

Annwyl Gyngorydd,

PWYLLGOR CYNLLUNIO - DYDD IAU, 29AIN CHWEFROR, 2024

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 - 142)
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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



BUDDSODDWYR | 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

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**Adroddiad Pennaeth Lle a
Chynaliadwyedd
Lle a Seilwaith**

**Report of the Head of Place
and Sustainability
Place and Infrastructure**

29/02/2024

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/04067
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Proposal	Construction of 14 no. affordable residential dwellings (exception site) with associated infrastructure works
Location	Land off Cilycwm Road, Llandovery, SA20 0DU

Details

Network Rail - No objections in principle to the plans. Further advice is given on Storm/surface water discharge, excavation and ground level and foundation work that impacts their land.

Local Member - Councillor Handel Davies is the Local Member and has commented as follows:

As the local member you will already know from previous discussions over many years that I am clearly supportive of this development which acknowledges the significant local housing need that has existed in Llandovery for decades.

It is a fact that there has been no meaningful residential development of any description in the town for the past thirty years, indeed the number of new dwellings created during this time can be counted on the fingers of one hand.

The lack of available and affordable housing in the town to either rent or buy has meant that our young people who would wish to continue to live and work locally have been faced with no alternative other than to move elsewhere to start their new home where housing is both more affordable and readily available.

In response to the above planning application, I wish to commend Carmarthenshire County Council for finally taking proactive measures to reverse this which aligns with the Homes policy and supports the principle that everyone should be able to live and work in communities of their upbringing.

Conditions

It has been brought to our attention that a typing error has been included in Condition 3 of the original planning committee report, the condition should rather read as:

Condition 3

Prior to commencement of development a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 100% of the new build housing units on the site
- ii) the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing (if no RSL involved);
- iii) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- iv) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing.

Reason: To ensure that the affordable units are retained as such in perpetuity in accordance with Policy AH2 of the LDP.

Application No	PL/05187
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Proposal	The erection of new residential dwellings, vehicular access, open space and other associated infrastructure
Location	Land at Cefncaeau, Llanelli

Details

The applicants Agent has requested that the points set out below are drawn to the attention of the Committee:

Ecology

- A comprehensive suite of ecological reports was submitted with the planning application - Preliminary Ecological Appraisal (PEA), Ecological Impact Assessment (EclA) and Habitat Regulations Assessment (HRA). The EclA confirms:
 - no direct impacts to the Llanelli Wildfowl and Wetland Centre will occur from the proposed development and no impacts relating to recreation pressures (Page 17).
 - no significant extent of the habitats identified as suitable for breeding birds will be removed or otherwise impacted by the proposed development (Page 21).
 - great crested newts (GCN) are considered absent from the site, and therefore, there are no likely significant effects on great crested newts (Page 22).
 - no direct impacts on water vole habitats (Page 20).
- NRW has no objection to the proposed development (Eleanor Sullivan, 31 July 2023).
- CCC Ecologist confirmed no objection to the proposal (Sylvia Myers, 16 August 2023).

Highways

- A comprehensive Transport Assessment, Transport Note (TN) and an independent Road Safety Audit (RSA) were produced in support of the application. The TN confirms that:
 - all recommendations from the RSA have been included within the revised site access design (Page 5).
 - the proposal will not have a material impact on the operation of the highway network (Page 6).
 - the alternative junction requested by CCC (Local Highway Authority (LHA)) is an appropriate and safe junction (Page 6).
- Design of the proposed access from the A484 was altered to provide a left-in - left-out junction as explicitly requested by the CCC LHA, taking into account comments from the Police.
- The LHA confirmed no objection to the proposed development (D W John, 26 January 2024).

Drainage

- An Outline Surface Water Drainage Strategy was submitted alongside the planning application.
- The Strategy confirms that:
 - the drainage proposal will manage surface water runoff without increasing flood risk to other developments or impacting on water quality downstream (Page 7).
 - no surface water is proposed to enter the public network, resulting in no impact to the existing public network from surface water as a result of the proposals.
- Dŵr Cymru/Welsh Water confirmed it has no objection to the proposal subject to conditions (Clare Powell, 16 January 2023).
- NRW has no objection to the proposed development (Rhian Isaac, 23 February 2024).

Noise/Air Pollution

- A comprehensive Noise Assessment and Air Quality Assessment were produced to accompany the application.

These confirm:

- noise levels across the site are predicted to be of a magnitude suitable for the proposed development subject to the implementation of the recommended mitigation measures (Page 27, Noise Assessment).
- with implementation of the recommended measures, no significant impacts are anticipated during the construction phase in terms of air pollution (Page 25, Air Quality Assessment).
- The CCC Environmental Health Officer (EHO) confirmed no objection subject to conditions (Chris Flattery, 16 January 2023).
- Pollution prevention control will be further detailed in a Construction Environmental Management Plan (CEMP), requested as a condition to planning permission (if resolved to be granted).

Application No	PL/06651
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Proposal	Change of use of existing public house to residential dwelling
Location	Tafarn Y Deri, Ebenezer Road, Llanedi, Swansea, SA4 0YT

Details

Planning Ecology – Following the submission of the bat survey, the Authority’s Planning Ecologist has offered no objections to the proposal, instead recommending the imposition of specific conditions. Specifically:

Condition

Prior to the commencement of any works associated with the development hereby approved, a Construction Exclusion Zone (CEZ) shall be established to protect all existing landscape and ecological elements which are not identified for specific removal to implement the development. No construction operations, or storage of materials, equipment, or materials arising from demolition or excavation, shall be undertaken within the CEZ.

The CEZ shall be defined by a barrier of a specification appropriate to exclude the degree and proximity of all construction phase operations. The barrier shall form a continuous length, aligned as follows: -

- i) To the perimeter of root protection areas, defined in accordance with BS5837 of all trees, groups of trees or woodland located within, on, or with a canopy spread which overhangs the site boundary.
- ii) To 1.5m from the edge extent of above ground growth of all shrub masses, hedges and hedgerows located within or on the site boundary.
- iii) To 7m from a river or ordinary watercourse.

The CEZ shall be enforced throughout the duration of all development works and until all equipment, machinery and surplus materials have been removed from the site.

Reason: To ensure that existing trees and landscape elements of suitable quality and condition are retained and effectively accommodated and protected as part of approved development in accordance policies SP1, SP14, GP1 and EQ5 of the Carmarthenshire Local Development Plan 2014.

Condition

Development shall commence until a method statement for the mitigation and compensation of bats, prepared by a competent ecologist has been submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented as approved.

Reason: In the interests of biodiversity and to accord with Policies EQ4 and SP14 of the Carmarthenshire Local Development Plan.

Condition

Prior to the installation of any lighting other than that hereby approved, a lighting scheme focusing particularly on minimising lighting impacts around the existing bat roost shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and biodiversity and to accord with Policies GP1, EQ4 and SP14 of the Carmarthenshire Local Development Plan.

Application No	PL/06880
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Proposal	Construction of dwelling (Resubmission of PL/05554 Refused on 14/08/2023)
Location	Land at 60 Heol Y Felin, Pontyberem, Llanelli, SA15 5DB

Details

The plans show that the existing garage is to be demolished. Whilst a bat survey has been submitted with the application, the survey expired in July 2023. Our ecology department have been consulted and have produced a holding objection due to the lack of an up to date survey. This objection can be overcome with the submission of an up to date bat survey.

Y Pwyllgor Cynllunio / Planning Committee

29/02/2024

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

Tudalen 11

Cyngor **Sir Gâr**
Carmarthenshire
County Council



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

**Applications
recommended for
approval**

PL/04067

Kevin D Phillips

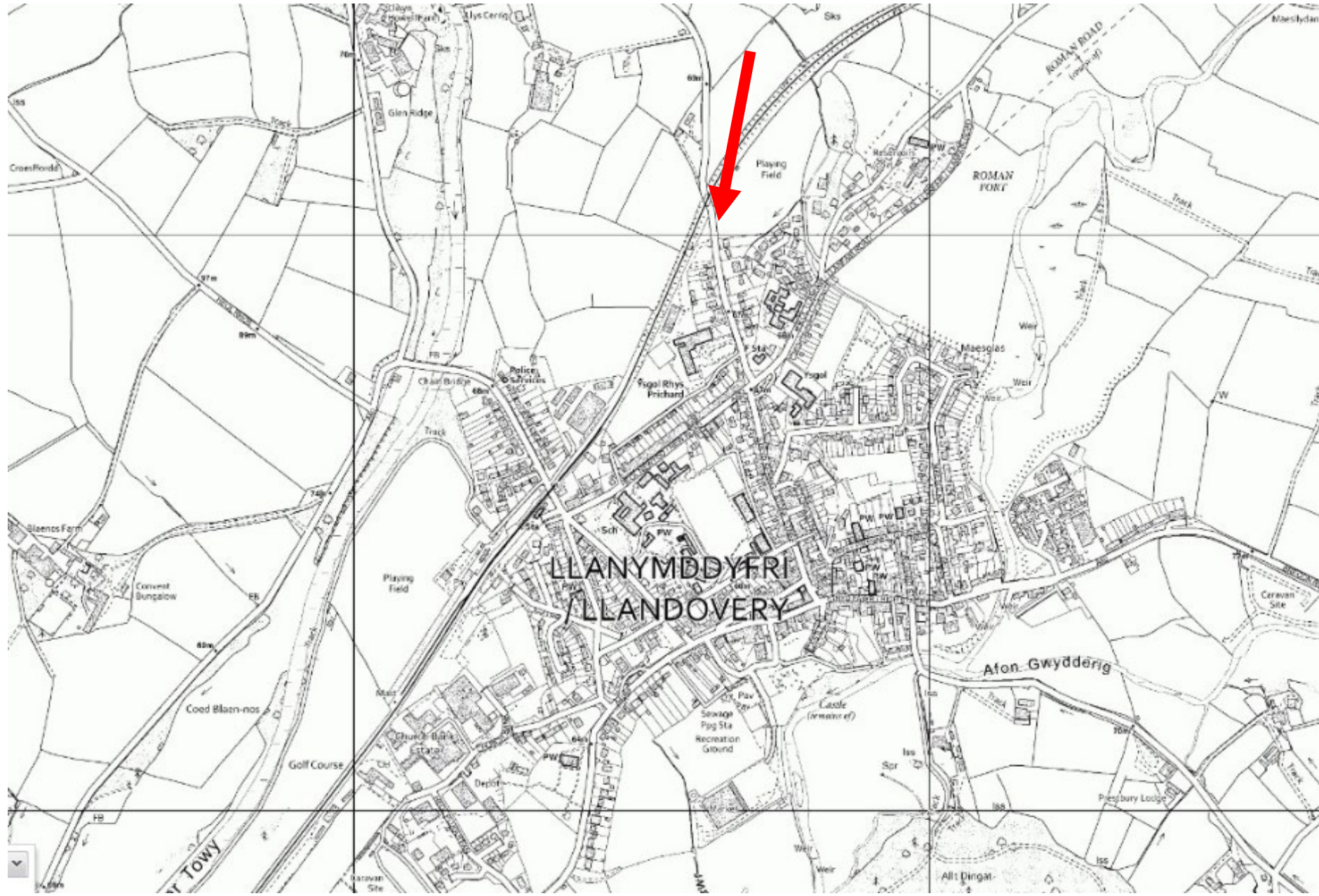
Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

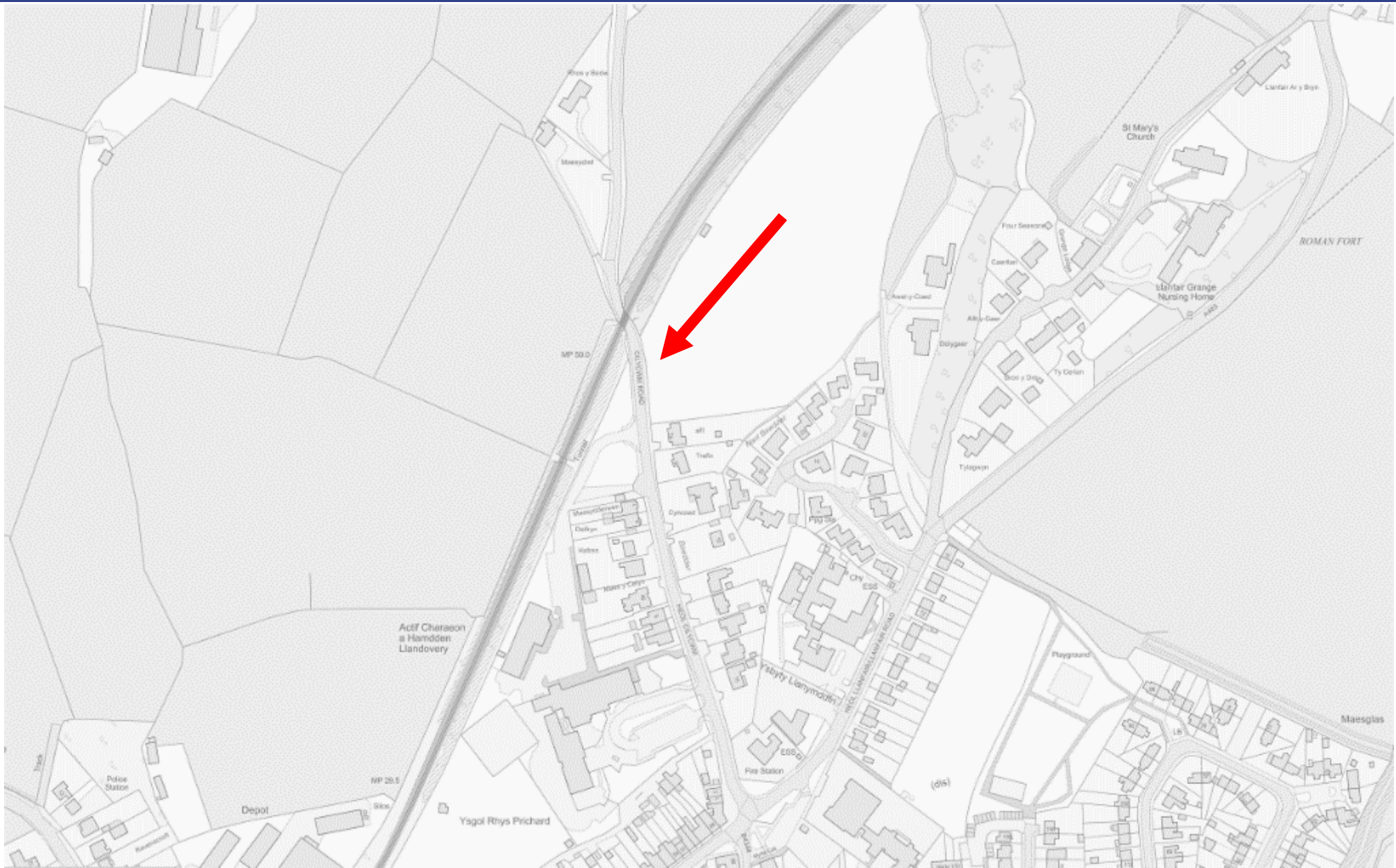
Lle a Seilwaith | Place and Infrastructure

Tudalen 13

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Carmarthenshire
County Council





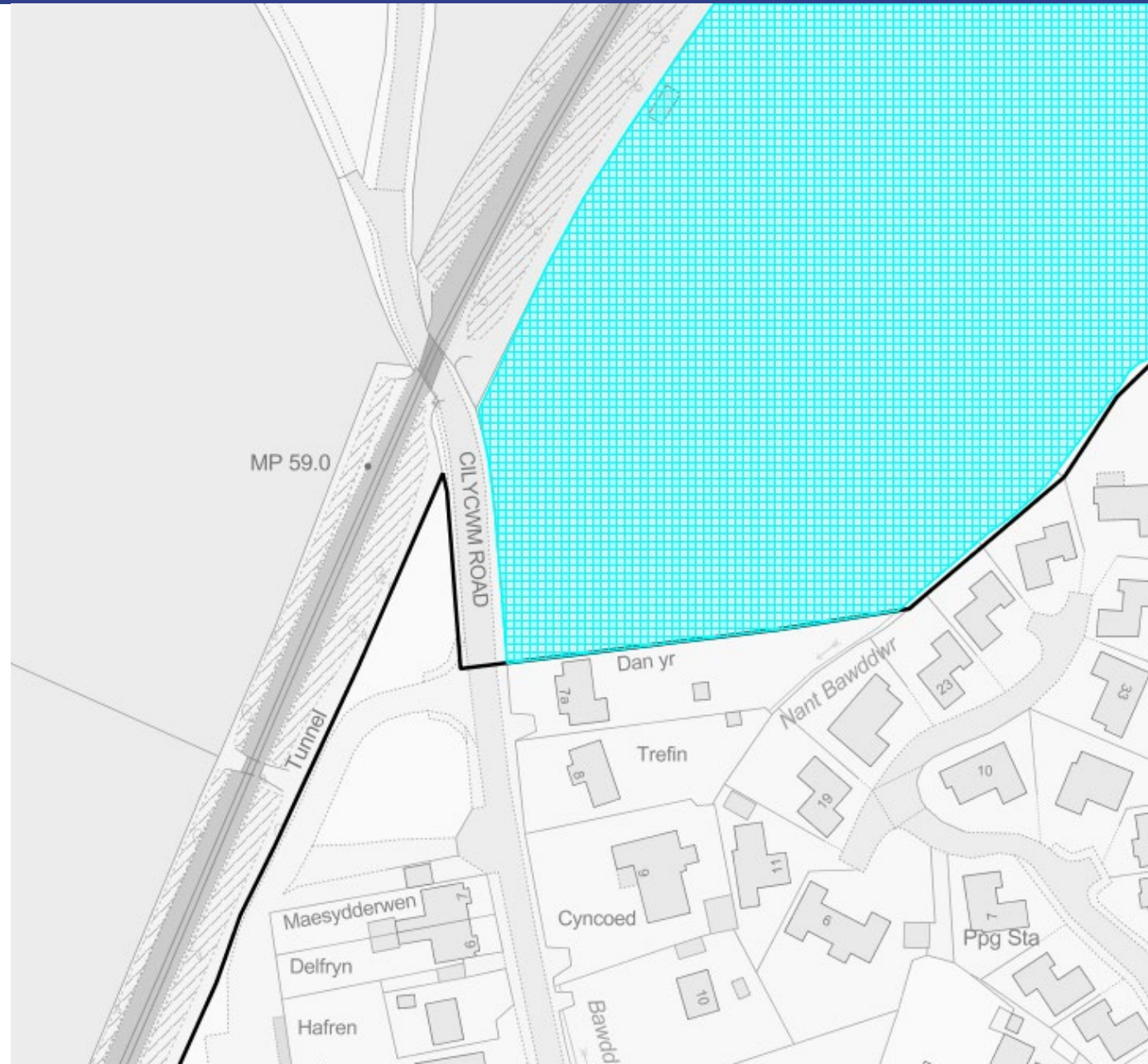




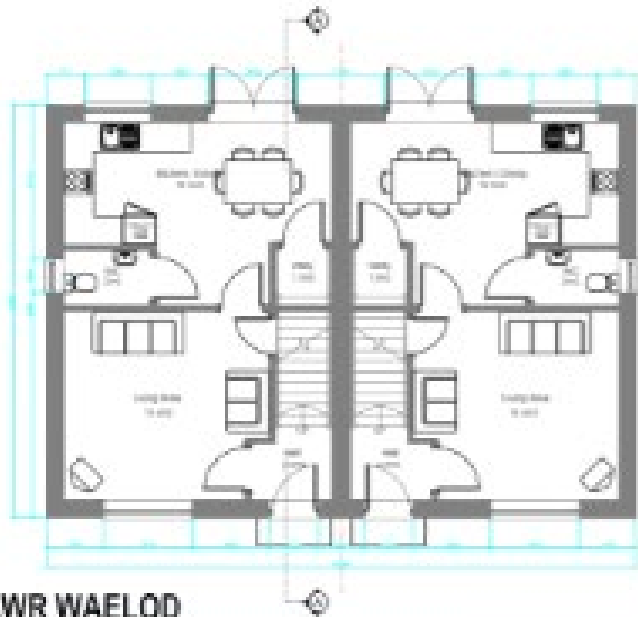




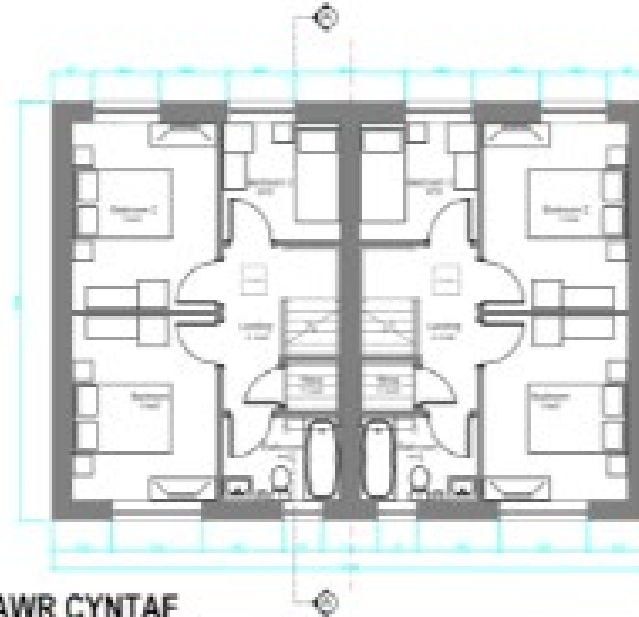








LLAWR WAELOD
GROUND FLOOR - 1:100

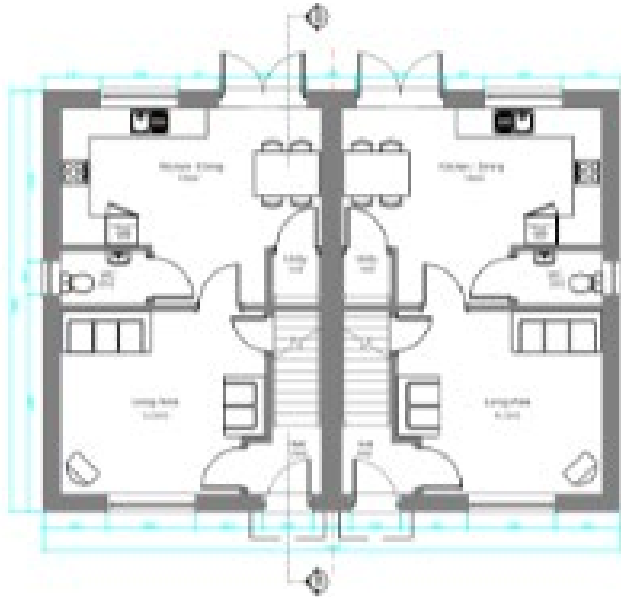


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FIRST FLOOR - 1:100

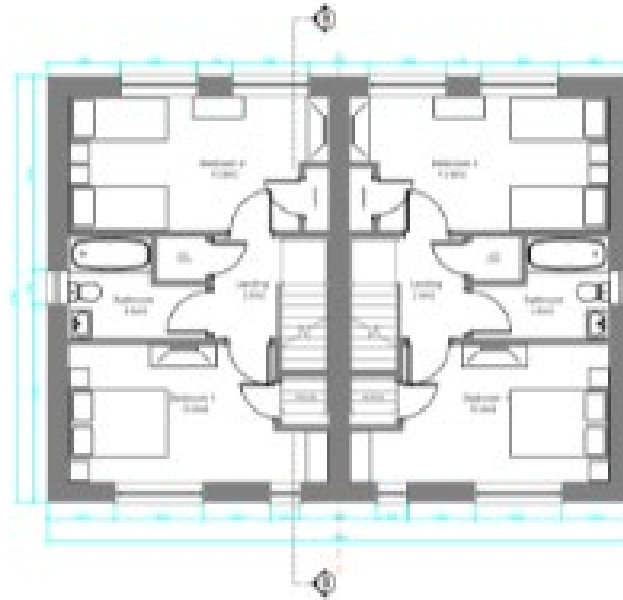


TORRIAD A-A
SECTION A-A - 1:100





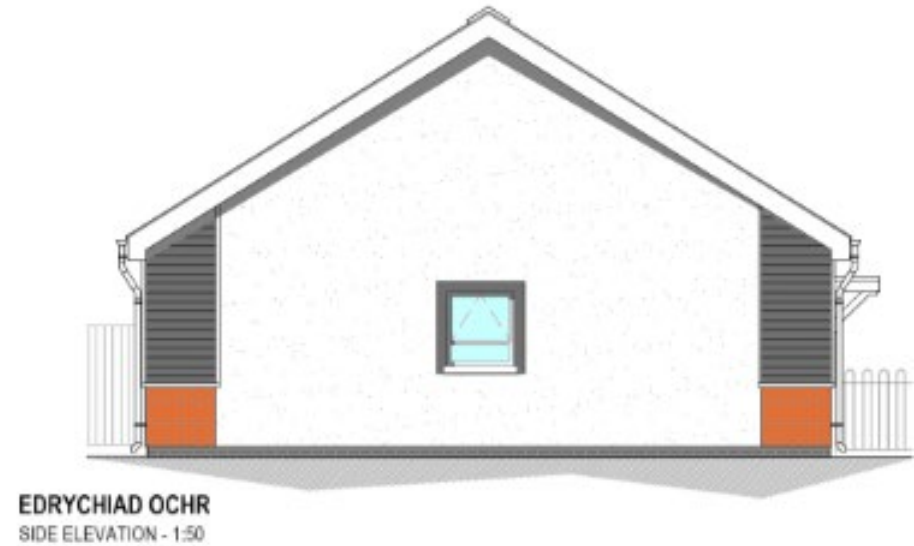
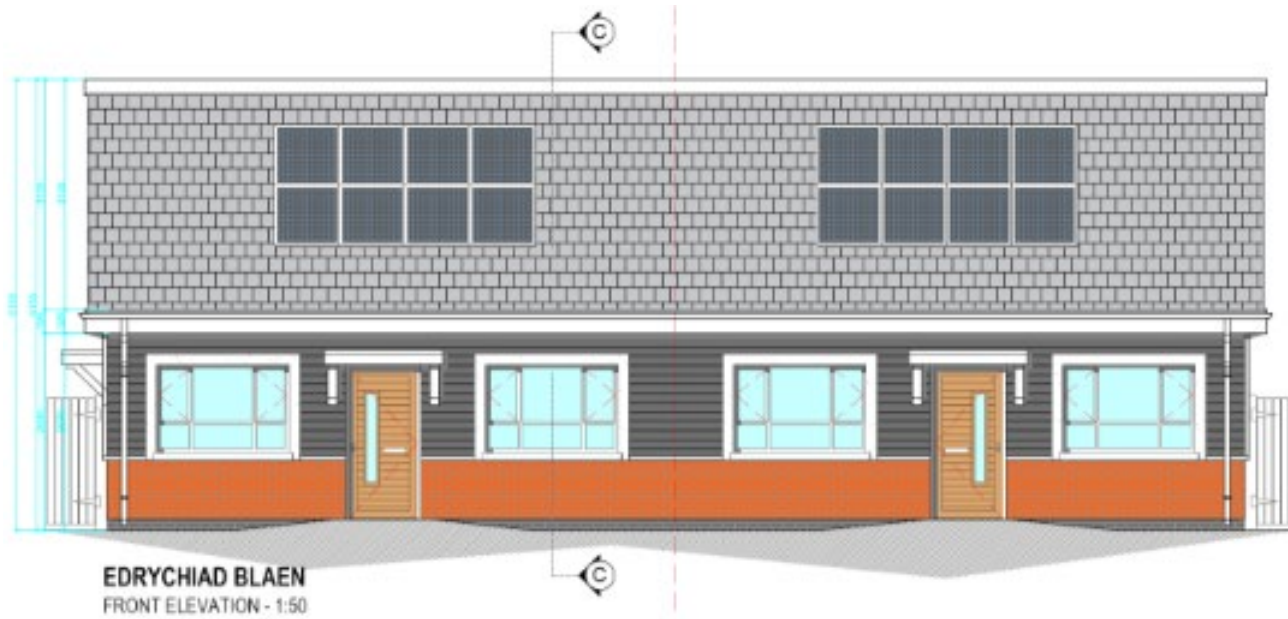
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GROUND FLOOR - 1:100



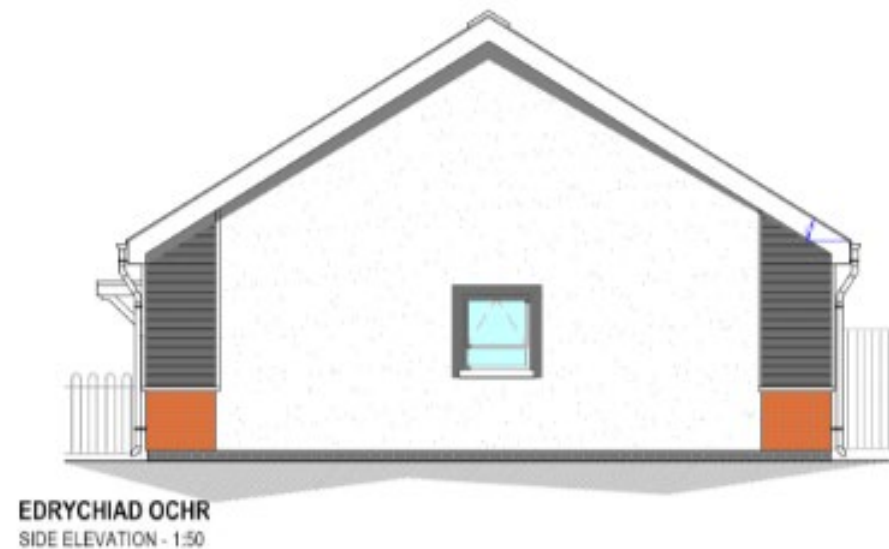
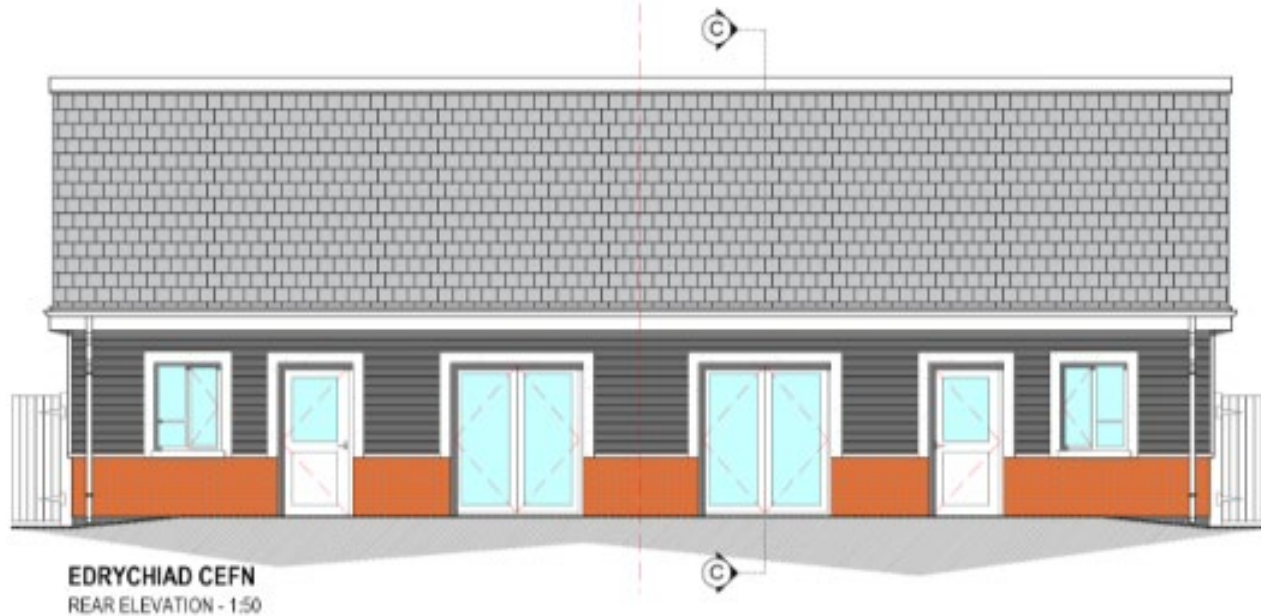
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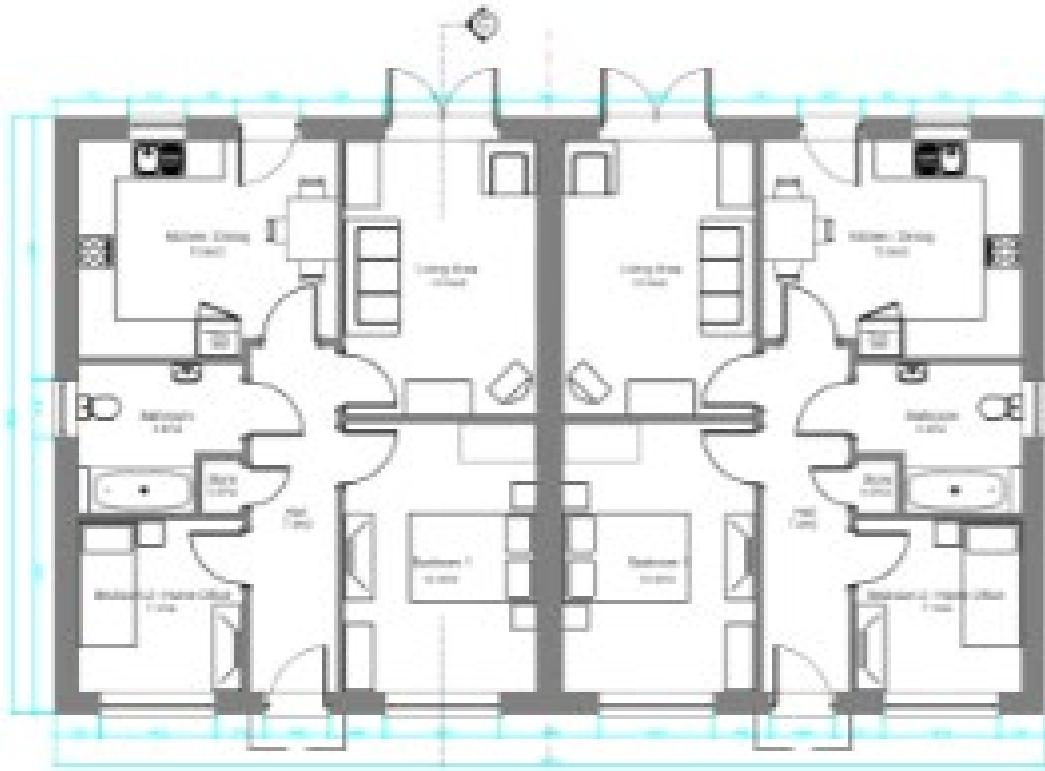


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SECTION B-B - 1:100

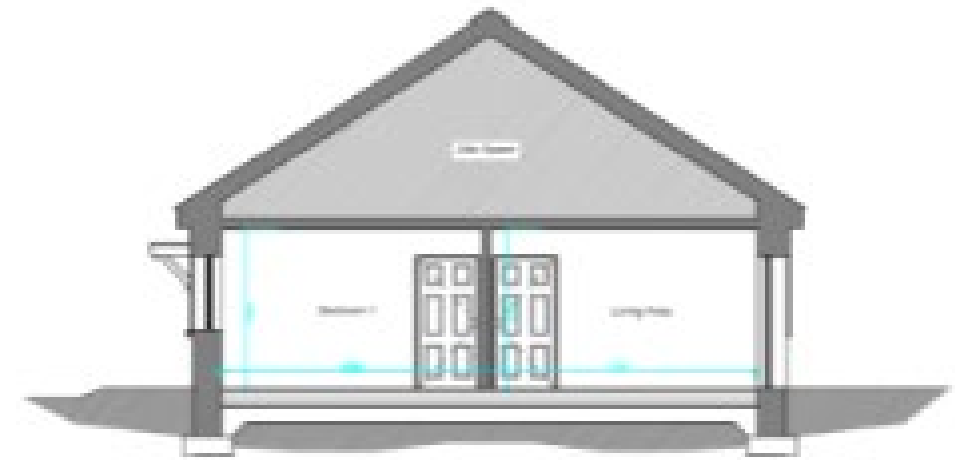


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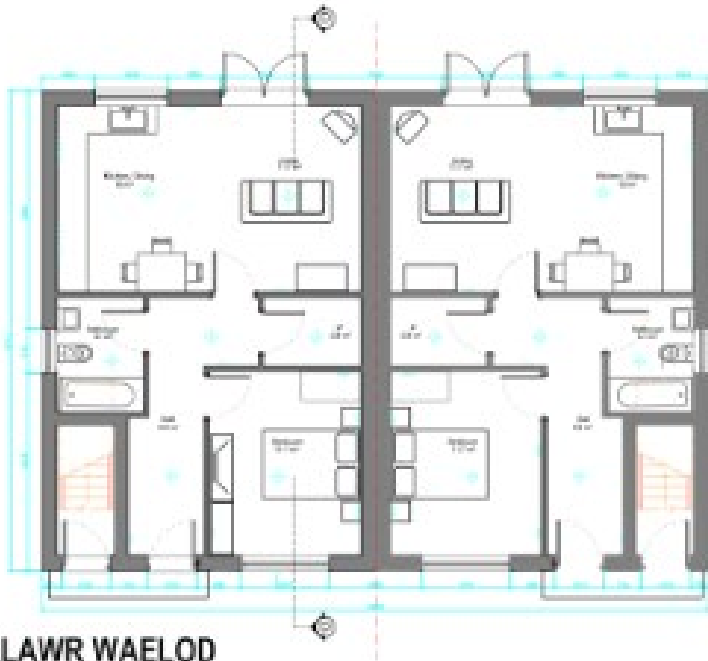


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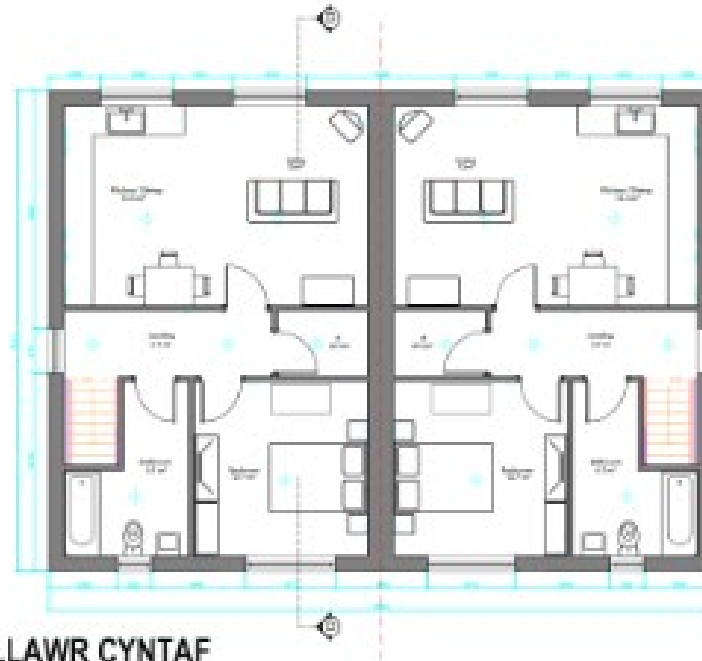


TORRIAD C-C
SECTION C-C - 1:100





LLAWR WAELOD
GROUND FLOOR - 1:100



LLAWR CYNTAF
FIRST FLOOR - 1:100



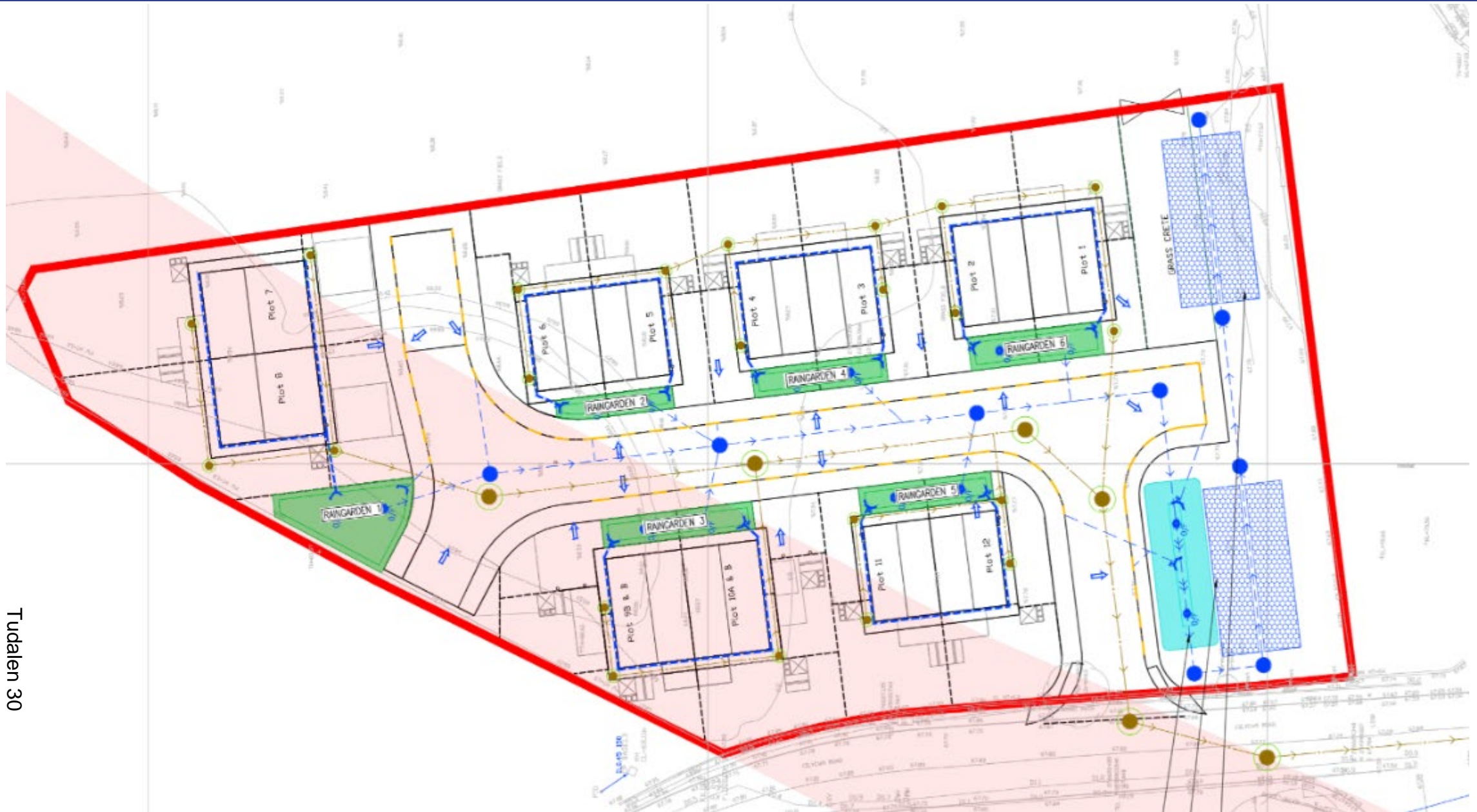
TORRIAD D-D
SECTION D-D - 1:100



TORRIAD ARFAETHEDIG 1-1
PROPOSED SECTION 1-1 - 1:200



TORRIAD ARFAETHEDIG 2-2
PROPOSED SECTION 2-2 - 1:200















PL/05187

Hugh Towns

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

Tudalen 37

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Carmarthenshire
County Council

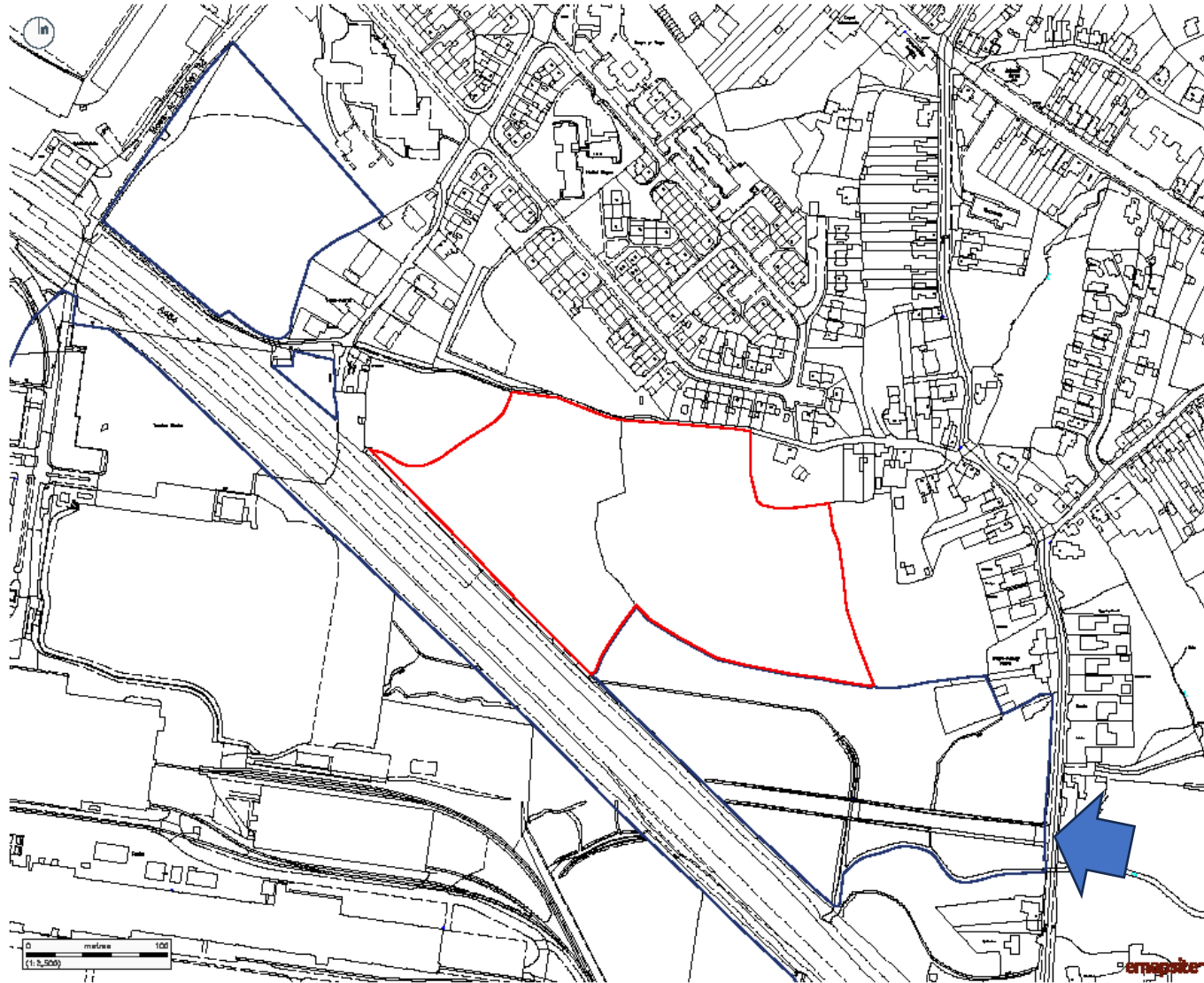








PL/05187 – Location Plan



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KEY
■ Site boundary 4.08ha
■ Ownership boundary

CLIENT
TATA Steel

PROJECT
Eastern Parcel
Land at Cefncaeau, Llanelli

DRAWING
Site Boundary Plan

PROJECT NUMBER
TATT3002

DRAWING NUMBER 1008 **CHECKED BY** SM

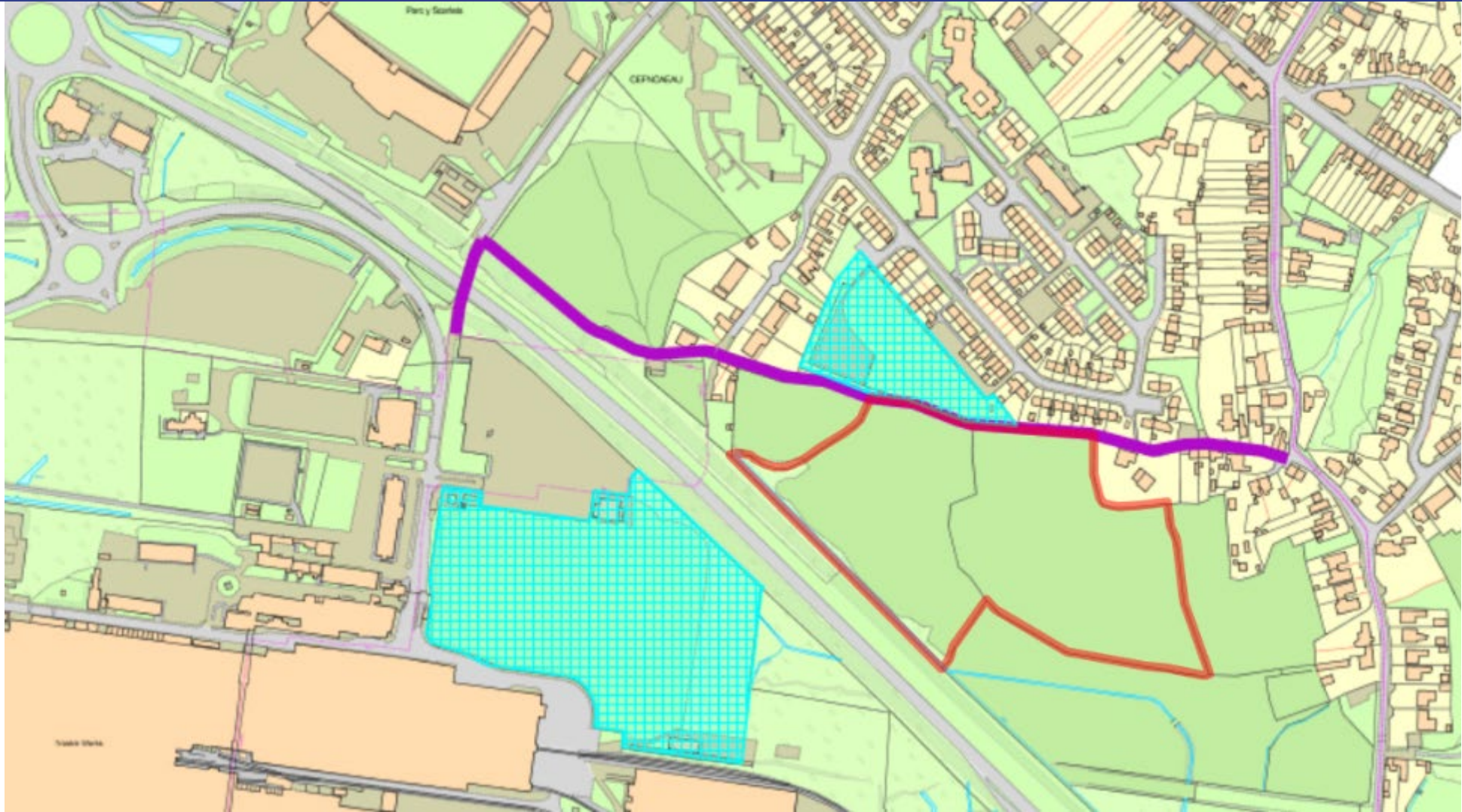
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DATE January 2023 **SCALE** 1:2,500 @ A3

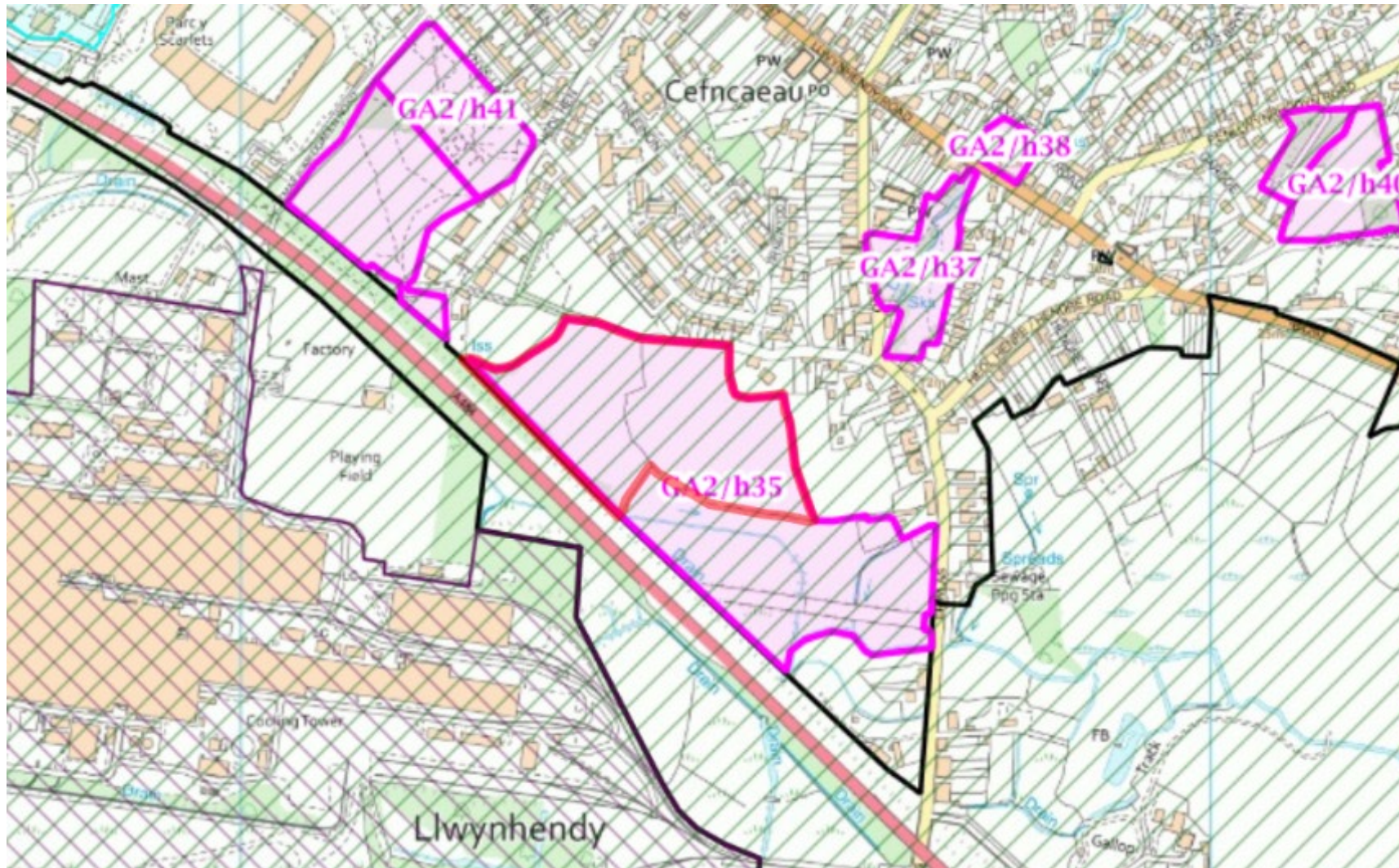
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Turley

PL/05187 – PROW & Recreation Open Space



PL/05187 – LDP Allocation



PL/05187 – Indicative Masterplan



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- KEY**
- Application boundary 4.0Rhe
 - Ownership boundary
 - Primary Route
 - Shared Surface / Private Drive
 - Private Gardens
 - Illustrative Layout

1. Primary Access from A494
2. Proposed open space, potential for natural play
3. Illustrative Enhanced Landscape Bund
4. Primary Route
5. Shared Surface Street – loop
6. Opportunity for walking loops into wider area
7. Retained and enhanced water rhythms
8. Opportunity for biodiversity enhancements
9. Indicative Attenuation
10. Retained Oak Tree
11. Footpath link to existing Public Right of Way
12. Existing Play Field and Park

CLIENT: _____
TATA Steel

PROJECT: _____
Land at Cefncoedau, Llanelli

DRAWING: _____
Illustrative Masterplan

PROJECT NUMBER: _____
TATT3002

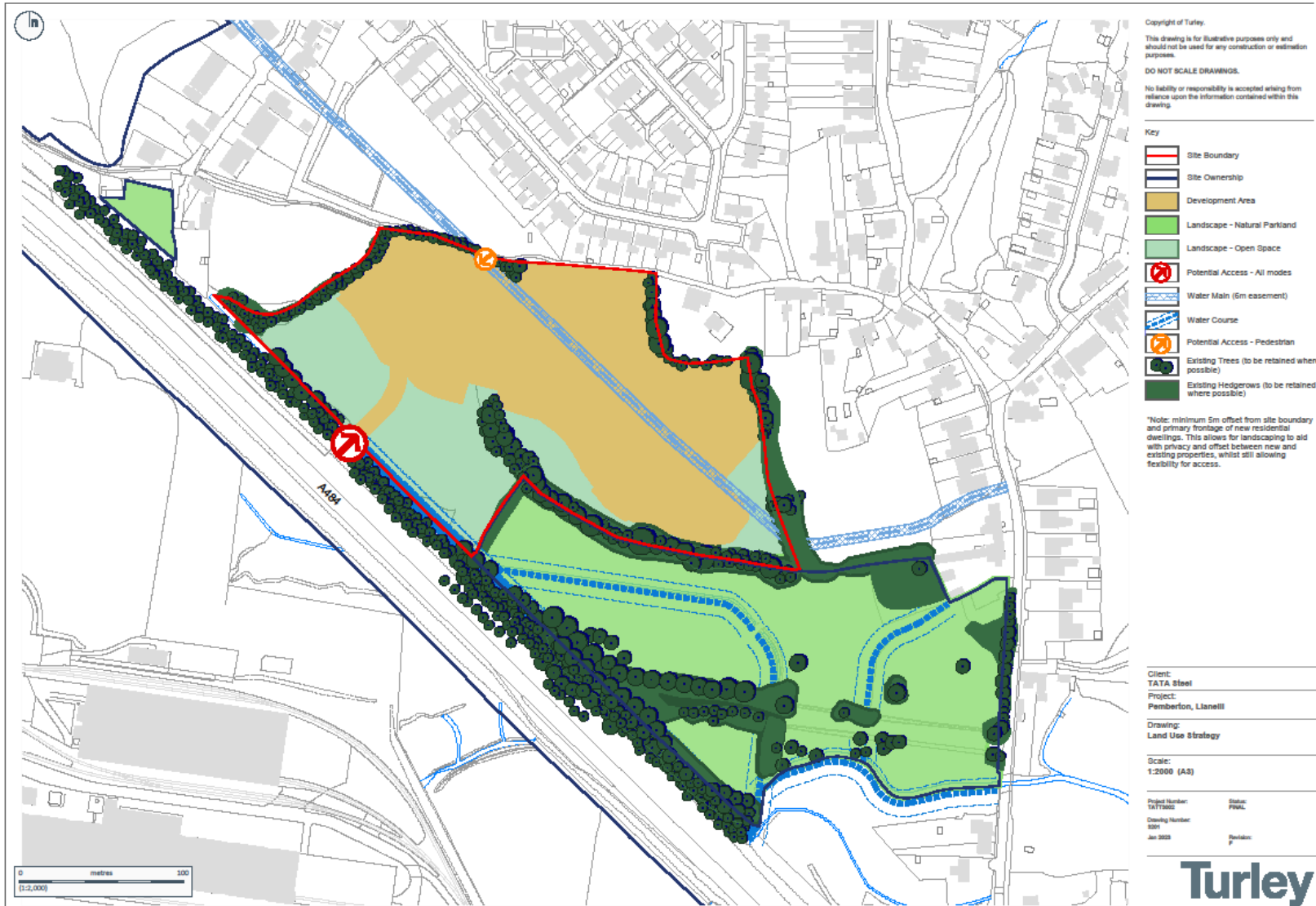
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3003 **SM / WK**

REVISION: _____ **STATUS:** _____
8 **FINAL**

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October 2022 **1:2000 @ A3**



PL/05187 – Land Use Strategy



Tudalen 45

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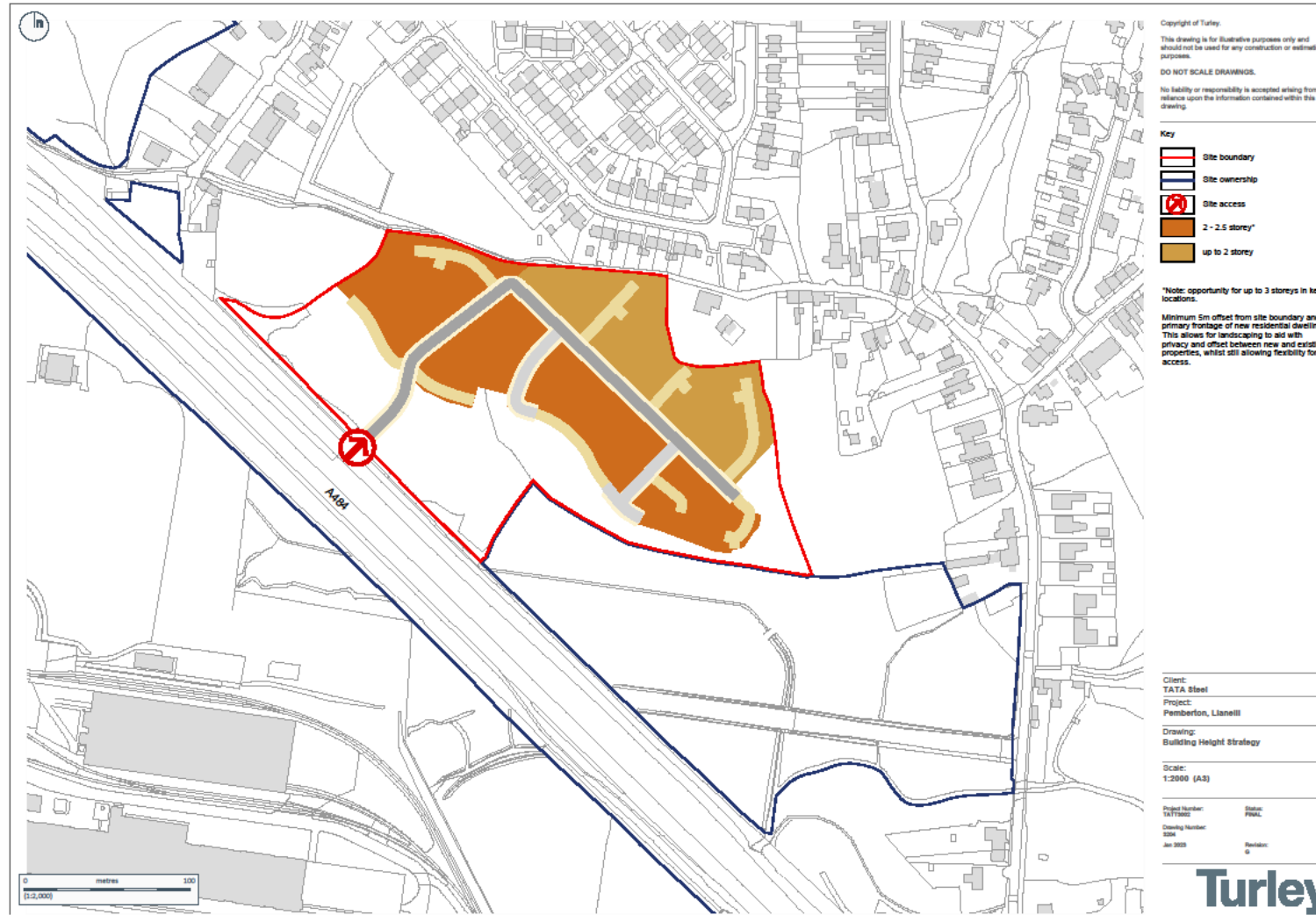
- Key
- Site Boundary
 - Site Ownership
 - Development Area
 - Landscape - Natural Parkland
 - Landscape - Open Space
 - Potential Access - All modes
 - Water Main (6m easement)
 - Water Course
 - Potential Access - Pedestrian
 - Existing Trees (to be retained where possible)
 - Existing Hedgerows (to be retained where possible)

*Note: minimum 5m offset from site boundary and primary frontage of new residential dwellings. This allows for landscaping to aid with privacy and offset between new and existing properties, whilst still allowing flexibility for access.

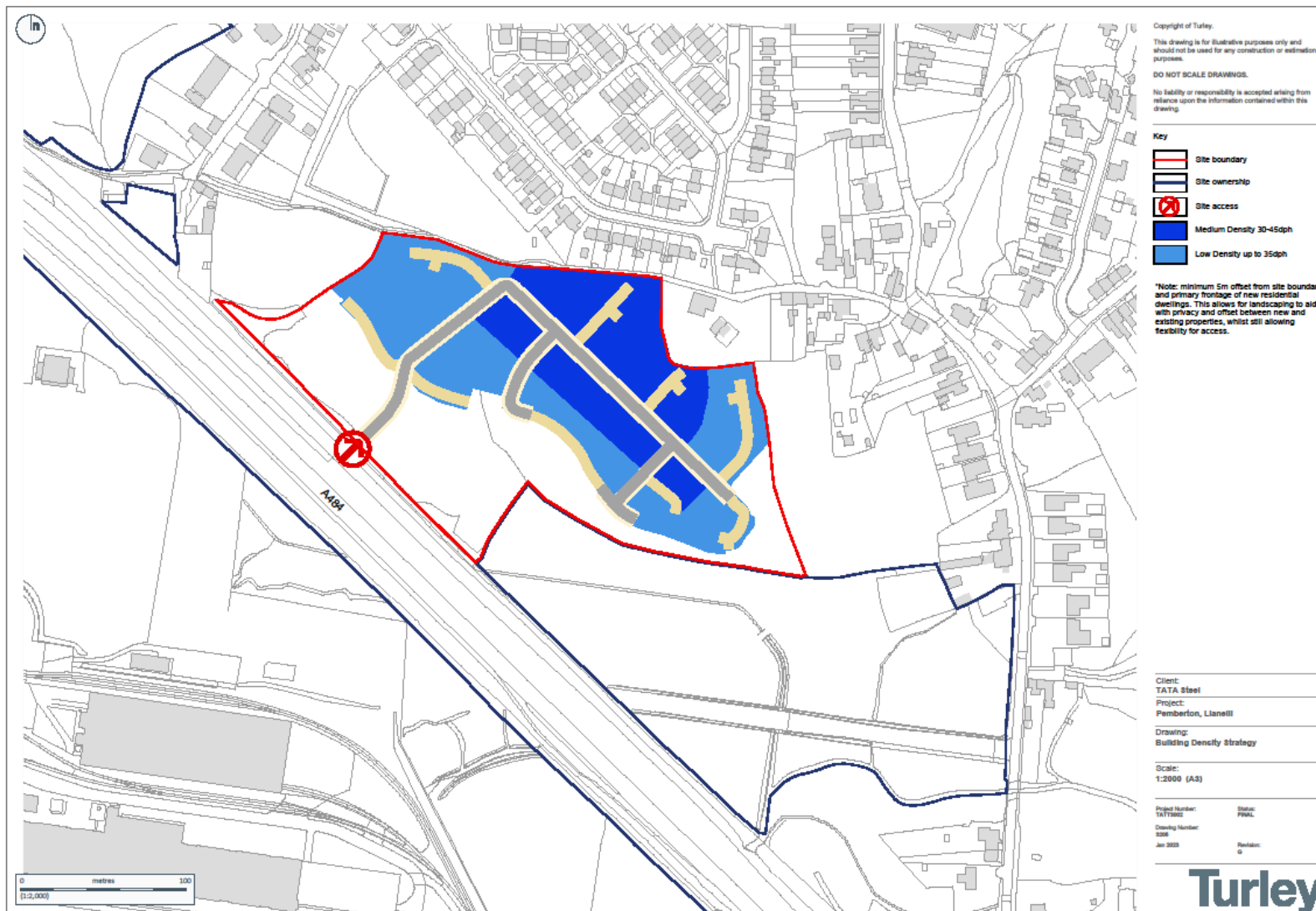
Client: TATA Steel
Project: Pemberton, Llanelli
Drawing: Land Use Strategy
Scale: 1:2000 (A3)
Project Number: TATTS02 Status: FINAL
Drawing Number: 001
Date: Jun 2020 Designer: P



PL/05187 – Building Height Strategy



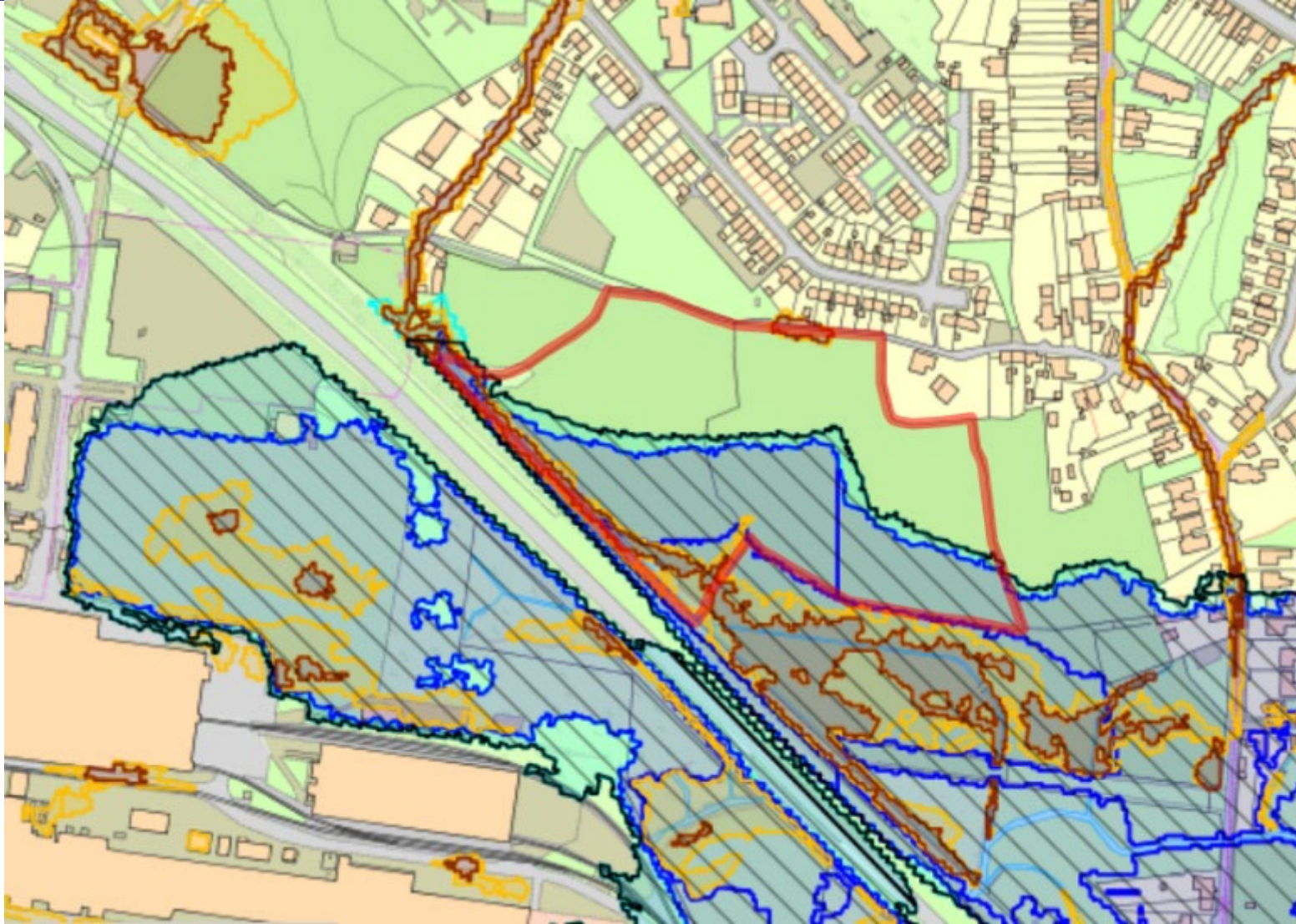
PL/05187 – Building Density Strategy



PL/05187 – Landscape Strategy



PL/05187 – Flood Map

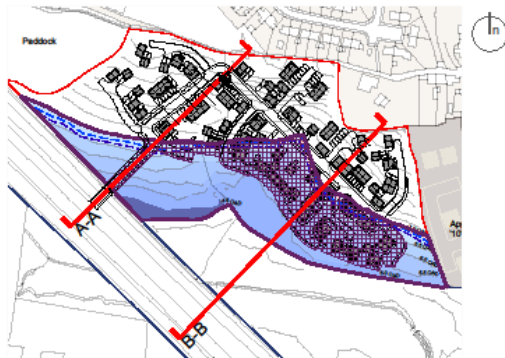
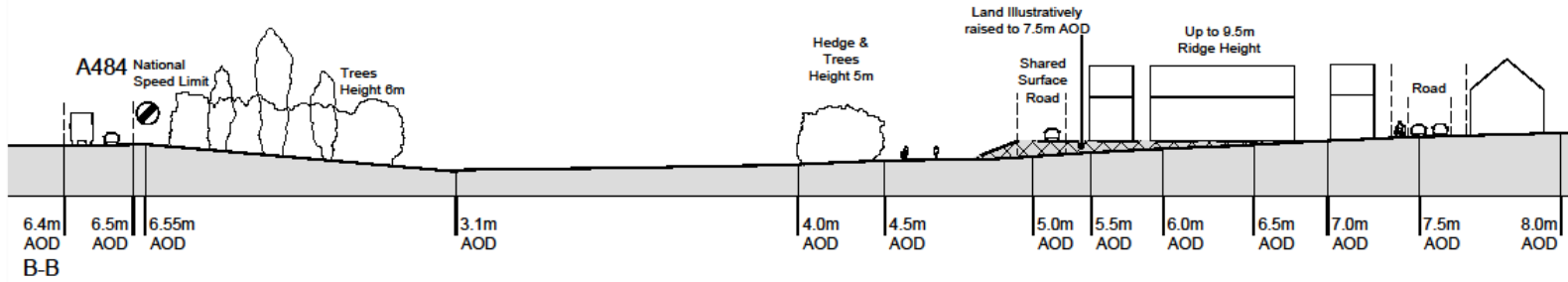
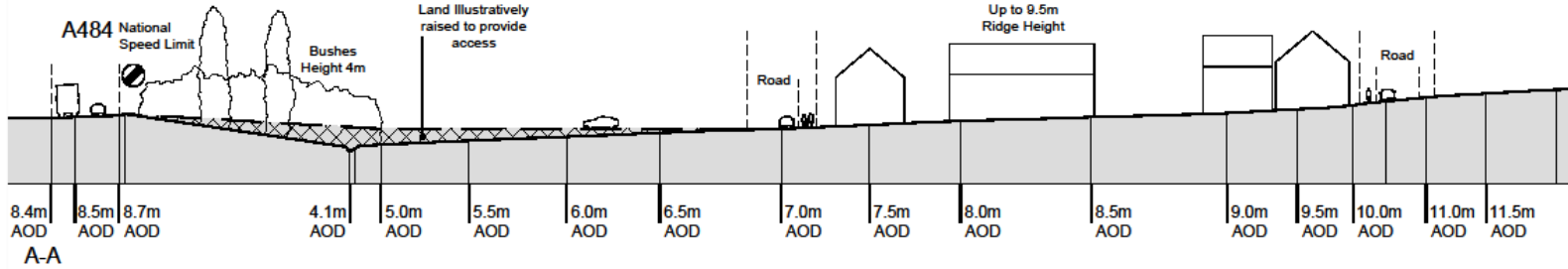


PL/05187 – Indicative areas of land raising



PL/05187 – Illustrative Site Sections

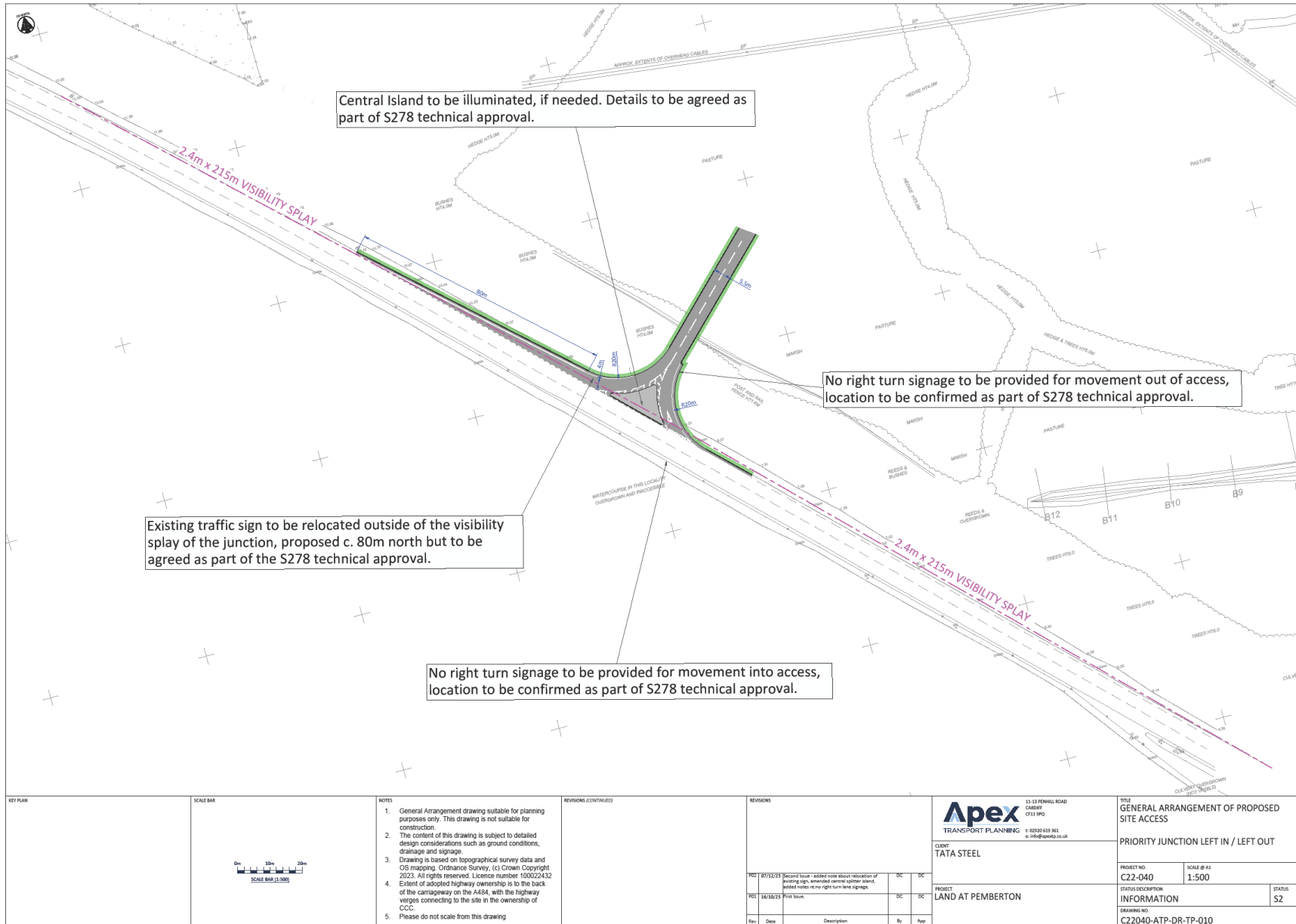
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Client: TATA Steel
 Project: Pemberlon, Llanelli
 Drawing: Illustrative Site Levels Sections
 Scale: 1:500 (A3)
 Project Number: 16171000
 Drawing Number: 000
 Date: July 2023
 Status: DRAFT
 Revision:



PL/05187 – A484 Junction



PL/05187 – Location of Access Junction



Tudalen 53

PL/05187 – Visibility to North West



PL/05187 – Visibility to South East



Tudalen 55

PL/05187 – Preliminary Ecological Appraisal



PL/05187 – from A484



Tudalen 57

PL/05187 – Western Field from PROW



PL/05187



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PL/05187



Tudalen 60



PL/05187



Tudalen 61

PL/05187 – Eastern Field from PROW



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PL/05187



Tudalen 69

PL/05187



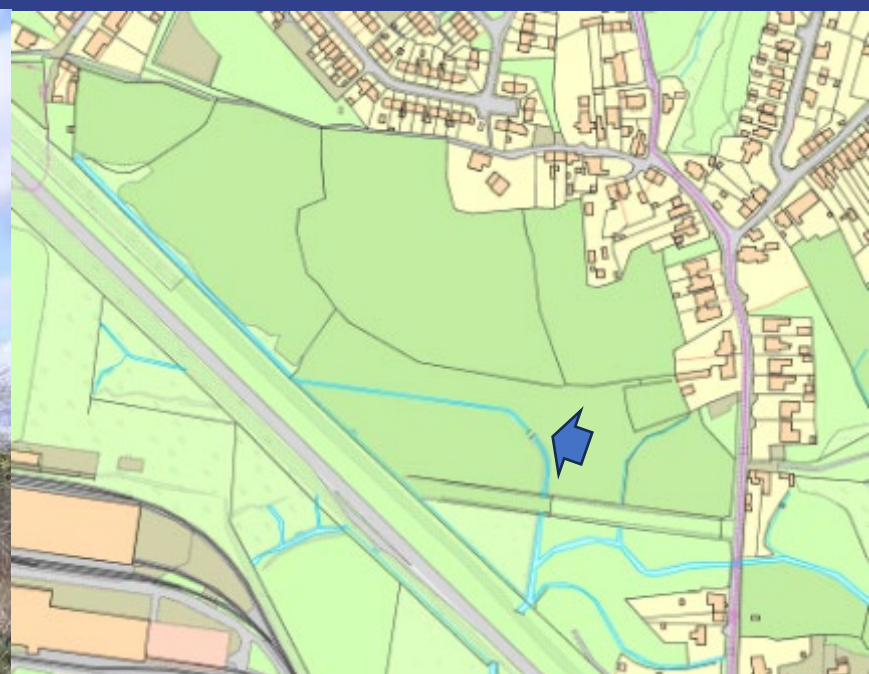
Tudalen 64

PL/05187



Tudalen 65

PL/05187



Tudalen 66

PL/05187 – Tir Einon Park



Tudalen 07

PL/05187 - PROW



PL/05187 - PROW



PL/06479

Helen Rice

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

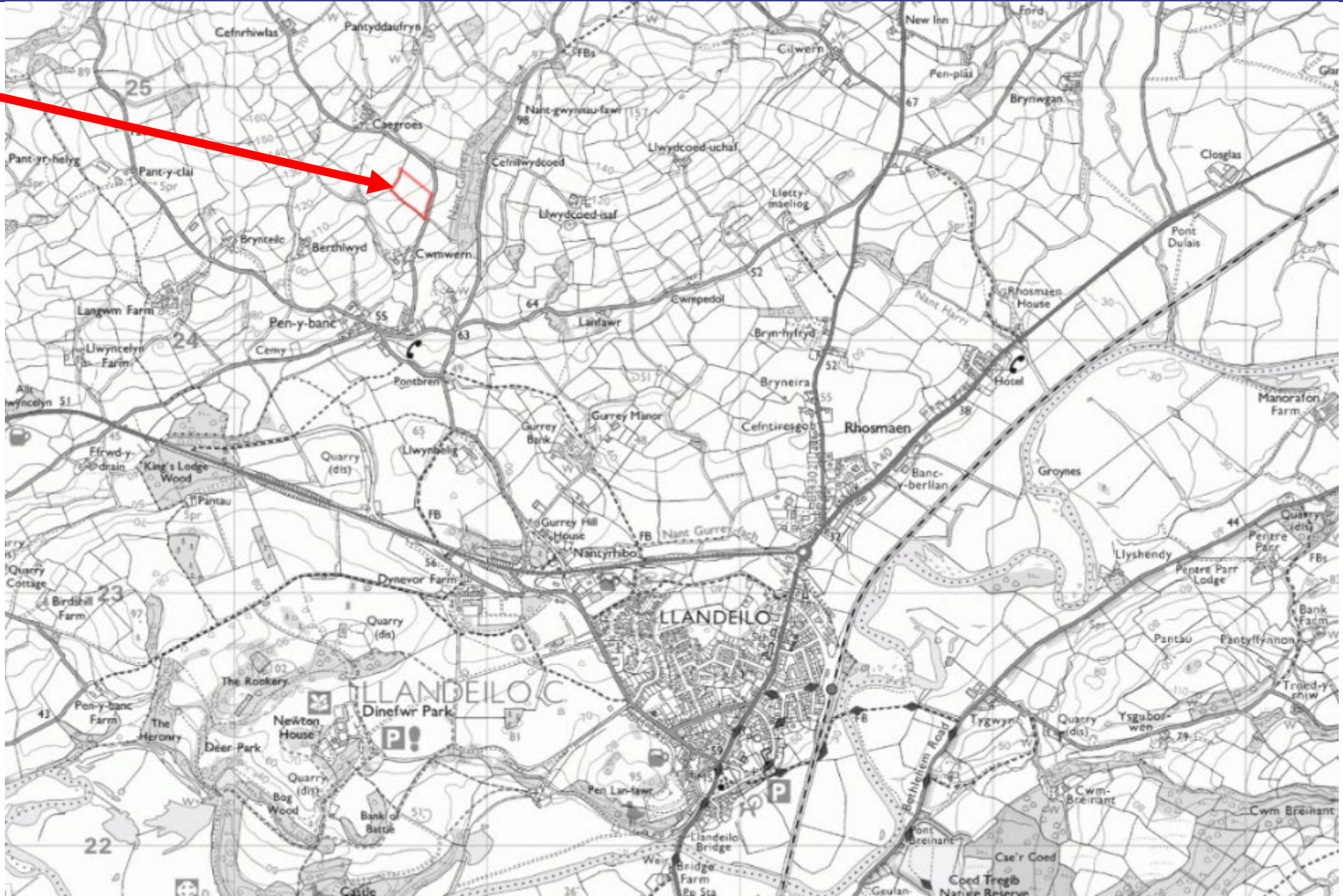
Tudalen 70

Cyngor **Sir Gâr**
Carmarthenshire
County Council



PL/06479 Site Location Plan

Application site



PL/06479 Aerial Location Plan

**Application
site**



Tudalen 72

PL/06479 Site Location and neighbouring OPDs

Maes
Digonedd
OPD

**Application
site**

Luaden 73

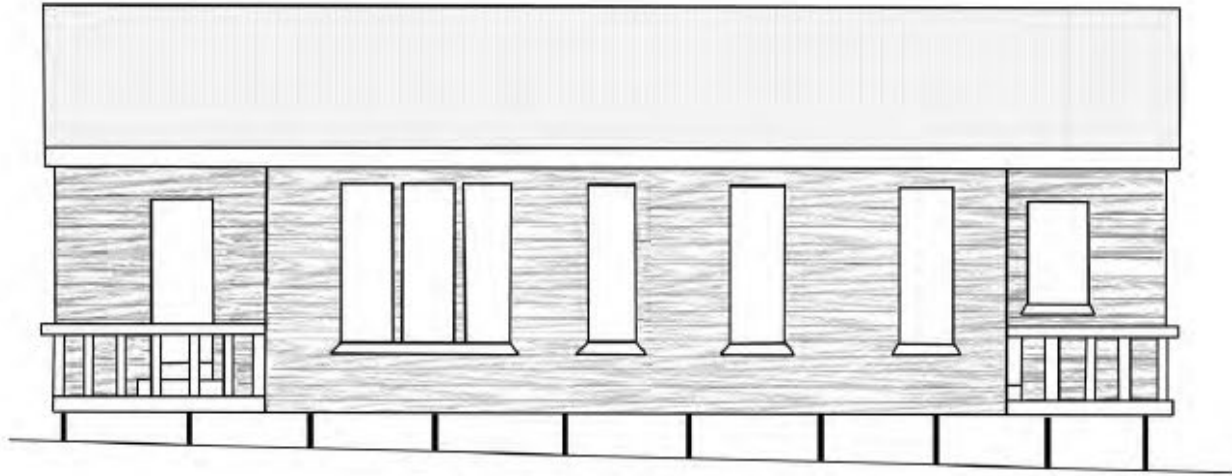


Ty
Derwen
OPD

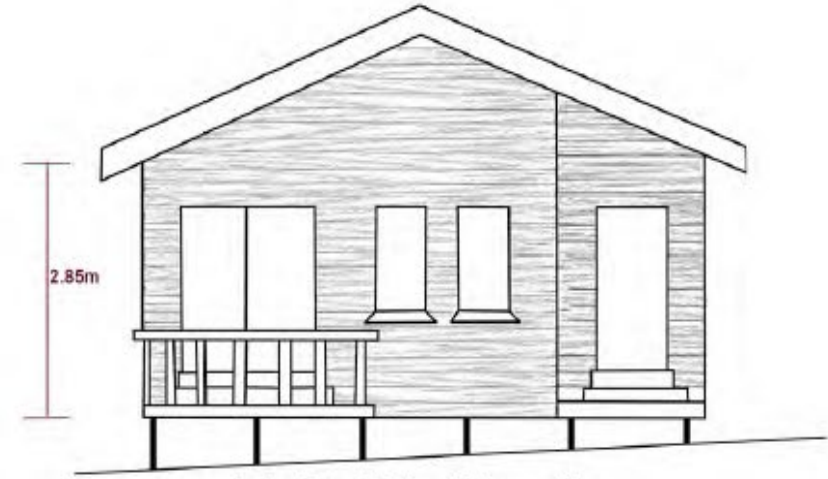
PL/06479 Application Site Plan and Layout Plan



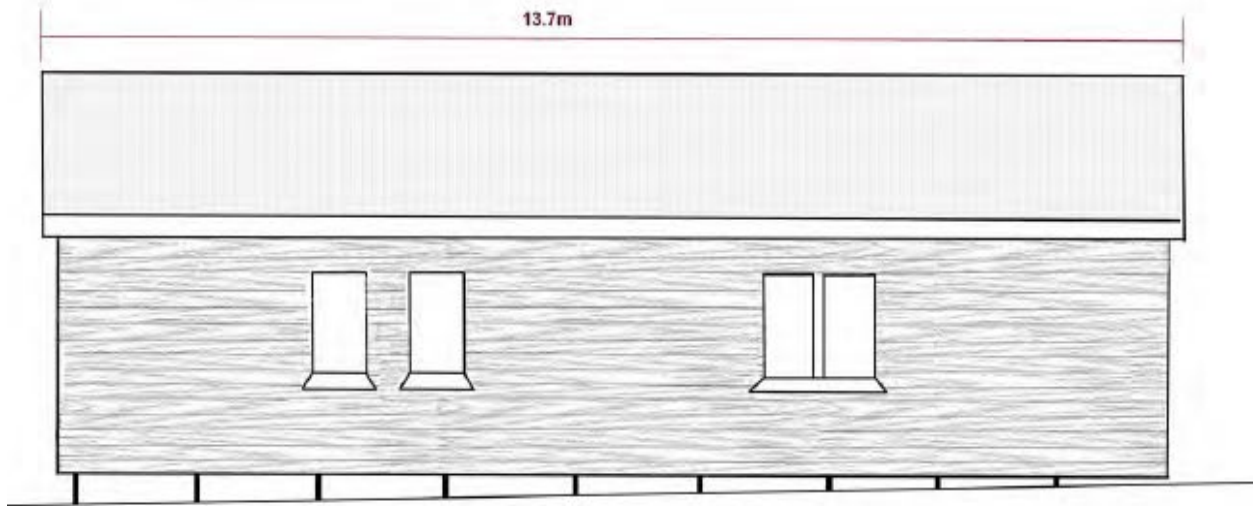
PL/06479 Proposed Cabin Elevations



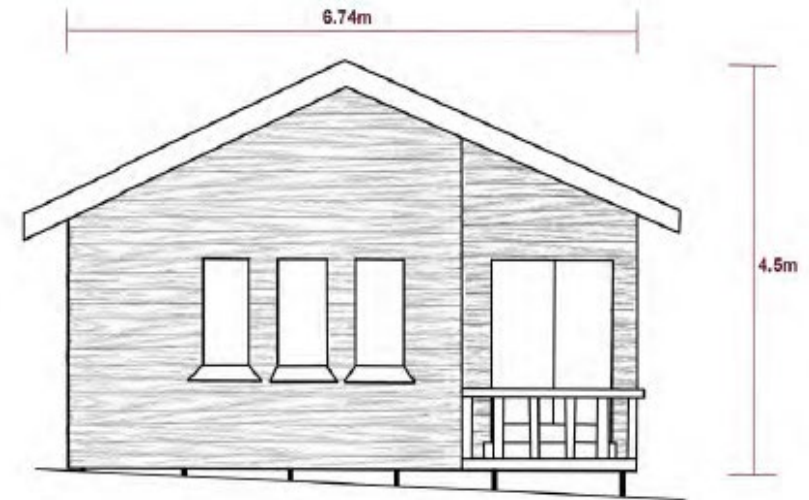
Front Elevation



Right Side Elevation



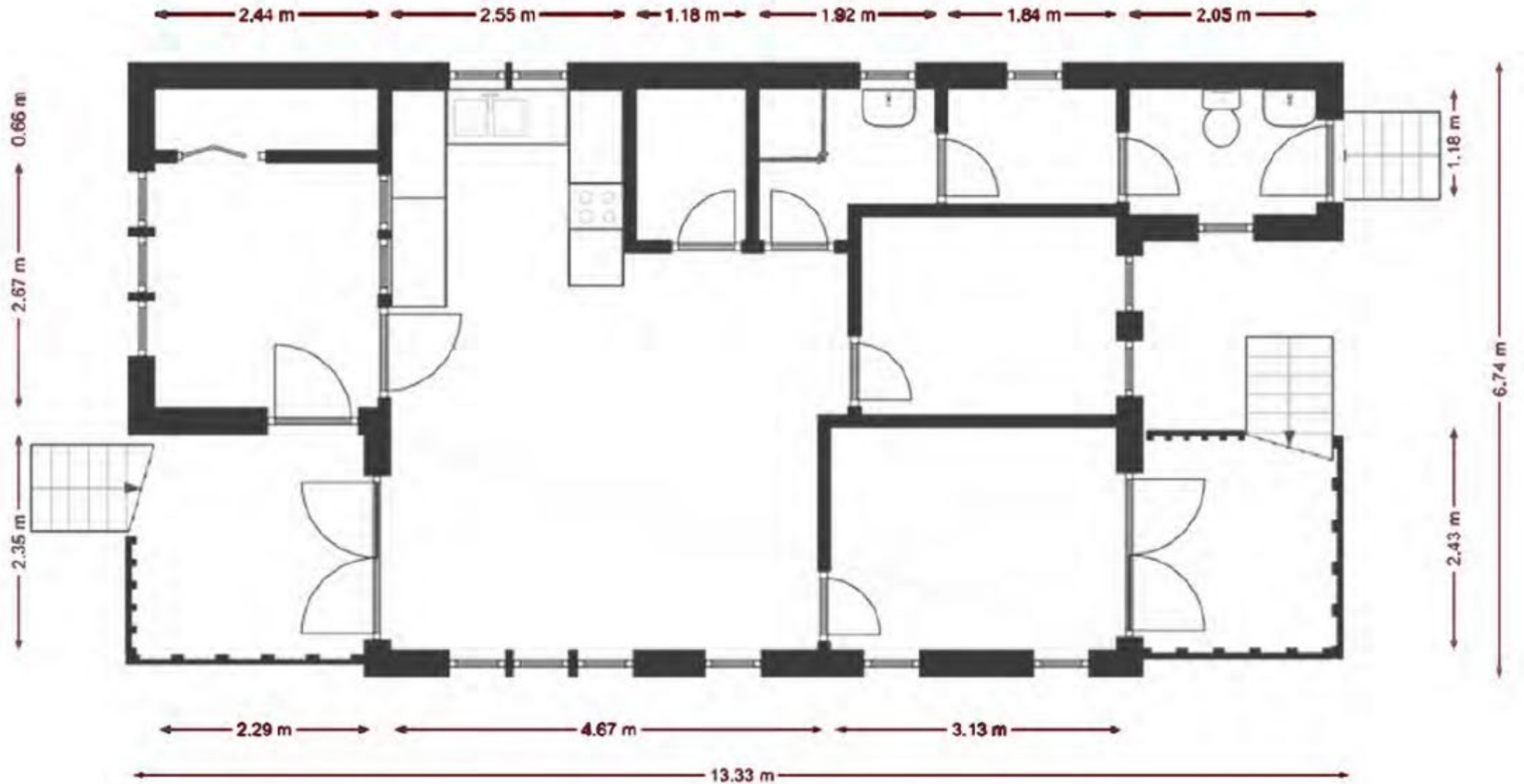
Back Elevation



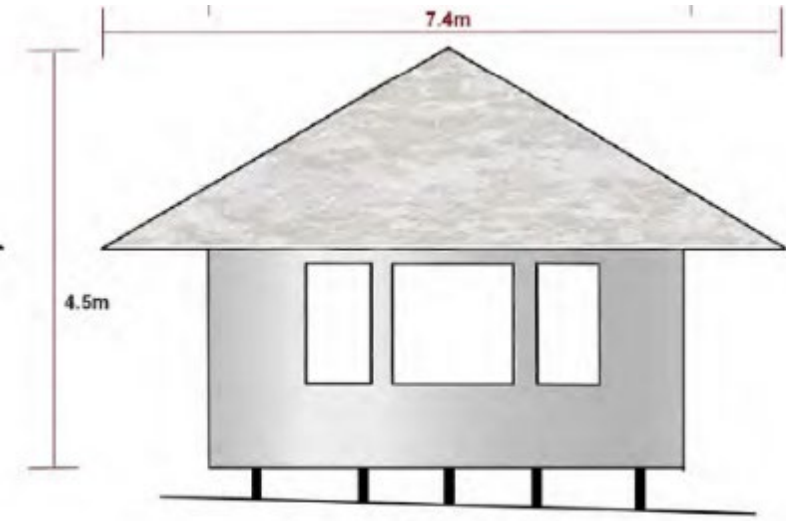
Left Side Elevation

PL/06479 Proposed Cabin Floor Plan

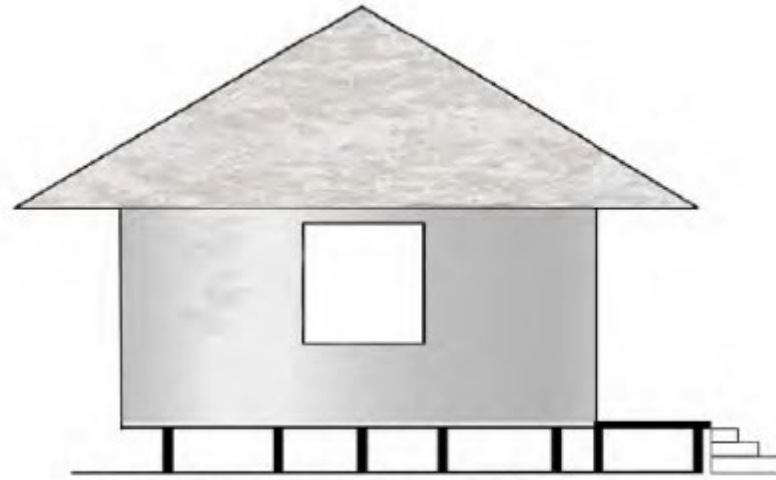
Plan Elevation



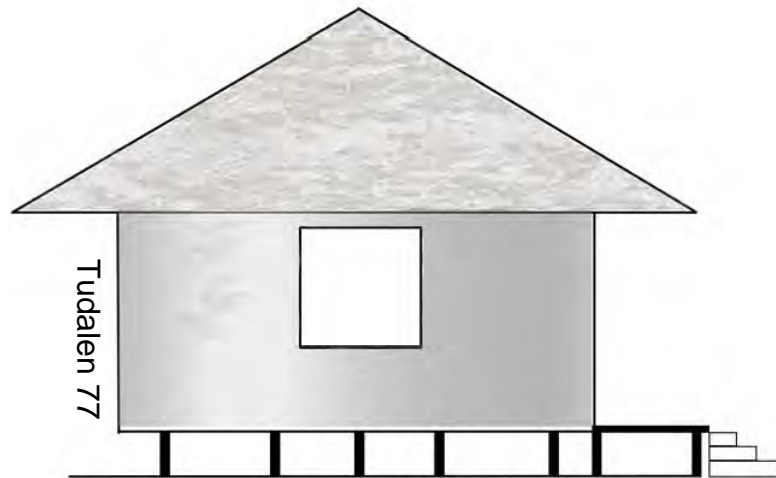
PL/06479 Weaving Workshop Floor & Elevation Plans



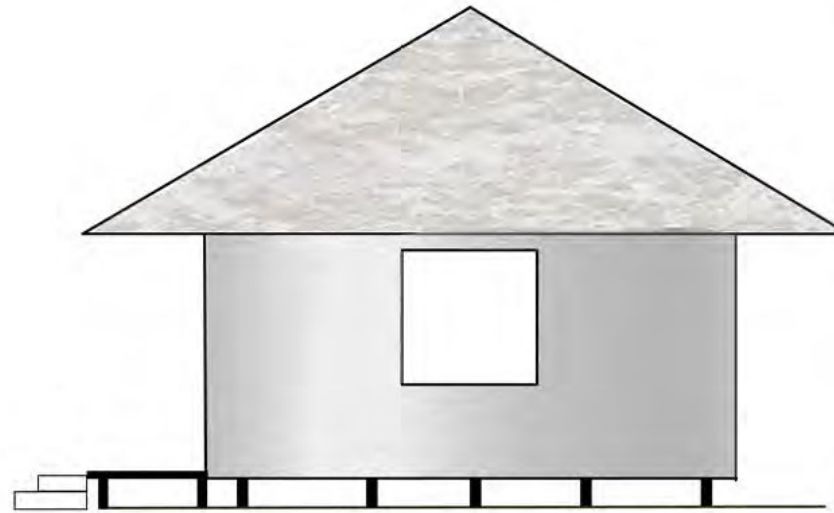
Front Elevation



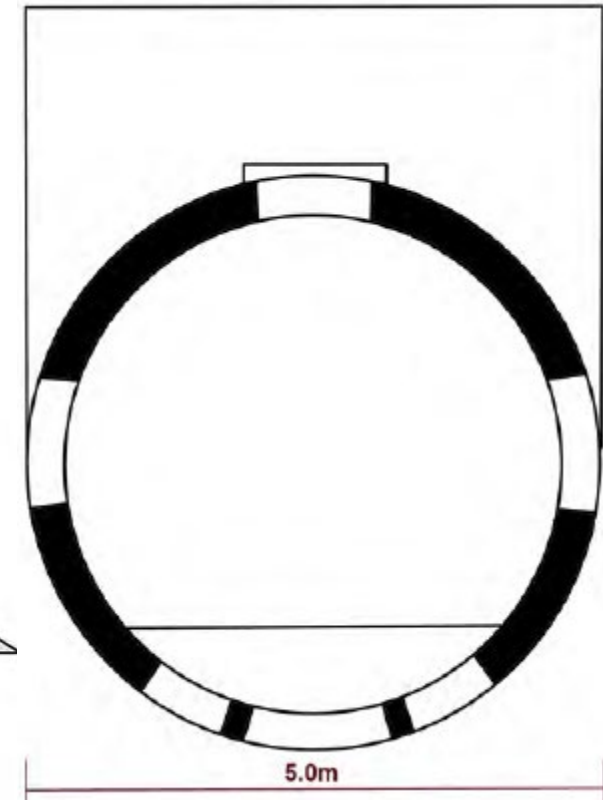
Right Side Elevation



Right Side Elevation



Left Side Elevation



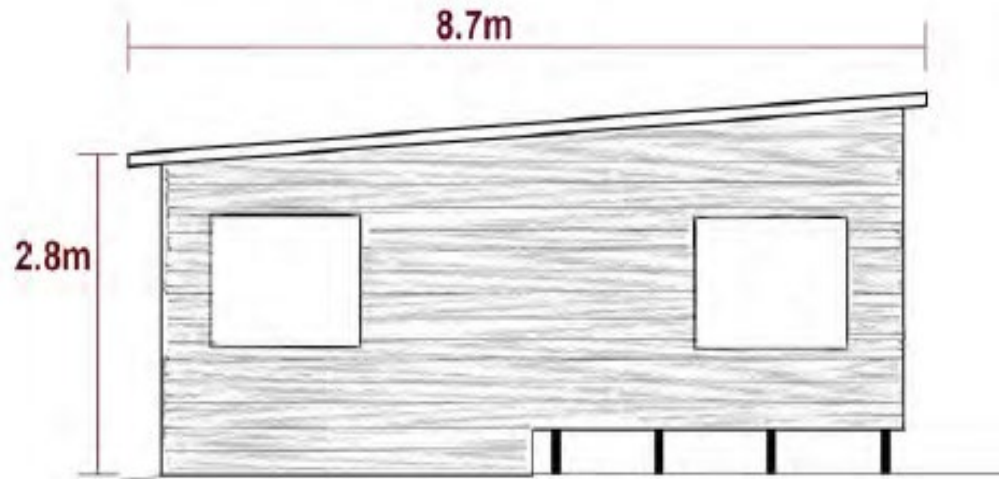
6.4m

5.0m

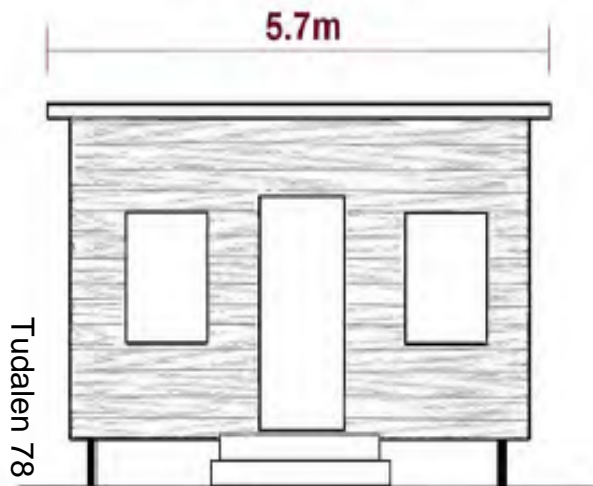
PL/06479 Greenhouse/Workshop Plans



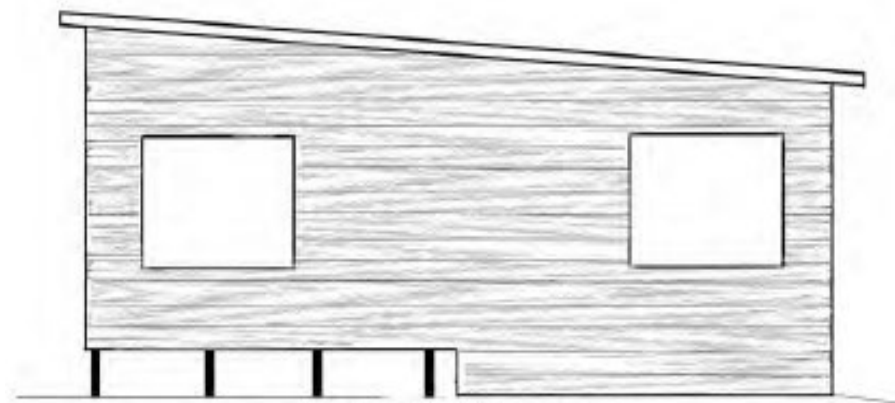
Front Elevation



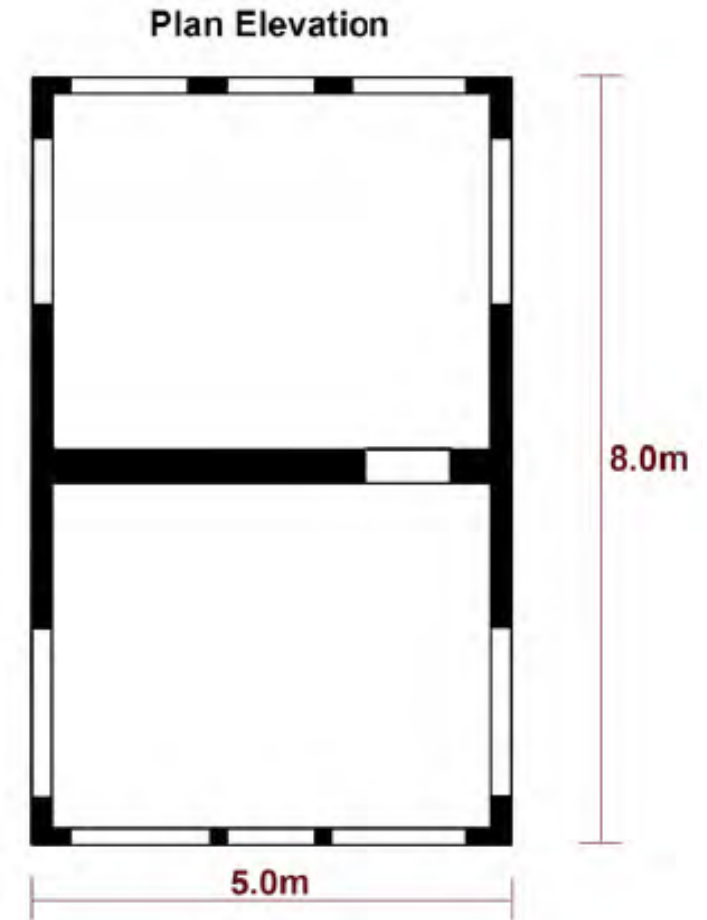
Right Side Elevation



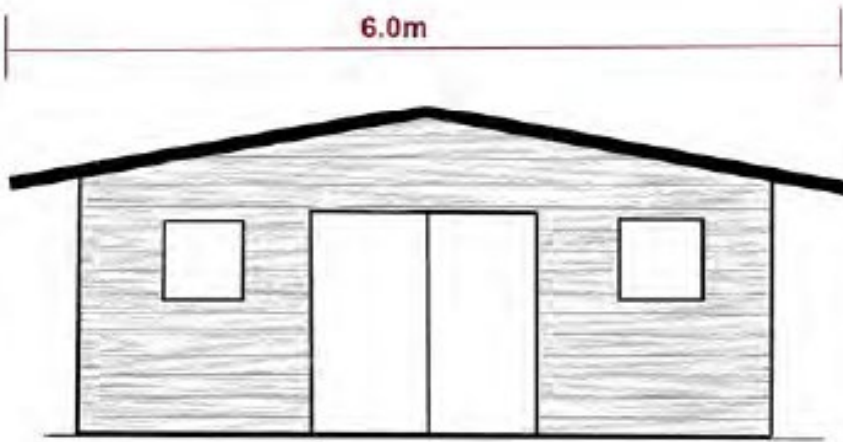
Back Elevation



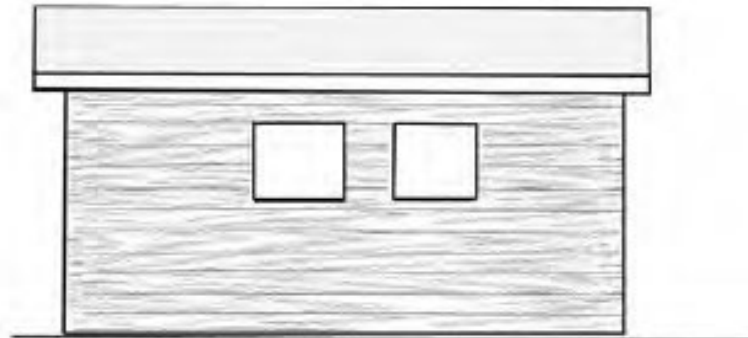
Left Side Elevation



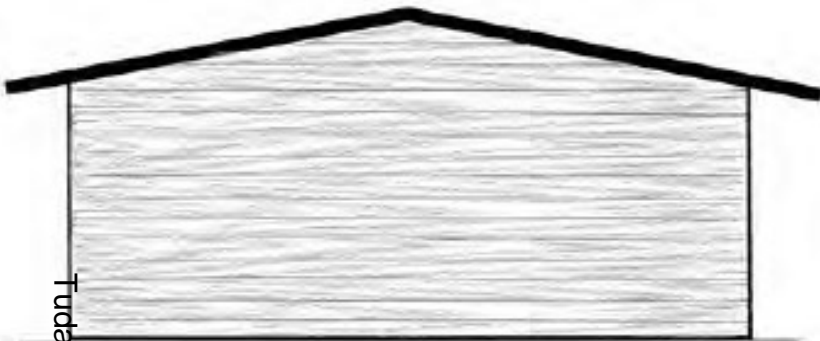
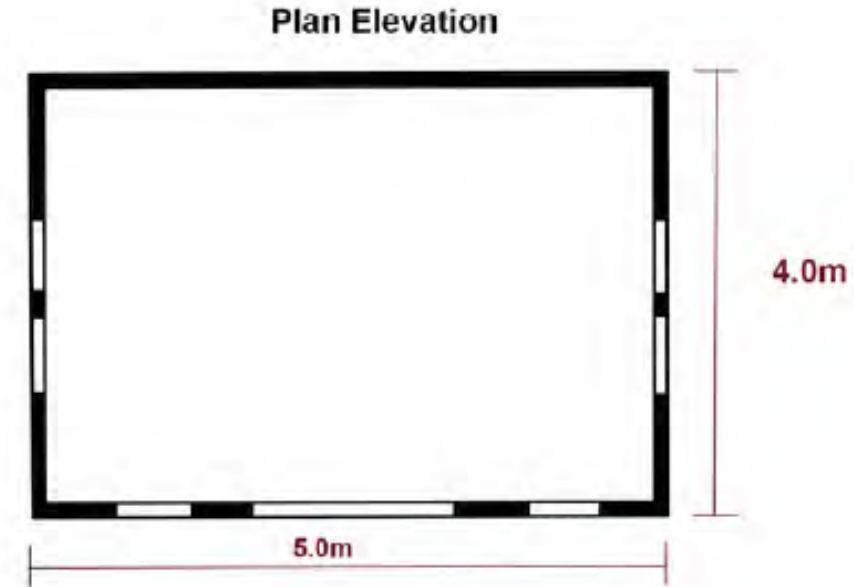
PL/06479 Storage Shed Plans



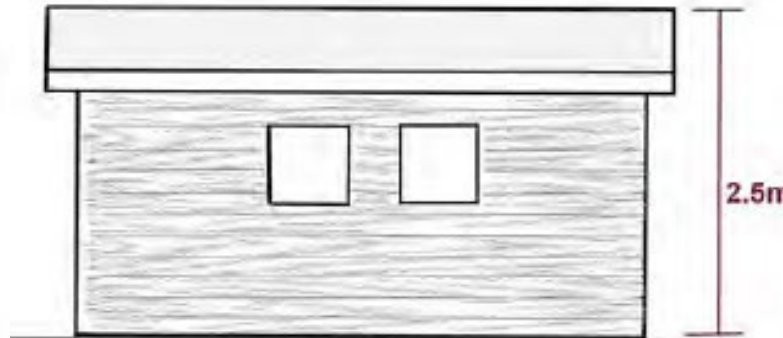
Front Elevation



Right Side Elevation



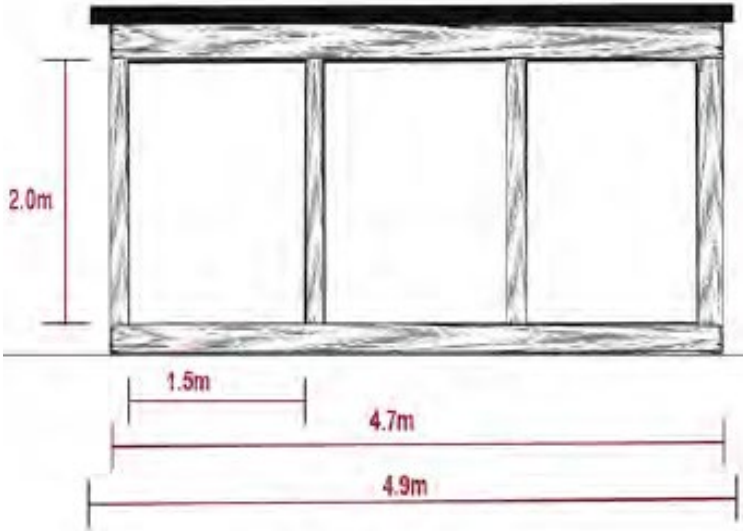
Back Elevation



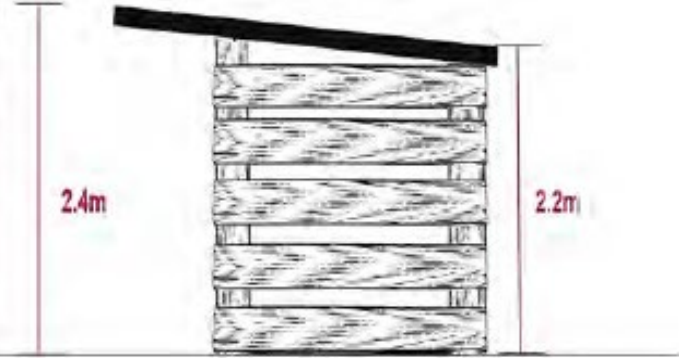
Left Side Elevation

PL/06479 Woodstore Plans

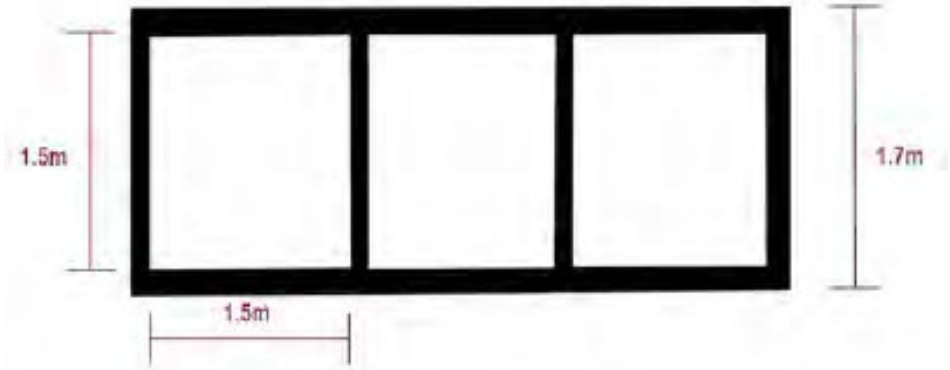
Front Elevation



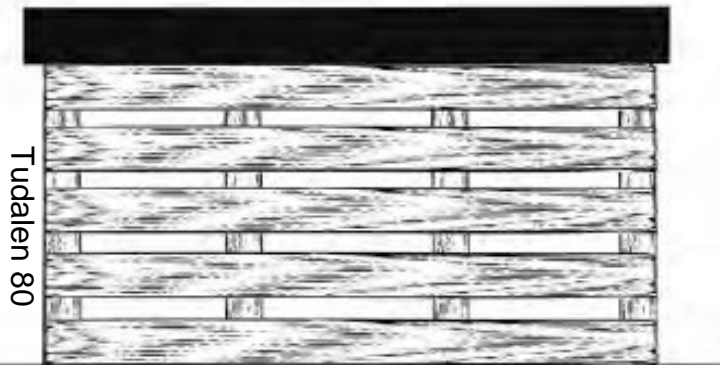
Right Side Elevation



Plan



Back Elevation



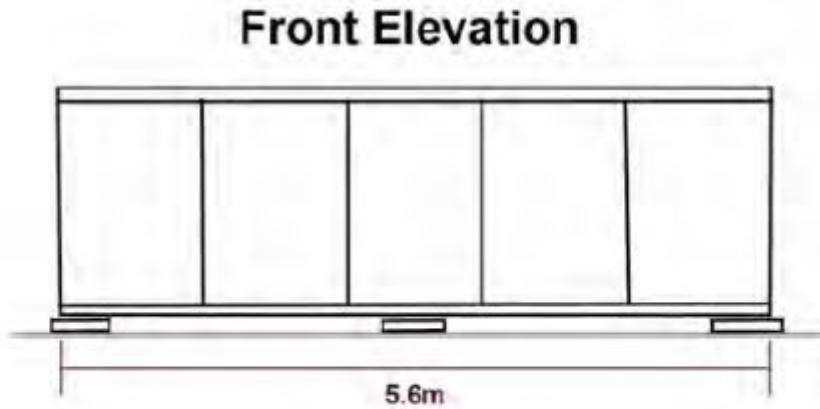
Left Side Elevation



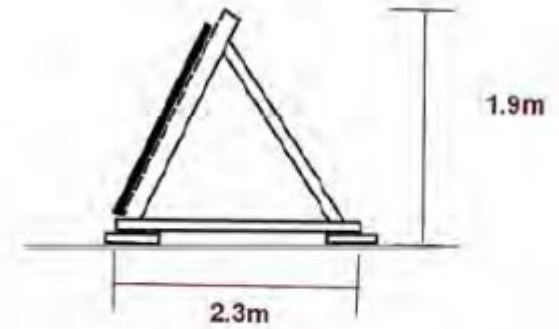
PL/06479 Solar Panel Array



Left Side Elevation

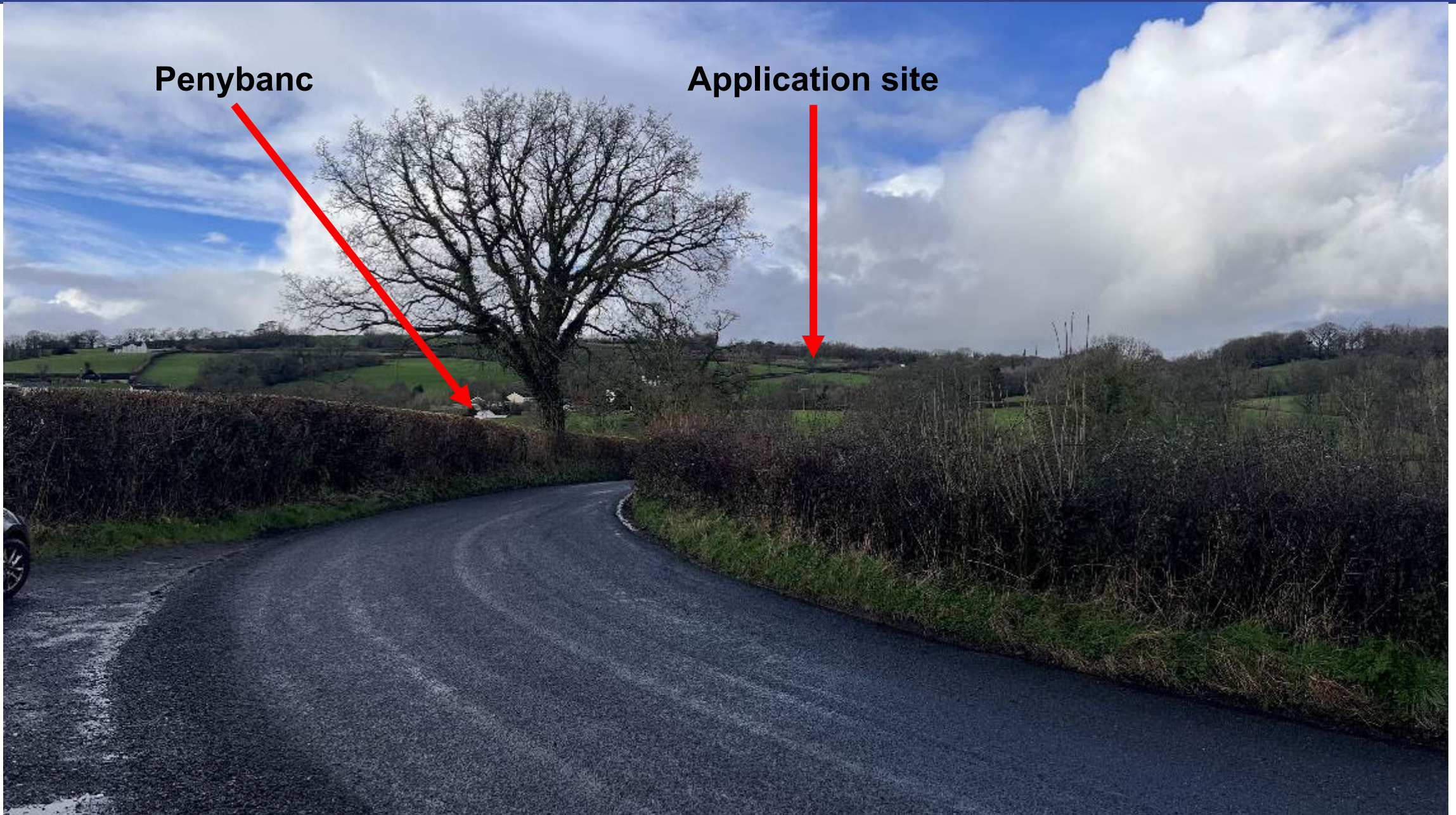


Front Elevation



Right Side Elevation

PL/06479 View to site from road towards Penybanc



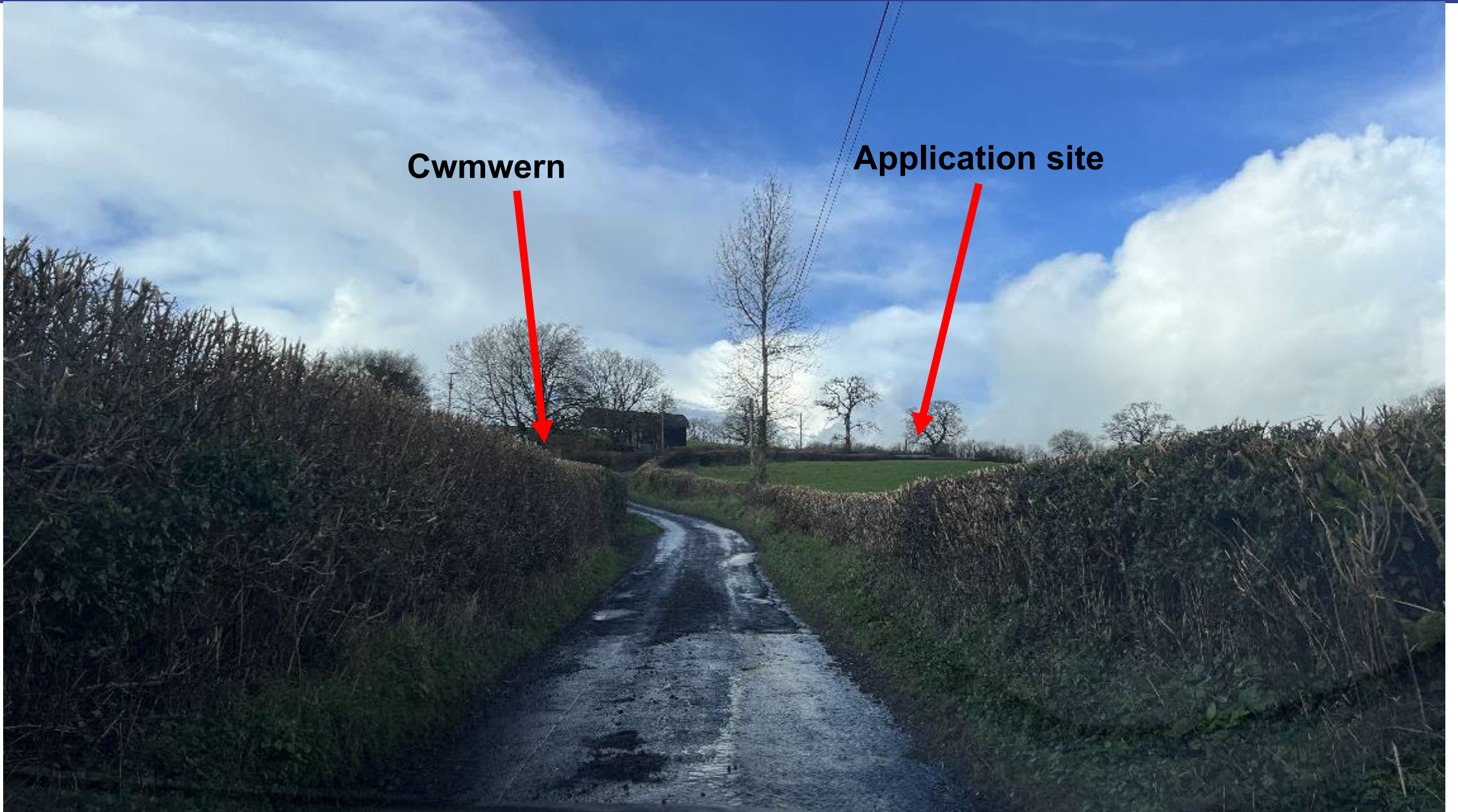
PL/06479 View to site from road towards Penybanc (magnified)



PL/06479 Unclassified road junction in Penybanc



PL/06479 Approach towards Cwmwern and site beyond



Cwmwern

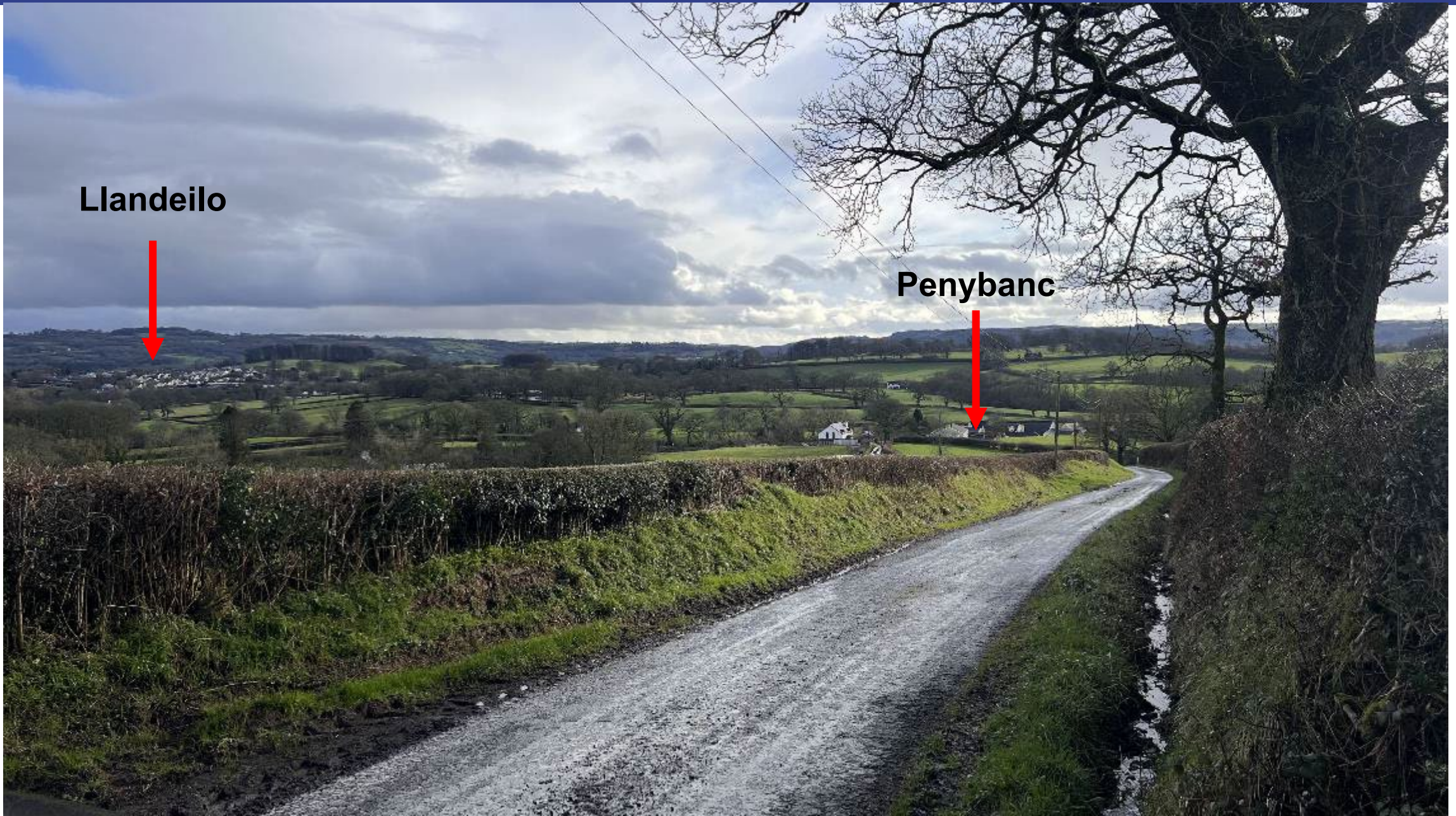
Application site

PL/06479 Southern and eastern site boundary

Application site



PL/06479 Views south from site boundary with road



Llandeilo



Penybanc



PL/06479 Location of proposed access point



Application site

PL/06479 Proposed Vehicular Access Point (northwards splay)



PL/06479 Proposed Vehicular Access Point (Southwards splay)

Application site



Tudalen 90



PL/06479 Existing Shared Access



Application site

PL/06479 Existing Shared Access

Maes Digonedd OPD



PL/06479 Application Site



Tudalen 93

PL/06479 Application Site



PL/06479 Application Site



Tudalen 95

PL/06651

Andrew Francis

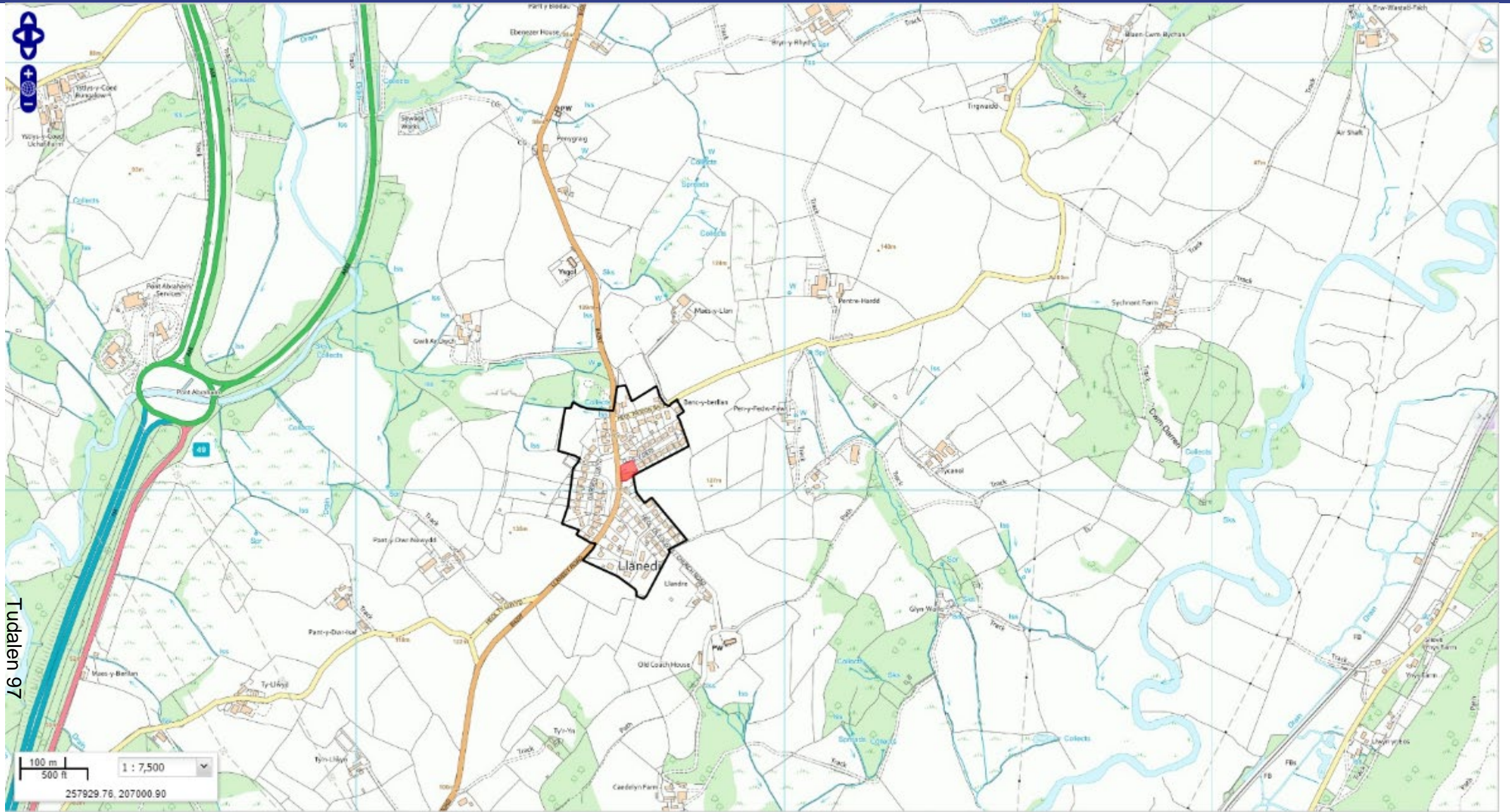
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Tudalen 96

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Tudalen 97

PL/06651 – Llanedi Area Plan



Tudalen 98

PL/06651 – 1:1250 Location Plan/ 1:500 Block Plan

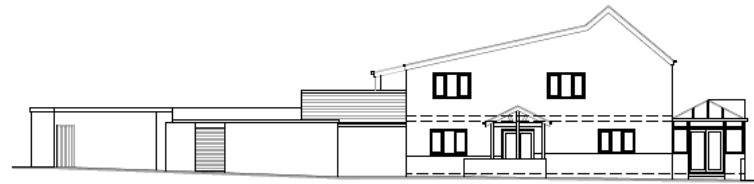
Tudalen 99



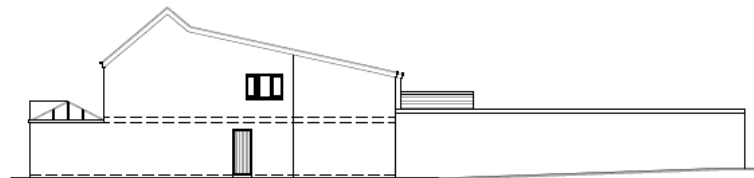
PL/06651 – Existing Elevations



EXISTING FRONT (ROAD) ELEVATION 1:100



EXISTING SIDE (CAR PARK) ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



EXISTING REAR ELEVATION 1:100

Tudalen 100

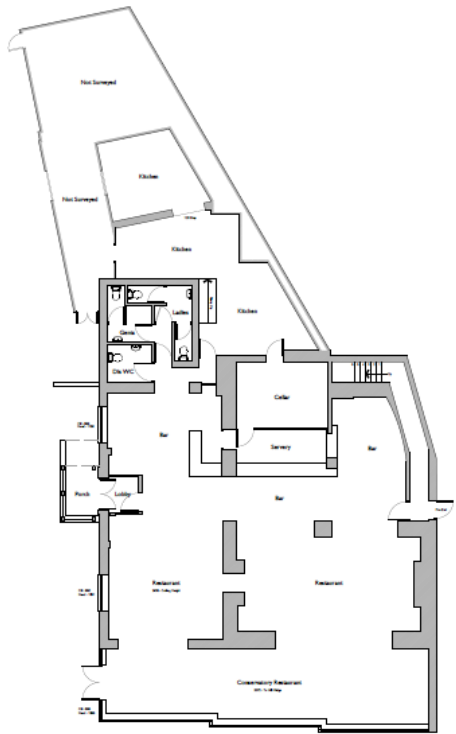
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PLANNING ISSUE

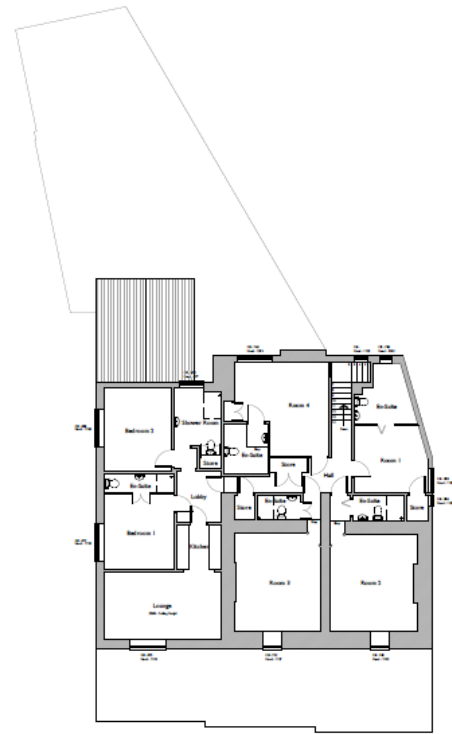
Project	Client	Date
Tufnell Y Court, Swansea Road, Llanelli, SA4 9DT.	Existing Elevations	August 2022
Client	Job / Drawing No.	Scale
Pir Karmali-Williams	10.204.03	1:100 @ A1

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105/105A
105/105A
105/105A

PL/06651 – Existing Floor Plans



EXISTING GROUND FLOOR PLAN 1:100



EXISTING FIRST FLOOR PLAN 1:100

Tudalen 101

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PLANNING ISSUE

Project:
Tudalen Y Ceri, Dismare Road,
Llaned, SA4 9YT.

Client:
Pir Kanaan-Williams

Date:
10.204.02

Scale:
1:100@A1

apap

AP ARCHITECTURE + PLANNING LTD

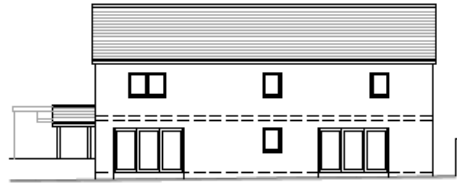
Arch:
August 2002
As Not Traced
Partner:
Senior:
SAH KJJ

Sheet:
10.204.02

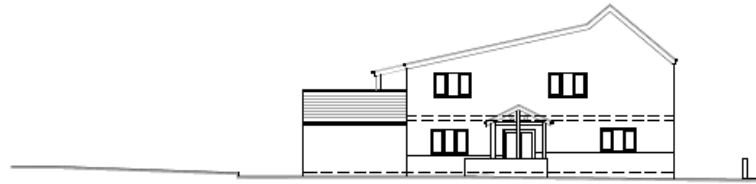
Drawn:
1:100@A1

Checked:
1:100@A1

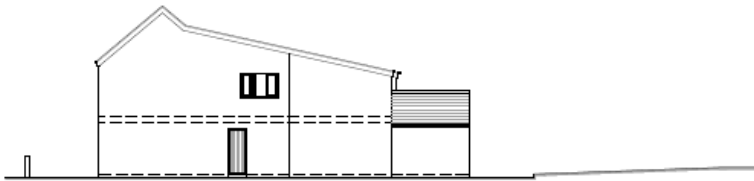
PL/06651- Proposed Elevations



PROPOSED FRONT (ROAD) ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

Tudalen 102

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PLANNING ISSUE

Project: Tudal Y Dwl, (Elsawer Road, Llanidloes, SA4 0DT)
Title: PROPOSED ELEVATIONS
Date: Sept 2023
Client: Mael Trowel
Author: Thomas
Scale: 1:100

Drawn by: 10.204.09
Scale: 1:100

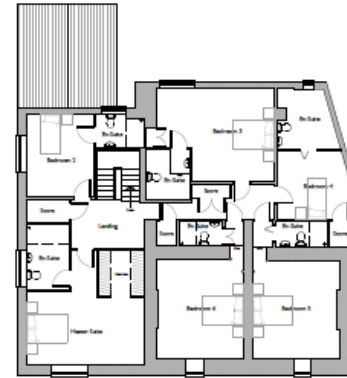
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10.204.09
10.204.09

PL/06651 – Proposed Floor Plans



PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

Tudalen 103

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Project: Tudalens 103, Ekehaugen Road, Lissleth 534 01T.
Drawing No: 10.204.06
Date: Sept 2013
Scale: 1:100 (A1)

Client: 19 Ransey-Williams
Drawing No: 10.204.06

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Tudalen 107

PL/06651



Tudalen 108



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

**Applications
recommended for
refusal**

PL/06529

Charlotte Ford

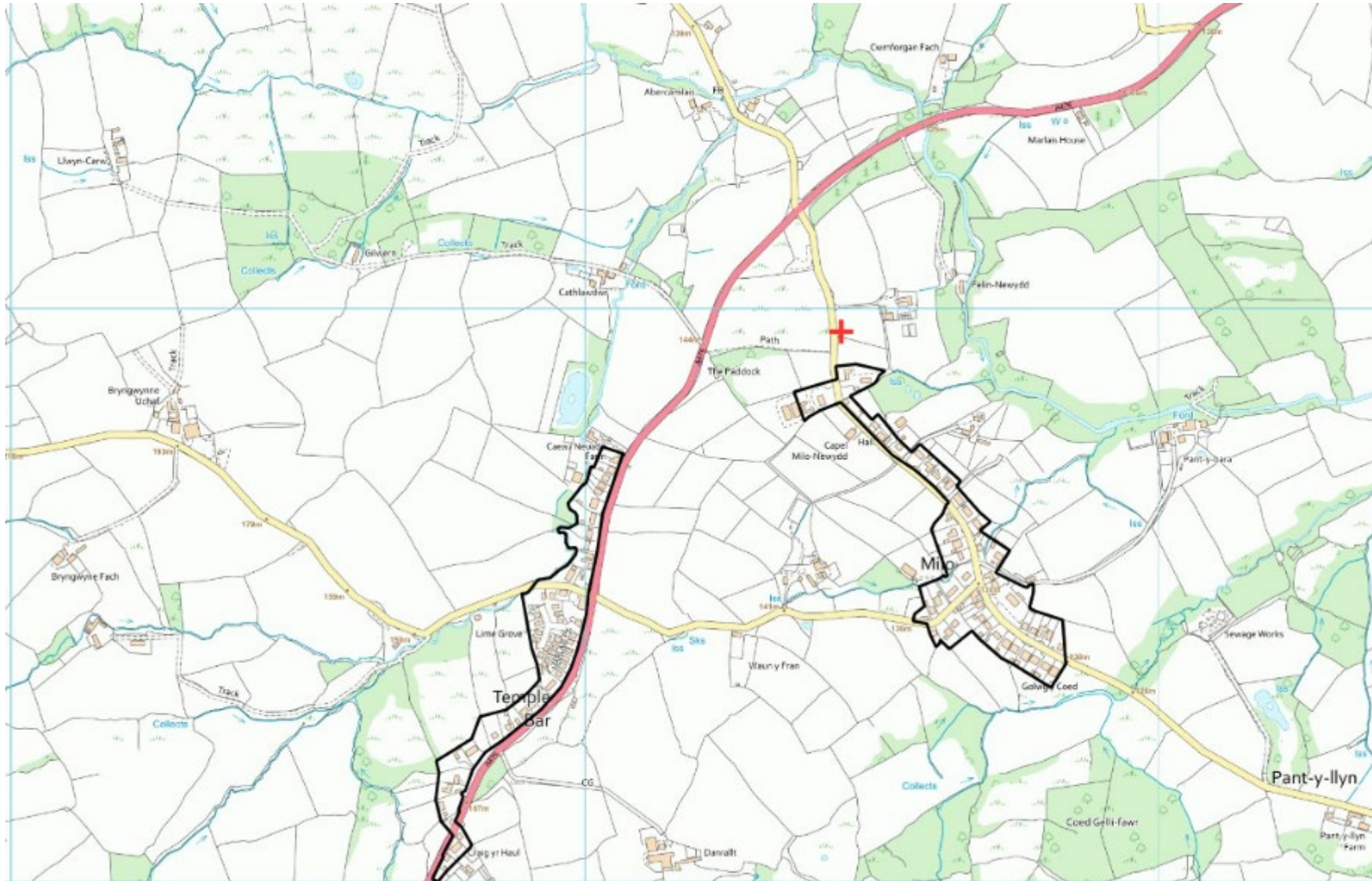
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Place and Sustainability - Planning Services

Lle a Seilwaith | Place and Infrastructure

Tudalen 111

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Carmarthenshire
County Council



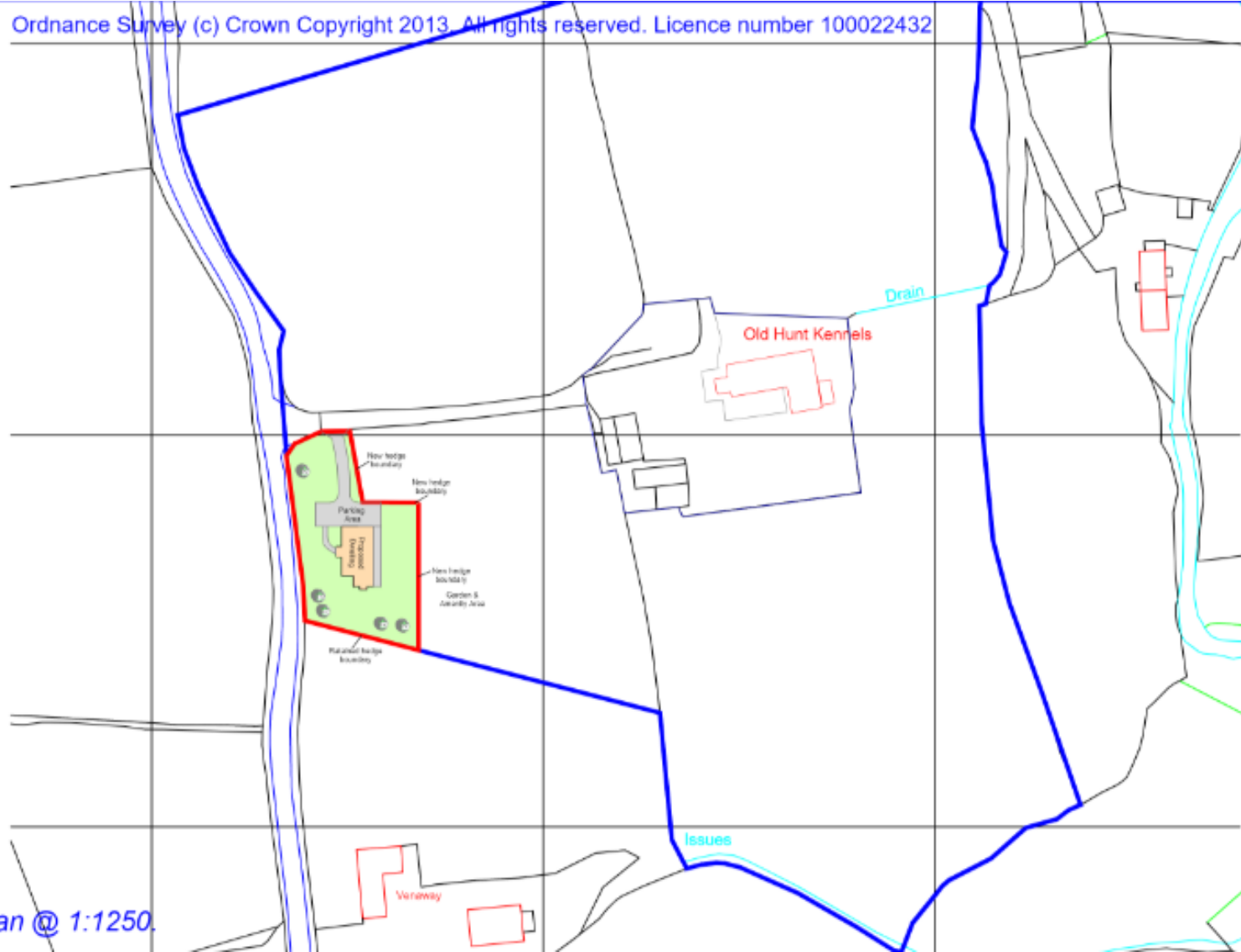
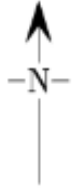


PL/06529



Tudalen 113

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Location Plan @ 1:1250.

PL/06529 - Elevations

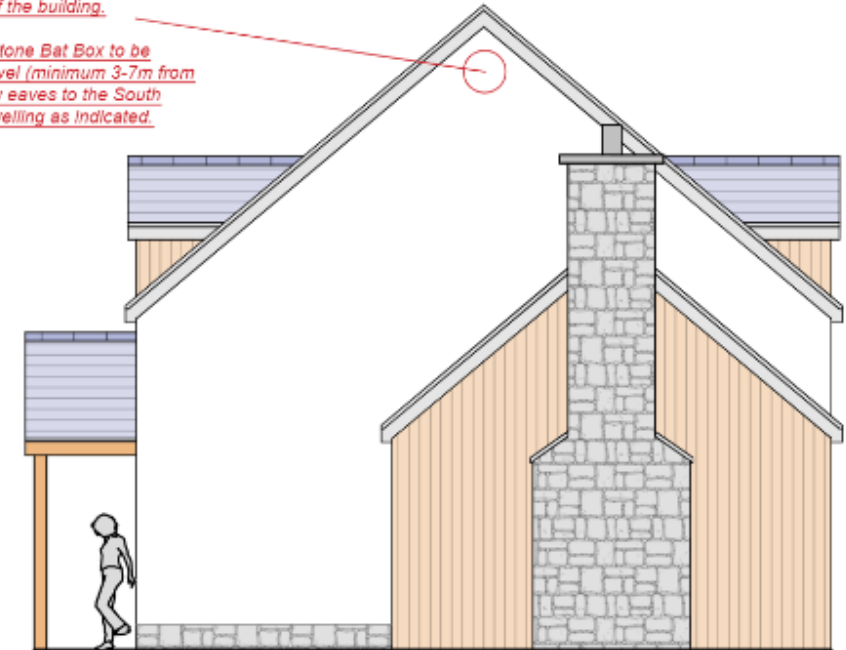


Proposed Elevation (West).

Ecological enhancement suggestion:

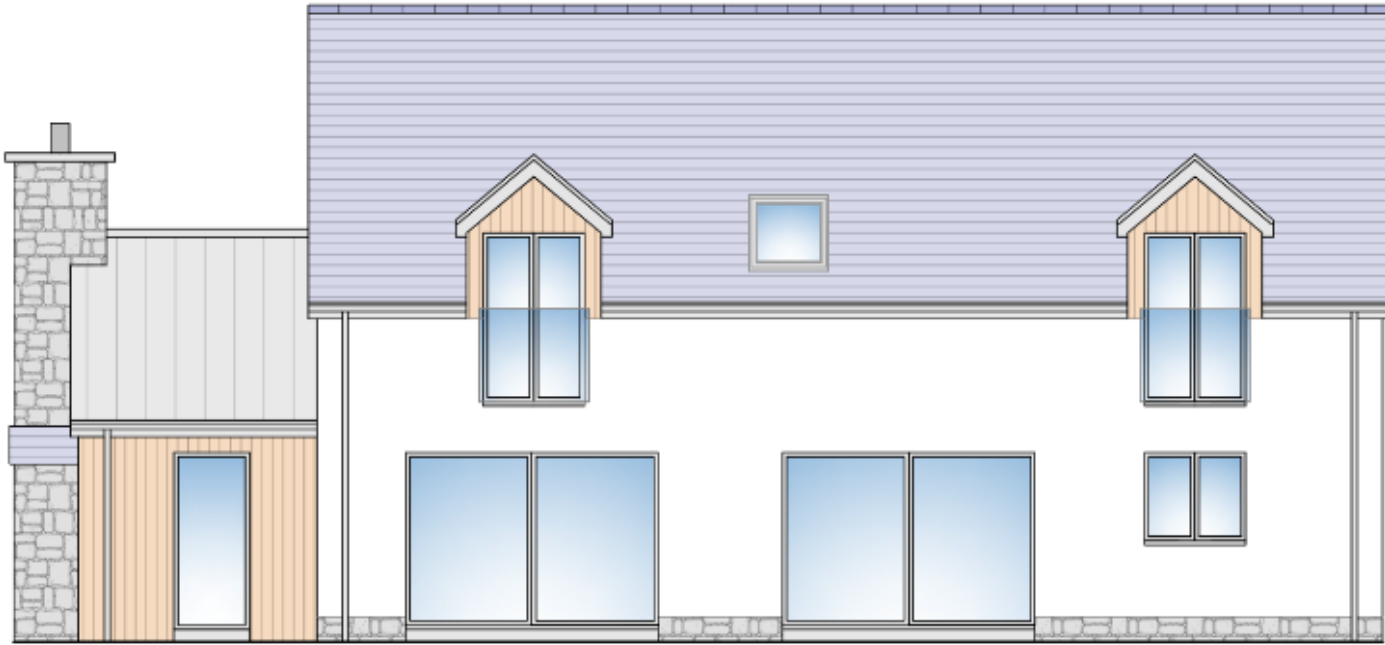
Below to be implemented within 1 month of beneficial occupation of the building.

1. *Beaumeris Woodstone Bat Box to be installed at high level (minimum 3-7m from ground level) below eaves to the South elevation of the dwelling as indicated.*



Proposed Elevation (South).

PL/06529 - Elevations

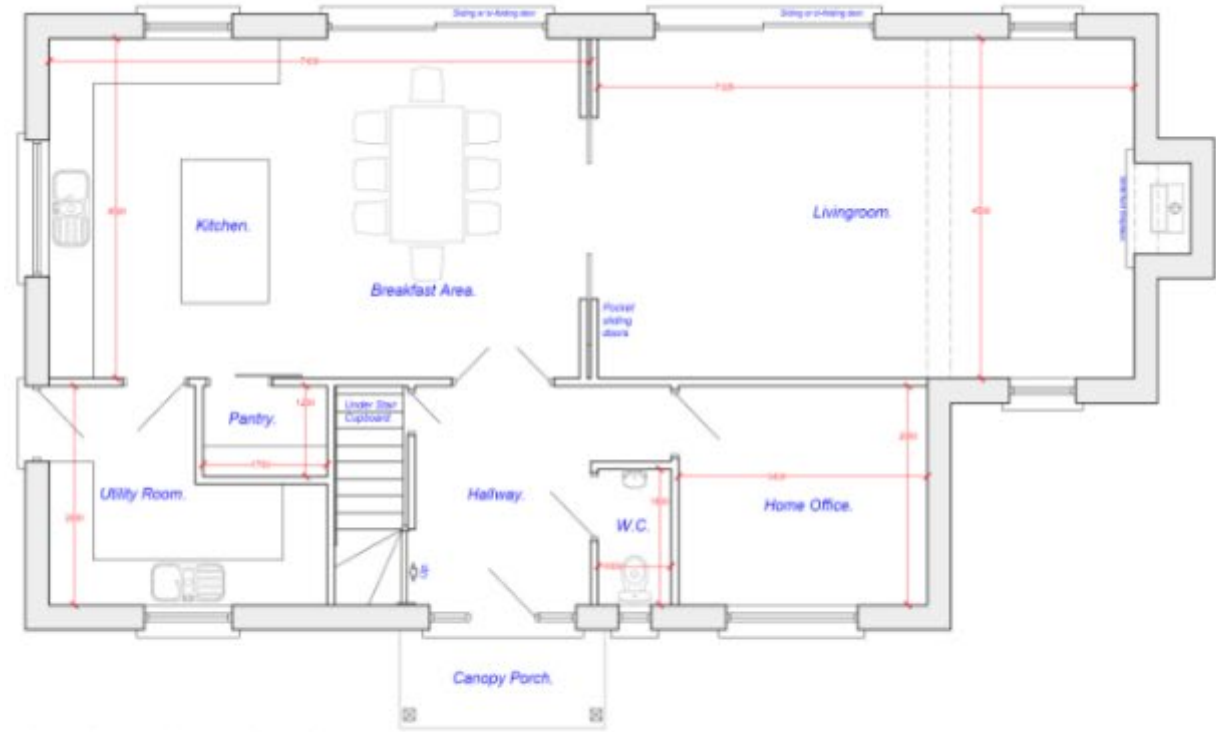


Proposed Elevation (East).

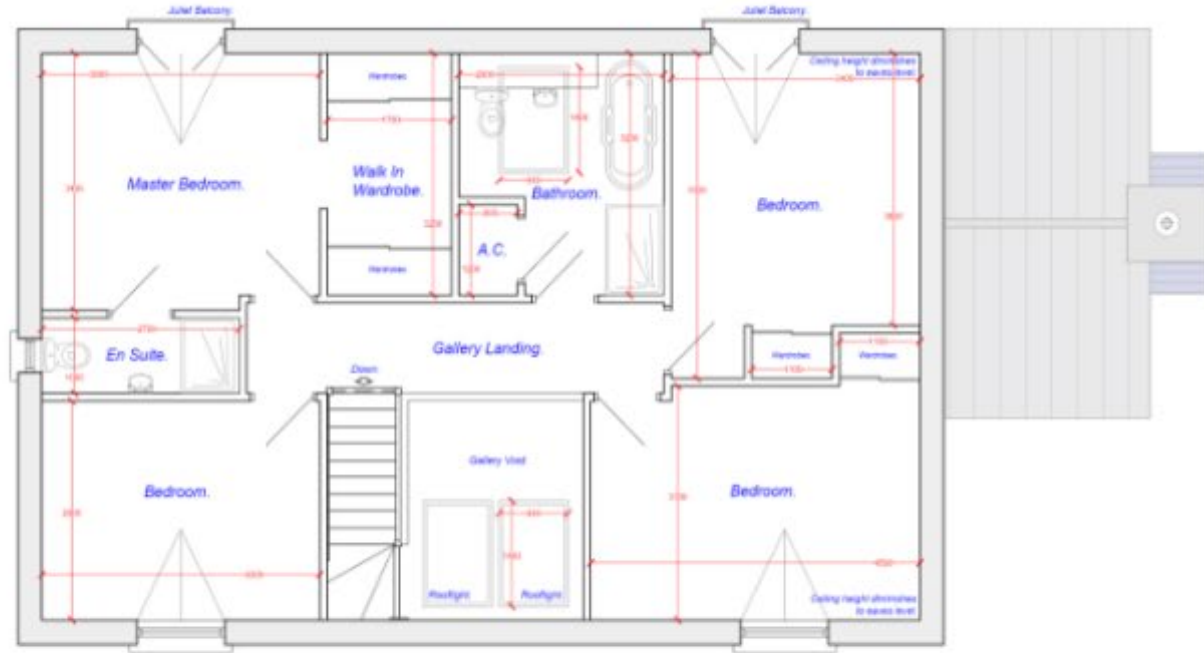


Proposed Elevation (North).

PL/06529 – Floor plans

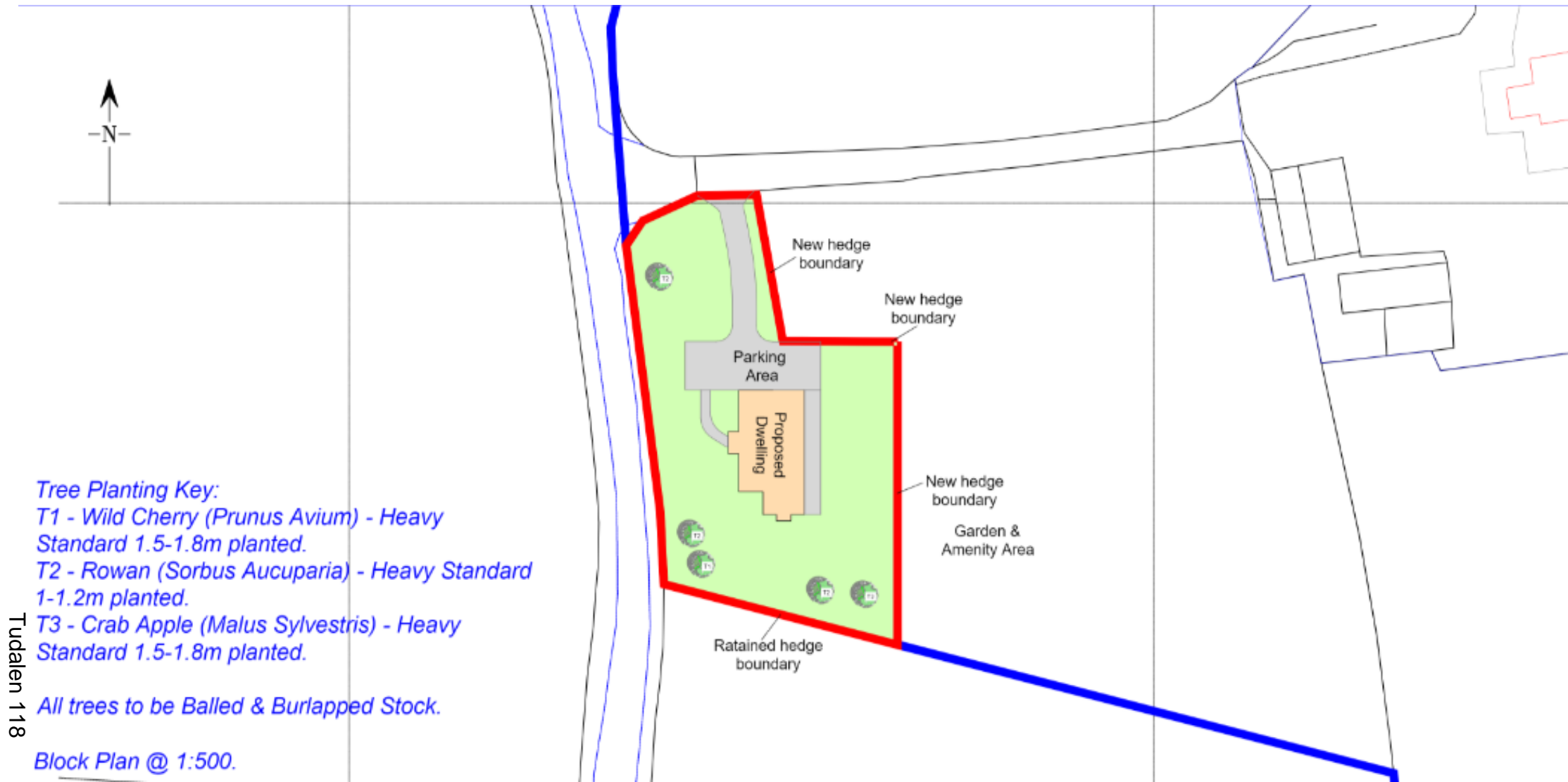


Proposed Ground Floor Plan.



Proposed Ground Floor Plan.

PL/06529 – Block Plan including planting



Tree Planting Key:

T1 - Wild Cherry (*Prunus Avium*) - Heavy Standard 1.5-1.8m planted.

T2 - Rowan (*Sorbus Aucuparia*) - Heavy Standard 1-1.2m planted.

T3 - Crab Apple (*Malus Sylvestris*) - Heavy Standard 1.5-1.8m planted.

All trees to be Balled & Burlapped Stock.

Block Plan @ 1:500.

PL/06529 – Site Photographs



Tudalen 119

PL/06529 – Site Photographs



Tudalen 120

PL/06529 – Site Photographs



Tudalen 121

PL/06529 – Site Photographs



Tudalen 122

PL/06529 – Site Photographs



Tudalen 123

PL/06529 – Site Photographs



Tudalen 124

PL/06529 – Site Photographs



Tudalen 125



PL/06880

Adam Davies

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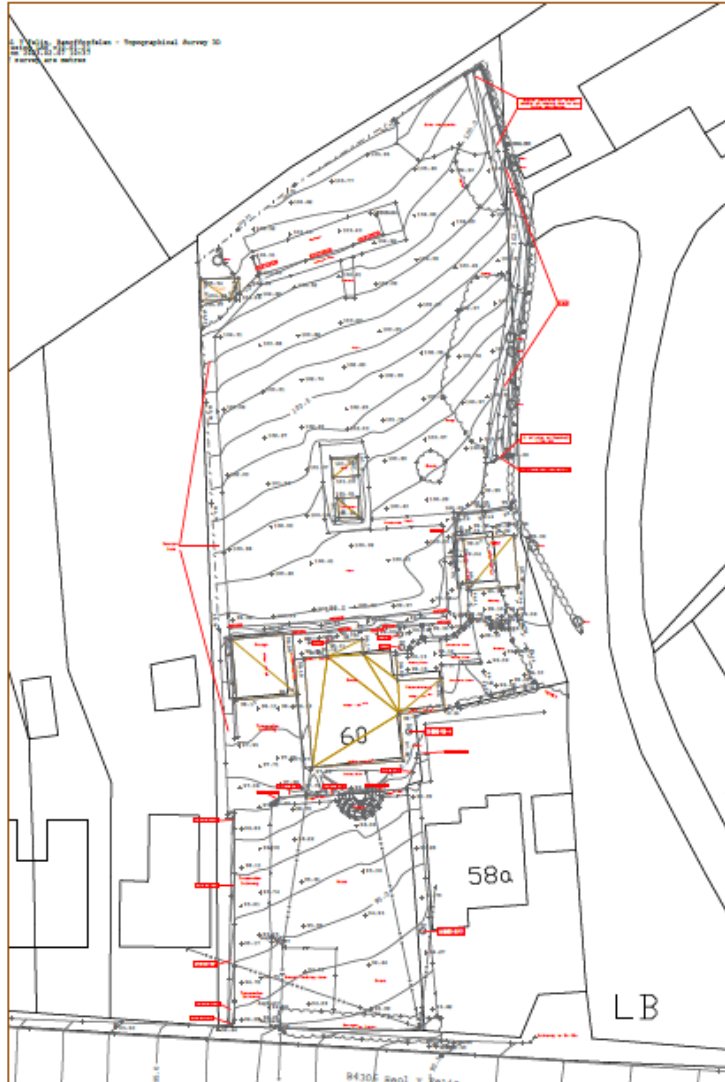
PL/06880 – Location Plans



Tudalen 128



PL/06880 – Site / Block Plan



Existing Site Block Plan
1:500



Proposed Site Block Plan
1:500

PL/06880 - Elevations



1 Front Elevation
1 : 100



4 Side 2 Elevation
1 : 100

PL/06880 - Elevations



3 Rear Elevation
1 : 100

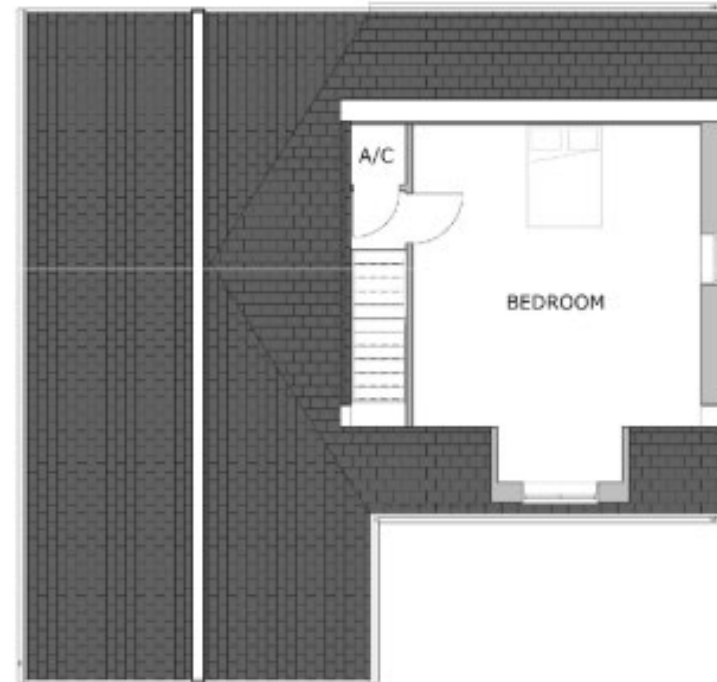


2 Side 1 Elevation
1 : 100

PL/06880 – Floor Plans

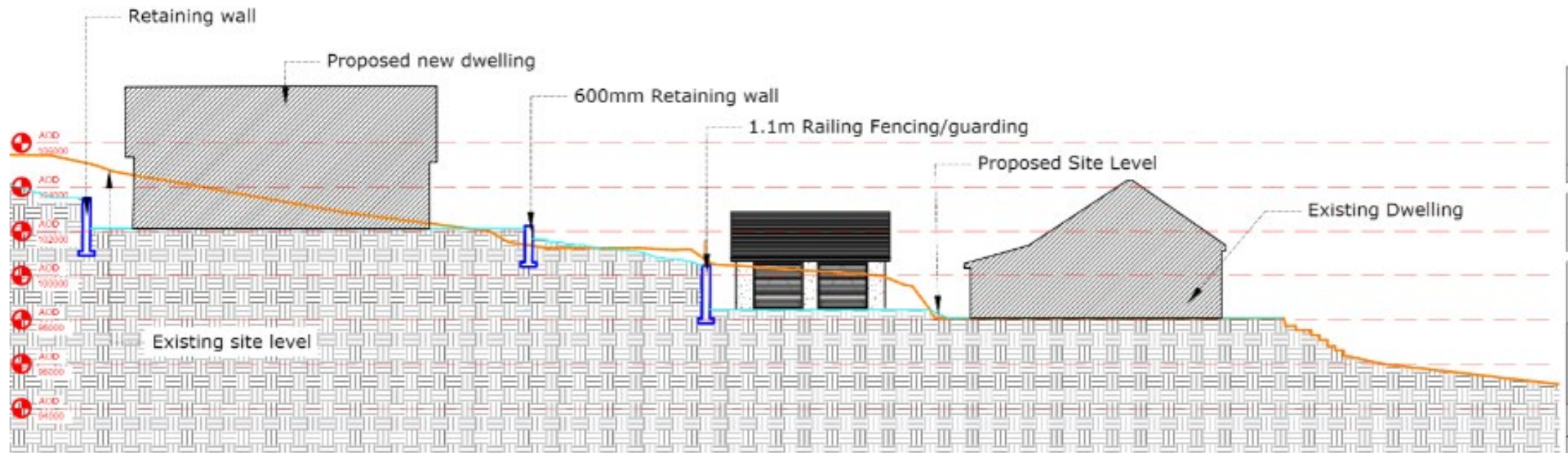


5 Ground Floor Plan
1 : 50



6 First Floor Plan
1 : 50

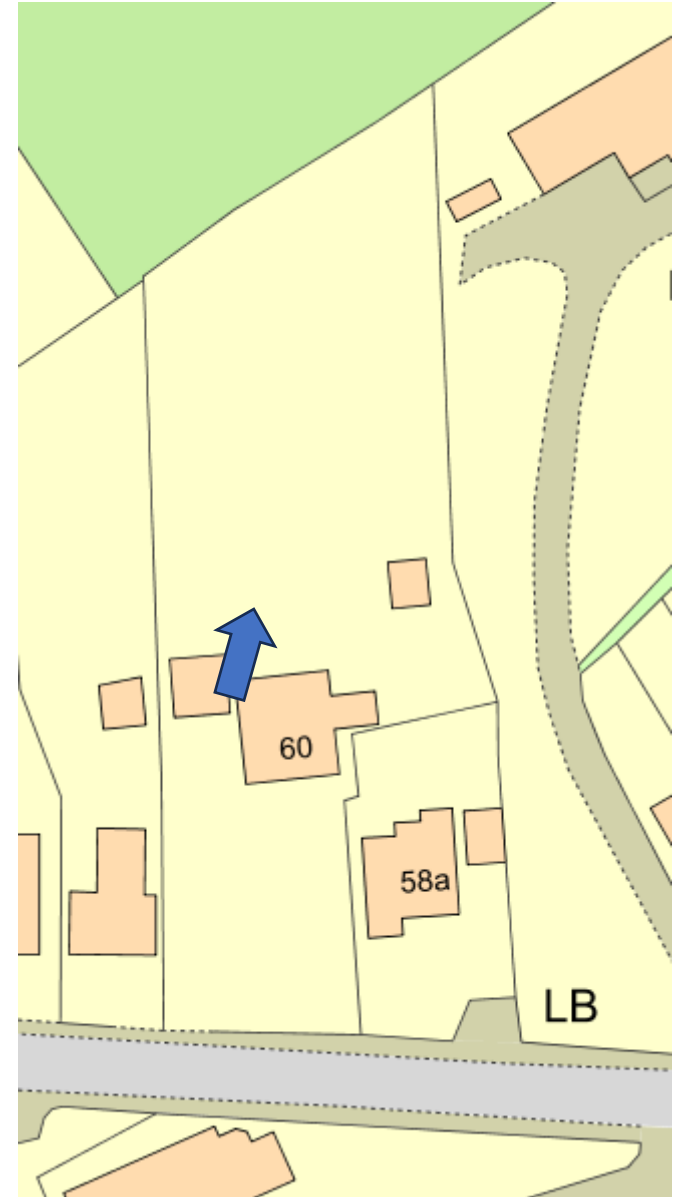
PL/06880 – Section Plan



Site Section
1:200

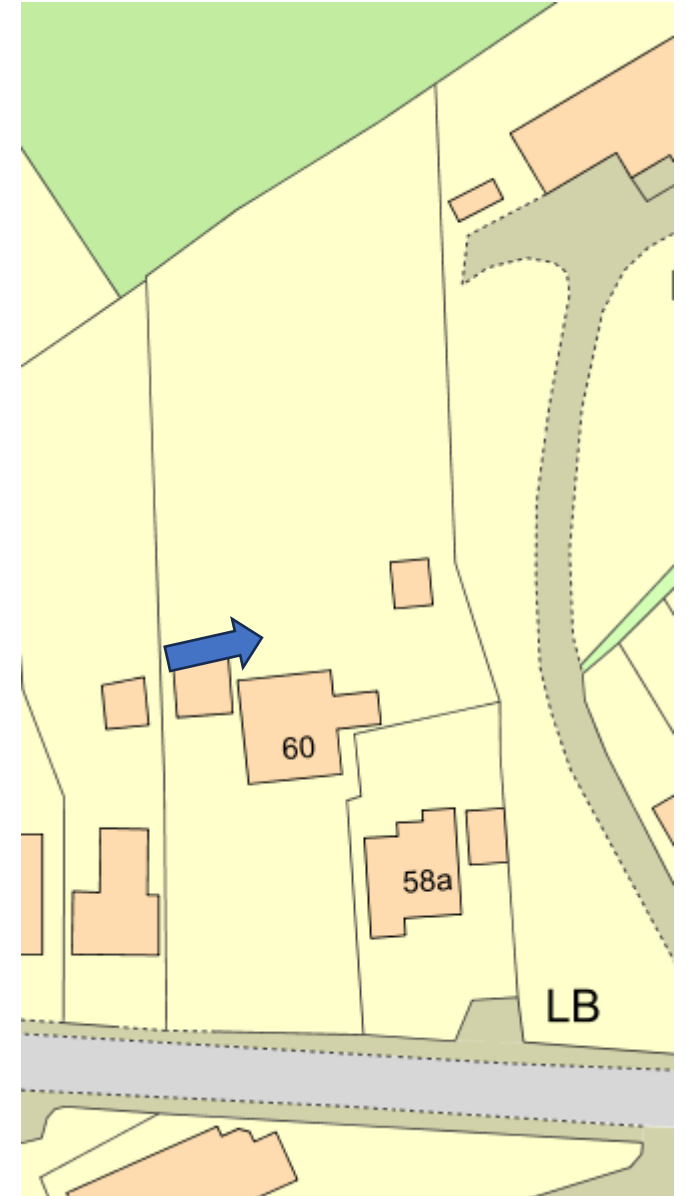


Tudalen 134



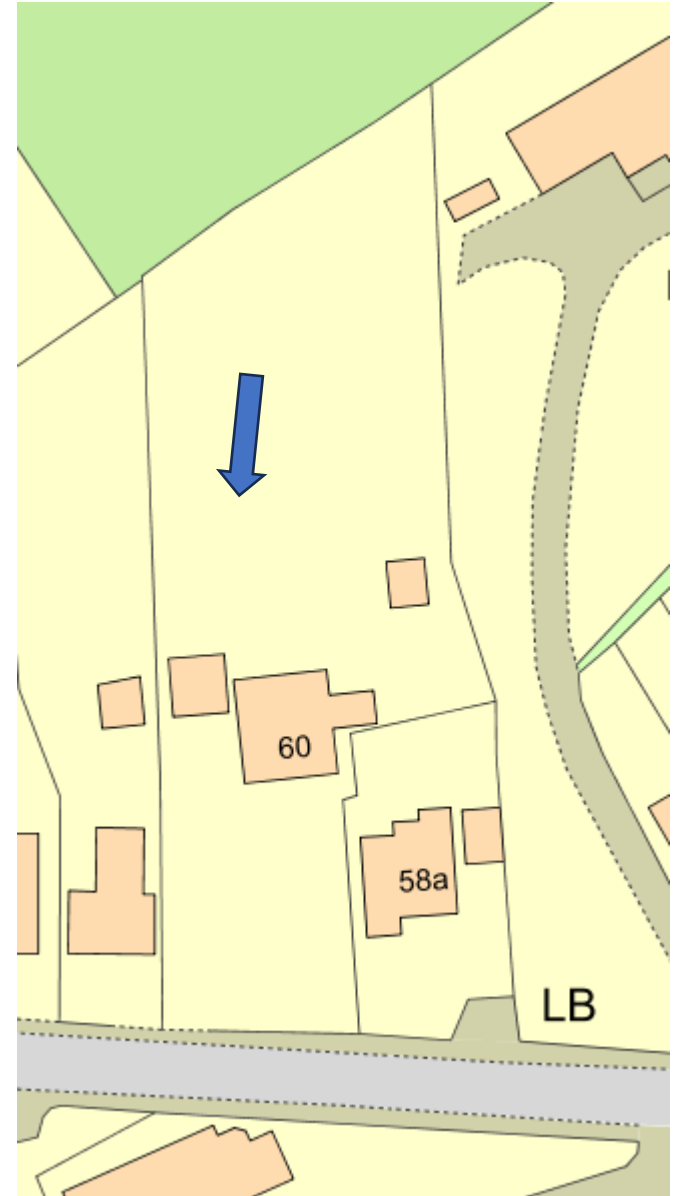


Tudalen 135



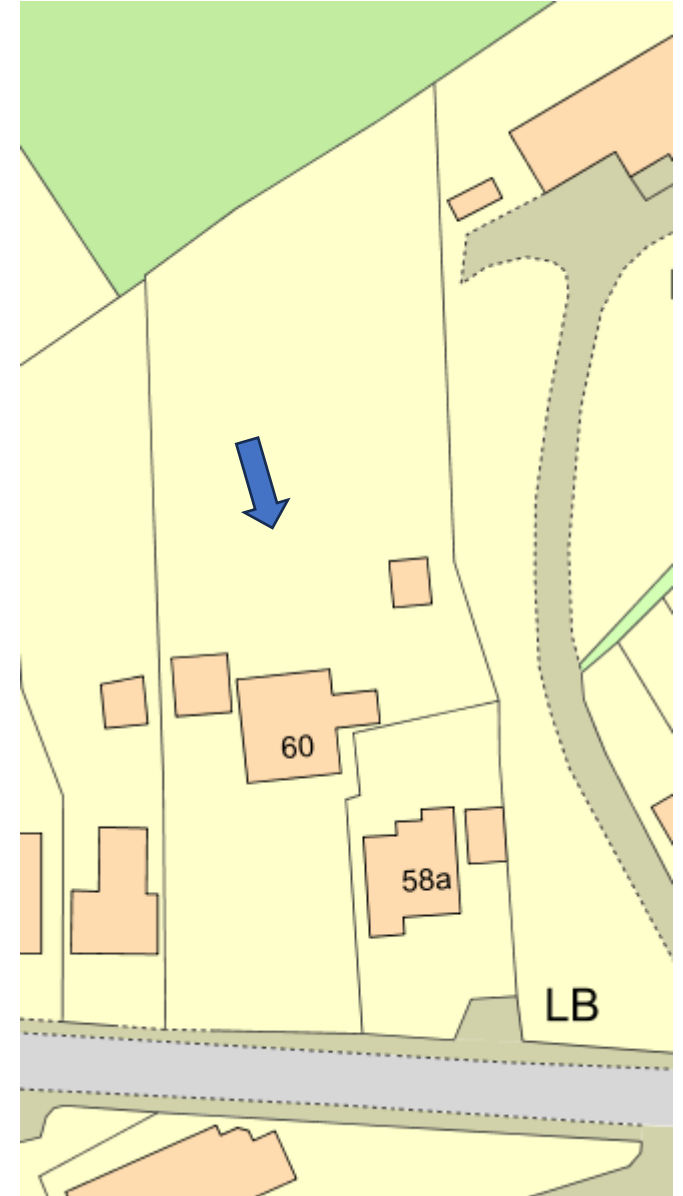


Tudalen 136





Tudalen 137



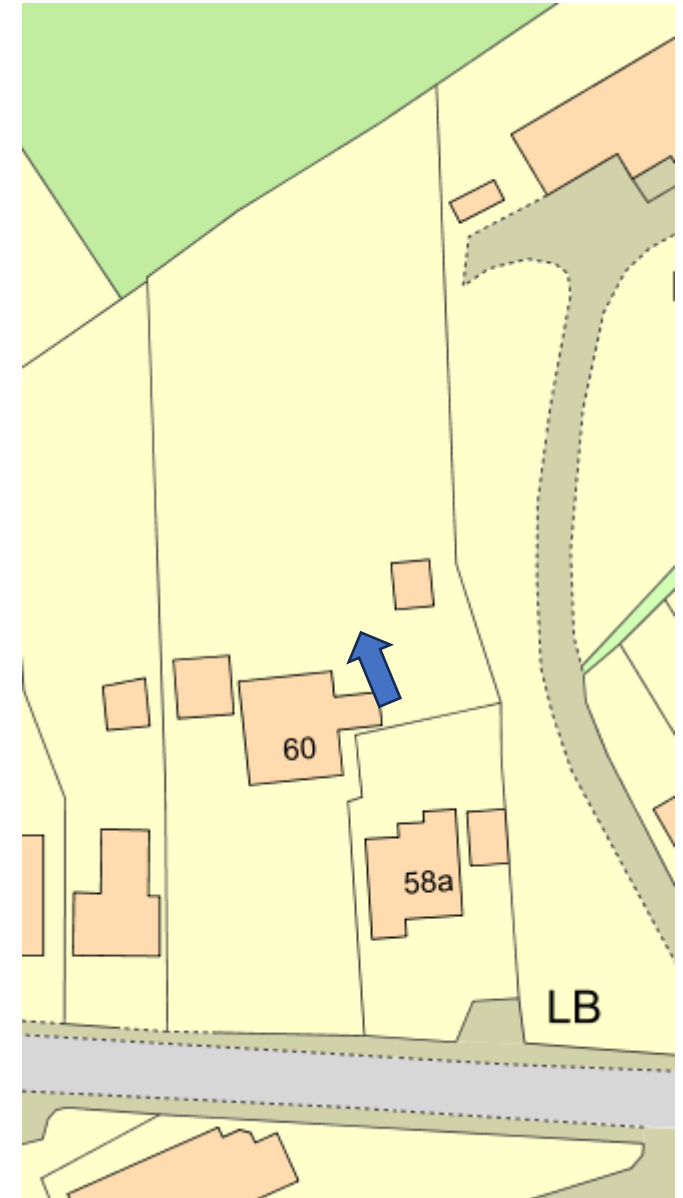


Tudalen 138



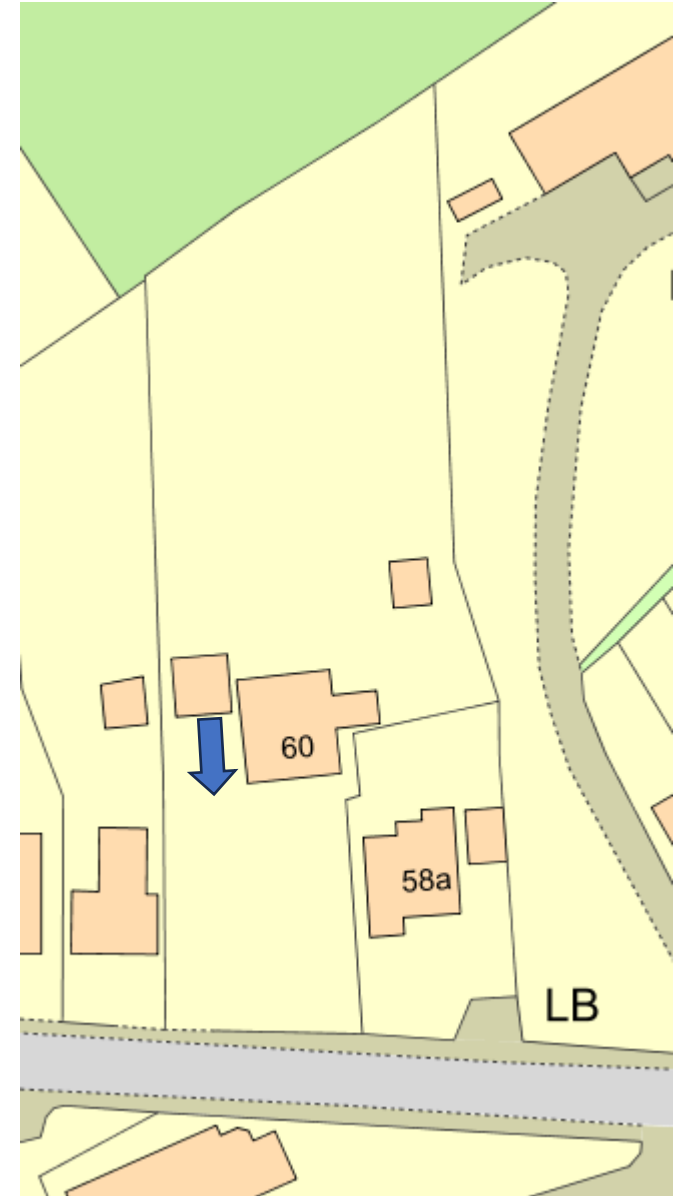


601 uuaen 139



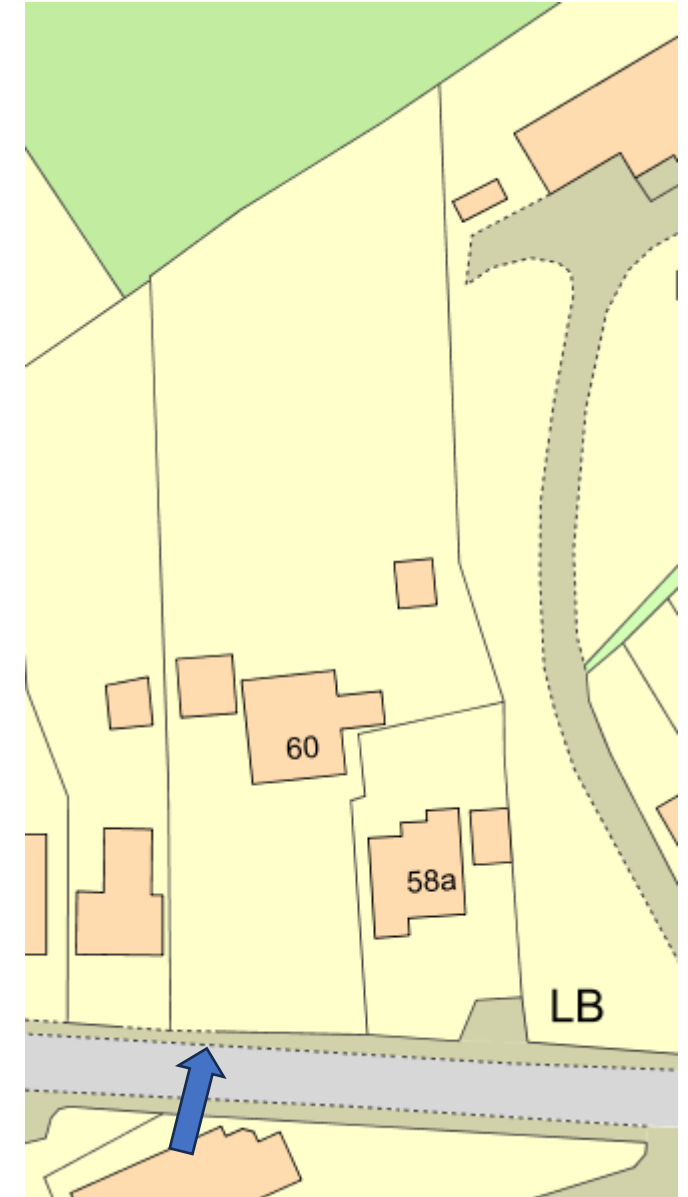


Tudalen 140





Tudalen 141



Diolch | Thank you

Tudalen 142

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