

**Cyngor Sir Caerfyrddin  
Carmarthenshire County Council**

**ATODIAD  
ADDENDUM**

**Adroddiad Pennaeth Lle a  
Chynaliadwyedd  
Lle a Seilwaith**

**Report of the Head of Place  
and Sustainability  
Place and Infrastructure**

**24/10/2023**

**I'W BENDERFYNU  
FOR DECISION**

<b>Application No</b>	<b>PL/03083</b>
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<b>Proposal</b>	Conversion of former school building into residential dwelling and the erection of 20 affordable dwellings on former school grounds, including all associated works
<b>Location</b>	Former Coedmor School, Cwmann, Lampeter, SA48 8ET

## Details

### **Pencarreg Community Council**

An additional representation has been received from Pencarreg Community Council enclosing photographs of a flooding event from 2015 in support of the concerns regarding surface water. The photographs depict surface water flowing from the former school site through the park and community centre and on to Treherbert St.

It should be noted that surface water is governed by the Sustainable Drainage Approval Body (SAB). The applicant submitted a SAB application at the same time as the planning application, which shows an attenuation pond so surface water from the site is collected sustainably and if necessary, released in a controlled manner. The stream running along the western boundary is unaffected by the development. The SAB application has been scrutinised by the drainage engineers and has been approved.

### **Welsh Government**

Welsh Government has confirmed through correspondence that the two issues subject to the call in request and Article 18 Direction as being settlement Development Limits and Place Making. These two issues are addressed through the Committee presentation.

### **Recommendation**

The recommendation remains approval subject to the lifting of the Article 18 Direction.