

# **Cyngor Sir Caerfyrddin Carmarthenshire County Council**

## **ATODIAD ADDENDUM**

**Adroddiad Pennaeth Lle a  
Chynaliadwyedd  
Adran Lle, Seilwaith a Datblygiad  
Ecomonaidd**

**Report of the Head of Place  
and Sustainability  
Place, Infrastructure & Economic  
Development Department**

**07/11/2024**

**I'W BENDERFYNU  
FOR DECISION**

<b>Application No</b>	<b>PL/07181</b>
<b>Proposal</b>	An application for the conversion of an agricultural building into mixed use to include events and wedding venue the erection of two buildings as extensions at Green Grove Farm (Retrospective) [Resubmission of PL/05233 Refused on 04/12/2023]
<b>Location</b>	Greengrove, Llangadog, SA19 9AS

## Details

**Planning Ecology-** The applicant has a service agreement with an external portable toilet hire company who will provide portaloos or a portable toilet trailer unit when events are hosted at this location. The application site is within the catchment of the Afon Tywi Special Area of Conservation (SAC). CCC must screen these proposals through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). It is considered that this application is required to be screened in line with the NRW 'Advice to planning authorities for planning applications affecting nutrient sensitive river Special Areas of Conservation and that the hiring of portable toilets for events will not have a significant effect on the SAC, provided all toilet providers are suitably registered waste disposers following relevant waste legislation, and they will only dispose of toilet waste at treatment plants with sufficient phosphate capacity.

A Net Benefit for Biodiversity plan is required to ensure the development complies with the Environment (Wales) Act 2016 and PPW (Edition 12, February 2024). Please condition the siting of 2 bird boxes e.g. swift to conform with requirements.

*The applicant has confirmed that that they have a registered waste provider to cater for and dispose of the portaloos for events and that they have also provided details of bird boxes that have been erected in a tree near to the application site.*

<b>Application No</b>	<b>PL/08091</b>
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<b>Proposal</b>	Variation of Condition 1 on S/40692 (Proposed construction of up to 202 units with associated landscaping and infrastructure works) to allow a further 5 years for the submission of reserved matters
<b>Location</b>	Cwm Y Nant (Land North of Gors-Fach), Dafen, Llanelli, SA14 8NB

## Details

### Consultations

**Head of Homes and Safer Communities** – Has confirmed that the Bynea and Llwynhendy wards wherein the site is located are areas of high housing need, and the 20% proportion of affordable housing to be delivered as part of the proposal will assist in meeting this identified need.

### Appraisal

The applicant has provided an amended masterplan drawing that clearly identifies the western part of the site which indicatively includes the surface water attenuation basin and area of public open space, being free of residential development in the absence of a noise impact assessment demonstrating that the background noise levels will be acceptable and not be detrimental to the health and wellbeing of future occupants.

The recommendation to approve remains unchanged subject to condition no. 30 contained the main report being amended to the following to reflect the submission of the amended masterplan.

### Conditions and Reasons

#### Condition 30

None of the dwellings hereby approved shall be located within the area of the site located to the north of the proposed new access road from Nant-y-Gro identified as a SUDS drainage attenuation area and open space/community play area in the Concept Masterplan drawing referenced 3201H received on 4 November 2024, unless a noise impact assessment demonstrating that this part of the site is suitable for residential development from a noise exposure perspective has been submitted to and approved in writing by the local planning authority. The assessment shall be submitted in pursuance of any reserved matters application and the development shall be implemented in accordance with the approved details and any remedial measures and recommendations stipulated therein.

#### *Reason:*

To ensure suitable standard of residential amenity can be achieved.