

Cyngor Sir Caerfyrddin Carmarthenshire County Council

ATODIAD ADDENDUM

**Adroddiad Pennaeth Lle a
Chynaliadwyedd
Adran yr Amgylchedd**

**Report of the Head of Place
and Sustainability
Environment Department**

13/10/2022

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/03374
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Proposal	Residential development of 64 dwellings together with access, landscaping, drainage and associated works
Location	Land to the west of High Street, St Clears, Carmarthen

Details

Planning Obligations

There is a typographical error in respect of the cost of the highway improvement. For clarification, the costed scheme is just under £300,000.

Summary of Consultation Responses

Head of Transport - Has no objection subject to the imposition of the following conditions.

There are also additional conditions in respect of landscaping.

Conditions and Reasons

Amended Condition 2

Additional Plan:

- Site Access General Arrangement [SK07B], dated 11 October 2022.

Additional Conditions

Condition 9

Prior to its use by vehicular traffic, the new access road shall be laid out and constructed with 5.5 metre carriageway, 2.0 metre footways, and 6.0 metre kerbed radius (south) 8.0m kerbed radius (north) at the junction with the A4066 road.

Reason: In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 10

The gradient of the vehicular access serving the development shall not exceed 1 in 20 for the first 15.0 metres from the edge of the carriageway.

Reason: In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 11

Prior to any use of the access by vehicular traffic, a visibility splay of 2.4 metres x 43 metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the access road 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 interests of highway safety in accordance with Policy TR3 of the LDP.

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 estate road frontage within 2.4 metres of the near edge of the carriageway.

Reason: In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 13

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 interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 14

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 interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 15

Prior to the commencement of development, the Active Travel and highway infrastructure improvement works in the vicinity of the site access and at the A40 Slip Road junction with High Street (A4066) shall be carried out in accordance with Site Access General Arrangement SK07B and to the specification of the Local Highway Authority.

Reason: In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 16

Prior to the commencement of development, a detailed engineering scheme shall be submitted to the Local Planning Authority for the the proposed footpath widening and stone retaining element fronting 'Brynheulog'. The scheme shall be implemented in full as agreed prior to the beneficial occupation of the first dwelling, and to the specification of the Local Highway Authority.

Reason: In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 17

No development shall take place until a detailed Construction Traffic Management Plan is submitted for the written approval of the Local Planning Authority and thereafter to be implemented in full and as agreed.

Reason: In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 18

Before any development is commenced a detailed Travel Plan, setting out ways of reducing car usage and increasing walking and cycling to and from the development, shall be submitted to and agreed in writing by the Local Planning Authority. The detailed Travel Plan shall be implemented in accordance with the approved details at a timescale to be approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 19

No development shall take place until the existing vehicular access onto Heol Goi has been stopped up for motorised traffic.

Reason: In the interests of highway safety in accordance with Policy TR3 of the LDP.

Condition 20

No trees with trunk/stem diameter exceeding 100 mm, measured at a height of 1.5 metres above ground level; or hedges, which are located within or on the site boundary shall be cut down, uprooted, destroyed, topped, lopped or pruned without prior approval of a Landscape Design Scheme (LDS), or specific written approval for the works by the Local Planning Authority. Following such approval all works are to be carried out in accordance with BS3998.

Reason: To ensure that the development retains, incorporates and does not adversely affect existing landscape or other features which contribute to local qualities and distinctiveness: thus, delivering the objectives of CLDP policies: - SP1 d) and i); SP14 e); GP1 b) and f); and EQ5; and pursuant to section 197 (a) of the Town and Country Planning Act 1990.

Condition 21

Prior to the commencement of any works associated with the development hereby approved, a Construction Exclusion Zone (CEZ) shall be established to protect all existing landscape elements not identified for specific removal to implement the development. The CEZ shall be defined by a barrier of a specification appropriate to exclude the degree and proximity of all construction phase operations. The barrier shall form a continuous length, aligned as follows:-

- i) To the perimeter of root protection areas, defined in accordance with BS5837 of all trees, groups of trees or woodland located within, on, or with a canopy spread which overhangs the site boundary.
- ii) To 1.5m from the edge extent of above ground growth of all shrub masses, hedges and hedgerows located within or on the site boundary.

Any construction operations and access within the CEZ shall be limited to those undertaken in compliance with the recommendations of BS5837. The CEZ shall be enforced throughout the duration of all development works and until all equipment, machinery and surplus materials have been removed from the site.

Reason: To ensure that the development retains, incorporates and does not adversely affect existing landscape or other features which contribute to local qualities and distinctiveness: thus delivering the objectives of CLDP policies: - SP1 d) and i); SP14 e); GP1 b) and f); and EQ5; and pursuant to section 197 (a) of the Town and Country Planning Act 1990.

Condition 22

No development shall take place until a Landscape Design Scheme (LDS) along with implementation schedule, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be in compliance with recommendations and relevant guidance as provided by the Local Planning Authority.

The approved scheme shall be fully implemented in accordance with the implementation schedule.

Any existing elements retained or translocated; or new elements installed, constructed, planted or seeded in accordance with the approved scheme which, within a period of 5 years after implementation 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 element in relation to this planning approval is no longer delivered, shall be replaced, within six months of written notification by the Local Planning Authority, or within in the next available planting or seeding season thereafter, with replacement elements of similar size and specification.

Reason: To ensure that the development enhances the character and appearance of the site and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity: thus delivering the objectives of CLDP policies: - SP1 d) and i); GP1 a), f) and i); EQ5; and where appropriate EQ6.

Condition 23

No development or site clearance shall take place until appropriate Landscape Maintenance and Management information has been submitted to and approved in writing by the Local Planning Authority. The information shall include the following:

- a) Landscape Maintenance and Management Responsibility Plan; which provides clear definition of all areas within and on the application boundary and specifically identifies:-

- i) areas subject to transfer to future private ownership;
 - ii) areas proposed for adoption by the local authority;
 - iii) all areas within the application boundary not included in the above.
- b) Landscape Maintenance and Management Scheme for all areas not subject to transfer to future private ownership or areas proposed for adoption by the Local Authority.

The scheme shall include:-

- Plans, specifications and schedules for establishment and long-term maintenance and management, of all identified landscape areas, including monitoring and remedial operations;
- Details of the management agent (body or organisation) responsible for implementation of the LMM scheme; and the legal and funding mechanism(s) by which delivery of the LMM scheme will be secured for the lifetime of the proposed development.

All landscape maintenance and management shall be fully implemented as approved.

Reason: To ensure that the landscape proposals are managed and maintained to ensure long term delivery of the objectives of CLDP policies : - SP1 d) and i); GP1 a), f) and i); EQ5; and where appropriate EQ6

Condition 24

No development shall take place until details of boundary treatment along the southern boundary have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with Policy GP1 of the LDP.

Application No	PL/04555
Proposal	Temporary change of use (24 months) of vacant retail unit (Class A1) to vehicle depot with offices and associated vehicle parking
Location	24A Heol Stanllyd, Cross Hands, Llanelli, SA14 6RB

Details

Summary of Consultation Responses

Welsh Government Trunk Roads - Having looked at the location of the development and considered the impacts to the A48 trunk road. These would not be material to the Trunk Road network, and therefore have no objections or further comments to make.