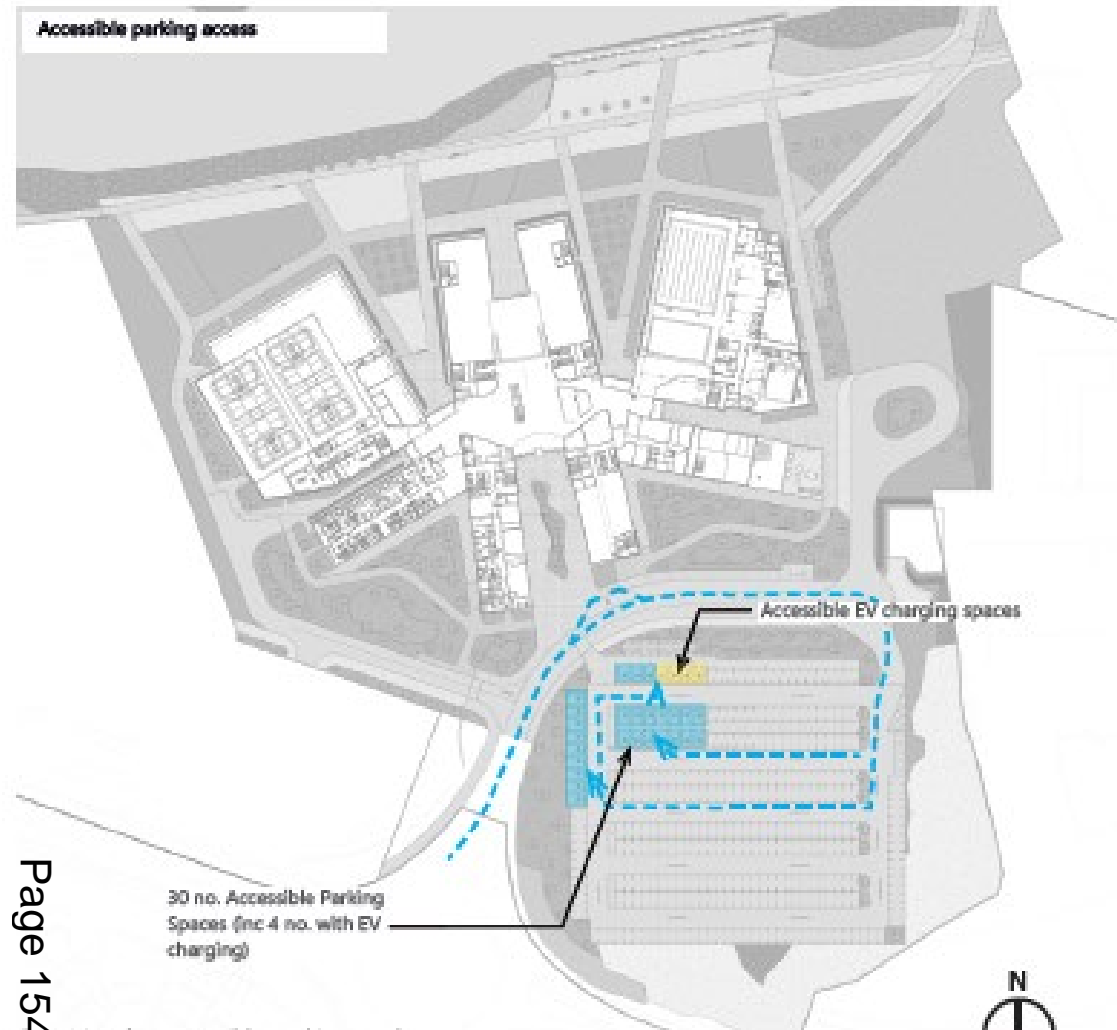
Pedestrian access



Cycle access



3.7 ACCESS

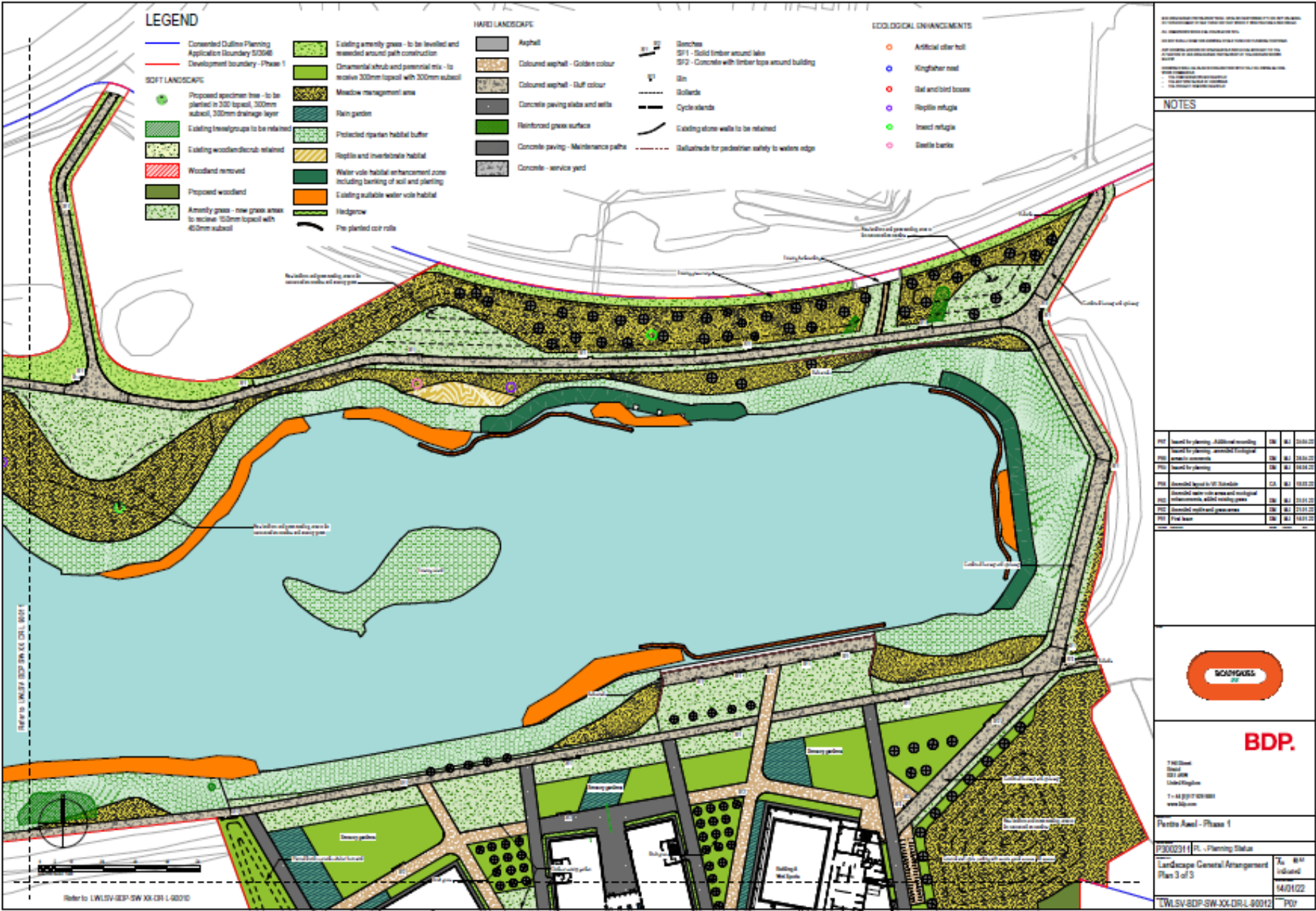


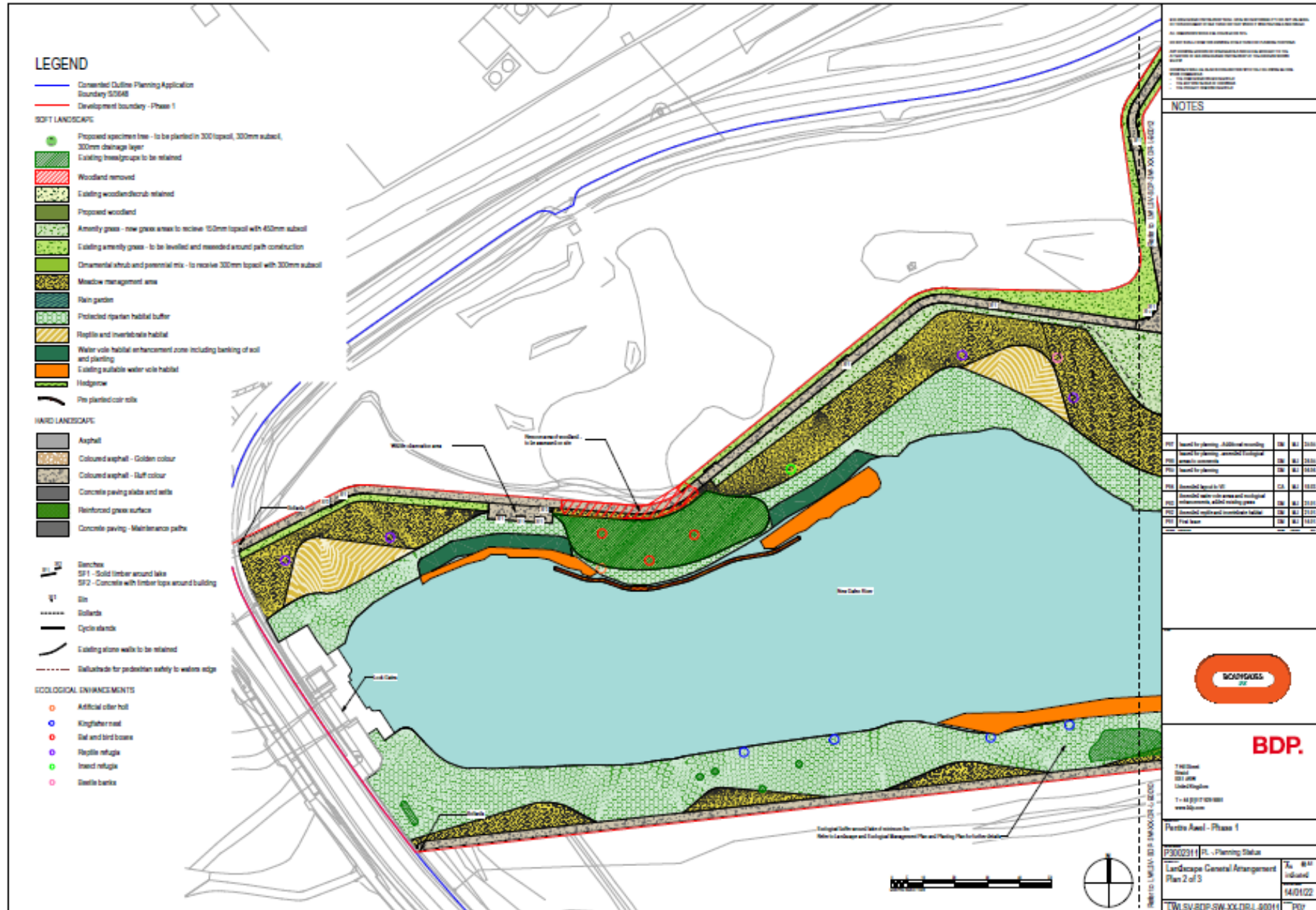




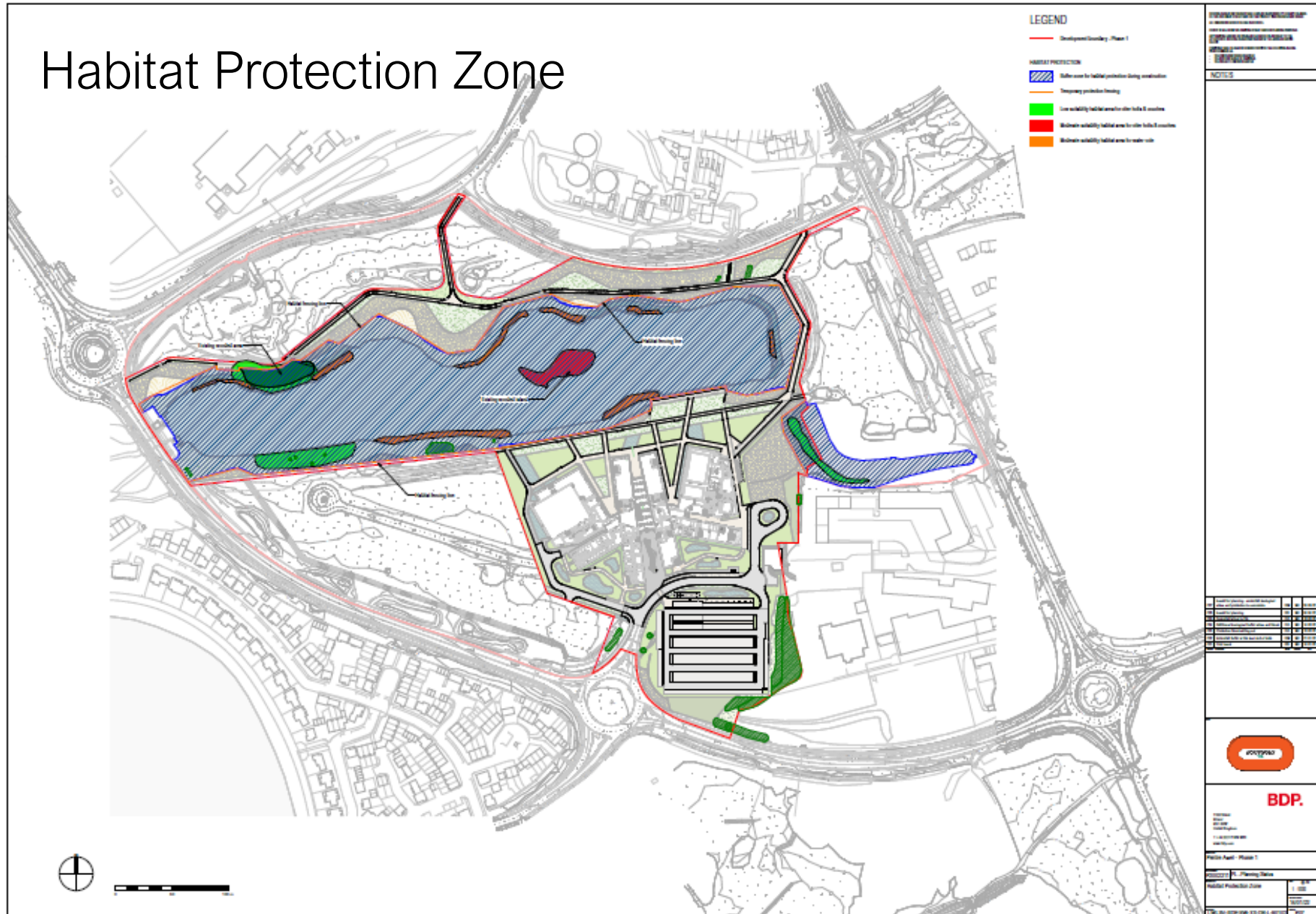






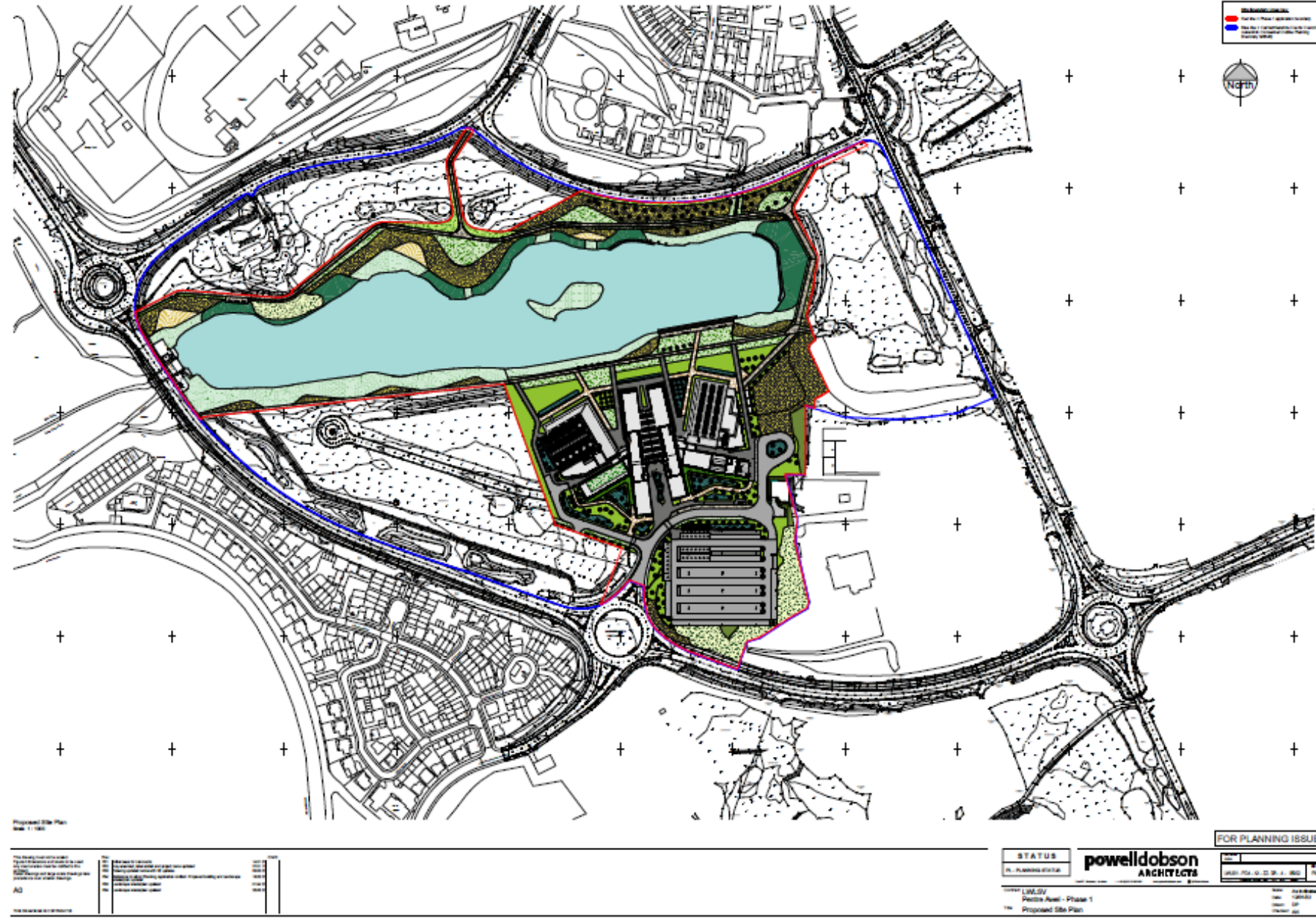


Habitat Protection Zone

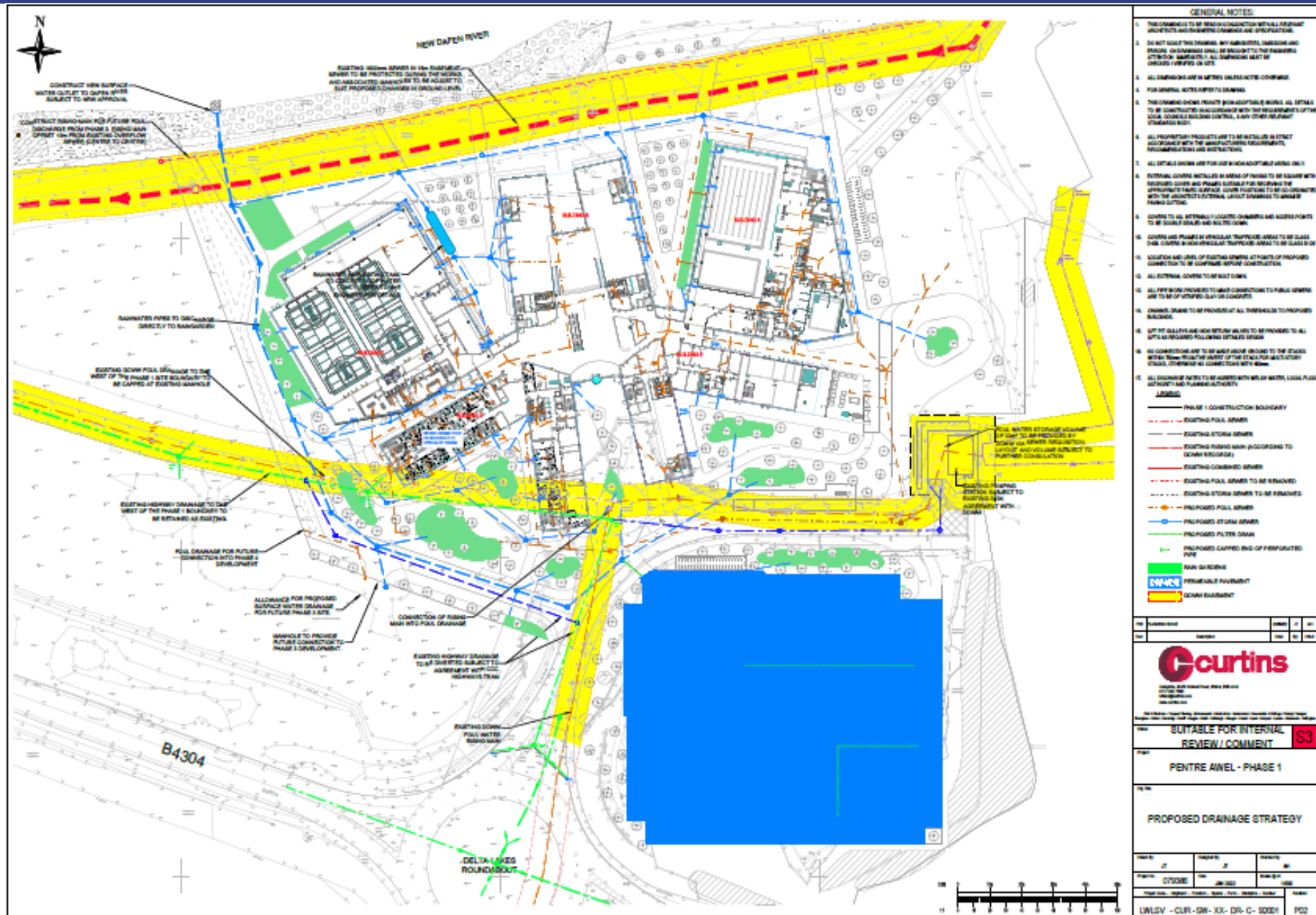


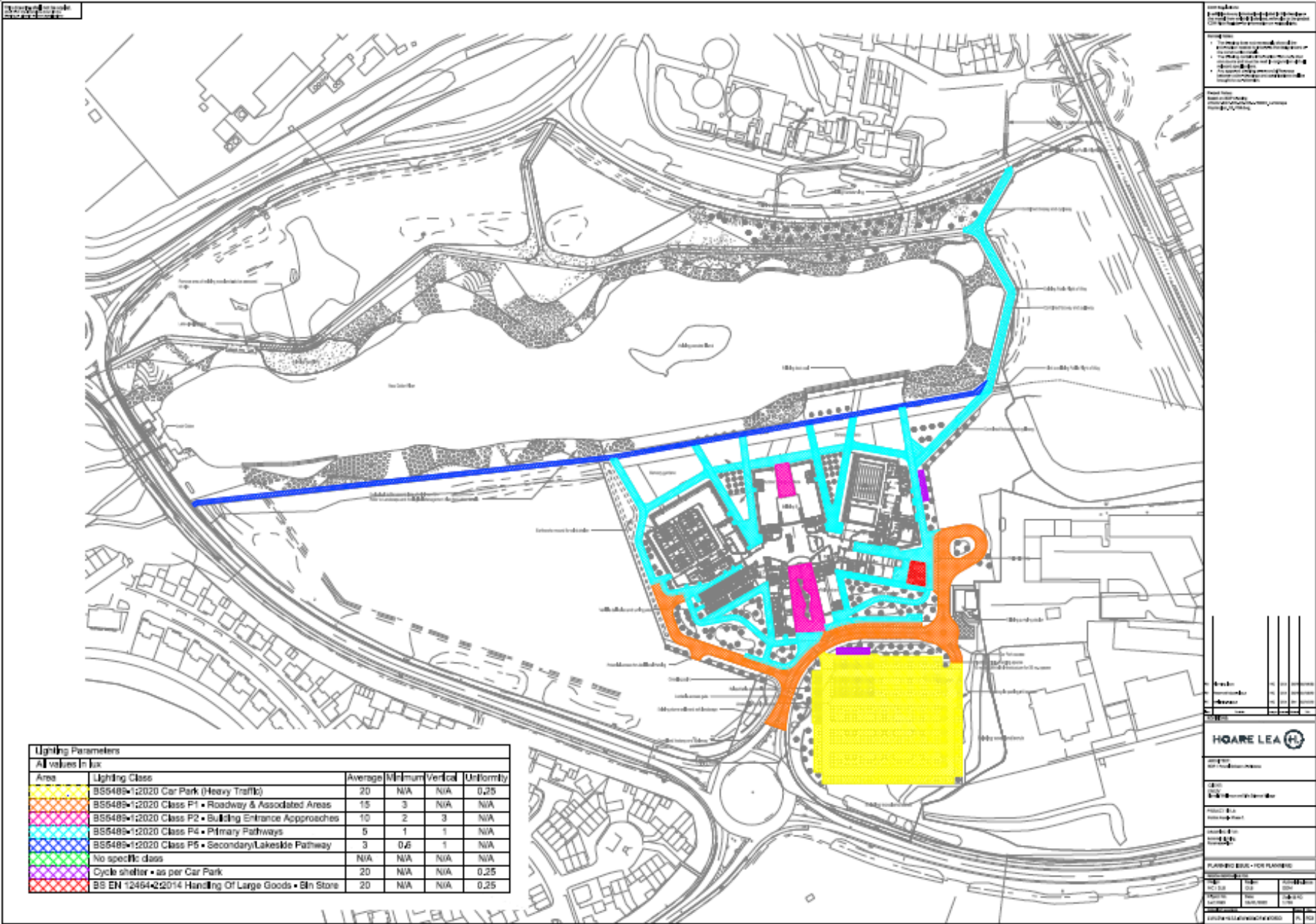
LEGEND











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