



Dear Councillor

PLANNING COMMITTEE - THURSDAY, 28TH JULY, 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 - 56) |
|----|---------------------------------------------------------------------|

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**

28/07/2022

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/03743
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Proposal	Conversion of office space (Class B1) to 12no. self-contained residential flats with minor external upgrades and relocation of disabled parking bays
Location	5-8 Spilman Street, Carmarthen, SA31 1LE

Details

NRW has confirmed they have no objection to the development following review of the submitted bat surveys subject to a note added to the decision advising that an European Species Licence would be required.

Y Pwyllgor Cynllunio / Planning Committee

28/07/2022

**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**

W/40669

Charlotte Greves

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

Adran Yr Amgylchedd - Environment Department

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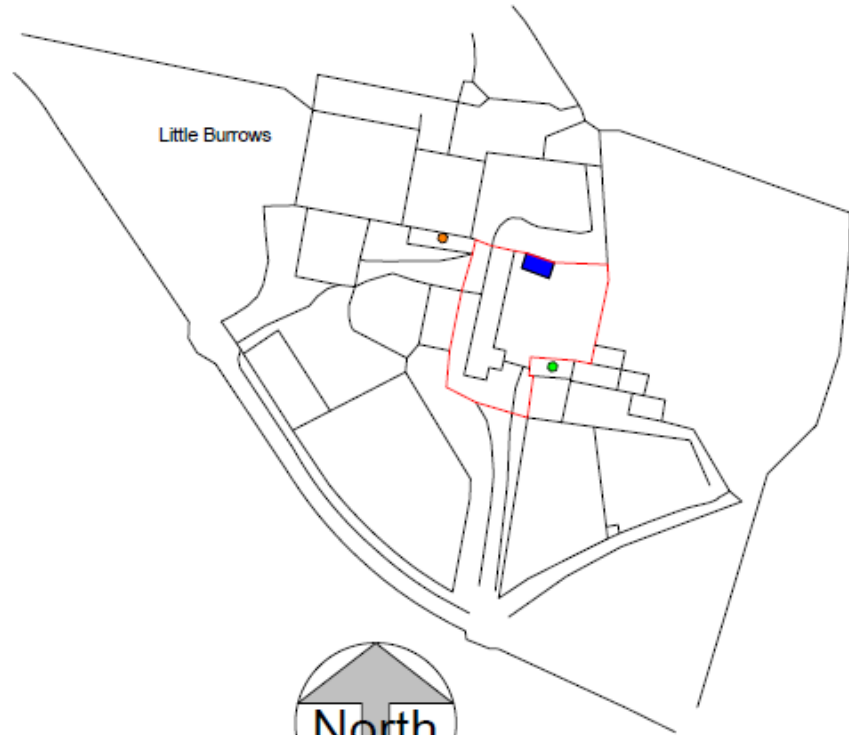
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Carmarthenshire
County Council



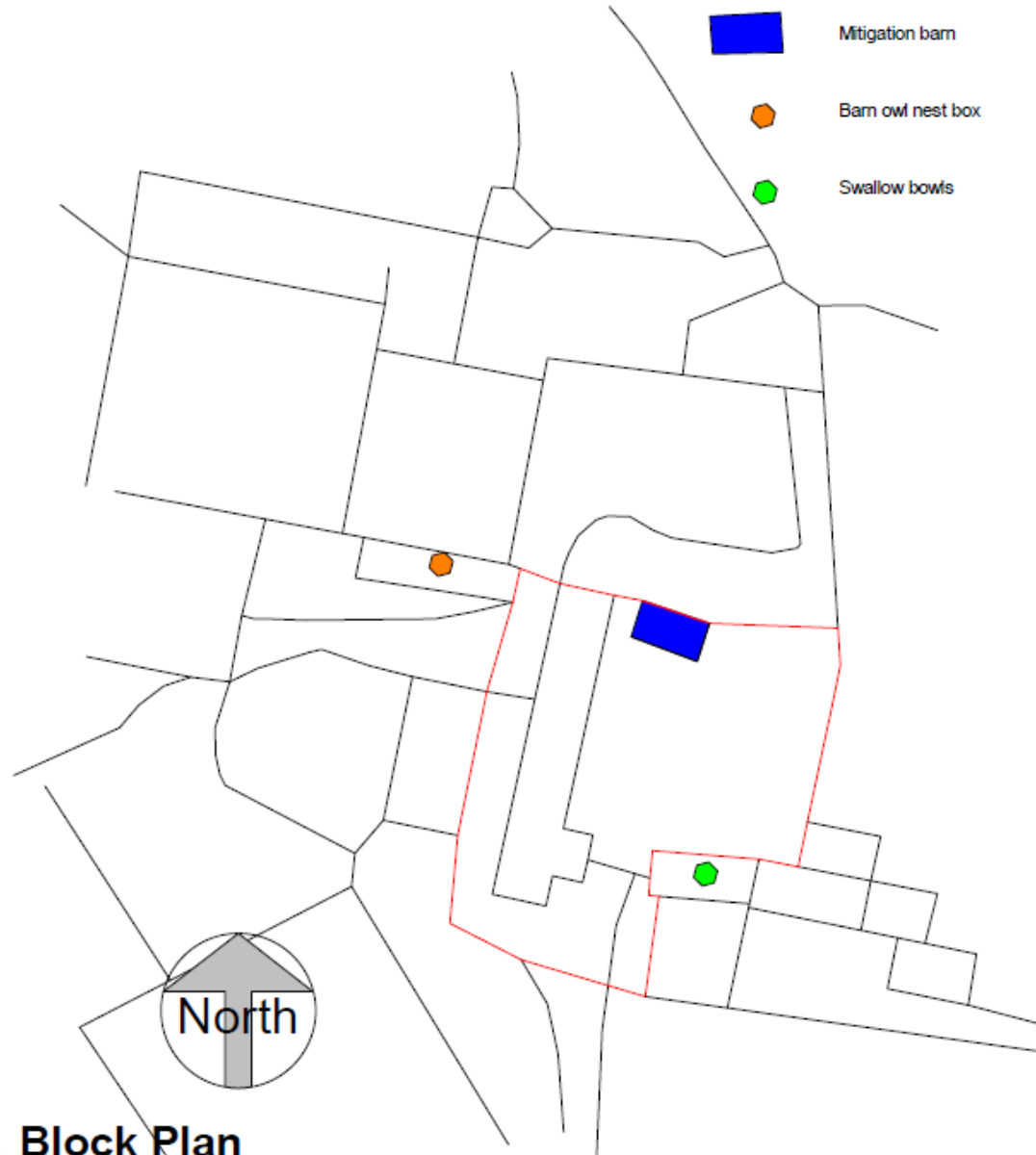











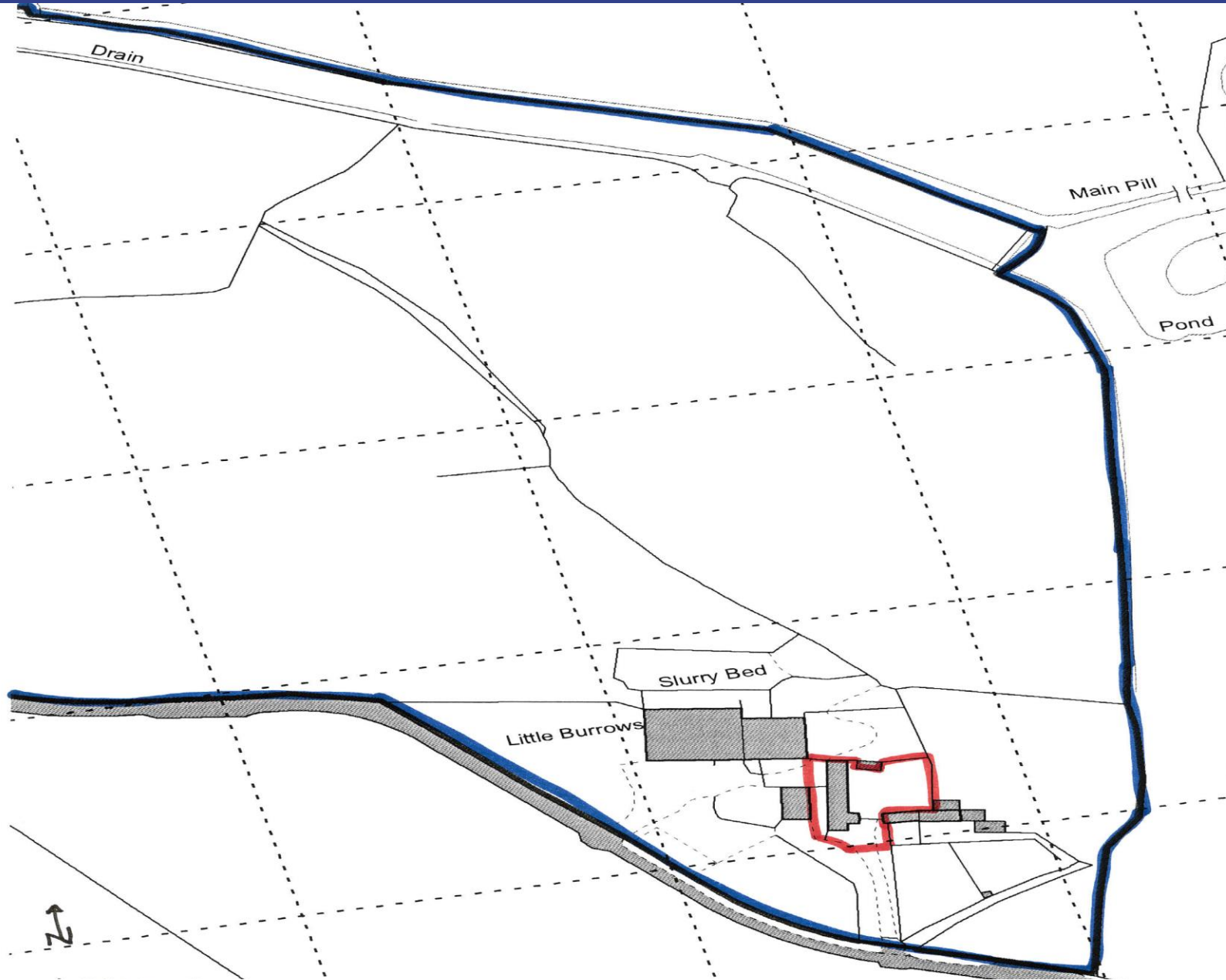
1 Site Location
1 : 1250

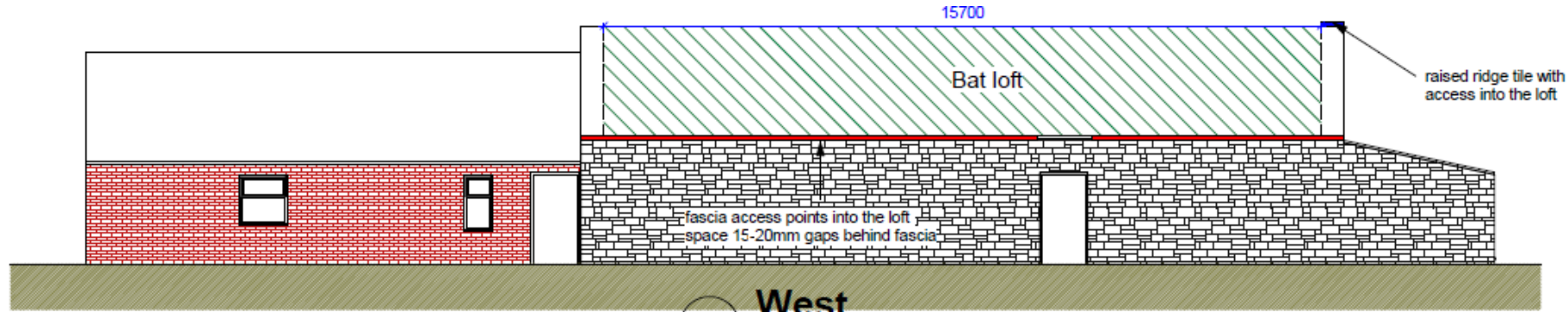


2 Block Plan
1 : 500

-  Mitigation barn
-  Barn owl nest box
-  Swallow bowls

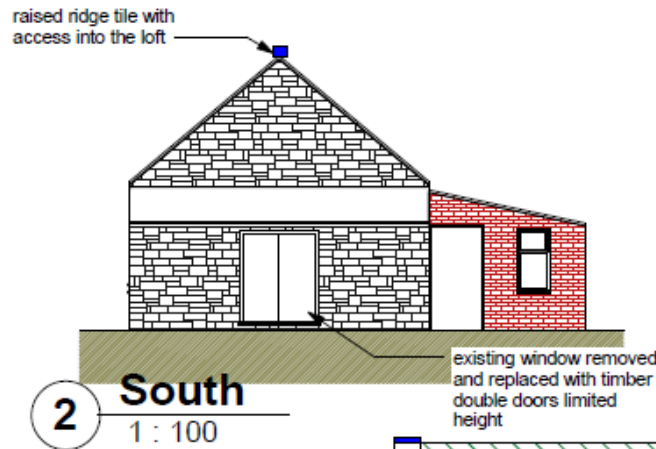
W/40669 Freehold land ownership



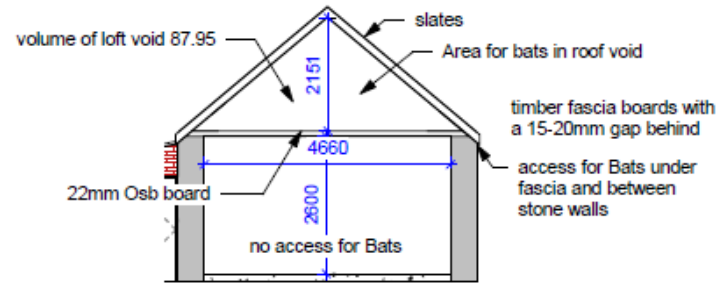


1 West
1 : 100

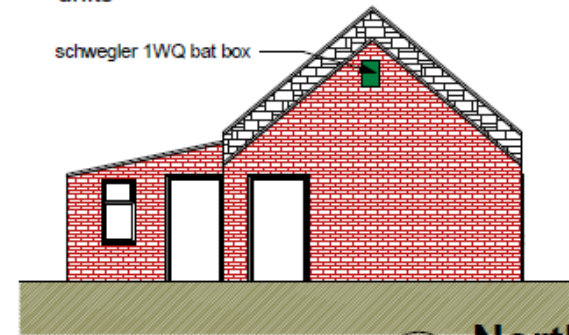
All existing masonry re pointed where necessary.
All existing window and door openings replaced with new timber frames, door sets and window units



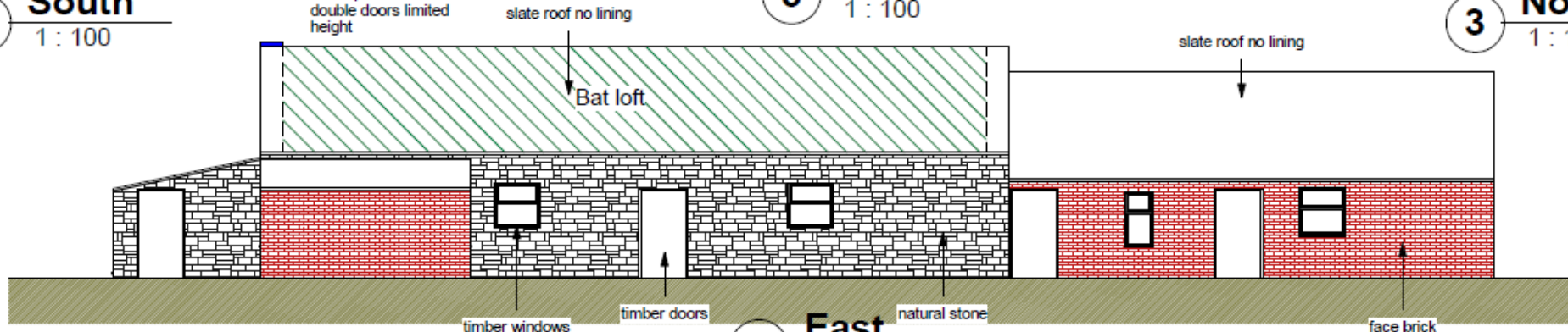
2 South
1 : 100



5 Section 1
1 : 100



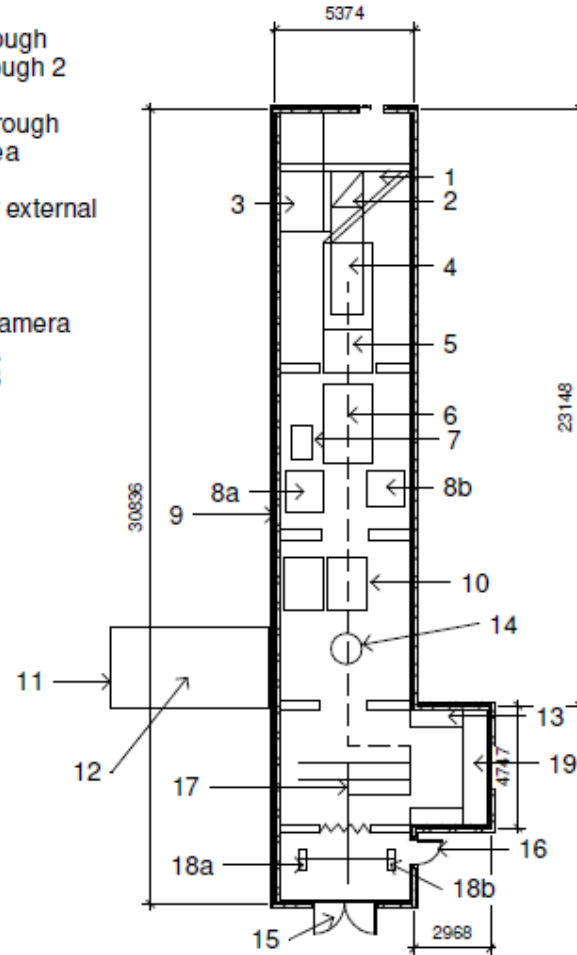
3 North
1 : 100



4 East
1 : 100

1. Tunnel Belt
2. Stun Belt
3. Drover
4. Slaughter Zone
5. Mobile Blood Trough
6. Mobile blood Trough 2
7. Skin Puller
8. Skins & Hides Trough
9. Skin & Hides Area
10. Guts Bin
11. Hard Surface for external waste container
12. Waste Bin
13. Muslin Room
14. Drying Station/Camera
15. Dispatch Point A
16. Dispatch Point B
17. Dressing Area
18. Chilled Area
19. Chilled Shelves

20. Hard Standing



W/40669 View of north elevation



W/40669 View of south / west elevation



W/40669 View of south and east elevation



W/40669 View of east elevation



W/40669 View of west elevation



W/40669 View of west elevation and bat mitigation barn



W/40669 View to the east



W/40669 View of existing yard and modern outbuildings



W/40669 Farmhouse and attached outbuilding



W/40669 View of farmhouse and attached outbuilding



W/40669 Track to south



W/40669 Access to A4066



W/40669 MOD brill gate



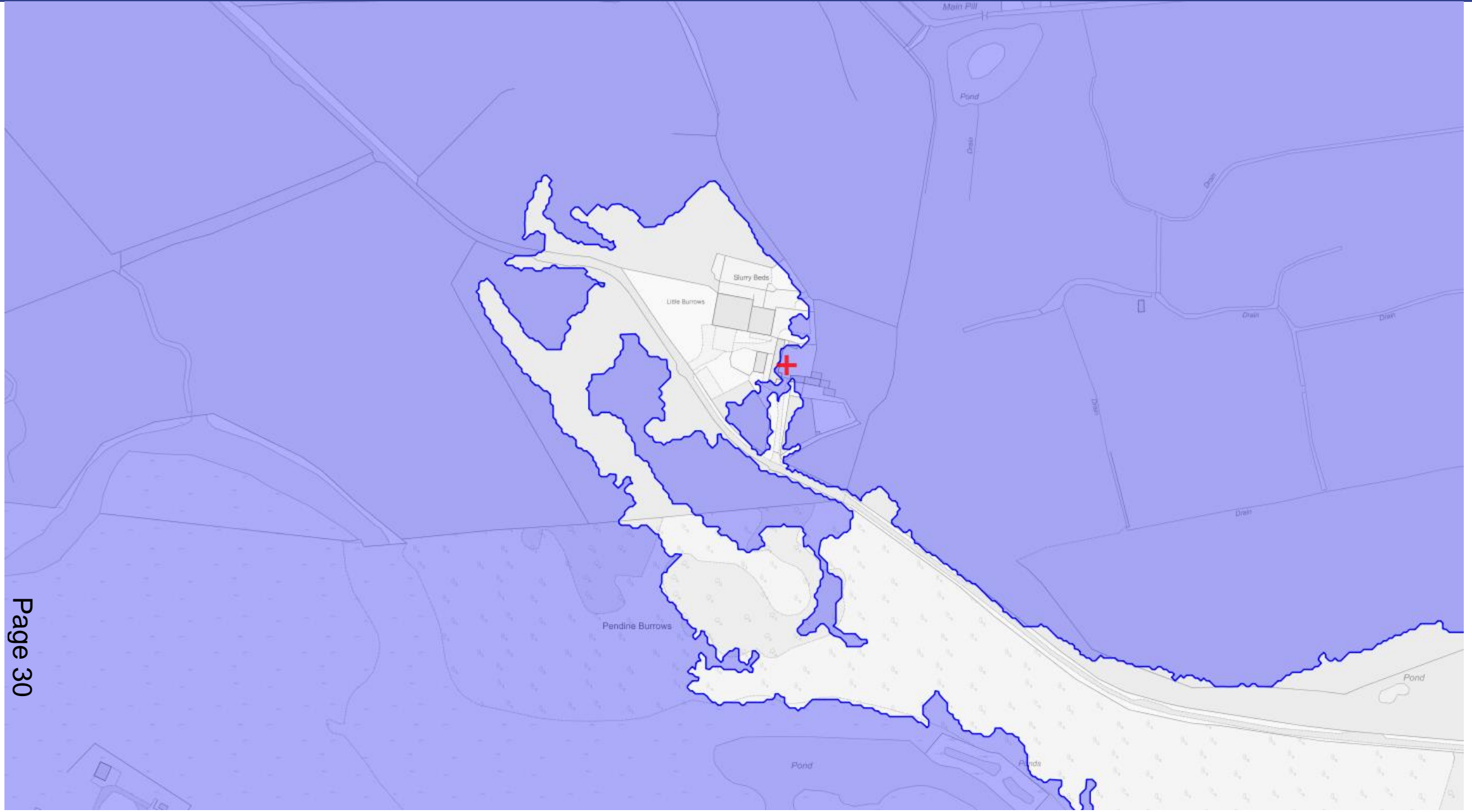
W/40669 View west from access towards Pendine



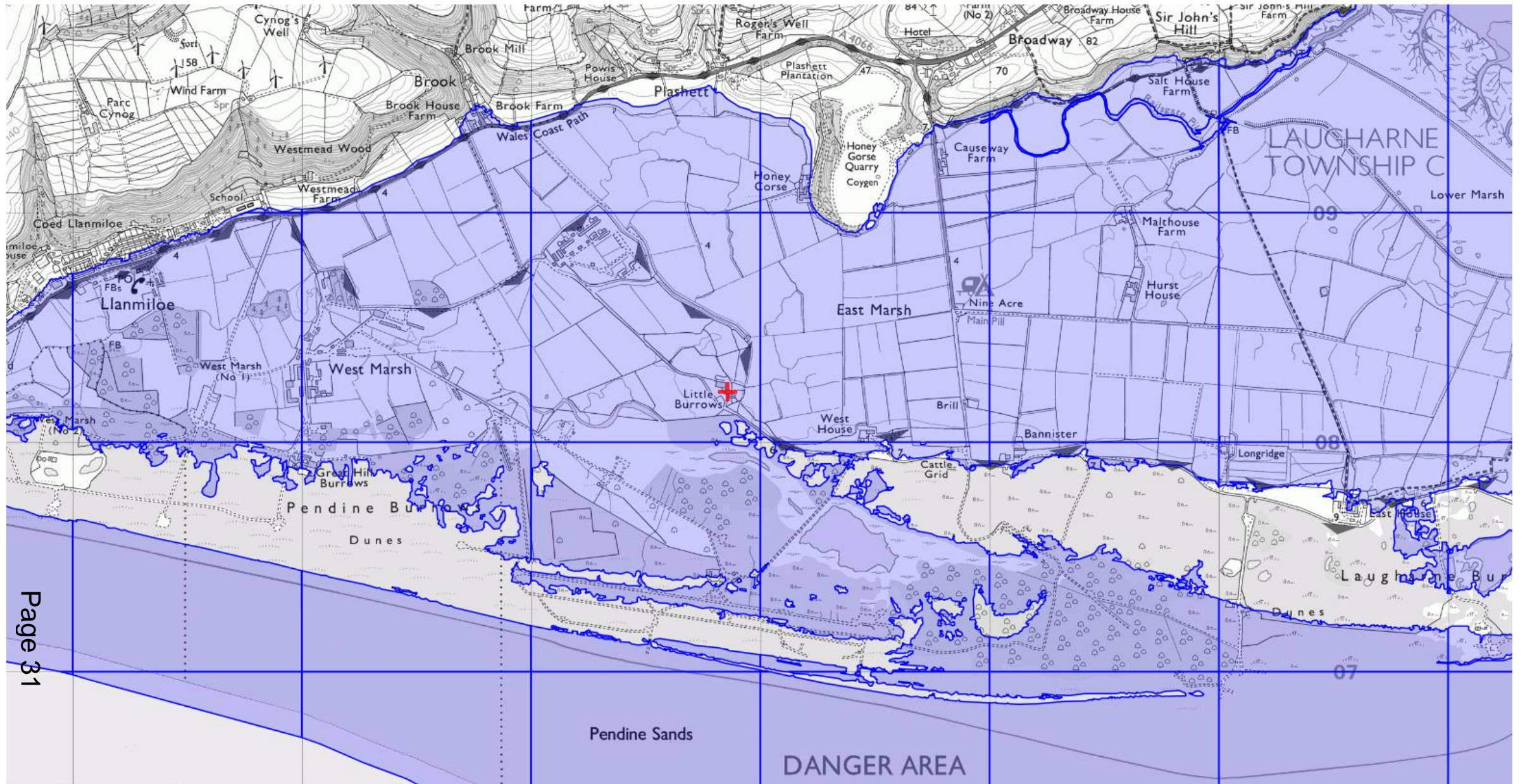
W/40669 View east from the access



W/40669 Extent of C2 flood zone



W/40669 Flood map for planning Zone 3 (Rivers and Sea)



W/40669 Proposed bat mitigation





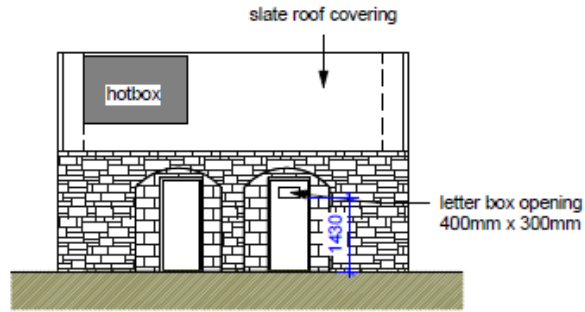
Modern outbuildings

Bat mitigation barn

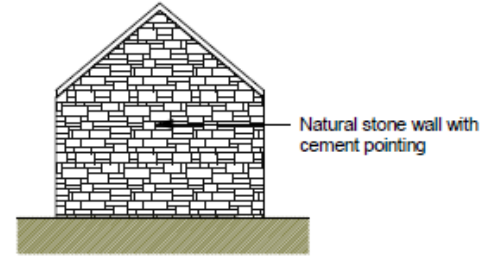
Proposed abattoir

Derelict farmhouse

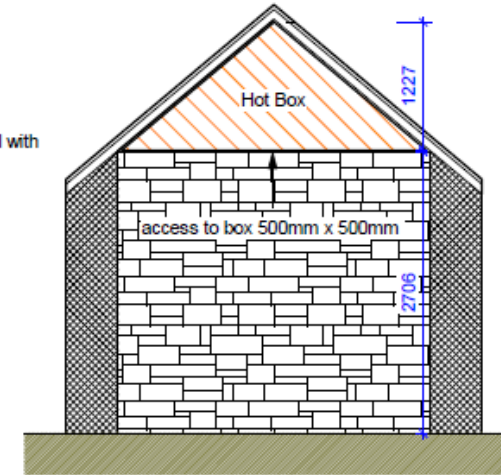
W/40669 Bat mitigation barn



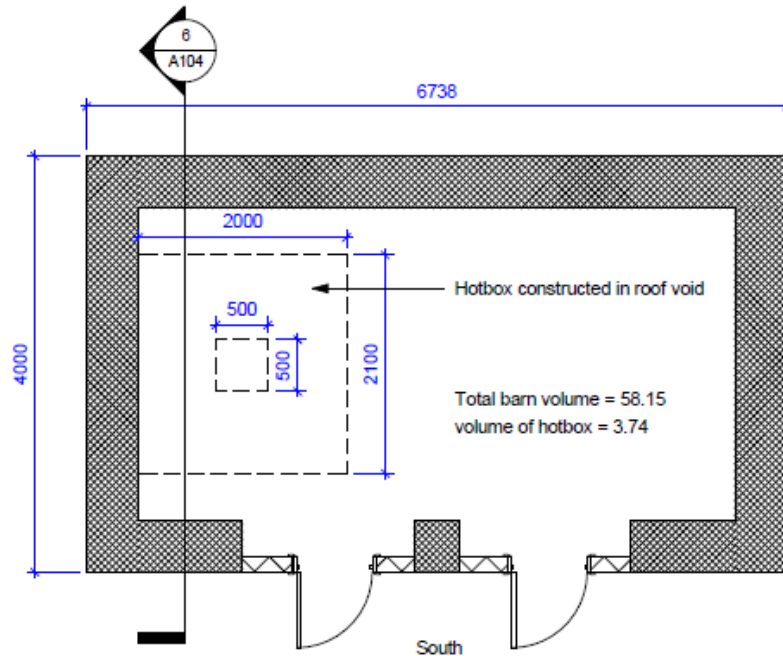
2 **South Elevation**
1 : 100



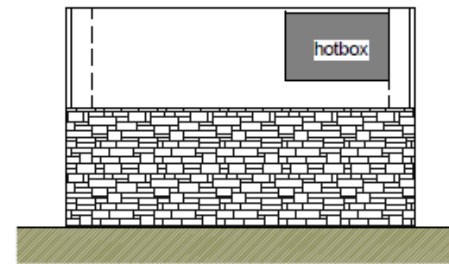
3 **East Elevation**
1 : 100



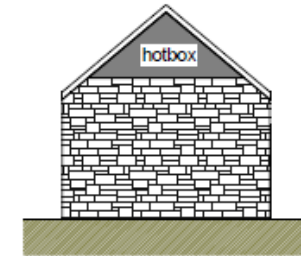
6 **Section 1**
1 : 50



1 **Plan**
1 : 50

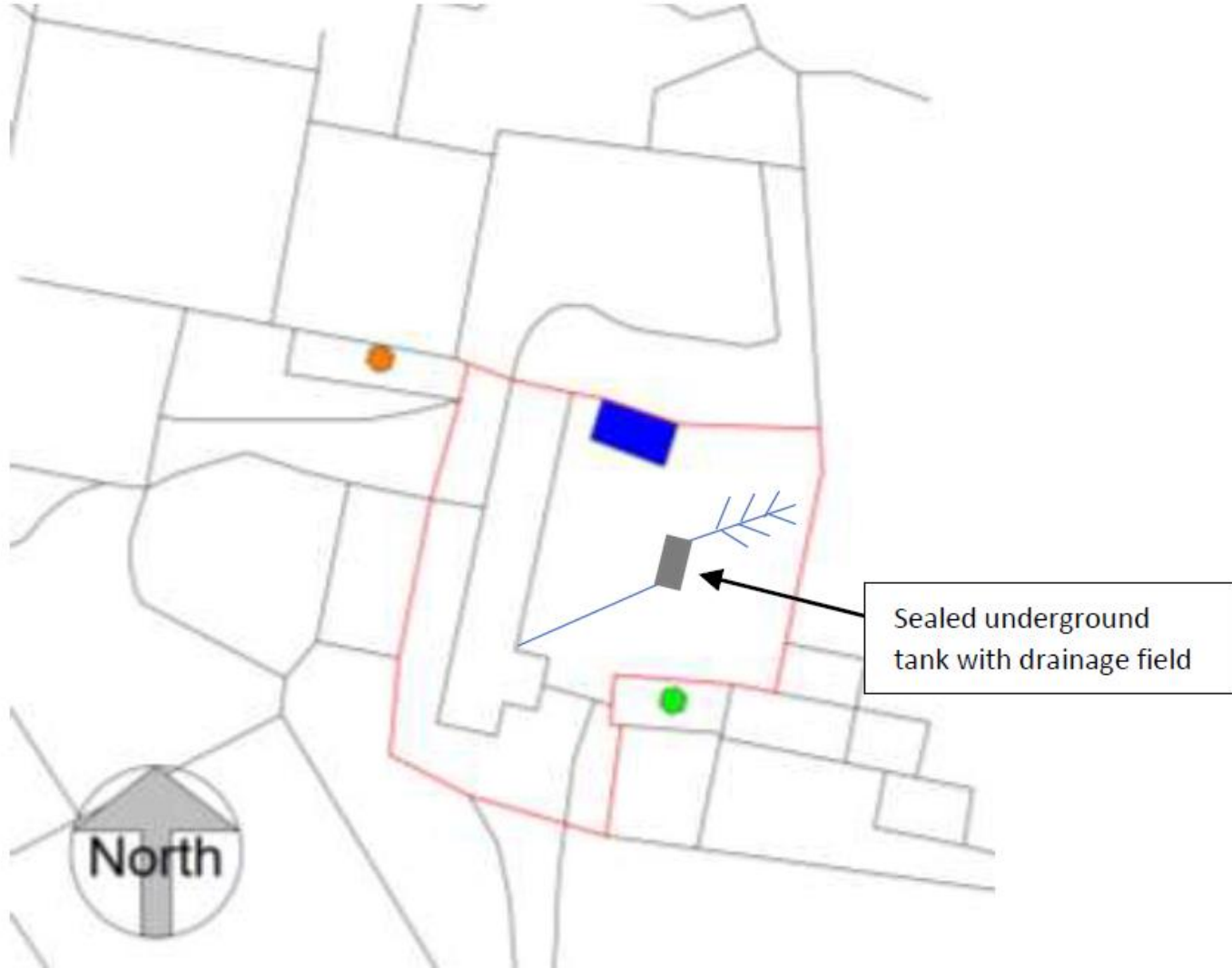


4 **North Elevation**
1 : 100



5 **West Elevation**
1 : 100

W/40669 Proposed wastewater treatment



PL/03743

Helen Rice

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

Adran Yr Amgylchedd - Environment Department

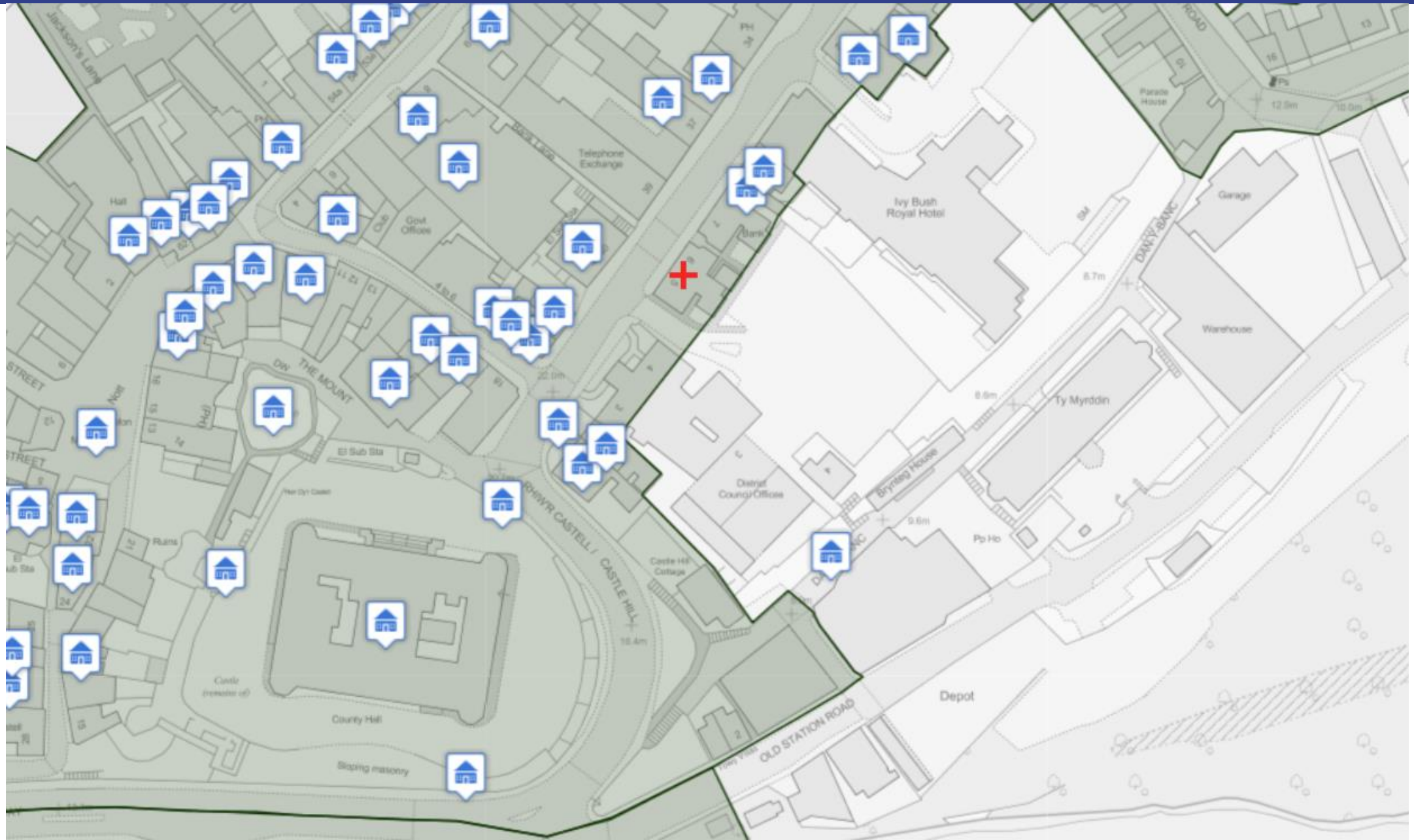
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Carmarthenshire
County Council

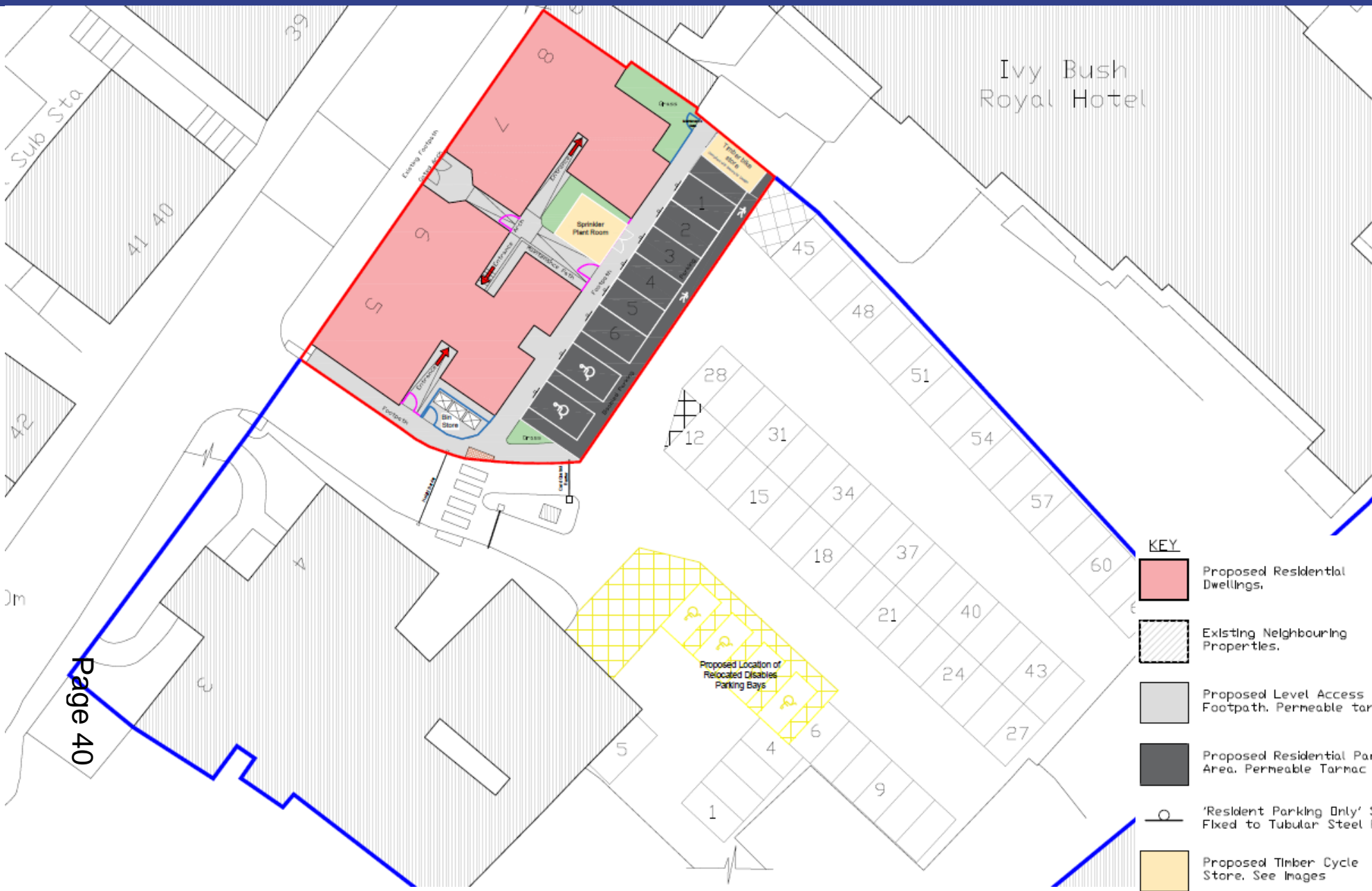








PL/03743 Proposed Site Plan



INDICATIVE TIMBER CYCLE STORE DESIGN



- Proposed Communal Grassed Areas.
- Proposed Location of 4 No. Relocated Disabled Parking Bays.
- Proposed new 1.8m high metal railing fence
- Proposed new close boarded timber 1.8m high fence & bin store

PL/03743 Proposed Elevations



EDRYCHIAD BLAEN
FRONT ELEVATION - 1:100



EDRYCHIAD OCHR
SIDE ELEVATION - 1:100



EDRYCHIAD CEFN
REAR ELEVATION - 1:100

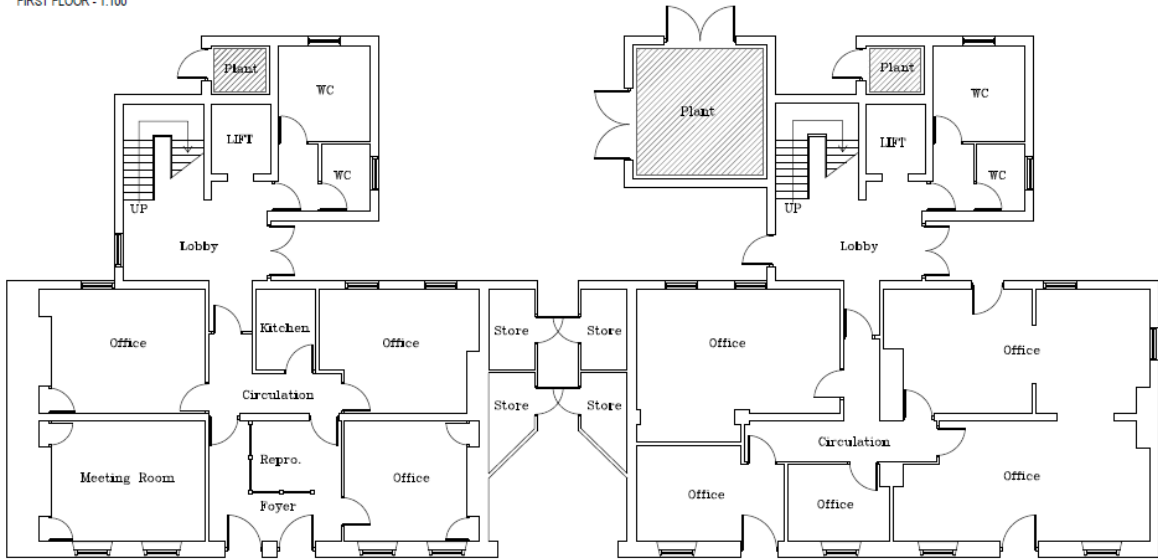
Additional Gate to be added to the rear entrance as recommended by SSO Officer
Material: To match existing front gate

Sprinkler Plant Room
Material: Marley Ceafnl Fibr
Cement Cladding
Colour: Sand Yellow

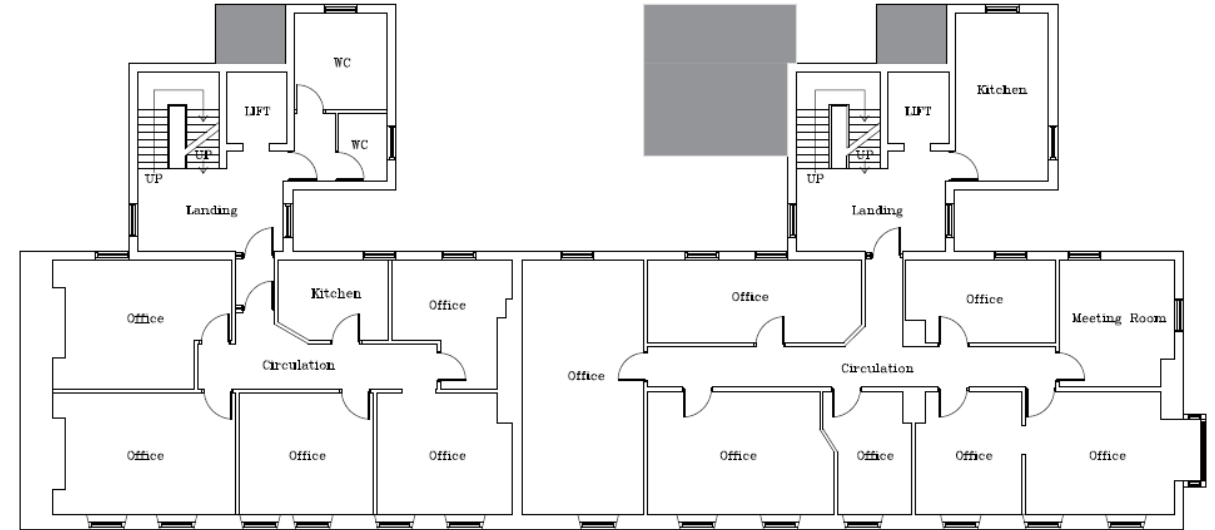
All roof covering, windows, RWG ect, are to remain unchanged.

All facades will have up-rated acoustic glazing and ventilated as specified in the Environmental Noise Assessment (Rev2)

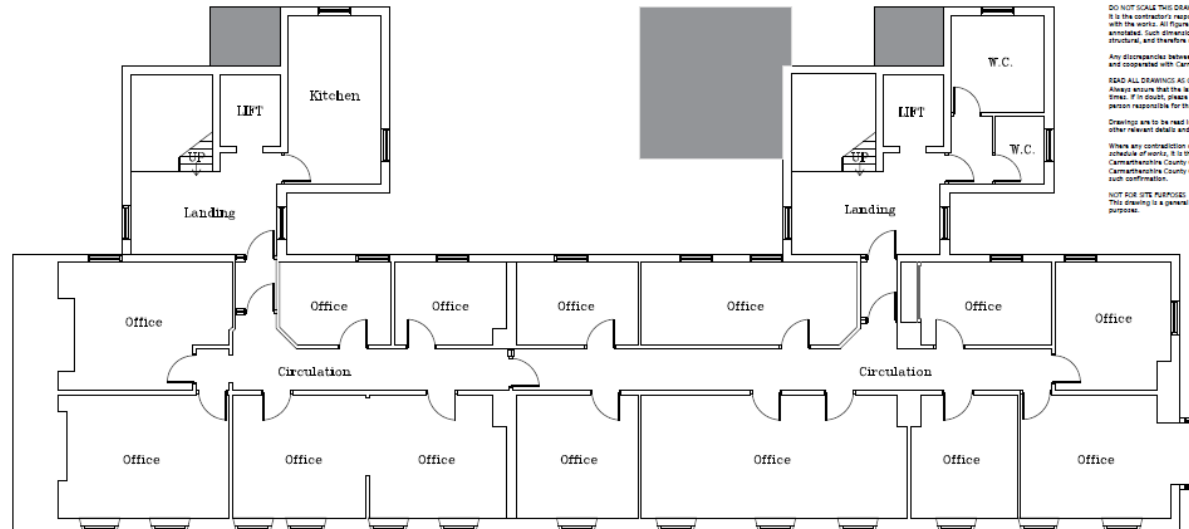
FIRST FLOOR - 1:100



LLAWR GWAELOD
GROUND FLOOR - 1:100



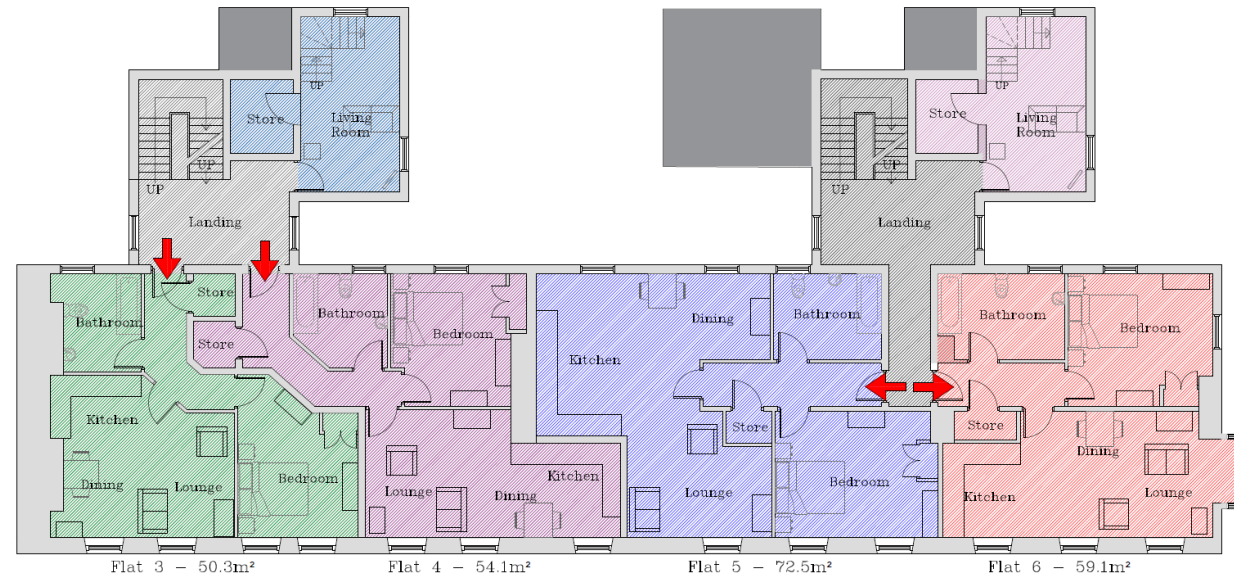
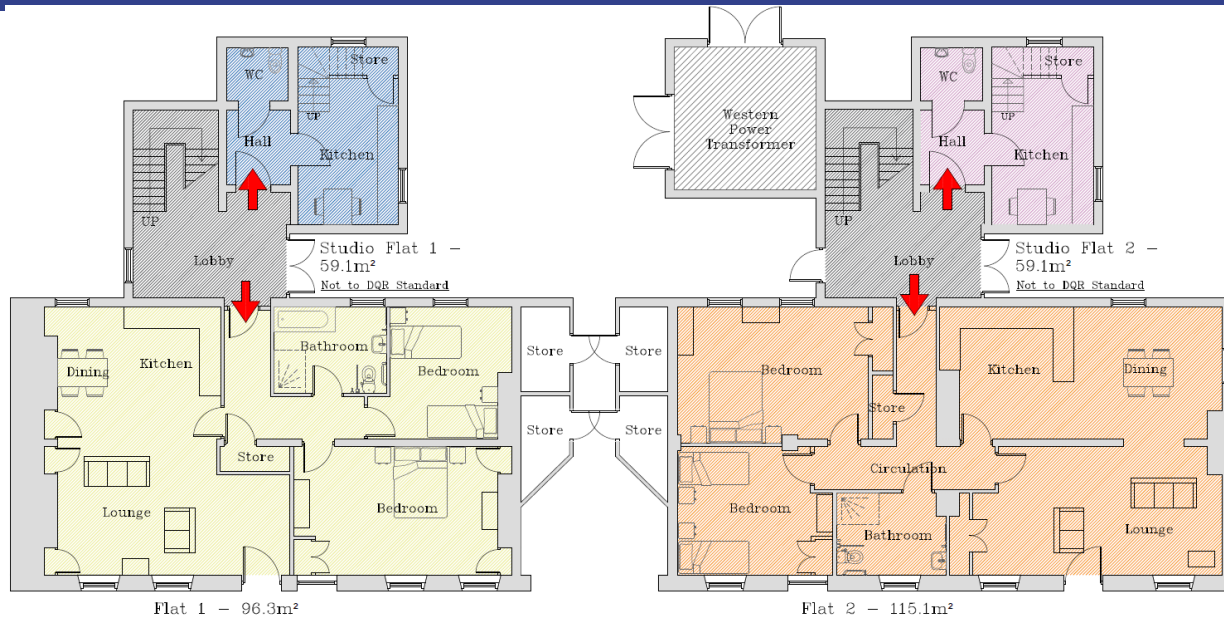
LLAWR CYNTAF
FIRST FLOOR - 1:100



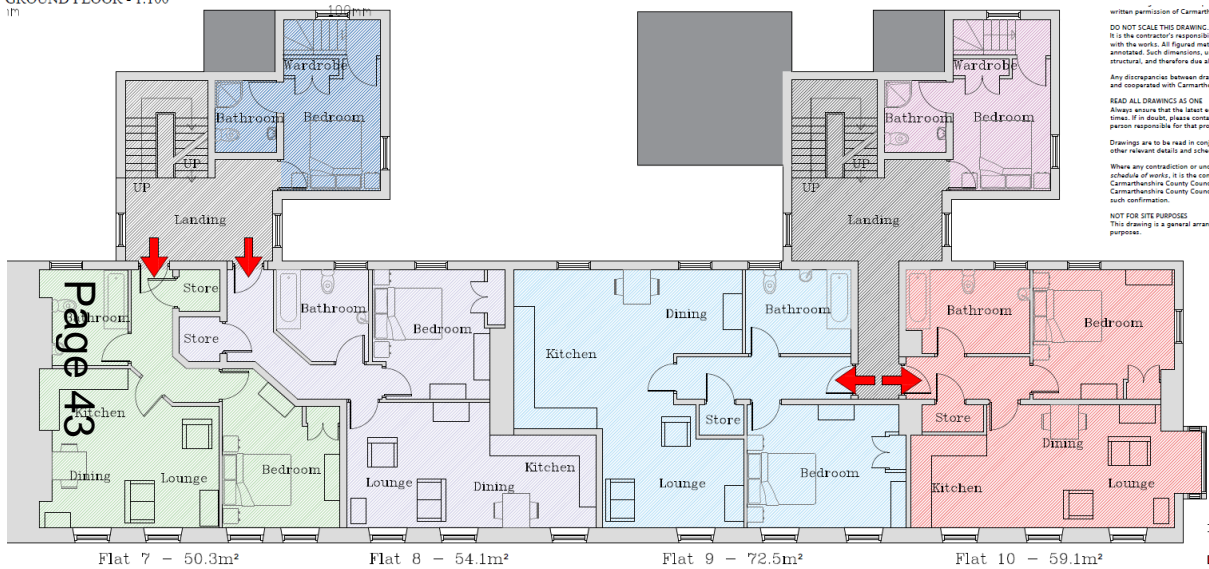
AIL LAWR
SECOND FLOOR - 1:100

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Always ensure that the sheet set
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Drawings are to be read in conjunction
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










PL/03743 Proposed Floor Plans



LLAWR GWAELOD GROUND FLOOR - 1:100



LLAWR CYNTAF FIRST FLOOR - 1:100

-  **Individual Flat Entrances**
-  **Flat 1**
2 bed, 4 person
DDA Accessible
-  **Flat 2**
2 bed, 4 person
DDA Accessible
-  **Flat 3**
1 bed, 2 person
-  **Flat 4**
1 bed, 2 person
-  **Flat 5**
1 bed, 2 person
-  **Flat 6**
1 bed, 2 person
-  **Flat 7**
1 bed, 2 person
-  **Flat 8**
1 bed, 2 person
-  **Flat 9**
1 bed, 2 person
-  **Flat 10**
1 bed, 2 person
-  **Studio Flat 1**
1 bed, 2 person
-  **Studio Flat 2**
1 bed, 2 person
-  **Communal, Storage and Service Areas**

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 Camarthshire County Council
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 NOT FOR SITE PURPOSES
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Diolch | Thank you

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