

Annwyl Gyngorydd,

PWYLLGOR CYNLLUNIO - DYDD IAU, 14EG HYDREF, 2021

Gweler yn amgaaedig, yr atodiadau a cynlluniau ar gyfer y cyfarfod uchod.

Rhif ar yr Agenda	Eitem
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3.	<u>PENDERFYNU AR GEISIADAU CYNLLUNIO</u> (Tudalennau 3 - 254)
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Yn gywir,

Wendy Walters

Prif Weithredwr

Amg.

Wendy Walters

Prif Weithredwr, Neuadd y Sir,
Caerfyrddin, Sir Gaerfyrddin SA31 1JP
Chief Executive, County Hall,
Carmarthen, Carmarthenshire SA31 1JP



BUDDSODDWR | INVESTORS
MEWN POBL | IN PEOPLE

Mae croeso i chi gysylltu â mi yn y Gymraeg neu'r Saesneg

You are welcome to contact me in Welsh or English

Mae'r dudalen hon yn wag yn fwriadol

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**Adroddiad Pennaeth Cynllunio
Adran yr Amgylchedd**

**Report of the Head of Planning
Environment Department**

14 October 2021

**I'W BENDERFYNU
FOR DECISION**

ADDENDUM

<i>Application Number</i>	S/40505
<i>Proposal & Location</i>	RETENTION OF CHANGE OF USE OF DWELLING HOUSE TO A RESIDENTIAL CARE FACILITY AT 7 PWLL ROAD, PWLL, LLANELLI, SA15 4BG

DETAILS:

Planning Site History

The following additional planning application has recently been received in respect of the application site:-

PL/02773 Application for a Lawful Certificate for the proposed use of a dwellinghouse for the care & supervision of a maximum of 3 young people (aged 11-18) with specific needs supported by qualified and experienced staff on a 1:1 ratio Pending

ADDENDUM

<i>Application Number</i>	PL/00313
<i>Proposal & Location</i>	DEMOLITION OF TWO SUB-STANDARD COTTAGES AND ERECTION OF TWO NEW COTTAGES PLUS 3 GLAMPING PODS FOR HOLIDAY LET AT SARNISEL, BRONWYDD, CARMARTHEN, SA33 6HT

DETAILS:

Bronwydd Community Council – Have confirmed that they support the application.

ADDENDUM

<i>Application Number</i>	PL/00489
<i>Proposal & Location</i>	A ONE PLANET DEVELOPMENT WHICH WILL COMPRISE OF ONE TIMBER-FRAMED SINGLE-STOREY DWELLING AND ANCILLARY BUILDINGS IN ADDITION TO HORTICULTURAL AREAS, WILLOW PLANTATION, FOREST GARDENS AND A WILDFLOWER MEADOW AT LAND BETWEEN CAEGROES AND CWMWERN, PENYBANC, LLANDEILO

DETAILS:

Site

Page 33 - The application site comprises a ~~2.36~~ 3.0 acre parcel of land...

Consultations:

Landscape Officer - The proposed development would not result in adverse impacts to a highly sensitive landscape identified within a specific designation and demonstrates the potential to deliver relevant policy objectives and an acceptable development proposal in relation to the landscape consultation remit, subject to suggested planning condition(s).

Two conditions are proposed and condition 1 requires the retention of the existing hedgerow at above 2.5 metres, and condition 2 requires that non-native evergreen species shall not be used in the planting of visual screening or shelterbelts at the site.

ADDENDUM

<i>Application Number</i>	PL/00977
<i>Proposal & Location</i>	VARIATION OF CONDITION 2 (APPROVED PLANS) AND CONDITION 3 ON S/40401 (REBUILDING OF STORM DAMAGED BARN – RETROSPECTIVE) TO ALLOW THE BUILDING TO BE USED FOR THE ASSEMBLY OF TIMBER FRAME BUILDINGS FOR A PERIOD OF 18 MONTHS AT MYRTLE HILL, FIVE ROADS, LLANELLI, SA15 5AJ

DETAILS:

Local Member – Councillor T J Jones has made the following representations:-

I would like to fully support the above planning application as Mr. Morgan has built up his business to employing around 70 members of staff, most of whom are local residents of the Five Roads area. He also supports all aspects of village life.

The applicant has submitted a position statement regarding the progress being made on the development at Strasdin Joinery, Unit 8b Trostre Industrial Estate, Llanelli, SA14 9UU.

Progress:

1. Geotechnical investigation company have been instructed to carry out desktop study on the land to the left of Unit 8B. Awaiting report to satisfy one of the planning conditions.
2. Mel Williams Structural Engineering has been instructed to supply structural design for the sub structure work.
3. Ground work contractor has been given provisional approval to start work on grounds. Current lead time start of 2022.
4. EMS Quantity Surveyor is currently redoing costing above ground structure due to construction materials increase of 50% since planning approval.

I trust the above gives a snapshot of where we are in the build process.

ADDENDUM

<i>Application Number</i>	PL/00978
<i>Proposal & Location</i>	AN APPLICATION FOR FULL PLANNING PERMISSION FOR THE PROVISION OF A NEW ACCESS ROAD FROM TENBY ROAD; ERECTION OF A NEW PETROL FILLING STATION WITH SALES BUILDING; FORECOURT INCLUDING FUELLING PROVISION FOR DOMESTIC AND HGVS AND UNDERGROUND FUEL TANKS; THREE JET WASHES AND CAR CARE FACILITIES; ELECTRIC VEHICLE CHARGING HUB AND SUPPORTING INFRASTRUCTURE; CAR PARKING AND CYCLE PARKING; LANDSCAPING INCLUDING SMALL OUTSIDE SEATING AREA AND OTHER ASSOCIATED WORKS AT LAND AT ST CLEARS ROUNDABOUT, ST CLEARS, CARMARTHEN, SA33 4JW

DETAILS:

The applicant has provided a number of updated drawings and reports to reflect minor changes to the development layout and landscaping as part of the application process. The wording of condition nos. 2, 12 and 13 of the report are therefore to be amended to the following to reflect the submission of this updated information.

Condition 2

The development shall be carried out in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-

- Vehicle tracking for 16.5m articulated vehicle (2869-42)

received on 16 September 2021;

- EV Canopy and associated equipment (PL11)
- Noise Impact Assessment Technical Report (35744-R7)

received on 19 February 2021;

- Air quality assessment – Initial Report (January 2021)
- Tree survey (619/03B)

received on 17 February 2021;

- Biodiversity survey and report tree assessment Sept 2017 background document
- Block plan (PL09)
- Drainage strategy report (CC2200 S2)
- Extended phase 1 habitat survey (July 2017)
- Land contamination assessment
- Landscape details arboricultural assessment (Dec 2020)

- 1:1250 scale location plan
- Phase one environmental assessment (V October 2020)
- Planning design and access statement (December 2020)
- Preliminary Ecological Appraisal (WWE/021120)
- Proposed building elevations (PL03)
- Proposed building layout (PL08)
- Transport Assessment Parts 1 and 2 (ADL/RG/2869/10A December 2020)

received on 14 December 2020;

- Proposed site elevations (PL02A)
- Existing and proposed sections through hedgebanks (PL12A)
- Proposed site sections through perimeter road sheet 1 (PL06B and PL07A)
- Proposed site sections (PL05A)
- Tree survey (619/03C)
- Proposed site elevations indicating EV Equipment (PL10A)
- Proposed site layout (PL01F)
- Landscape general arrangement with planting plan (619/01H)
- Plant schedules and specification (619/02F)

received on 6 October 2021.

Reason: In the interest of clarity as to the extent of the permission.

Condition 12

The jet wash facilities hereby approved, as shown on the proposed site layout plan (PL01F) received on 6 October 2021, shall not be used outside the hours of 08:00 to 21:00 on any one day.

Reason: To safeguard the living conditions of adjacent occupiers.

Condition 13

The existing trees to be retained as part of the development, as shown on Landscape general arrangement with planting plan (619/01H) and tree survey plan (619/03C) received on 6 October 2021 shall be protected in accordance with the details shown for the duration of the development.

Reason: To safeguard existing landscape features.

ADDENDUM

<i>Application Number</i>	PL/02142
<i>Proposal & Location</i>	VARIATION OF CONDITION NO. 3 OF S/33461 AT LAND ADJACENT TO 12 PENLLWYNRHODYN ROAD, LLANELLI, SA14 9NL

CONDITIONS:

For robustness an additional condition is proposed to be included to clarify the parameters of the dwelling.

Condition 13

The dwelling subject of a future reserved matters application shall be in line with the following parameters:-

- Height 3.5-7.1m;
- Length 6-11m;
- Width 5-10.5m.

Reason: In the interest of visual amenities.

ADDENDUM

<i>Application Number</i>	PL/02390
<i>Proposal & Location</i>	CREATION OF ONE ADDITIONAL FAMILY TRAVELLER PITCH WITH ONE RESIDENTIAL STATIC UNIT, TOURING CARAVAN, UTILITY/DAY ROOM (DISABLED FRIENDLY) USING APPROVED AGRICULTURAL ACCESS (S/33780) AT CARAVAN MELDEN STABLES, PEMBREY, LLANELLI, BURRY PORT, SA16 0JS

CONSULTATION:

Planning Ecology – Formal response received confirming no objection subject to conditions being imposed on any permission granted.

Local Member(s) - Councillor Hugh Shepardson has reiterated his request for a site visit given the issues being investigated by enforcement team, there are concerns that an additional pitch will be detrimental to the local community.

DETAILS:

The Local Planning Authority (LPA) have been informed that work has commenced on site for the additional pitch and the static caravan has been delivered to the site. However, it is understood that the caravan has been sited in a different location to that indicated on the submitted plans. The agent has been advised no work should be undertaken until the planning application is determined and any work commenced on site in advance is at their own risk.

ADDENDUM

<i>Application Number</i>	PL/02500
<i>Proposal & Location</i>	SPRINKLER PUMP HOUSE AT LAND TO THE NORTH OF TYCROES RFC, PENYGARN ROAD, TYCROES, AMMANFORD, SA18 3NY

DETAILS:

The agent has provided further technical information on the sound levels of the pump along with the following comments:-

- The pump is electric, by nature quiet, it is designed for a residential setting, the sound levels are significantly quieter by a few factors than a standard hairdryer or Hoover and about the same level as a normal conversation.
- The pump only operates for a short monthly test, otherwise only activates in the event of a pressure drop (activation or test).
- It is also in a brick enclosure that will deaden any sound.

The additional information has been forwarded to the Authority's Environmental Health Noise team for further review.

CONSULTATION:

Environmental Health (Noise) – Informally advised they are unlikely to object on noise grounds but requested additional information on noise levels and timings for use of the pump. No further comments received as yet.

ADDENDUM

<i>Application Number</i>	PL/00895
<i>Proposal & Location</i>	RURAL ENTERPRISE DWELLING WITH ASSOCIATED AGRICULTURAL SHED AT LAND AT DERWEN FAWR, CRUGYBAR, LLANWRDA

CONSULTATIONS:

Natural Resources Wales (NRW) – There is concern regarding the method of foul sewage provision and how this will impact upon the River Tywi Special Area of Conservation following NRW's Planning Position Statement which advised that any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment could lead to damaging effects to the SAC. Such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC. NRW have also issued Planning Advice (May 2021) which gives specific advice in respect of foul drainage arrangements for new developments.

A new septic tank is to be installed to provide foul drainage for the development which has the potential to increase the amount of phosphorus being discharged from the site. As such, reference is made to the Planning Advice and advise that the Local Planning Authority seeks further information from the applicant. Although, information has already been submitted in respect of the proposed system, two separate plans in the application show the system at different locations and clarification is required on this issue.

Provided the advice provided is followed and it is concluded that the development is not likely to have a significant effect on the SAC, NRW have no objection to the proposal.

NRW also assesses the air quality impact a proposal may have on the National Site Network and Sites of Special Scientific Interest (SSSI) within a screening distance of 5km for this scale of farm. In this case, where there is no change to the existing background emissions, and an atmospheric ammonia impact screening report in relation to the protected sites is not required.

Landscape Officer - The proposed development is located adjacent to the Cothi Valley Special Landscape Area (SLA). The proposed development would constitute a new built form intervention within the landscape which would result in adverse impacts to the sparsely settled character of this part of the wider Cothi Valley and adjacent SLA.

The submitted Planning Statement states that the proposed development is located "at a low point in the local landscape". The proposed floor levels of the dwelling and agricultural buildings are approximately 4m and 6m respectively above the existing levels at Ynysau-gate west. There would appear to be extensive areas within the holding at a lower elevation than the proposed site. The specific reasons for consideration of the specific site at this elevation do not appear to have been provided or effectively justified.

The existing buildings at Ynysau-gate are single storey in nature. It is advised that the proposed development would appear incongruous in this elevated location relative to the existing built form.

Submitted landscape proposals are limited to brief description of hedge planting to the amenity area boundary associated with the proposed dwelling, the proposals do not demonstrate any landscape integration design which would enable effective delivery of relevant policy objectives

Y Pwyllgor Cynllunio / Planning Committee

14/10/2021

Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Tudalen 15

Cyngor Sir Gâr
Carmarthenshire
County Council



**Ceisiadau yr argymhellir
eu bod yn cael eu
cymeradwyo**

**Applications
recommended for
approval**

S/40505

John Thomas

Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Tudalen 17

Cyngor **Sir Gâr**
Carmarthenshire
County Council



S/40505



Tudalen 18

S/40505



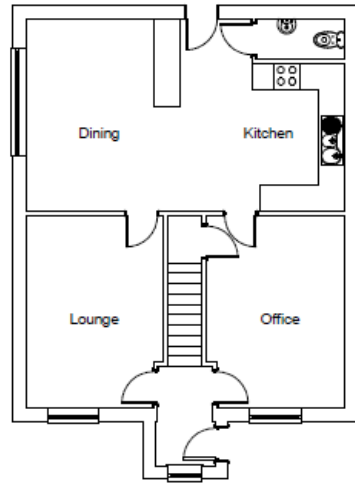
Tudalen 19



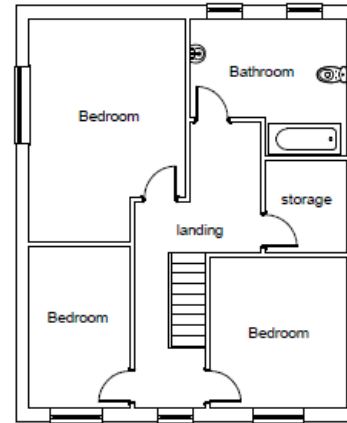
S/40505



Tudalen 21



1 Ground floor
1 : 100



2 First floor
1 : 100



No.	Description	Date

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
			Planning

PROJECT	7 Pwll Road, Pwll, Llanelli
Floor plans	

CLIENT	
Date	01/04/2020
Scale (@ A3)	1 : 100
Author	
Checked by	
DRAWING NUMBER	RB001
REV	

S/40505



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Tudalen 25



S/40505



Tudalen 26

S/40505



Tudalen 27

S/40505



Tudalen 28

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Tudalen 29

S/40505



Tudalen 30

S/40505



Tudalen 31

S/40505

Tudalen 32



S/40505



Tudalen 33

PL/00313

Paul Roberts

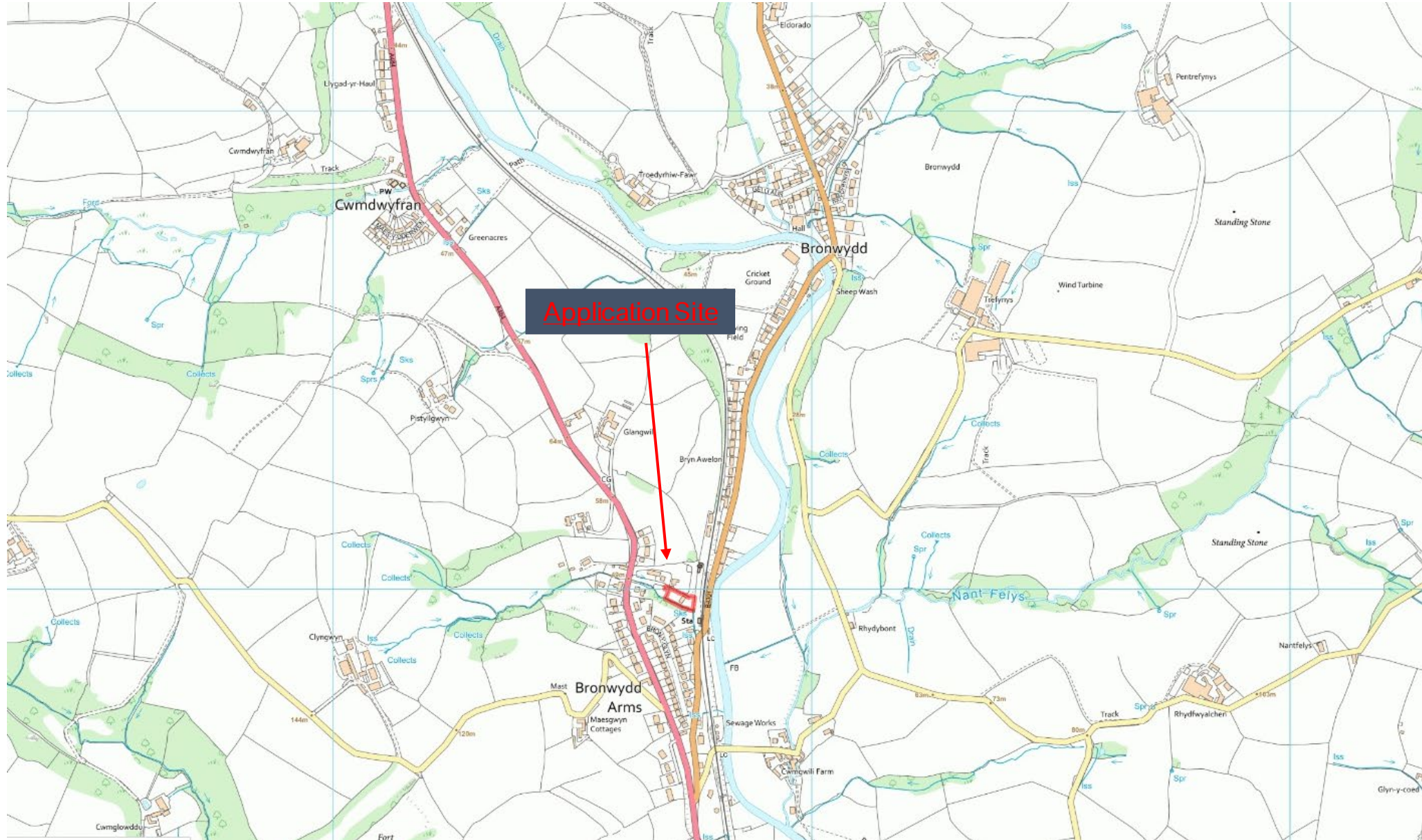
Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Tudalen 34

Cyngor **Sir Gâr**
Carmarthenshire
County Council



PL/00313 – Location Plan

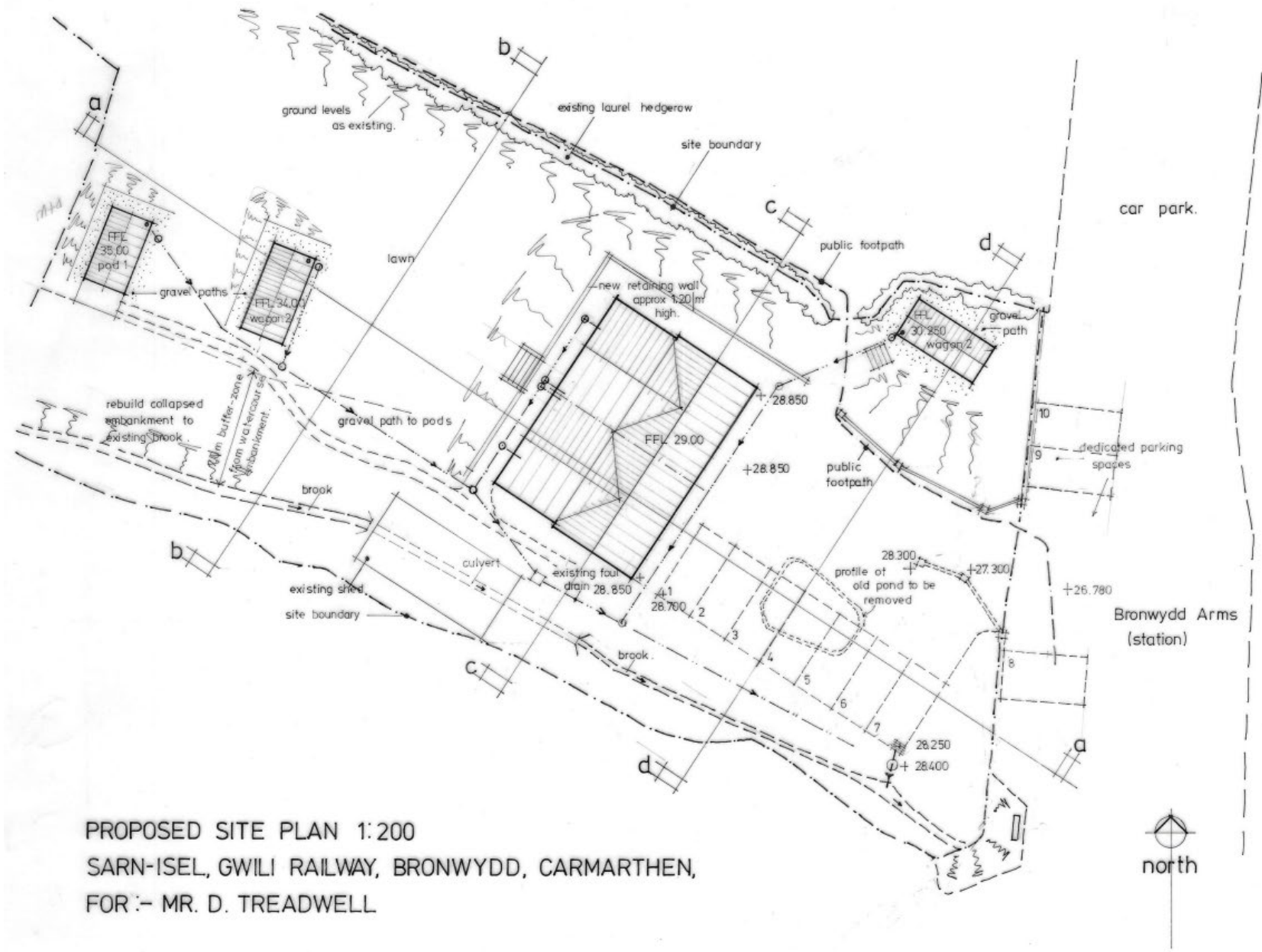


PL/00313 – Aerial Photograph



Tudalen 36

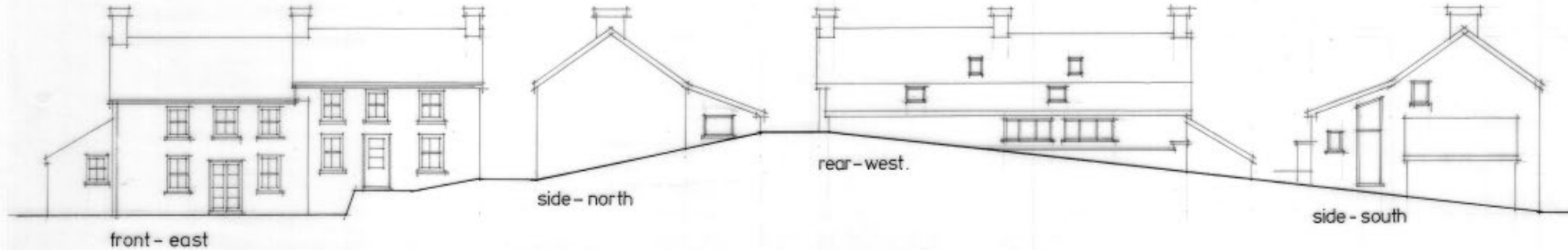
PL/00313 – Site layout



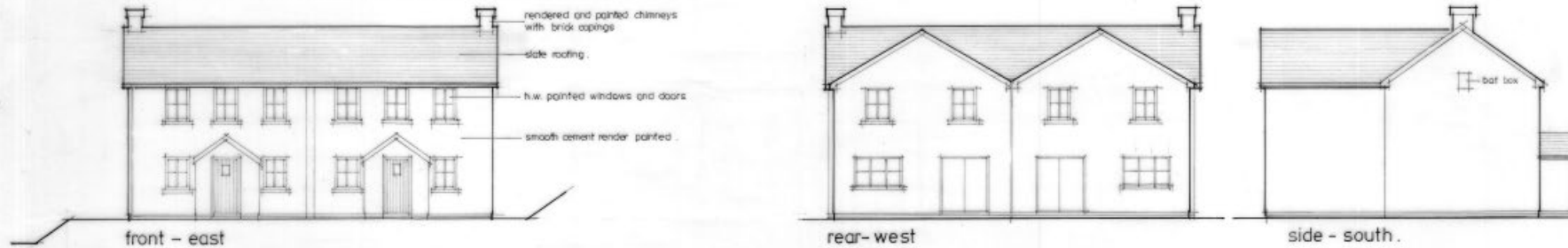
Tudalen 37

PL/00313 – Proposed elevations

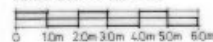
existing elevations. 1:100.



proposed elevations. 1:100. all materials of external finish to match existing cottages i.e.



SCALE BAR. 1:100 of A2



REV X - Schwegler 1WQ bat box added to proposed side / south elevation.

PROPOSED DEMOLITION OF SUB-STANDARD COTTAGES, AND BUILDING OF 2no. NEW COTTAGES FOR HOLIDAY ACCOMODATION (TO INCLUDE 3no 'GLAMPING PODS') AT :- SARN ISEL, GWILI RAILWAY, BRONWYDD, CARMARTHEN, SA33 6HT, FOR :- MR. D. TREADWELL.

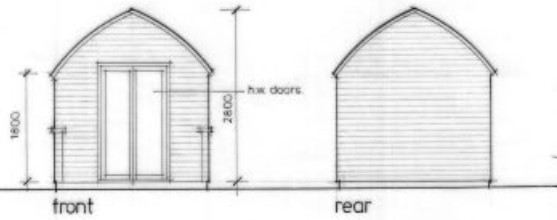
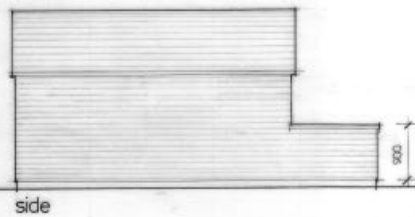
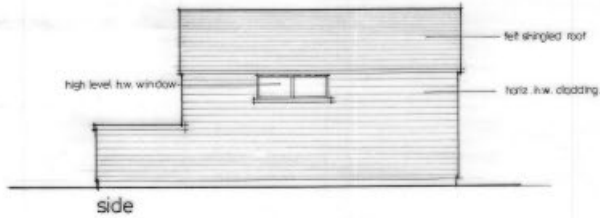
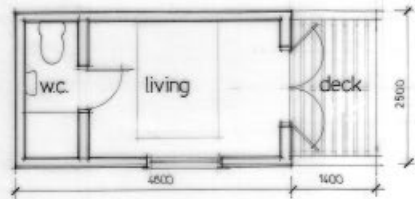
EXISTING and PROPOSED COTTAGE ELEVATIONS.

drg. no 2

PL/00313 – Proposed elevations

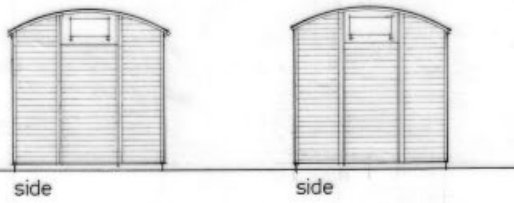
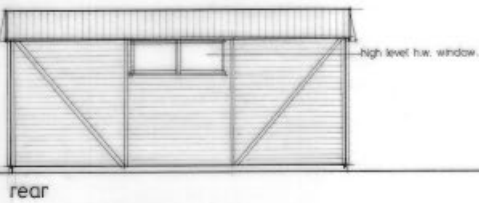
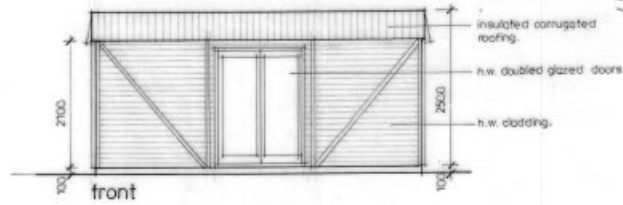
glamping pod – (no.1) – 1:50.

plan



converted railway trucks. (nos. 2 & 3) 1:50

plan

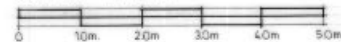


site plan. 1:500.

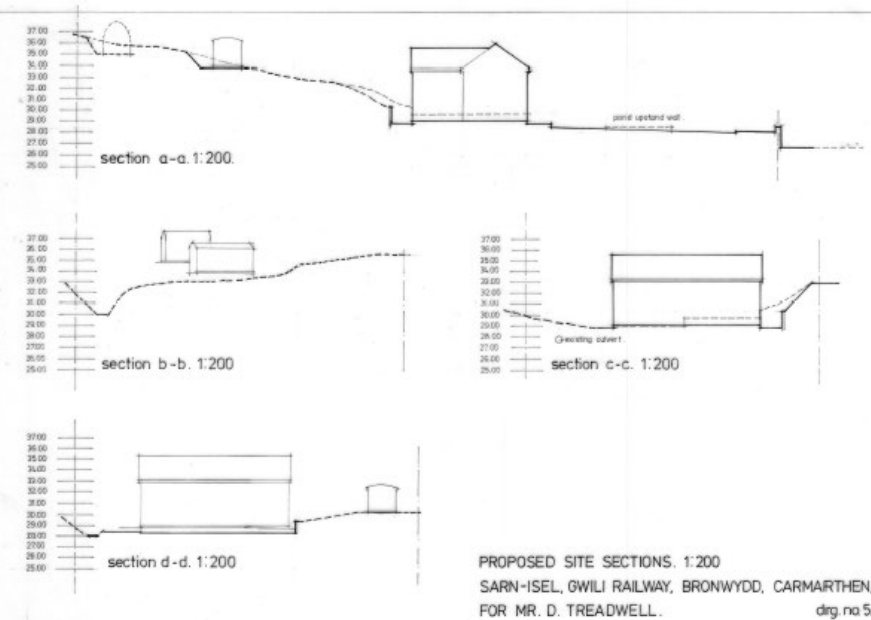
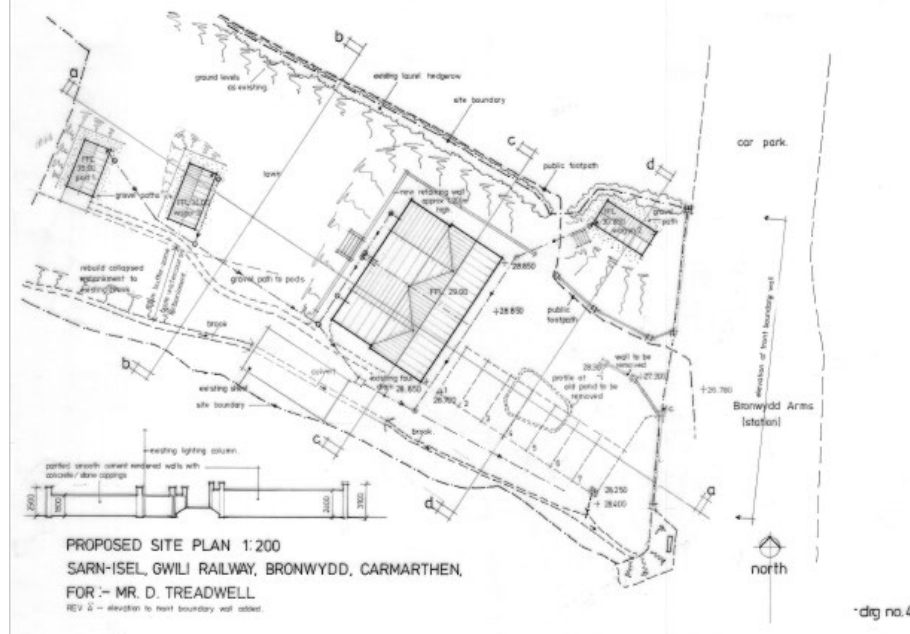
PROPOSED 3 no. 'GLAMPING' UNITS AT :-
SARN ISEL, GWILI RAILWAY, BRONWYDD, CARMARTHEN,
SA33 6HT, FOR :-
MR. D. TREADWELL .

drg. no. 3.

SCALE BAR – 1:50 of A2



PL/00313 – Proposed sections





PL/00313 Existing cottages



Tudalen 42

PL/00313 View from within the site towards Gwili Railway station



PL/00313 View of the rear garden of the cottages



Tudalen 44

PL/00313 View of the rear garden of the cottages and the neighbouring properties to the rear



Tudalen 45

PL/00313 View of the rear garden of the cottages and adjacent stream



Tudalen 46

PL/00313 View towards the rear of the cottages



Tudalen 47

PL/00313 View towards the adjacent stream at the front of the cottages



PL/00313 View of Gwili station car park and application site



PL/00313 View of Gwili Railway Station and application site



PL/00313 View from the railway station towards the access onto the B4301



Tudalen 51

PL/00489

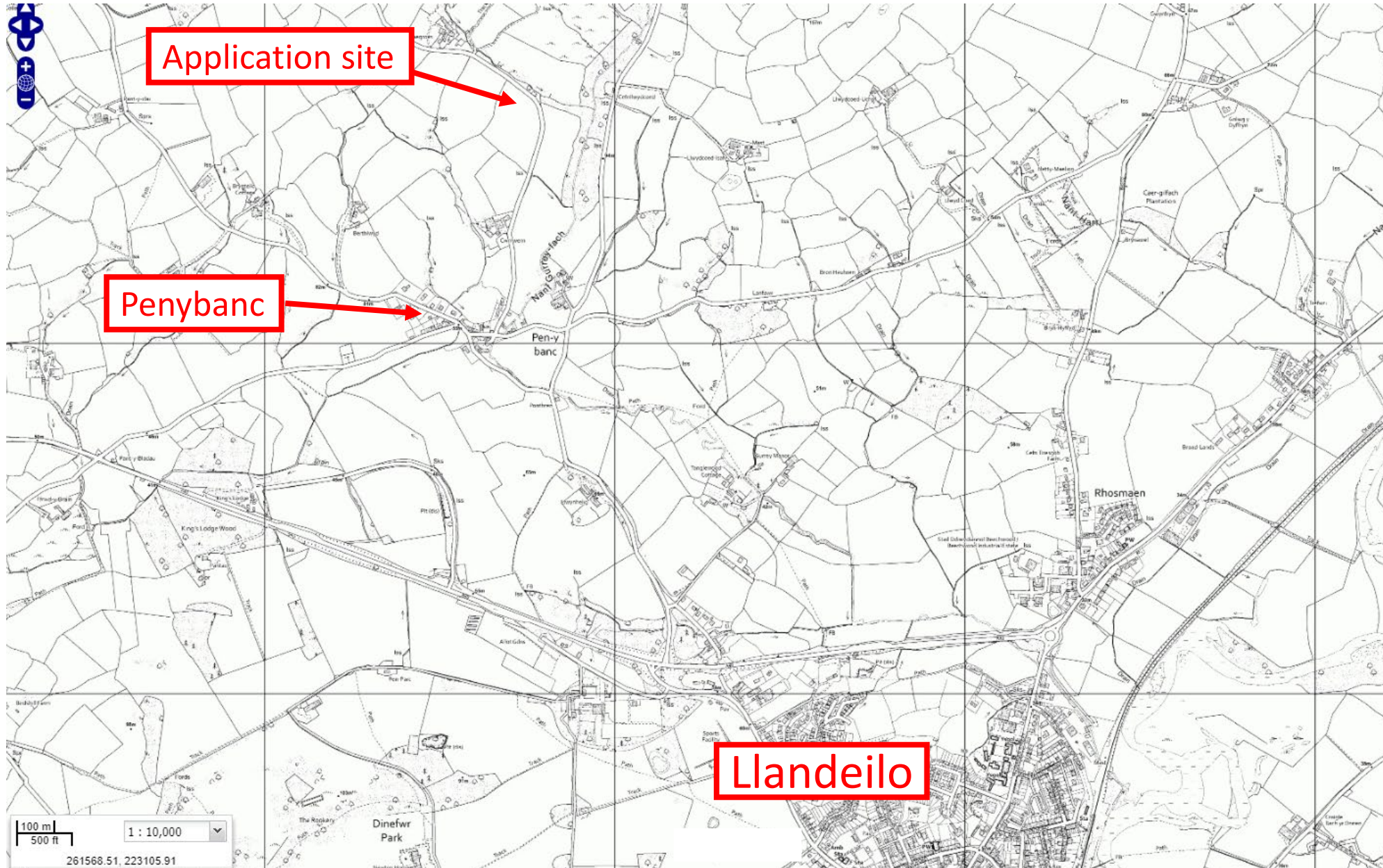
Kevin Phillips

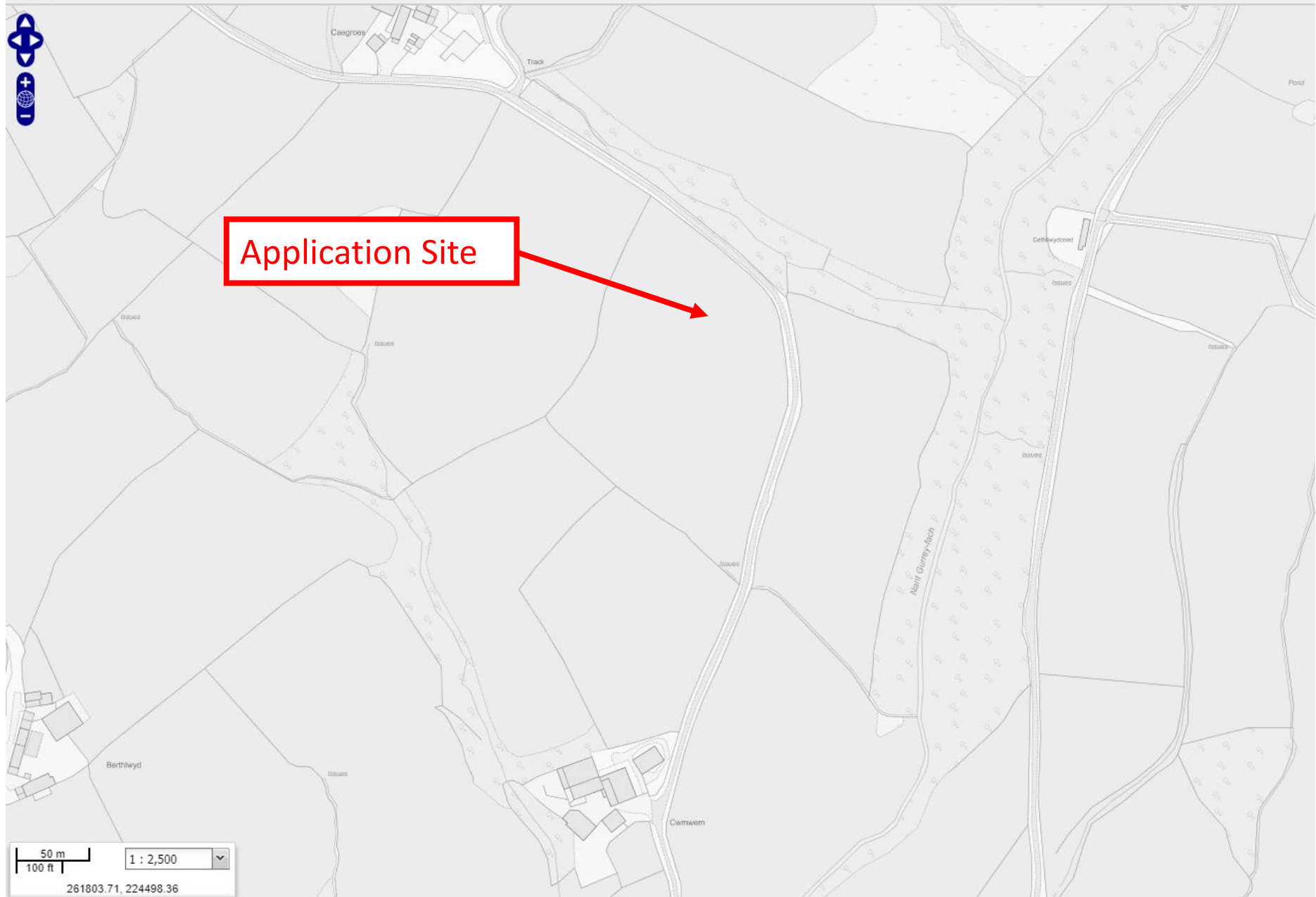
Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Tudalen 52

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Carmarthenshire
County Council







Tudalen 54



Tudalen 55



Tudalen 56

Maes Digionedd Location Plan





Tudalen 58



Key:

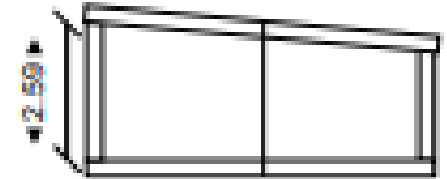
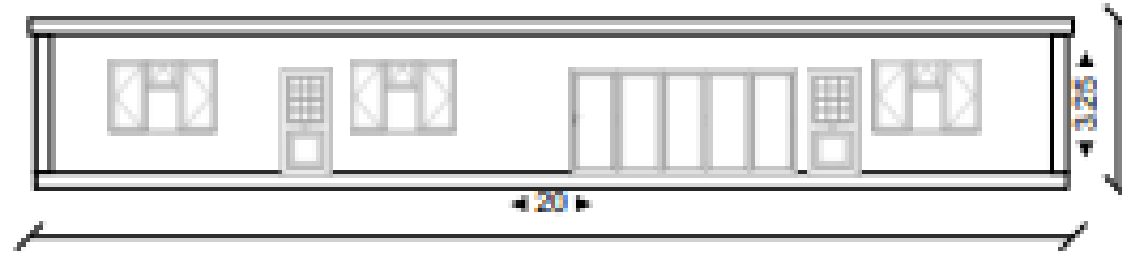
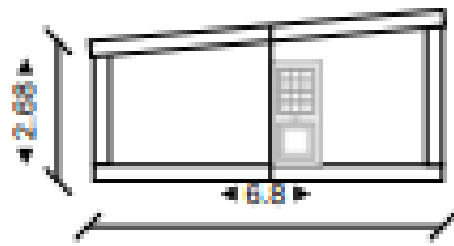
Beehive	
Existing hedge	
Re-wilding	
Proposed hedge (visual shield & windbreaks)	
Wild flower meadow	
Willow	
Foot track	
Forest garden	
Solar Panels	
Rainwater harvesting	
Portable chicken run	
Compost	
Reed bed system	
Cob Green-house	
Vehicle track	
Wood store	
Wildlife ponds	
Portable duck run	
Cold storage	
Mushroom growing	
Overflow pond	

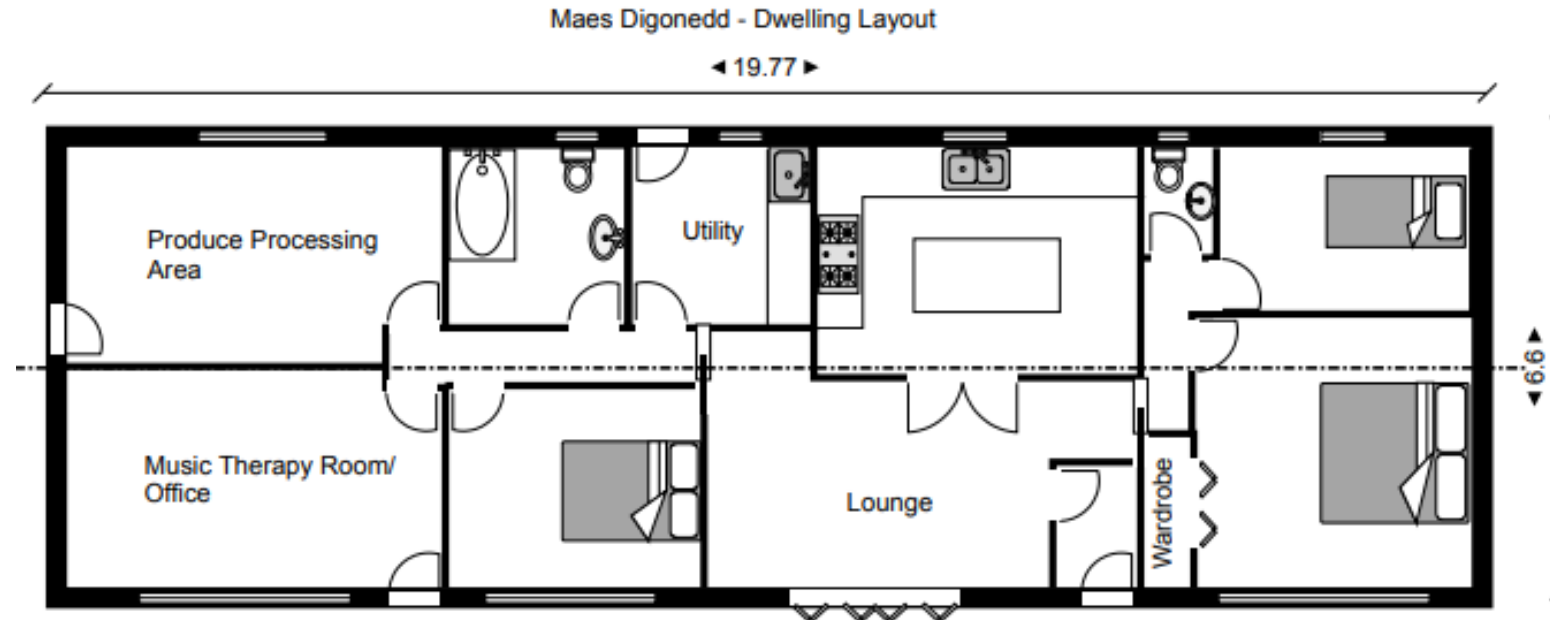
Maes Digonedd: Proposed Site Layout



Maes Digionedd: Proposed Site Layout with Zones





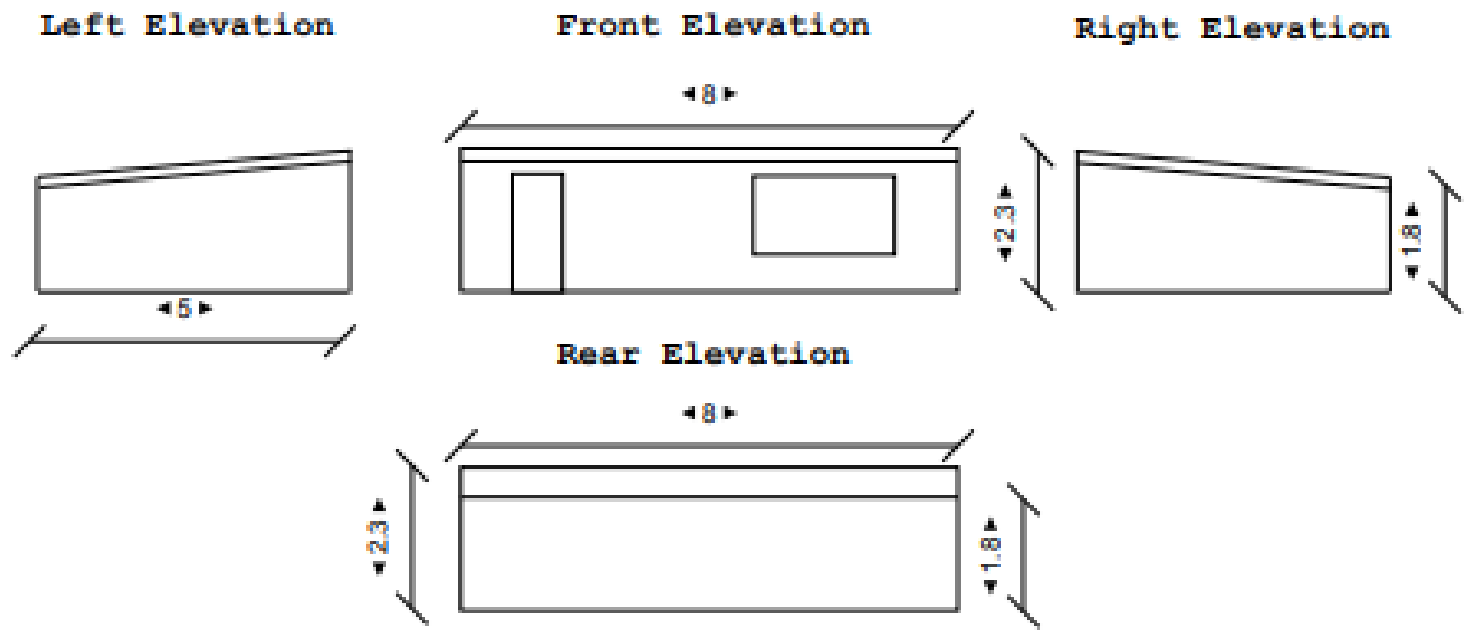


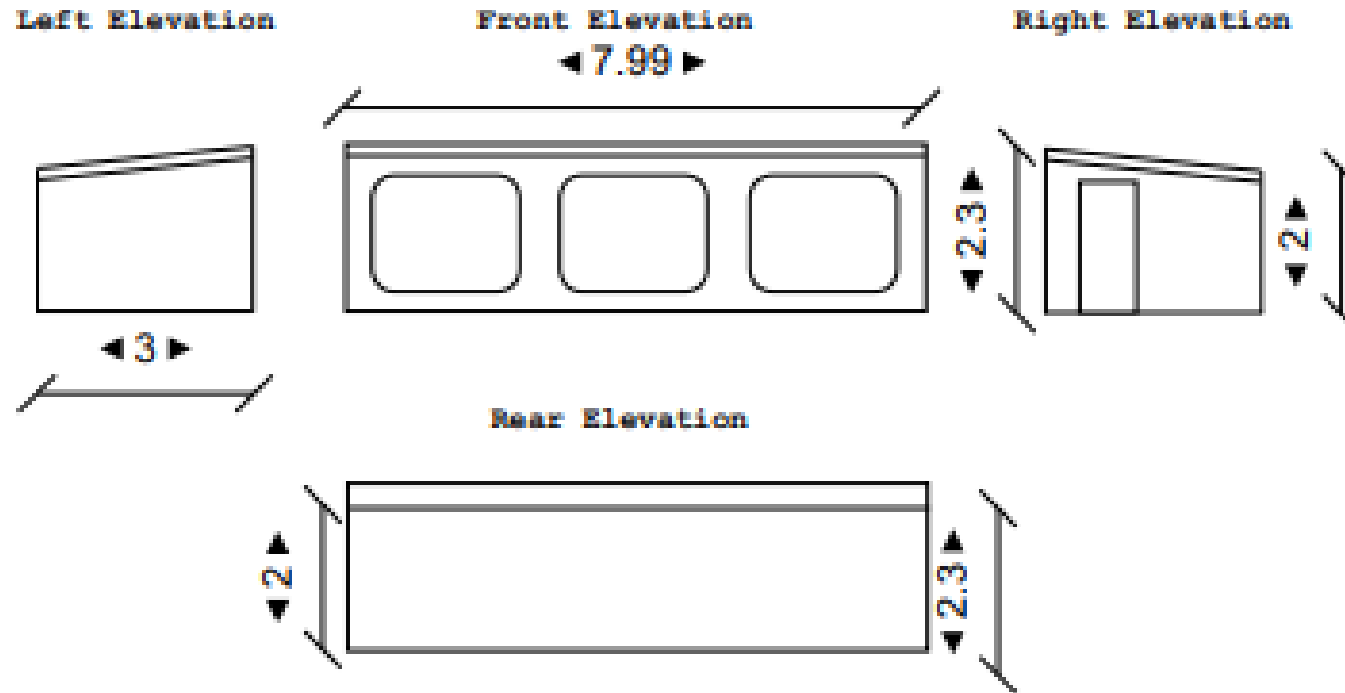
Measurements in meters

Figure 27

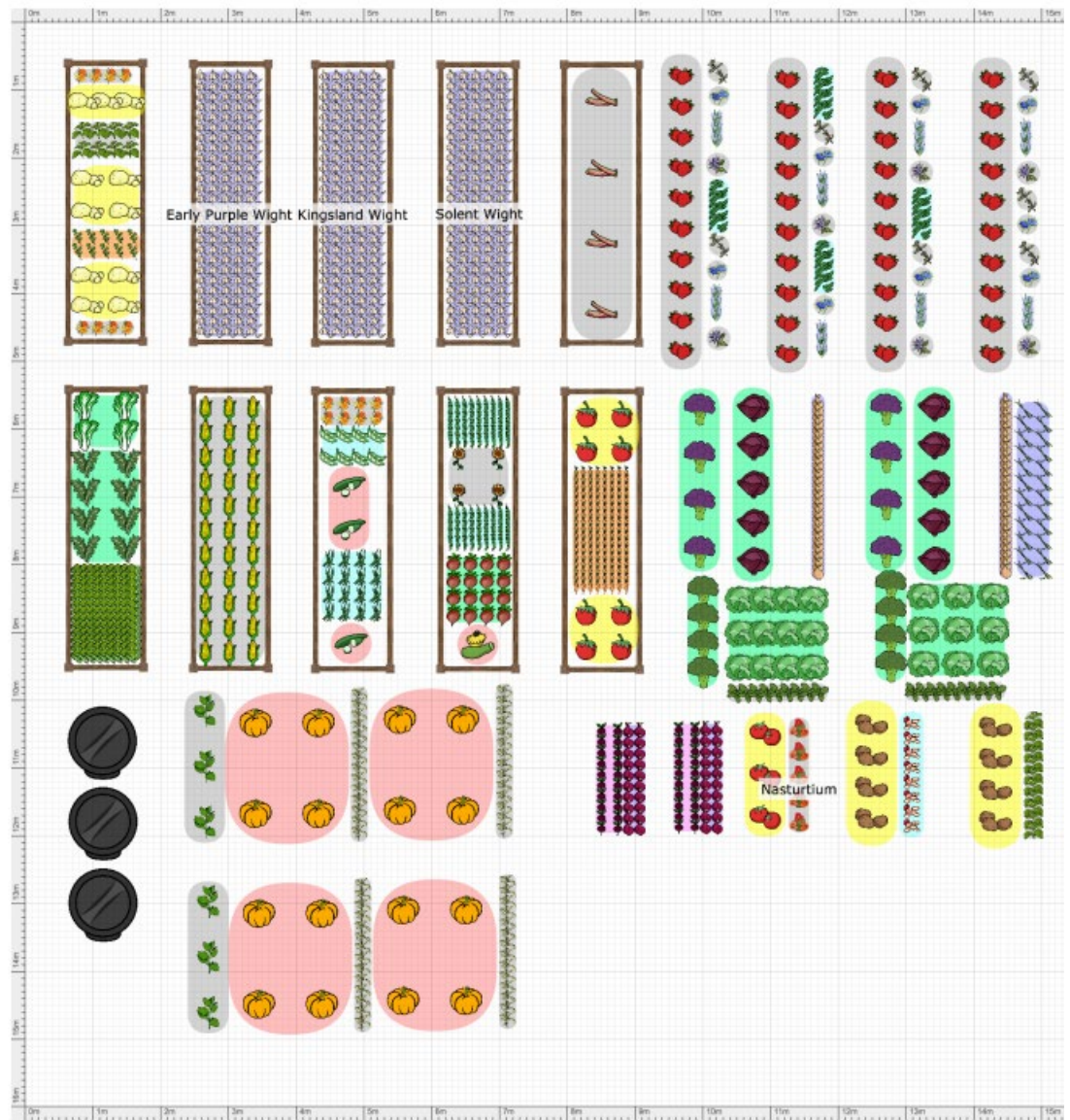
The figures below illustrate how the dwelling's aesthetics.















Tudalen 70



Zuegalen 71



Tudalen 72



PL/00977

Eilian Jones

Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Tudalen 75

Cyngor **Sir Gâr**
Carmarthenshire
County Council





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PL/00977




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B: red-line boundary added 19-06-20

NOTES
The Contractor is to check all dimensions before commencing work on site.
Any discrepancies to be reported immediately.
P/03/03/20/PL/00977



CERITH THOMAS
Cygod Y Dref, 117 Cwmaman Rd, Gaman, Ammanford, Carmarthenshire, SA18 1NB
Tel. 01269 825622 mob. 07971540219
cerith@ceriththomas.plus.com

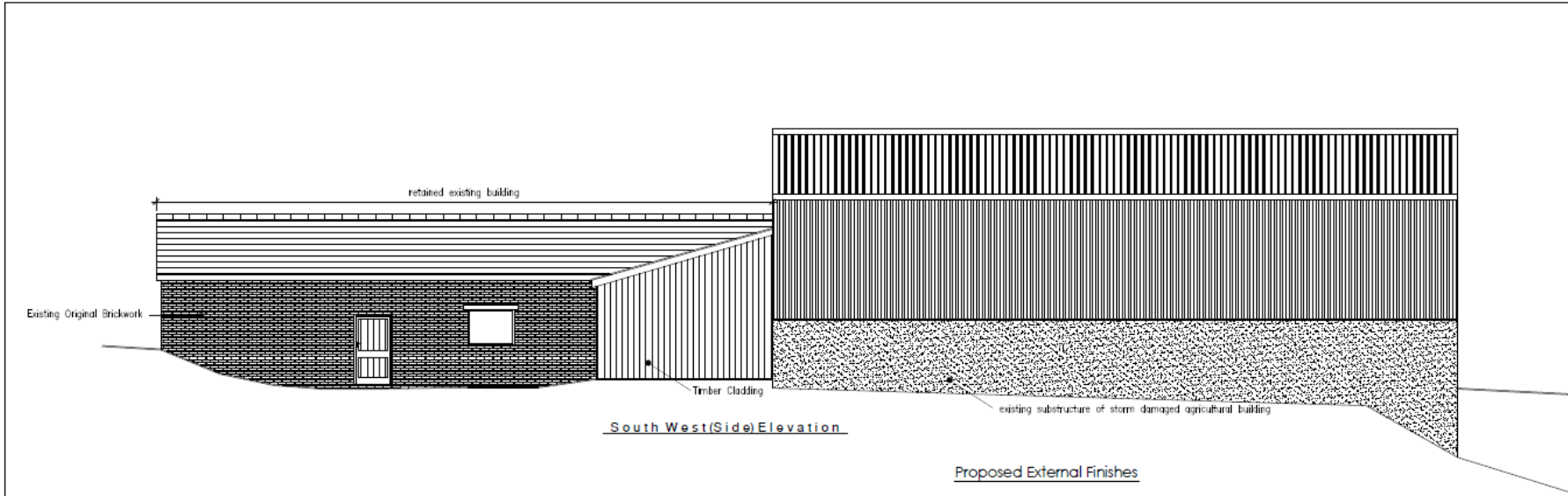
PROPOSED REPLACEMENT AGRICULTURAL BUILDING AT MYRTLE HILL, FIVE ROADS, LLANELLI, SA15 5AJ

BLOCK & OS PLAN

REF	CTA208.904	REV	C	DATE	19-06-20
TYPE	PROPOSAL	SCALE	1:500, 1:2500		
BY	CT	DATE	03-03-20		

Original Size A3

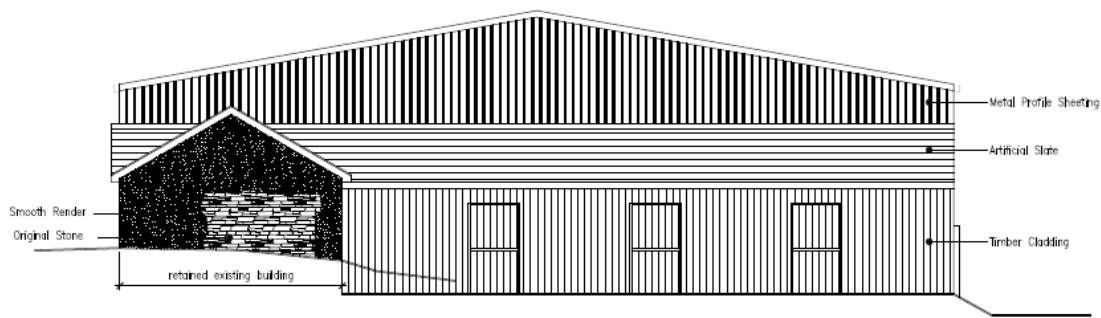
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South West(Side)Elevation

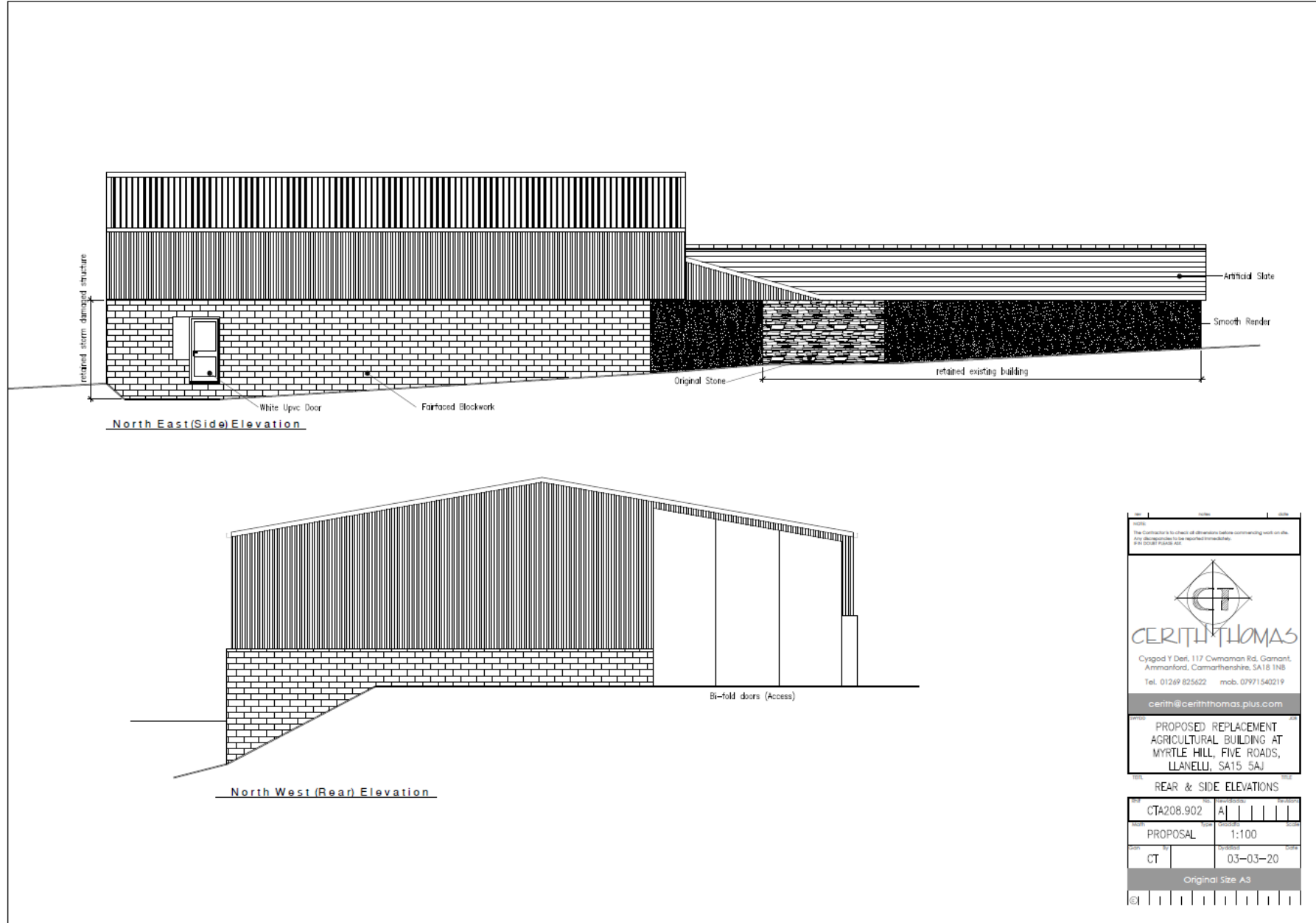
Proposed External Finishes

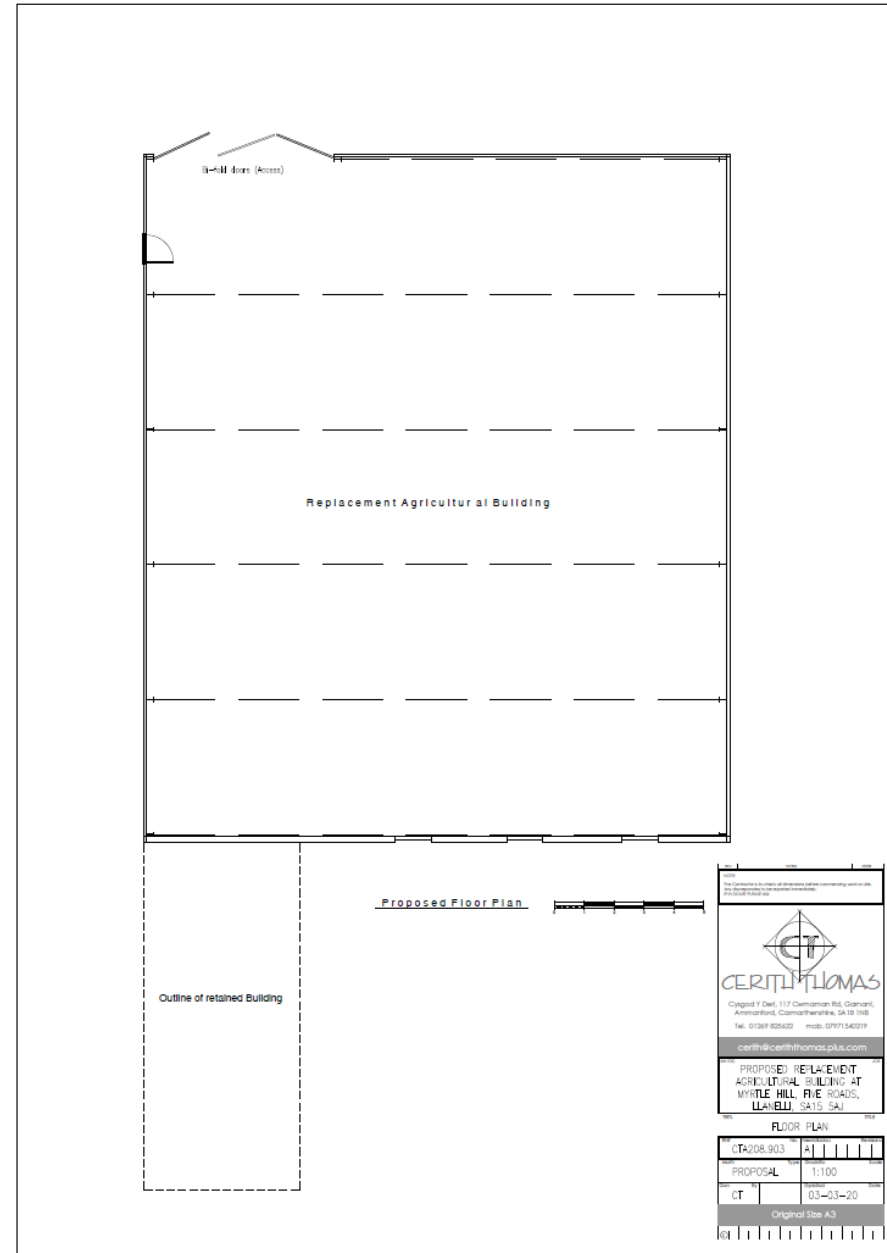
- Walls - Vertical sheet cladding with finishes as indicated
- Roof Covering - Profile Sheeting/artificial slate
- Windows - n/a
- Doors - Bi-fold type
- R W Goods - Pressed metal



North West (Front)Elevation

<p>CERITH THOMAS Cysgod Y Dref, 117 Cwmanan Rd, Garmant, Ammanford, Carmarthenshire, SA18 1HB. Tel. 01269 825622 mob. 07971540219 cerith@ceriththomas.plus.com</p>	
<p>PROPOSED REPLACEMENT AGRICULTURAL BUILDING AT MYRTLE HILL, FIVE ROADS, LLANELLI, SA15 5AJ</p>	
<p>FRONT & REAR ELEVATIONS</p>	
<p>CTA208.901</p>	<p>A</p>
<p>PROPOSAL</p>	<p>1:100</p>
<p>CT</p>	<p>03-03-20</p>
<p>Original Size A3</p>	





PL/00977



Tudalen 82

PL/00977



Tudalen 83



PL/00977



Tudalen 85

PL/00977



Tudalen 86



PL/00977



Tudalen 88

PL/00977



Tudalen 89

PL/00977



PL/00978

Paul Roberts

Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Tudalen 91

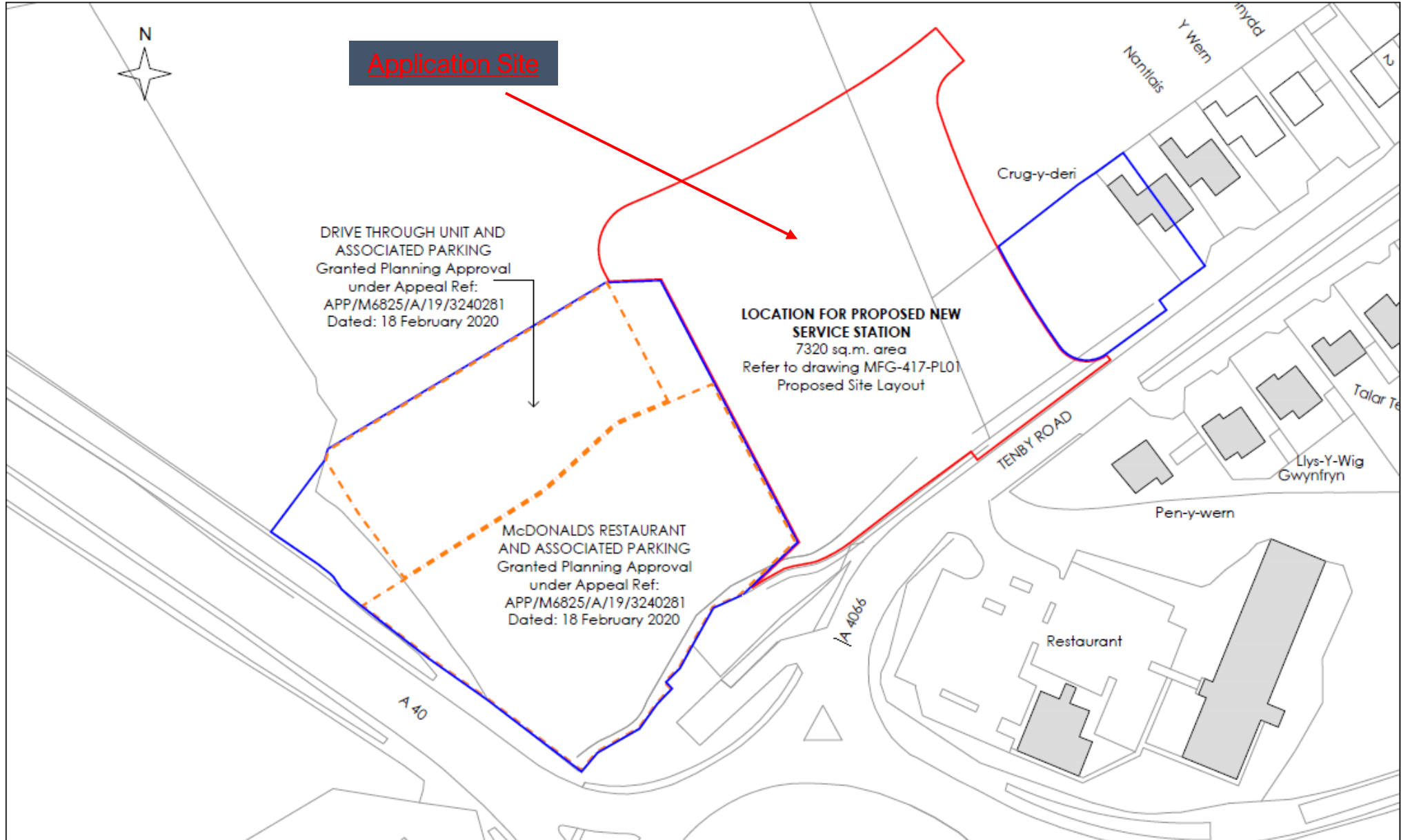
Cyngor **Sir Gâr**
Carmarthenshire
County Council



PL/00978 – Location Plan



PL/00978 – Location Plan

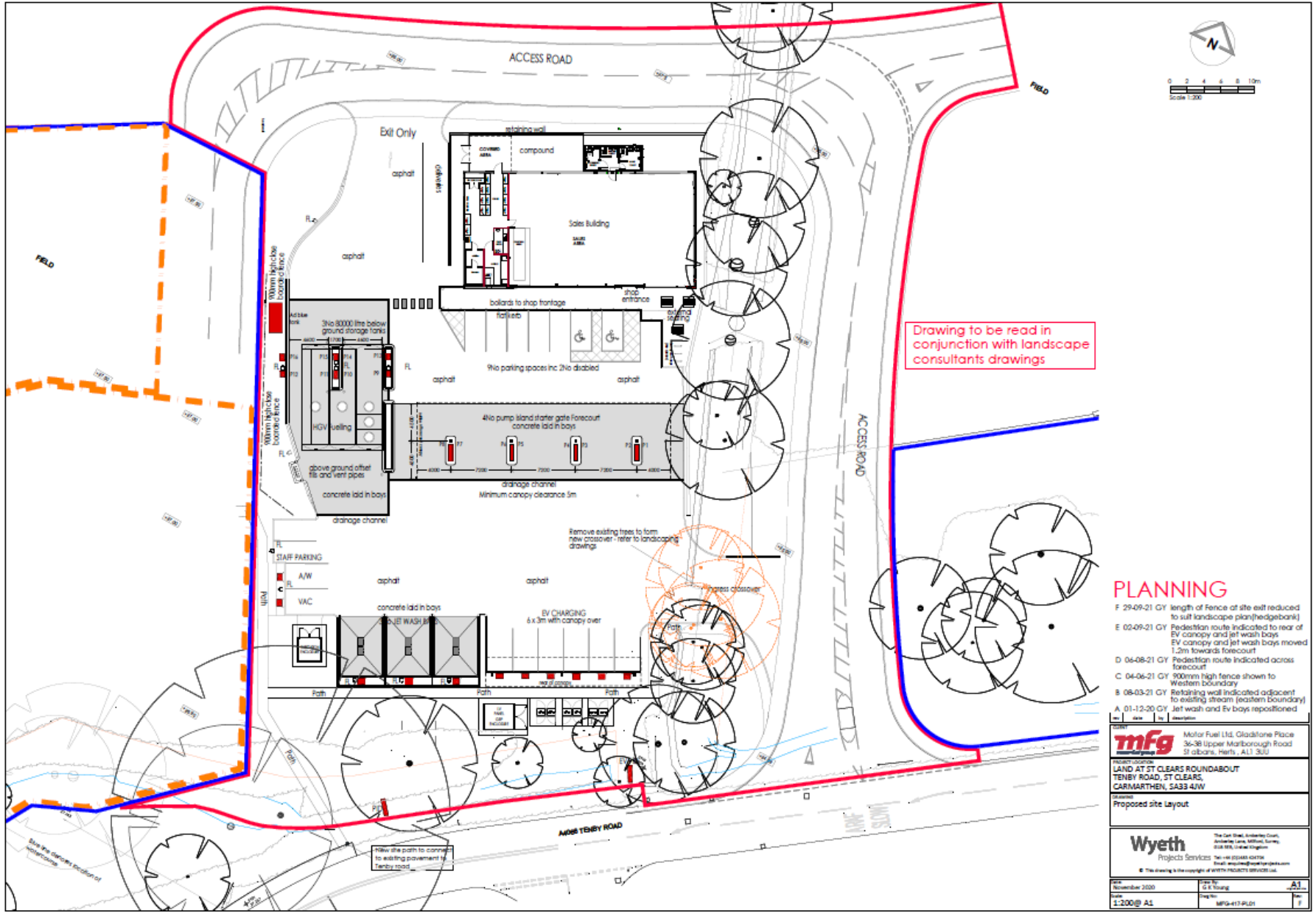


PL/00978 – Aerial Photograph



Tudalen 95

PL/00978 – Proposed Site Plan



Drawing to be read in conjunction with landscape consultants drawings

- PLANNING**
- F 29-09-21 CY length of fence at site exit reduced to suit landscape plan (hedgebank)
 - E 02-09-21 CY Pedestrian route indicated to rear of EV canopy and jet wash bays
 - C 04-06-21 CY Pedestrian route indicated across forecourt
 - D 04-08-21 CY Pedestrian route indicated across forecourt
 - B 08-03-21 CY Retaining wall indicated adjacent to existing stream (eastern boundary)
 - A 01-12-20 CY Jet wash and Ev bays repositioned

mfg
Motor Fuel Ltd, Gladstone Place
36-38 Upper Marlborough Road
St Albans, Herts - AL1 3SU

PROJECT LOCATION
LAND AT ST CLEARS ROUNDABOUT
TENBY ROAD, ST CLEARS,
CARRIEMARTHEW, S433 4JW

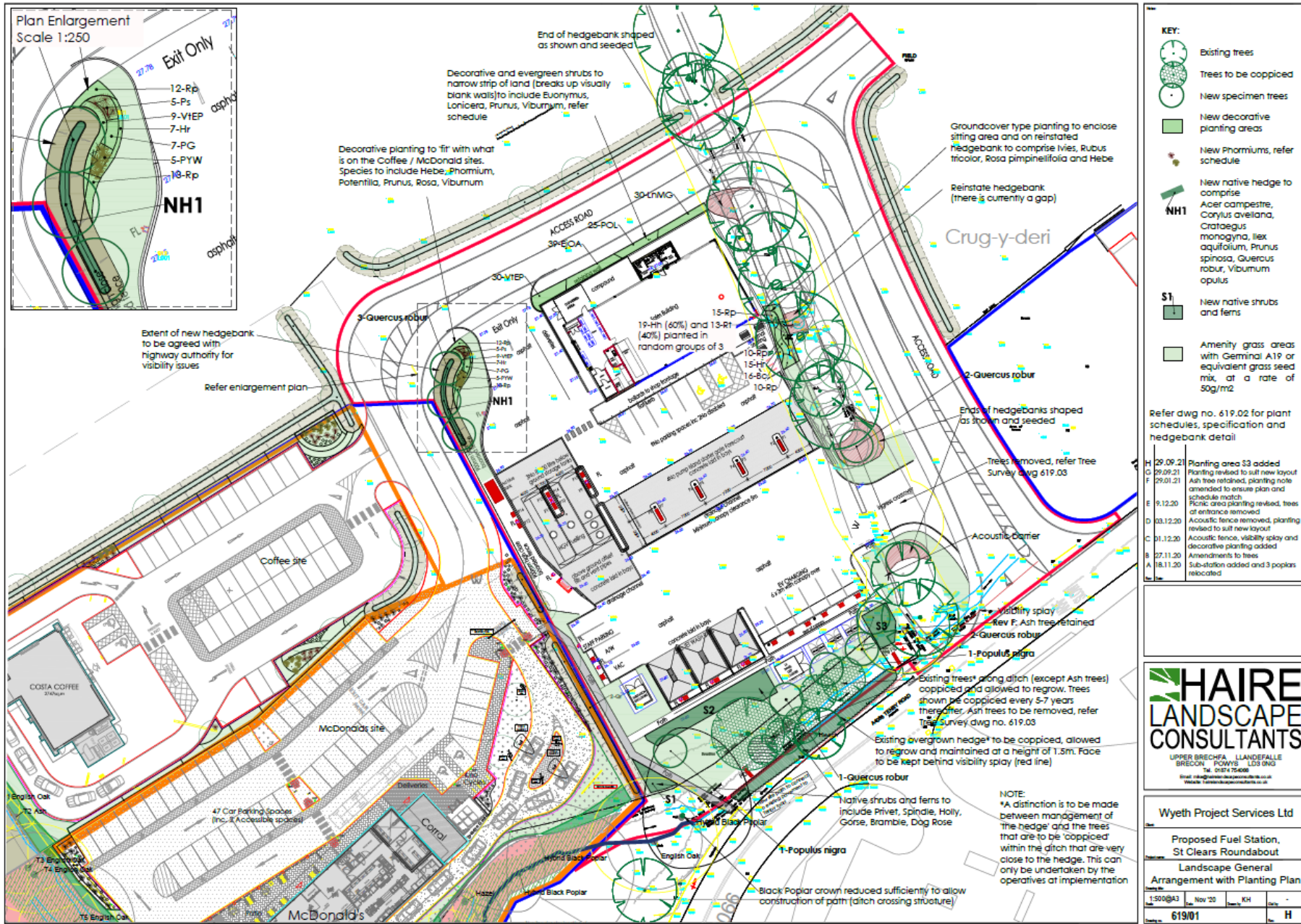
Drawn: Proposed site layout

Wyeth
Projects Services Tel: +44 (0)2088 42747
Email: wyeth@wyethprojects.com

Issue:	November 2020	Drawn by:	G & Young	Scale:	A1
Scale:	1:200 @ A1	Project:	MFG-411-PL01	Page:	1

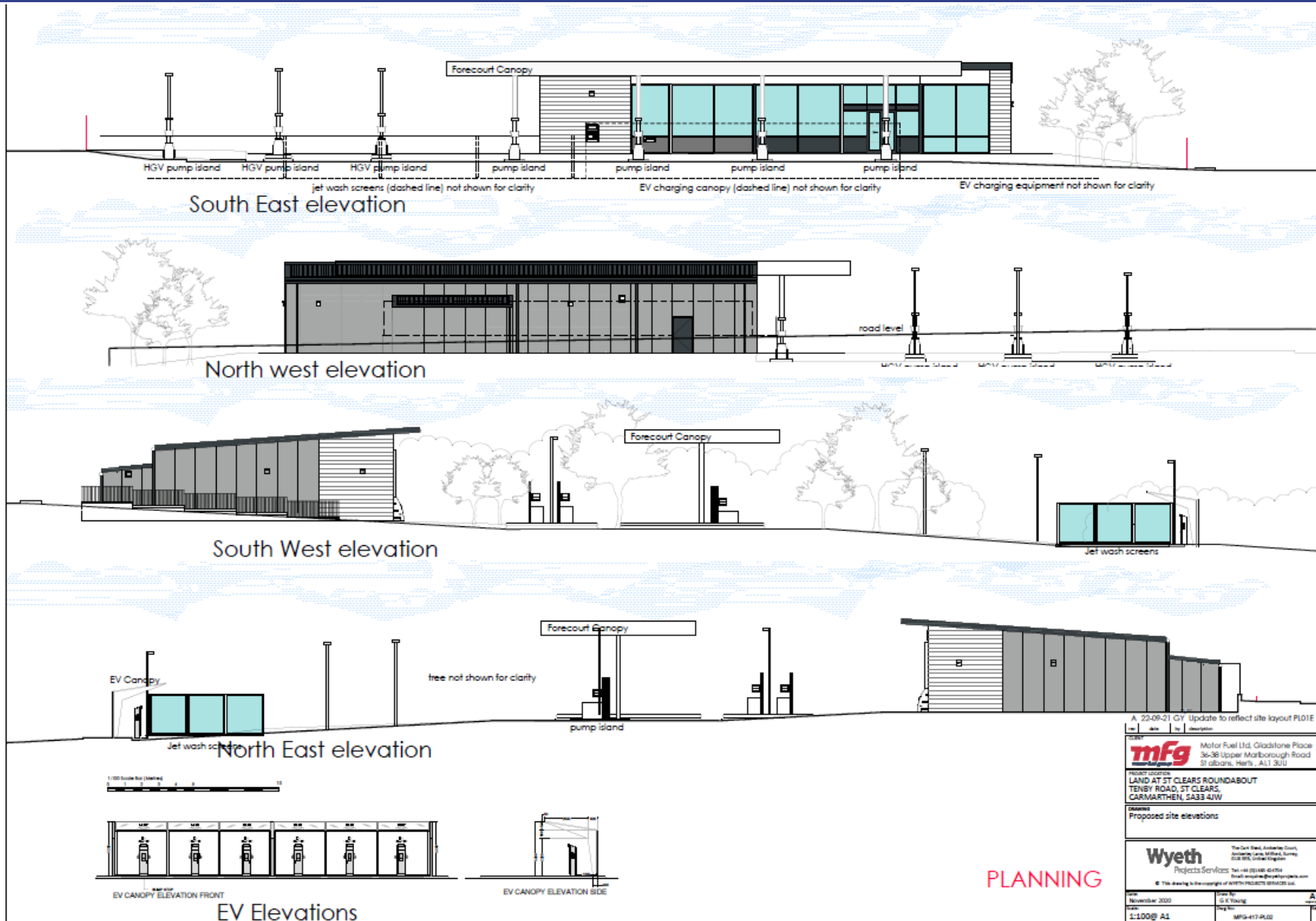
Tudalen 96

PL/00978 – Landscaping scheme and adjacent development



Tudalen 97

PL/00978 – Wider elevations of building and facilities

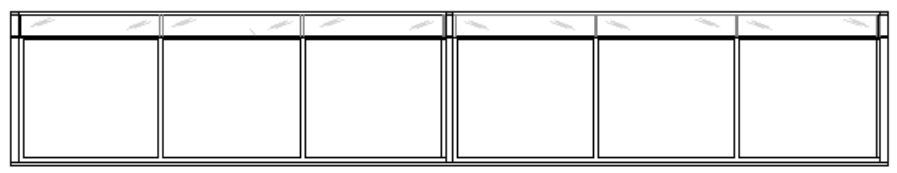


Tudalen 100

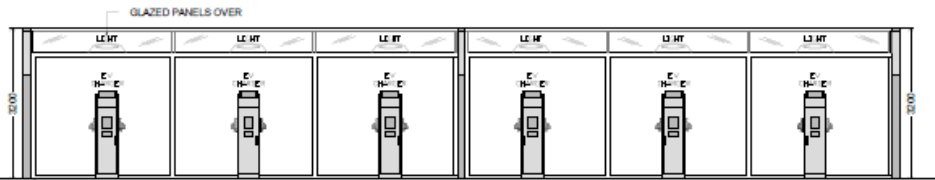
PLANNING

EV Elevations

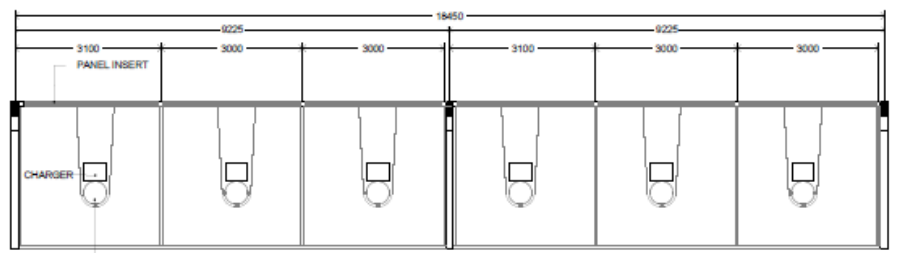
PL/00978 – Elevations of electric vehicle charging points



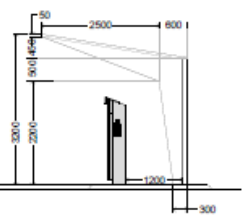
EV CANOPY REAR ELEVATION



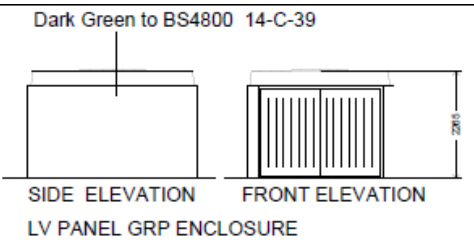
EV CANOPY FRONT ELEVATION



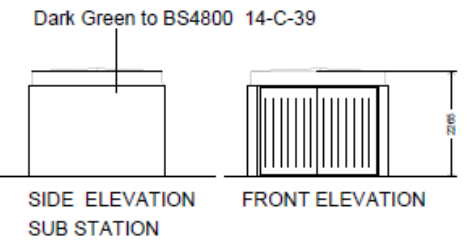
EV CANOPY / ROOF PLAN



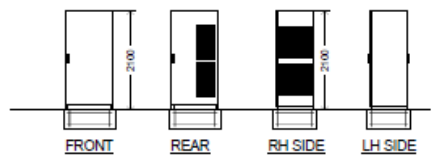
EV CANOPY ELEVATION SIDE



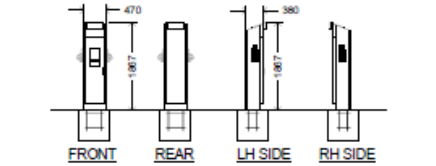
SIDE ELEVATION FRONT ELEVATION
LV PANEL GRP ENCLOSURE



SIDE ELEVATION FRONT ELEVATION
SUB STATION



FRONT REAR RH SIDE LH SIDE
RAPTION 150 SERIES POWER PACK
1000 w x 800 d x 2100mm h



FRONT REAR LH SIDE RH SIDE
RAPTION 150 SERIES CHARGER
470 w x 380 d x 1867mm h



TYPICAL AIR/WATER UNIT ARRANGEMENT



TYPICAL VACUUM UNIT ARRANGEMENT



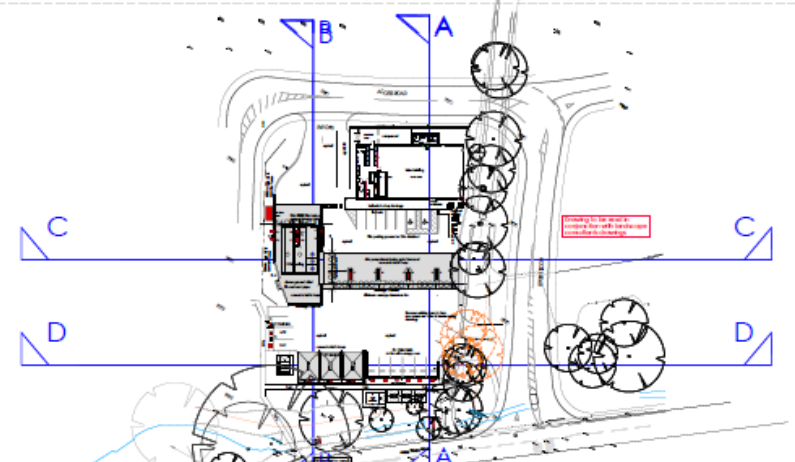
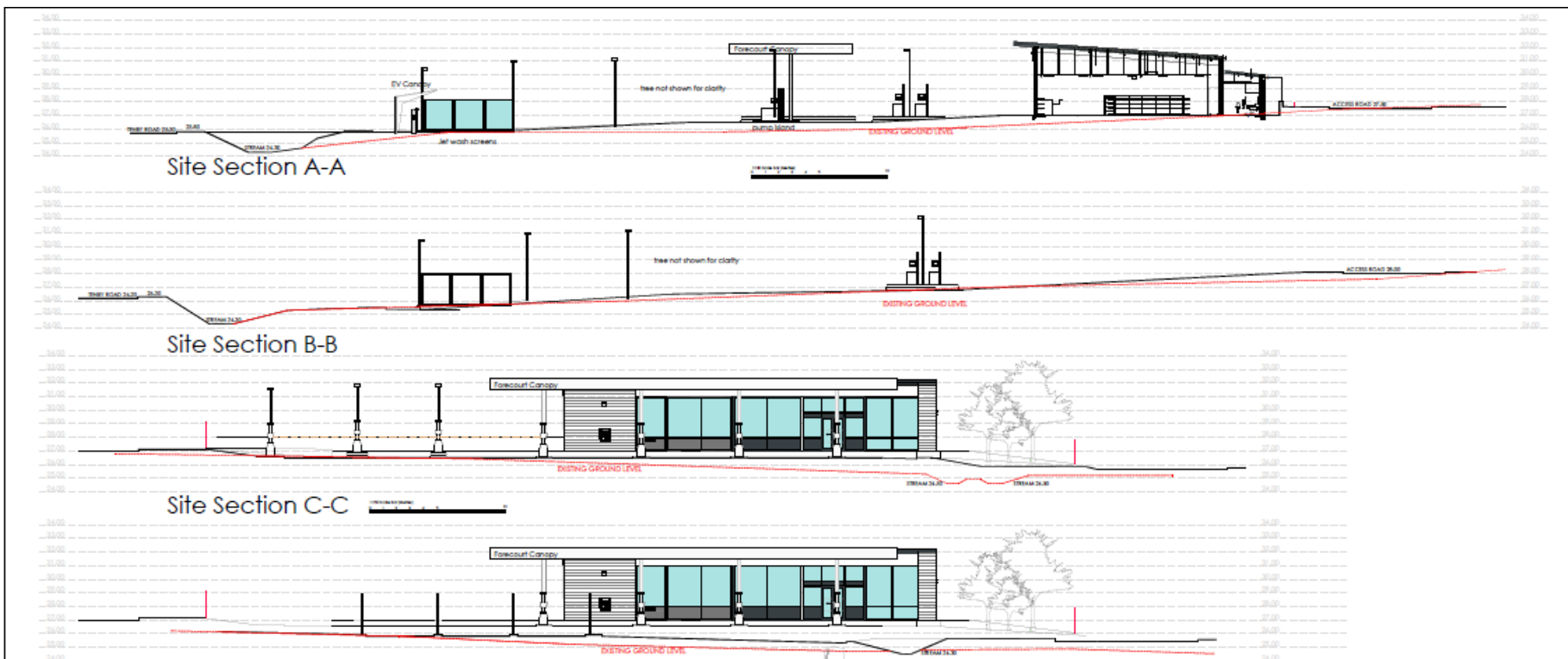
TYPICAL JET WASH BAY ARRANGEMENT

Tudalen 101

PLANNING

REV	DATE	DESCRIPTION
01	February 2021	Motor Fuel Ltd, Gladstone Place 36-38 Upper Marlborough Road St Albans, Herts, AL1 3UJ
PROJECT LOCATION LAND AT ST CLEARS ROUNDABOUT TENBY ROAD, ST CLEARS, CARMARTHEN, SA33 4JW		
CLIENT EV canopy and associated Equipment		
Wyeth Projects Services The Oak Street, Llanelli Court, Junction Lane, Milland, Carmarthen, SA31 3JL, United Kingdom Tel: +44 (0)1448 424704 Email: enquiries@wyethprojects.com		
Scale	1:50 @ A1	Drawn by G K Young
Date	February 2021	Project No MFG-417-UK-11

PL/00978 – Proposed site sections



Location of Sections - not to scale

PLANNING

A: 22-09-21 G1 Update to reflect site layout PL01E

DATE	BY	DESCRIPTION
22/09/21	...	Update to reflect site layout PL01E

mfg Motor Fuel Ltd, Gladstone Place
36-38 Upper Marlborough Road
St Albans, Herts. AL1 3UU

PROJECT LOCATION
LAND AT ST CLEARS ROUNDABOUT
TENBY ROAD, ST CLEARS,
CARMARTHEN, SA33 4JW

TITLE
Proposed site Sections

Wyeth
Projects Services
The Oak Walk, Arbury Court,
Arbury Lane, St Albans, Herts,
SG8 9SL, United Kingdom
Tel: +44 (0)1438 424791
Email: enquiries@wyethprojects.com

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DATE	SCALE	APP
November 2020	1:10@ A1	A1
DATE	SCALE	APP
11/11/21	1:10@ A1	A

PL/00978 – Proposed site sections

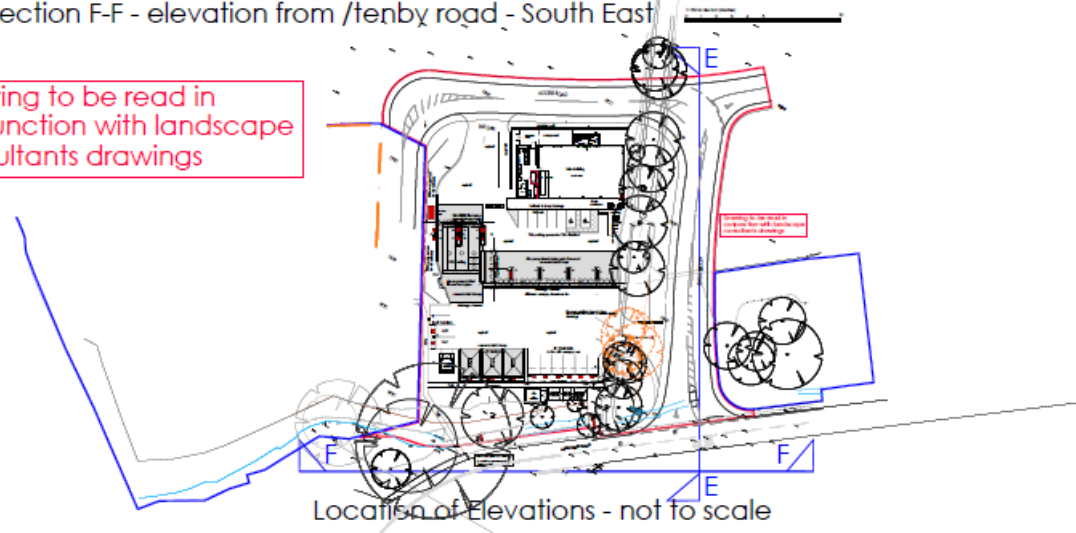


Site Section E-E Elevation from Access road - North East



Site Section F-F - elevation from /tenby road - South East

Drawing to be read in conjunction with landscape consultants drawings

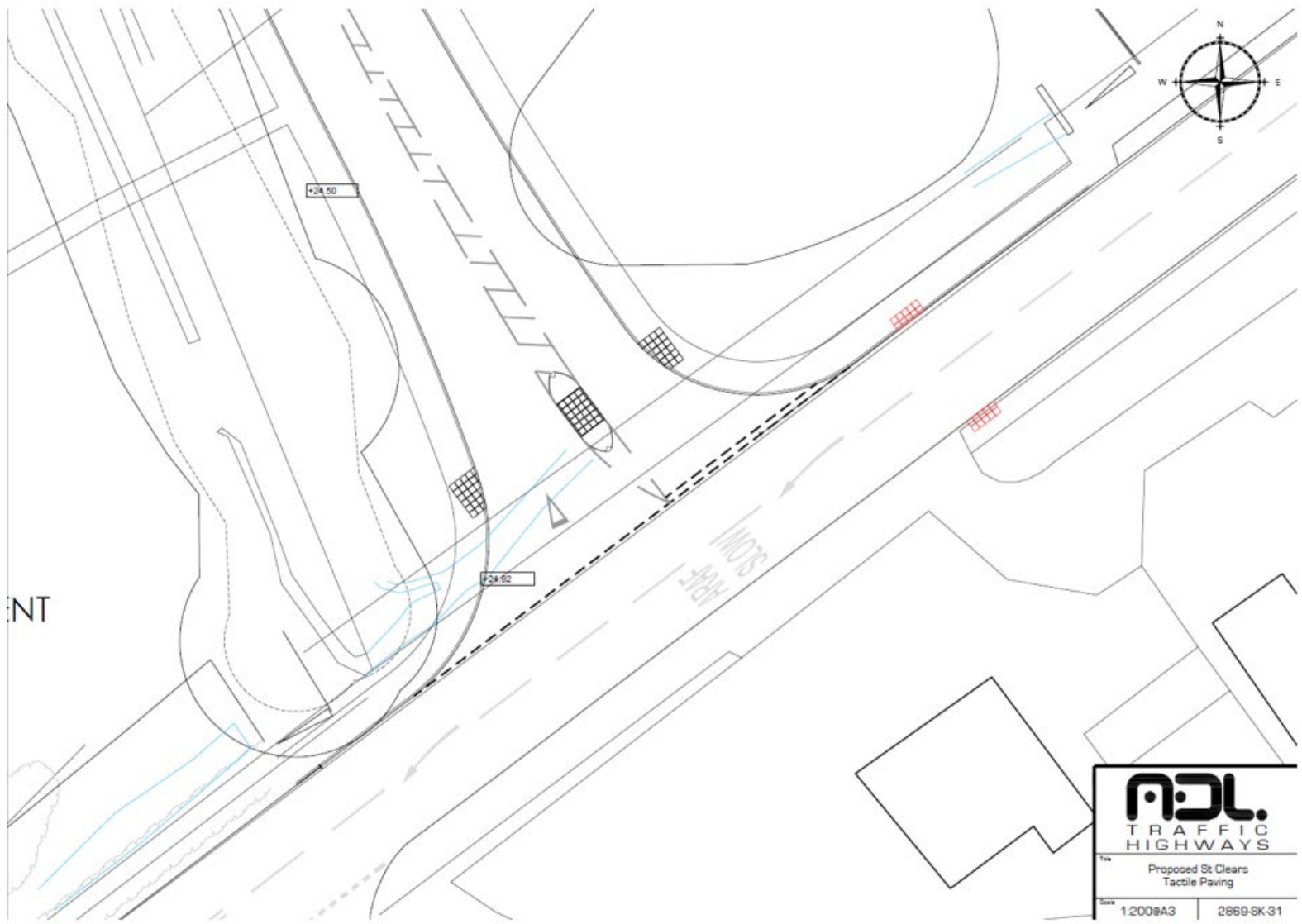


Location of Elevations - not to scale

PLANNING
 B 22-09-21 GY Update to reflect site layout PLOIE
 A 04-03-21 GY Existing Hedge bank indicated

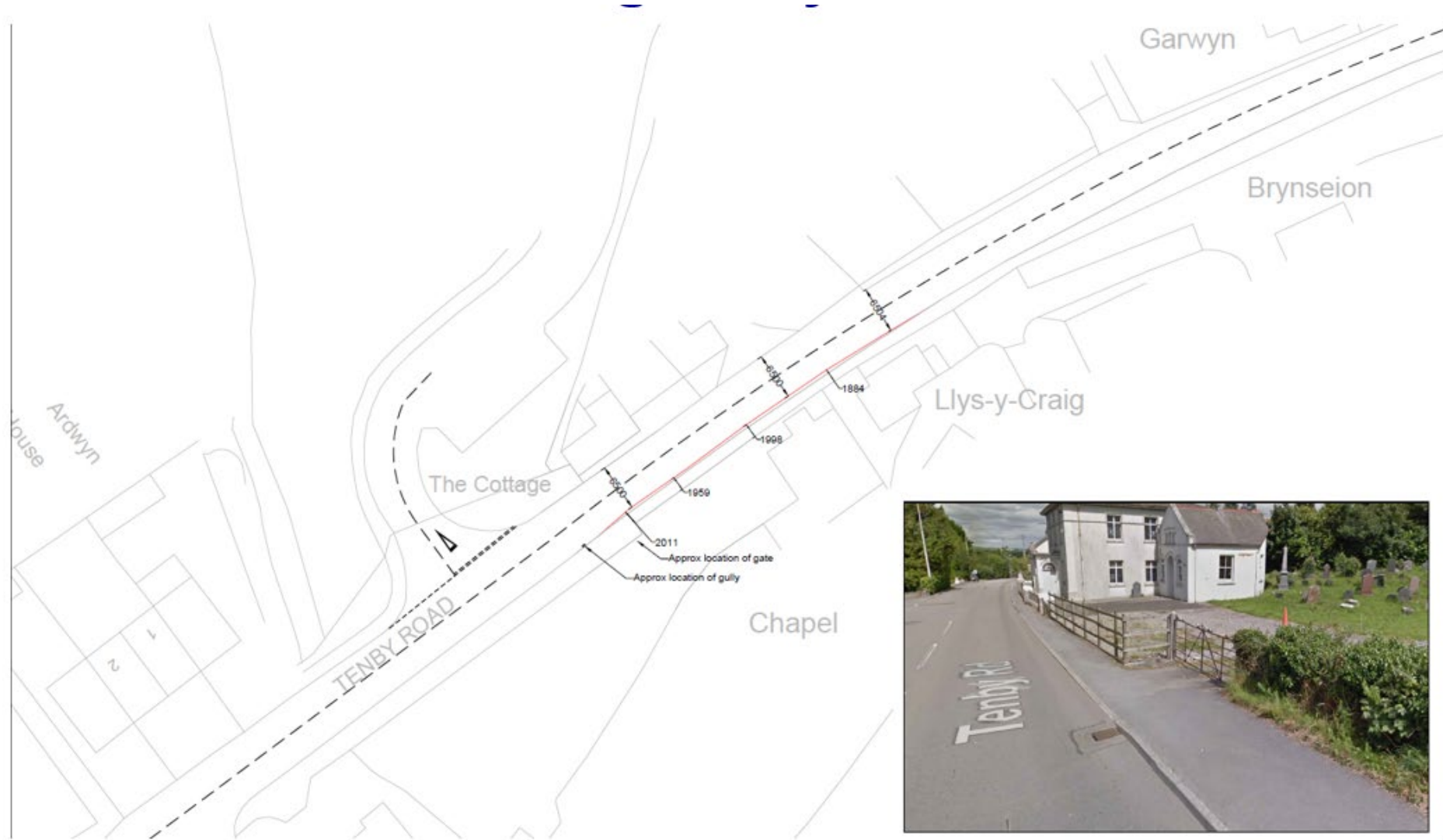
Client	Morlar Fuel Ltd, Gladstone Place 36-38 Upper Marlborough Road St Albans, Herts, AL1 3JU
Project Location	LAND AT ST CLEARS ROUNDABOUT TENBY ROAD, ST CLEARS, CARMARTHEN, SA33 4JW
Drawings	Proposed site Sections through perimeter roads - sheets A Elevations E/E & F/F
Wyeth Projects Services The Carl Road, Industrial Estate, Gungahlin, ACT, 2900, Australia Tel: +61 8 9354 6274 Email: enquiry@wyethprojects.com.au * This drawing is the copyright of Wyeth Projects Services Pty Ltd.	Drawn By: G K Young Date: December 2020 Scale: 1:150 @ A1 Project No: MFG-417-06.06

PL/00978 — Pedestrian improvements previously approved along Tenby Road



Tudalen 104

PL/00978 — Pedestrian improvements previously approved along Tenby Road



PL/00978 View of existing access into the site



Tudalen 106

PL/00978 View west along Tenby Road towards the site access and A40 roundabout



PL/00978 View west along Tenby Road towards the site access and roundabout with the A40



Tudalen 108

PL/00978 View into the application site



PL/00978 View of application site and neighbouring development



PL/00978 View of neighbouring development



PL/00978 View west along Tenby Road towards the site access and A40 roundabout



Tudalen 112

PL/00978 View East along Tenby Road towards the site access



PL/00978 View into the nearby Travelodge and Starbuck development



PL/00978 View east along Tenby Road from the A40 roundabout towards the site



Tudalen 115

PL/00978 View of access from Tenby Road onto the A40 roundabout



PL/00978 View towards the access onto Tenby Road from the A40 roundabout



PL/00978 View east along Tenby Road towards the centre of St Clears



Tudalen 118

PL/02057

Andrew Francis

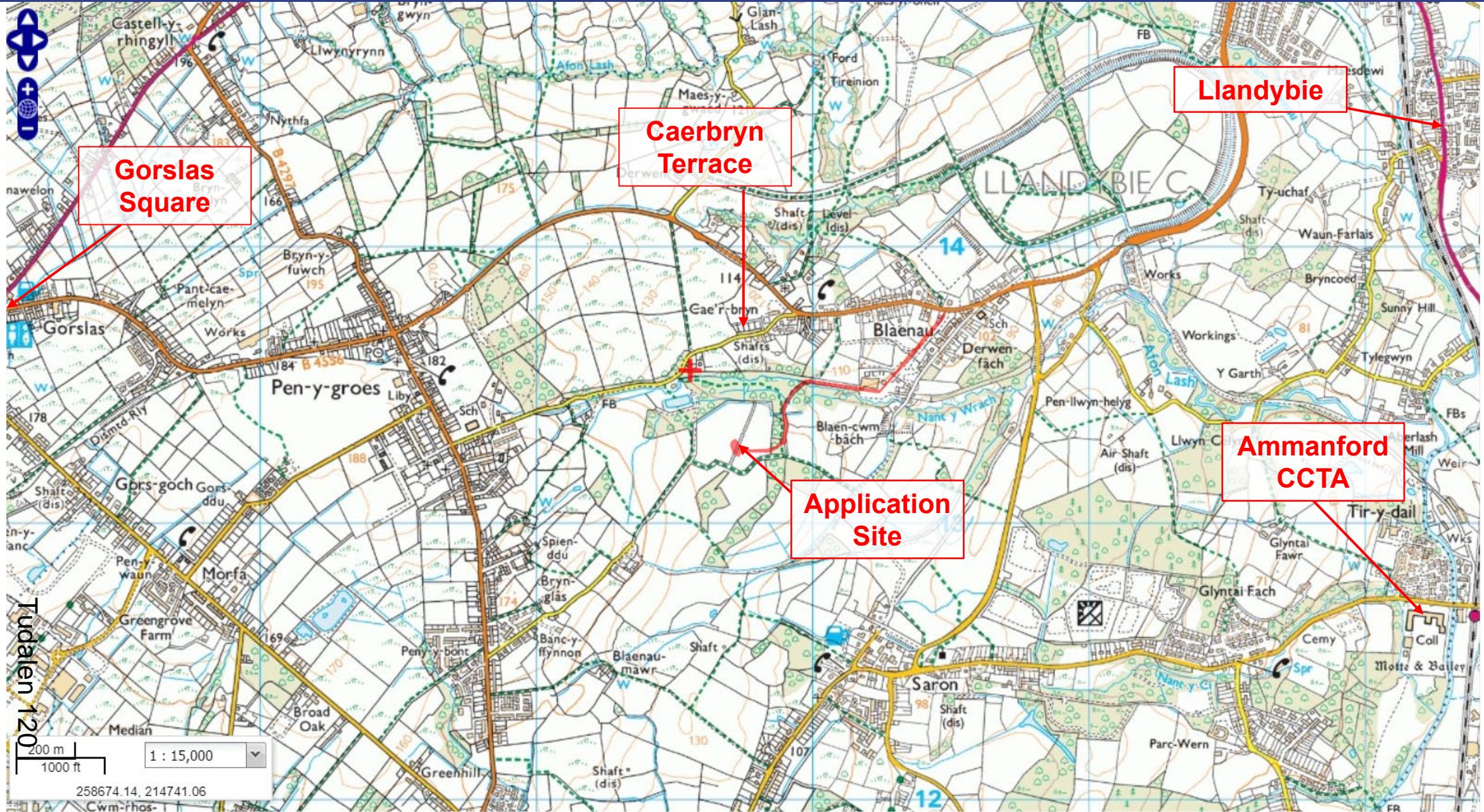
Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Tudalen 119

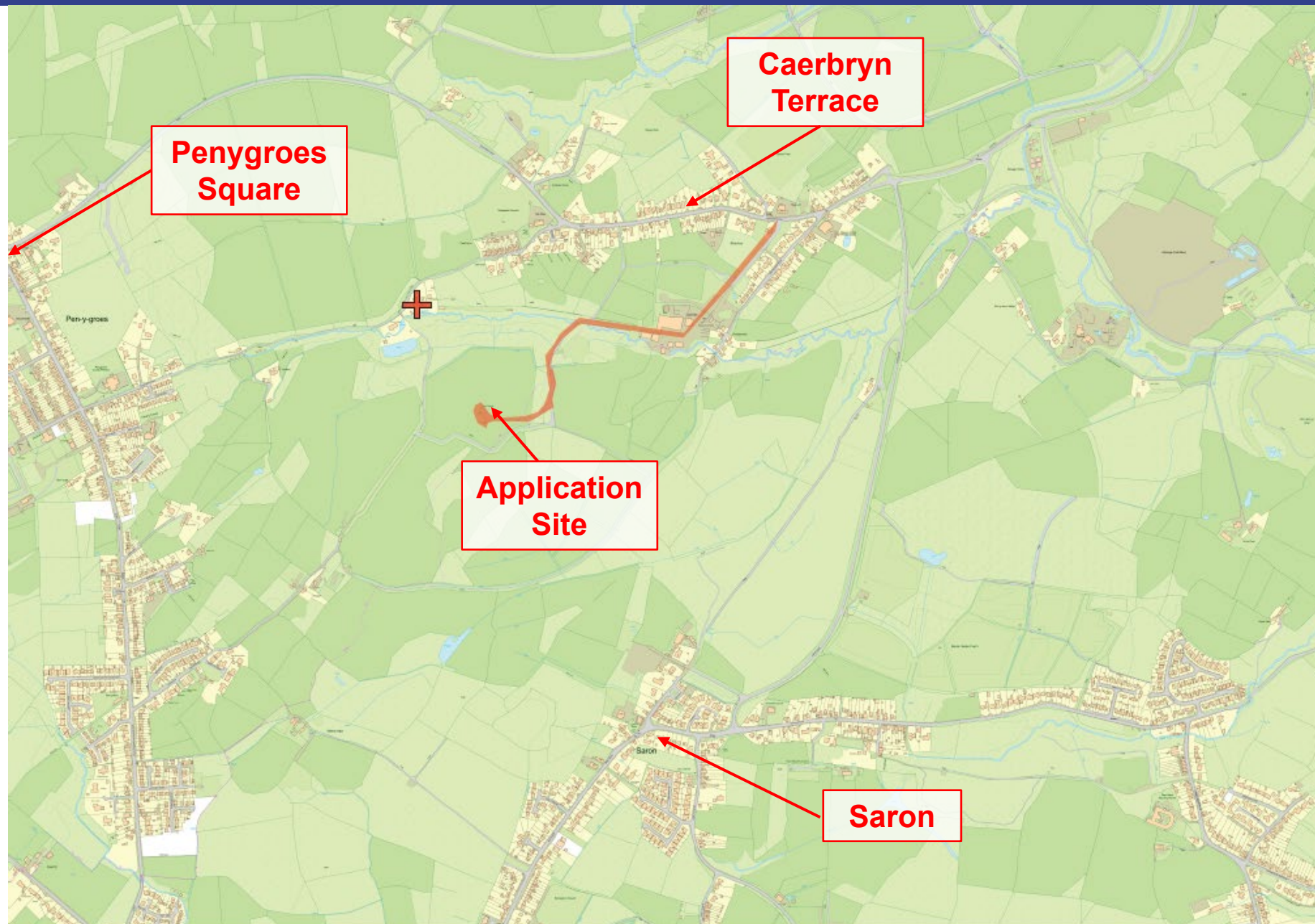
Cyngor **Sir Gâr**
Carmarthenshire
County Council



PL/02057 – 1:15000 Area Plan



PL/02057 – 1:10000 Location Plan



PL/02057 – Site Notice Blaenau CP School



PL/02057 – Site Notice Entrance D.J. Davies Fuels



PL/02057 – Penygroes Road



Tudalen 125

PL/02057 – Caerbryn Terrace



Tudalen 126

PL/02057 – Caerbryn Villa



Tudalen 127

PL/02057 – Site Notice outside Caerbryn Villa



PL/02057 - Can yr Aderyn



PL/02057 – Site Notice Caerbryn Rd, nr Ty'r Elfed



Diolch | Thank you

Tudalen 131

sirgar.llyw.cymru

carmarthenshire.gov.wales

Cyngor **Sir Gâr**
Carmarthenshire
County Council



Mae'r dudalen hon yn wag yn fwriadol

Y Pwyllgor Cynllunio / Planning Committee

14/10/2021

Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Tudalen 133

Cyngor **Sir Gâr**
Carmarthenshire
County Council



**Ceisiadau yr argymhellir
eu bod yn cael eu
cymeradwyo**

**Applications
recommended for
approval**

PL/02142

Zoe James

Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Tudalen 135

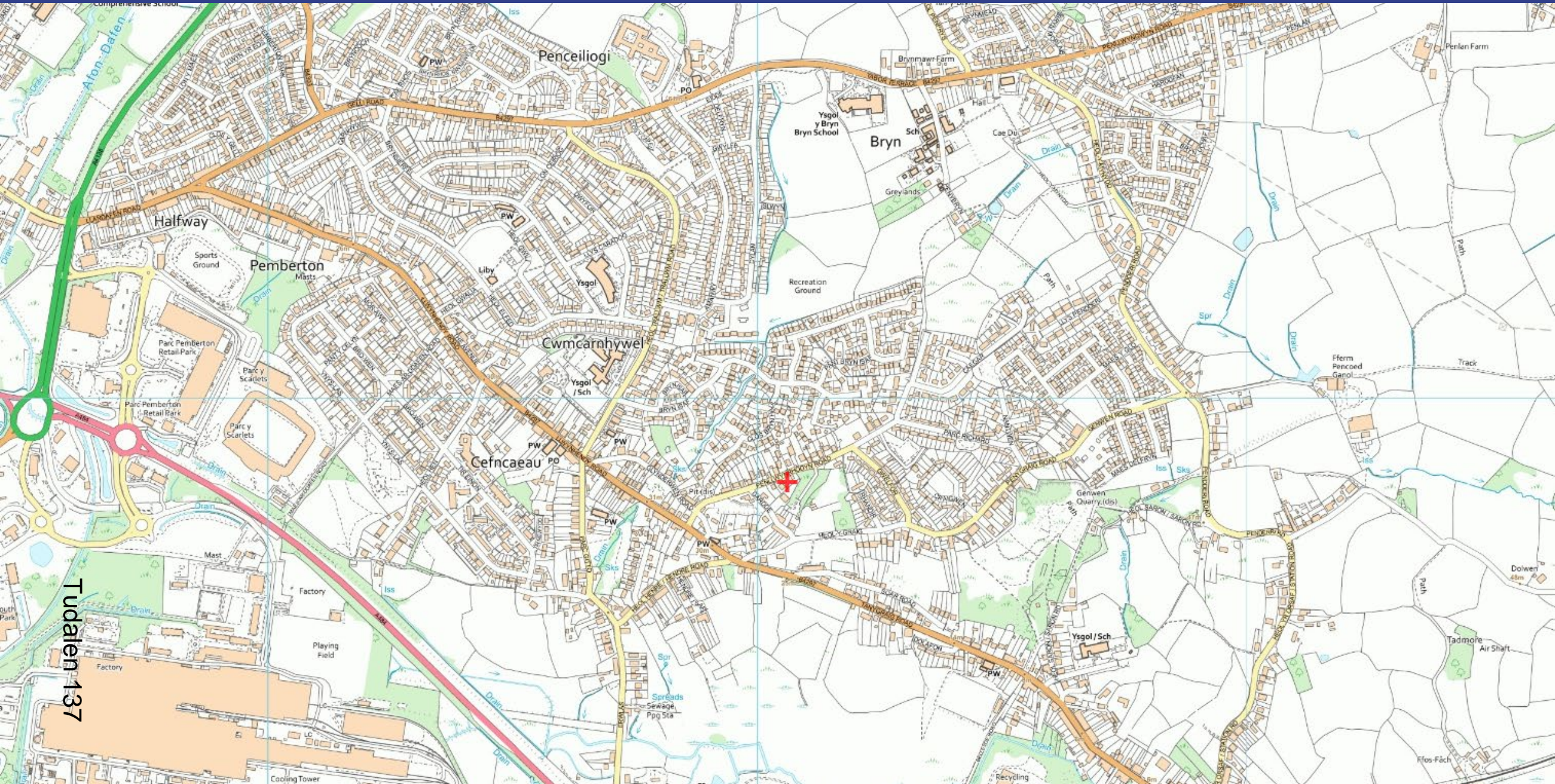
Cyngor **Sir Gâr**
Carmarthenshire
County Council



PL/02142



Tudalen 136



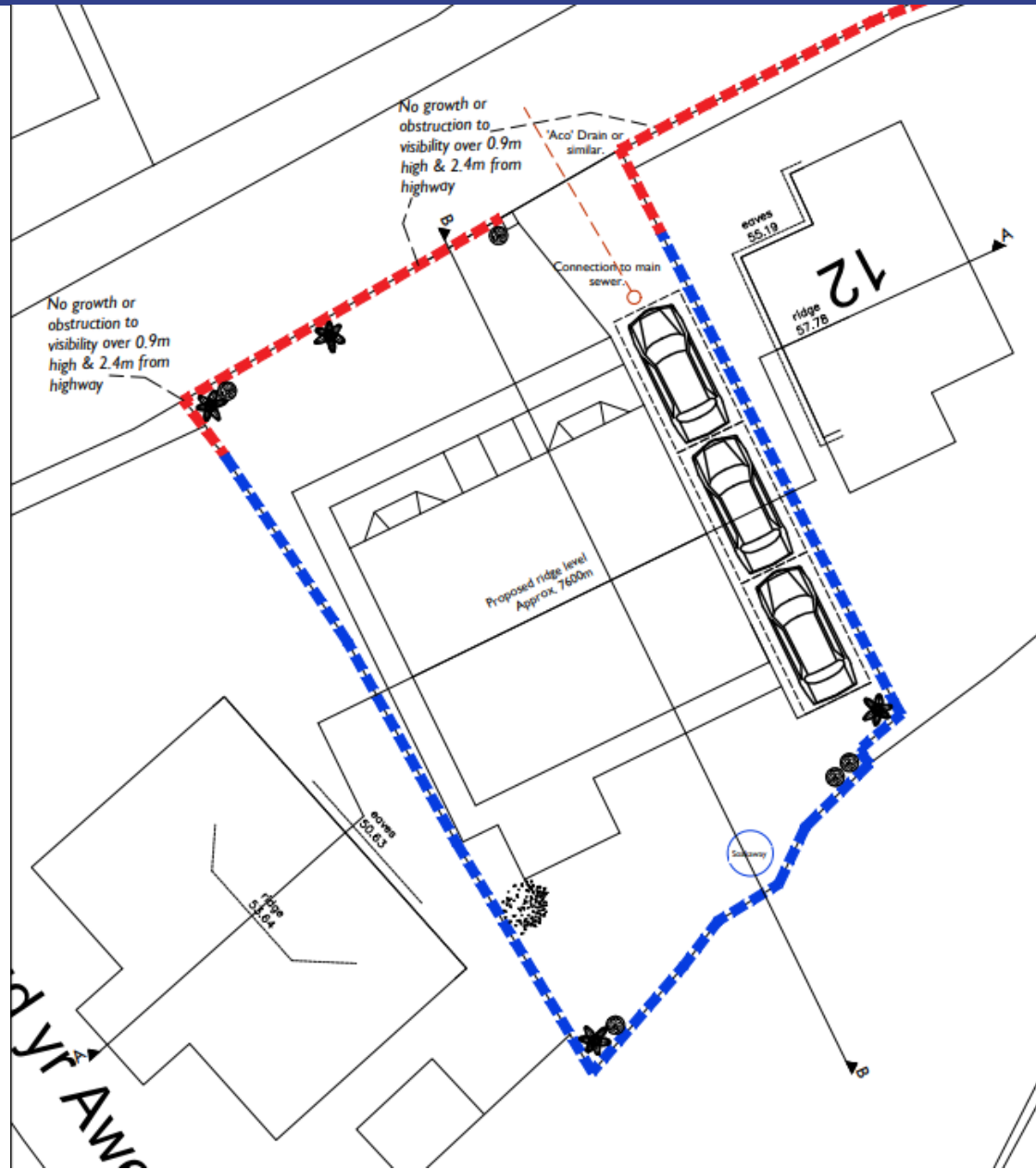
Tudalen 137

PL/02142



Tudalen 138



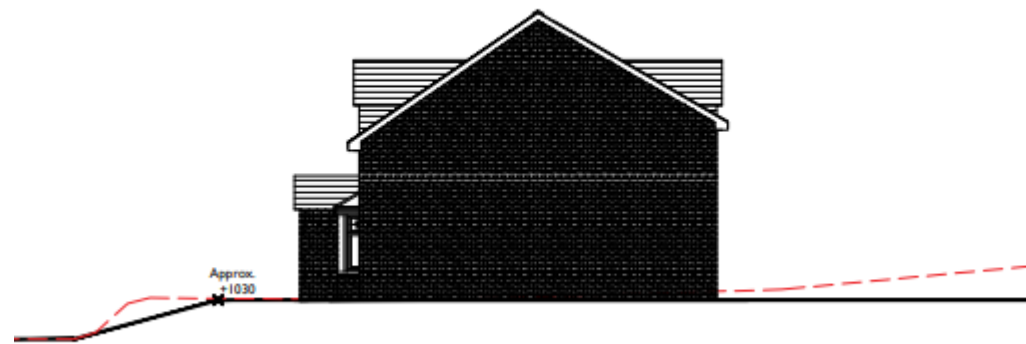


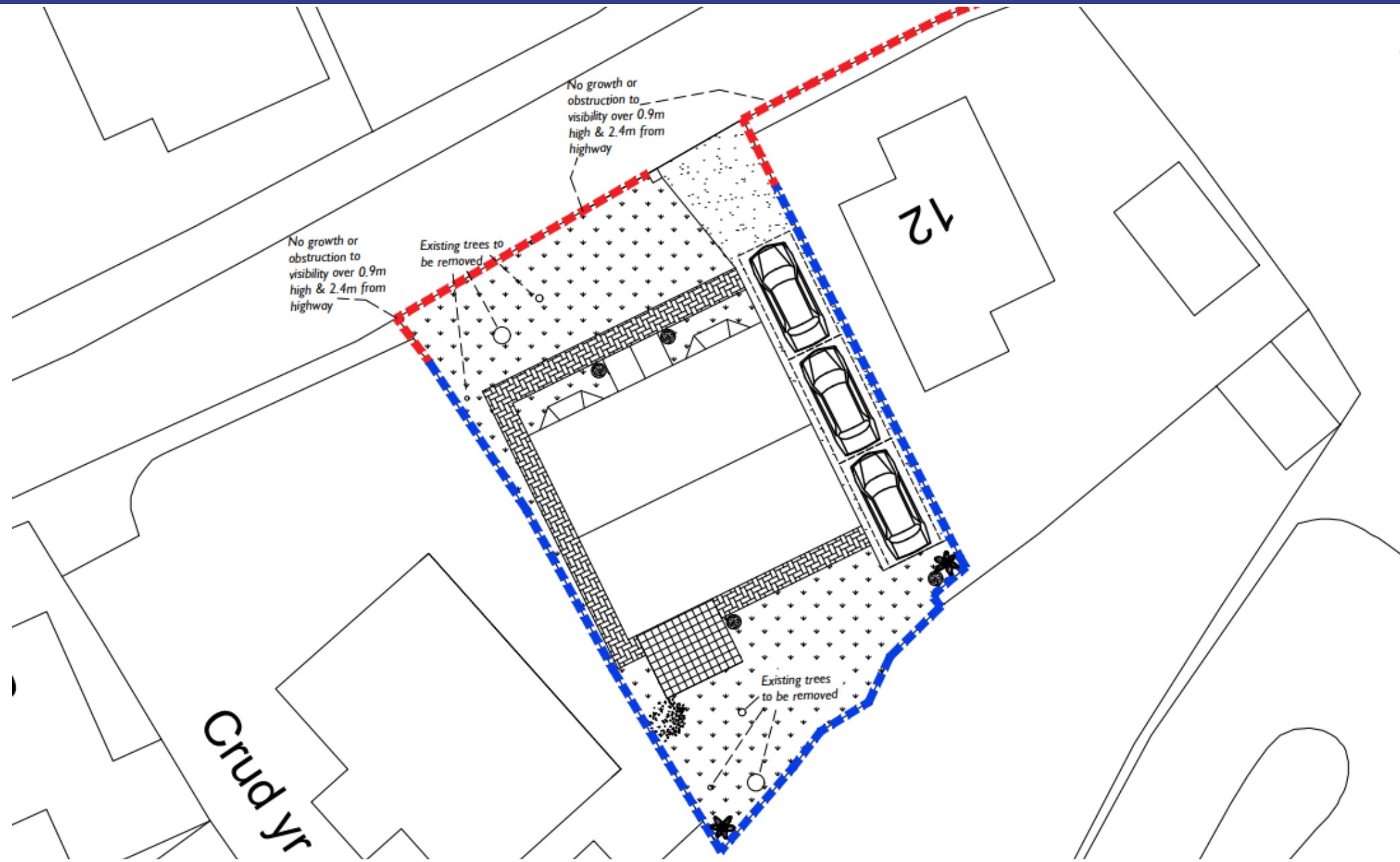


Section A-A

Section B-B

Tudalen 141





PL/02142



Tudalen 143



PL/02142



Tudalen 145

PL/02142



Tudalen 146

PL/02142



PL/02142

Tudalen 148



PL/02142



Tudajien 149

PL/02142



Tudalen 150

PL/02142



Tudalen 151

PL/02142

Tudalen 152



PL/02142



Tudalen 153



PL/02142



Tudalen 155

PL/02142



Tudalen 156

PL/02307 & PL/02317

Gary Glenister

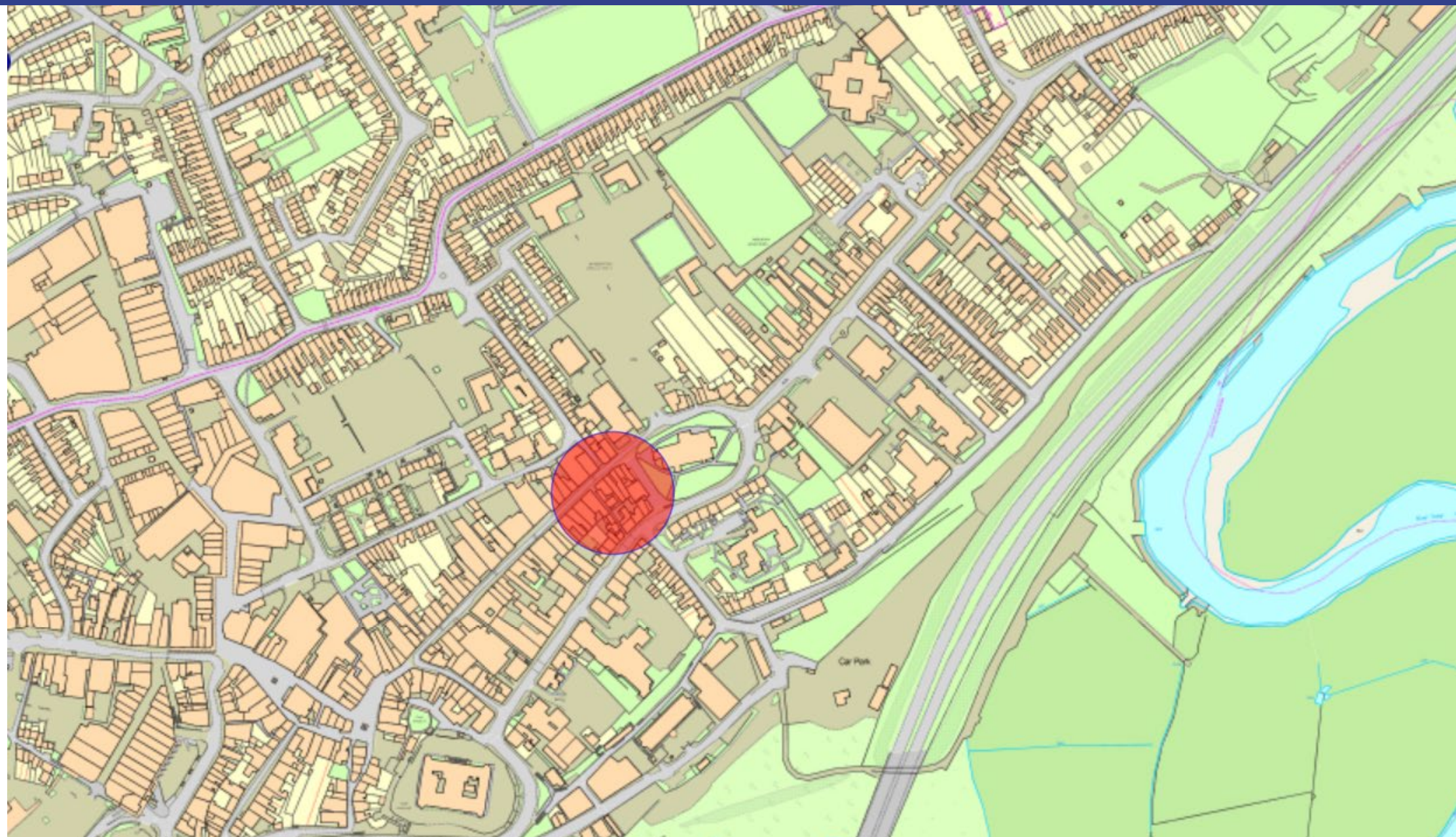
Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Tudalen 157

Cyngor **Sir Gâr**
Carmarthenshire
County Council



PL/02307 & PL/02317

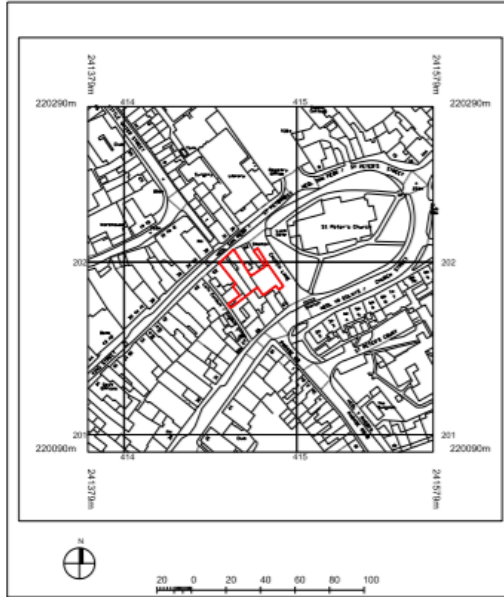


Tudalen 158

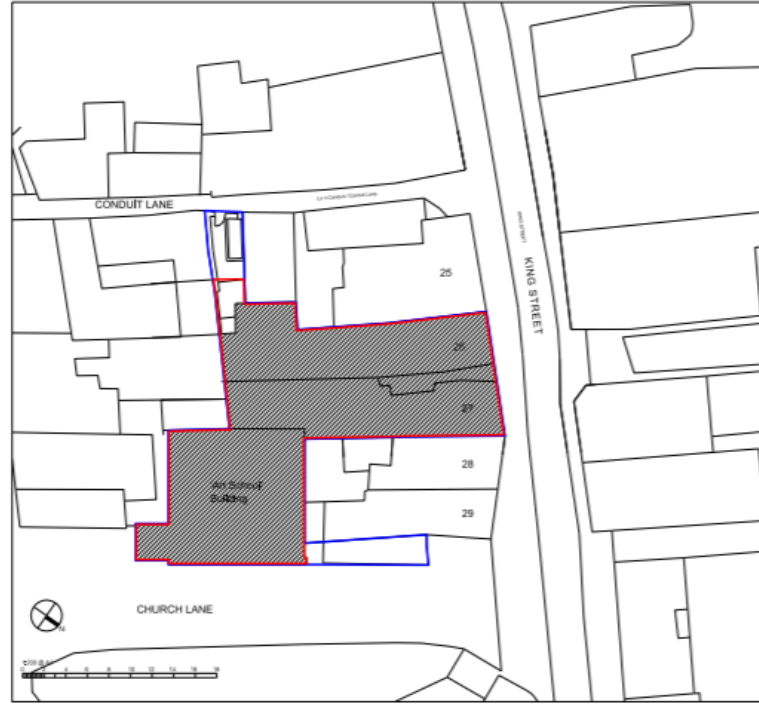
PL/02307 & PL/02317



PL/02307 & PL/02317



1 SITE LOCATION MAP
W_231 2024 14:02 @ 11: 4/10/24



2 SITE PLAN
W_231 2024 14:02 @ 11: 4/10/24

Do not scale from this drawing.
This drawing may not be based on an accurate survey.
DMS do not accept responsibility for dimensions taken from this drawing.
The Contractor is to check all dimensions and dimensions prior to construction or production. All dimensions and positions on site must be reported to DMS for comment or approval in writing, accompanied by photos.
This drawing is to be read and checked in conjunction with all requirements and other specifications to the drawings.
This drawing and the works depicted are the property of DMS and may not be reproduced without written permission.

REV	DATE	DESCRIPTION	BY	CHECKED
01	20/12/2017	Revised for Planning, Cornwall DC	DMS	-
02	16/04/2017	Amendment to Planning notes	DMS	-
03	16/04/2017	Revised	JP	AMM
04	16/04/2017	Revised for Planning	JP	AMM
05	16/04/2017	Revised for Planning	JP	AMM



PROJECT NAME
Old Methodist Church
Church Street
Cornwall, SA31 1UH

TITLE
SITE LOCATION PLAN &
SITE PLAN

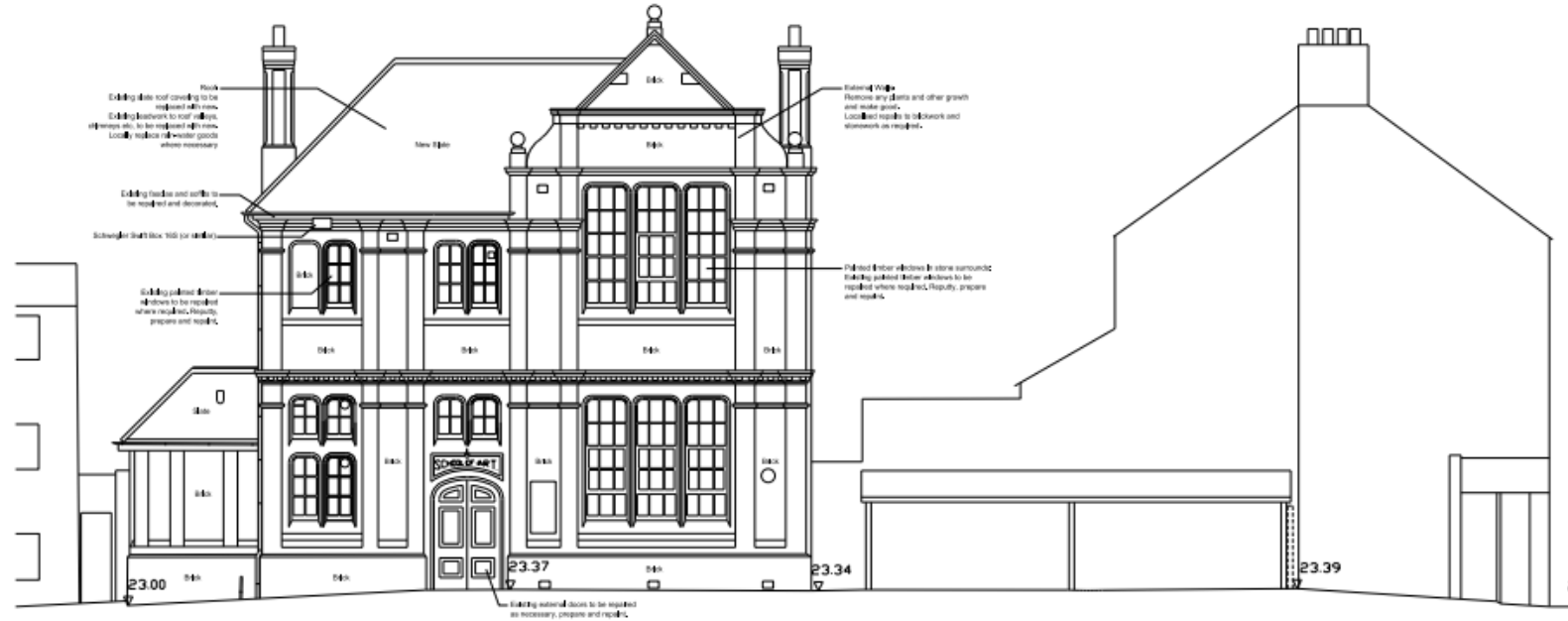
SCALE	DATE	BY	CHECKED
1:500	04/11/2024	JP	-
1:500	04/11/2024	JP	-

STATUS
PLANNING

DOCUMENT NO.	REV
588_A_DRW_00_001	PL3

Tudalen 160

PL/02307 & PL/02317



1 PROPOSED 'SCHOOL OF ART' BUILDING / GALLERY - FRONT ELEVATION
210 x 1100 mm

Drawings have been checked.
This drawing may not be based on an accurate survey.
DNR do not warrant responsibility for third party data used in this drawing.

The Contractor to check this drawing and the drawings plan to coordinate or produce. All discrepancies and omissions must be reported to DNR for comment or approval to be proceeding works.

This drawing is to read and checked in accordance with sections and other specifications drawings & specifications.

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REV	DATE	DESCRIPTION	BY	CHECK
01	10/01/2017	Issue for DNR for comment	SR	MBR
02	10/01/2017	Issue for Precedence	SR	-
03	10/01/2017	Issue	SR	MBR
04	10/01/2017	Issue for approval	SR	MBR
05	10/01/2017	Issue for checking	SR	MBR
06	10/01/2017	Issue for checking	SR	MBR



de
matos
ryan
89-100 Tynon Street
London SW9 7LP
T: 020 7338 7700
M: 07700 800000

PROJECT NAME:
DNR Project - Gallery
Church Street
Cardiff, SA1 1LH

TITLE:
PROPOSED
ELEVATIONS OF SCHOOL OF ART BUILDING / GALLERY
FRONT ELEVATION TO CHURCH LANE

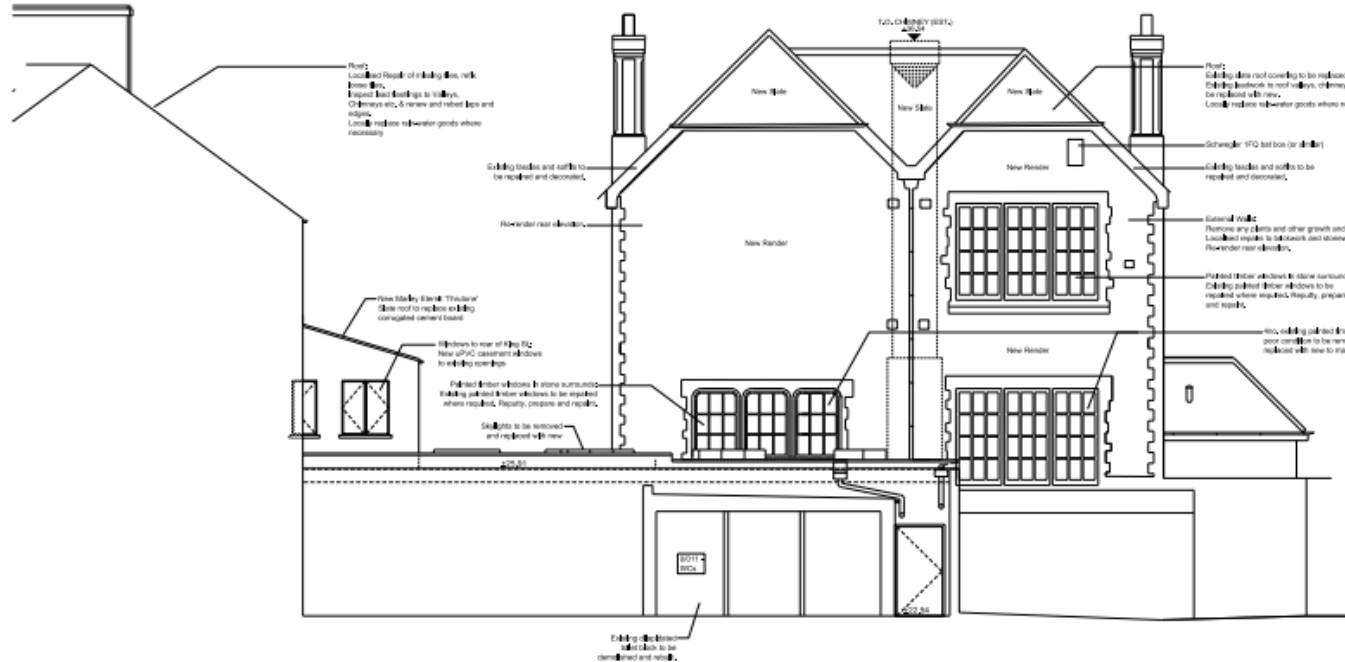
SCALE: DATE: BY: CHECKED:
SR: 08/11/2017: SR: MBR

STATUS: PLANNING

DOCUMENT NO: REV
588_A_DRW_10_210 PL4

Tudalen 161

PL/02307 & PL/02317



Drawings from this drawing. The drawing may not be based on an accurate survey. DMR do not accept responsibility for alterations made from this drawing.

The Contractor to check all drawings and dimensions prior to construction or production. All dimensions and details must be reported to DMR for comment or approval prior to commencing works.

The drawings to be read and checked in conjunction with conditions and other special conditions & specifications.

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REV	DATE	DESCRIPTION	BY	CHKD
01	15/02/2017	Issue to DR for cost estimate	DR	DRM
02	15/02/2017	Issue for Pre-application	DR	DRM
03	15/02/2017	Issue	DR	DRM
04	15/02/2017	Issue for approval	DR	DRM
05	15/02/2017	Issue for Planning	DR	DRM
06	15/02/2017	Issue for Planning	DR	DRM

1 PROPOSED 'SCHOOL OF ART' BUILDING / GALLERY - REAR ELEVATION
20170101.dwg



de matos ryan
 20 York Street
 London EC3A 8DP
 T: 020 7333 8100
 www.dematosryan.co.uk

PROJECT NAME
 Old Ipswich Gallery
 Church Street
 Ipswich, IP11 1JH

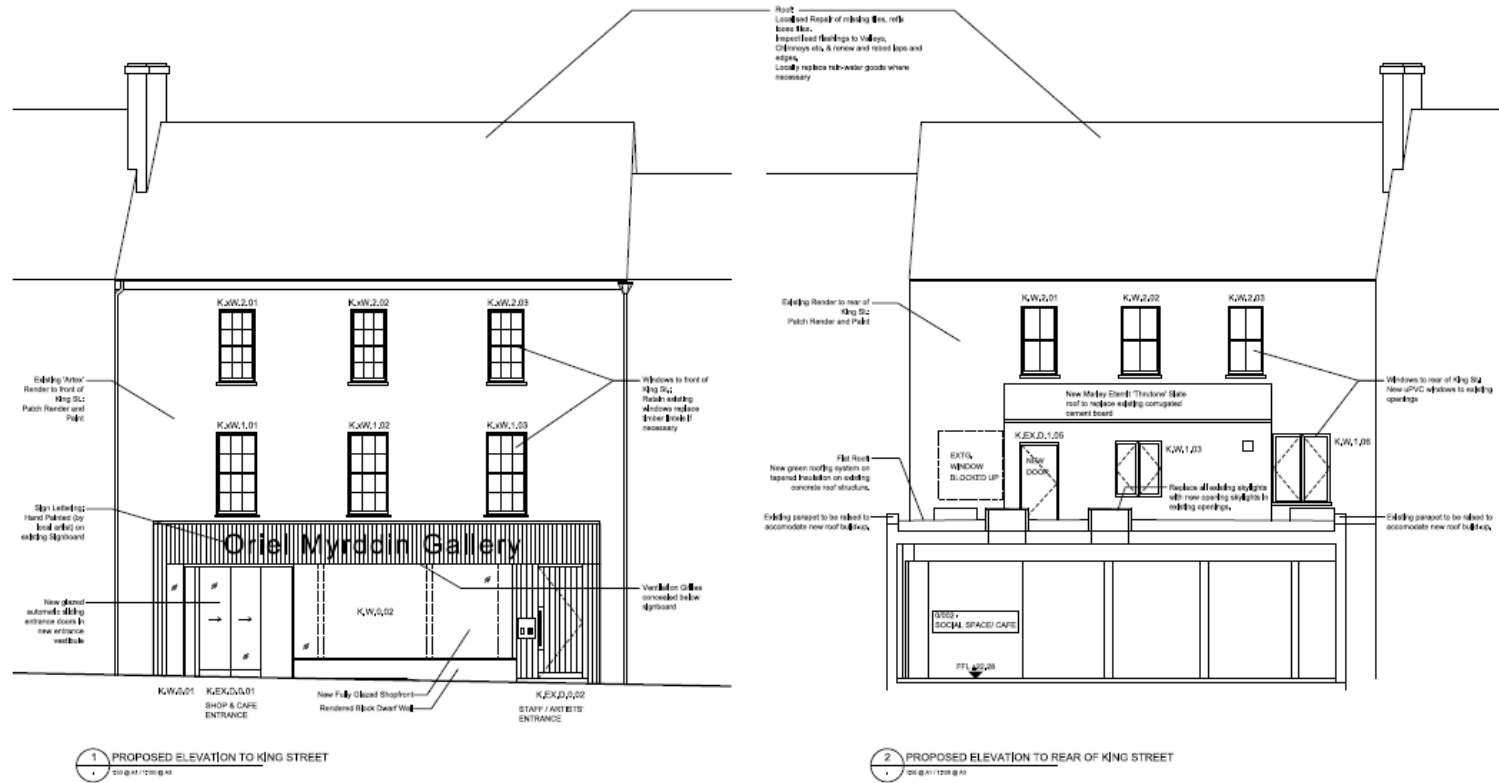
TITLE
 PROPOSED ELEVATIONS OF 'SCHOOL OF ART' BUILDING / GALLERY REAR ELEVATION

SCALE	DATE	BY	CHECKED
As Shown	04/01/2017	DR	DRM

STATUS
 PLANNING

DOCUMENT NO.
 588_A_DRW_10_211 PL4

PL/02307 & PL/02317



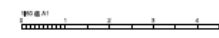
Do not scale from this drawing.
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The Contractor is to check all building and site dimensions prior to construction or production. All discrepancies and variations on site must be reported to DMS for comment or approval prior to commencing work.

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REV	DATE	DESCRIPTION	BY	CHKD
01	15/04/2019	First Issue	SB	AMH
02	15/04/2019	Issued to SH for Client Feedback	SB	AMH
03	15/04/2019	Issue to tender and to be agreed	SB	AMH
04	15/04/2019	Issued for Tendering	SB	AMH
05	15/04/2019	Issued	SB	AMH
06	15/04/2019	Issued for Approval	SB	AMH
07	15/04/2019	Issued for Approval	SB	AMH
08	15/04/2019	Final drawing issued, ready to build	SB	AMH
09	15/04/2019	Update issued for Building	SB	AMH



de
matos
ryan

04/106 Turnpike Street
London E2 1M 5DP
T: 020 7304 0100
info@de-matos-ryan.com

PROJECT NAME
Ortel Myrddin Gallery
Church Street
Cardiff, SA1 1LH

TITLE
PROPOSED
ELEVATIONS OF 26-27 KING STREET

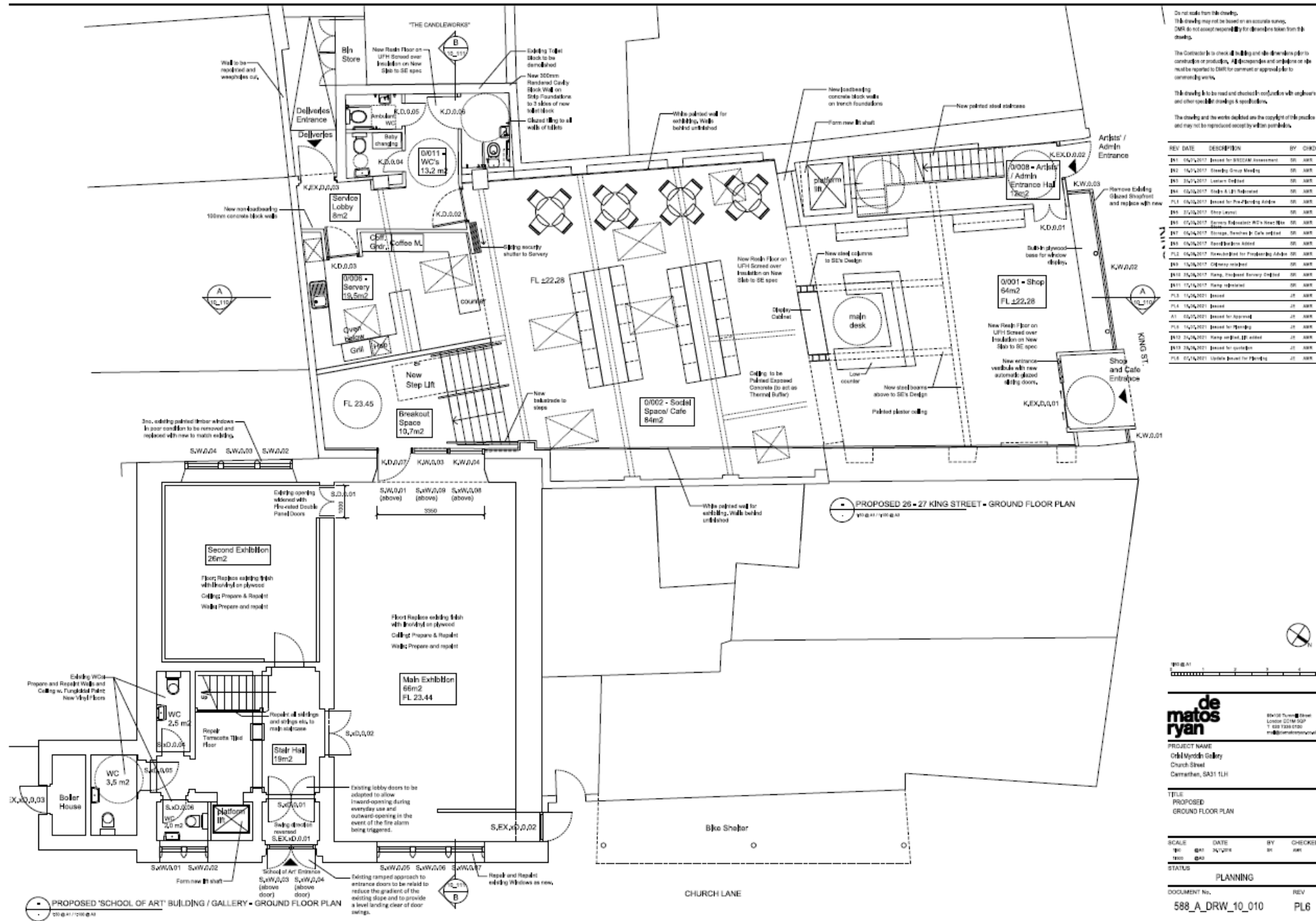
SCALE DATE BY CHECKED
1:50 20/04/19 SB AMH

STATUS
PLANNING

DOCUMENT No. REV
588_A_DRW_10_212 PL4

Tudalen 164

PL/02307 & PL/02317

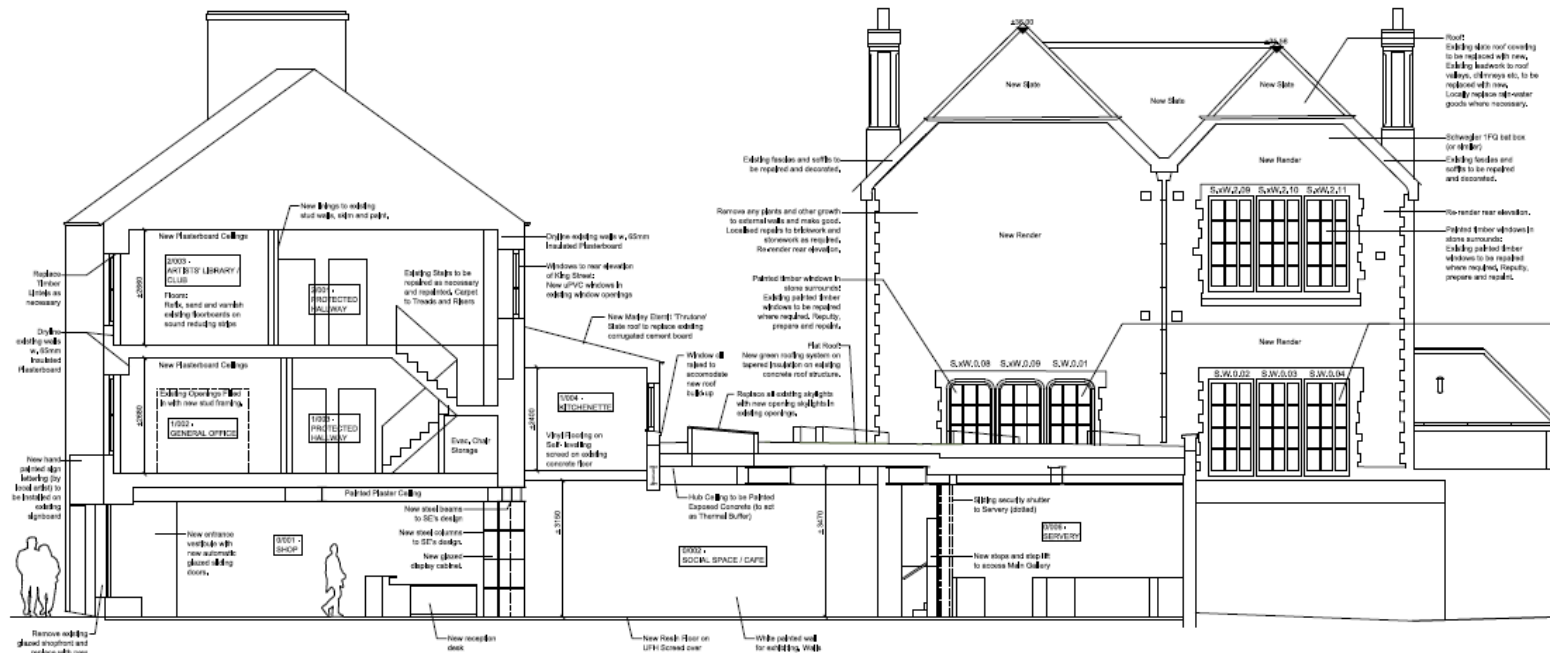


Tudalen 165

PL/02307 & PL/02317



PL/02307 & PL/02317



1 PROPOSED SECTION AA
1:100 (1:1000)

Do not scale from this drawing.
 This drawing may not be based on an accurate survey.
 DMR do not accept responsibility for dimensions taken from this drawing.

The Contractor is to check all building and site dimensions prior to construction or installation. All discrepancies and variations on site must be reported to DMR for comment or approval prior to commencing works.

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REV	DATE	DESCRIPTION	BY	CHKD
B1	10/21/2011	Issued for BREEM Assessment	SR	AM
B2	10/21/2011	Revised Green Working	SR	AM
B3	10/21/2011	Current Design	SR	AM
B4	10/21/2011	Revised Detail	SR	AM
B5	10/21/2011	Issued for Pre-Construction Advice	SR	AM
B6	10/21/2011	Revised 4 Storey Over Addition	SR	AM
B7	10/21/2011	Revised Floor Changes	SR	AM
B8	10/21/2011	Revised Detail	SR	AM
B9	10/21/2011	Revised for Pre-Construction Advice	SR	AM
B10	10/21/2011	Issued for Stage 3 Permit	SR	AM
B11	10/21/2011	Revised Addition	SR	AM
B12	10/21/2011	Revised	SR	AM
B13	10/21/2011	Revised	SR	AM
B14	10/21/2011	Revised for Approval	SR	AM
B15	10/21/2011	Revised for Planning	SR	AM
B16	10/21/2011	Revised internal, service alterations	SR	AM
B17	10/21/2011	Revised based for Planning	SR	AM



de matos ryan
81/10 Tuam Road
 Lower Clonsilla
 T12 108 Dublin
 +353 1 858 0100
 info@de-matos-ryan.com

PROJECT NAME
 Old Myrish Gallery
 Church Street
 Carramath, SA31 1LH

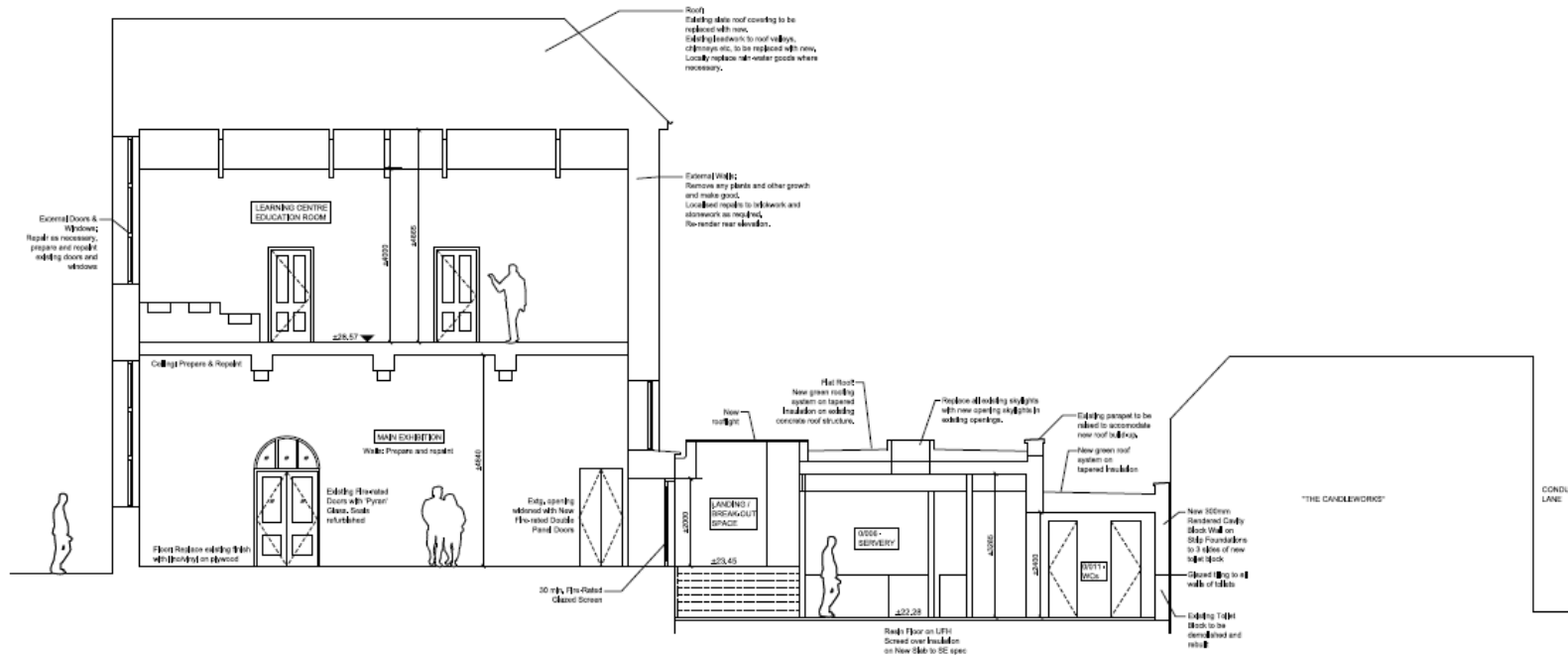
TITLE
 PROPOSED
 SECTION AA

SCALE	DATE	BY	CHECKED
1:100	01/14/2014	SR	AM

STATUS
 PLANNING

DOCUMENT No. 588_A_DRW_10_110
 REV PL6

Tudalen 168



1 PROPOSED SECTION BB
2024/11/28 @ 11

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DMS to not exceed two decimal places for dimensions taken from this drawing.

The Contractor to check all existing and proposed dimensions prior to construction or production. All discrepancies and omissions on site must be reported to DMR for comment or approval prior to commencing works.

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REV	DATE	DESCRIPTION	BY	CHECKED
01	10/12/2023	Issued for BRE EIR Assessment	SR	AMT
02	10/12/2023	Revised Green Roofing	SR	AMT
03	10/12/2023	Remove Double	SR	AMT
04	10/12/2023	WC New element	SR	AMT
05	10/12/2023	Issued for Production/Under Review	SR	AMT
06	10/12/2023	Date & Learning Centre Changes	SR	AMT
07	10/12/2023	Learning Ctr, Storage & Reception	SR	AMT
08	10/12/2023	Double A & B Access Alter	SR	AMT
09	10/12/2023	Revised and for Production/Under Review	SR	AMT
10	10/12/2023	Issued for Stage 4 Report	SR	AMT
11	10/12/2023	Issue Revisions	SR	AMT
12	11/12/2023	Issued	SR	AMT
13	10/12/2023	Issued	SR	AMT
14	10/12/2023	Issued for Approval	SR	AMT
15	10/12/2023	Issued for Planning	SR	AMT
16	10/12/2023	Issue Revised	SR	AMT
17	10/12/2023	Issue Revised for Planning	SR	AMT



de
matos
ryan

84/108 Tynes Road
London EC1M 6SP
T: 020 7393 5100
info@dematosryan.co.uk

PROJECT NAME
Old Wood Gallery
Church Street
Cammerhan, SA31 1LH

TITLE
PROPOSED
SECTION B-B

SCALE	DATE	BY	CHECKED
1:50	01/12/2024	SR	AMT
1:50	01/12/2024	SR	AMT

STATUS	PLANNING
DOCUMENT No.	REV
588_A_DRW_10_111	PL6

PL/02307 & PL/02317



Tudalen 170

PL/02307 & PL/02317



Tudalen 171

PL/02307 & PL/02317



Tudalen 172

PL/02307 & PL/02317



Tudalen 173

PL/02307 & PL/02317



PL/02307 & PL/02317



Tudalen 175

PL/02307 & PL/02317



Tudalen 176

PL/02307 & PL/02317



Tudalen 177

PL/02307 & PL/02317



Tudalen 178

PL/02307 & PL/02317



Tudalen 179

PL/02307 & PL/02317



Tudalen 180

PL/02307 & PL/02317



Tudalen 181

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Tudalen 182

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Tudalen 183

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Tudalen 186

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Tudalen 187

PL/02307 & PL/02317



Tudalen 188

PL/02307 & PL/02317



Tudalen 189

PL/02307 & PL/02317



Tudalen 190

PL/02307 & PL/02317



Tudalen 191

PL/02307 & PL/02317



Tudalen 192

PL/02390

Zoe James

Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Tudalen 193

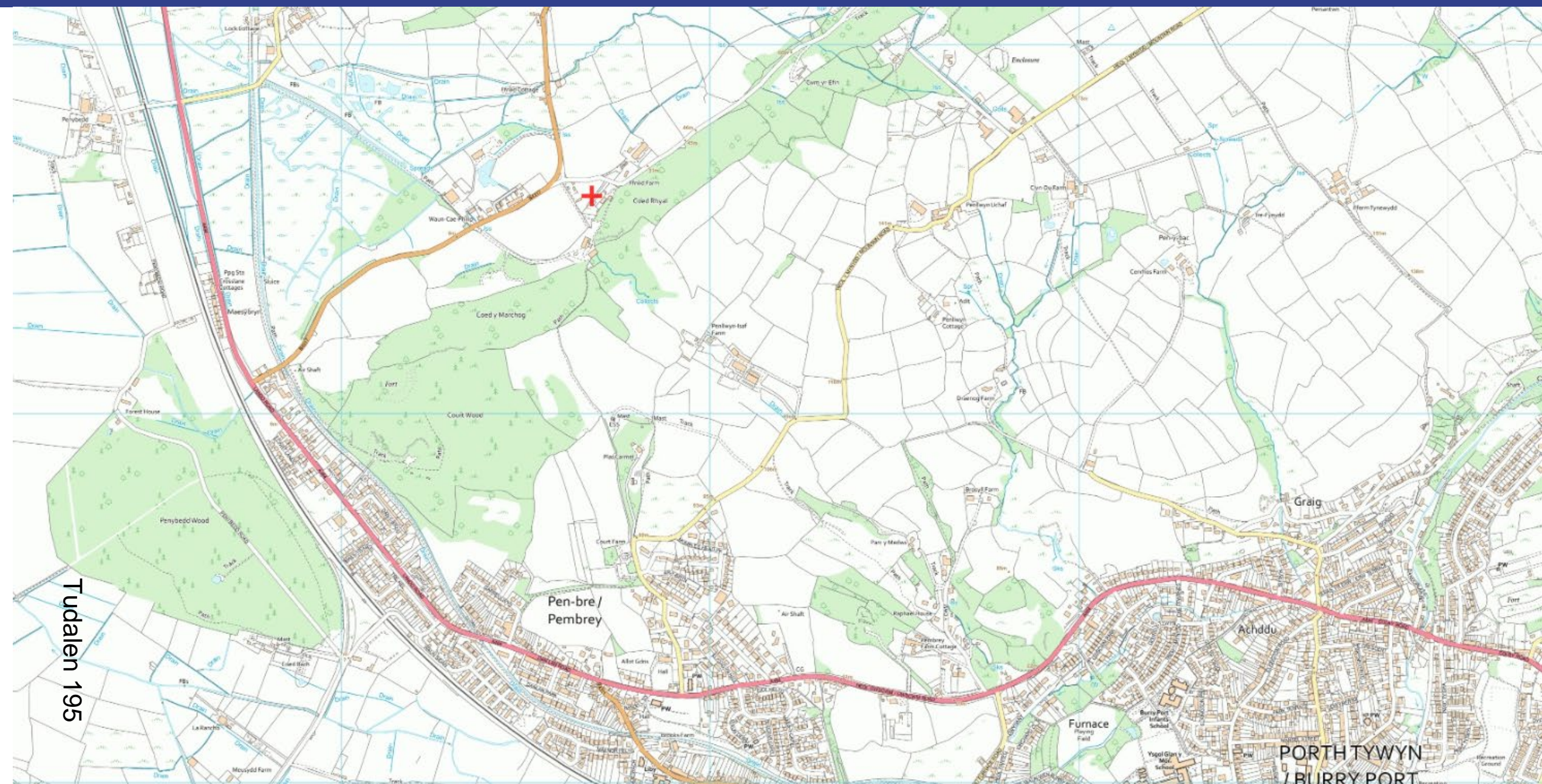
Cyngor **Sir Gâr**
Carmarthenshire
County Council



PL/02390



Tudalen 194

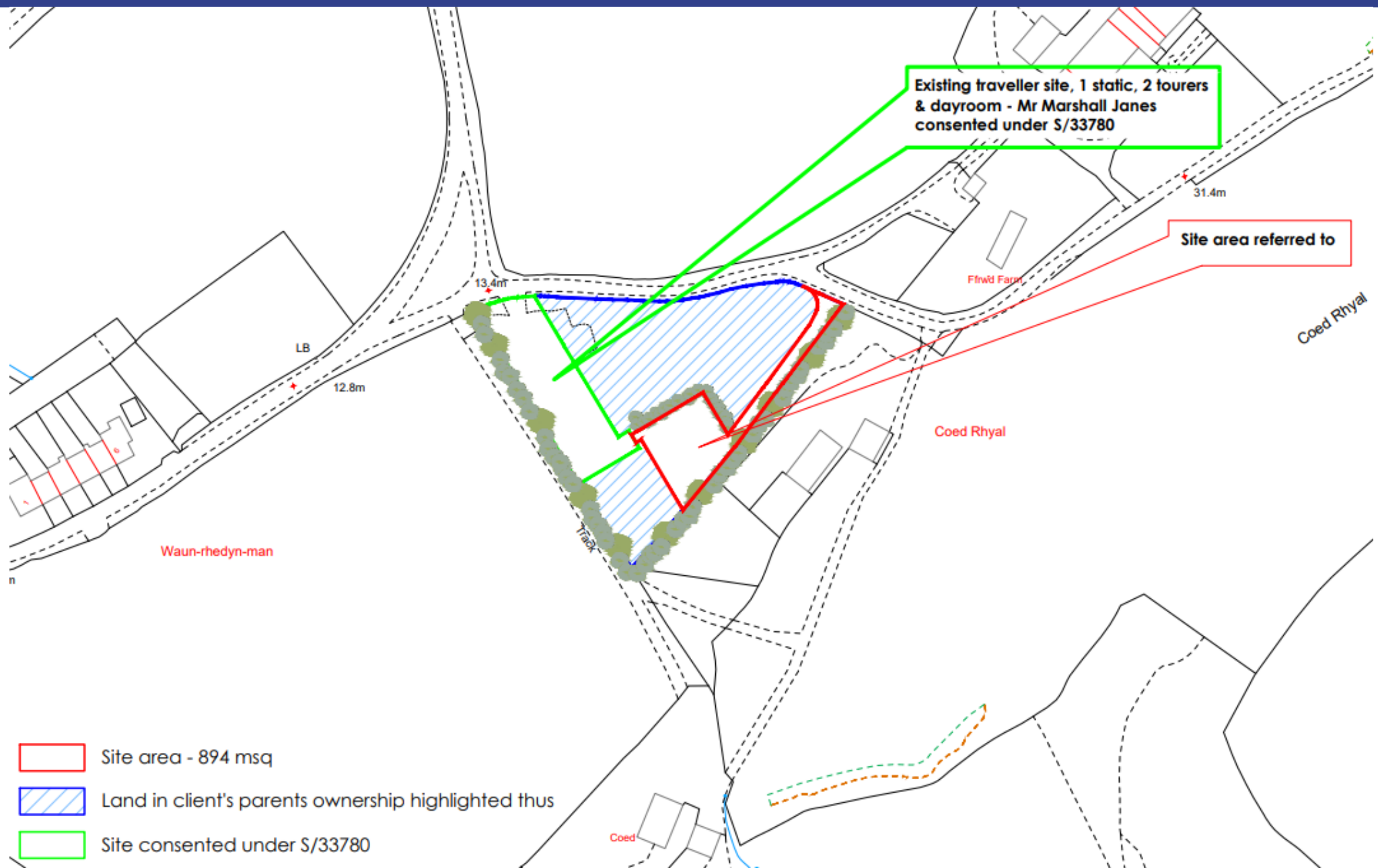





Tudalen 195

PL/02390

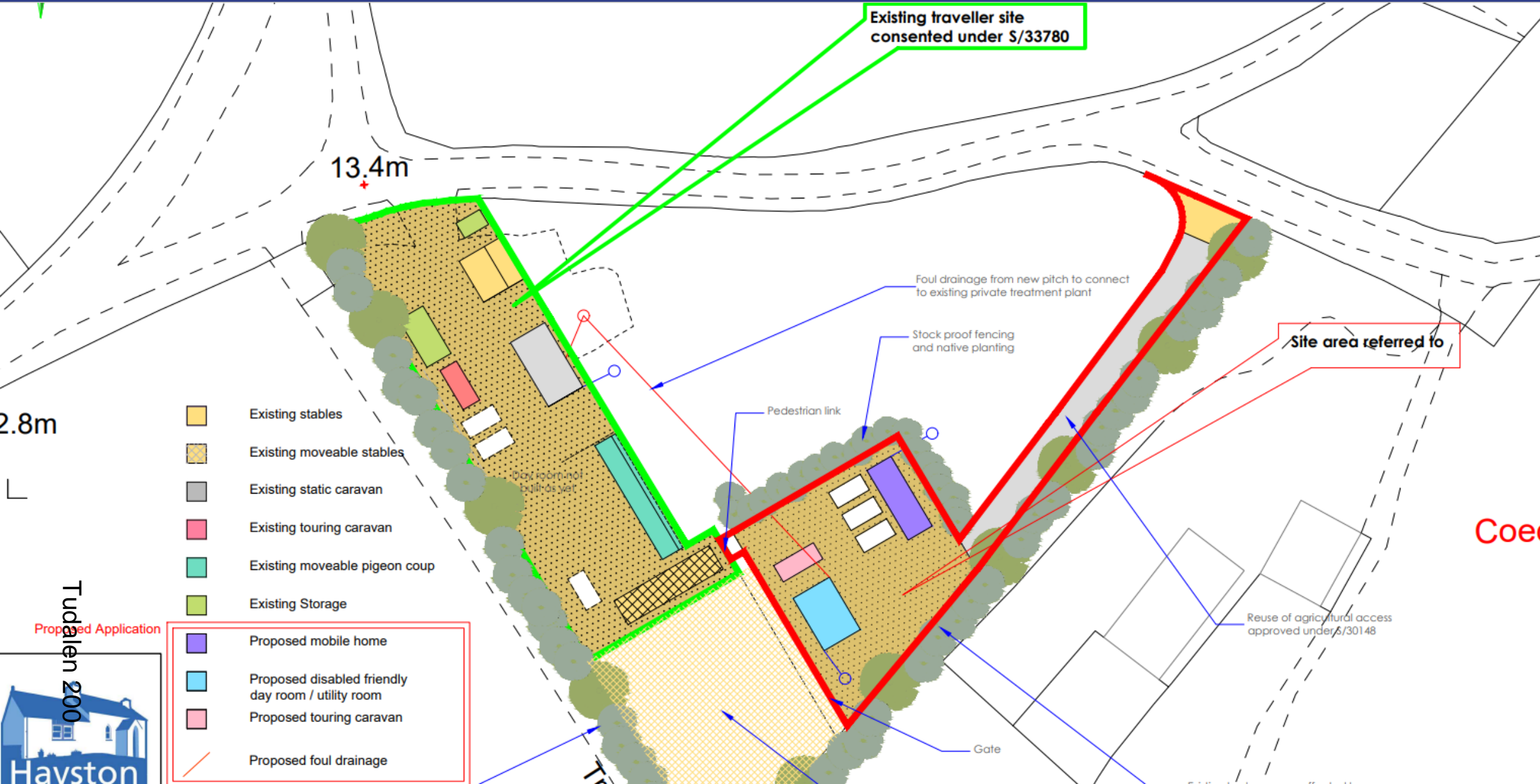


Tudalen 196



-  Site area - 894 msq
-  Land in client's parents ownership highlighted thus
-  Site consented under S/33780





Existing traveller site consented under S/33780

13.4m

Foul drainage from new pitch to connect to existing private treatment plant

Stock proof fencing and native planting

Site area referred to

- Existing stables
- Existing moveable stables
- Existing static caravan
- Existing touring caravan
- Existing moveable pigeon coup
- Existing Storage

- Proposed mobile home
- Proposed disabled friendly day room / utility room
- Proposed touring caravan
- Proposed foul drainage

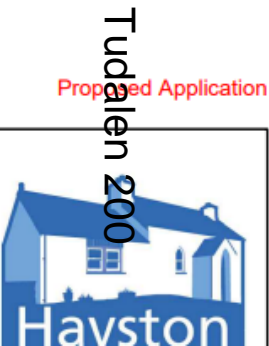
Pedestrian link

Reuse of agricultural access approved under S/30148

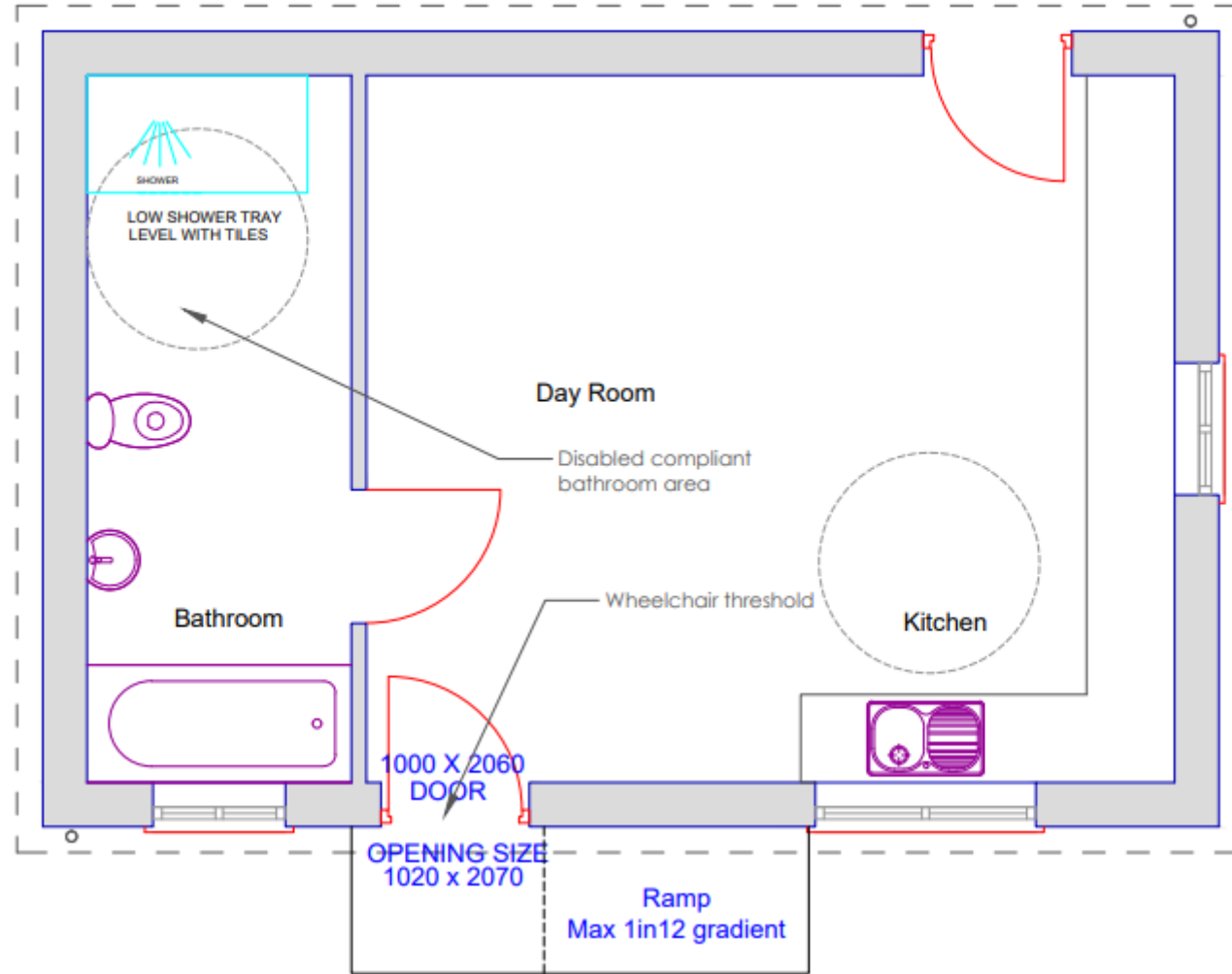
Gate

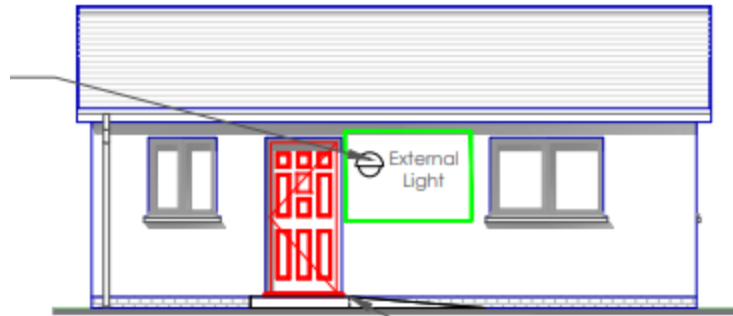
2.8m

Proposed Application

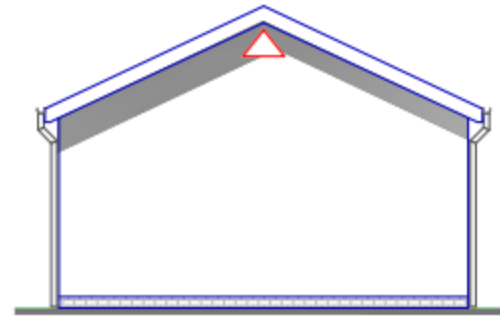


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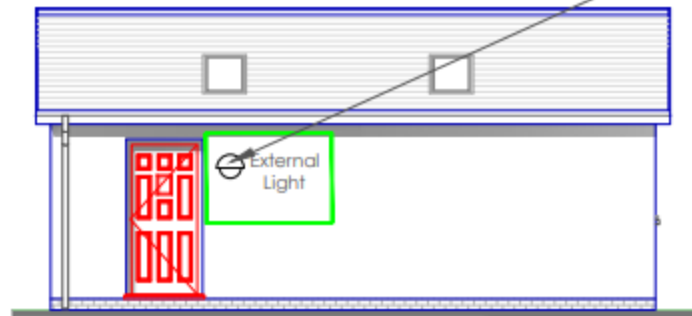




West Elevation

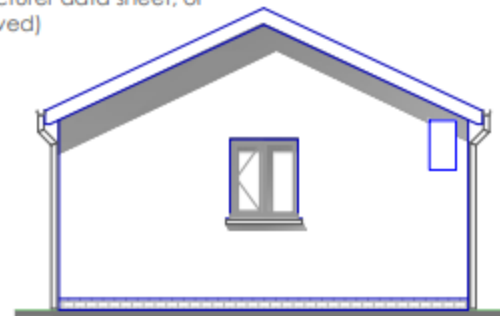


North Elevation



East Elevation

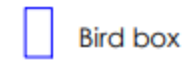
Proposed external lighting type
HUR163 with 1 no 16watt 2d lamp
(See manufacturer data sheet, or
similar approved)



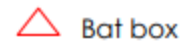
South Elevation

Elevations - Scale 1:100

Ecological Enhancements



Bird box



Bat box





PL/02390



Tudalen 205

PL/02390



Tudalen 2006



PL/02390



Tudalen 208

PL/02390



Tudalen 2019

PL/02390



Tudalen 210

PL/02390



Tudalen 211

PL/02390



Tudalen 212





PL/2500

Zoe James

Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Tudalen 215

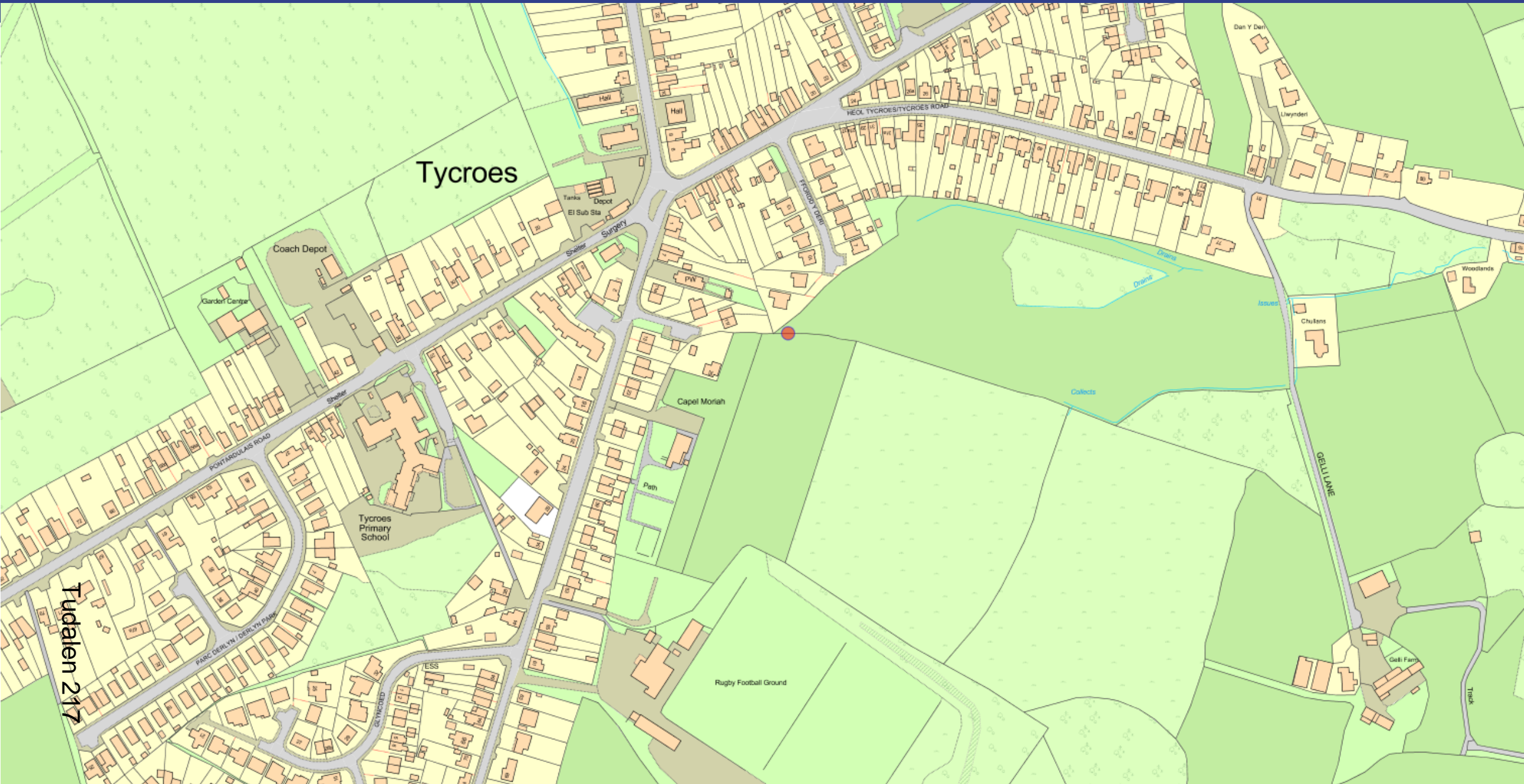
Cyngor **Sir Gâr**
Carmarthenshire
County Council

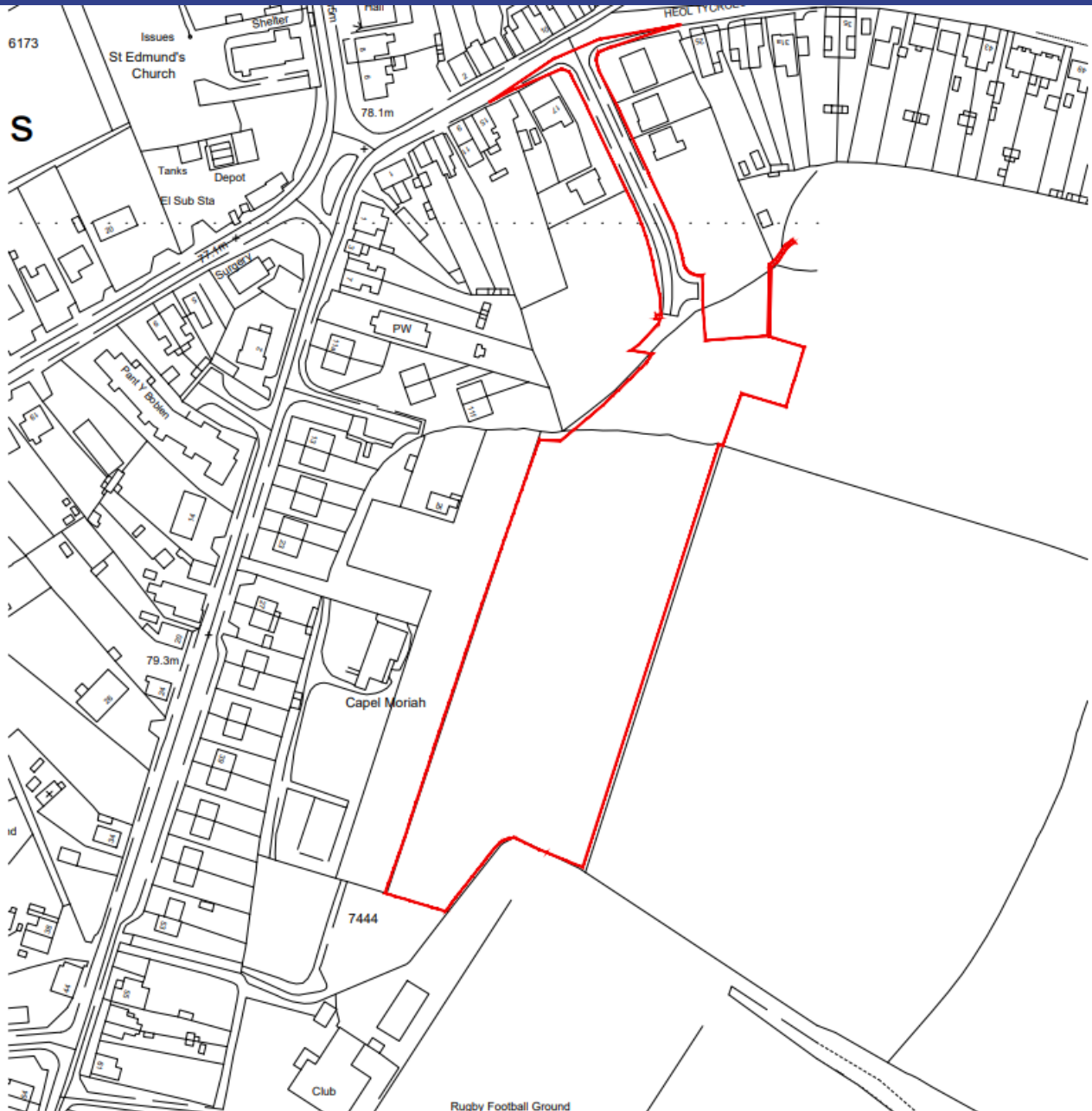


PL/02500

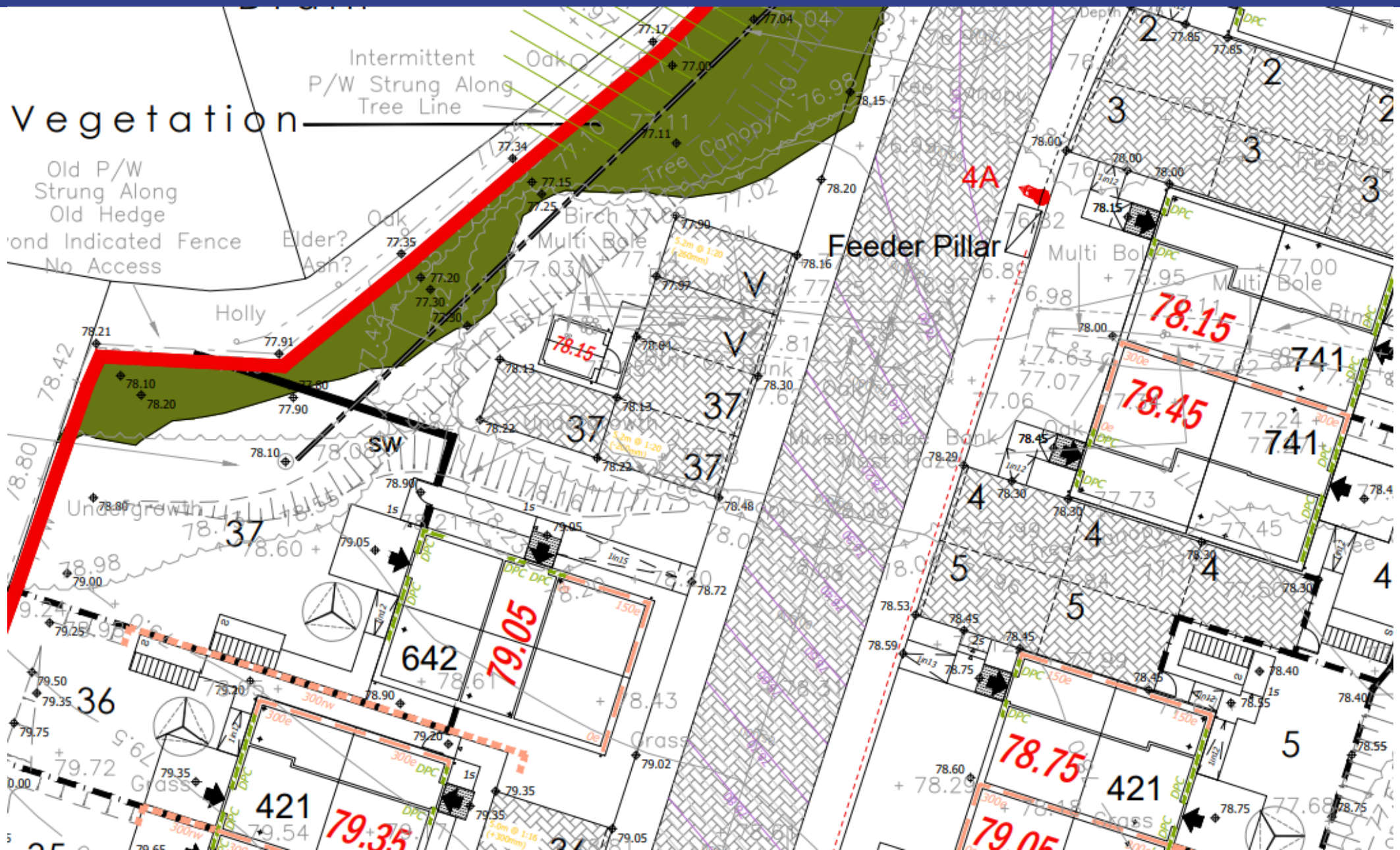


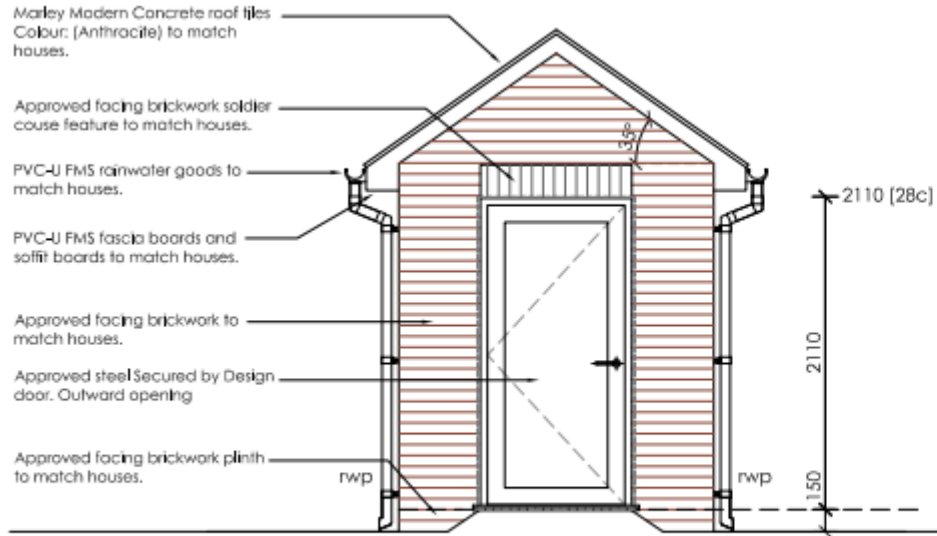
Tudalen 216



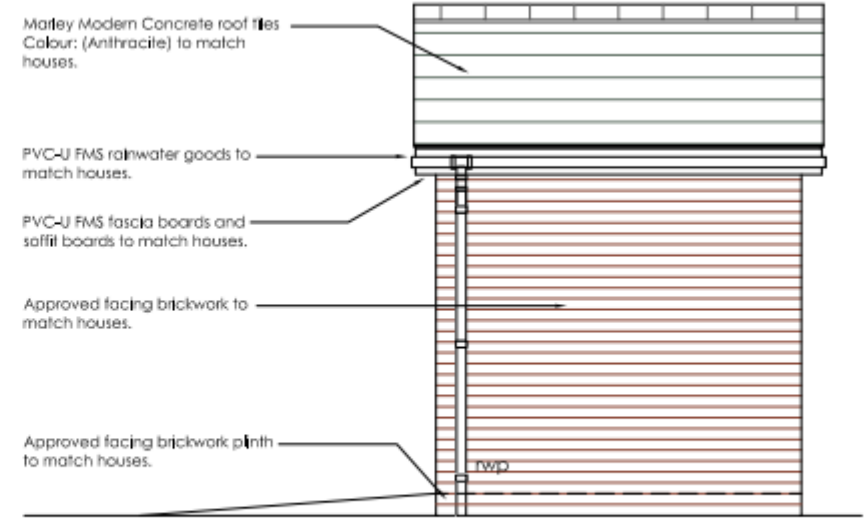




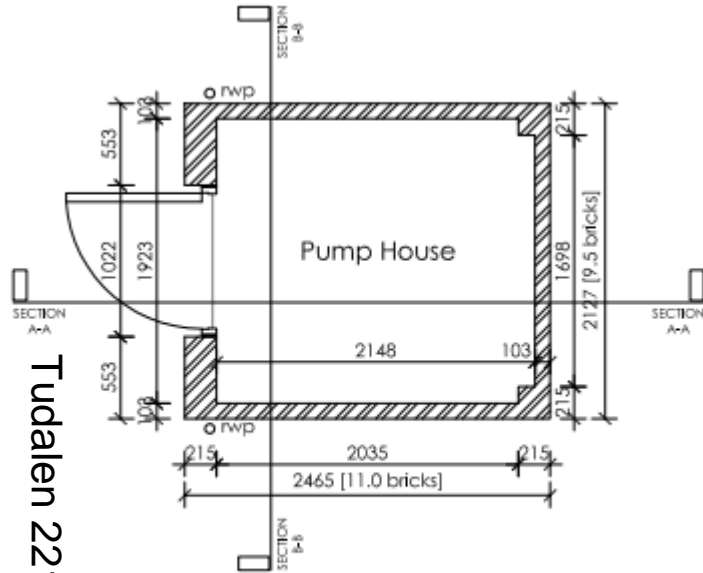




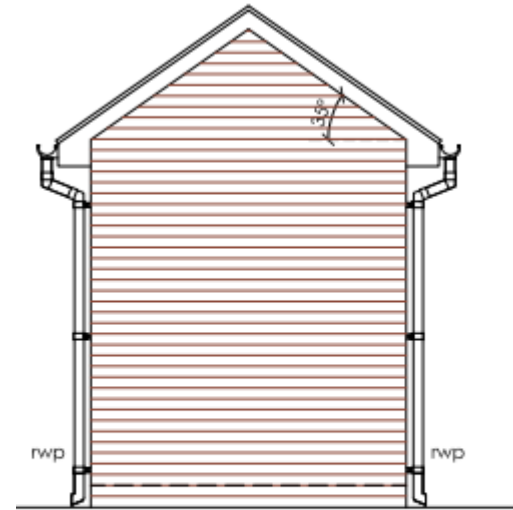
FRONT ELEVATION



SIDE ELEVATION



PLAN



REAR ELEVATION



PL/02500



Tudalen 223

PL/02500

Tudalen 224



PL/02500

Tudalen 225



PL/02500



Tudalen 226

PL/02500



Tudalen 227

PL/02500



Tudalen 228

PL/02500



Tudalen 229

PL/02500



Tudalen 230

PL/02500



Tudalen 231

PL/02500



Tudalen 232

**Ceisiadau yr argymhellir
eu bod yn cael eu
gwrthod**

**Applications
recommended for
refusal**

PL/00895

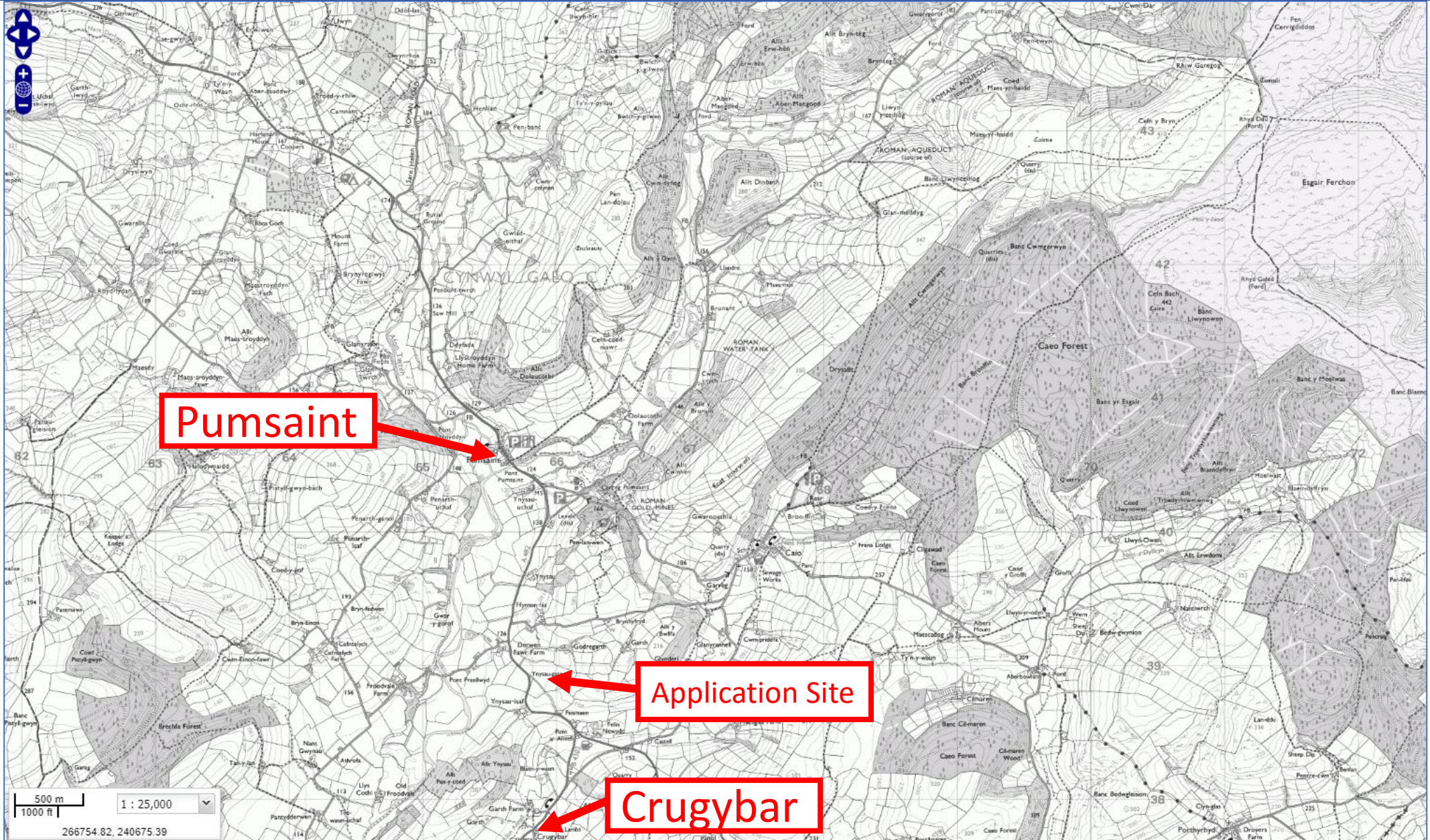
Kevin Phillips

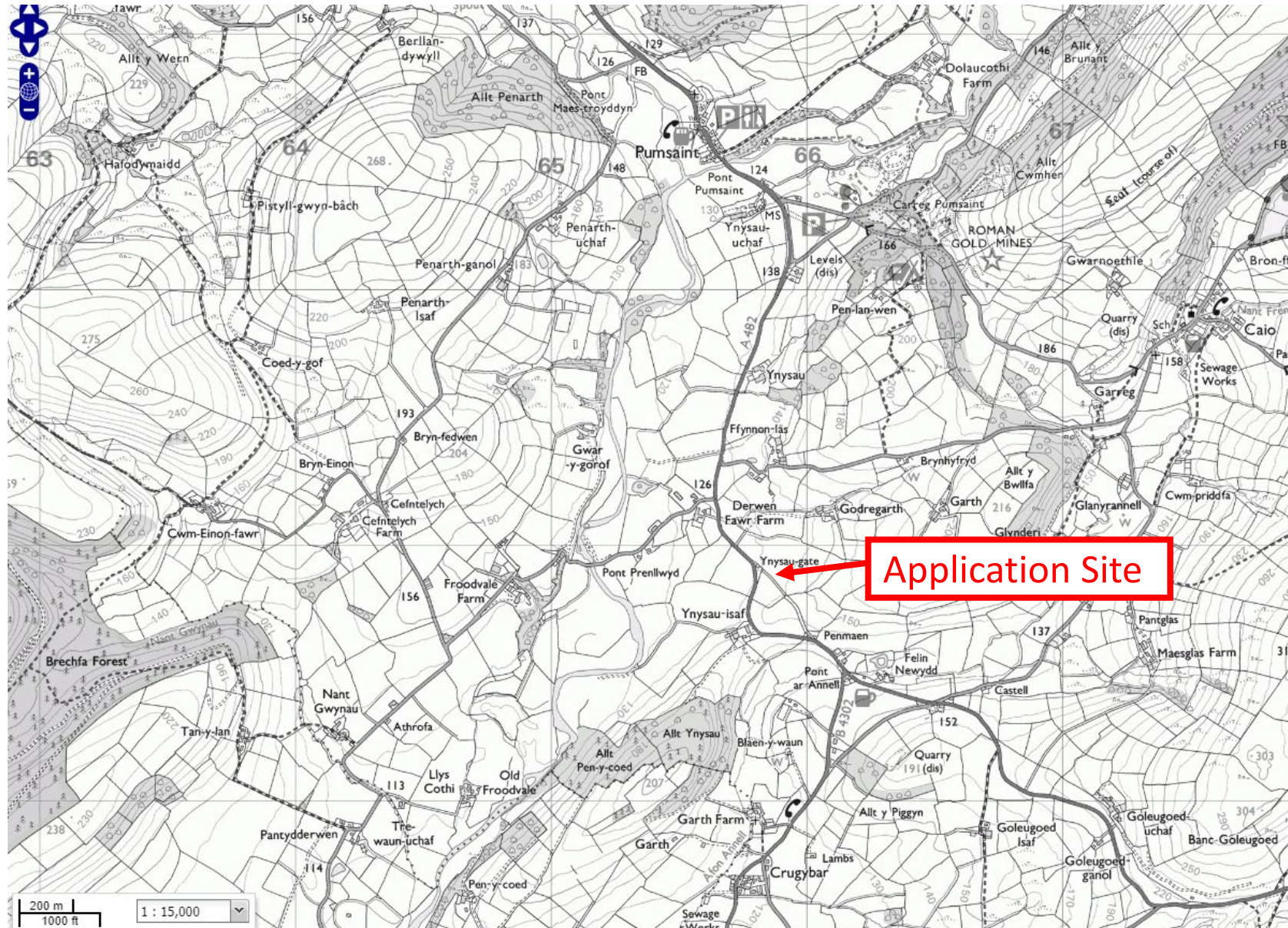
Y Gwasanaethau Cynllunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Tudalen 234

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County Council







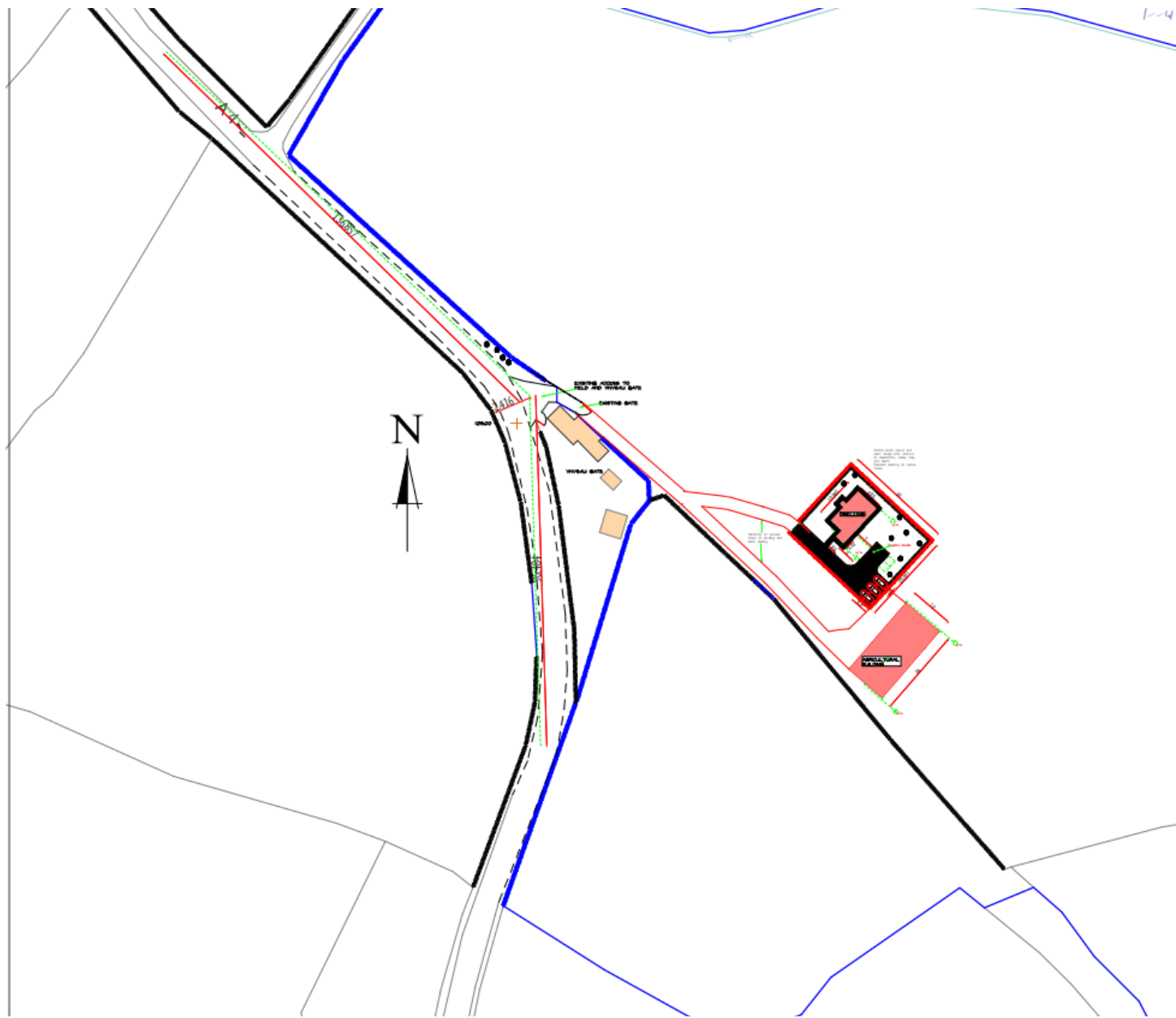




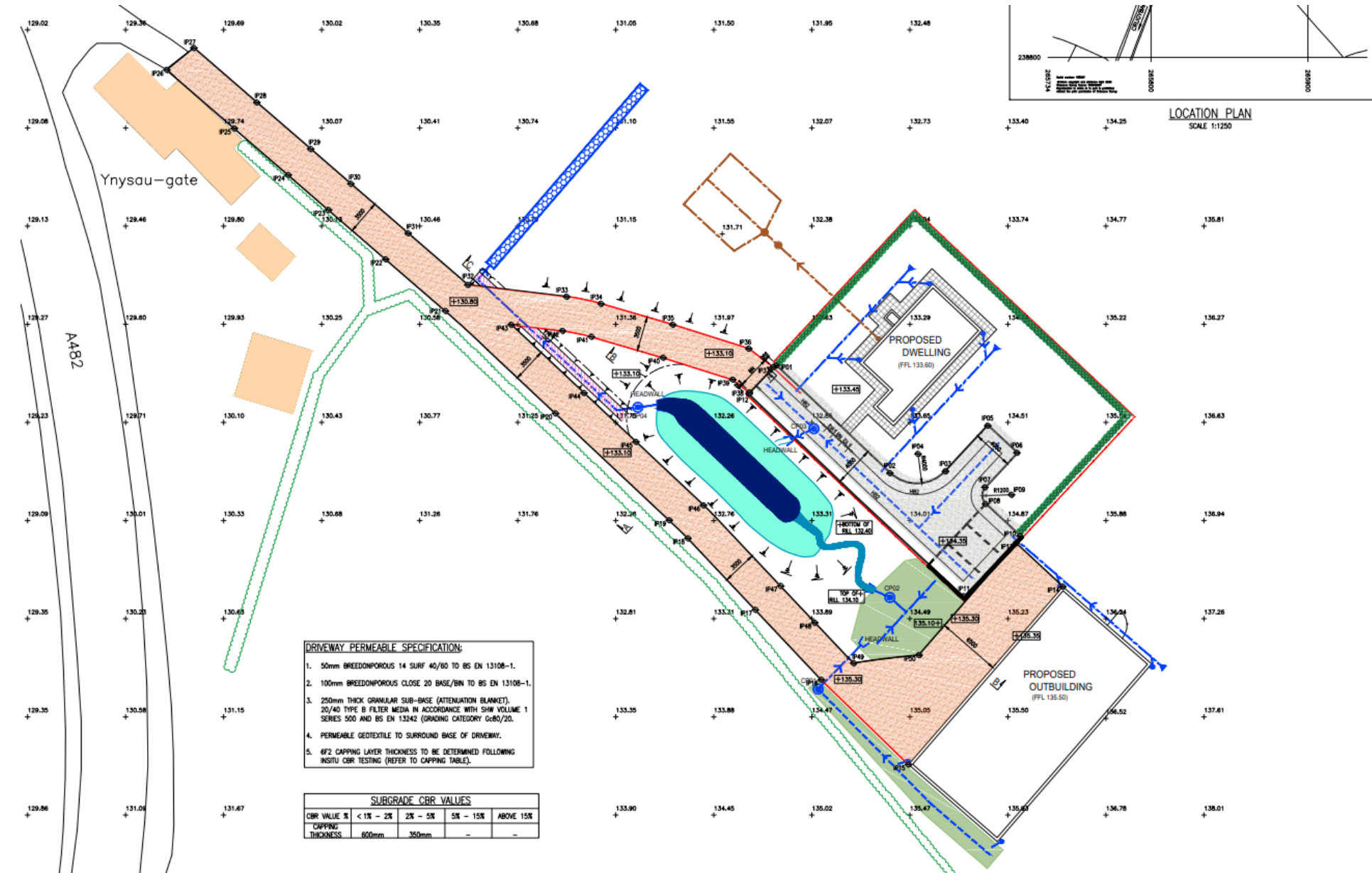
Tudalen 238



Tudalen 239

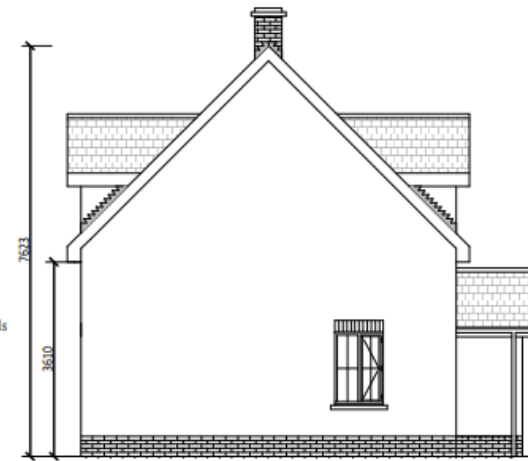


Tudalen 240





SOUTH EAST ELEVATION



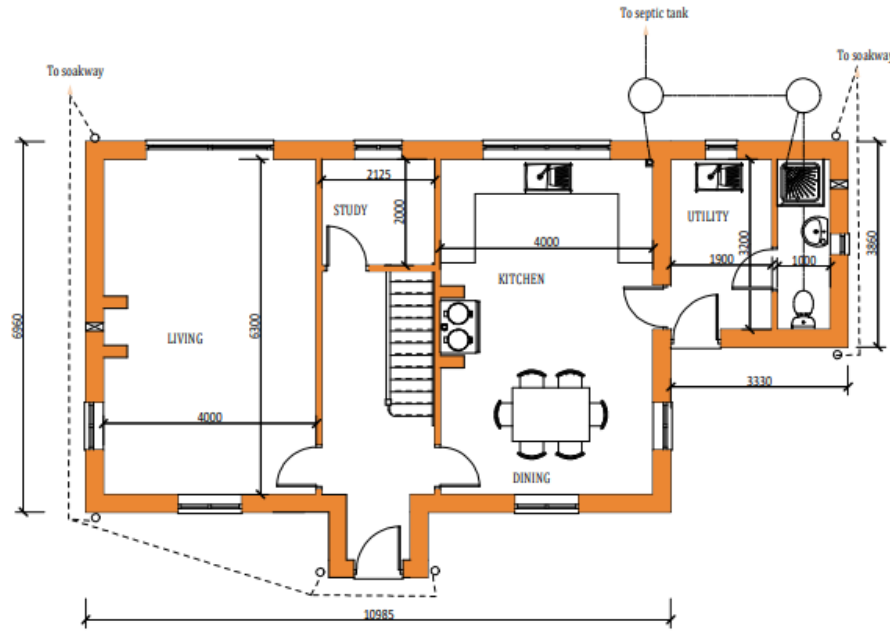
NORTH EAST ELEVATION



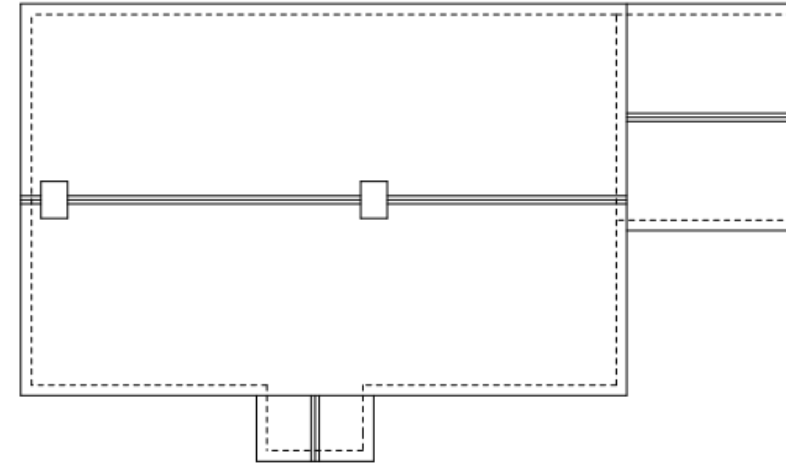
NORTHWEST ELEVATION



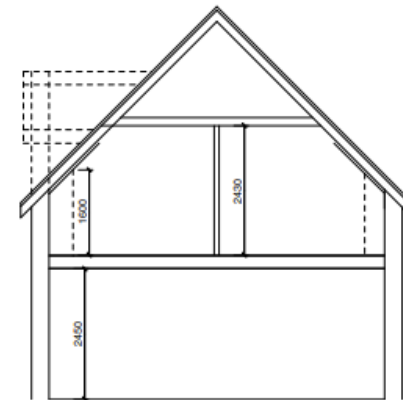
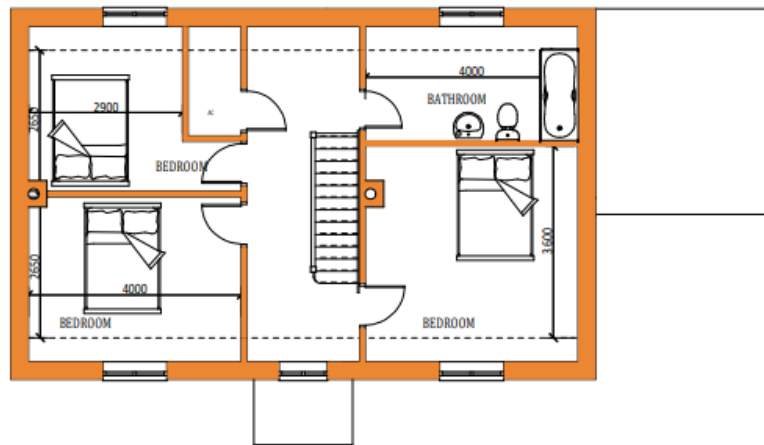
SOUTHWEST ELEVATION

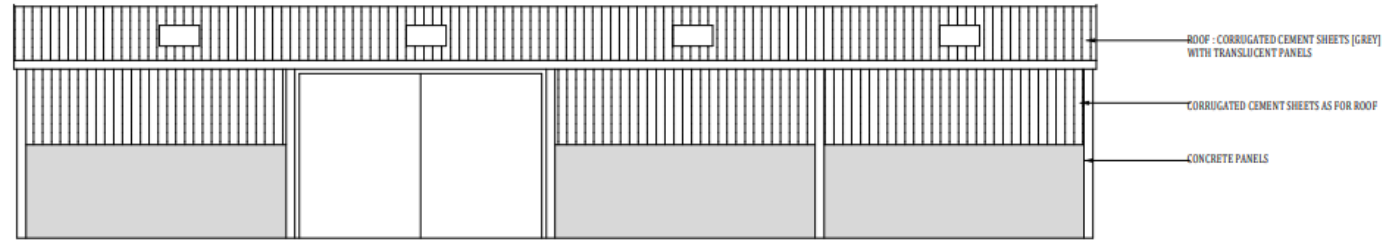


GROUND FLOOR [76 sqm]

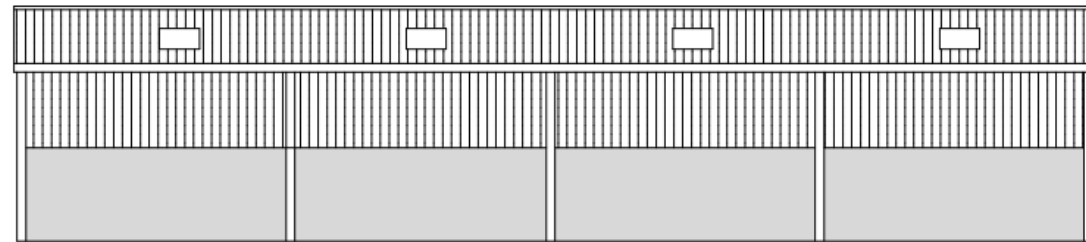


ROOF PLAN

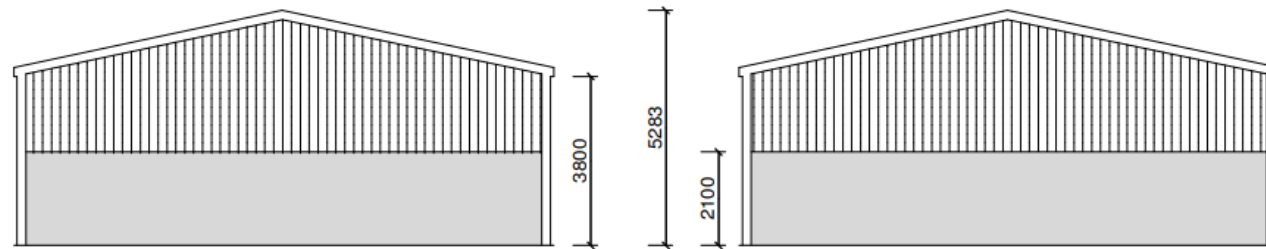




FRONT ELEVATION

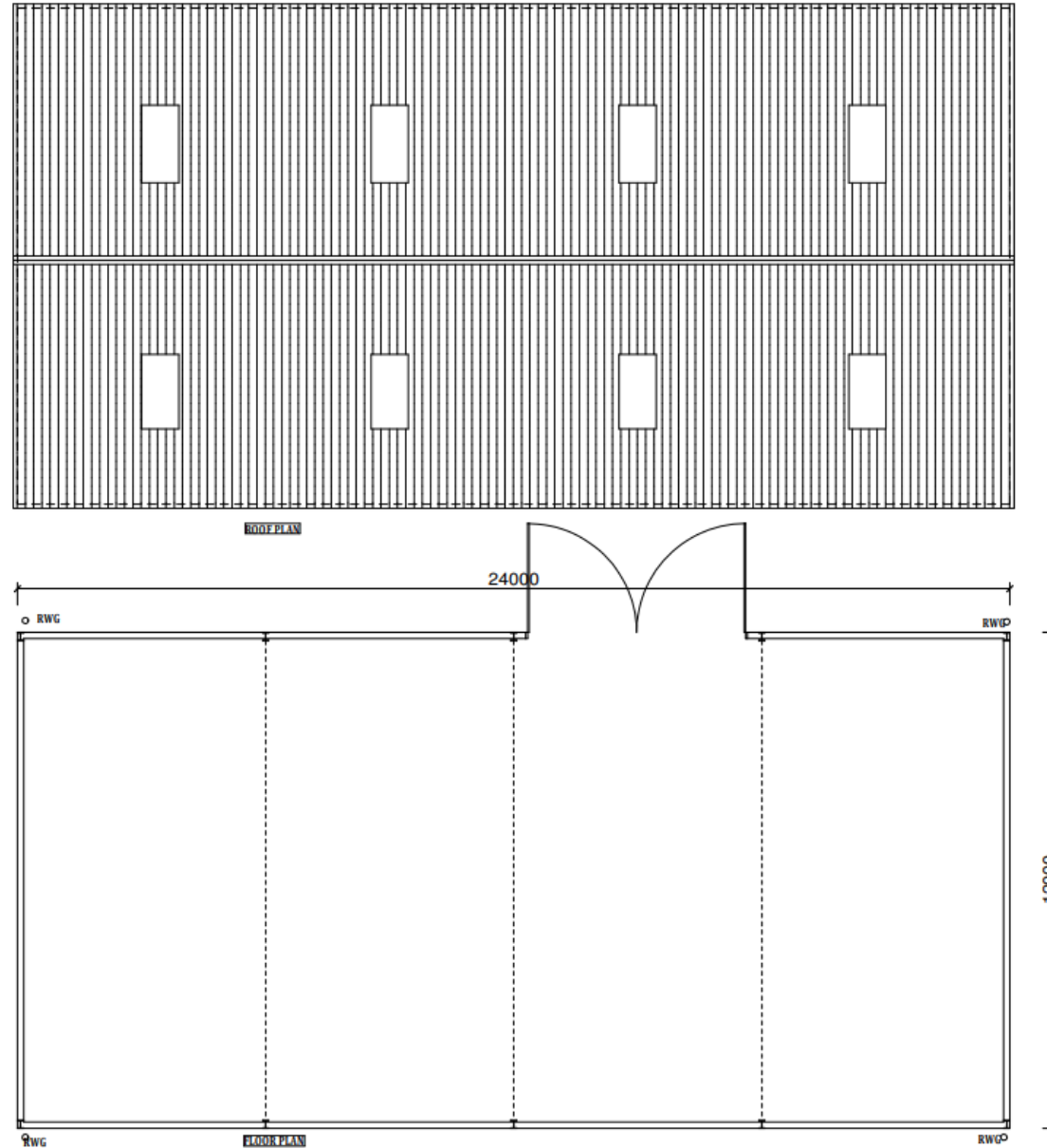


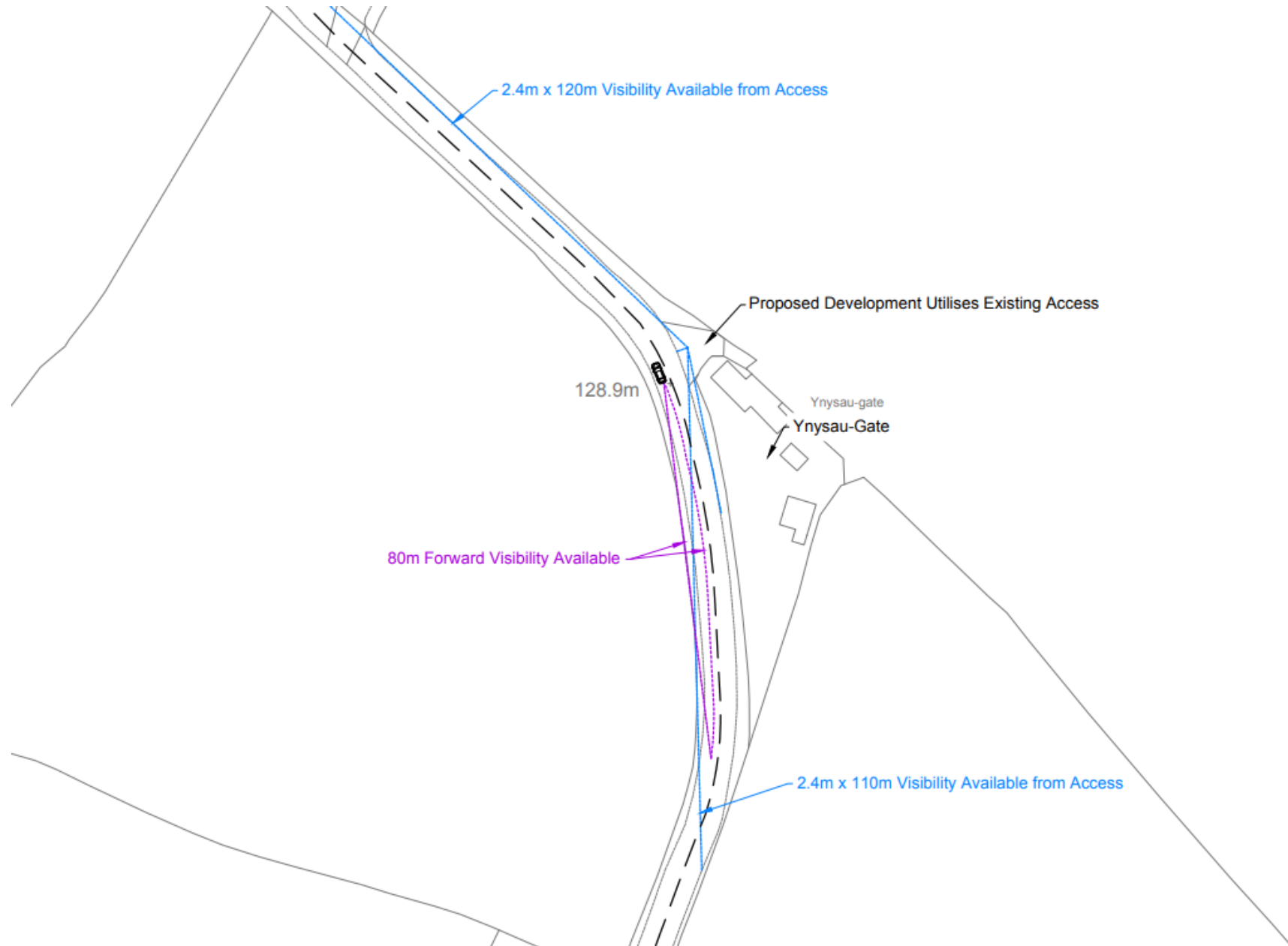
SIDE ELEVATION



GABLE END ELEVATION

GABLE END ELEVATION













Tudalen 251

Google



Tudalen 252



Diolch | Thank you

sirgar.llyw.cymru

carmarthenshire.gov.wales

Tudalen 254

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Carmarthenshire
County Council

