

**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 IONAWR 2017
ON 24 JANUARY 2017**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

*Ardal
Dwyrain/
Area East*



ADDENDUM – Area East

<i>Application Number</i>	E/34841
<i>Proposal & Location</i>	ONE RESIDENTIAL DWELLING AT LAND OPPOSITE, BRODAWEL, LLANDEILO, SA19 7TA

DETAILS:

While the application initially proposed a two storey dwelling, the agent has recently submitted a revised Site Layout and Section Detail Plan which shows that the proposed dwelling shall now be single storey form of construction. The revision in height and type of the proposed dwelling addresses one of the principal concerns in the third party representation. The conditions applied to the permission shall be revised to reflect the receipt of the amended plans and to restrict the dwelling to a single storey form of construction.

The Authority's Planning Ecologist has commented on the need for boundary treatments to be considered in the Reserved Matters application which has been imposed as an Outline condition. A condition has also been requested to be applied in relation to the prevention of pollution during construction because of the nature of the wooded area to the east of the application site; a condition will be applied to any permission. The standard nesting bird condition is requested to be added to the application to ensure the vegetation works are done outside the breeding bird season, and this shall also be applied to any permission.

Head of Transport - Offers no objection, subject to the imposition of conditions.