



Dear Councillor

## PLANNING COMMITTEE - TUESDAY, 26TH SEPTEMBER, 2023

Please find attached copies of the addendum and plans which were not available for despatch with the Agenda.

Agenda No	Item
-----------	------

- |    |   |
|----|---|
| 3. | <b><u>DETERMINATION OF PLANNING APPLICATIONS</u></b> (Pages 3 - 46) |
|----|---|

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



**BUDDSODDWR** | **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

This page is intentionally left blank

**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**

**26/09/2023**

**I'W BENDERFYNU  
FOR DECISION**

<b>Application No</b>	<b>PL/04430</b>
-----------------------	-----------------

<b>Proposal</b>	Residential Development
<b>Location</b>	Land off Heol Y Parc, Hendy, Swansea, SA4 0XZ

## Details

Subsequent to this application being presented to the Planning Committee on the 2<sup>nd</sup> February 2023, when it was deferred for a site visit. Subsequent to that meeting, the agent has submitted further supporting information relating to the roadside hedge to be translocated as part of the development. This information is intended to reduce the previous pre-commencement conditions contained in the committee report.

It is respectfully requested, should the Planning Committee resolve to grant planning permission for this development, that any decision notice issued amend the present pre-commencement condition relating to hedgerow translocation, to any subsequent bespoke condition possibly provided by the Planning Ecologist of CCC.

# Y Pwyllgor Cynllunio / Planning Committee

**26/09/2023**

**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/04430

Zoe Baxter

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

Lle a Seilwaith | Place and Infrastructure

Page 7

Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council

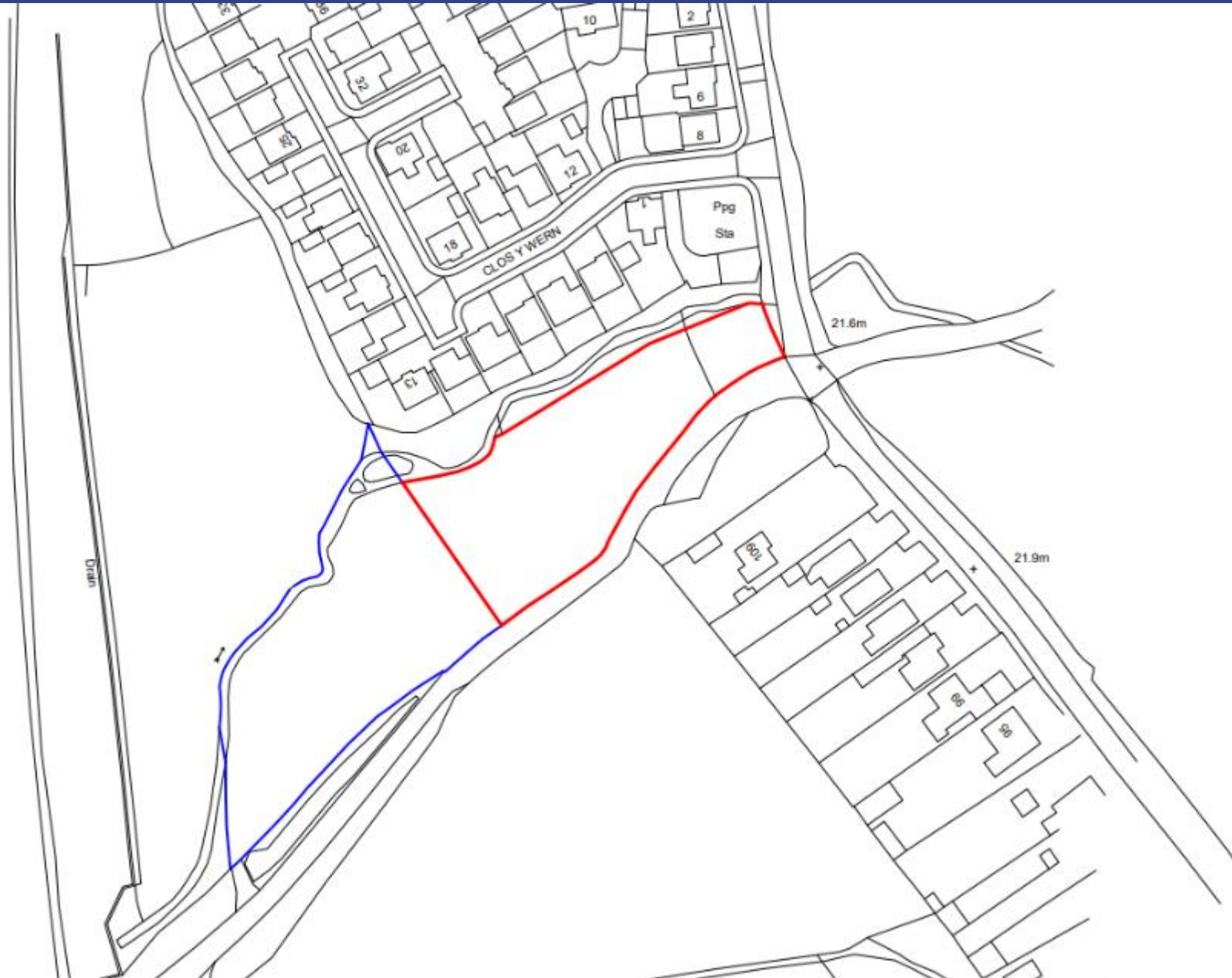
















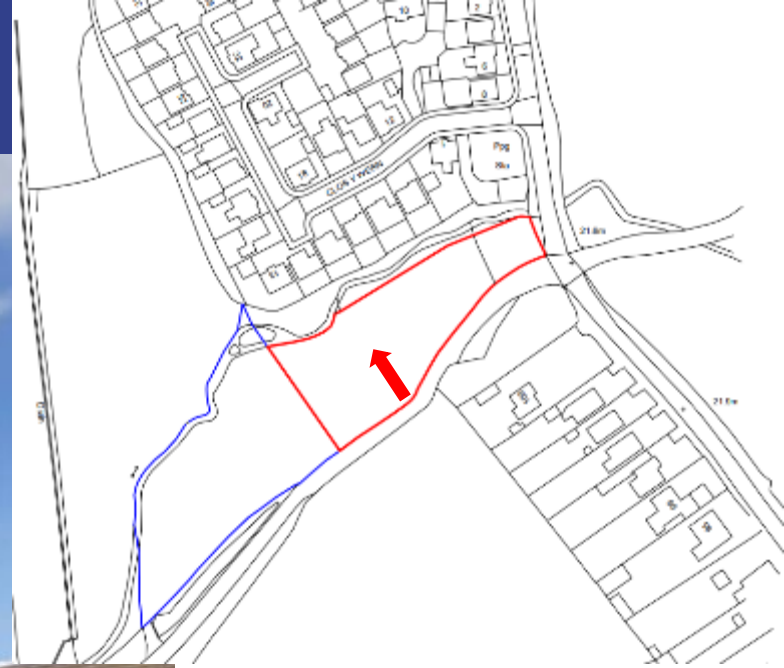
# PL/04430 – access lane to south



# PL/04430 – existing southern boundary



# PL/04430 – toward northern boundary





# PL/04430 – toward northern boundary



# PL/04430 – toward NE boundary



# PL/04430 – looking north west across site



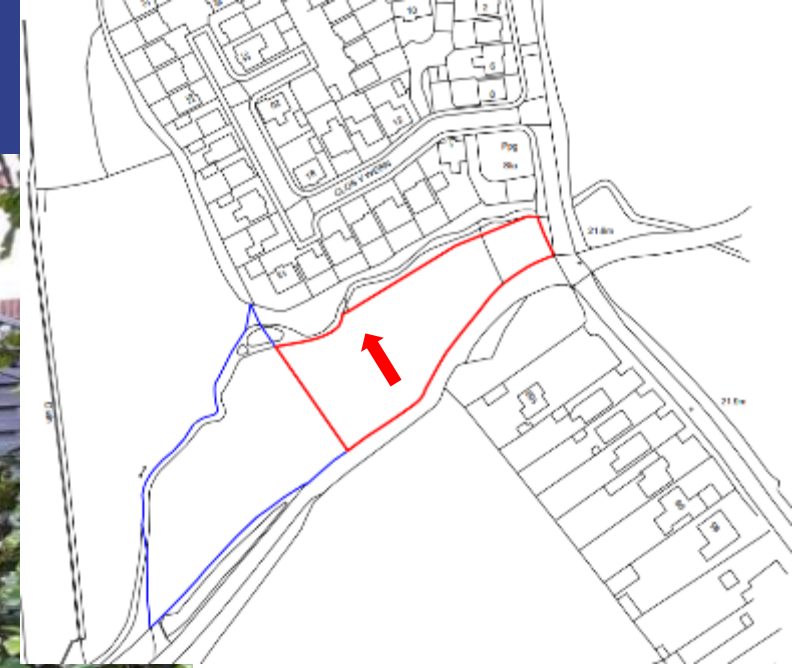
# PL/04430 – looking west within site



# PL/04430 — toward north western boundary



# PL/04430 – watercourse on northern boundary



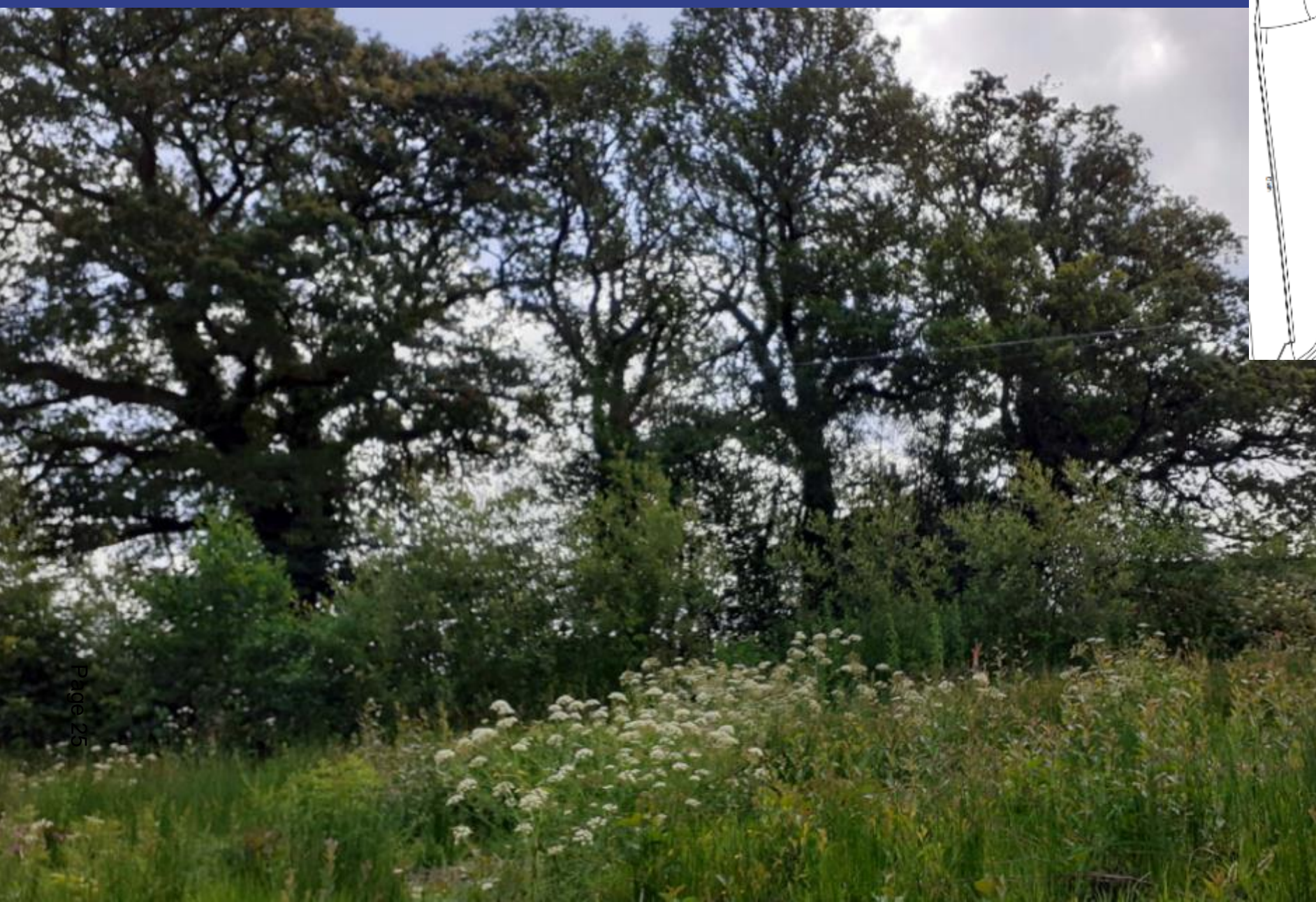


# PL/04430 – toward NE boundary





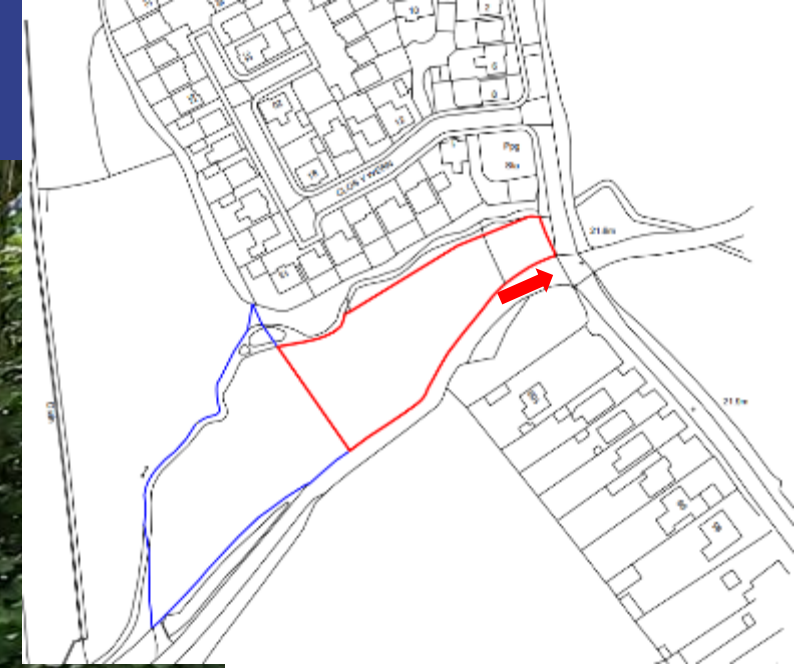
# PL/04430 – toward southern boundary



# PL/04430 – toward east boundary



# PL/04430 – access lane to south



# PL/04430 – south at junction with Heol Y Parc



# PL/04430 – north at junction with Heol Y Parc



# PL/05250

Paul Roberts

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

Lle a Seilwaith | Place and Infrastructure

Page 30

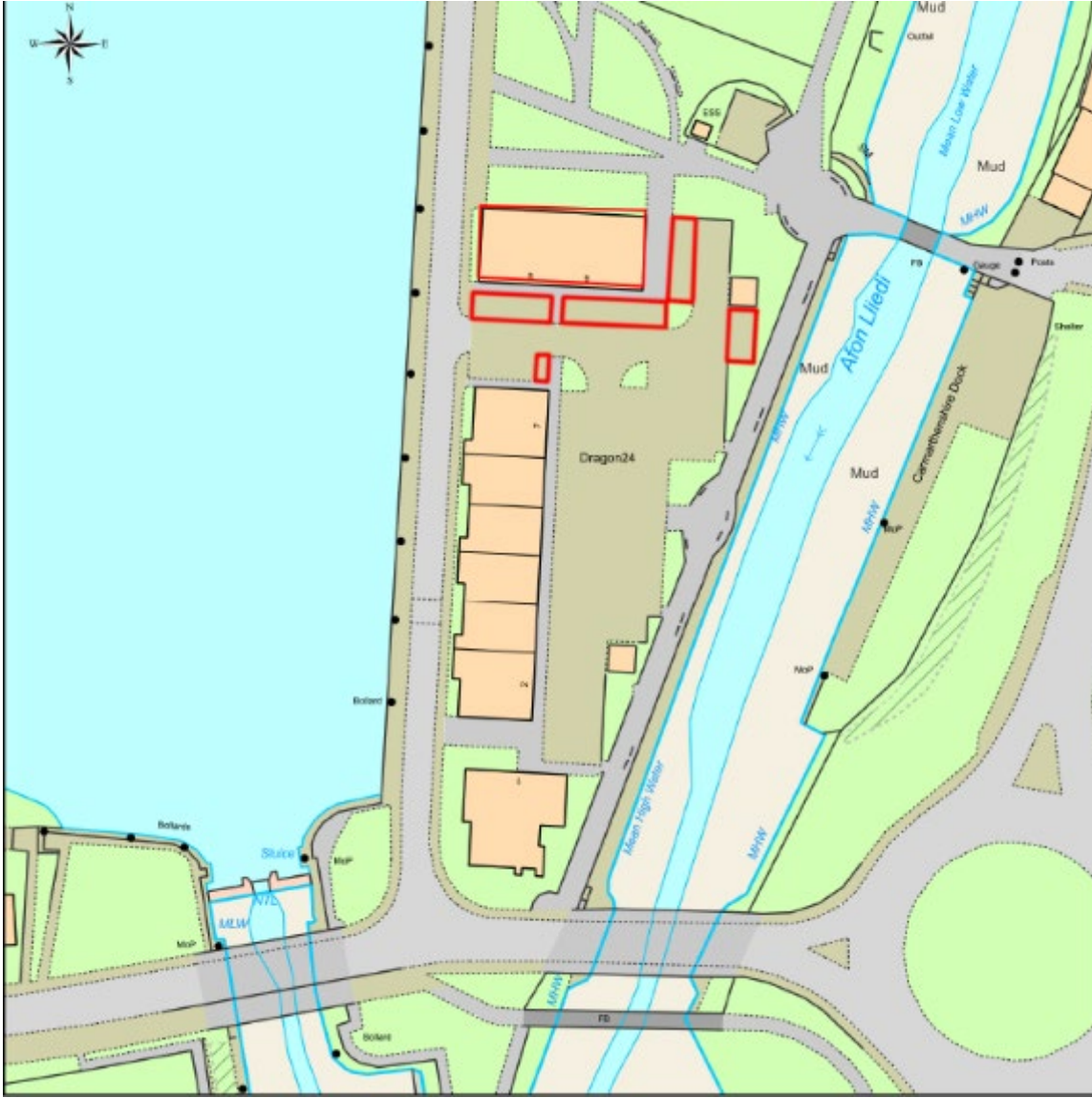
Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council



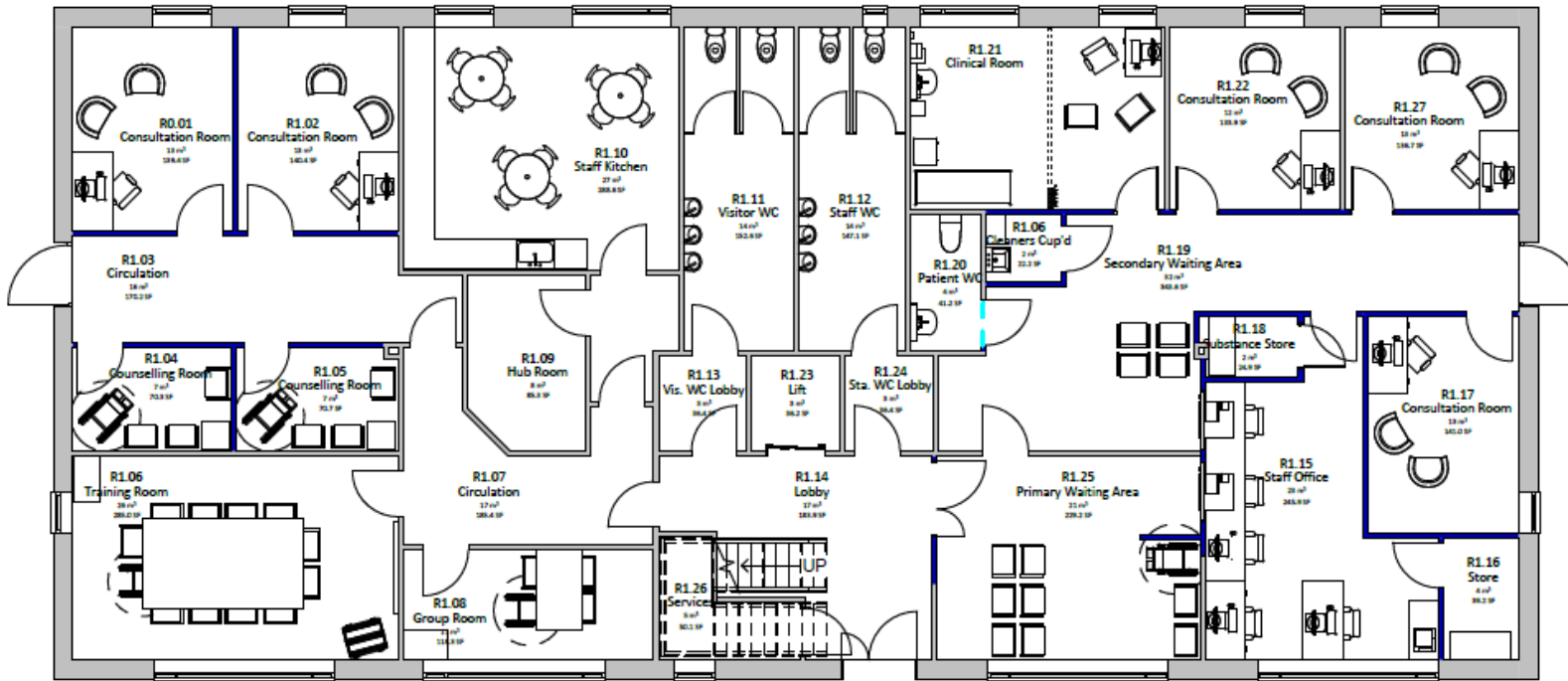








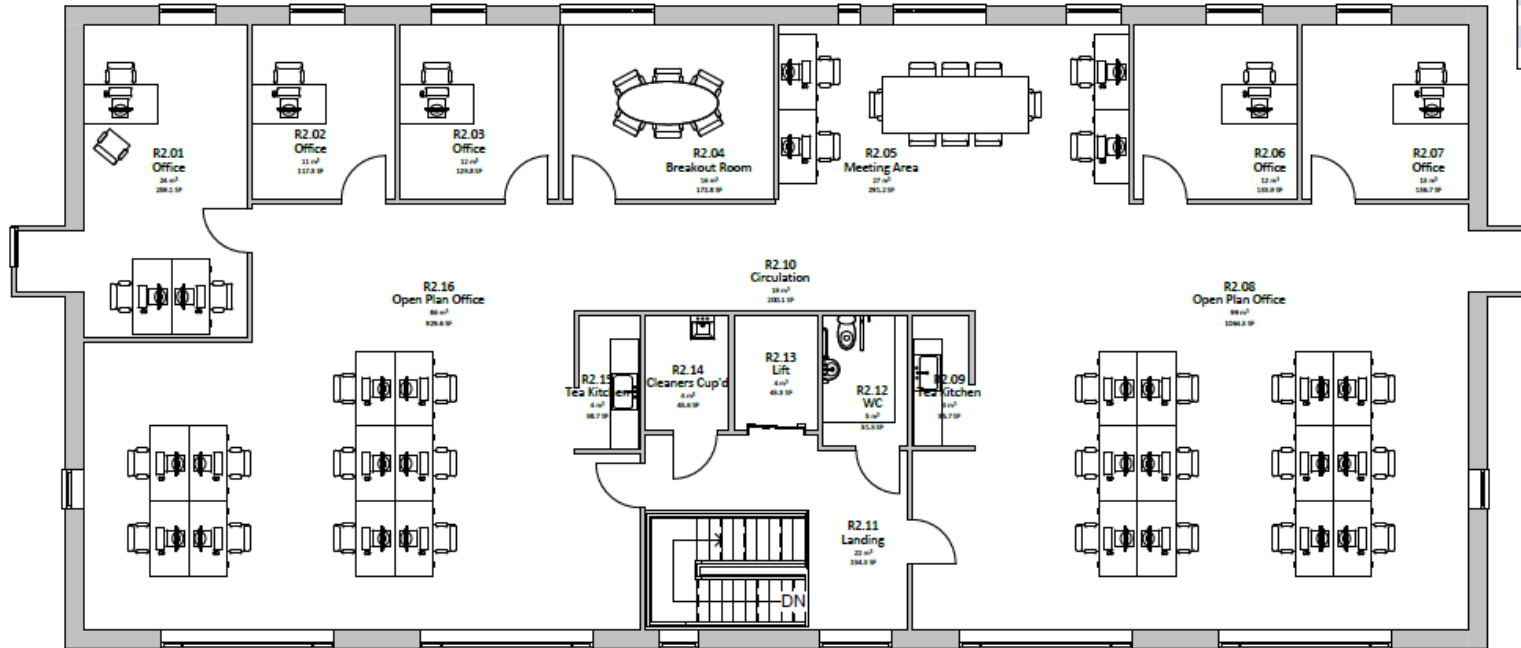
# PL/05250 Proposed ground floor plan



PROPOSED ROOM SCHEDULE - GF			
REF	LEVEL	NAME	AREA
R0.01	1.0 - Ground Floor	Consultation Room	13 m <sup>2</sup>
R1.02	1.0 - Ground Floor	Consultation Room	13 m <sup>2</sup>
R1.03	1.0 - Ground Floor	Circulation	16 m <sup>2</sup>
R1.04	1.0 - Ground Floor	Counselling Room	7 m <sup>2</sup>
R1.05	1.0 - Ground Floor	Counselling Room	7 m <sup>2</sup>
R1.06	1.0 - Ground Floor	Cleaners Cup'd	2 m <sup>2</sup>
R1.06	1.0 - Ground Floor	Training Room	26 m <sup>2</sup>
R1.07	1.0 - Ground Floor	Circulation	17 m <sup>2</sup>
R1.08	1.0 - Ground Floor	Group Room	11 m <sup>2</sup>
R1.09	1.0 - Ground Floor	Hub Room	8 m <sup>2</sup>
R1.10	1.0 - Ground Floor	Staff Kitchen	27 m <sup>2</sup>
R1.11	1.0 - Ground Floor	Visitor WC	14 m <sup>2</sup>
R1.12	1.0 - Ground Floor	Staff WC	14 m <sup>2</sup>
R1.13	1.0 - Ground Floor	Vis. WC Lobby	3 m <sup>2</sup>
R1.14	1.0 - Ground Floor	Lobby	17 m <sup>2</sup>
R1.15	1.0 - Ground Floor	Staff Office	23 m <sup>2</sup>
R1.16	1.0 - Ground Floor	Store	4 m <sup>2</sup>
R1.17	1.0 - Ground Floor	Consultation Room	13 m <sup>2</sup>
R1.18	1.0 - Ground Floor	Substance Store	2 m <sup>2</sup>
R1.19	1.0 - Ground Floor	Secondary Waiting Area	32 m <sup>2</sup>
R1.20	1.0 - Ground Floor	Patient WC	4 m <sup>2</sup>
R1.21	1.0 - Ground Floor	Clinical Room	19 m <sup>2</sup>
R1.22	1.0 - Ground Floor	Consultation Room	12 m <sup>2</sup>
R1.23	1.0 - Ground Floor	Lift	3 m <sup>2</sup>
R1.24	1.0 - Ground Floor	Sta. WC Lobby	3 m <sup>2</sup>
R1.25	1.0 - Ground Floor	Primary Waiting Area	21 m <sup>2</sup>
R1.26	1.0 - Ground Floor	Services	5 m <sup>2</sup>
R1.27	1.0 - Ground Floor	Consultation Room	13 m <sup>2</sup>

# PL/05250 – Proposed first floor plan

PROPOSED ROOM SCHEDULE - FF			
REF	LEVEL	NAME	AREA
R2.01	2.0 - First Floor	Office	24 m <sup>2</sup>
R2.02	2.0 - First Floor	Office	11 m <sup>2</sup>
R2.03	2.0 - First Floor	Office	12 m <sup>2</sup>
R2.04	2.0 - First Floor	Breakout Room	16 m <sup>2</sup>
R2.05	2.0 - First Floor	Meeting Area	27 m <sup>2</sup>
R2.06	2.0 - First Floor	Office	12 m <sup>2</sup>
R2.07	2.0 - First Floor	Office	13 m <sup>2</sup>
R2.08	2.0 - First Floor	Open Plan Office	99 m <sup>2</sup>
R2.09	2.0 - First Floor	Tea Kitchen	3 m <sup>2</sup>
R2.10	2.0 - First Floor	Circulation	19 m <sup>2</sup>
R2.11	2.0 - First Floor	Landing	22 m <sup>2</sup>
R2.12	2.0 - First Floor	WC	5 m <sup>2</sup>
R2.13	2.0 - First Floor	Lift	4 m <sup>2</sup>
R2.14	2.0 - First Floor	Cleaners Cup'd	4 m <sup>2</sup>
R2.15	2.0 - First Floor	Tea Kitchen	4 m <sup>2</sup>
R2.16	2.0 - First Floor	Open Plan Office	86 m <sup>2</sup>

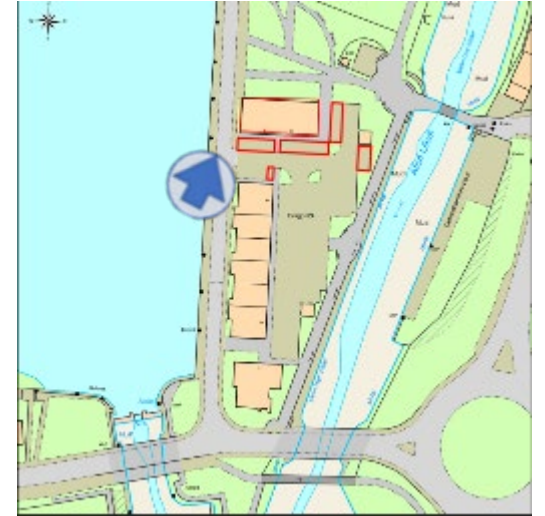




Application Building



















**Diolch | Thank you**

Page 45

**[sirgar.llyw.cymru](http://sirgar.llyw.cymru)**

**[carmarthenshire.gov.wales](http://carmarthenshire.gov.wales)**

Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council



This page is intentionally left blank