

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 27 MAI 2021
ON 27 MAY 2021**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

*Ardal Del/
Area South*



Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yn rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

ADDENDUM - AREA SOUTH

Application No	PL/00588
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Proposal & Location	Reserved Matters application for 13 No Dwellings and associated Discharge of Conditions 4, 5, 6, 7, 8, 9, 10, 11 and 12 pursuant to Outline permission (Ref: S/36817) - Land at the former NRW National Laboratory Service, Pen Y Fai Lane, Furnace, Llanelli, SA15 4EL
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CONSULTATIONS:

Highway Officer – formal response now received confirming no objection subject to conditions.

Landscape Officer – revised response received following additional/amended information submitted which confirms proposals generally demonstrate the potential for delivery of relevant policy objectives, subject to appropriate planning conditions.

DETAILS:

The proposal section within the main report refers to plots 7-9 as being semi-detached properties. The final site layout shows these three properties as a terrace of three and as such are not semi-detached properties but a small row of three terraced dwellings.

CONDITIONS:

Condition 2 is amended to include the following additional/revised documents:

- Proposed Access Arrangement Plan scale 1:200 (drawing no. 2495 - 550 Rev /) received 28 April 2021;
- Site Sections C-C, D-D and E-E (drawing no. 2495 - 507 Rev C) received 24 May 2021.

Condition 9 has been amended slightly following final response from Landscape Officer, as follows:

Condition 9

The development shall be carried out in strict accordance with the Detailed Soft Landscape Plan pages 1-4 (drawing no. edp6530_d001i) and Tree Removal and Retention Plan. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the first occupation of the development. Any new landscape elements constructed, planted or seeded; or existing landscape elements retained; in accordance with the approved scheme which, within a period of 5 years after full occupation of the development are removed; die; become diseased; damaged or otherwise defective, to such extent that, in the opinion of the local planning authority, the function of the landscape elements in relation to this planning

approval is no longer delivered, shall be replaced in the next planting or seeding season with replacement elements of similar size and specification.

Reason:

In the interest of visual amenity.

Condition 12 is proposed to be removed as the requirement is covered by condition 7 on the outline planning permission as this will be covered by condition 7 of the outline planning permission which still applies at present.

Conditions 13-19 are requested by Highways:

Condition 13

Prior to its use by vehicular traffic, the new access road and associated footway shall be laid out and constructed in accordance with the Proposed Access Arrangements Plan 1:200 @ A1 (2495/550), Dated: 28/04/2021.

Reason:

In the interest of highway safety.

Condition 14

The vehicular access into the site shall at all times be left open, unimpeded by gates or any other barrier.

Reason:

In the interest of highway safety.

Condition 15

Prior to any use of the estate road access by vehicular traffic, the visibility splays shown on the Proposed Access Arrangements Plan 1:200 @ A1 (2495/550), Dated: 28/04/2021 shall be formed and thereafter retained in perpetuity, either side of the centre line of the estate road access in relation to the nearer edge of carriageway. In particular there shall at no time be any obstruction above 0.9 metres within this splay area.

Reason:

In the interest of highway safety.

Condition 16

There shall at no time be any growth or obstruction to visibility over 0.6 metres above the adjacent carriageway crown, over the site's whole estate road frontage within 2.0 metres of the near edge of the carriageway.

Reason:

In the interest of highway safety.

Condition 17

Prior to the occupation of any of the dwellings herewith approved, the required access roads and footways from the existing public highway shall be laid out and constructed strictly in accordance with the plans herewith approved, to at least the base course levels, and with the visibility splays provided.

Reason:

In the interest of highway safety.

Condition 18

The parking spaces and layout shown on the plans herewith approved shall be provided prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.

Reason:

In the interest of highway safety.

Condition 19

All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway, or be connected into, existing highway surface water drains.

Reason:

In the interest of highway safety.

Conditions 20 and 21 have been agreed with the Landscape Officer. Condition 20 is proposed to be added for clarity on retention and protection of existing landscape features and condition 21 secures future management and maintenance of landscape features at the site:

Condition 20

All existing trees, hedgerows and vegetation identified for retention on the submitted Tree Removal and Retention Plan shall be retained on site. All site operations shall be undertaken in compliance with the approved landscape constraint and protection information, as defined in the following submitted documents Tree Survey (prepared by RTAC Trees Revision 2), Detailed Soft Landscape Plan pages 1-4 (drawing no. edp6530_d001i), Tree Removal and Retention Plan (scale 1:75) and Landscape Management Plan (reference. edp6530_r001e). Any construction operations and/or access within the defined construction exclusion zone(s) (CEZ) shall be limited to those undertaken in compliance with the recommendations of BS5837. CEZ(s) shall be fully implemented prior to the commencement of any works associated with the development; and thereafter maintained in entirety, throughout the duration of all development works and until all equipment, machinery and surplus materials have been removed from the site.

Reason:

To ensure the necessary protection of existing trees and hedgerows on site.

Condition 21

The approved landscape maintenance and management information, as defined in the following submitted document: - Landscape Management Plan (reference. edp6530_r001e) shall be fully implemented and the measures referred maintained thereafter.

Reason:

To ensure future management of landscape at the site.