

Annwyl Gyngorydd,

PWYLLGOR CYNLLUNIO - DYDD IAU, 10FED IONAWR, 2019

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

Rhif ar yr Agenda	Eitem
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- | | |
|----|---|
| 3. | <u>S/37933 - ESTYNIAD UNLLAWR YNG NGHEFN YR EIDDO GYDA BALCONI AR Y LLAWR CYNTAF YN 105 PENTRE NICKLAUS, LLANELLI SA15 2DF.</u>
(Tudalennau 3 - 24) |
| 4. | <u>RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO.</u> (Tudalennau 25 - 58) |

Yn gywir,

Mark James DYB

Prif Weithredwr

Amg.



***Y PWYLLGOR
CYNLLUNIO***

10 IONAWR 2019

RHANBARTH Y DE

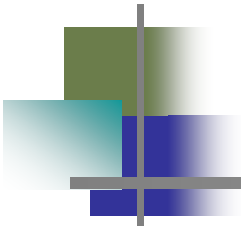
**PLANNING
COMMITTEE**

10 JANUARY 2019

AREA SOUTH

***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



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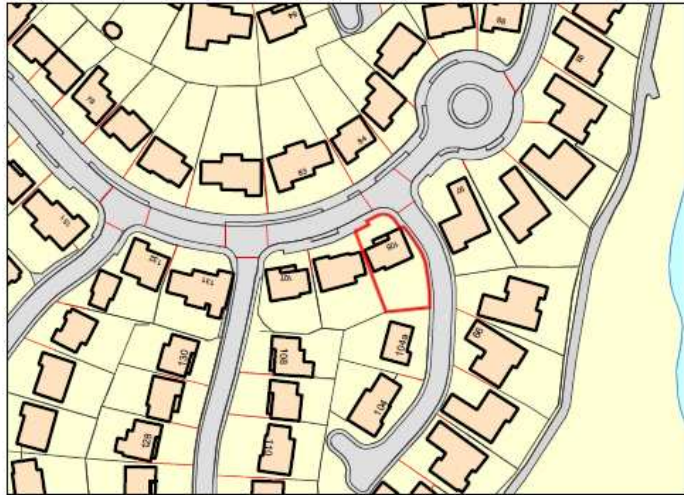
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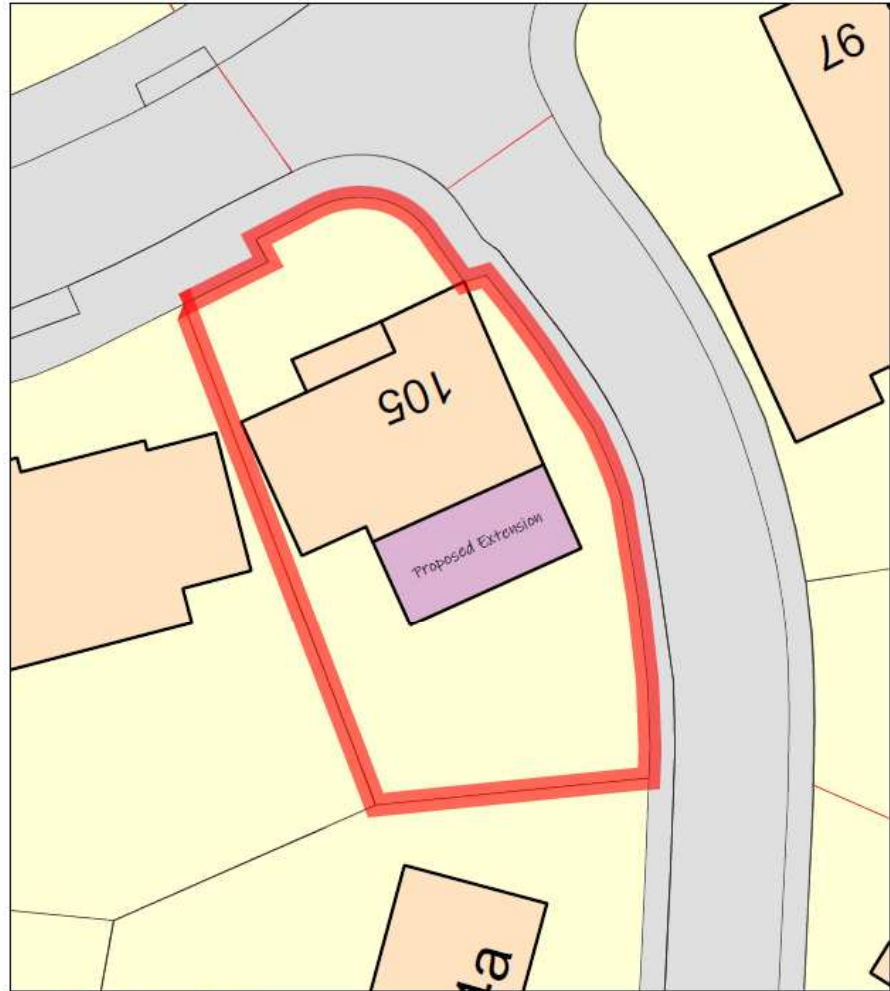
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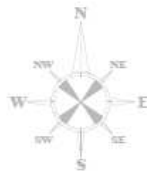
Site Location Plan at 1:1250



Existing Site Block Plan at 1:500

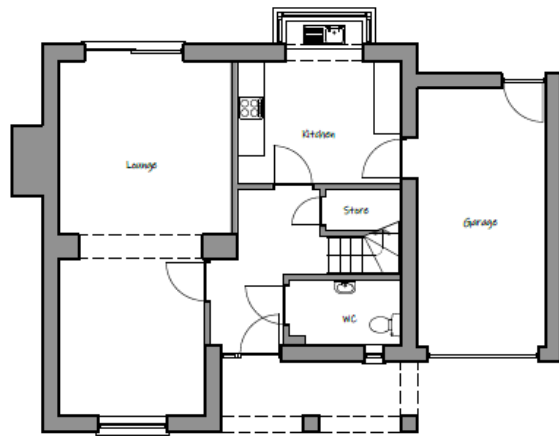


Proposed Site Block Plan at 1:200

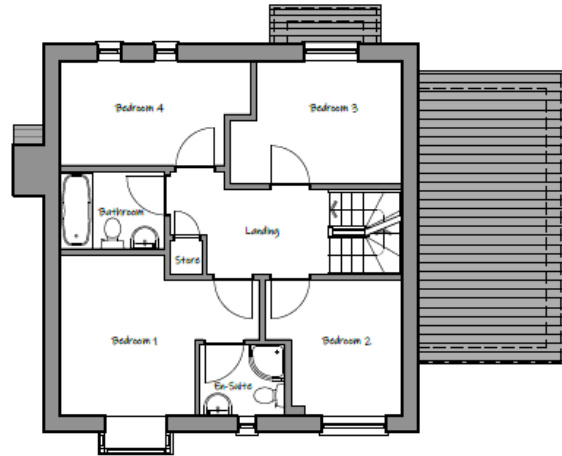


Notes	REVISIONS		Client
	Rev.	Comment	
THIS DRAWING MUST NOT BE SCALED AND SHOULD BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS. IF IN DOUBT ASK FOR CONFIRMATION. DRAWINGS FOR PLANNING PURPOSES ONLY.			Client: Mathew Williams
			Project Title: Single Storey Extension
			Project Address: 105 Pentre Nicklaus Village
			Project Address: Llanelli, Carmarthenshire, SA15 2DF
			Drawing Title: Site Plans
		Date: 12.10.16	Name: Ais Skelton
		Drawing No: 001	A3

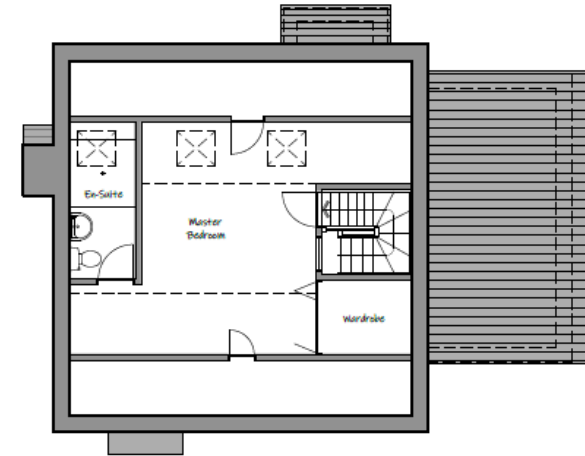
S/37933



Ground Floor Plan



First Floor Plan



Second Floor Plan

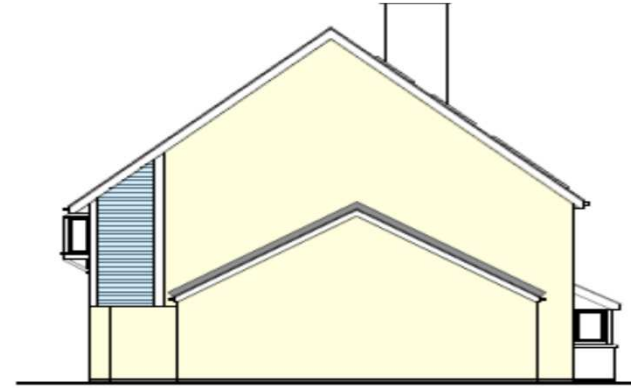
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	No.	Comment	Date										
THIS DRAWING MUST NOT BE SCALED AND SHOULD BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS. IF IN DOUBT ASK FOR CONFIRMATION. DRAWING FOR PLANNING PURPOSES ONLY.				Mathew Williams	Single Storey Extension	105 Pentre Nicklaus Village	Llanelli, Carmarthenshire. SA15 2DF	Existing Plans	03.10.18	1:100	101	A3	

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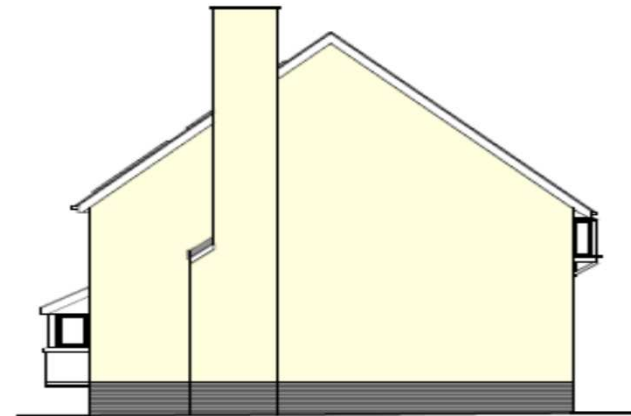
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Notes THESE DRAWINGS MUST NOT BE SCALED AND SHOULD BE DRAWN IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS. IN ANY DOUBT, ASK FOR CONFIRMATION. DRAWINGS FOR PLANNING PURPOSES ONLY.	Name: Mathew Williams		
	Project Name: Single Storey Extension		
	Project Address: 105 Pantre Nicklars Village		
	Project Location: Llanelli, Carmarthenshire, SA15 2DF		
	Drawing Title: Existing Elevations		
Date: 03-10-16	Scale: 1/100	Drawing No: 301	AS

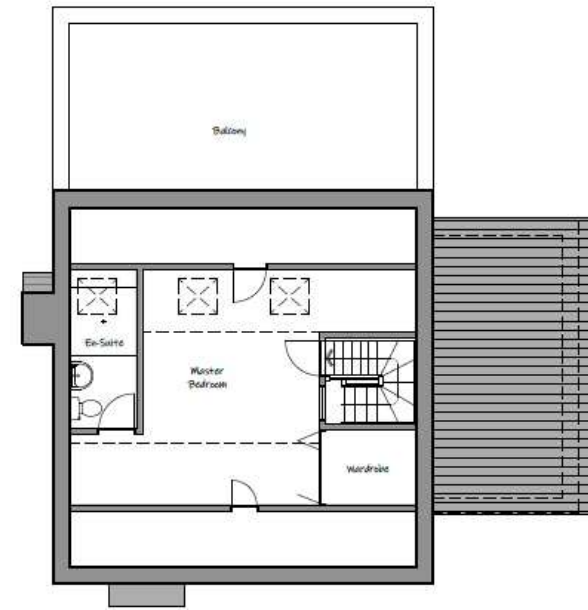
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Ground Floor Plan



First Floor Plan



Second Floor Plan

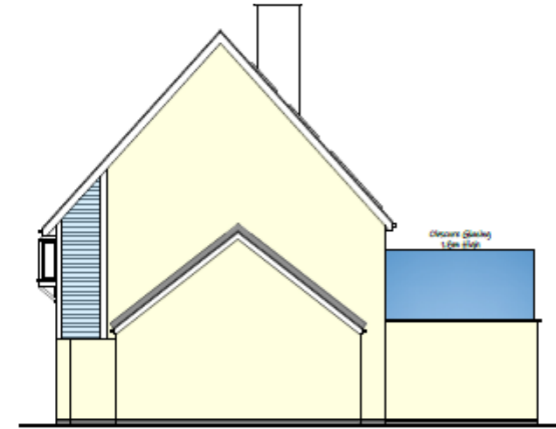
Tudalen 11

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	No.	Comment							
THIS DRAWING MUST NOT BE SCALED AND SHOULD BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS. IF IN DOUBT ASK FOR CONFIRMATION. DRAWING FOR PLANNING PURPOSES ONLY.				Mathew Williams					
				Project Title: Single Storey Extension					
				Project Address 1: 105 Pentre Nicklaus Village					
				Project Address 2: Llanelli, Carmarthenshire, SA15 2DF					
				Drawing Title: Proposed Plans					
				Date: 03.10.18	Scale: 1:100	Drawing No.: 102		A3	No. A
	A	External Extension	02/02/18						

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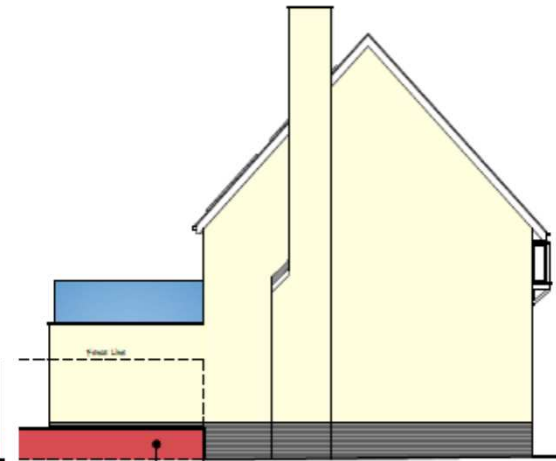
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Notes		Author		Date		Scale		Sheet	
<p>THESE DRAWINGS MUST NOT BE SCALED AND SHOULD BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS. IF IN DOUBT ALL FOR CONFIRMATION DRAWINGS NOT TRAVELLING PURPOSES ONLY.</p>									
		<p>Author: Mathew Williams</p>		<p>Project Name: Single Storey Extension</p>		<p>Project Address: 105 Peetre Nicklaus Village</p>		<p>Project Location: Llanelli, Carmarthenshire, SA15 2DF</p>	
				<p>Drawing No: Proposed Elevations</p>					
				<p>Date: 10/10/15</p>		<p>Scale: 1:200</p>		<p>Sheet No: 302</p>	
								<p>A3</p>	

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Tudalen 24

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*Ardal Del/
Area South*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR
AMGYLCHEDD**

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

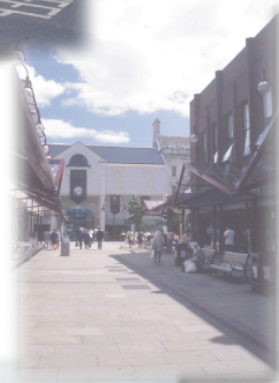
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

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

**AR 10 IONAWR 2019
ON 10 JANUARY 2019**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area South

<i>Application Number</i>	S/36948
<i>Proposal & Location</i>	WELLNESS AND LIFE SCIENCE DEVELOPMENT INCLUDING: COMMUNITY HEALTH HUB (INSTITUTE OF LIFE SCIENCE, WELLNESS EDUCATION CENTRE AND CLINICAL DELIVERY CENTRE) OF UP TO 16,500 SQM (USE CLASSES; D1 NON-RESIDENTIAL INSTITUTION, B1 (B) BUSINESS RESEARCH AND DEVELOPMENT, AND C2 RESIDENTIAL INSTITUTION). LIFE SCIENCE BUSINESS CENTRE (OFFICE SPACE IN THE RESEARCH AND DEVELOPMENT SECTOR) OF UP TO 10,000 SQM (USE CLASS B1 (B) BUSINESS RESEARCH AND DEVELOPMENT AND B2 LIGHT INDUSTRIAL). WELLNESS HUB (VISITOR CENTRE AND CORPORATE, COMMUNITY, LEISURE AND SPORTING FACILITIES) OF UP TO 11,000 SQM (USE CLASS D2 ASSEMBLY AND LEISURE). ASSISTED LIVING (NURSING CARE, RESIDENTIAL CARE, EXTRA CARE HOUSING AND CLINICAL REHABILITATION FACILITIES) OF UP TO 370 BEDS/UNITS AND 7,500 SQM (USE CLASSES; C2 RESIDENTIAL INSTITUTION, C3 (A) AND C3 (B) RESIDENTIAL). ASSOCIATED OUTDOOR RECREATION AREA, LEISURE AND THERAPY SPACES; LANDSCAPING AND PUBLIC REALM; ENERGY AND UTILITIES INFRASTRUCTURE; ACCESS AND PARKING ON LAND AT DELTA LAKES, LLANELLI AT LLANELLI WELLNESS AND LIFE SCIENCE VILLAGE, LAND AT DELTA LAKES, LLANELLI

DETAILS:

CONSULTATIONS

Welsh Government – Has confirmed that Welsh Ministers have received requests for this planning application to be called in for their own determination.

Welsh Government acknowledge that the planning application is going before Planning Committee with a recommendation for approval. Welsh Government has asked to be notified when the local planning authority is in a position to issue any decision notice.

Neighbours/Public – Three letters of representation have been received objecting to the application on the following grounds:-

- 1 The proposal is partly on a flood plain, as are the access roads to the site. This conflicts with TAN 15. There will be a displacement of flood waters as a result of increasing site levels. The new surface water super sewer displaces further water into the lake. The implications of this have not been considered.
- 2 The proposed site is adjacent to protected designated waters and insufficient evidence has been submitted to show how pollutants and effluent from the site will be prevented from entering this sensitive marine environment.

- 3 The Appropriate Assessment and concerns about otter, water vole and bird habitats have not been resolved or agreed with Natural Resources Wales. This is in conflict with TAN 5. The correspondence is ongoing and should the planning committee decide to approve the application it will be on unknown and untested conditions.
- 4 The levels of contamination at the site, and the subsequent effects of piling and foundation work are unknown. Whilst desktop exercises have been carried out for the construction phase, the long term effects have not been examined nor mitigated in sufficient detail for the committee to make an informed decision.
- 5 Dwr Cymru/Welsh Water confirmed that considerable investment and improvements are required to enable the development to proceed along with careful phasing of the development.
- 6 Unacceptable impact on traffic and air quality at the Sandy Roundabout junction.
- 7 This is a project which forms part of the Swansea Bay City Deal. The City Deal is currently under review by the UK and Welsh Governments and leading decision makers in the City Deal are currently under investigation. Carmarthenshire Council itself is also being investigated by the Wales Audit Office for its decision making processes in relation to this project.

It is therefore highly inappropriate for Carmarthenshire Council to make a decision on this planning application.

There should be no further decision making, nor expenditure, on this project until all investigations are satisfactorily concluded.

It is considered that the material planning considerations raised in the three letters of objection have been addressed in detail in the main body of the Planning Committee report. Members of the Planning Committee will be aware that the matter raised in Point 7 above is not a material land use planning consideration.

Mae'r dudalen hon yn wag yn fwriadol



***Y PWYLLGOR
CYNLLUNIO***

10 IONAWR 2019

RHANBARTH Y DE

**PLANNING
COMMITTEE**

10 JANUARY 2019

AREA SOUTH

***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



S/36948

S/36948

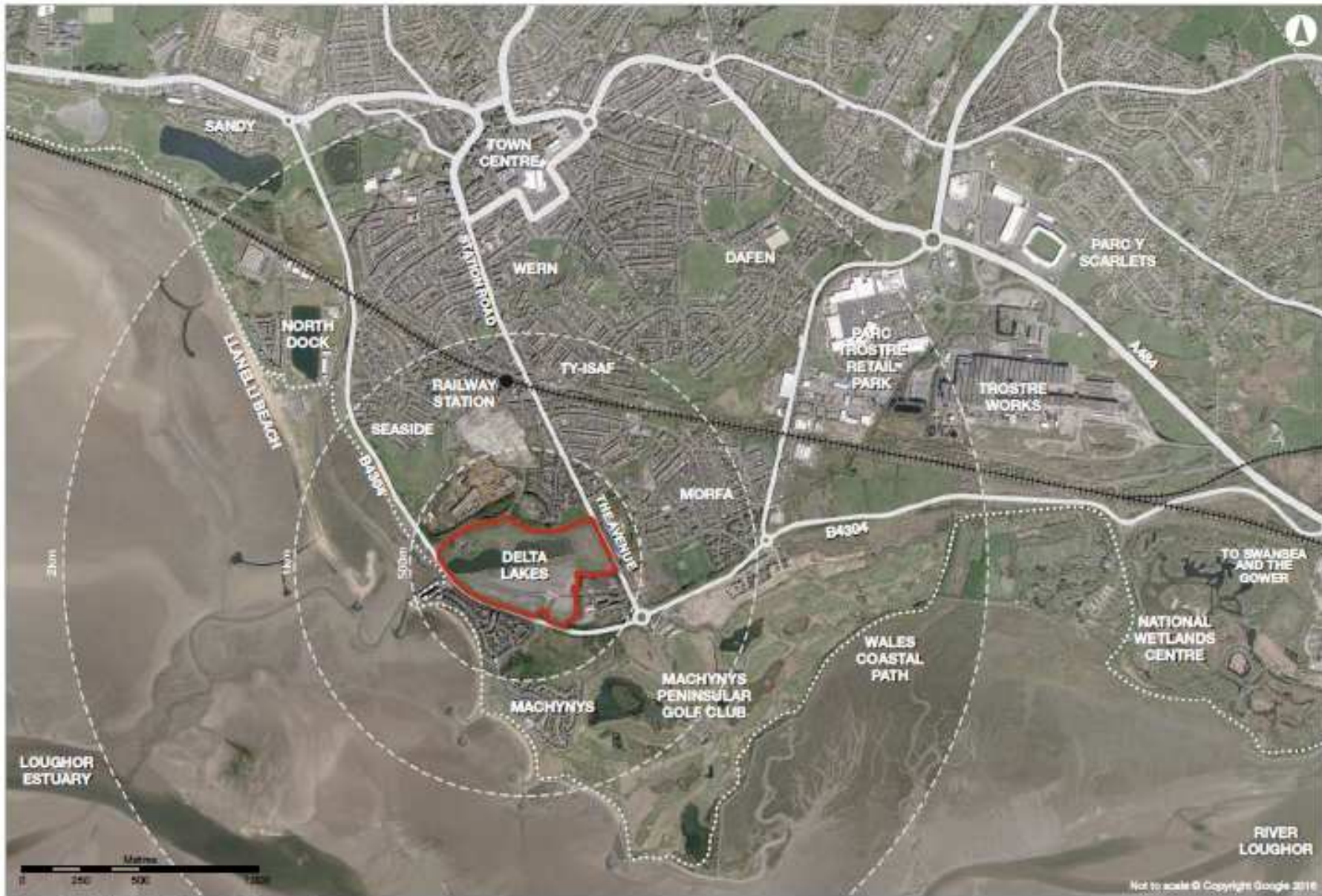
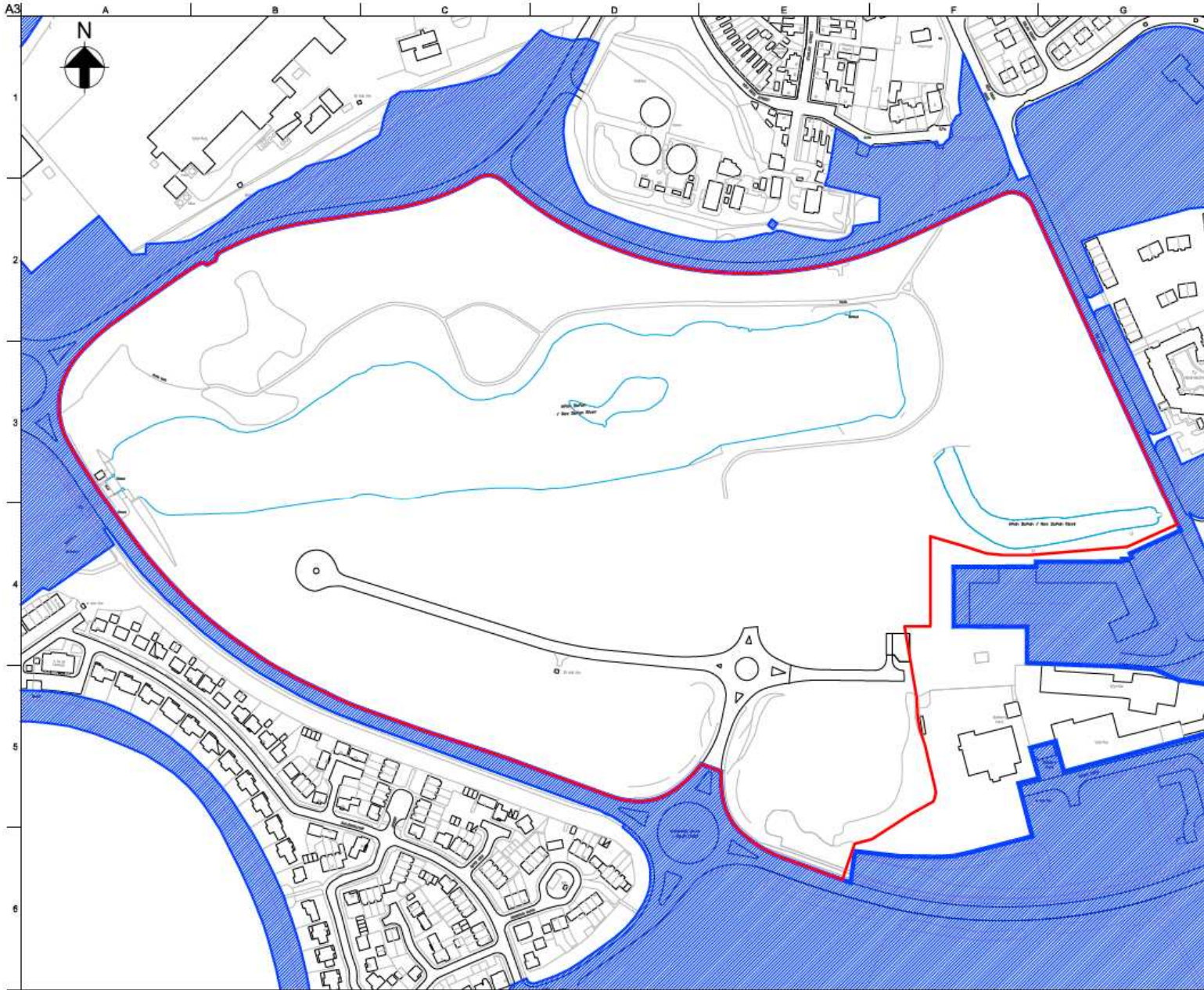


Figure 5. Site Location and Surroundings

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- Site boundary
- Other land under the ownership of the applicant

Issue	Date	By	Grid	Appt
02	24/01/18	EP	LP	DB

ARUP

4 Floorhead St, Capital Watkinson
Cardiff, CF10 4ZP
T +44(0)29 2047327 F +44(0)29 2047277
www.arup.com

Client
Carmarthenshire County Council

Job Title
Llanelli Wellness & Lifescience Village

Site Location Plan

Scale at A3 1:2500

Medium Planning

Job No 248632-00 Drawing Status For Planning

Drawing No P-01A Issue 02

S/36948

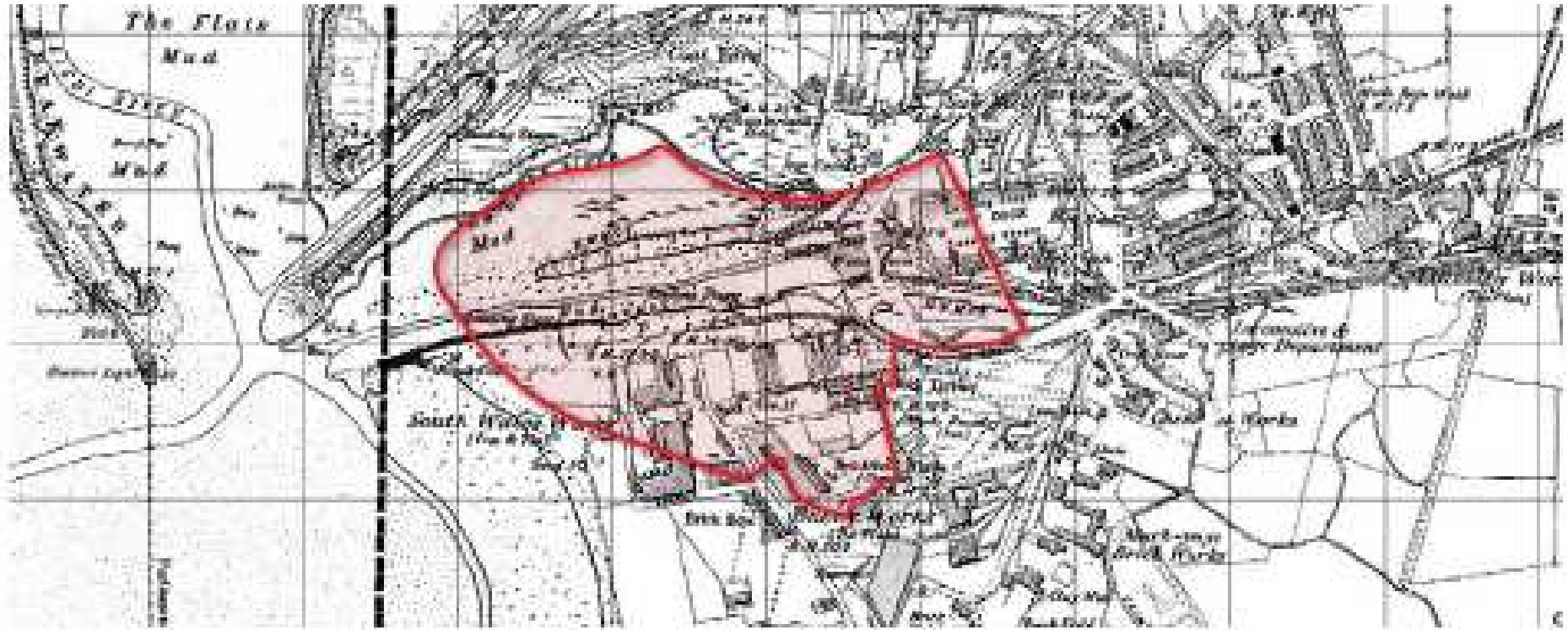


Figure 6. Historic Map 1889

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Figure 8. Historic Development


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The developable extents of the site are influenced by the constraints discussed in the previous pages. The northern side of the lake has limited potential for buildings due to potentially contaminated ground conditions while the southern side is less constrained.

An area around the southern area of the site has been classed as lower developability due to its proximity to the B4304 and the industrial estate.

The combined sewer and its easement runs through the centre of the site, south of the body of water, leaving a narrow strip of developable land adjacent to the water limiting the potential development of waterside frontage. There is some scope for realigning the sewer to lessen its impact.

LEGEND

-  Higher developability:
10.1ha = 55% site area
-  Lower developability:
7.4ha = 40% site area
-  Existing utility easement:
1.1ha = 6% site area

DEVELOPABLE AREA



Figure 31: Character and Urban Form

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INDICATIVE MASSING MODEL - VIEWS FROM SOUTH AND NORTH



S/36948

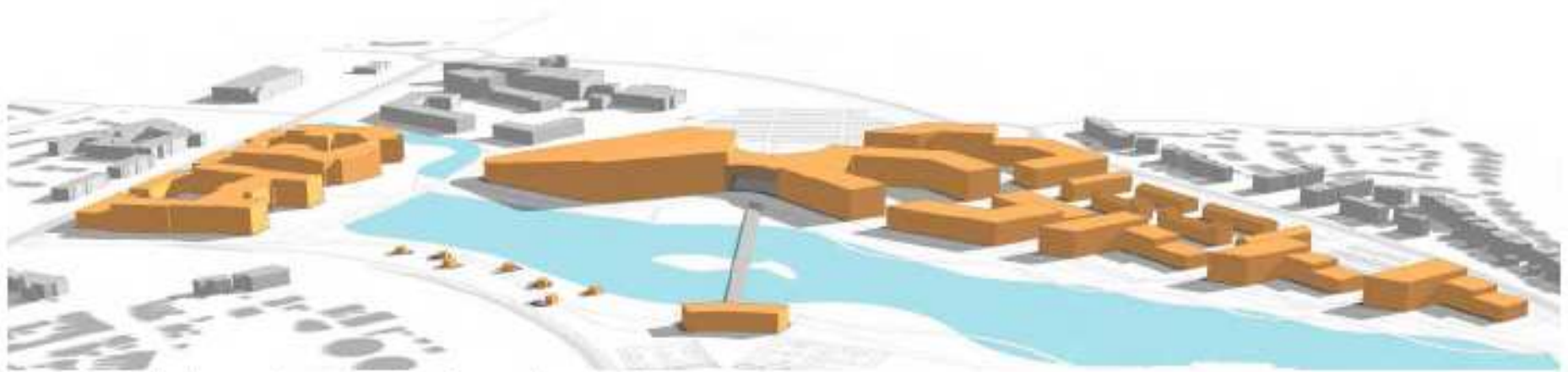


Figure 37. Indicative massing model - views from north and south

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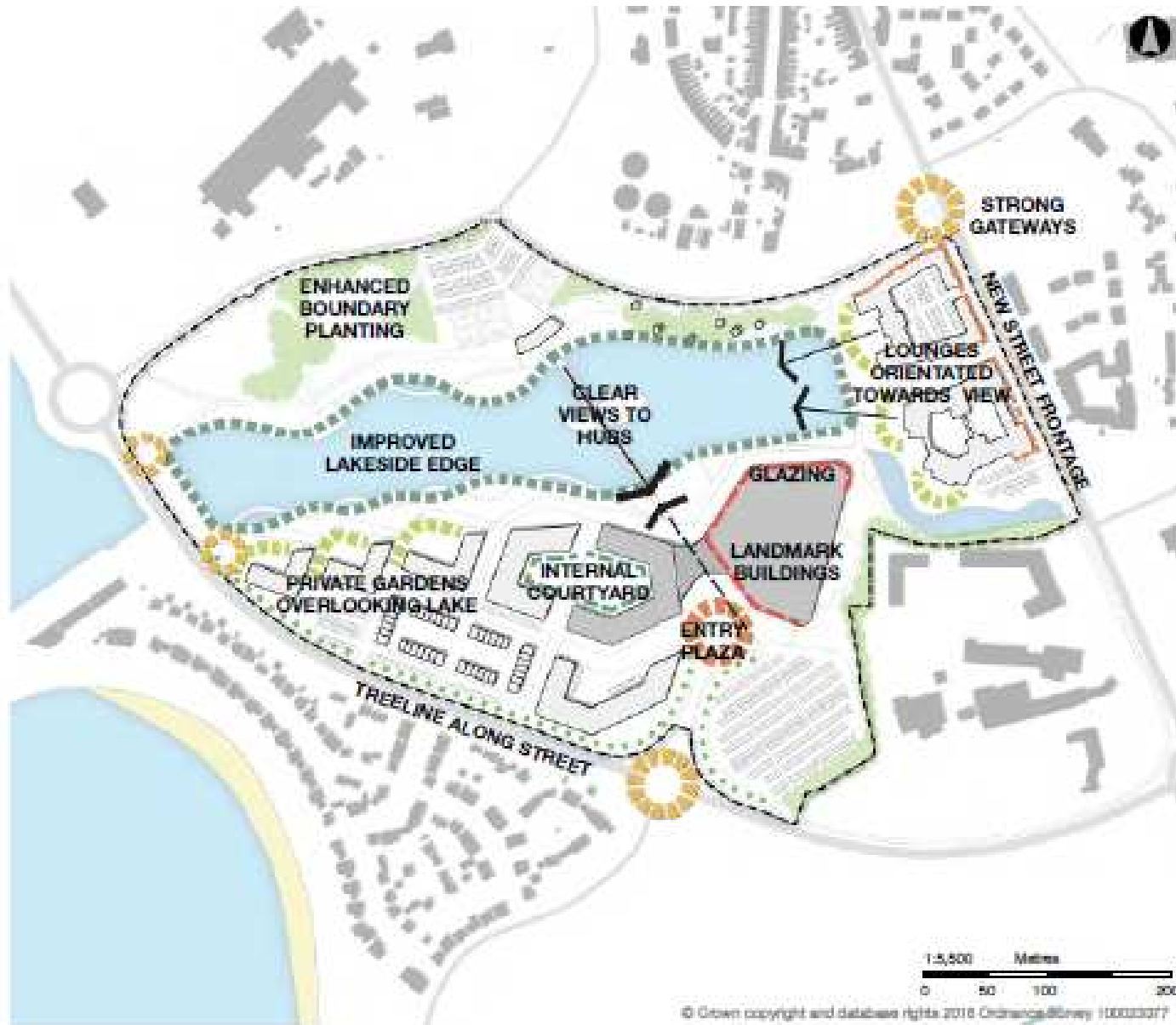


Figure 38. Townscape

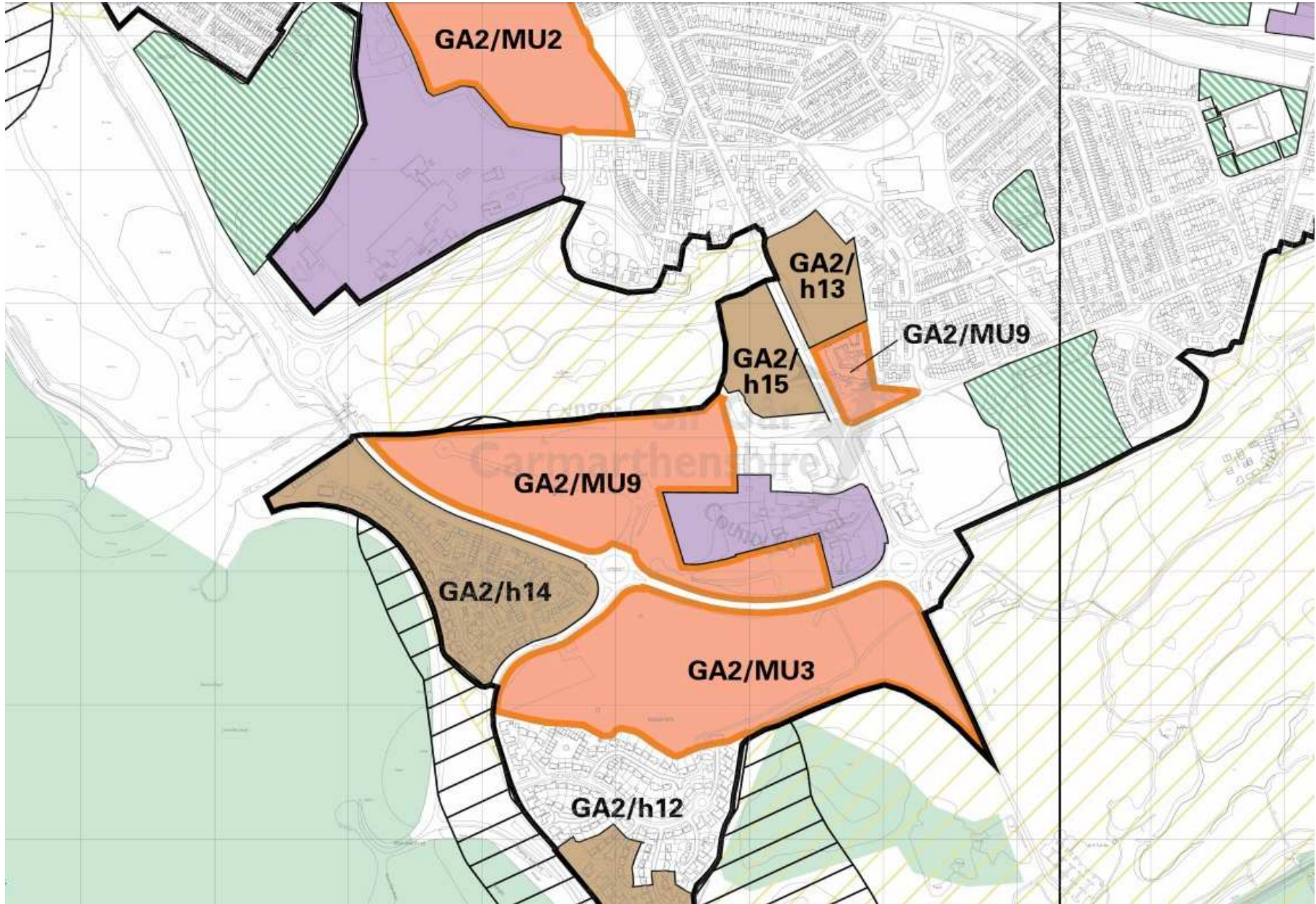
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- Site boundary
- Wales Coastal Path
- Key off-site connections
- Off-site pedestrian network
- Pedestrian / cycle access
- Primary pedestrian / cycle route
- Shared space street
- Secondary pedestrian route
- Pedestrianised plaza
- Traffic calmed area
- Formal pedestrian crossing
- Potential off-site route
- Existing bus stop
- Car park
- Electric buggy collection point

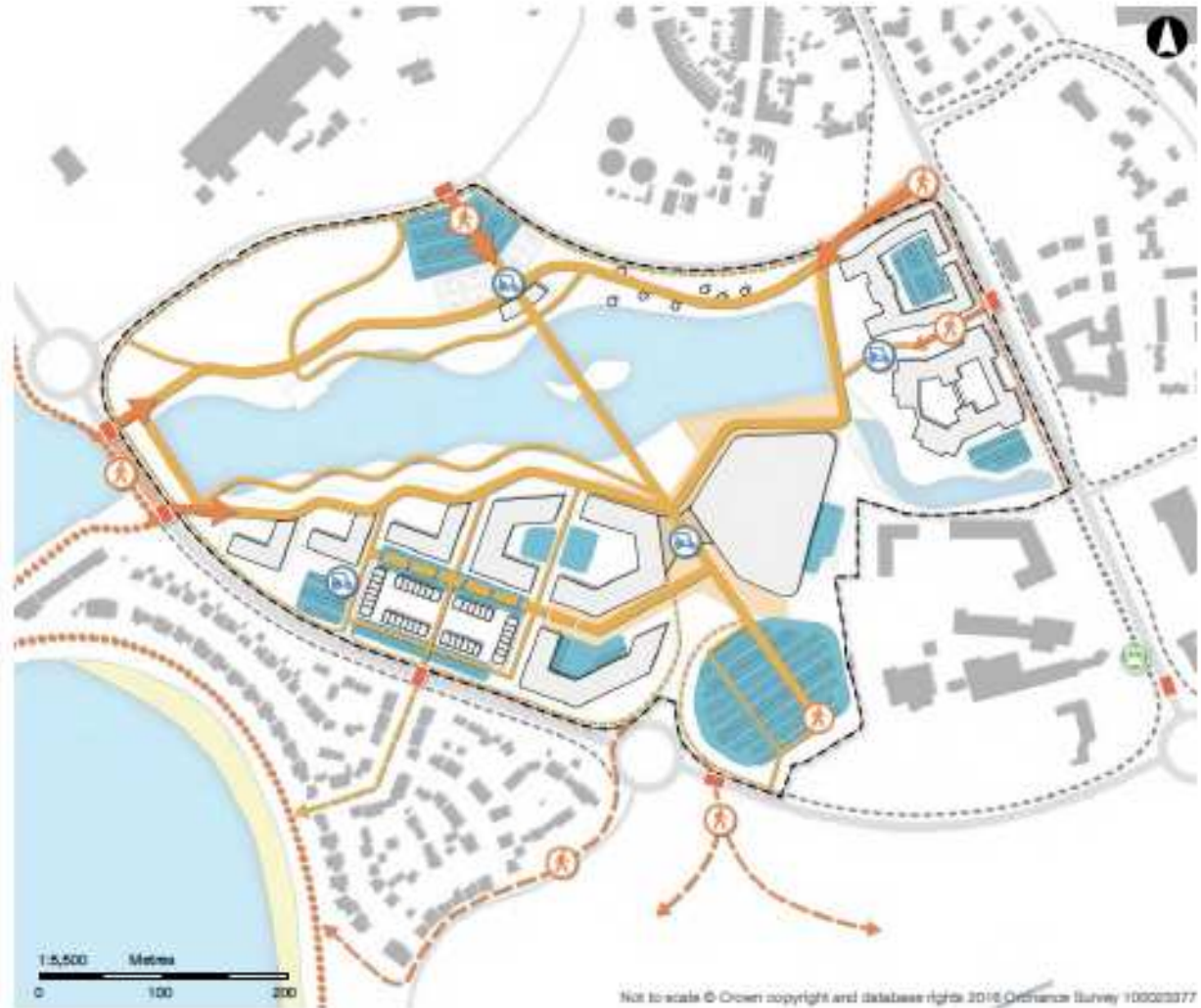


Figure 47. Pedestrian and cycle movement

S/36948

LEGEND

- Site boundary
- Public Rights of Way
- Pedestrian route
- National Cycle Route 4 (Wales Coastal Path)
- Llanelli railway station
- Bus stop
- Pedestrian crossing (uncontrolled)
- Pedestrian crossing (controlled)
- Existing road infrastructure
- Existing service infrastructure
- Existing residential infrastructure
- Proposed / under-construction development

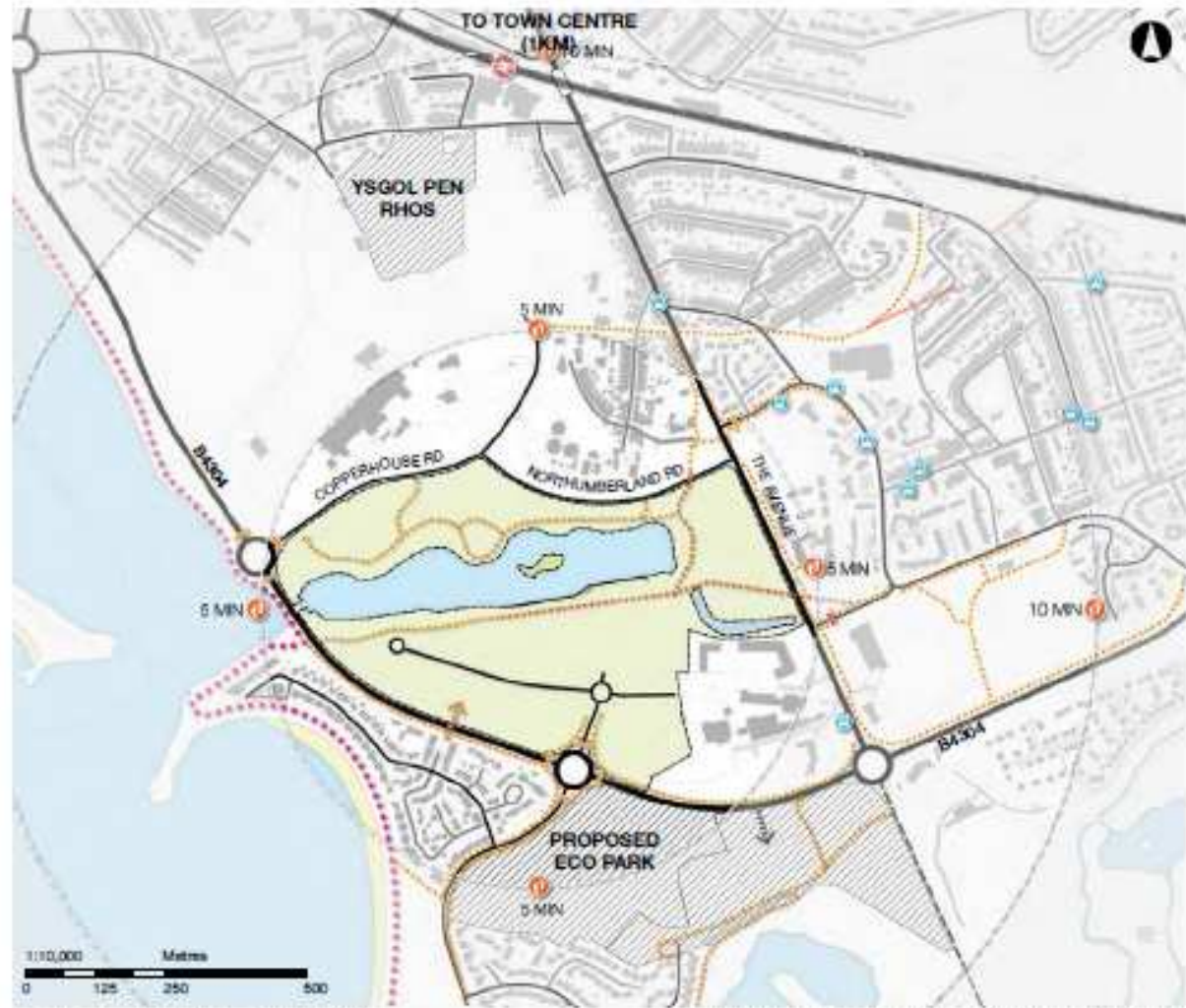
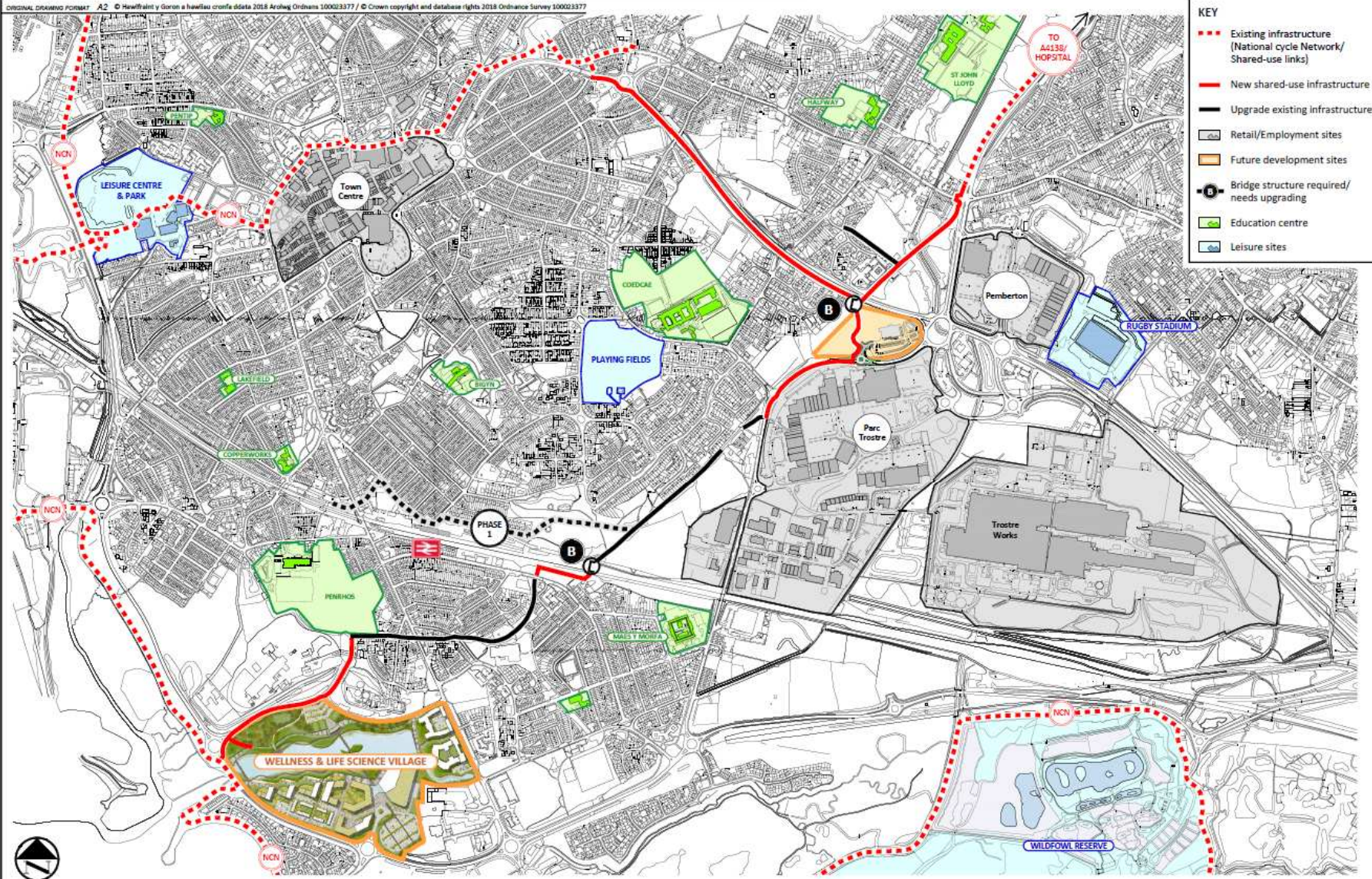


Figure 9. Access & Connectivity

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KEY

- Existing infrastructure (National cycle Network/ Shared-use links)
- New shared-use infrastructure
- Upgrade existing infrastructure
- Retail/Employment sites
- Future development sites
- ⊙ Bridge structure required/ needs upgrading
- Education centre
- Leisure sites

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 Sir Gâr Carmarthenshire
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 www.carmarthenshire.gov.uk

Stephen G Pilliner
 Penarth Traffordfaeth a Phleirannog,
 Adfa Arngylchedd, Bloc 3,
 Parc Mynyddi, Richmond Terrace,
 Carmarthen,
 Sir Gaerfyrddin SA31 3HQ

DATE	REVISION	DESCRIPTION	BY	CHECKED	DATE

Project	LLANELLI MASTERPLAN
Title	FEASIBILITY

Drawn by	JM	Date	03.07.18	Checked		Date		Authorised		Date	
Scale	NOT TO SCALE			Project No.	80/0040/432		Revision	40432/FEA01			

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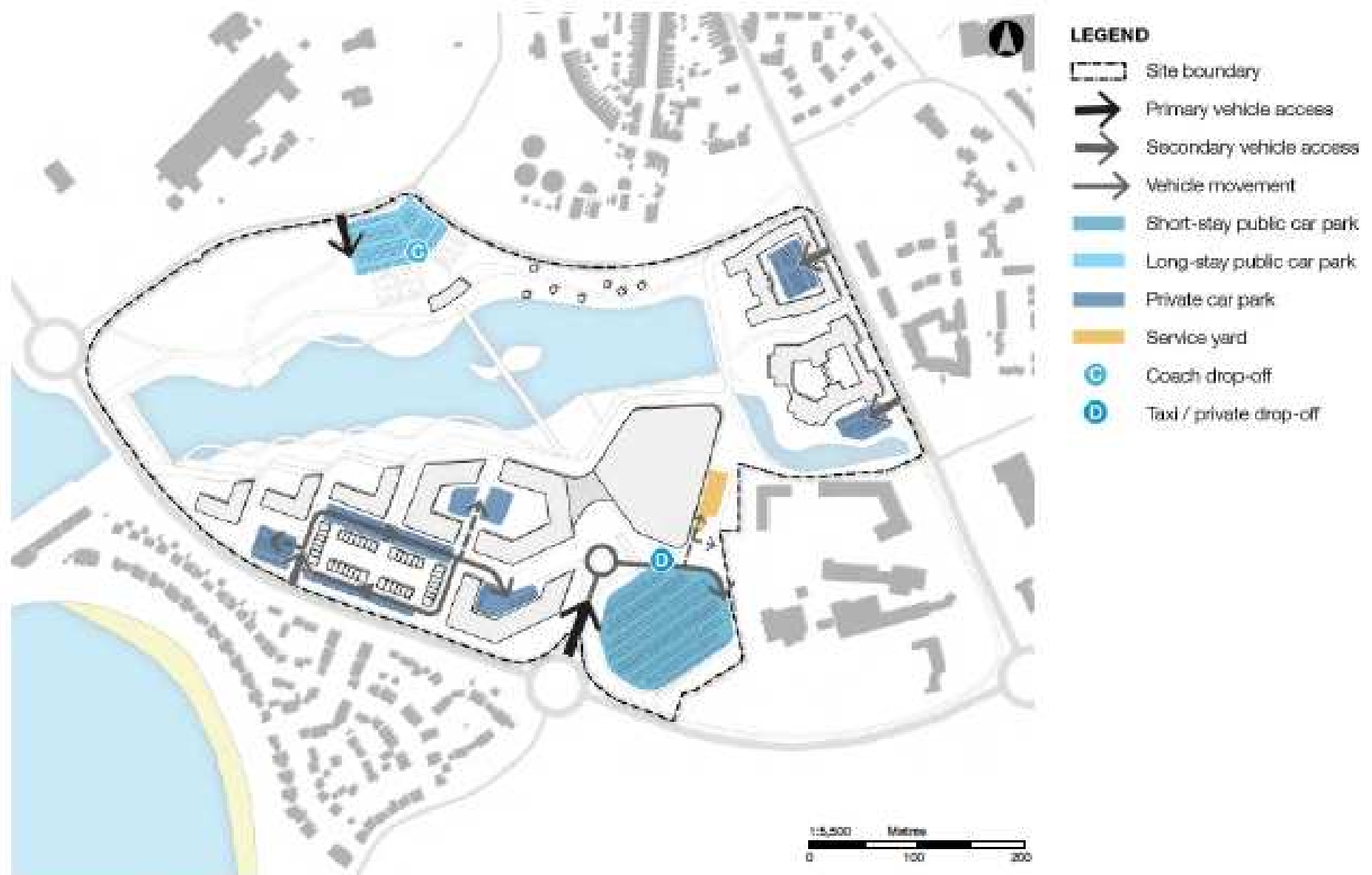
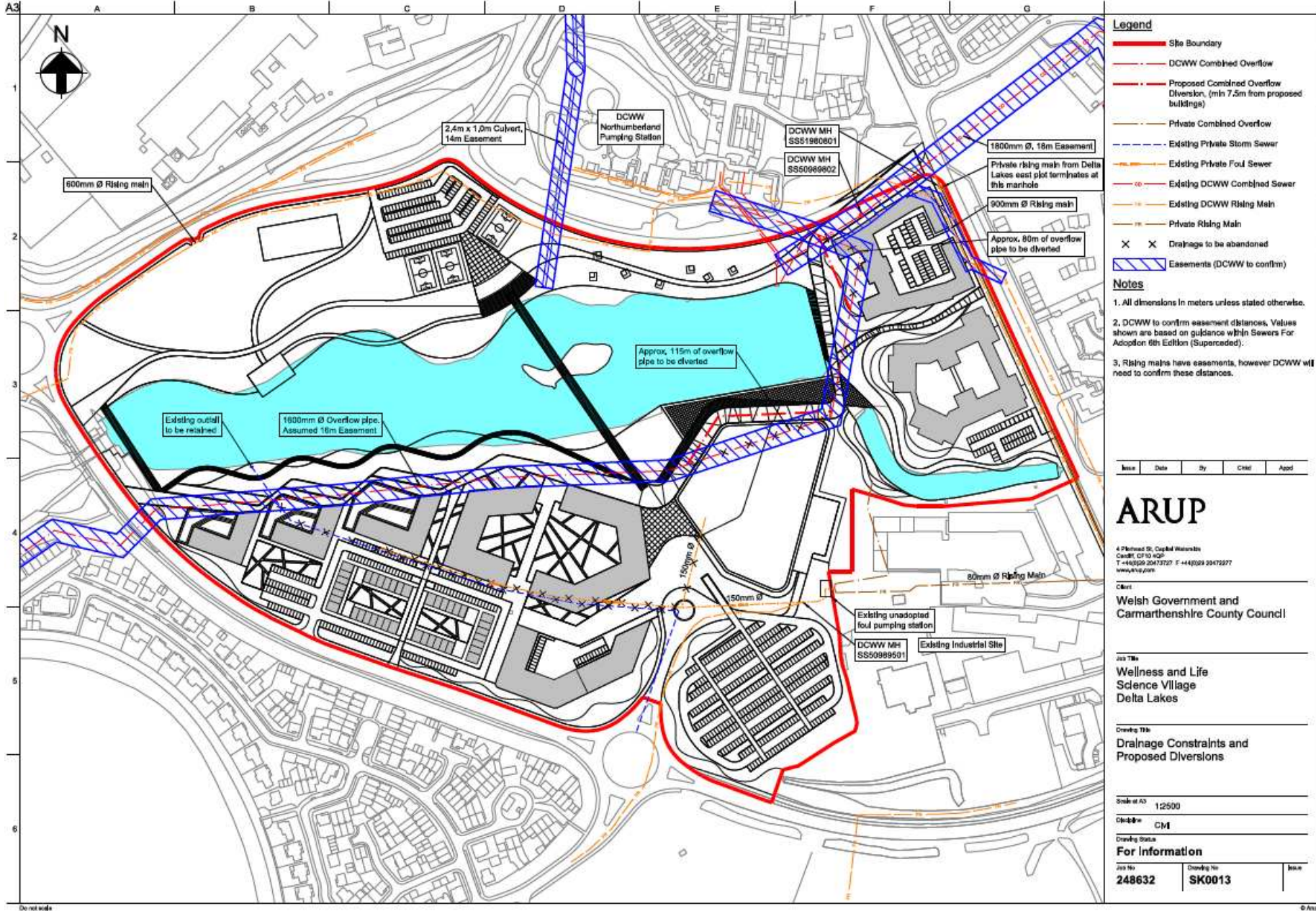


Figure 48. Vehicle access and movement

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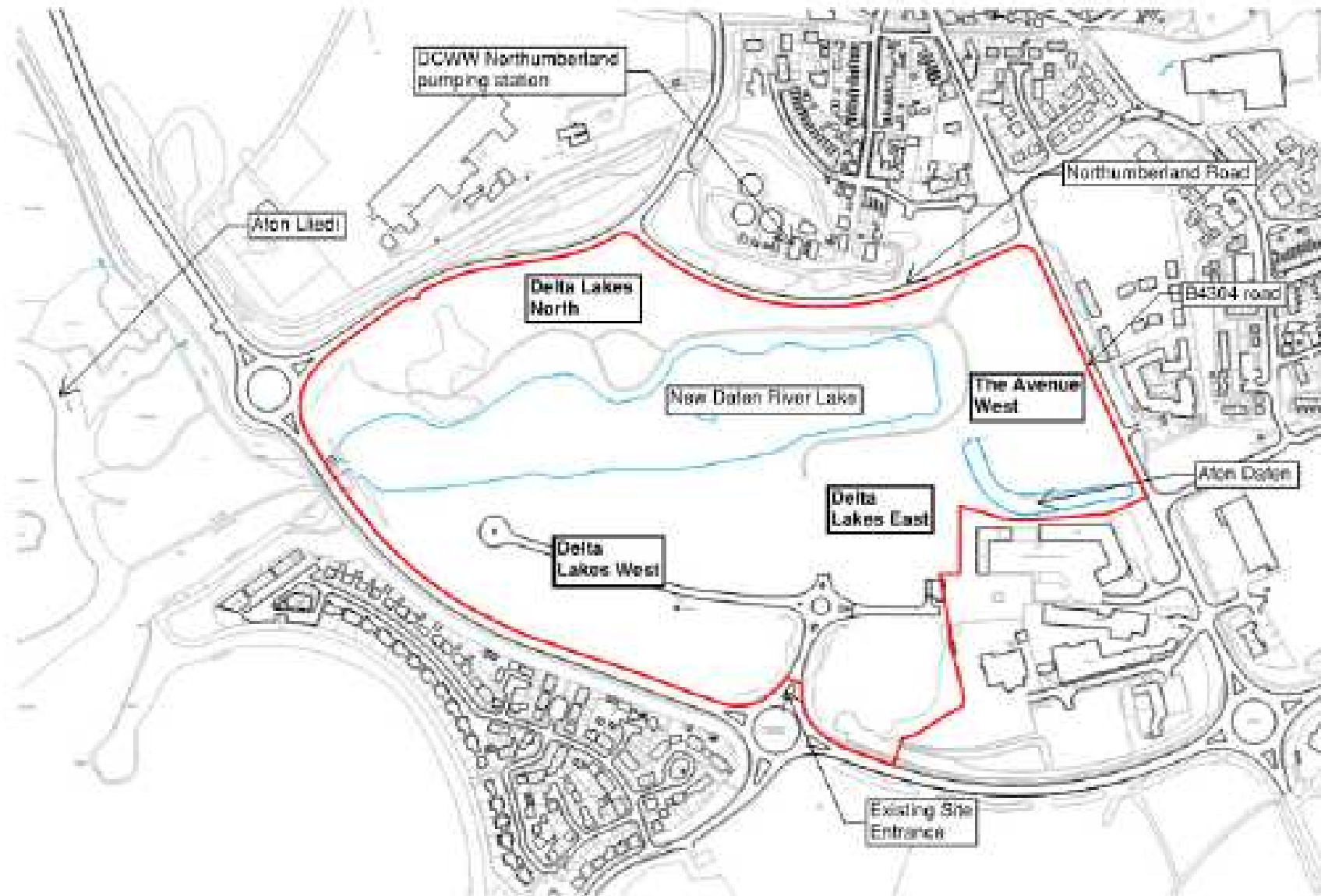
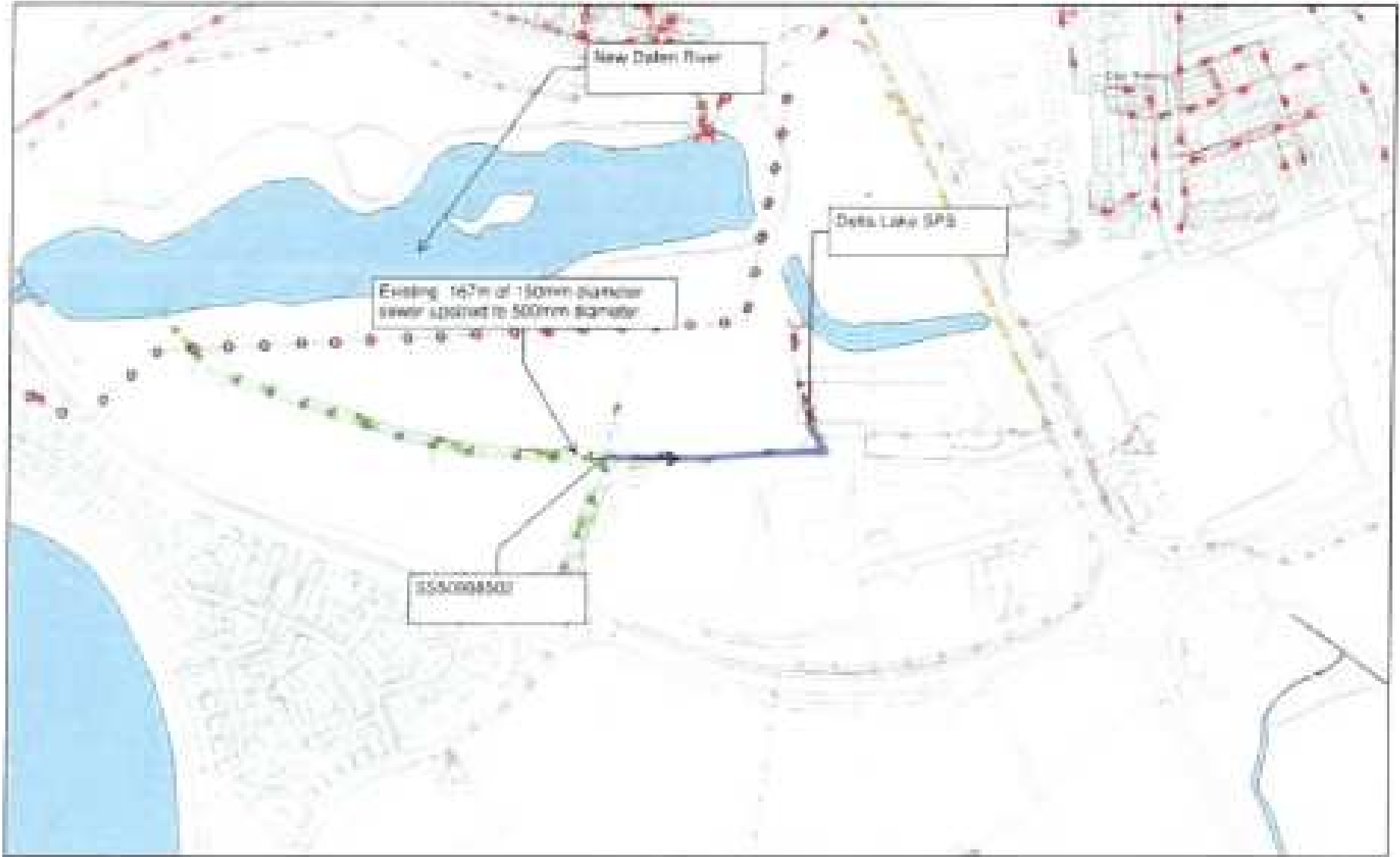


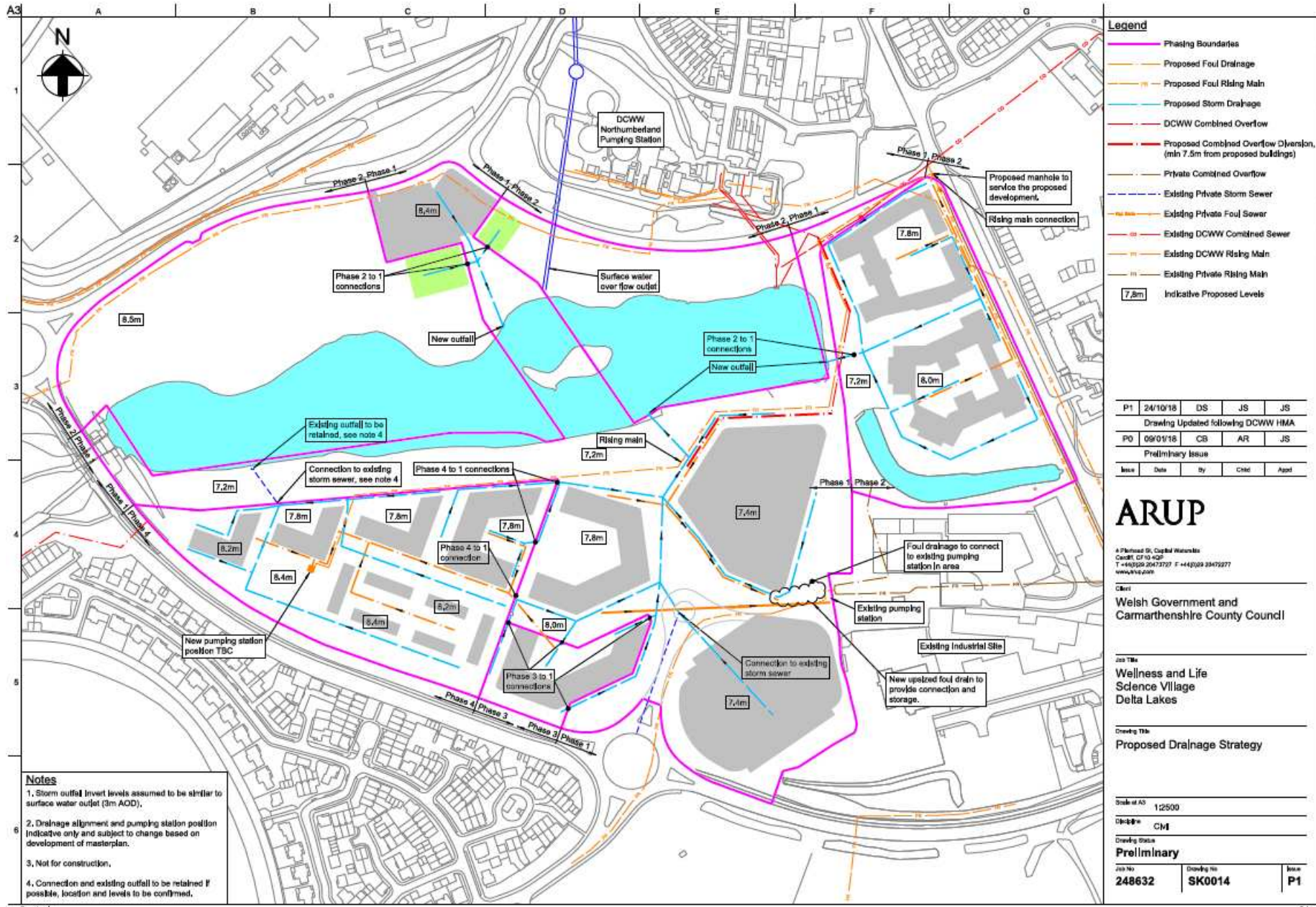
Figure – 1 Site Location Plan

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Figure 3 – TAN15 Flood Map

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Figure 4 – NRW Flood Map

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Figure 5 – Surface Water Flood Map

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Figure 50. Proposed Site Levels

Mae'r dudalen hon yn wag yn fwriadol