

**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 04 EBRILL 2019  
ON 04 APRIL 2019**

**I'W BENDERFYNU  
FOR DECISION**

**ATODIAD  
ADDENDUM**

*Ardal  
Dwyrain/  
Area East*



## ADDENDUM – Area East

|                                |  |
|--------------------------------|--|
| <i>Application Number</i>      | <b>E/37177</b>   |
| <i>Proposal &amp; Location</i> | PROPOSED NEW SELF-CATERING AND B&B TOURISM ACCOMMODATION WITH MANAGERS ACCOMMODATION AND SPA, FACILITATED THROUGH FOUR RESIDENTIAL UNITS AND THE TEMPORARY SITING OF A RESIDENTIAL CARAVAN AT BRECON VIEW ECO VILLAGE, LAND TO NORTH OF DINEFWR ROAD, GARNANT, AMMANFORD |

### **DETAILS:**

**Head of Transport** – Recommends the imposition of the following conditions:

1. 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.
2. The access, visibility splays and turning area 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.
3. 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 internal private road frontage within 4.0 metres of the near edge of the carriageway.
4. 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.
5. No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.
6. Prior to occupation of any part of the development herewith approved, a 1.8 metre wide footway shall be provided from the south-west corner of the site to the north-western most car parking space labelled no.1. This work shall be completed to the written approval of the Local Planning Authority and to the specification of the Local Highway Authority.
7. No development shall commence until details of pedestrian refuge areas from the north-western most car parking space labelled no.1 to Dynevor Road has been submitted to and approved in writing. No part of the development hereby approved is to be occupied until the refuge areas have been constructed.
8. No development shall commence until a detailed Travel Plan, setting out ways of reducing car usage and increasing walking and cycling to and from the development, has been 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.

9. 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 shall be implemented in full and as agreed.

The Applicant and Agent have agreed that a contribution is to be made towards affordable dwellings. A legal agreement in the form of a Unilateral Undertaking has been submitted to agree to this on the basis that the dwellings contribute £41.98 per square metre of internal floor space.

Similarly, a request for amended plans showing a pedestrian footway on the edge of the carriageway for the full extent of the site which explains the 4.0 metre set back in condition 3 above (2.0 metre for the car, plus another 2.0 metres for the pavement), as per the Highways request has also not been received.

**Land Drainage** – The formal details requested by the Land Drainage team have been submitted and have been found to be acceptable. As such, there are no objections or concerns raised by the Land Drainage team.

**Ecology** – No further details have been received, in particular with regard to the trees. The Agent advises that the original information regarding ecology is still applicable and that no trees will be harmed as a result of the development.

**Public Protection** – No final comments have been received regarding the issue of Air Quality following the information that log burners are to be used.