

**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**

10/11/2022

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/03333
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Proposal	Creation of 10 additional traveller pitches to the west of PL/00775 (Plots 5-14) with alternative layout, ecological and landscape enhancements and extension to approved internal access road (Phase III)
Location	Land at Maes Y Dderwen, Llangennech, Llanelli, SA14 8UW

Details

Subsequent to the publicising of the Head of Place a Sustainability's Report, a Landscape and Ecology Management Plan – Elite Ecology (October 2022) has been received. The document has been assessed by the Planning Ecologist who has no objections to the development, subject to the amendment to Condition 15 in the Report (please see below – Condition 15)

Consultation Responses

Head of Transportation & Highways – The formal response has been received stating no objection to the proposed development, subject to the imposition of planning conditions (see below – conditions 17 – 31)

Amended condition:

Condition 15

Prior to the first occupation of the development hereby approved, the application site shall be landscaped – inclusive of all ecological management measures – strictly in accordance with details contained in the Landscape and Ecological Management Plan prepared by Elite Ecology (Dated October 2022) Any existing elements retained or translocated; or new elements installed, constructed, planted or seeded in accordance with the approved scheme which, within the lifetime of the approved 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 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

Further conditions recommended by the Head of Transportation & Highways:

Condition 17

Prior to its use by vehicular traffic, the new access road shall be laid out and constructed with a 5.0 metre carriageway, 2.0 metre footway (southern side radius) and 6.0 metre kerbed radii at the junction with the Maes-Y-Dderwen U2317 road.

Reason: In the interests of highway safety.

Condition 18

Any access gates shall be set back a minimum distance of 15.0 metres from the highway boundary and shall open inwards into the site only.

Reason: In the interests of highway safety.

Condition 19

The gradient of the vehicular access road serving the development shall not exceed 1 in 20 for the first 15 metres from the edge of the carriageway.

Reason: In the interests of highway safety.

Condition 20

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 interests of highway safety.

Condition 21

Prior to any use of the access road by vehicular traffic, a visibility splay of 2.4 metres x 33 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 0.6 metres within this splay area.

Reason: In the interests of highway safety.

Condition 22

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 areas, is to be obstructed by non-motorised vehicles.

Reason: In the interests of highway safety.

Condition 23

Prior to the occupation of any of the plots 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.

Condition 24

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.

Condition 25

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.

Reason: In the interests of highway safety.

Condition 26

No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.

Reason: In the interests of highway safety.

Condition 27

The access road shall be hard surfaced in a bonded material for a minimum distance of 15.0 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 interests of highway safety.

Condition 28

No development shall commence until a detailed Traffic Management scheme for a junction improvement/rearrangement preventing vehicles from turning right from Maes-Y-Dderwen (U2317) onto the A4138 has been submitted for the written approval of the Local Planning Authority and to the specification of the Local Highway Authority. Thereafter, the scheme shall be implemented in accordance with the approved details prior to first use of the development hereby approved.

Reason: In the interests of highway safety.

Condition 29

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 road 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 interests of highway safety.

Condition 30

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.

Condition 31

Prior to the commencement of development, a scheme for refuse storage and collection shall be submitted to the written approval of the Local Planning Authority. Thereafter, the scheme shall be implemented in accordance with the approved details prior to first use of the development hereby approved.

Reason: In the interests of highway safety.