

**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**

***Ardal Del/  
Area South***



**Cyngor Sir Gâr  
Carmarthenshire**  
County Council



## ADDENDUM – Area South

<i>Application Number</i>	<b>S/36948</b>
<i>Proposal &amp; 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.