

**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 17 TACHWEDD 2020
ON 17 NOVEMBER 2020**

**I'W BENDERFYNU/
FOR DECISION**

***Ardal Del/
Area South***



Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yna rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

COMMITTEE:	PLANNING COMMITTEE
DATE:	17 NOVEMBER 2020
REPORT OF:	HEAD OF PLANNING

INDEX - AREA SOUTH

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL	PAGE NOS.
S/40758	Introduce a 9m x 12m marquee and a new modular kitchen and toilet block at Llwyn Hall, Erw Las, Llwynhendy, Llanelli, SA14 9LD	31 - 44

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	S/40758
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Application Type	Full Planning
Proposal & Location	INTRODUCE A 9M X 12M MARQUEE AND A NEW MODULAR KITCHEN AND TOILET BLOCK AT LLWYN HALL, ERW LAS, LLWYNHENDY, LLANELLI, SA14 9LD

Applicant(s)	SION STEPHENS
Case Officer	ZOE JAMES
Ward	Bynea
Date registered	23/06/2020

Reason for Committee

This application is being reported to the Planning Committee following the receipt of more than one objection from third parties.

Site

The application site comprises Llwyn Hall Country House set within its own grounds with parking and grassed area accessed off Erw Las. The site is bordered by public highways Hendre Road to the north and Erw Las to the west with residential uses to the east and south. The wider area predominantly comprises residential uses.

The property comprises a substantial two storey detached building with associated parking and lawned garden area to the south of the main building. The main vehicular access is onto Erw Las with an additional vehicle access onto Hendre Road. The site slopes slightly from its northern boundary in a southerly direction.

Llwyn Hall Country House is an existing hotel and restaurant who presently cater for weddings, events and business functions.

The site is not situated within any environmental or ecological designations, although is partly within the Coal Authority's Development High Risk Area. The site is not allocated for any purpose but is within the Development Limits of Adopted the Local Development Plan (LDP).

Proposal

The planning application proposes the erection of a marquee and extended kitchen and toilet block at the existing Llwyn Hall Country House hotel and restaurant. The proposed

marquee measures 9 metres by 12 metres, with a wall height of 2.4metres and pitched roof of 4.48metres and is proposed in the eastern corner of the site adjacent to the existing hotel. The extended kitchen and toilet block is proposed as a temporary portacabin structure located to the north of the existing building adjacent to the rear elevation. This element of the proposal measures approximately 9.9m by 5.4m and will include separate ladies and gentlemen toilets and an open plan kitchen.

The proposed marquee will be PVC which includes a separate internal cavity wall lined with acoustic lining and double layered inner wall of high-density acoustic plaster boards. The marquee will also have full height and width UPVC windows and doors with laminated glass to provide additional sound reduction. The roof is also proposed to be lined with specifically designed modular acoustic quilting panels.

The information submitted as part of the application states that the marquee is proposed to host events such as weddings, parties and functions at the premises. As such, it is acknowledged that such events would typically include evening entertainment through the form of recorded music using a DJ and public address (PA) system. Evening entertainment is proposed to only be during the hours of 19:00-23:00. It is noted that the entertainment does not include any live amplified music in the form of bands with drumkits and amplified guitars.

The applicants have also advised that the proposed marquee is required now to help the business to continue trading in line with the new Government restrictions regarding social distancing at hospitality venues. As such, it is understood that the marquee will also be used to provide additional seating capacity for the existing hotel and restaurant facility to comply with Covid-19 regulations and to assist the business recovery.

The proposed kitchen and toilet block will be a portable structure with mains electric and plumbing and will provide the main power source to the marquee. An air-conditioning unit alongside generator, extractor fans and cooking equipment are also proposed to be installed. Full details of the equipment have not been provided at this stage but are proposed to be required by condition prior to commencement of development.

The applicant has advised that to accommodate additional events such as weddings and parties, it is anticipated that up to four additional full-time staff may be employed at the premises (2 full time and 4 part-time).

No changes are proposed to the existing boundaries or trees and vegetation on site.

Planning Site History

The following previous applications have been received on the application site:-

S/17055	Variation of Condition No. 1 of planning permission LL/01926 dated 27/08/2002 to extend the time period two storey extension Variation of Planning Condition granted	27 September 2007
LL/02795	Erection of a single storey conservatory to east elevation Full planning refused Appeal Dismissed	21 January 2003 23 September 2003

LL/02794	Erection of a single storey conservatory to west elevation Full planning permission granted	21 January 2003
LL/01926	Two storey extension comprising of kitchen, wcs and storage facilities Full planning permission granted	27 August 2002
LL/01048	Change of use from dwelling to restaurant and guest house Full planning permission granted	13 May 2002
S/01277	Proposed kitchen and study ground floor extension. Proposed bedroom and 2 no. en suite first floor extension Full planning permission granted	25 June 1998

Planning Policy

In the context of the Authority's current Development Plan the site is within the defined development limits of Llanelli as contained in the adopted Local Development Plan (LDP). It is not the subject of any designation or allocation in the Plan. Reference is drawn to the following policies of the Plan:-

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

SP1 Sustainable Places and Spaces
 SP3 Sustainable Distribution- Settlement Framework
 SP15 Tourism and Visitor Economy
 GP1 Sustainability and High Quality Design
 GP2 Development Limits
 TR3 Highways in Developments
 EP2 Pollution
 TSM4 Visitor Accommodation

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Planning Policy Wales](#) (PPW) Edition 10, December 2018 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways – Latest response received confirms no objection subject to imposition of conditions.

Head of Public Protection - No observations to make.

Environmental Health Pollution & Wellbeing – Raise some concerns regarding the effect of the proposed development on the amenity of nearby residents, although following discussion with the applicant and specific conditions including restricting the total number of events held both annually and weekly, it is considered suitable conditions and mitigation measures can be proposed at the site.

Sustainable Drainage Approval Body (SAB) - The surface water drainage provision remains unchanged – there is no need for additional information, from the planning consultation perspective.

Llanelli Rural Council - No objection providing there is no detrimental impact on amenity and privacy of local residents.

Local Member(s) - Councillor Cundy has contacted with queries but made no formal comments.

Natural Resources Wales – No objection.

Dwr Cymru/Welsh Water - No objection subject to imposition of conditions.

Coal Authority – No objection subject to applicant being aware of informative note.

All representations can be viewed in full on our [website](#).

Summary of Public Representations

The application was the subject of notification by way of neighbouring letters and two site notices displayed in the vicinity of the site.

Seven representations were received, all objecting, the matters raised are summarised as follows:

- Noise pollution from people, music and fireworks etc.
- How can sound levels be managed so that they do not cause nuisance to residents and comply with environmental health legislation.
- Existing chronic health conditions to be exacerbated by additional noise.
- Houses nearby are old and do not have soundproofing.
- Soundproofing marquee will only have limited effect.
- Large elderly population in the area who it will be distressing for.
- Lots of young children in area too who will be in bed before 11pm.
- Low frequency noise/bass can travel for miles.
- Additional noise will be generated from air conditioning units and possibly fireworks.
- Area cannot cope with additional parking.
- Existing problem of on street parking.
- Existing car park is very small and marquee will reduce this further.
- Existing problems with speeding along the road.
- Many people have been shielding and self-isolating so haven't had the opportunity to put representations in.
- Unaware of the application having been submitted.
- Notice on lamp post is not very obvious.
- Small quiet area.
- Object as high risk with Covid-19 within a marquee and portable toilets.
- Risk is high in built up area and restrictions limit 30 people so uncertain why marquee is required.
- Llwyn Hall was originally a small B&B and has now expanded. It is not appropriate to hold large weddings/functions in a marquee on a regular basis.

- Drunken anti-social behaviour has already been experienced as a result of weddings held at the site in the past.
- Can the area support extra waste from kitchen and toilet block proposed?

All representations can be viewed in full on our [website](#).

Appraisal

Noise Concerns

The application proposes a marquee along with modular block for additional kitchen and toilet facilities at Llwyn Hall Country House Hotel. The reasoning for the proposal and application submission is to enable the venue to hold larger weddings/functions/events, albeit it is also stressed that the marquee is now required to enable the business to comply with social distancing regulations following Covid-19 and forms part of their business recovery plan. Given the site's location within a built-up residential area concerns have been raised regarding noise, disturbance and resultant impact on residential amenity. As a result, a detailed Noise Impact Assessment (NIA) has been undertaken and submitted by the applicant in support of the proposal, following an initial discussion and scoping of the report with the Authority's Environmental Health Practitioner (EHP).

The NIA includes an on-site survey to determine existing background noise levels in the area, a noise modelling exercise to predict music noise levels and also patron noise emissions at nearby residential properties. The levels have been reviewed against relevant legislation and guidance along with recommendations on design of plant equipment to minimise noise emissions. A Noise Management Plan (NMP) has then been prepared which outlines the measures that the applicant will take to mitigate, manage and monitor noise impacts on an ongoing basis. Both the NIA and NMP have been reviewed in detail by the Authority's Pollution and Wellbeing Team with the relevant EHP also having undertaken several discussions with the applicant regarding the nature and frequency of the proposed weddings/events to be held within the marquee.

It is acknowledged by both the EHP and the noise consultants that fabric marquees typically offer little sound containment/insulation. However, the applicant has proposed specifications to improve the acoustic properties by including solid/reinforcing elements on all elements of the marquee.

The NIA highlights that to meet internal noise targets in nearby residential dwellings, noise from activities associated with the development should not exceed 50 dB_{LAeq} in the daytime and 45 dB_{LAeq} during the night-time when measured directly outside of a residential bedroom or living room window. The consultants attended the site and surrounding area to conduct a baseline noise survey between Friday 31 Jul and Monday 3 August 2020. Noise monitors were set up at six different locations/residential properties identified as noise sensitive receptors (NSR) in the surrounding area. The closets property, NSR1 is around 10m from the north façade of the proposed marquee. The results are used to give context to predicted noise emissions from entertainment and patron noise associated with the proposal.

The survey identified that the main noise sources affecting the site at present comprise intermittent road traffic noise from two nearby roads and more consistent traffic noise from the A484 approximately 300m away, environmental noise from birdsong and winds, consistent low-level plant noise from an existing extract system at the hotel and general noise from use of the kitchen and general operations of the hotel including occasional

movement of cars within the car park and patrons seated outdoors. It is acknowledged that the survey was conducted during a time when the hotel was preparing to re-open following Covid-19 so noise generated by guests at this time may have been slightly lower than usual.

Music/Entertainment Noise

The NIA then goes onto to detail predicated noise levels inside the marquee based on the following entertainment/music options:

- Traditional DJ using a PA system operating with a noise level compressor at a maximum of 85 dB_{LAeq15min};
- An acoustic band without amplification – such as acoustic guitar, brass/wind instruments, piano (around 80-85 dB_{LAeq15min});
- An acoustic soloist – such as an acoustic guitar or pianist (around 70-75 dB_{LAeq15min});
- Background music during ceremonies or dinner (around 60-65 dB_{LAeq15min}).

The report identifies a live band with drumkit, and amplified guitars typically reaches around 100dB_{LAeq15min} at audience position and as such this sort of performance is likely to cause an adverse impact at this site due to the close proximity to residential properties. Therefore, should planning permission be granted a condition is proposed restricting the use of live bands with amplified instruments at the site.

The NIA considers two scenarios, based upon whether the entrance doors to the south elevation or closed or open. The results show that providing noise levels inside the marquee are consistently monitored by the DJ and kept at a level of no greater than 85 dB_{LAeq15min}, that the noise level criteria can be met at all nearby noise-sensitive receptors. It is identified that the most affected property, situated around 10m from the marquee, noise levels are predicted to be just at the acceptable limit. Although it is highlighted that the existing ambient levels recorded in the evening period are measured at present to be around 49-50 dB_{LAeq15min}. This assessment is based on the worst-case scenario regarding noise generated from entertainment options, as identified above use of a traditional DJ involves the highest noise levels compared to the other music/entertainment options. Further details are provided below, a condition is also proposed to require a noise limited to be installed within the music/PA system to ensure levels do not increase above the specified amount.

Patron Noise

Patron noise has also been considered in the report. The same criteria, to not exceed 50 dB_{LAeq15min}, at 1m outside of a residential window is also considered acceptable for patron noise. The NIA acknowledges that part of the noise management strategy required at the site will be to ensure guests are conscious of behaving responsibly regarding noise levels and avoid congregating outside near neighbouring properties and sticking to designated areas including the existing outdoor seating area. Nevertheless, the report still acknowledges that even with management measures in place guests will still congregate outside of the marquee at times. A person speaking at normal conversation level is around 60dB when standing 1m away or 66dB if raising their voice. The NIA models scenarios where either six guests are grouped outside of the marquee entrance or in the existing external seating area and all talking with raised voices. This highlighted that the highest

predicted level is 44 dB_{LAeq15min}, at 1m outside of a 1st floor residential window of properties to the south/south west and is within the 50dB limit.

Plant Noise

The NIA also considers noise impact associated with mechanical plant/equipment at the site which is understood to include an air-conditioning system in the marquee, a generator, extractor fans to the kitchen and hand dryers in the toilets. The full design of the mechanical plant has not been provided at this stage and the assessment has been based upon a rating level for noise emissions for the plant equipment based on the existing background noise level. The report recommends a maximum rating of 41 dB_{LAeq15min}, at 1m from the outside of all nearby residential windows. In accordance with the recommendation of the NIA, a condition is proposed to require details of the plant equipment to demonstrate compliance with the specified noise criteria.

Noise Management Plan

As referred to above the submission includes a detailed Noise Management Plan (NMP) prepared by the noise consultant and following discussion with both the applicant and the Authority's EHP. The NMP is considered to be required as the NIA acknowledges that meeting the specified noise level criteria, as demonstrated above, does not automatically rule out an adverse impact or lessen the possibility of complaints, given the perception of noise is relatively subjective. With any development there is always the possibility of associated complaints, however the specified criteria/levels provide a way of determining a 'valid' complaint.

The provision of the NMP demonstrates the applicant's commitment to further mitigating noise impact with reasonable measures. It is acknowledged that the NMP should aid an ongoing review of the management of events within the marquee. The NMP includes a number of noise control measures and also identifies certain possible forms of future mitigation which could be taken forward if considered required.

The noise control measures identified and to be implemented initially at the site include:-

- An internal noise monitoring/PA system set up – this will be used at all times and will allow noise levels to be monitored to ensure that a level of 85 dB_{LAeq15min}, is not being exceeded.
- External sound systems and amplified music or use of drum kits is prohibited.
- Amplified music up to a volume of 85 dB_{LAeq15min} will be allowed inside the marquee up until 23:00 and all events must end by 23:00.
- The marquee will be constructed using the specified materials and sound proofing measures and the fire escape doors on the east elevation will be kept closed at all times, except in event of an emergency.
- Signage will be provided, and staff will be on hand to direct guests to suitable outdoor areas.
- Access to the area to the north of the site (towards the nearest noise sensitive receptor) is restricted for the duration of any events.

- A designated member of staff will be positioned close to the main exit to oversee the end of night departure period.
- Firework displays are prohibited.
- A suitably trained events manager will be responsible for noise reduction measures on site at all times during events and will ensure acceptable behaviour amongst guests and also provide direct contact details for residents in the event that any issues need to be reported and investigated.
- Complaints management and communication system will be set up to ensure that any issues can be reported at any time during an event.
- Details of all initial events will be provided to the EHP should they wish to monitor random events without the operator's prior knowledge.

In relation to the internal noise and PA system, a condition is proposed to require a limiter to be installed which will regulate the power output and cut the power system when the limit is exceeded. This condition will ensure that there are no instances where the music/entertainment will be above the set criteria.

Based on the detailed noise survey, modelling work and assessment undertaken it is considered that the proposed marquee can be appropriately constructed, and events managed through use of internal monitoring system to regulate music/entertainment noise. Patron noise is proposed to be strictly managed through signage and staffing measures to be introduced and followed at the site during all events. It is also worth noting that patron noise is presently experienced at the site now in association with existing weddings/events held at Llwyn Hall. Noise associated with any plant equipment is proposed to be conditioned to ensure this does not have an adverse impact in accordance with existing background noise levels recorded. The EHP has carried out a detailed review of the NIA and NMP and has recommended additional conditions above those restrictions specified within the NMP if we are minded to grant planning permission in order to protect amenity of nearby residents. In addition, the EHP has discussed with the applicant and it has been agreed that use of the proposed development in relation to events such as weddings will be restricted to a maximum of 16 per calendar year and no more than one per week. As such, use of the marquee for weddings or similar events will not be intensive.

Policy EP2 requires that new developments seek to demonstrate how noise pollution will be affectively minimised. Whilst Policy GP1 requires proposals not to have a significant impact on amenity of neighbouring properties.

The proposed development is therefore considered to be acceptable from a noise perspective and address the requirements of policies EP2 and GP1 based on compliance with the NMP and additional conditions proposed. It is also acknowledged that for a large part of the time the proposed marquee will be used to provide better facilities and additional space for existing guest numbers to improve welfare and social distancing, as required due to Covid-19.

Highway Impacts

A number of concerns received also relate to parking and highway safety issues associated within increased and intensification of the site. The Authority's Highway Officer has reviewed the initial submission and requested amendments made to the proposed parking plan including clarification on additional staff numbers and disabled parking arrangements. Following the provision of additional information and clarification that the proposed use will not result in significant regular intensification of the site, the Highways Officer has advised no objection subject to the imposition of certain conditions.

Drainage Matters

The proposal has been reviewed by the Authority's Sustainable Drainage Approval Body (SAB) and Dwr Cymru Welsh Water (DCWW) in regard to surface water drainage at the site. Neither object to the proposal and it is acknowledged by the SAB team that the proposed marquee and kitchen/toilet block is to be situated on areas of existing hardstanding. DCWW have requested a condition to be imposed regarding further details of the disposal of foul, surface and land water. Nevertheless, they have not objected to the scheme in regard to the capacity of the existing sewer as raised by some objectors.

Publicity Matters

A number of the objectors make reference to the lack of publicity of the application or concern during the timing of the publicity due to lockdown associated with Covid-19. The application was publicised by way of neighbour notification letters sent to properties bordering the application site. In addition, two site notices were displayed in the vicinity of the site, one on a lamppost on Erw Las to the west of the main site entrance and the second on a telegraph pole on Hendre Road to the north of the site. The notices were displayed on 2 July 2020. Initial comments received from concerned parties who had missed the 21-day statutory consultation period were responded to and advised that comments would still be accepted and reviewed as part of the application.

Whilst it is appreciated that Covid-19 lockdown may have an impact on the amount of people walking in the area, there has now been a total of 4 months following the posting of the site notice and neighbour notification letters. As such, it is considered that there has been sufficient time for interested parties to submit representations. Furthermore, the publicity of the application complies with the requirements of Article 12 (5) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

Other Matters

Other matters are raised regarding an increase in anti-social behaviour. The proposal is not considered to result in an increase in anti-social behaviour. The venue already hosts existing weddings and functions and is able to accommodate evening functions of up to 90 guests.

In terms of the concerns raised regarding the proposal having a detrimental impact on spread of Covid-19, the applicant has confirmed one of the main factors behind the submission and proposed marquee is to provide better facilities and more space for existing guest numbers to improve welfare and social distancing. The scheme is being pursued to secure the post Covid business recovery. If planning permission were granted for the proposed development, the existing venue and proposed marquee would still be required to

operate in accordance with Government legislation and guidance regarding social distance and maximum capacity numbers.

Planning Obligations

None

Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

Conclusion

After careful consideration of the scheme as submitted, along with third party representations, material considerations and proposed mitigation measures it is concluded on balance that the proposed development is acceptable. The detailed NIA submitted demonstrates that music and entertainment noise within the marquee can be managed to an acceptable level in relation to amenity of residential occupiers. Furthermore, patron noise is considered can be adequately managed through strict adherence to the NMP and additional conditions and restrictions proposed. Furthermore, as agreed with the applicant the total number of weddings/events to be held at the site will be restricted to a maximum of 16 per year and no more than one per week. As such, the use of the marquee for such events will not be intensive. On this basis, the EHP does not object to the scheme and it is not considered to have a significant adverse impact upon amenity of nearby residents through noise pollution. The remainder of the time the marquee is proposed to improve facilities and provide additional space for existing guests in line with the requirements regarding social distancing as a result of Covid-19. It is acknowledged that the marquee is also proposed as part of the company's Covid-19 recovery plan which is a material consideration.

Turning to parking and highway matters, the Highways Officer is satisfied on the basis of the information provided that there will not be a regular intensification of activity at the site and therefore has no objection subject to conditions. Drainage matters are proposed to be addressed under condition. Adequate publicity has been carried out in accordance with the requirements under Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (amended).

The proposal is in accordance with the policies of the adopted Local Development Plan and is therefore put forward with a favourable recommendation subject to the below conditions.

Recommendation - Approval

Conditions and Reasons

Condition 1

The development shall begin no later than five years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Condition 2

The development shall be carried out in accordance with the following approved plans and documents:-

- Site Location Plan scale 1:1250 received 10 June 2020;
- Existing Floor and Site Plan received 10 June 2020;
- Marquee Specification details received 17 June 2020;
- Marquee and modular block 3D plan and elevations received 17 June 2020;
- Proposed Site and Parking Plan received 1 September 2020;
- Covering letter and product/materials information received 24 May 2020;
- Noise Impact Assessment prepared by Parker Jones Acoustics (dated 28th October 2020 Revision 1 including Noise Management Plan) received 28 October 2020.

Reason: To confirm the extent of the permission and in the interest of visual amenity.

Condition 3

The marquee and modular kitchen/toilet block shall only be used in connection with the existing business at Llwyn Hall Country House and shall at no time be used independently.

Reason: To safeguard against any separate use and protect the amenities of neighbouring residents.

Condition 4

The marquee, kitchen/toilet block and any associated paraphernalia hereby approved shall be removed from the land in its entirety and the land reformed to its former condition within a period of 5 years from the date of this permission.

Reason: To ensure the land returns to its former condition when the marquee is no longer required and in the interest of visual amenity.

Condition 5

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 6

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 or be disposed of, or connected into, existing highway surface water drains.

Reason: In the interests of highway safety.

Condition 7

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Condition 8

The Music Noise Level (MNL) of the proposed development shall not exceed 50 $L_{Aeq, 15 \text{ mins}}$, at 1m from the façade of any noise sensitive premises or at another location that is deemed suitable by the authority.

Reason: In the interest of residential amenity and protect against adverse noise pollution.

Condition 9

The Music Noise Level (MNL) of the proposed development shall not exceed 70 dB $_{15 \text{ mins}}$ in either the 63 Hz or 125 Hz octave frequency bands at 1m from the façade of any noise sensitive premises or at another location that is deemed suitable by the authority.

Reason: In the interest of residential amenity and protect against adverse noise pollution.

Condition 10

The rating level of the noise emitted from any plant or machinery from the proposed development shall not exceed the existing background noise level. The noise levels shall be determined at the nearest noise sensitive premises or at another location that is deemed suitable by the authority. Measurements and assessments shall be made in accordance with BS 4142: 2014 Methods for rating and assessing industrial and commercial sound. Where the background noise levels shall be expressed as $L_{A90 \text{ 1hr}}$ and the ambient noise levels shall be expressed at $L_{Aeq \text{ 1hr}}$.

Reason: In the interest of residential amenity and protect against adverse noise pollution.

Condition 11

A document containing the full design specification of all mechanical plant/equipment to be installed for the proposed development and demonstrating compliance with condition 10 shall be submitted to and approved by the local planning authority prior to the installation.

Reason: In the interest of residential amenity and to ensure adequate mitigation measures are utilised to protect against adverse noise pollution.

Condition 12

At the written request of the local planning authority, the operator within a period of 1 month shall undertake and submit to the authority a noise assessment determining whether noise arising from development exceeds the level specified in conditions 8, 9 and/or 10 above. The assessment shall be undertaken under the supervision of the local authority. In the event that Conditions 8, 9 and/or 10 are exceeded, the submitted survey shall also include mitigation measures to ensure compliance with the particular condition(s). These mitigation measures shall then be implemented in accordance with the approved details.

Reason: In the interest of residential amenity and protect against adverse noise pollution.

Condition 13

The construction and sound reduction indices for the proposed development shall as a minimum comply with the standards stipulated in Table 4.3 of the Noise Impact Assessment undertaken by Parker Jones Acoustics (dated 28th August 2020; Revision 1). A document demonstrating that the specifications of the elements to be used meet these standards shall be provided to the local planning authority and agreed in writing prior to construction.

Reason: In the interest of residential amenity and to ensure adequate mitigation measures are utilised to protect against adverse noise pollution.

Condition 14

The development shall operate in strict compliance with the Noise Management Plan contained at Section 5 within the Noise Impact Assessment undertaken by Parker Jones Acoustics (dated 28th August 2020; Revision 1).

Reason: In the interest of residential amenity and to ensure adequate mitigation measures are utilised to protect against adverse noise pollution.

Condition 15

All music and entertainment shall use an inhouse sound system/PA system under the control of the applicant. This system shall include an internal monitoring system installed inside the marquee and calibrated by the manufacturer or other competent person, with the monitor at the centre of the dancefloor ensuring that a level of 85 dB_{L_{Aeq, 15 mins}} is not exceeded. This system shall also act as a limiter to regulate the power output of the sound system and cut the power should this noise limit be exceeded.

Reason: In the interest of residential amenity and to ensure adequate mitigation measures are utilised to protect against adverse noise pollution.

Condition 16

No more than 16 events associated with the proposed development shall take place per calendar year, with no more than one event per week.

Reason: In the interest of residential amenity and to ensure the proposed development does not result in intensification of wedding or similar events at the site to the detriment of amenity of nearby residents.

Condition 17

No existing trees and hedgerows on site are to be removed to accommodate or as part of the proposed development and shall be retained on site.

Reason: In the interest of visual amenity and biodiversity.

Notes/Informatives

Note 1

Please note that this permission is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions which the Council has imposed on this permission will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions which require the submission of details prior to commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Note 2

Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).

- Please see the relevant responses from Dwr Cymru/Welsh Water, The Coal Authority, The Highway Authority, and the Council's Sustainable Urban Drainage Body and refer to the recommendations and advice contained therein.