

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

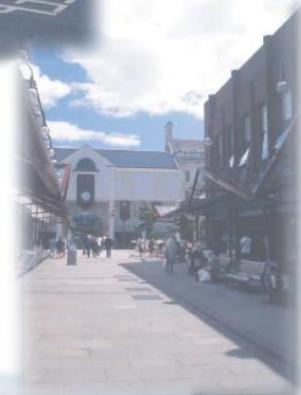
**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 19 MEDI 2019
ON 19 SEPTEMBER 2019**

**I'W BENDERFYNU/
FOR DECISION**

ADDENDUM

***Ardal
Gorllewin/
Area West***



ADDENDUM – Area West

<i>Application Number</i>	W/37120
<i>Proposal & Location</i>	DEVELOPMENT OF SITE WITH THE ERECTION OF BOTH A FREESTANDING RESTAURANT AND A FREESTANDING COFFEE SHOP, BOTH WITH ASSOCIATED DRIVE THROUGH FACILITY. INSTALLATION OF ACCESS ROAD, ASSOCIATED CAR PARK, PATIO AREAS, EXTRACTION EQUIPMENT AND WIDER ASSOCIATED WORKS TO THE SITE AT LAND AT ST CLEARS ROUNDABOUT, OLD TENBY ROAD, ST CLEARS, CARMARTHEN, SA33 4JW

DETAILS:

Summary of Consultation Responses

Local Member(s) - Councillor Philip Hughes has raised additional highway concerns in respect of the development and in particular the amount of traffic that enters and exits onto the roundabout of the A40 via Tenby Road from the Starbucks coffee shop and Travel lodge hotel.

He is concerned that this volume of vehicular movements has not been accurately measured by the applicant as part of the transport assessment in that he suggests that the traffic counters were placed to the east of entrances to both businesses whereby the existing traffic flows were not captured. He therefore suggests that a further assessment should be undertaken to address this error and to accurately assess the highway impacts of the proposed development.

In addition, he suggests that the site's location on the main arterial route from Pembrokeshire will mean that there will undoubtedly be an increased traffic flow in the area that could affect the backlog of traffic into St Clears.

Councillor Phillips requests that the determination of the application be deferred until an accurate measurement of the existing and proposed traffic flows has been undertaken. He also recommends that discussions take place with the Trunk Road Agency to consider the possibility of a separate direct access to the development from the roundabout of the A40.

Appraisal

The Head of Transport has accepted the findings of the transport assessment accompanying the application and offered no objection to the development subject to the imposition of suitable conditions which are set out in the main report and the completion of a Section 106 Agreement securing a financial contribution towards the introduction of a pedestrian phase to the signalised junction in the centre of St Clears.

The recommendation for approval therefore remains unchanged.