

**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 24 MEHEFIN 2021
ON 24 JUNE 2021**

I'W BENDERFYNU/ FOR DECISION

**ATODIAD
ADDENDUM**

***Ardal Del/
Area South***



ADDENDUM – Area South

Application Number	PL/00775
Proposal & Location	CREATION OF FOUR FAMILY TRAVELLER PITCHES WITH ONE RESIDENTIAL STATIC UNIT, TOURING CARAVAN, UTILITY/DAY ROOM AND PARKING FOR EACH PITCH, IMPROVEMENTS TO THE EXISTING ACCESS, INTERNAL ACCESS ROAD AND LANDSCAPING ENHANCEMENT - PHASE II LAND AT MAES Y DDERWEN, LLANGENNECH, LLANELLI

Consultation Responses

Head of Transportation & Highways – The formal response has now been received confirming no objection subject to conditions.

Details

Following further visit to the site and review of the imagery it is considered that an additional condition is required to provide adequate screening from the site to the primary school to the south. A condition is proposed to address this, particularly during autumn/winter months when existing vegetation is less dense. Condition 19 is proposed to address this.

Conditions and Reasons

The following conditions are requested from the Highway Authority:-

Condition 10

Prior to its use by vehicular traffic, the new shared use private drive shall be laid out and constructed with a carriageway width of a least 4.1 metres.

Reason: In the interest of highway safety.

Condition 11

Any access gates shall be set back a minimum distance of 5.0 metres from the highway boundary and shall open inwards into the site only.

Reason: In the interest of highway safety.

Condition 12

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 Maes-Y-Dderwen U2317 road frontage within 2.4 metres of the near edge of carriageway.

Reason: In the interest of highway safety.

Condition 13

Prior to any use of the access by vehicular traffic, a visibility splay of 2.4 metres x 25 metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the access in relation to the nearer edge of carriageway. In particular there shall at no time be any obstruction above 0.6 metres within this splay area.

Reason: In the interest of highway safety.

Condition 14

The access, visibility splays and turning areas required, shall be wholly provided prior to any part of the development being brought into use, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the access, visibility splays, or turning area, is to be obstructed by non-motorised vehicles.

Reason: In the interest of highway safety.

Condition 15

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 16

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 disposed of, or connected into, existing highway surface water drains.

Reason: In the interest of highway safety.

Condition 17

The shared use private drive access shall be hard surfaced in a bonded material for a minimum distance of 5.0 metres behind the nearside edge of carriageway, prior to any part of the development approved herewith being brought into use and thereafter maintained in perpetuity.

Reason: In the interest of highway safety.

Condition 18

Prior to the commencement of any part of the development herewith approved, a 2.0-metre-wide footway shall be provided from the proposed site access to link with the existing footway to the south, with the Maes-Y-Dderwen U2317 Road. This work shall be completed to the written approval of the Local Planning Authority and to the specification of the Local Highway Authority.

Reason: In the interest of highway safety.

Condition 19 is proposed to ensure adequate screening on the southern boundary.

Condition 19

Prior to the commencement of development hereby approved details of boundary treatment for the southern boundary, in addition to retention of the existing trees/landscape, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interest of privacy and visual amenity.

