

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 2ND MARCH, 2023

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 - 154)
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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

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**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**

02/03/2023

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/05005
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Proposal	Detached Bungalow and Garage
Location	Land part of Gwelfor, Heol Llanelli, Trimsaran, Kidwelly, SA17 4AR

Details

The applicant has submitted an additional cross-sectional drawing of the development in support of the application.

The recommendation to approve remains unchanged subject to the following updated condition to reflect the submission of this additional drawing :

Conditions and Reasons

Condition 2

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

- 1:1250 scale location plan
- 1:500 scale site plan (Plot 2)
- Proposed elevations and floor plan (A104)
- 1:50 scale proposed garage plan and elevations
- Ecological Appraisal Report dated January 2022
- Visibility splay drawing (A10-2)

received 1 November 2022

- Marshy grassland Mitigation and Enhancement Plan dated April 2022

received 10 January 2023

- Cross-sectional plan (A105)

received 28 February 2023

Reason: In the interest of clarity as to the extent of the permission

Application No	PL/05112
Proposal	Construction of three detached dwellings and associated works
Location	Land off Clos Gwyn, Heol Y Neuadd, Tumble, Llanelli, SA14 6AJ

Details

Public Protection – Contaminated Land – Has recommended the imposition of the following conditions:

Conditions & Reasons

Condition 1

No development shall take place on the application site until the applicant has:

1. Prepared a Preliminary Risk Assessment to identify any potentially unacceptable risks arising from contamination at the site. The Preliminary Risk Assessment shall include current and historical information about the site. This can be obtained by undertaking a desk study and a site walkover to identify previous land uses, potential contaminants that might reasonably be expected given those uses and other relevant information, such as pathways and exposure to potential receptors. This information shall also be presented in tabular or diagrammatical form (Conceptual Site Model) for the site and all potential contaminant sources, pathways and receptors shall be included. In order to complete the conceptual site model, it may be necessary at this stage to undertake limited exploratory sampling. The Preliminary Risk Assessment shall be submitted to and be approved by the Local Planning Authority. The risk assessment shall include a mine gas risk assessment that considers the potential for mine gases to exist on the site. The mine gas risk assessment shall be undertaken by a competent person as defined in the National Planning Policy Framework and conducted in accordance with 'CL:AIRE - Good Practice for Risk Assessment for Coal Mine Gas Emissions; October 2021'.
2. Designed and implemented a scheme for the investigation and recording of contamination on the site (where necessary). The detailed site investigation report (Quantitative Risk Assessment) should aim to provide information to refine and update the conceptual model outlined in the Preliminary Risk Assessment. This investigation should confirm and evaluate the significance of the identified potential contaminant linkages. The report shall be prepared in accordance with recognised current best practice, legislation, relevant guidance, documentation, and British Standards. The report shall be submitted to and approved by the Local Planning Authority.
3. Based on the findings of the site investigation and risk assessment, submit detailed proposals for site remediation and verification (Options Appraisal and Remediation Strategy) giving full details of the remediation measures required and how they are to be undertaken. This will demonstrate how the site will be brought to a condition suitable for the intended use by removing any unacceptable risks posed from contamination. The proposals shall be prepared in accordance with recognised current best practice,

legislation, relevant guidance, documentation, and British Standards. The proposals shall be submitted to, and have received in writing the approval of, the Local Planning Authority prior to commencing the works.

Reason: To ensure that former land uses are fully considered and remediated where necessary in the interests of health, safety and residential amenity and to accord with Policy EP2 of the Carmarthenshire Local Development Plan 2014.

Condition 2

Prior to occupation of the proposed development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. If required, it shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason: To ensure that former land uses are fully considered and remediated where necessary in the interests of health, safety and residential amenity and to accord with Policy EP2 of the Carmarthenshire Local Development Plan 2014.

Condition 3

Prior to occupation of the proposed development, a long-term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority (where necessary). The long-term monitoring plan should include:

- Details of the methods and triggers for action to be undertaken
- Timescales for the long-term monitoring and curtailment mechanisms
- Timescales for submission of monitoring reports to the Local Planning Authority
- Details of any necessary contingency and remedial actions and timescales for actions
- Details confirming that the contingency and remedial actions have been carried out.

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

Reason: To ensure that former land uses are fully considered and remediated where necessary in the interests of health, safety and residential amenity and to accord with Policy EP2 of the Carmarthenshire Local Development Plan 2014.

Condition 4

If, during development, any contamination is encountered that has not been identified previously then additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures before the development is occupied.

If, during development, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed 'Remediation Strategy'.

Reason: To ensure that former land uses are fully considered and remediated where necessary in the interests of health, safety and residential amenity and to accord with Policy EP2 of the Carmarthenshire Local Development Plan 2014.

Condition 5

Any soils, stones, or similar material imported must be suitable for use and any soil (or similar material) arising from elsewhere on the development site must be subject to the same requirements as imported materials. Further information can be found in section 4 of the guidance document "Development of Land Affected by Contamination: A Guide for Developers".

Details of any soil, stones, or similar material to be imported to site must be provided in writing to (and agreed with) Environmental Protection via the Local Planning Authority prior to importation. The developer should refer to the WLGA guidance document 'Requirements for the Chemical Testing of Materials for Various End Uses' (2013), which presents the specific details that need to be submitted, dependent upon the quantities to be imported and their proposed use at a development. The document outlines the process for ensuring all required information is submitted in a series of step-by-step actions.

Reason: To ensure that former land uses are fully considered and remediated where necessary in the interests of health, safety and residential amenity and to accord with Policy EP2 of the Carmarthenshire Local Development Plan 2014.

Head of Transport - The updated comments have yet to be received from the Head of Transport. Should Members be minded to grant permission, the recommended conditions will be added to the Decision Notice, prior to issue.

Planning Ecology - Acknowledges the Proposed Biodiversity Enhancement Plan [04] received on 11/01/2023. However, advises that this plan does not reflect the recommendations made in 4.2 Recommendations of the Derlwyn Garage, Bat Survey Report, March 2022 by I and G Ecological Consulting. As such the provision of enhancement measures noted above as well as further tree planting and boundary hedgerows should be included on the plan to provide flight lines for bats and as ecological enhancements. A detailed lighting plan should also be included on plans (see Section 5.1.2 of the above bat report) and raised in Planning Ecology's response dated 22/12/2022 is required. These details have been requested and relevant conditions shall be added to reflect the updated plan when it is received and accepted by Planning Ecology.

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Y Pwyllgor Cynllunio / Planning Committee

02/03/2023

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**

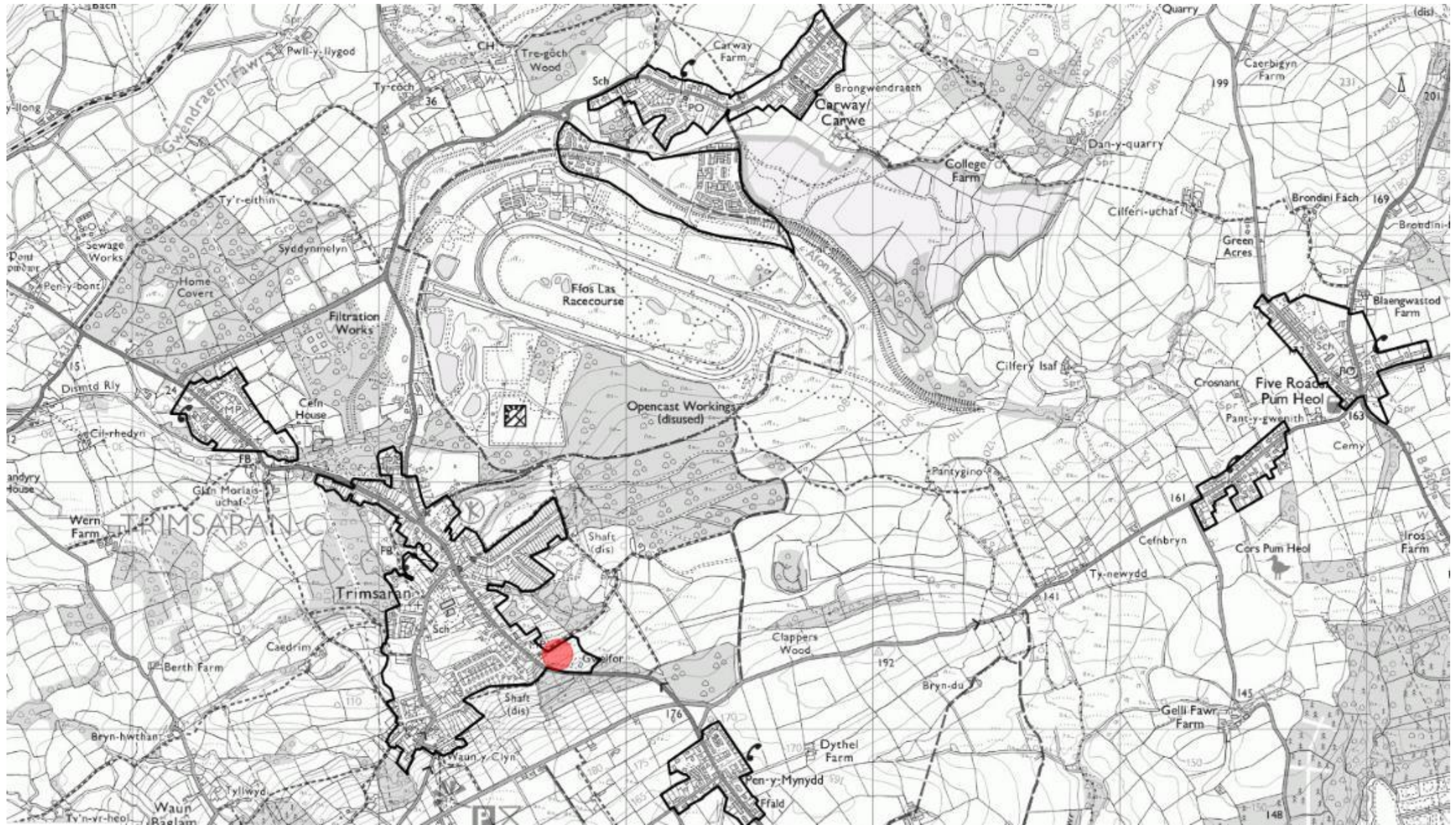
**Applications
recommended for
approval**

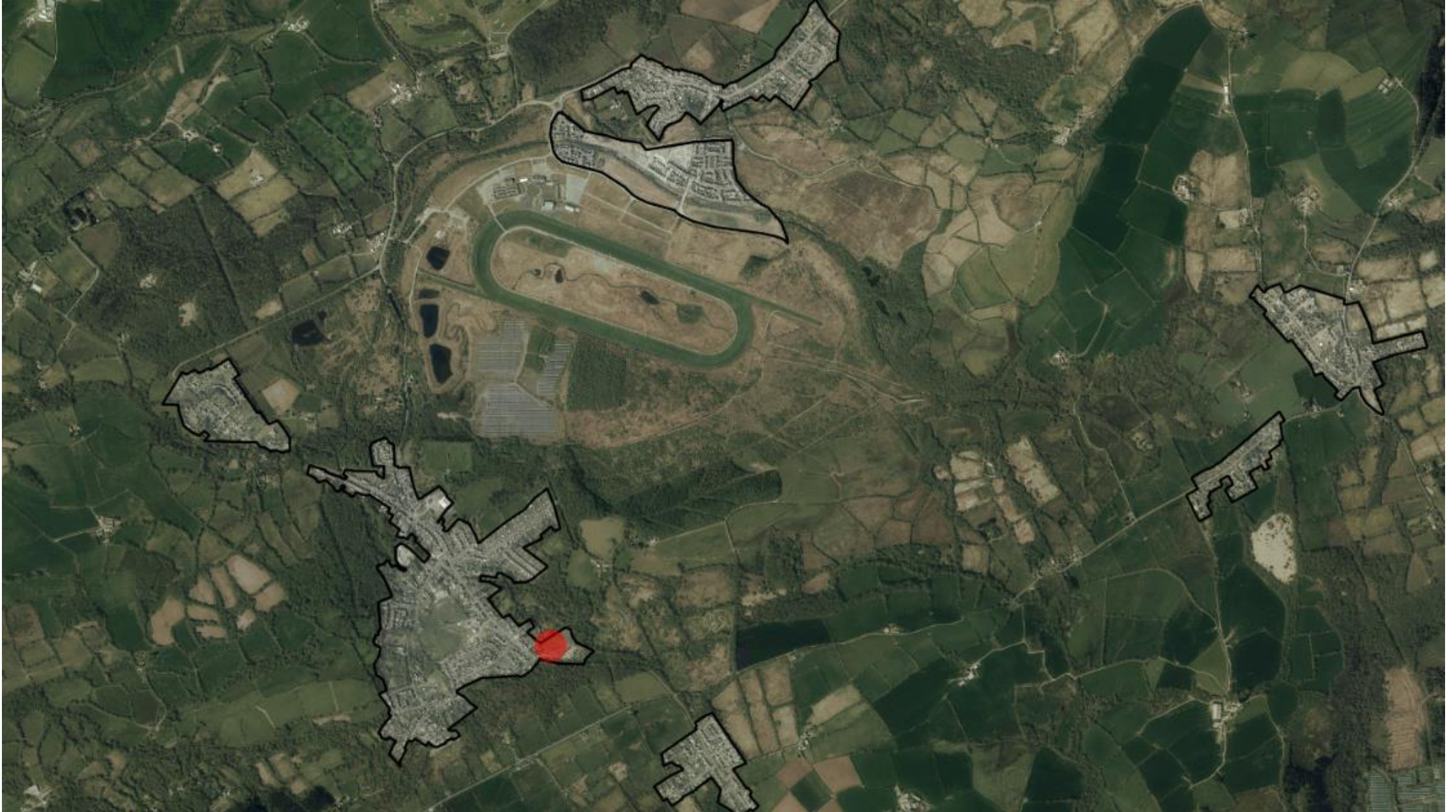
PL/05005

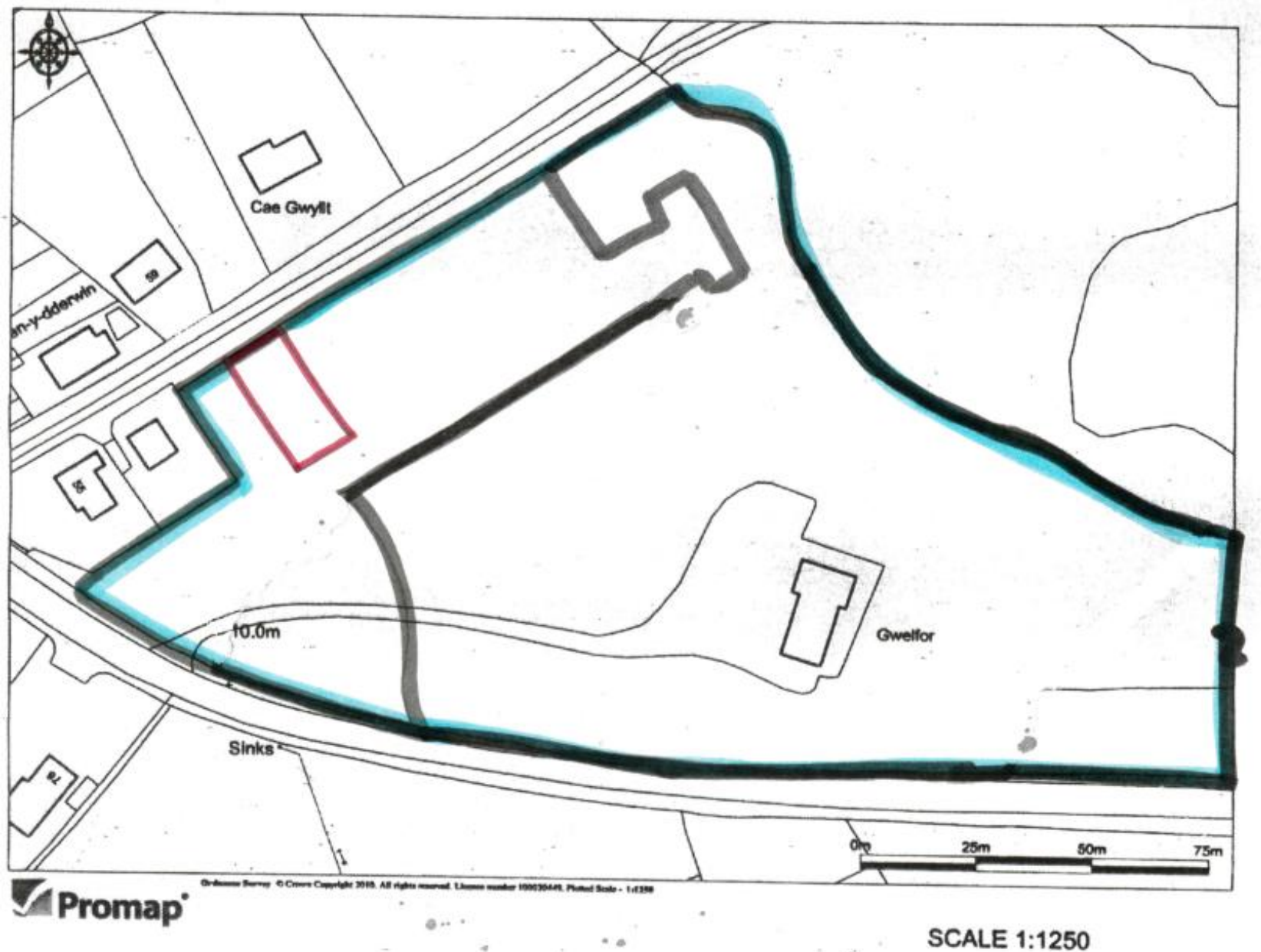
Paul Roberts

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

Lle a Seilwaith | Place and Infrastructure



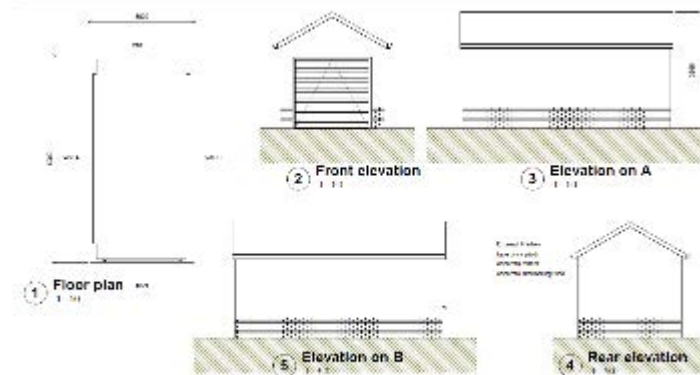
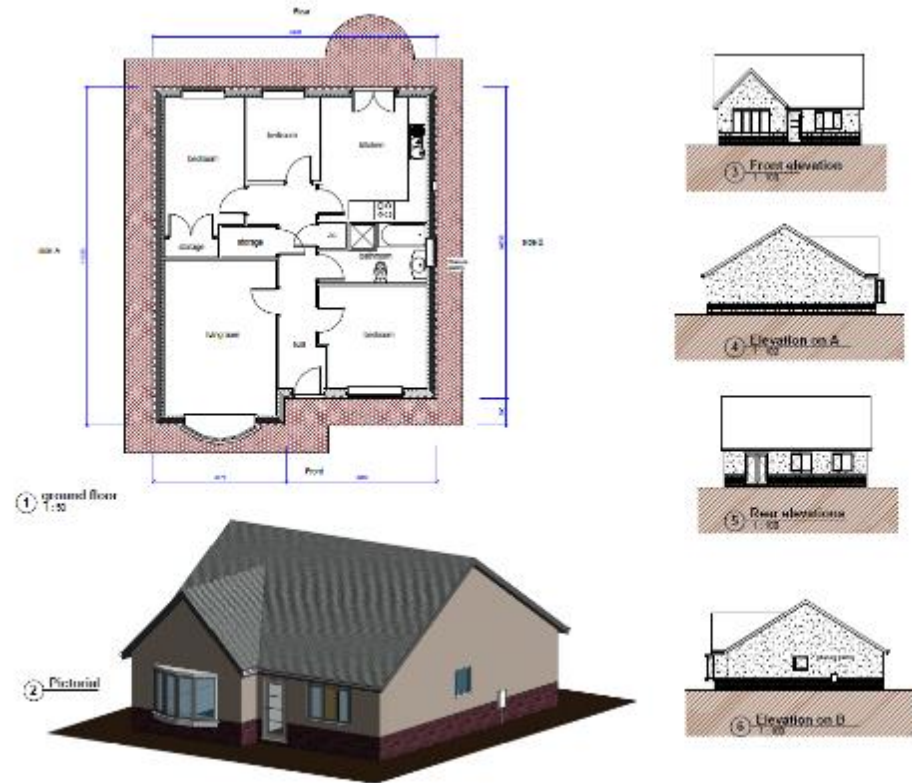
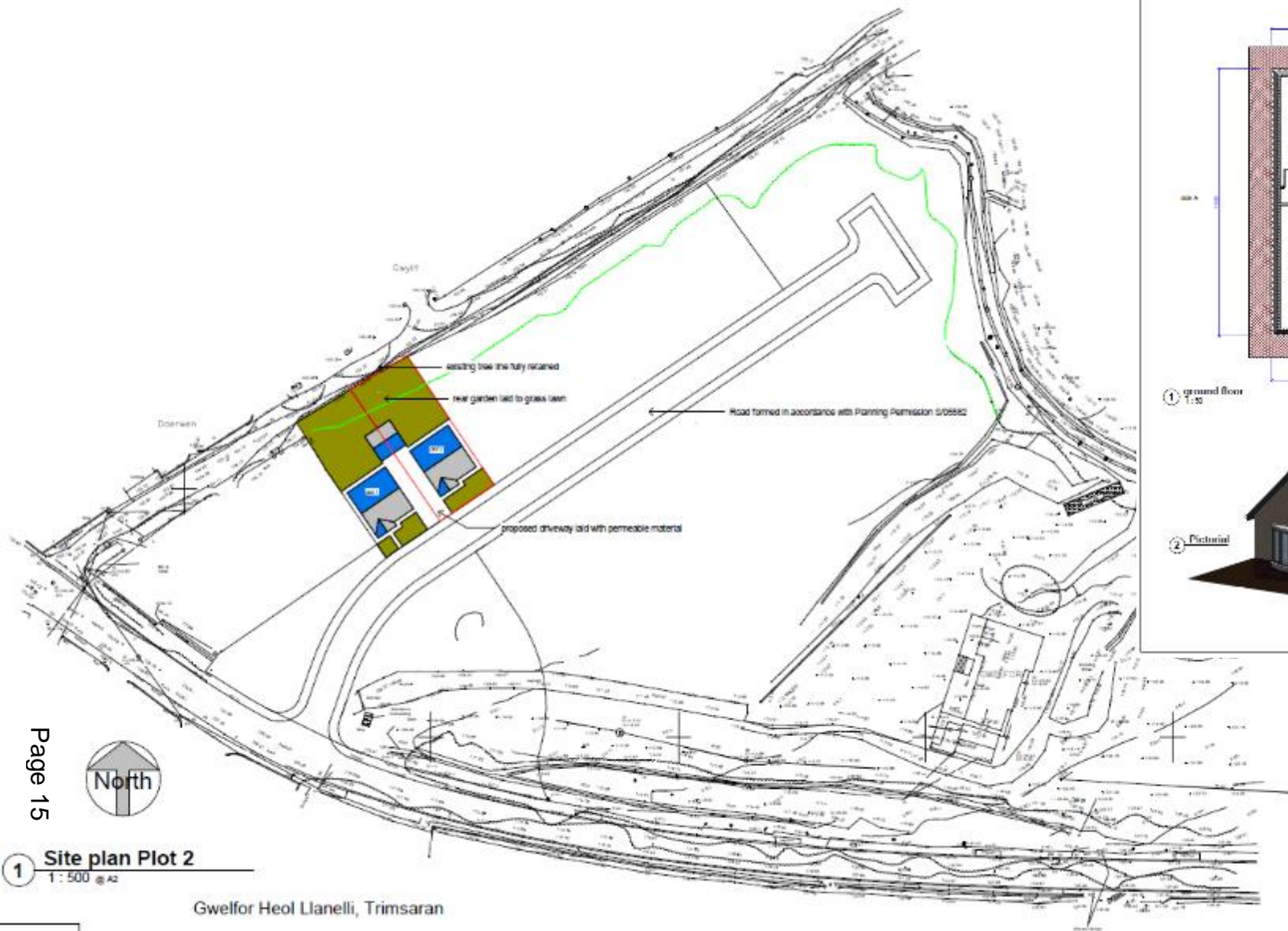


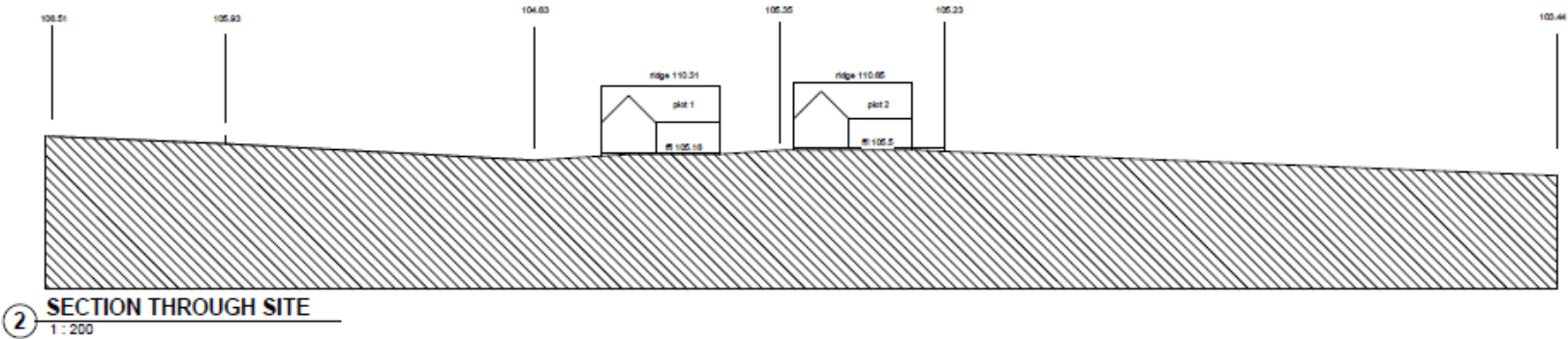
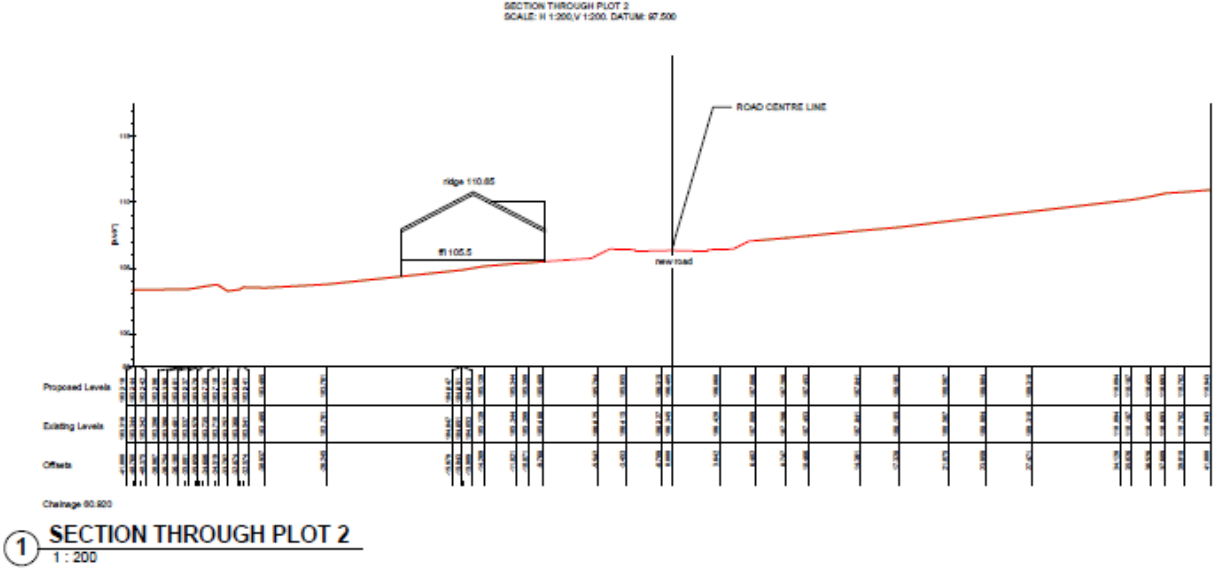


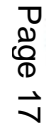


1 Site plan Plot 2
1: 500 @ A2

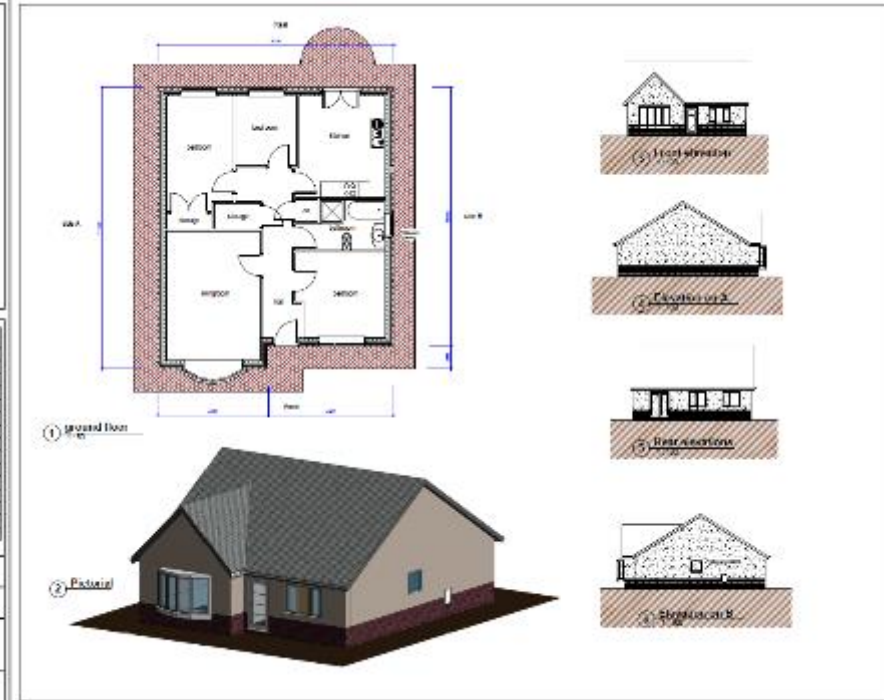
Gwelfor Heol Llanelli, Trimsaran



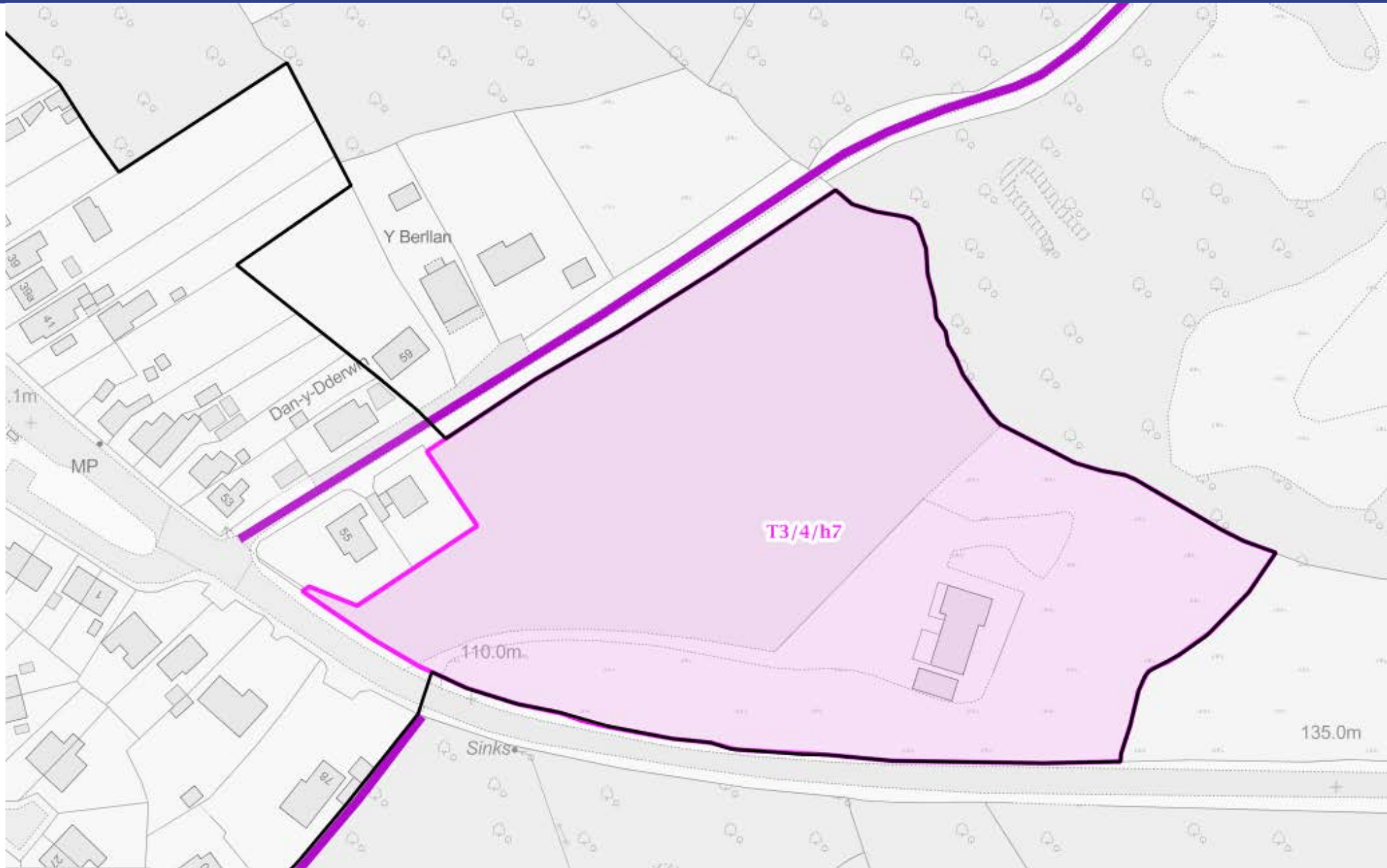




Drawn by Author	Checked by Checker	Date 24/06/2019
Scale (S) 1:500	Project Number Project Number	
Drawing Number A101		Rev



PL/05005 – LDP Proposals Map – Housing Allocation





















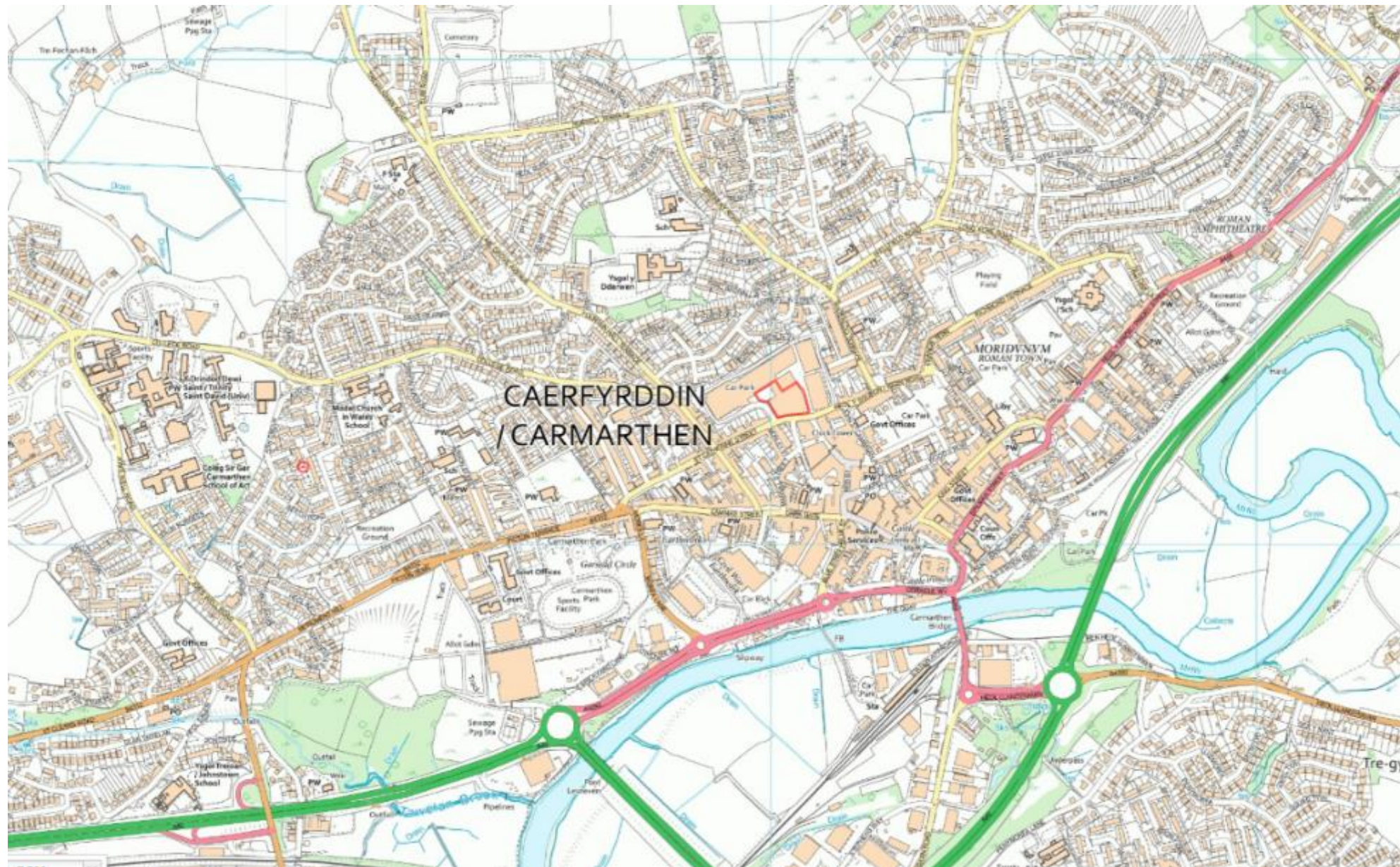


PL/05016

Helen Rice

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

Lle a Seilwaith | Place and Infrastructure









GENERAL NOTES

Please note the General Arrangement drawing is generated from the project 3D Field Model. The model will be used for 3D coordination as the scheme progresses. All drawings are to be read in conjunction with:

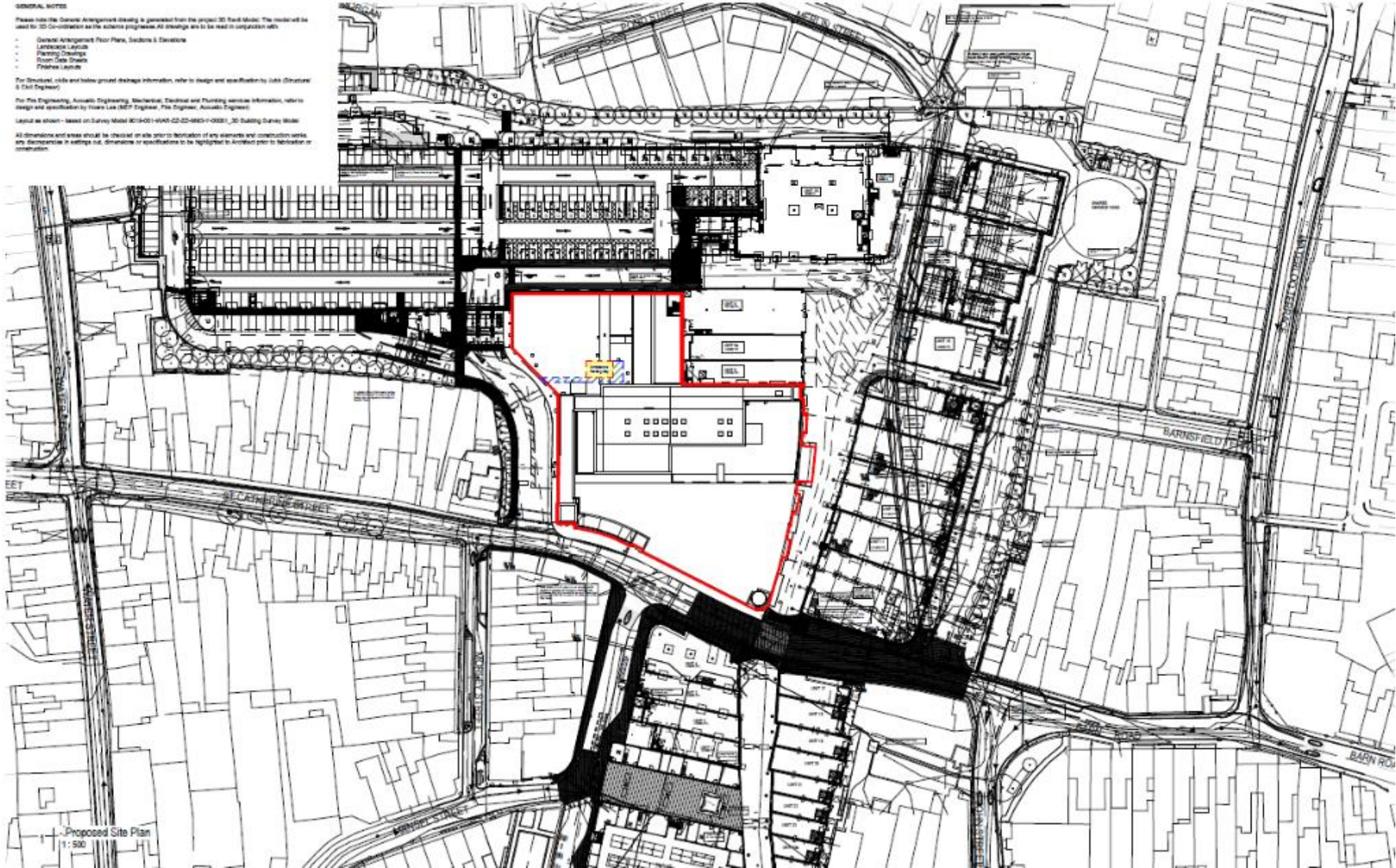
- General Arrangement Floor Plans, Sections & Elevations
- Landscape Layouts
- Planning Drawings
- Open Space Plans
- Finance Layouts

For Structural, civil and below ground drainage information, refer to design and specification by John (Structural & Civil Engineer).

For Fire Engineering, Acoustic Engineering, Mechanical, Electrical and Plumbing services information, refer to design and specification by Hore Lee (MEP Engineer, Fire Engineer, Acoustic Engineer).

Layout as shown - based on Survey Model 8018-001-0000-02-02-0000-00001_3D Building Survey Model.

All dimensions and areas should be checked on site prior to fabrication of any elements and construction works. Any discrepancies in settings out, dimensions or specifications to be highlighted to Architect prior to fabrication or construction.

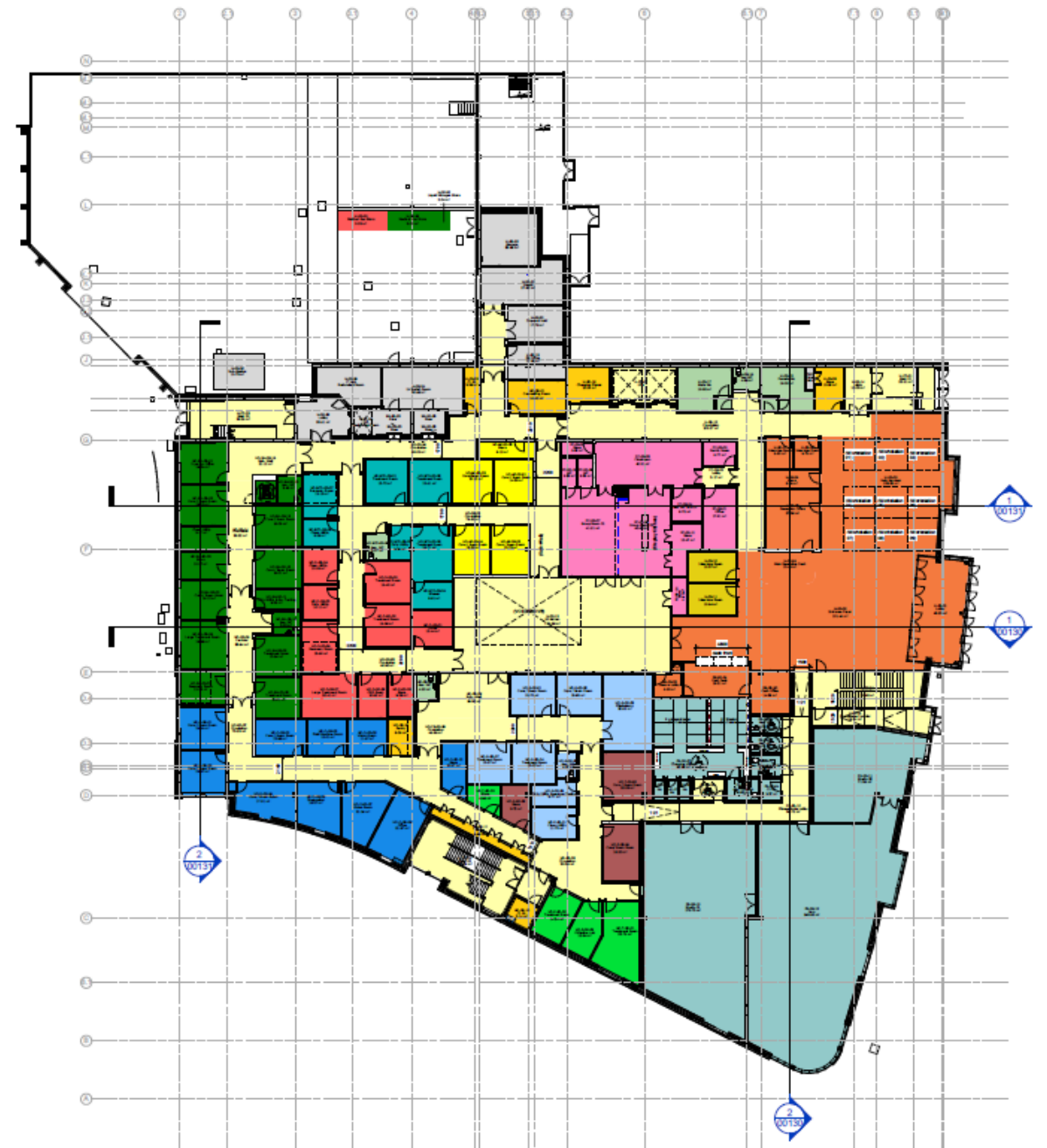


PL/05016 Ground Floor

Colour | Zone Key


	AF Consultation & Examination
	Building Services
	Circulation
	Community Resource
	Consultation & Examination
	Dental Treatment
	Family Centre
	Health & Fitness
	Leg ulcer, Bariatric & Enhanced Treatment
	Ophthalmic Diagnostic and Treatment
	Podiatry & Orthotics
	Reception / Entrance
	Sexual & Reproductive Health
	Shared Space
	Therapy Exercise Cluster
	WC

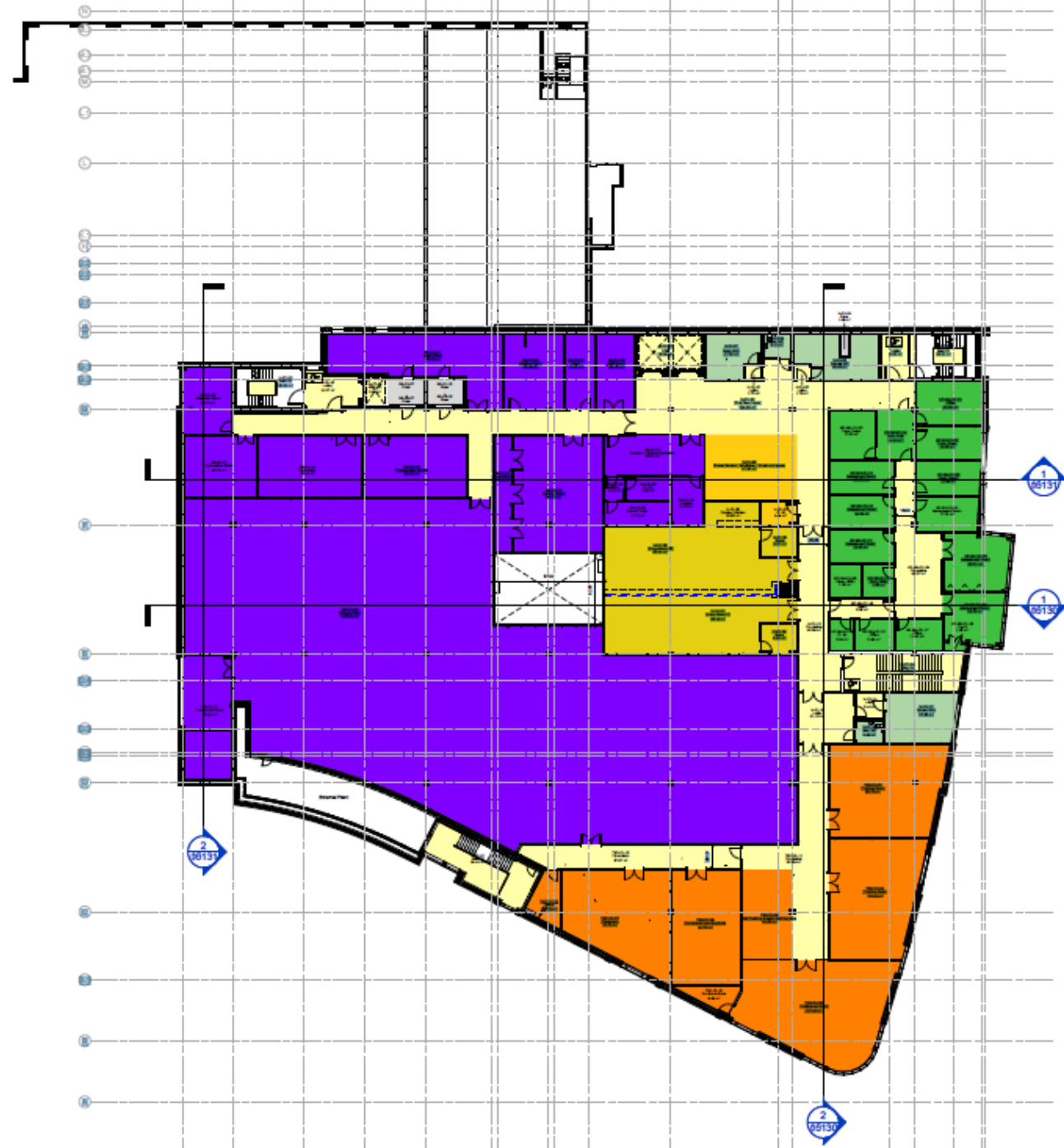
Page 35



PL/05016 First Floor

Colour | Zone Key

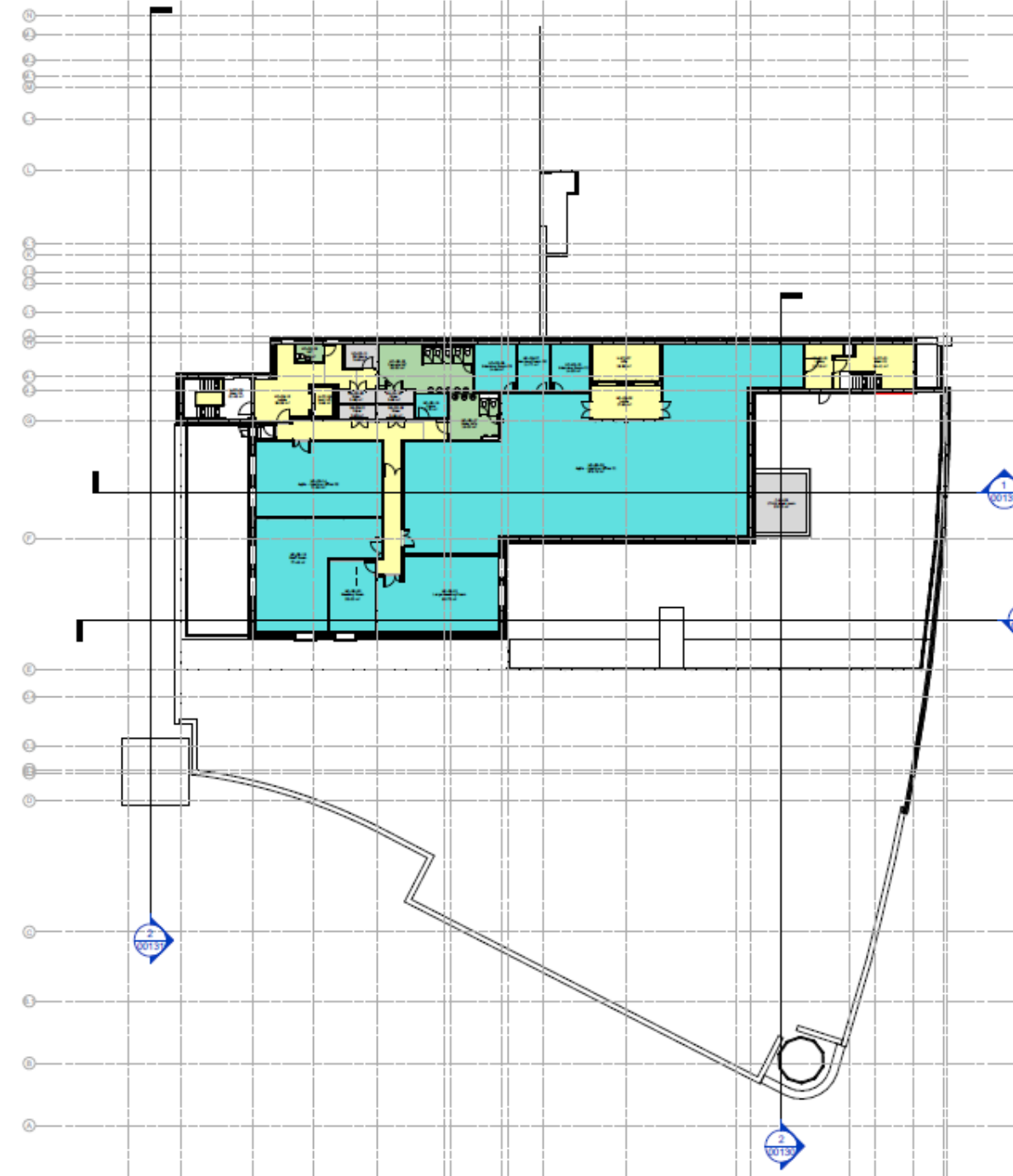
	Adult Mental Health
	Building Services
	Circulation
	Community Resource
	Museum & Archive
	Shared Space
	Trinity St. Davids
	WC



PL/05016 Second Floor

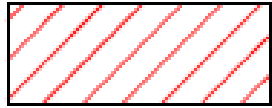
Colour | Zone Key

- Building Services
- Circulation
- HD - Agile Working Space
- WC

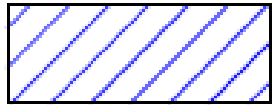


PL/05016 Roof Plan

ROOF PLAN LEGEND:



Red hatched zone denotes roof level plant space



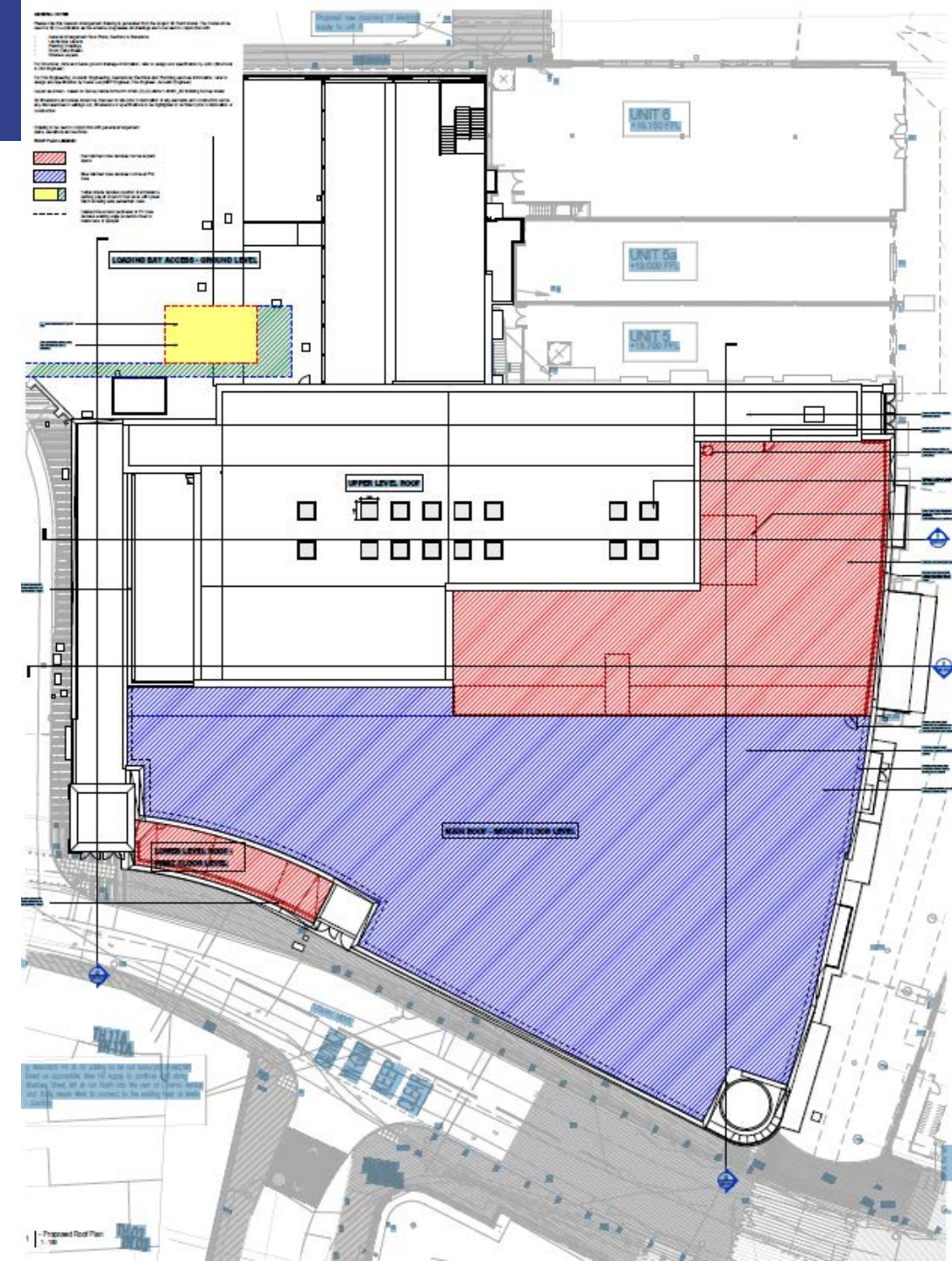
Blue hatched zone denotes roof level PVs zone



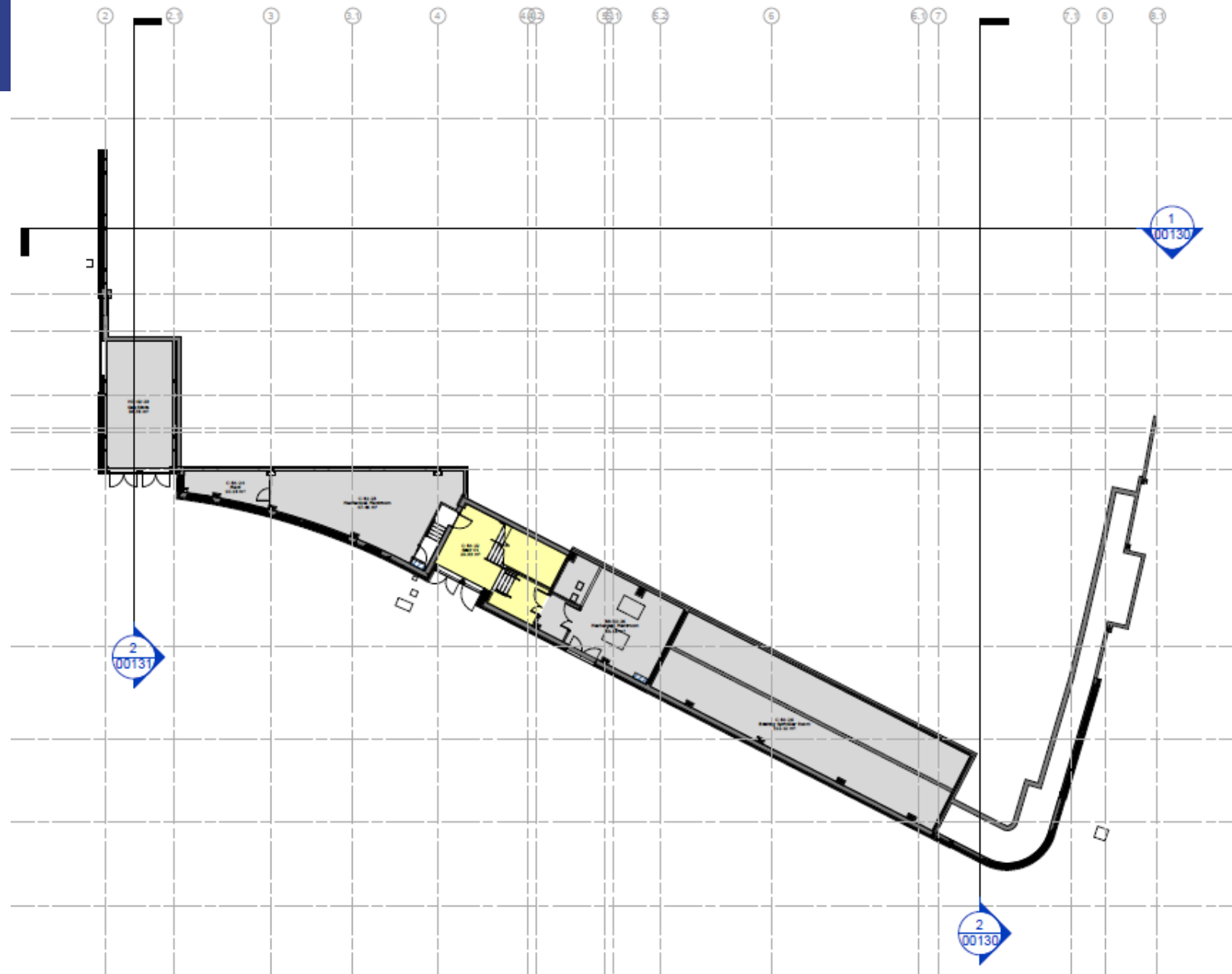
Yellow shade denotes location of ambulance parking pay at Ground Floor level, with green hatch showing safe pedestrian route



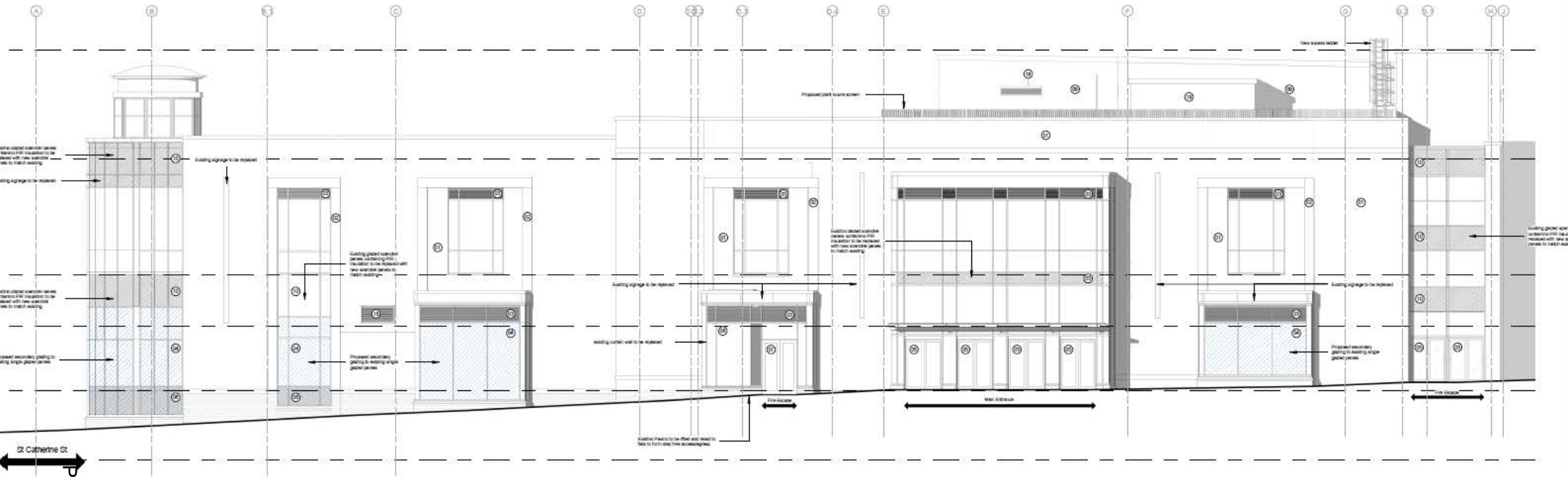
Dashed line around perimeter of PV zone denotes existing edge protection fixed to inside face of parapet



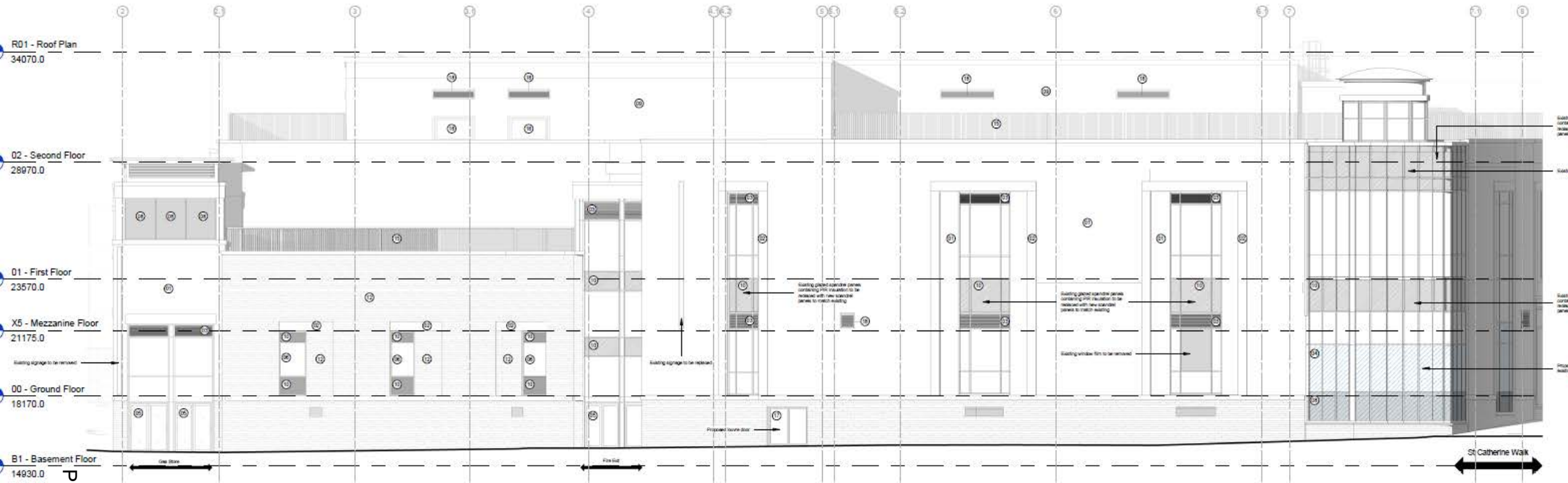
PL/05016 Basement



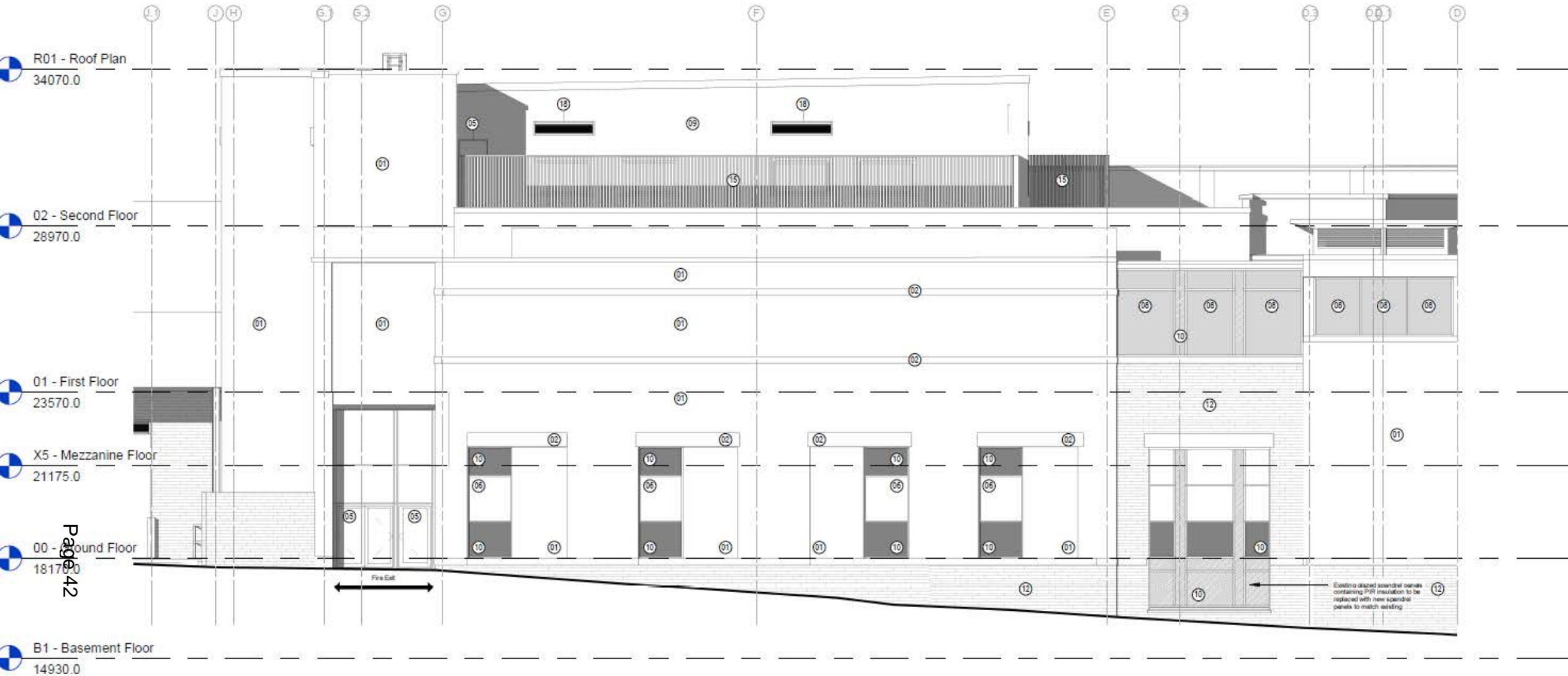
PL/05016 Proposed East (Front) Elevation St Catherine's Walk



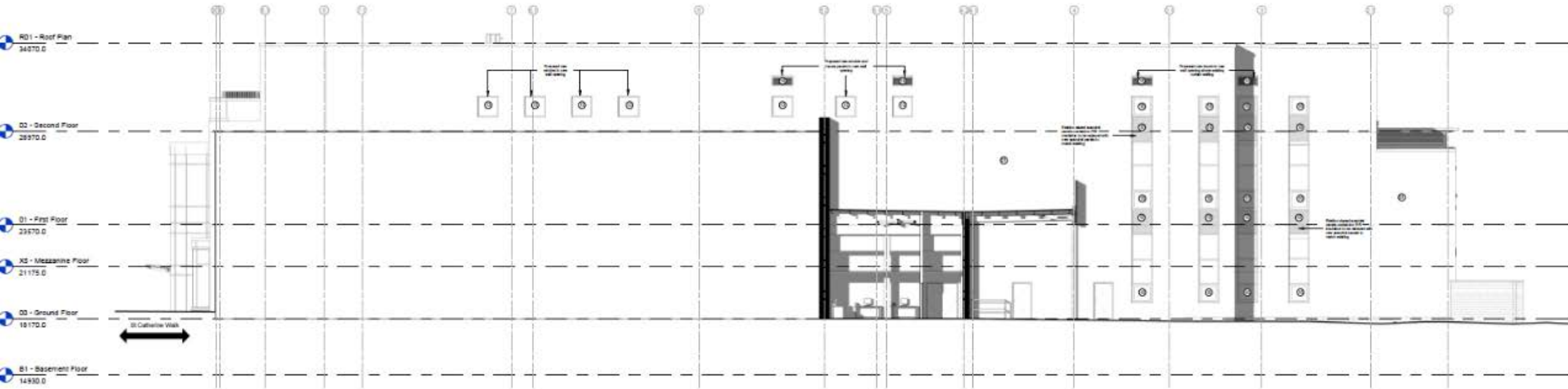
PL/05016 Proposed South (Side) Elevation St Catherine's Street



PL/05016 Proposed West (Rear) Elevation



PL/05016 Proposed North (Side) Elevation























PL/05071

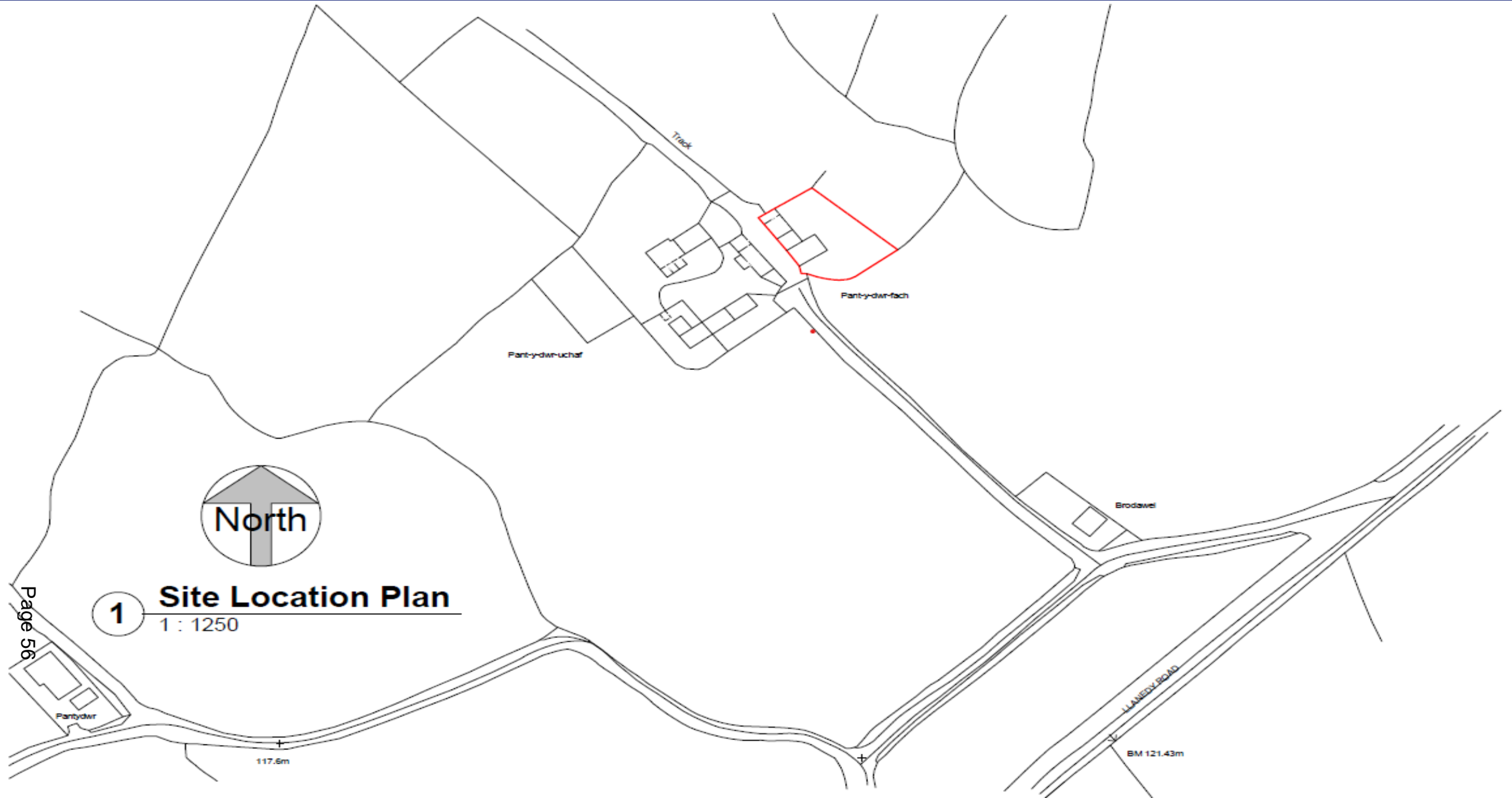
Adam Davies

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

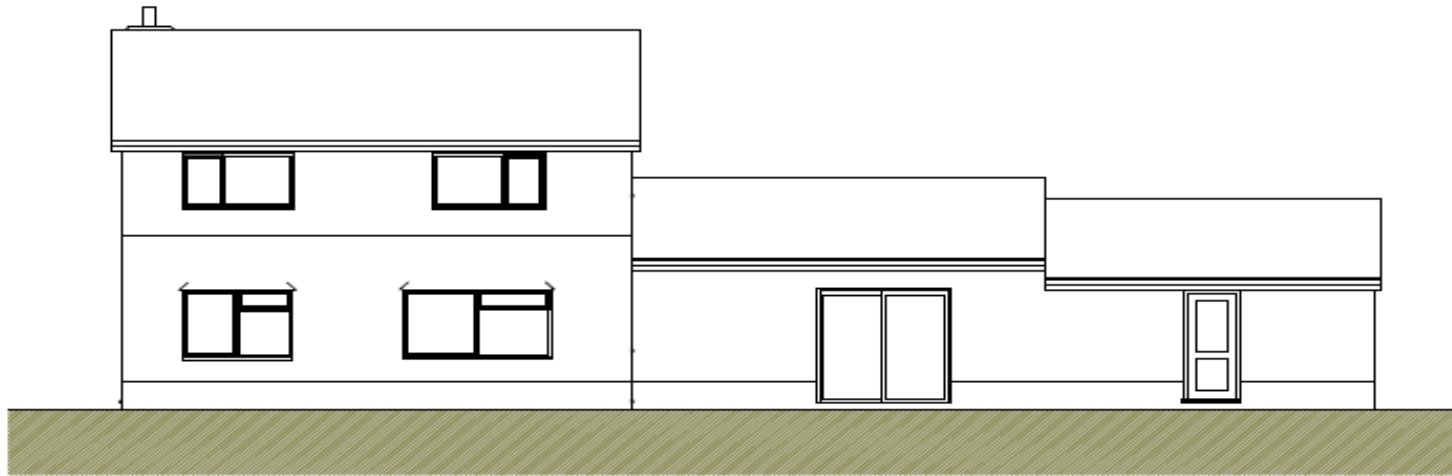
Lle a Seilwaith | Place and Infrastructure



PL/05071 – Site Location Plan



PL/05071 – Existing Elevations



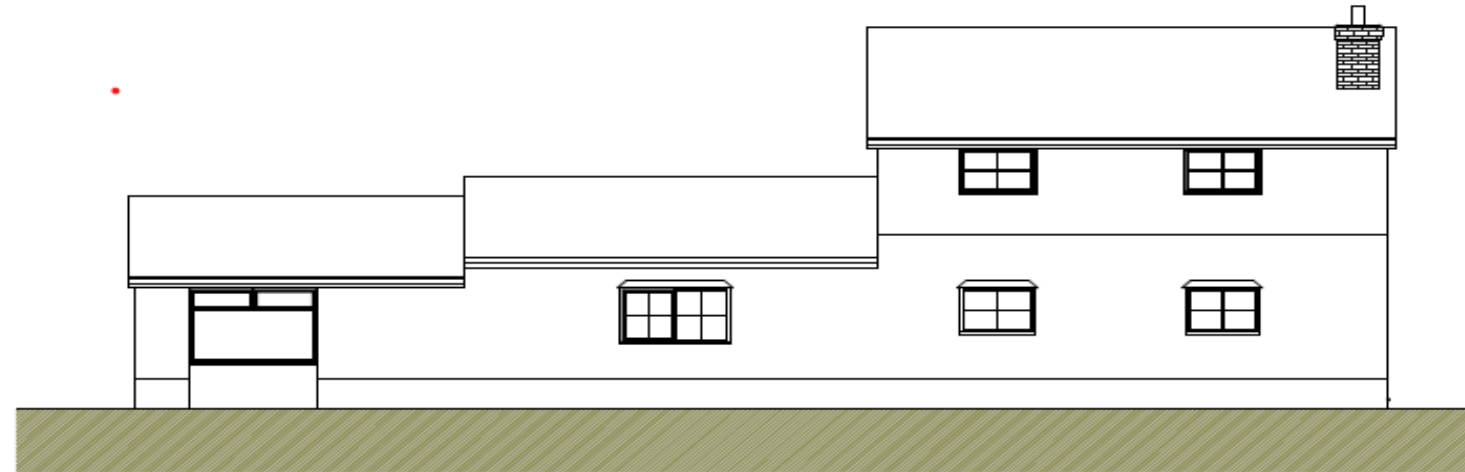
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1 : 100



2 **North**
1 : 100

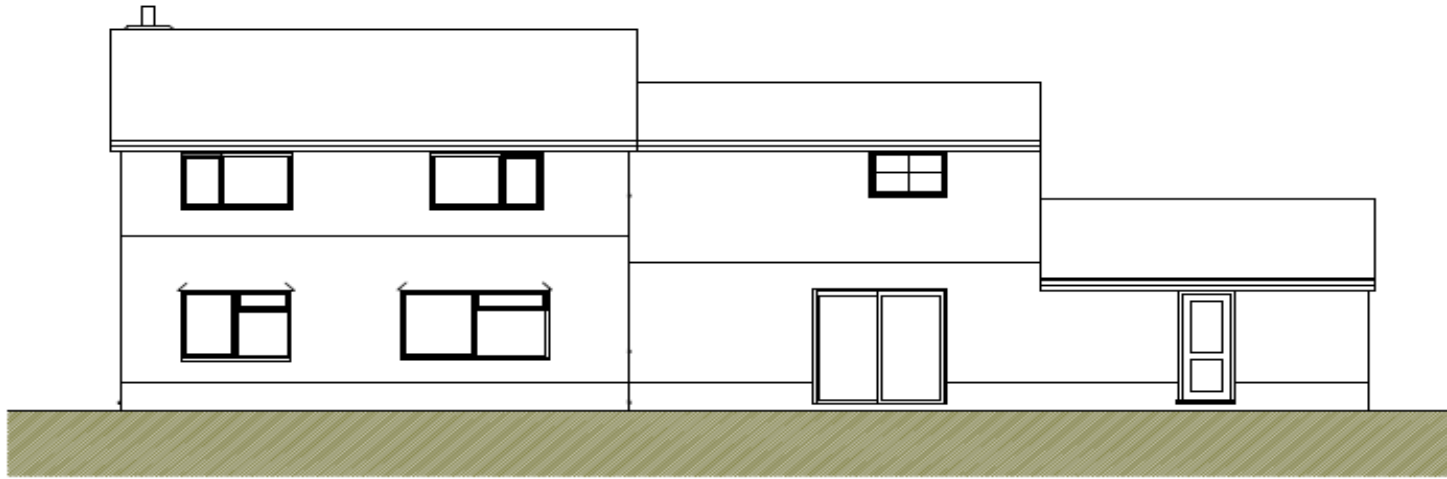


3 **South**
1 : 100



4 **West**
1 : 100

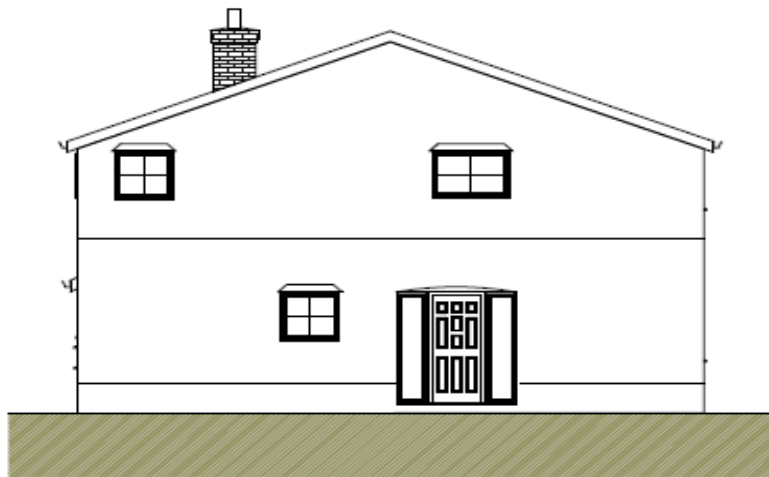
PL/05071 – Proposed Elevations



1 **East**
1 : 100



2 **North**
1 : 100

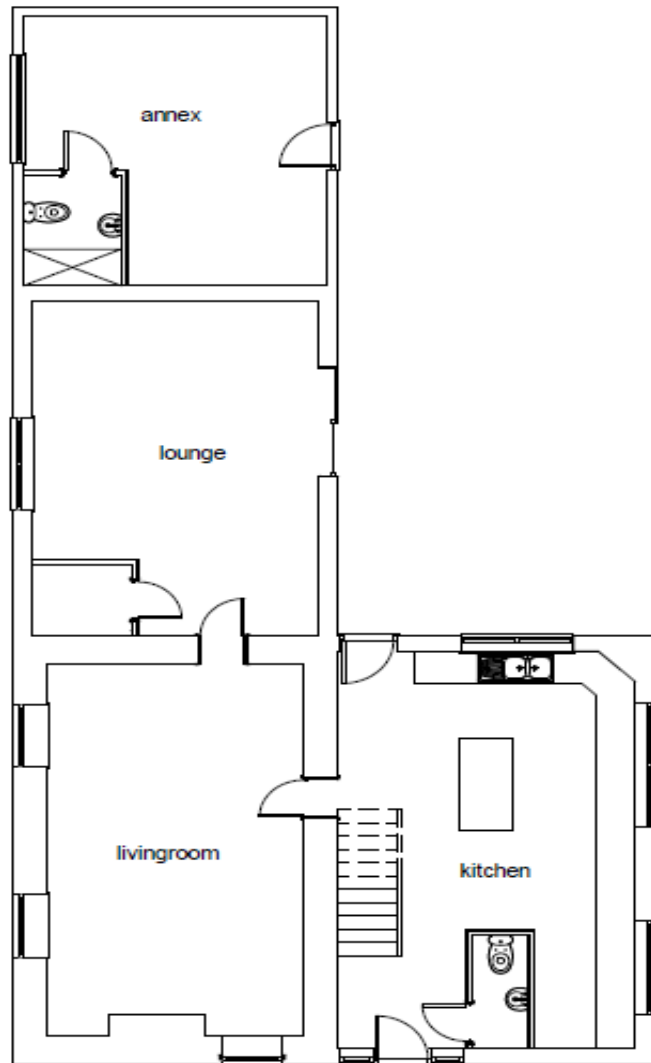


3 **South**
1 : 100

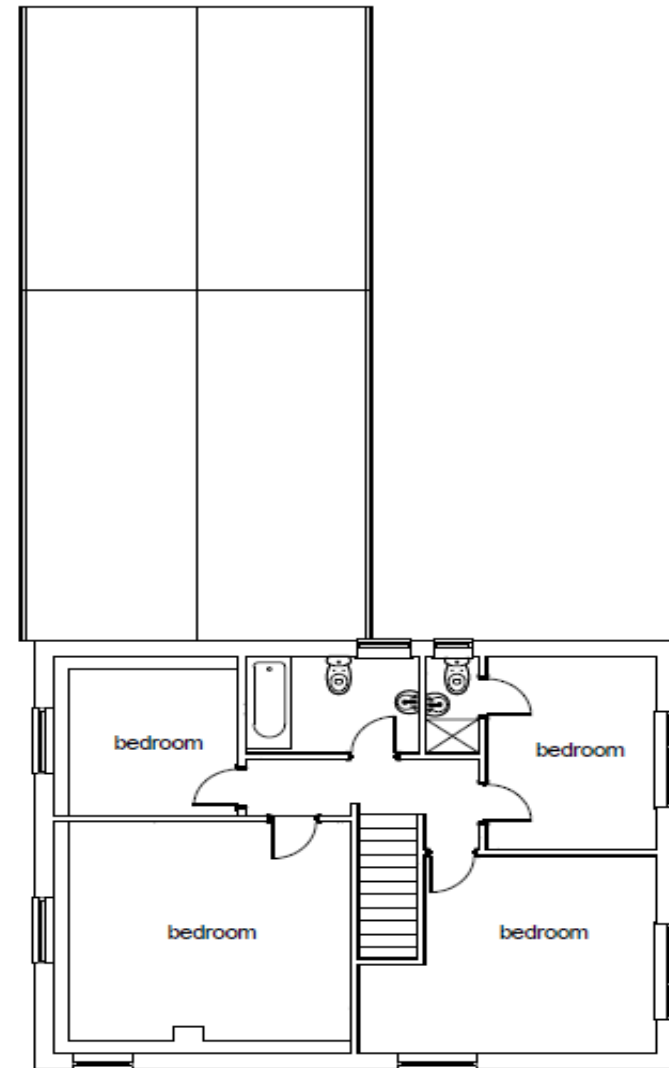


4 **West**
1 : 100

PL/05071 – Existing Floor Plan

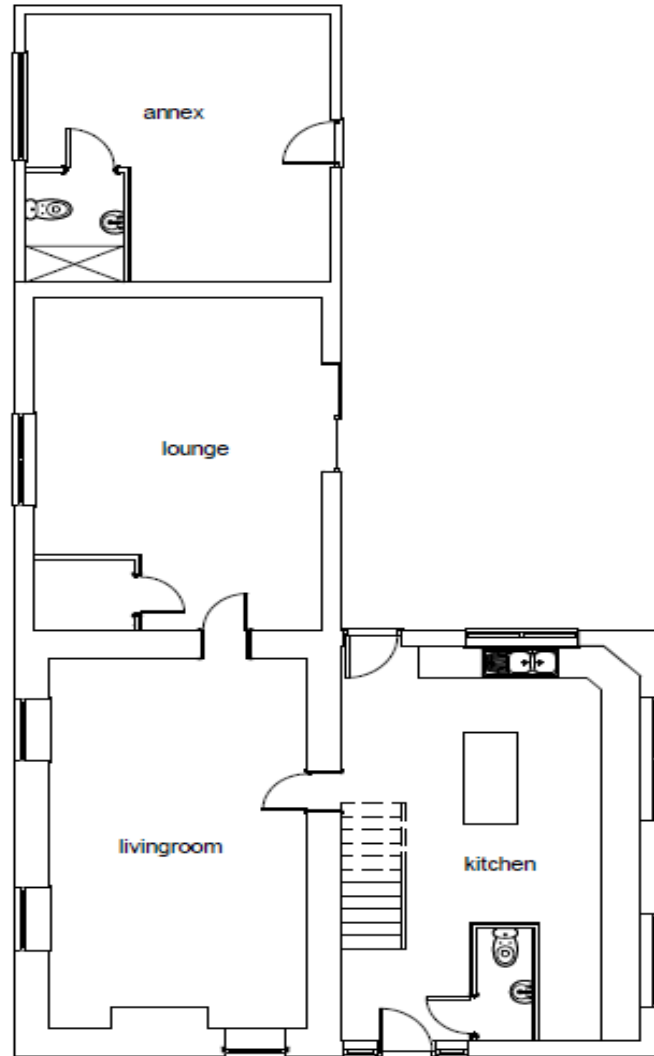


1 **ground floor**
1 : 100

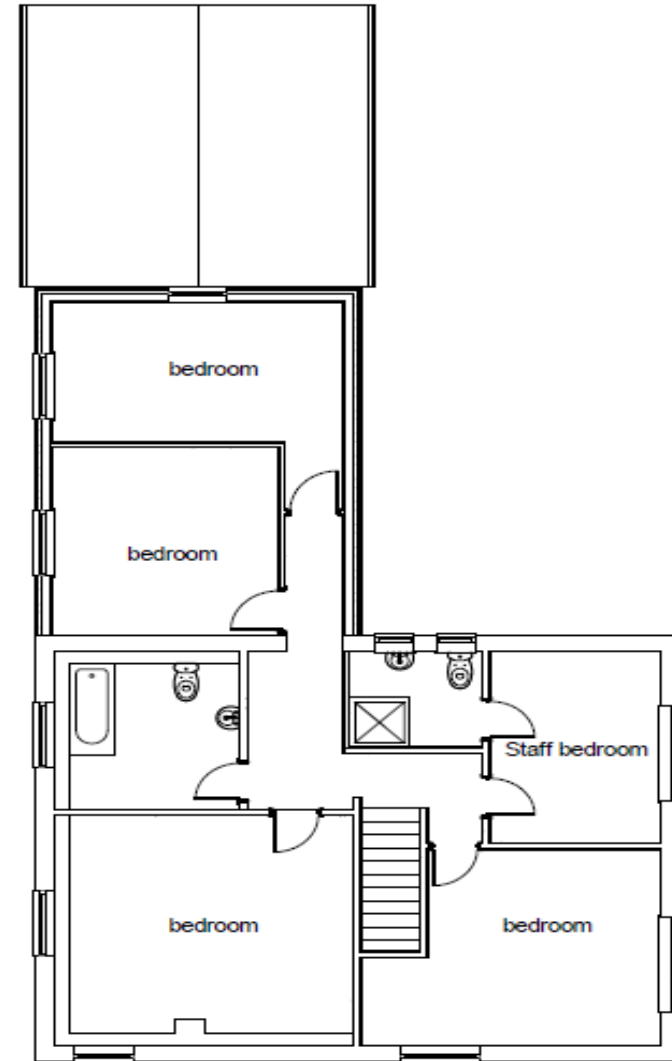


2 **first floor**
1 : 100

PL/05071 – Proposed Floor Plan



1 **ground floor**
1 : 100

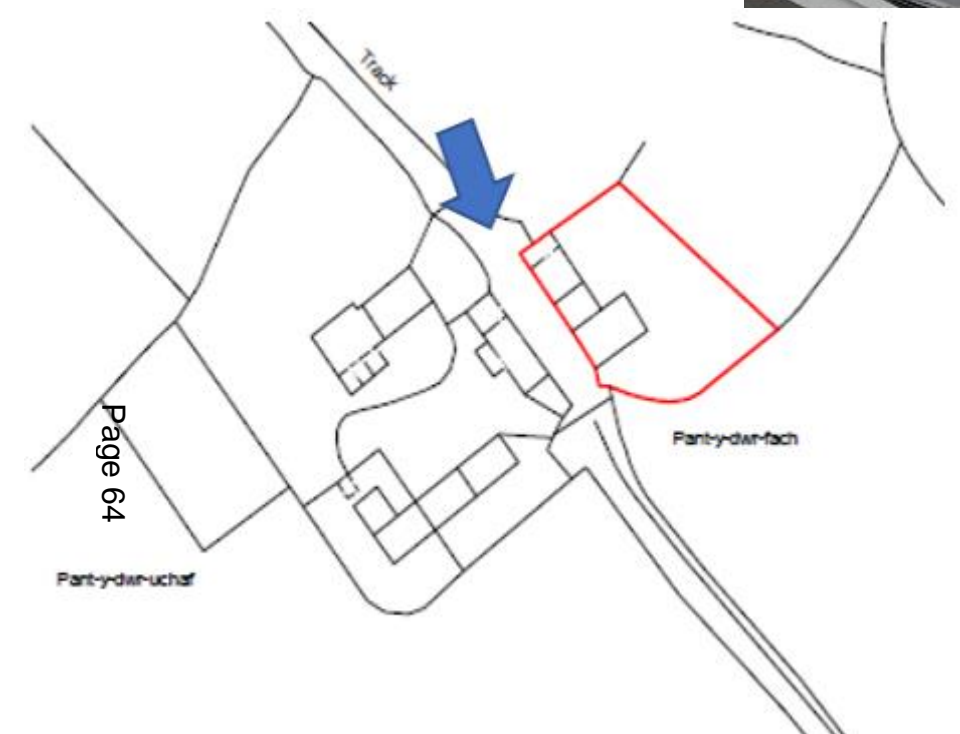


2 **first floor**
1 : 100

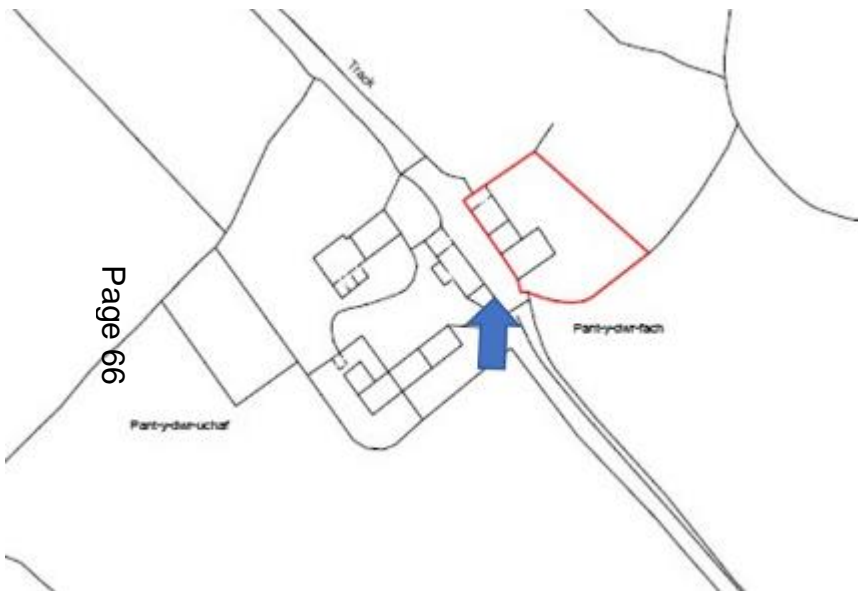


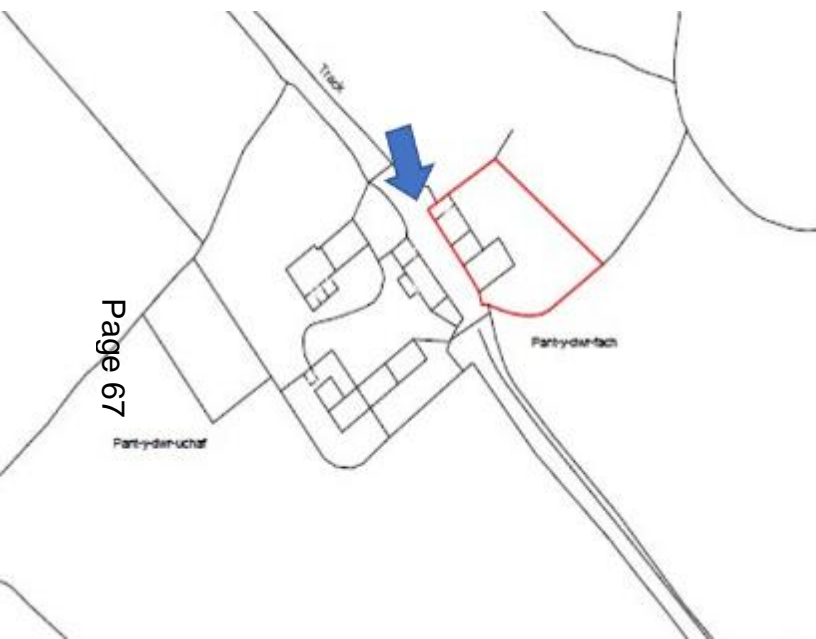












PL/05085

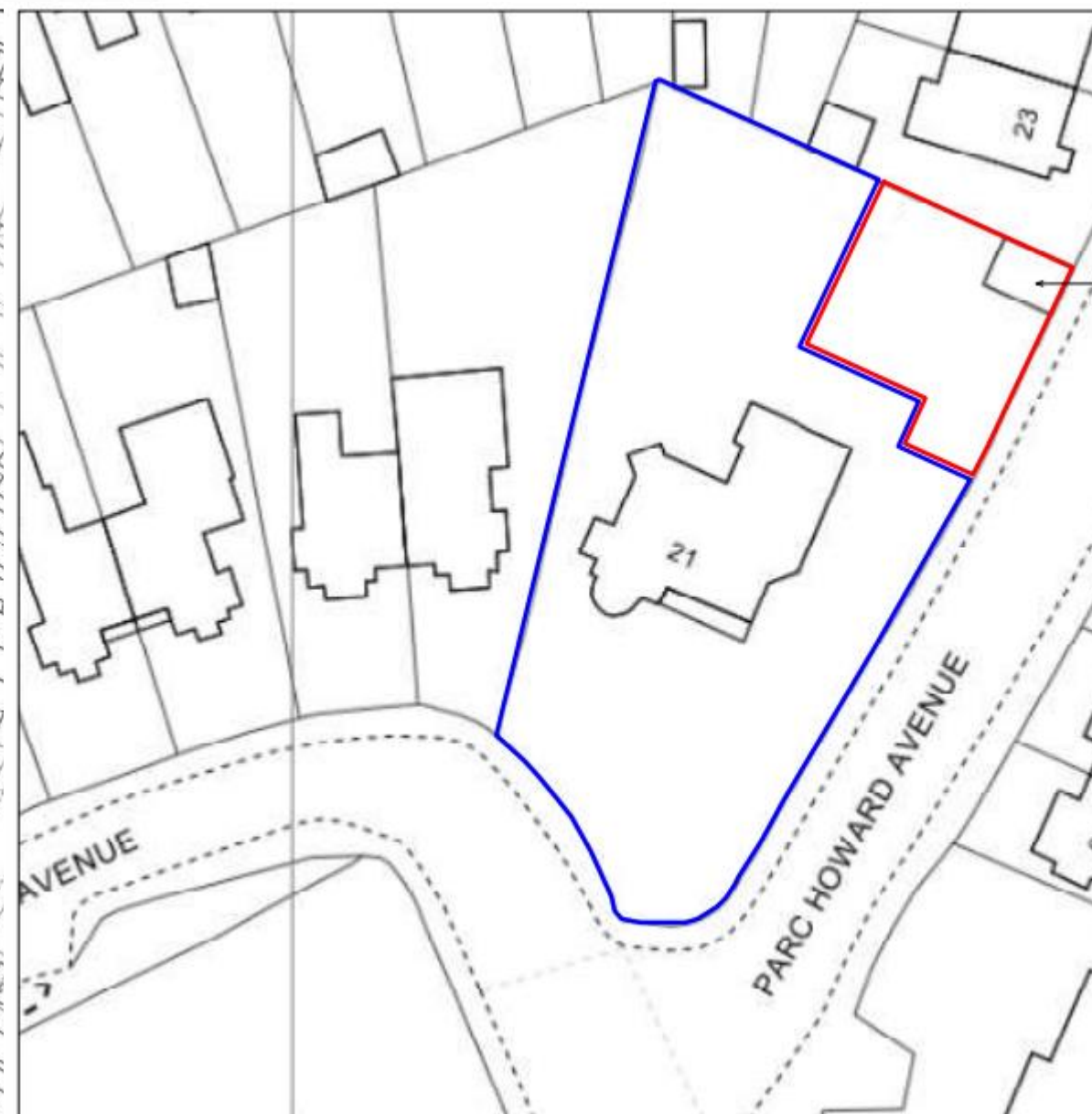
Zoe Baxter

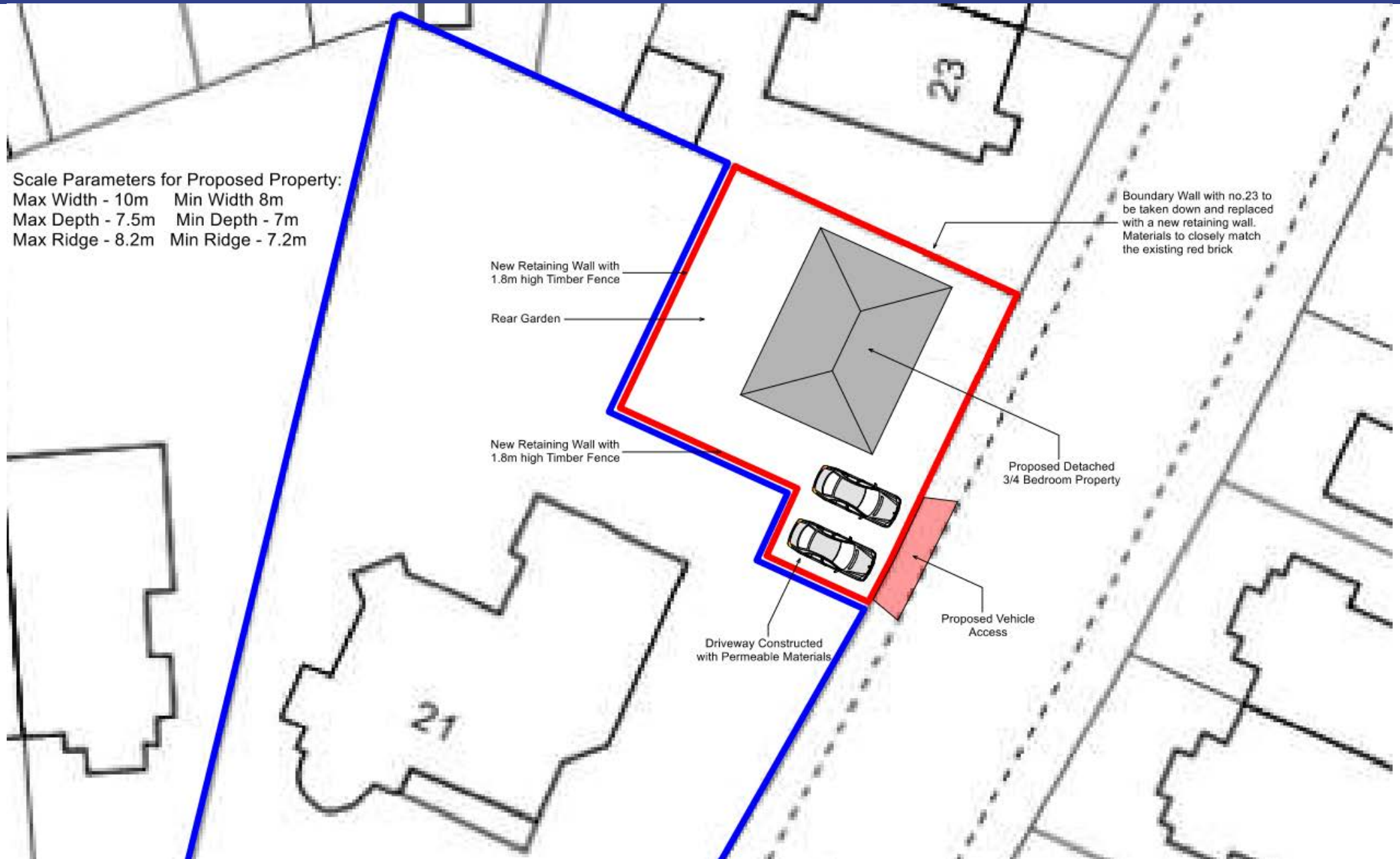
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

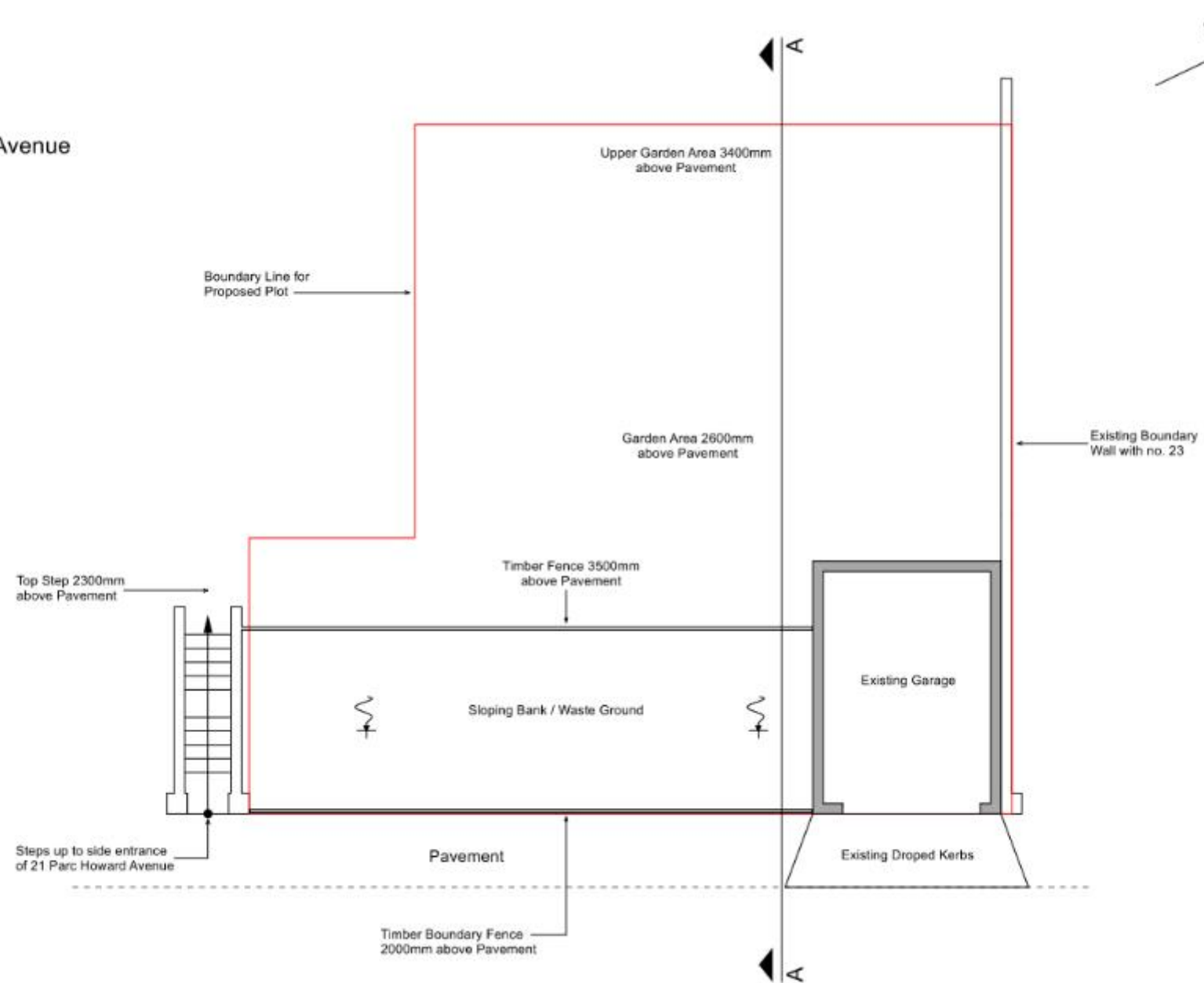




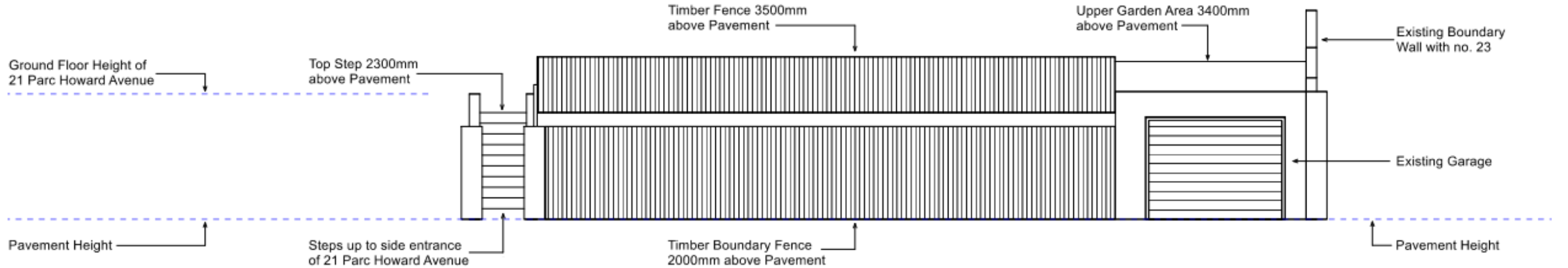


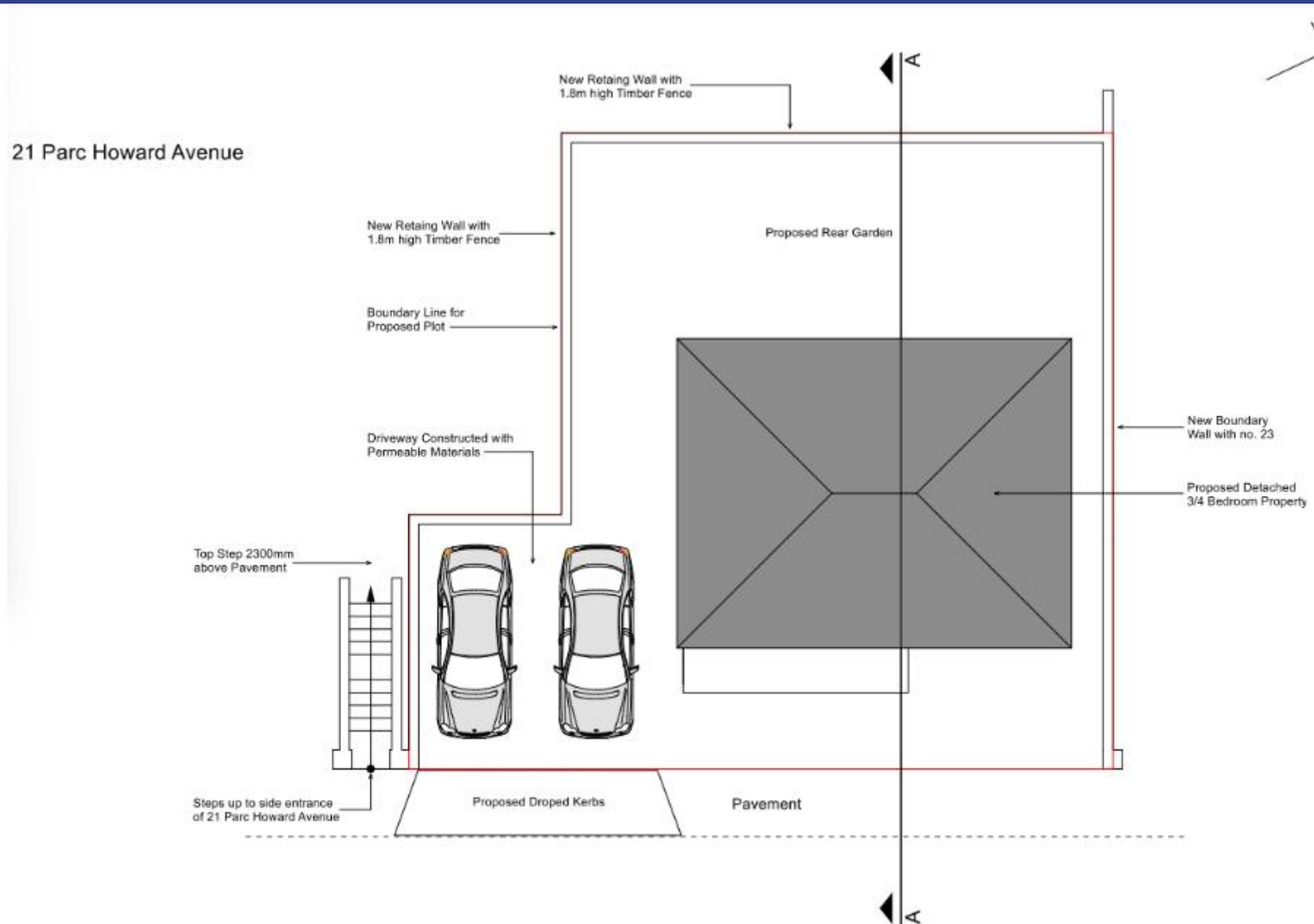


Existing Site Plan

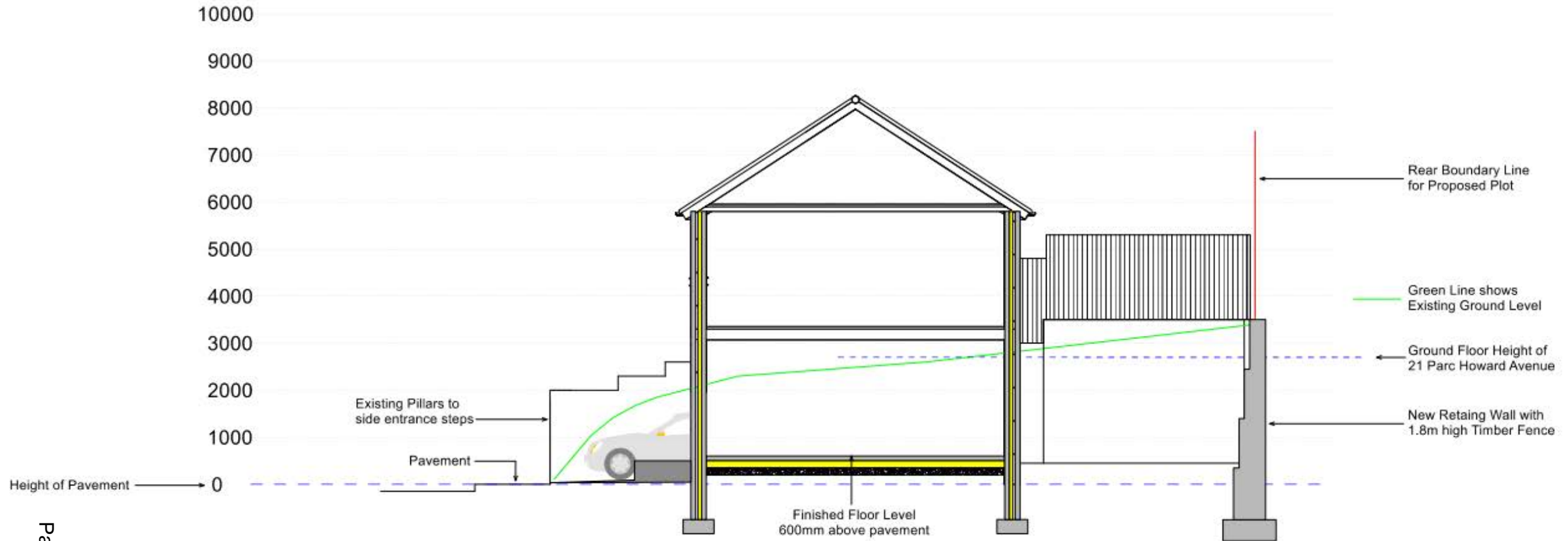


Existing Elevation & Section





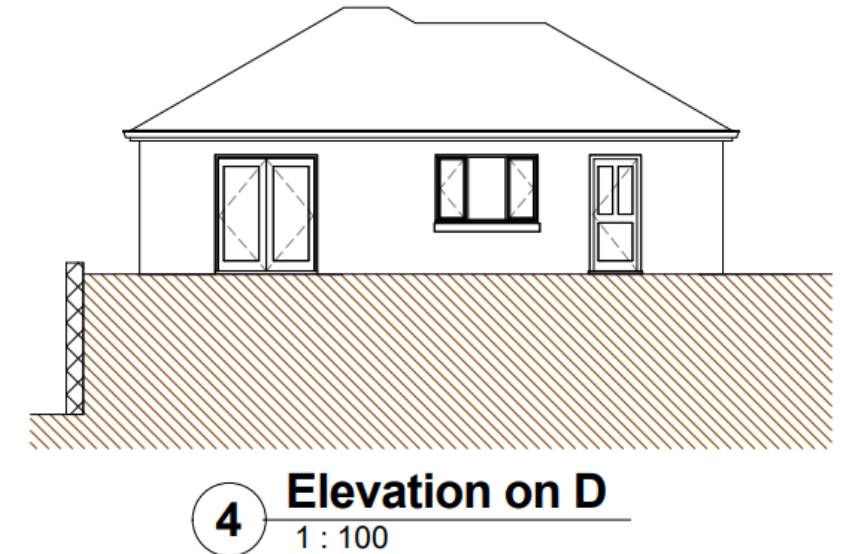
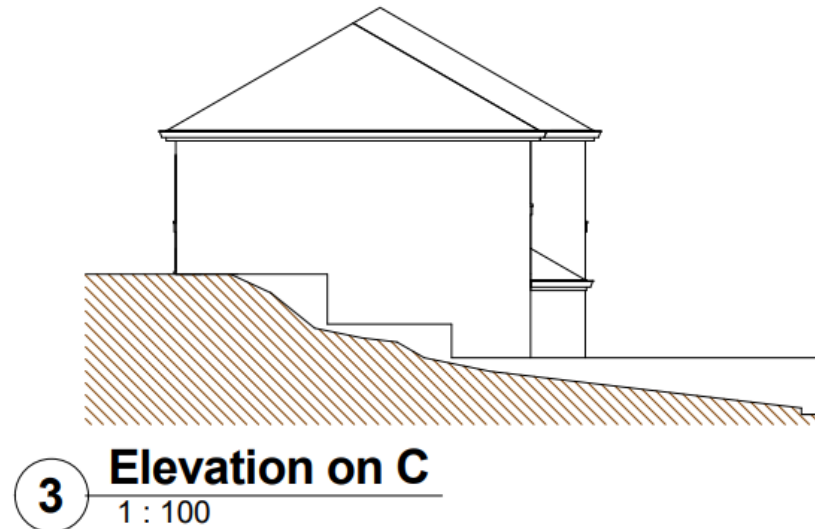
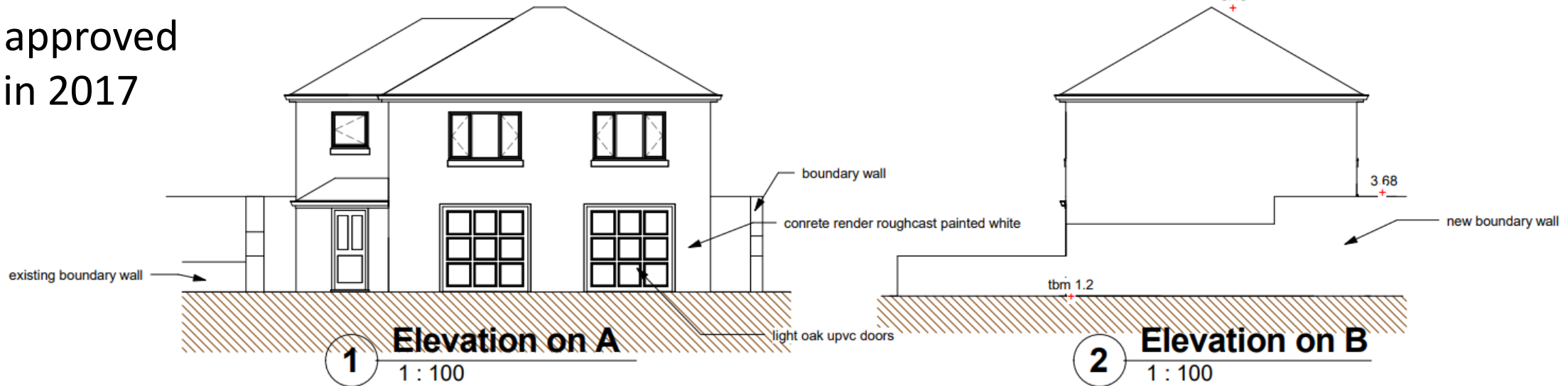


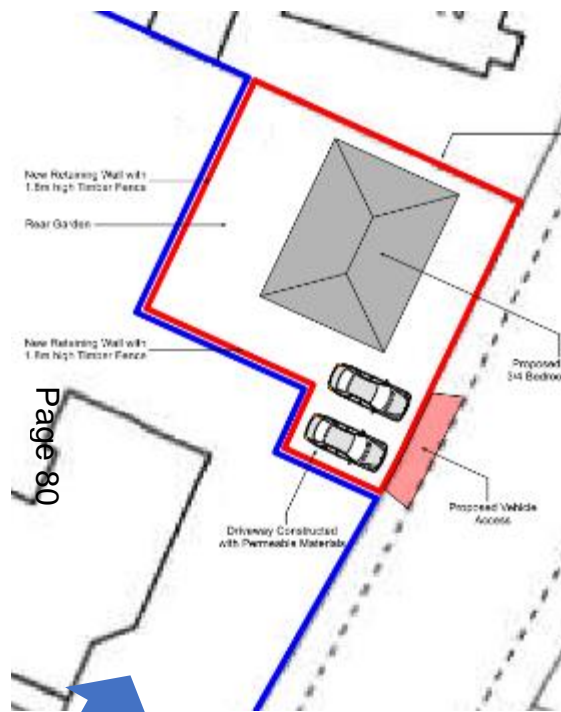


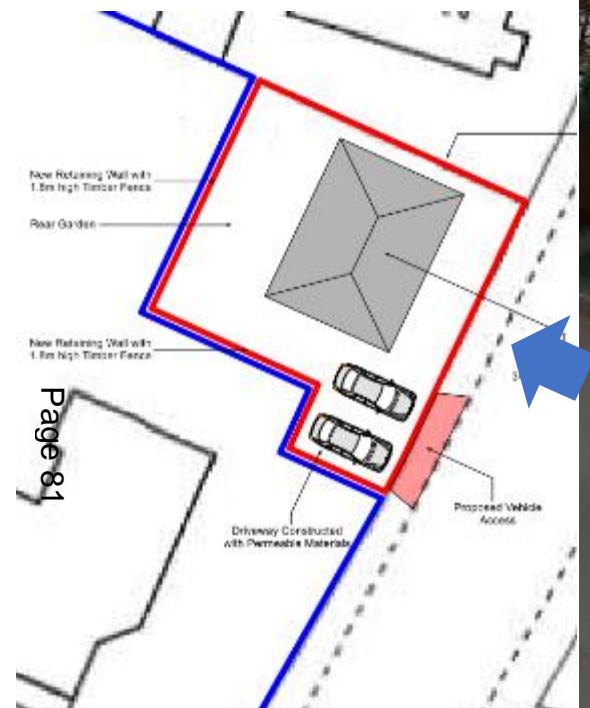
Proposed Indicative Site Section A-A
Scale 1:100 at A3

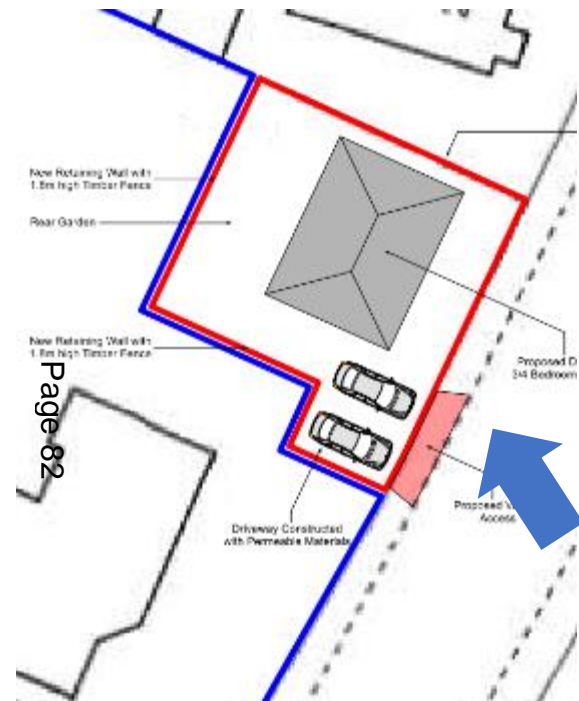


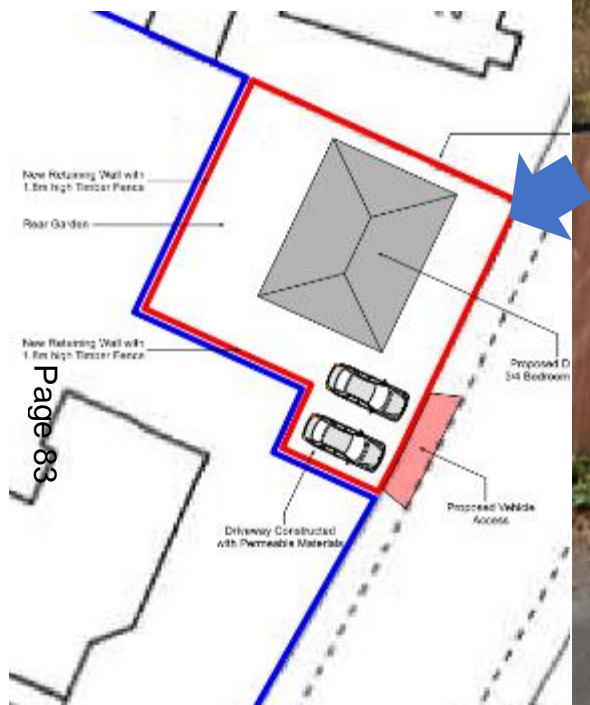
Previously approved
Elevations in 2017
S/36017



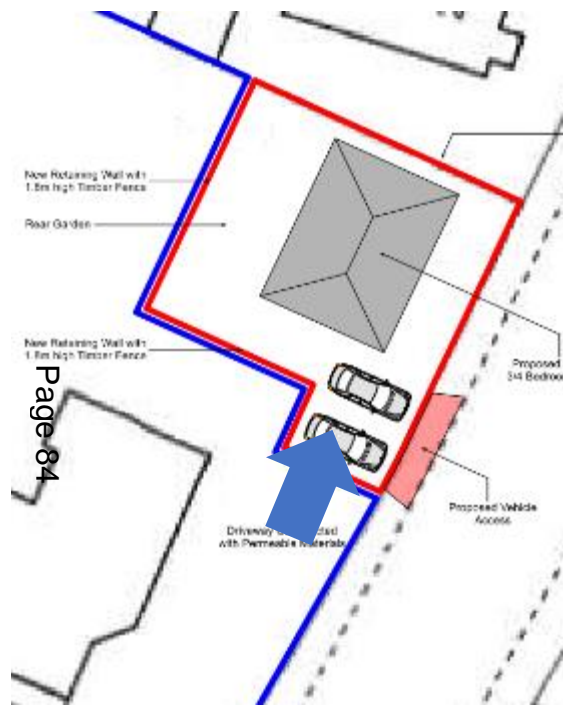




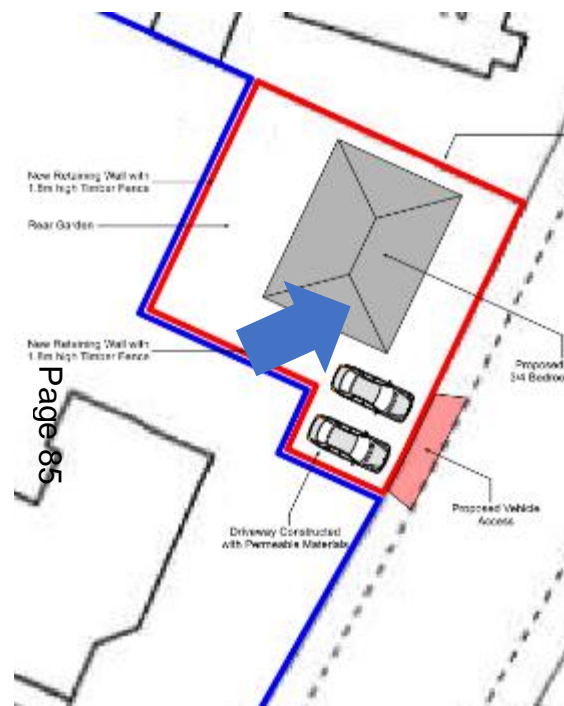


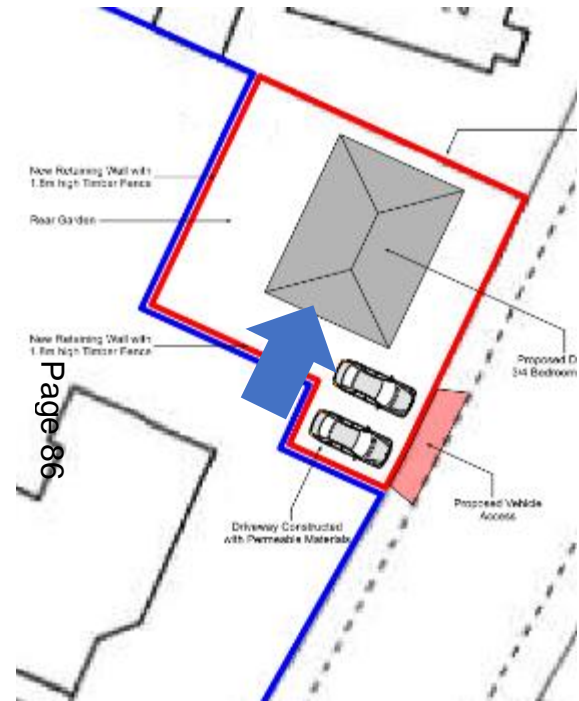


PL/05085

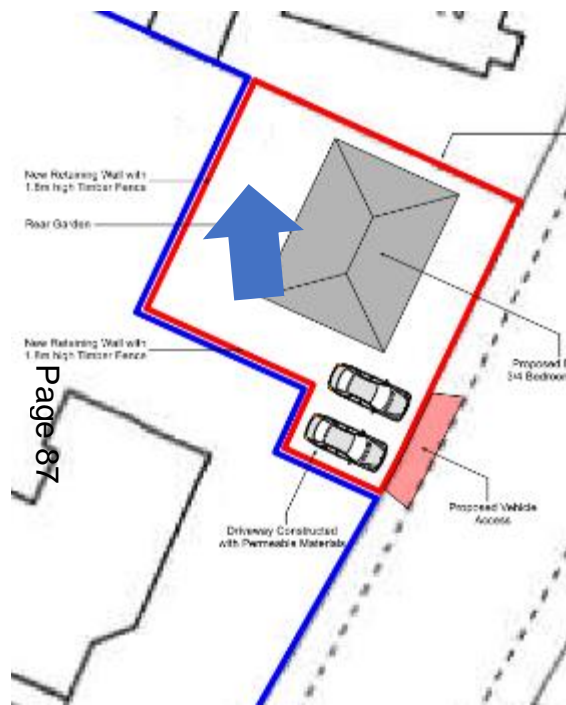


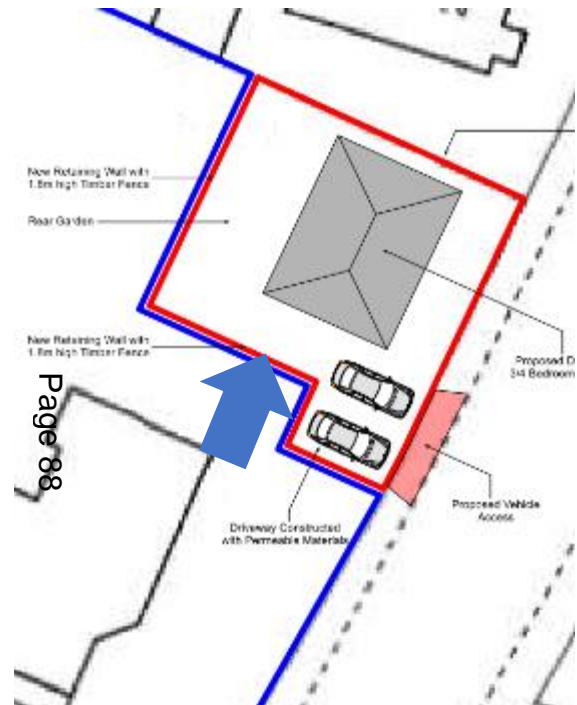
PL/05085



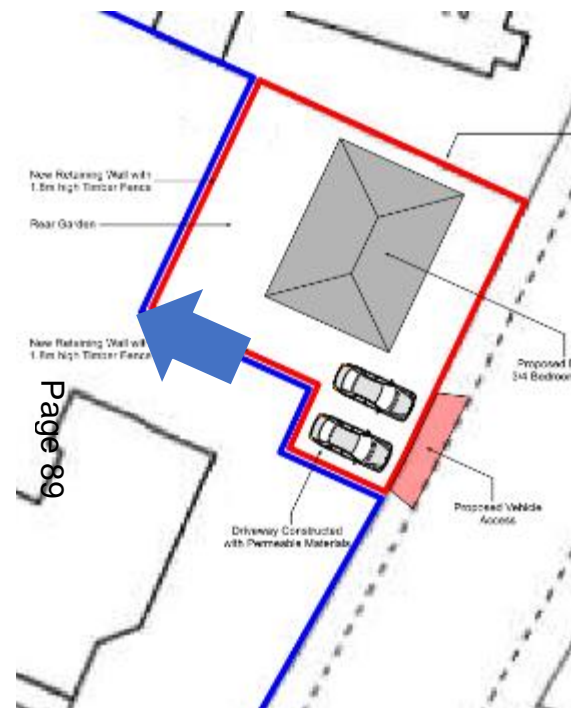


PL/05085

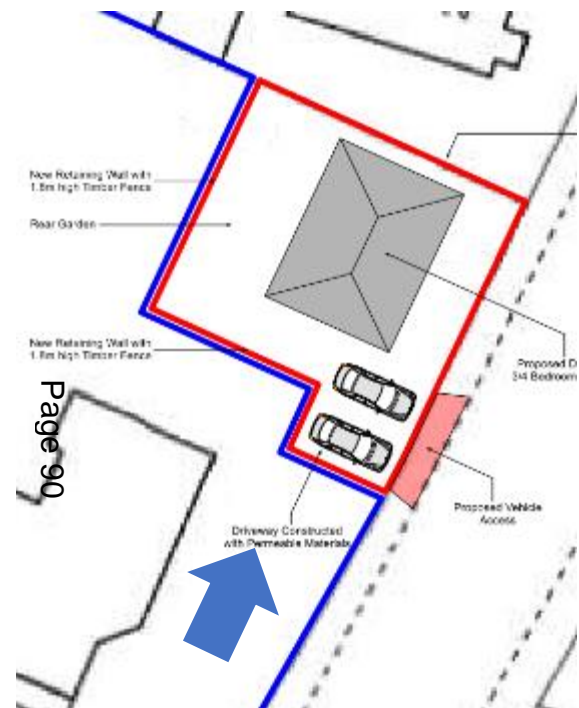




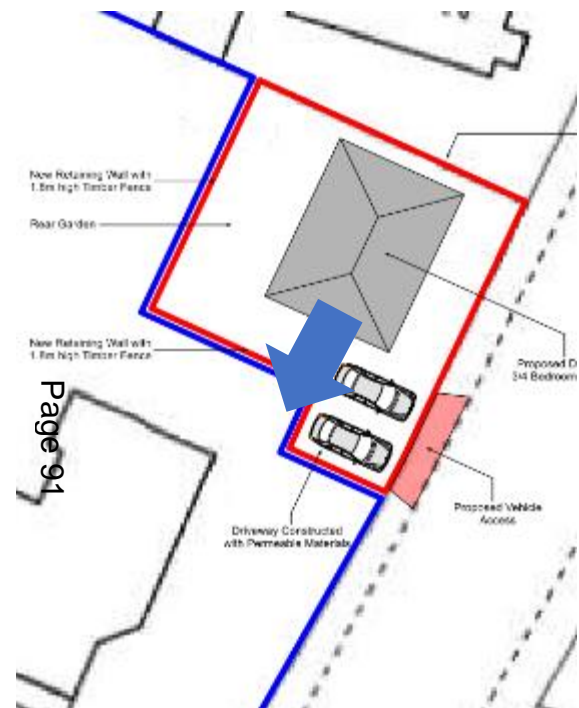
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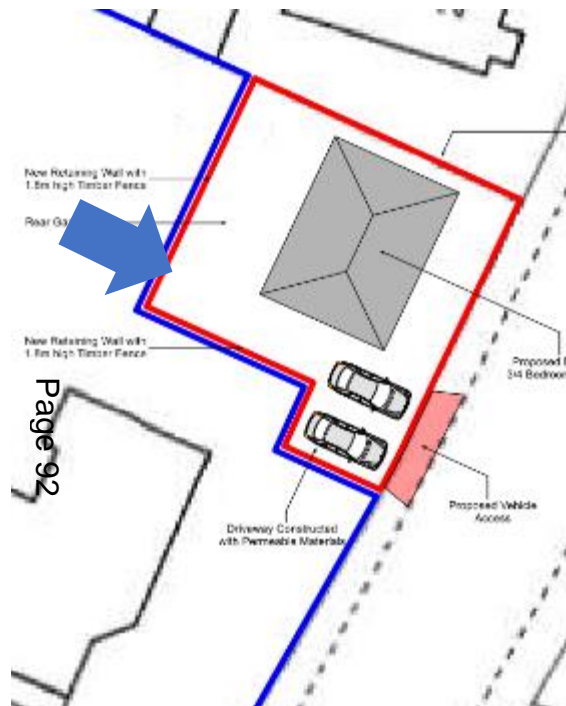
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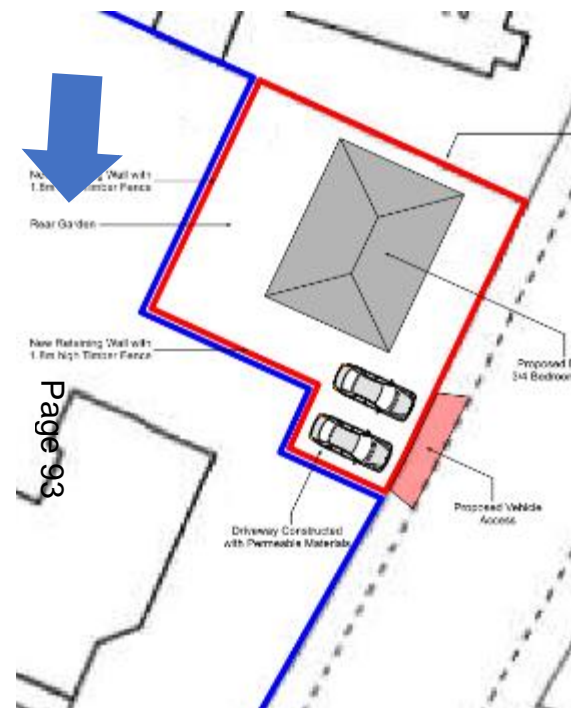
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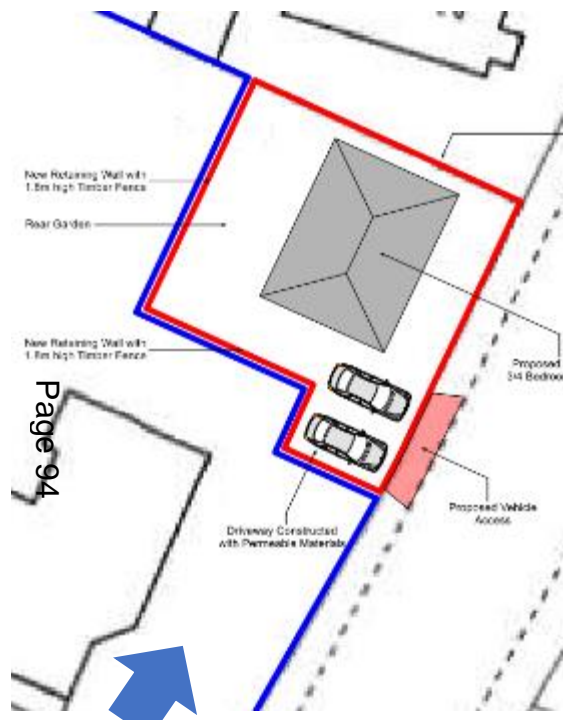


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PL/05112

Andrew Francis

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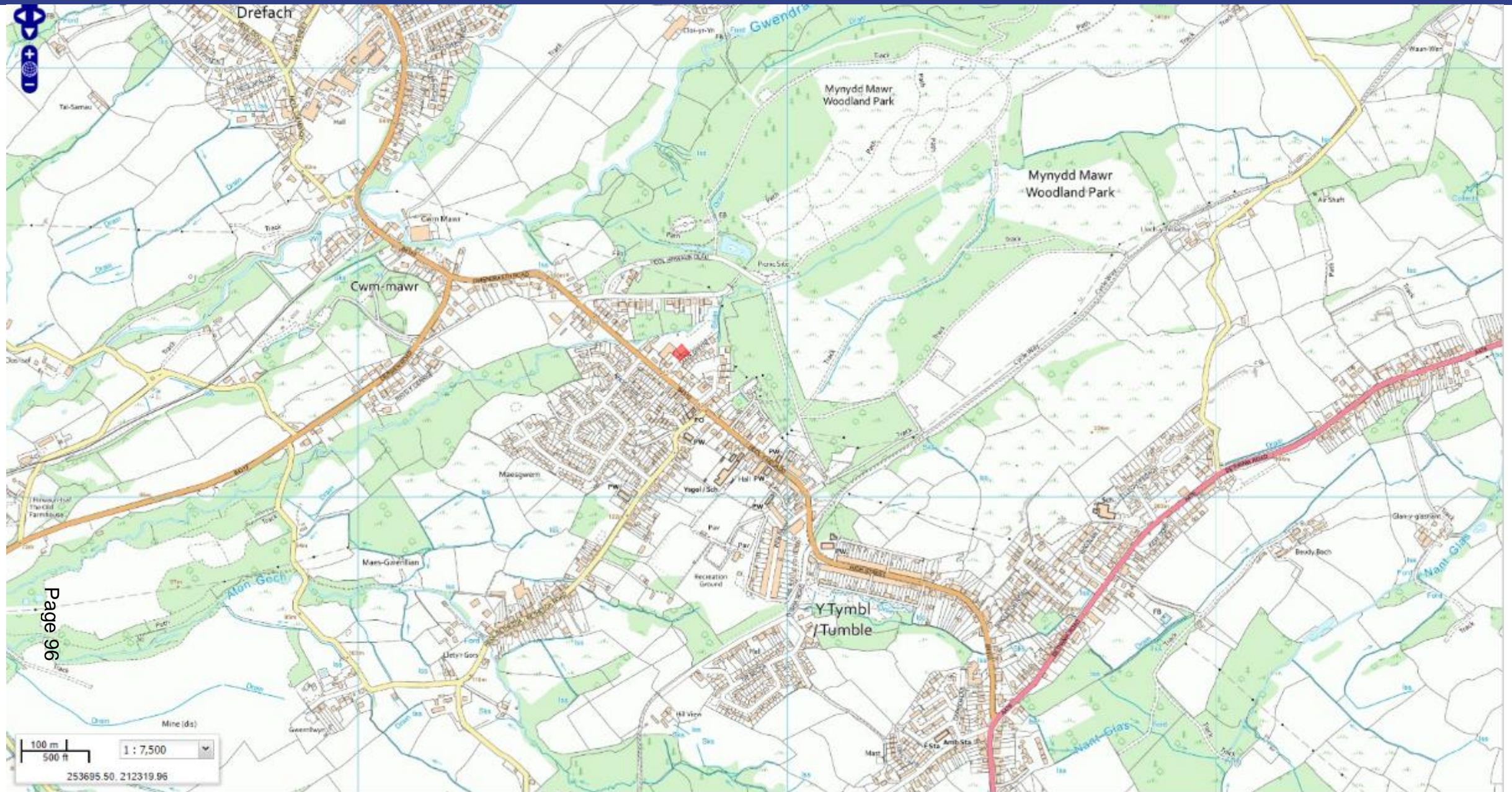
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Page 95

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County Council

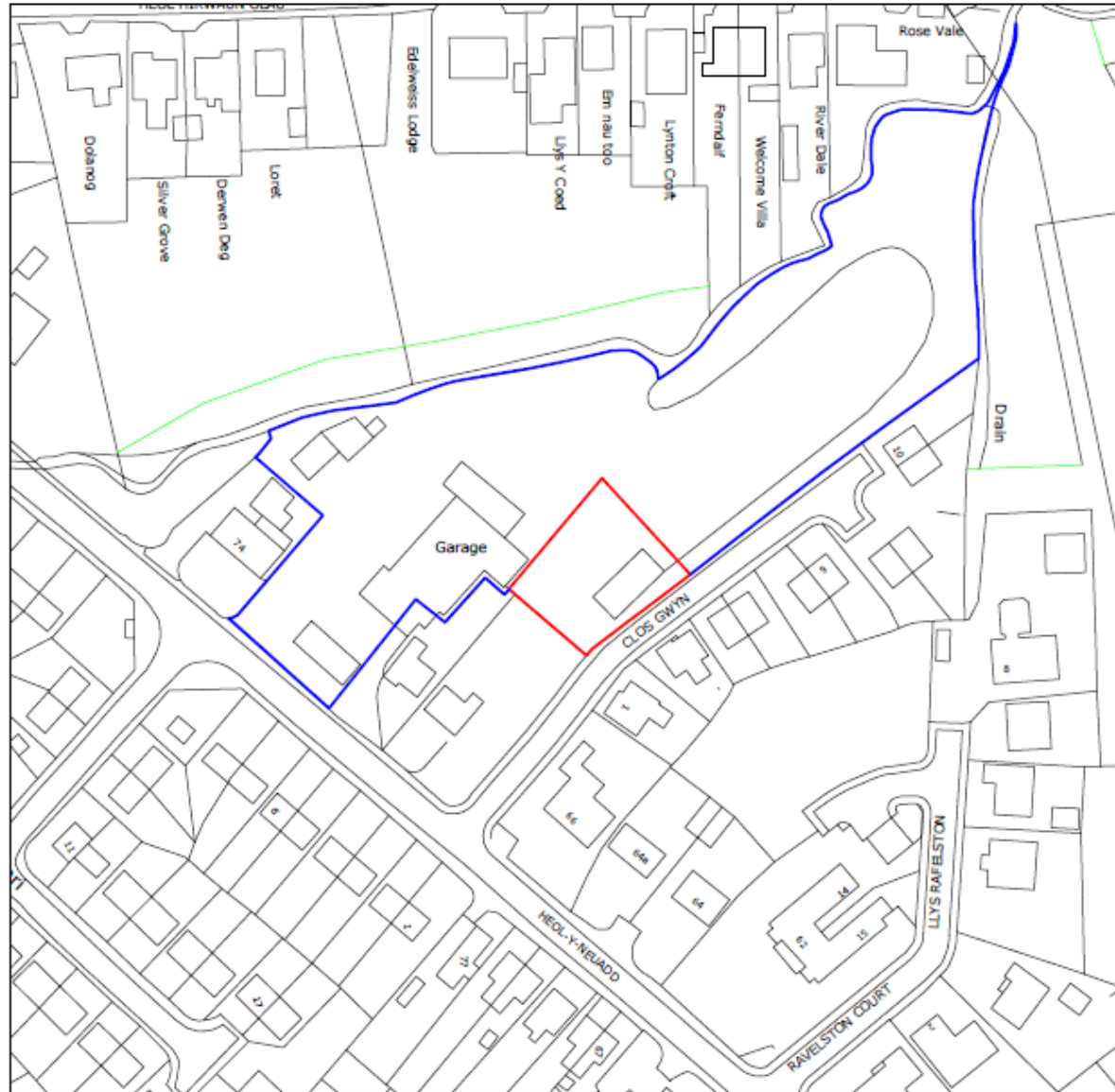


PL/05112 – Tumble Area Plan





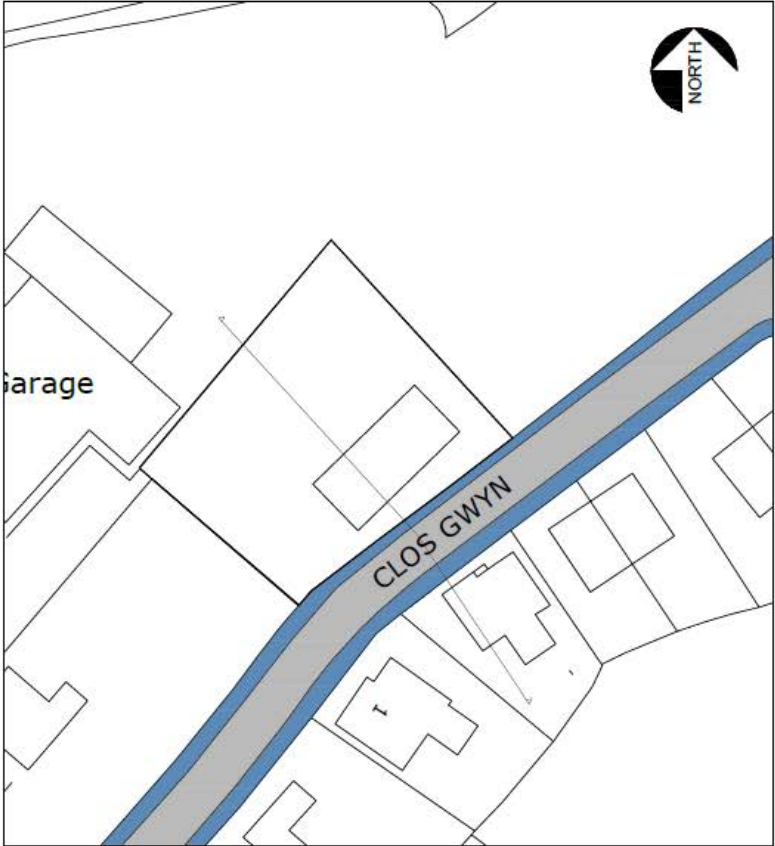
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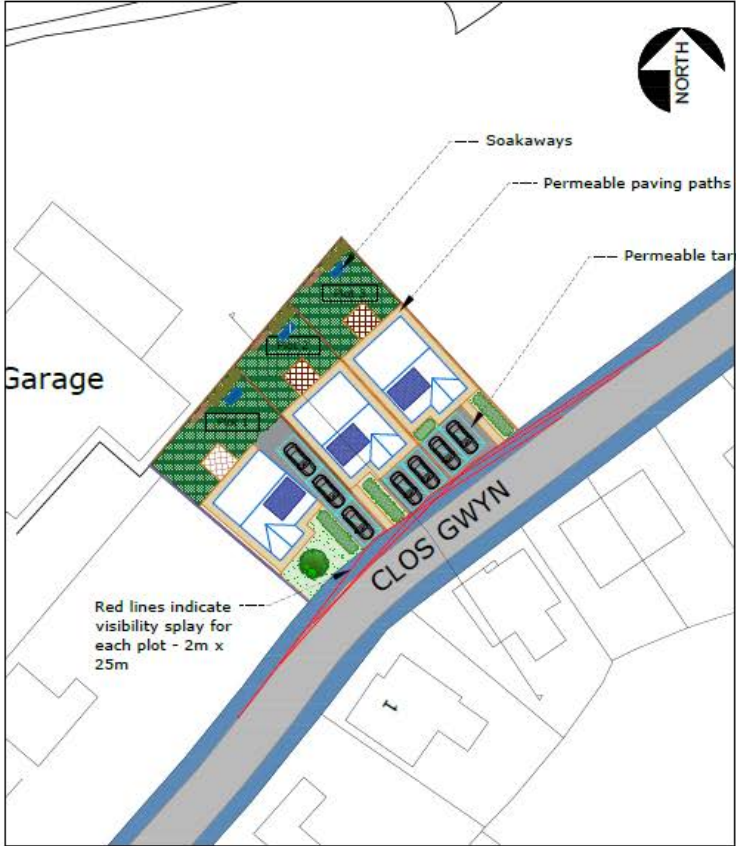
Site Location Plan
1:1250

PL/05112 - Site Plan

EXISTING & PROPOSED SITE BLOCK PLAN



Existing Site Block Plan
1:500



Proposed Site Block Plan
1:500

KEY

Adopted Highway with footway	On park space (2.0 x 4.0m)	New Tree Plantings
Individual Driveways	1.2m Timber close boarded fence & gate	New Shrub Plantings
Paths	0.9m Timber post and rail fence	Soft Landscape Area
1.2m High Retaining Wall	Existing boundary wall	Private Rear Garden



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PLANNING



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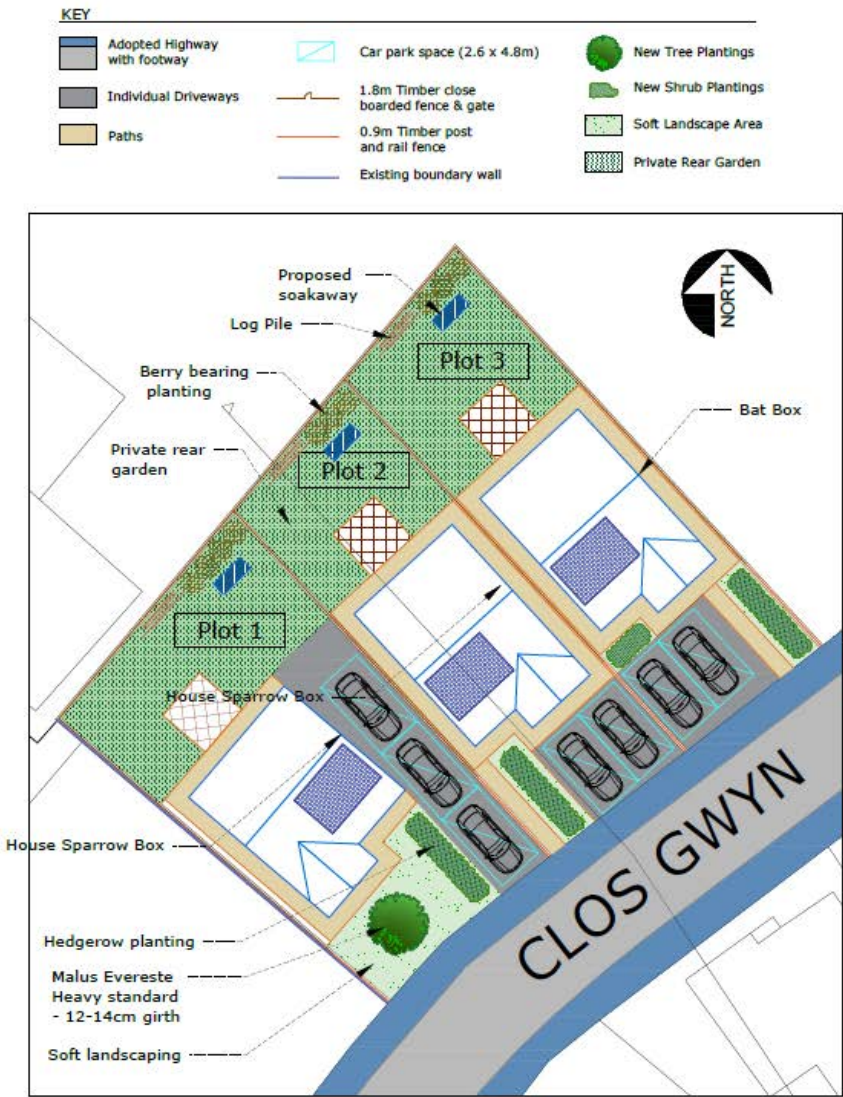
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Elliston Lettings Ltd
Project Title:
**Residential Development @
Land off Clos Gwyn, Heol y Neuadd,
Tumble, Llanelli, Carmarthenshire, SA14
6HS**

Drawing Title:
**Existing & Proposed Site Block
Plan**

Scale 1:500		Sheet Size A3	
Date 22/03/2022		Drawn by 03	Checked by
Job No. 913		Drawing No. 03	Revision A

PL/05112 – Biodiversity Enhancement Plan

BIODIVERSITY ENHANCEMENT PLAN



Proposed Site Block Plan
1:250

BIODIVERSITY ENHANCEMENT PROPOSALS

1.1 House sparrow box

1 x sparrow terrace to be affixed to the side (north-east) elevations of Plot 1 & 2

1.2 Bat box

A Schwegler 1FR (or similar in wall bat panel) to be installed into the gable end of Plot 3

1.3 Native Planting and Landscaping

The landscaping proposals will include the planting of berry bearing species at the northwestern end of the site. There is no planting on the site presently. To diversify and increase the wildlife value of the shrub planting by providing food and cover for birds, and to support a range of invertebrates, a selection of native trees and shrubs from the list will be planted. This area should include species such as guelder rose, rowan and purging/alder buckthorn, which will also attract brimstone butterfly.

1.4 Log Pile

A log pile will be created in the northwestern corner of the garden. The pile will comprise stacks of above ground wood to create shelter for groups such as amphibians, reptiles, invertebrates and small mammals and a partially buried logs, which will be created by burying stumps of broadleaved tree species vertically so that half of their length is below ground to create opportunities for dead wood specialists such as the stag beetle

Hedgerow Planting

Yew

Native evergreen tree with berries providing food source for birds and dense foliage providing nesting habitat.

Holly

Native evergreen tree or hedgerow plant with berries creating a food source for birds and the leaves create a protective nesting habitat.

Crataegus monogyna

Native shrub/hedging plant with flowers producing a nectar source for invertebrates; berries creating a food source for birds and a popular bird nesting habitat.

Establishment Maintenance

All plants should be watered during the first year during hot dry spells of weather, or if they are showing signs of water stress at any time.

Any weeds present in shrub should be removed.

All dead plants should be replaced during the first planting season after the initial planting.

Long Term Maintenance and Management

Ornamental shrubs should be pruned approximately every other year dependent on their growth. Re-apply the ornamental bark mulch as required.

Tree belting should be checked every year and loosened if too tight. Stakes can be removed 3 years after planting.

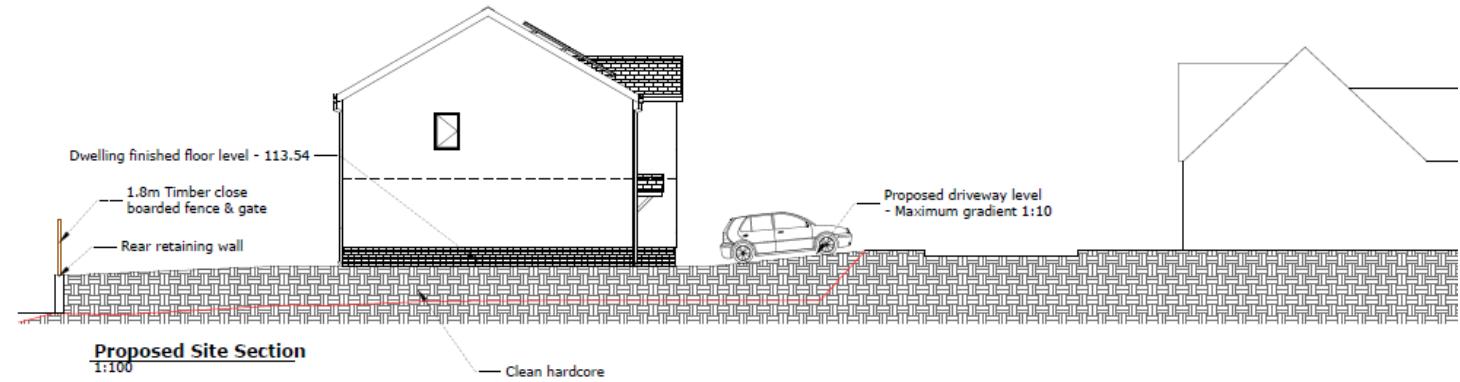
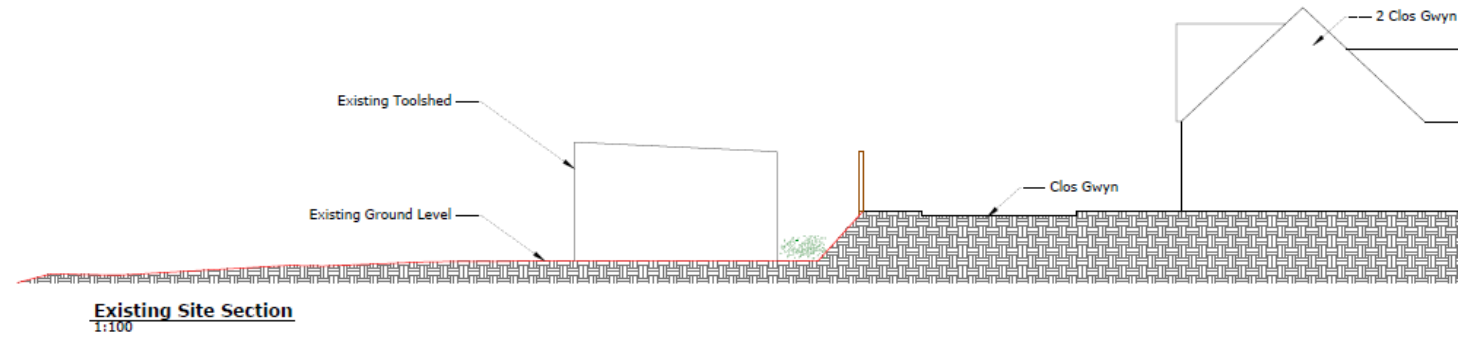
Native hedges can be cut once they have reached their required height. Cutting should take place in the autumn. The bamboo canes can be removed after 3 years. Re-apply the ornamental bark.

All plants that in the first 5 years after planting should be replaced in the next planting season.

Watering should be carried out during hot, dry spells of weather for the first 2 years after planting, at least.


PL/05112 – Site Sections

EXISTING & PROPOSED SITE SECTIONS



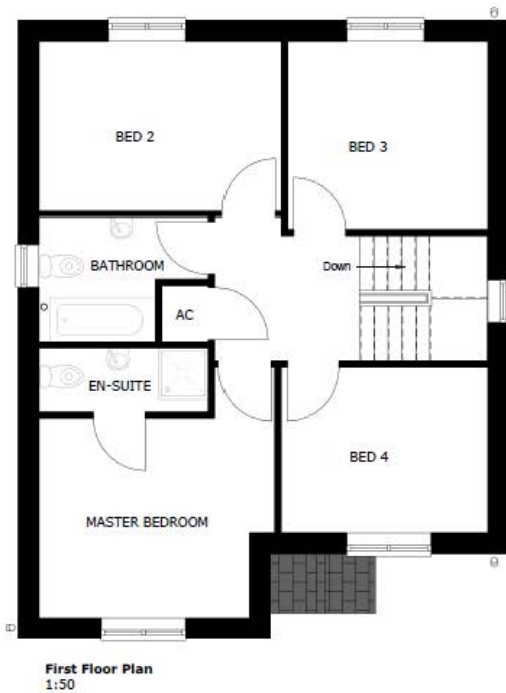
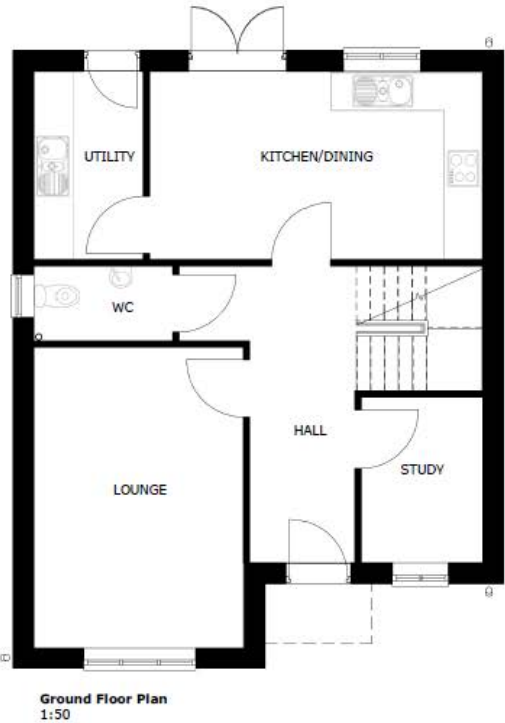
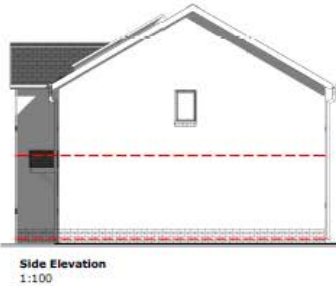
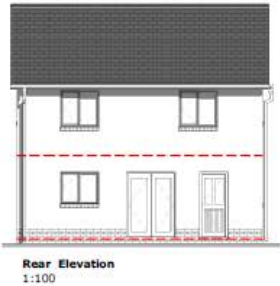
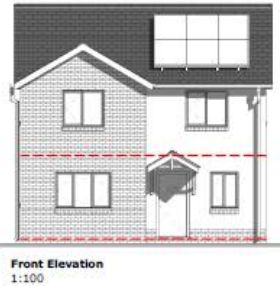
PL/05112 – Plot 1 4 Bedroom Dwelling

PROPOSED FLOOR PLANS & ELEVATIONS
4 Bedroom Detached house
Plot 1



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Project Title Residential Development @ Land off Clos Gwyn, Heol y Neuadd, Tumble, Llanelli, SA14 6HS			
Drawing Title Plot 1 Proposed Floor Plans & Elevations			
Scale (on A2) As indicated		Sheet Size A2	
Date 22/11/22	Drawn by 06	Checked by Checker	Revision
Job No. 913	Drawing No. 01		

PL/05112 – Plots 2-3 2 Bedroom Dwellings

PROPOSED FLOOR PLANS & ELEVATIONS 2 Bedroom Detached house Plot 2-3

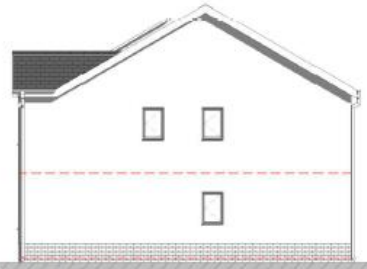


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1:100



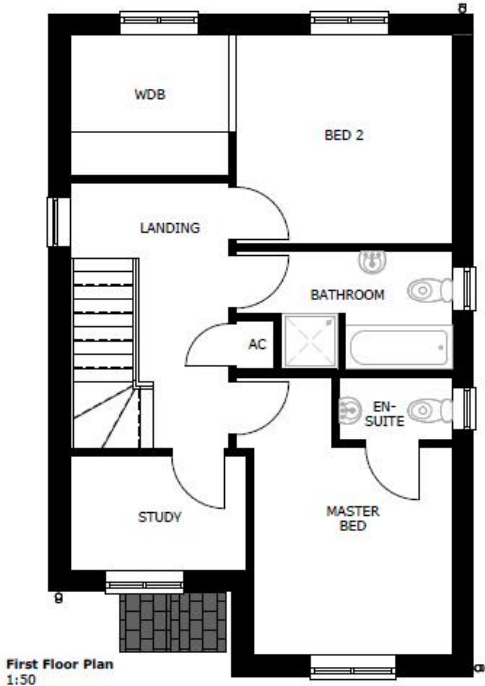
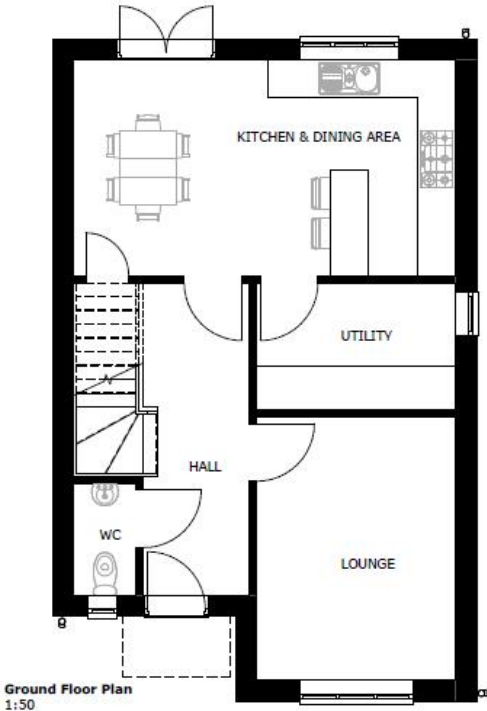
Side Elevation
1:100



Rear Elevation
1:100



Side Elevation
1:100



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PURPOSE OF ISSUE			
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Project Title Residential Development @ Land off Clos Gwyn, Heol y Neuadd, Tumble, Llanelli, SA14 6HS			
Drawing Title Plot 2 & 3 Proposed Floor Plans & Elevations			
Scale (on A2) As indicated		Sheet Size A2	
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PL/05112



← 2 Clos Gwyn

Tumble, Wales



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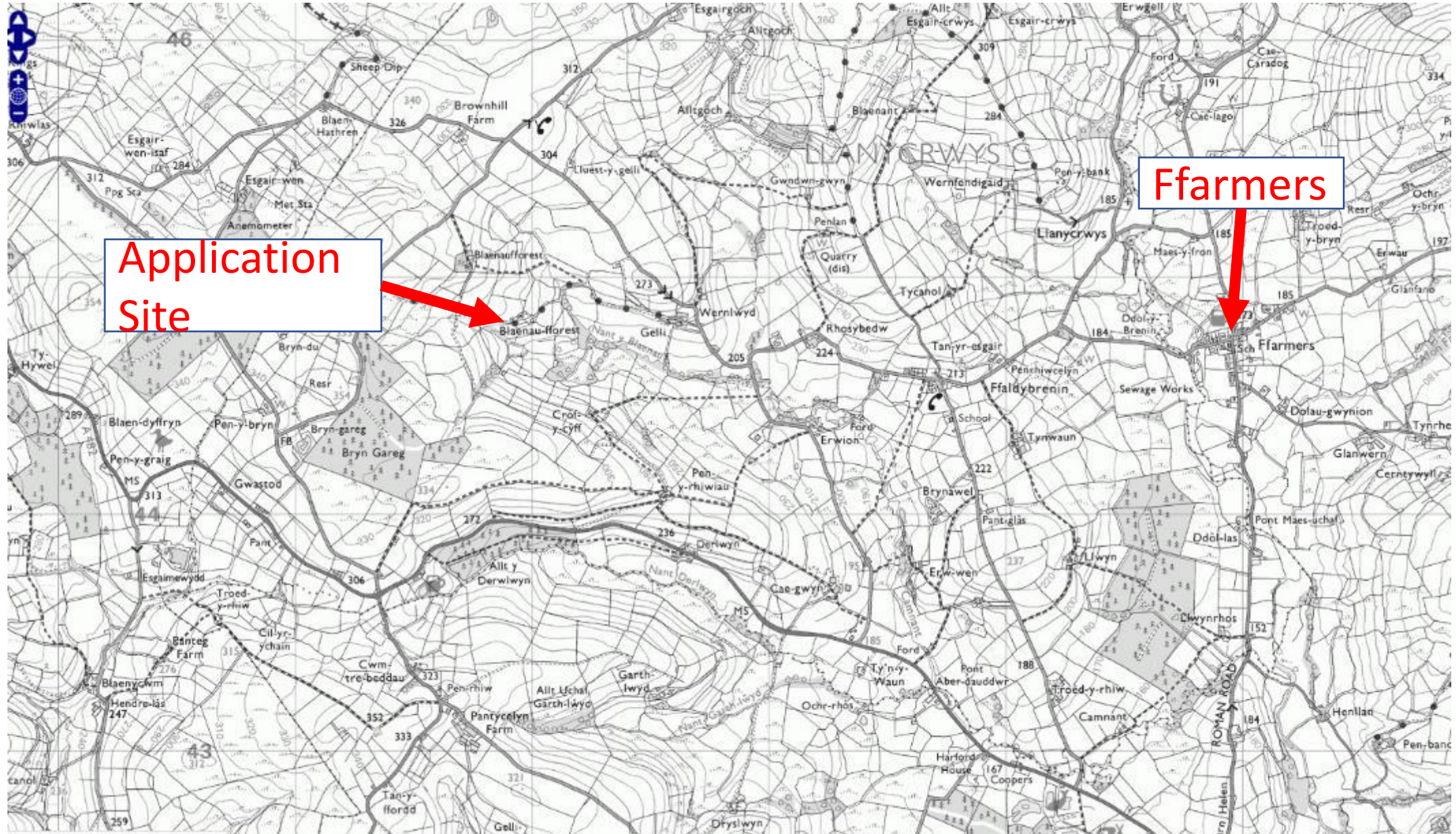
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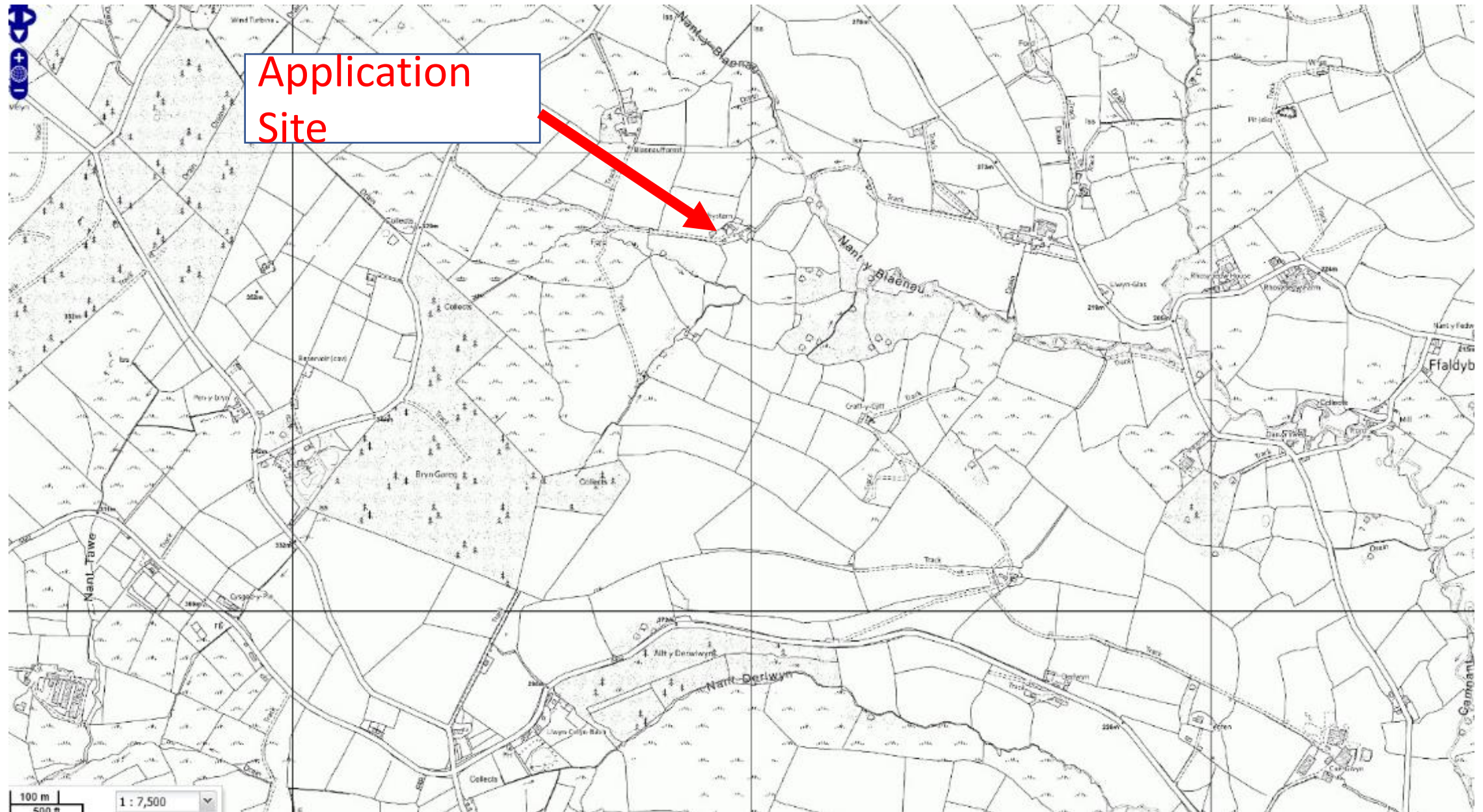
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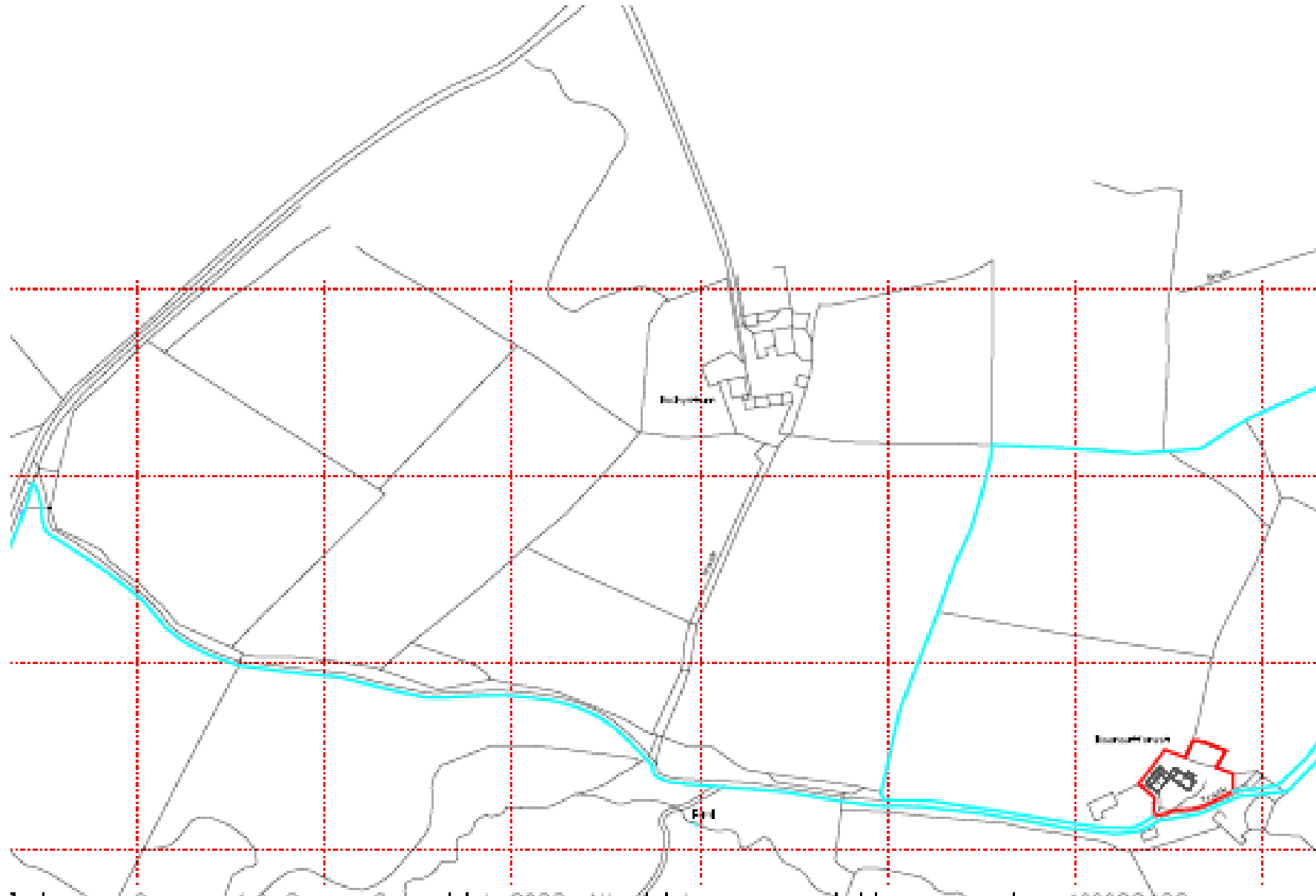
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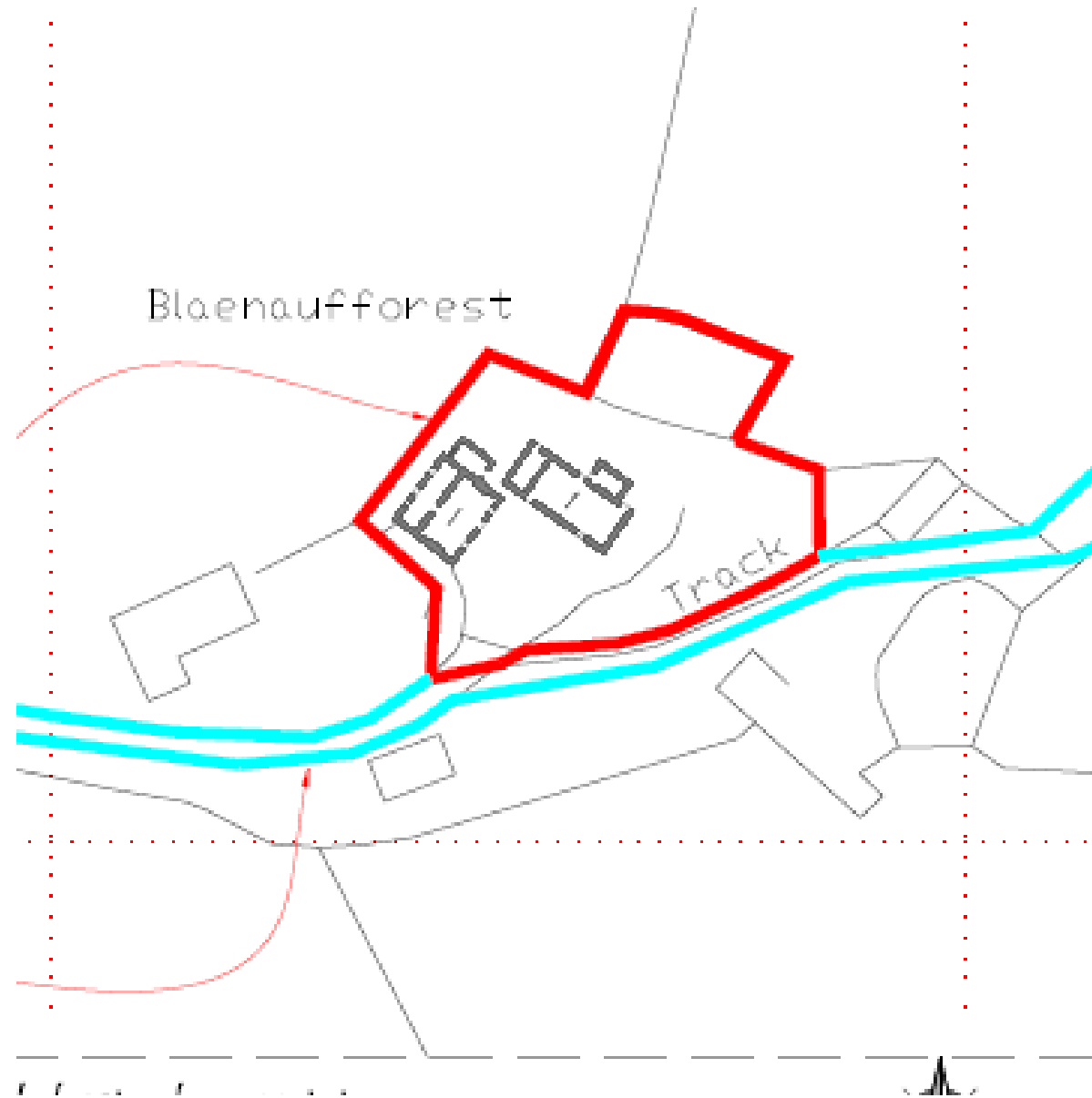
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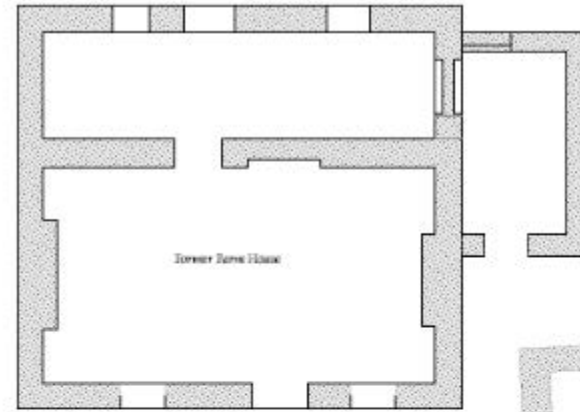




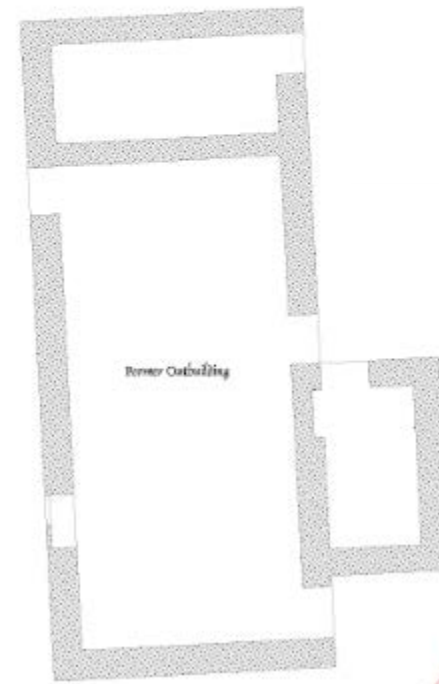








Floor Plan 1-90

























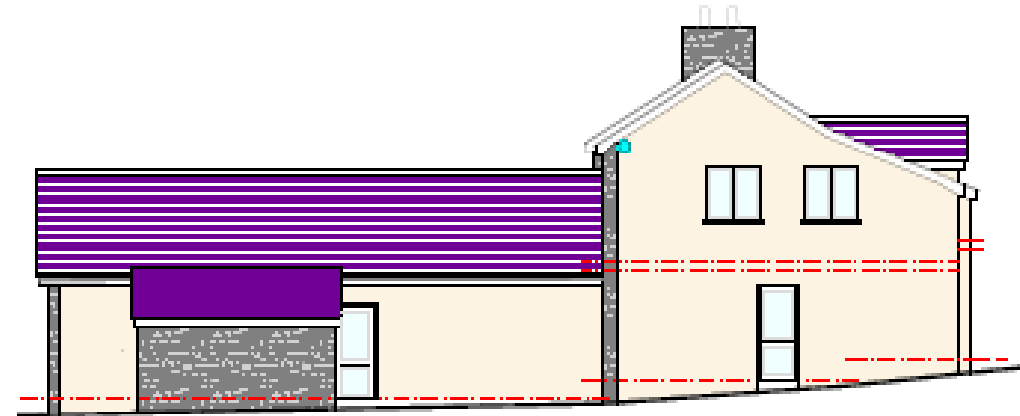




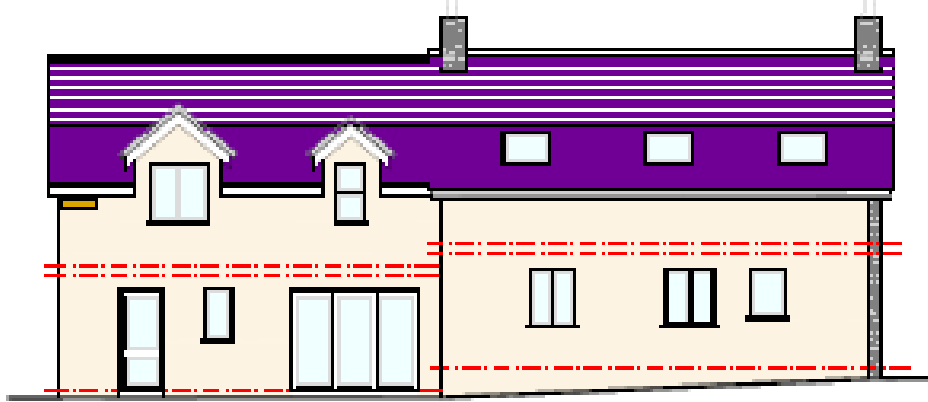




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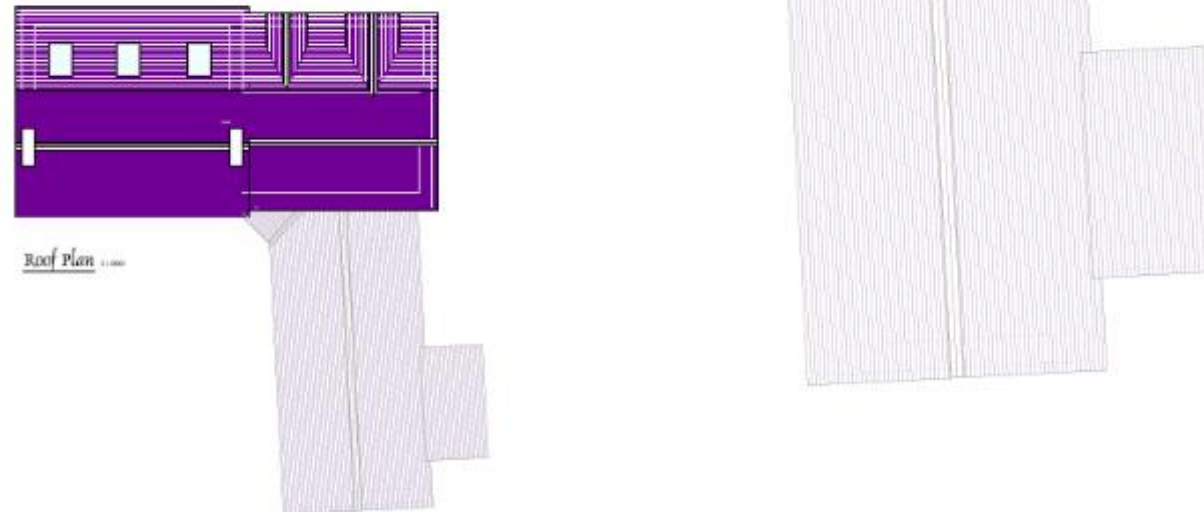
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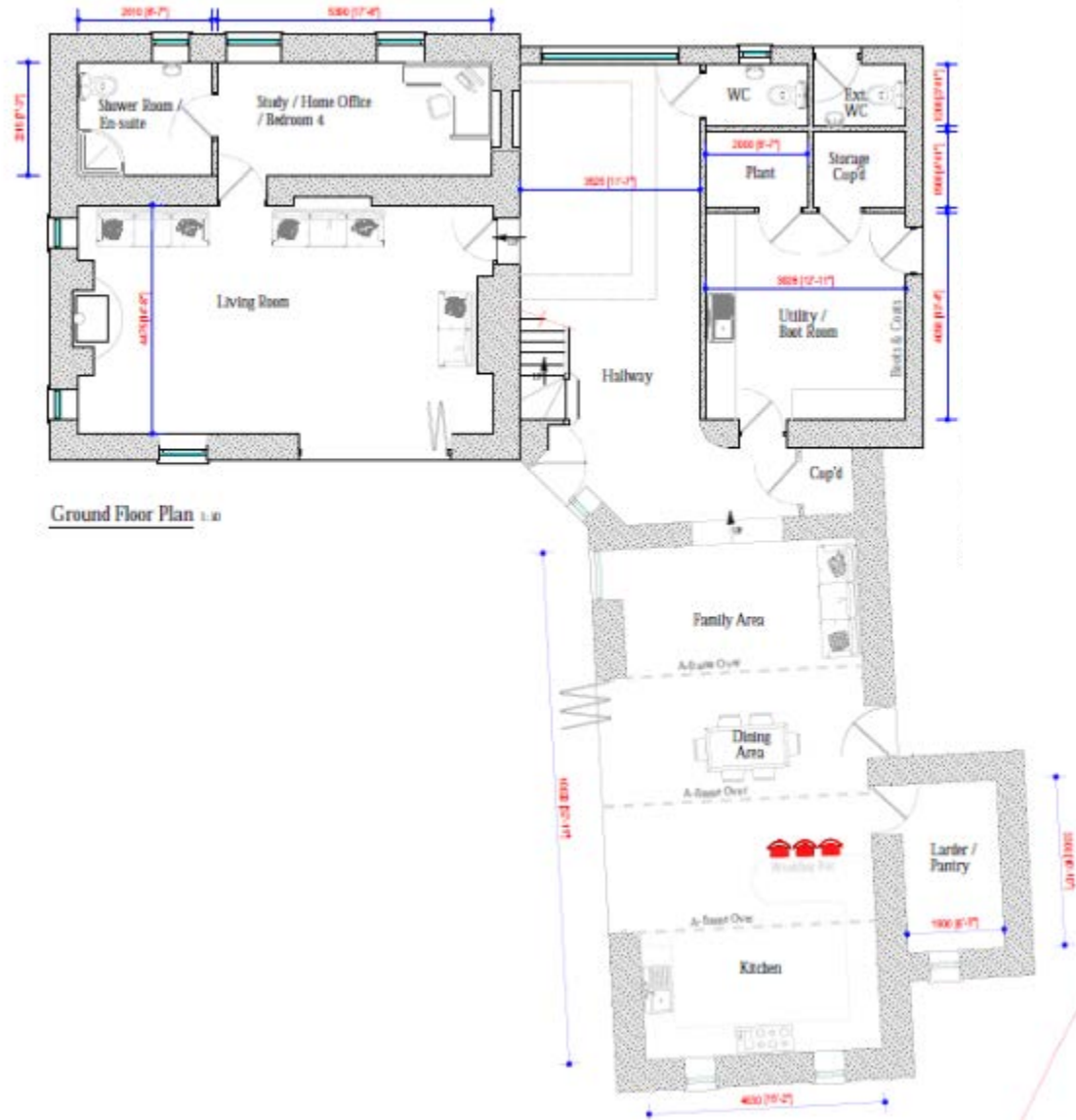


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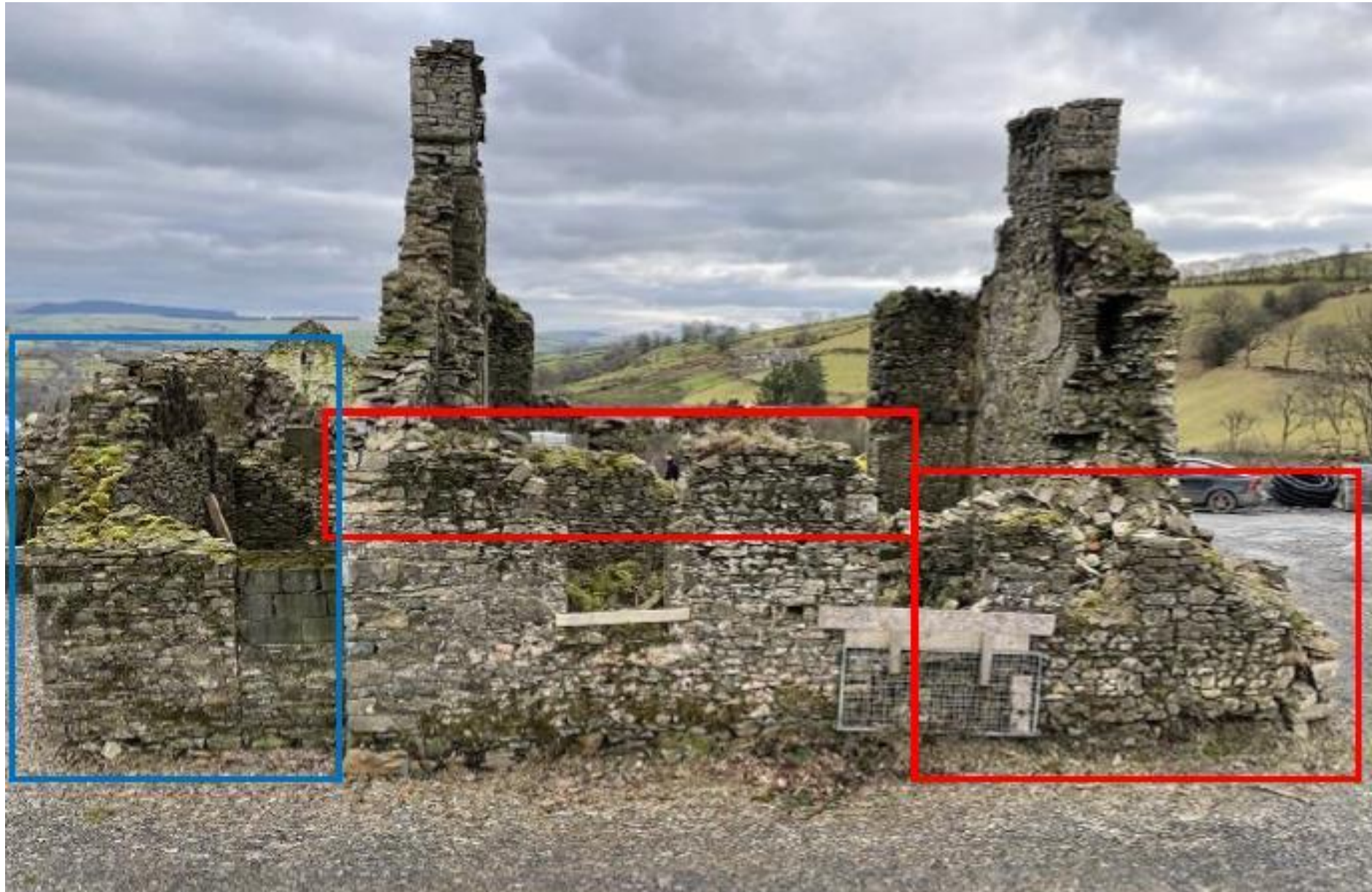
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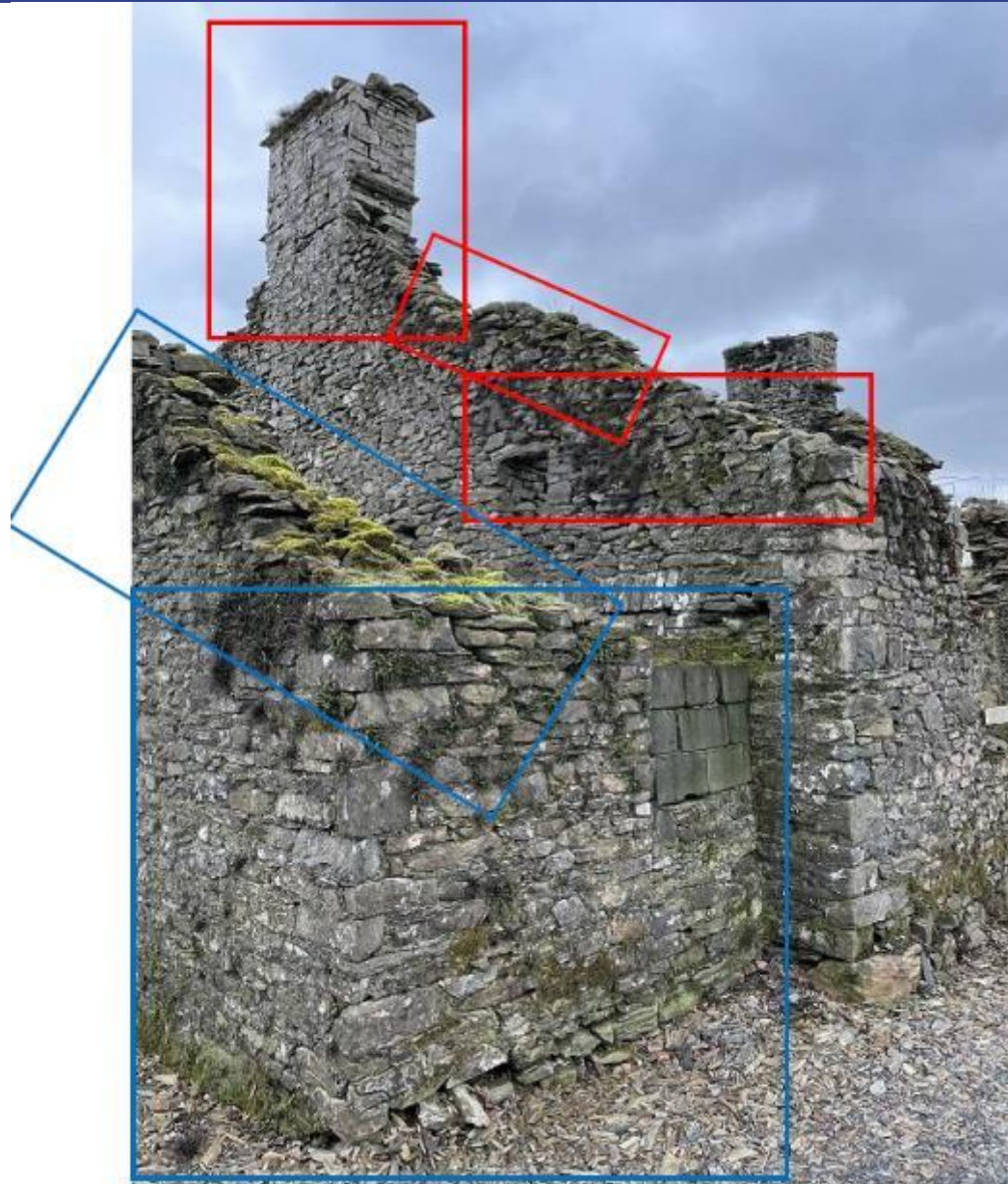


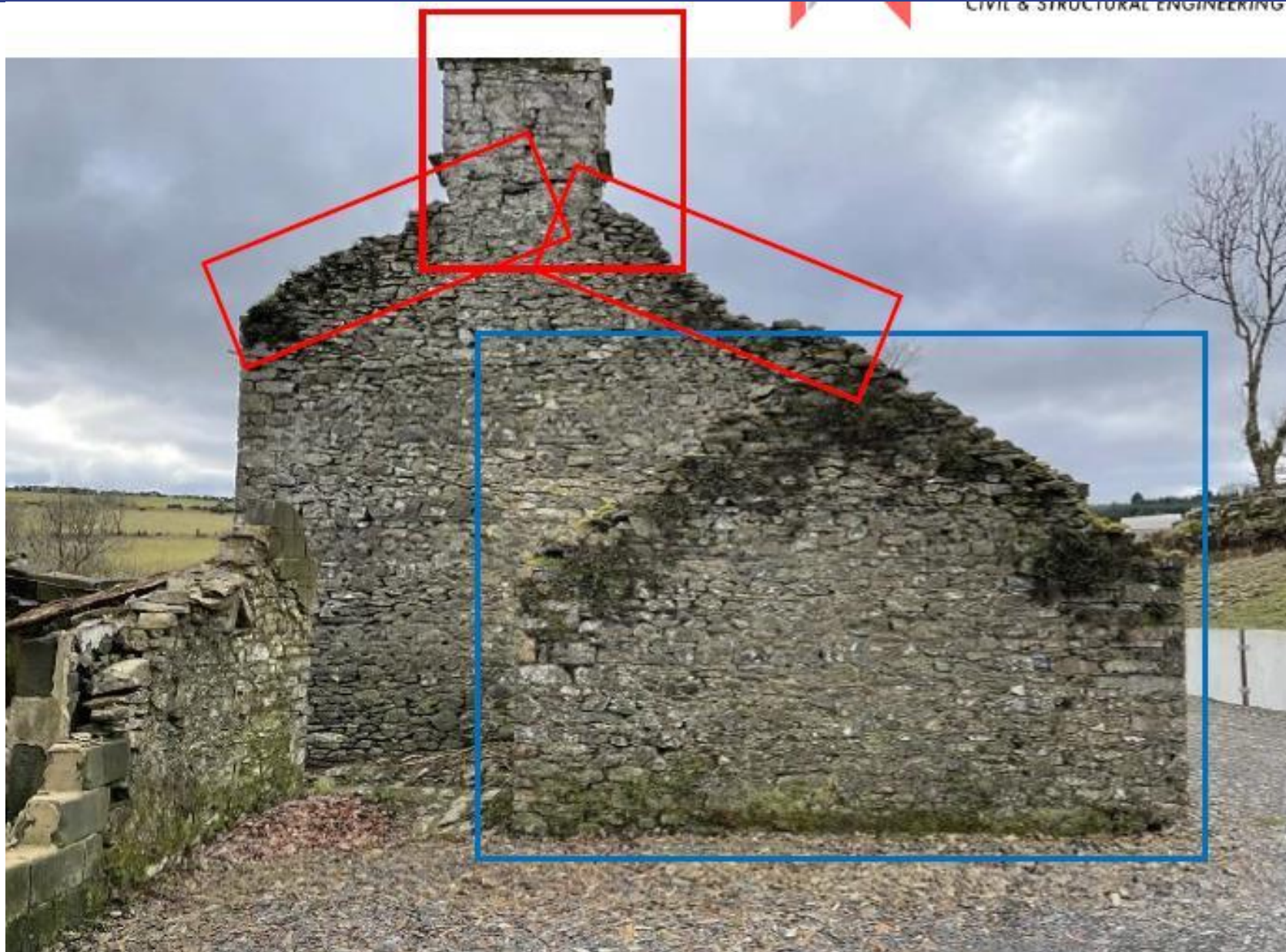




















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