



***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

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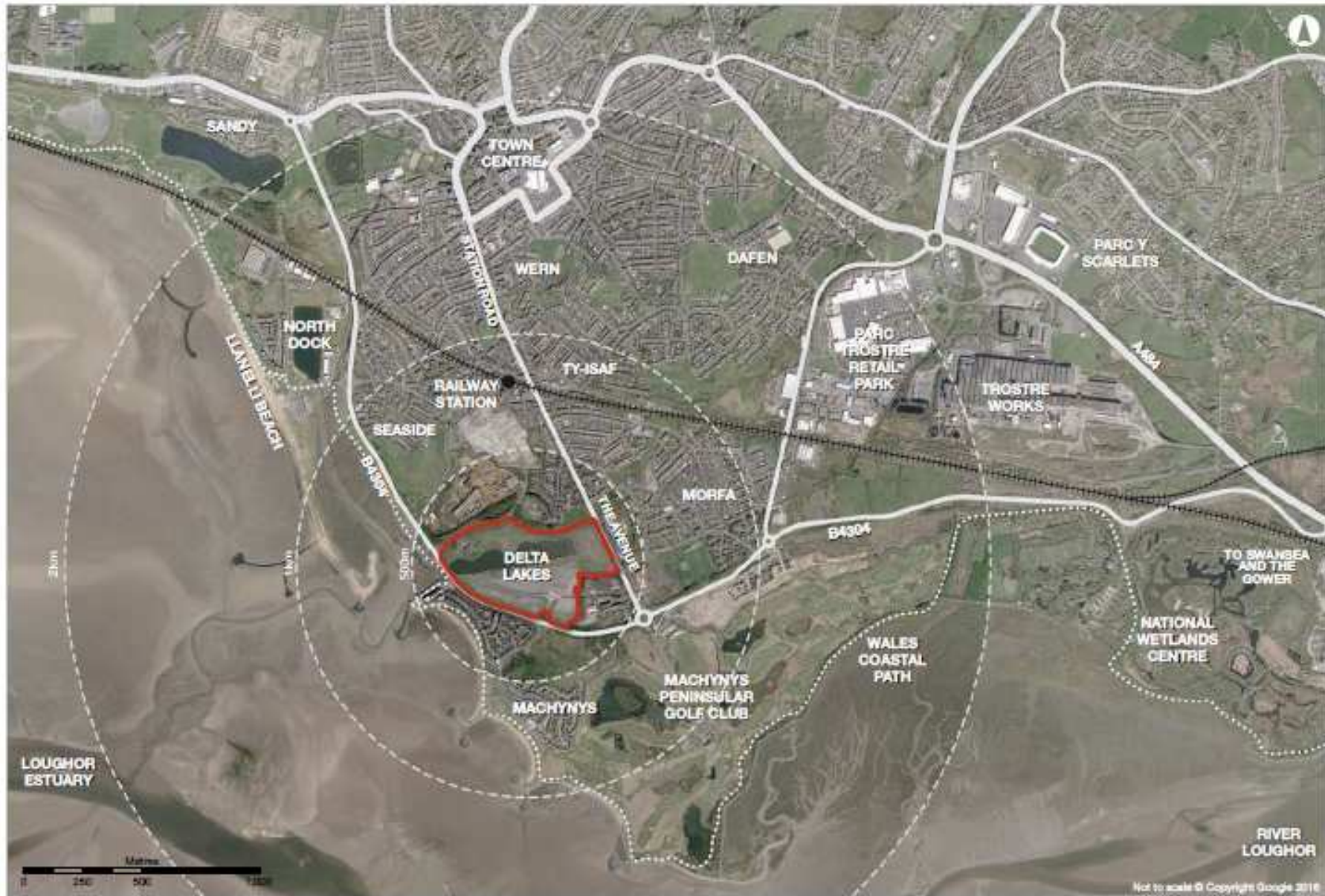
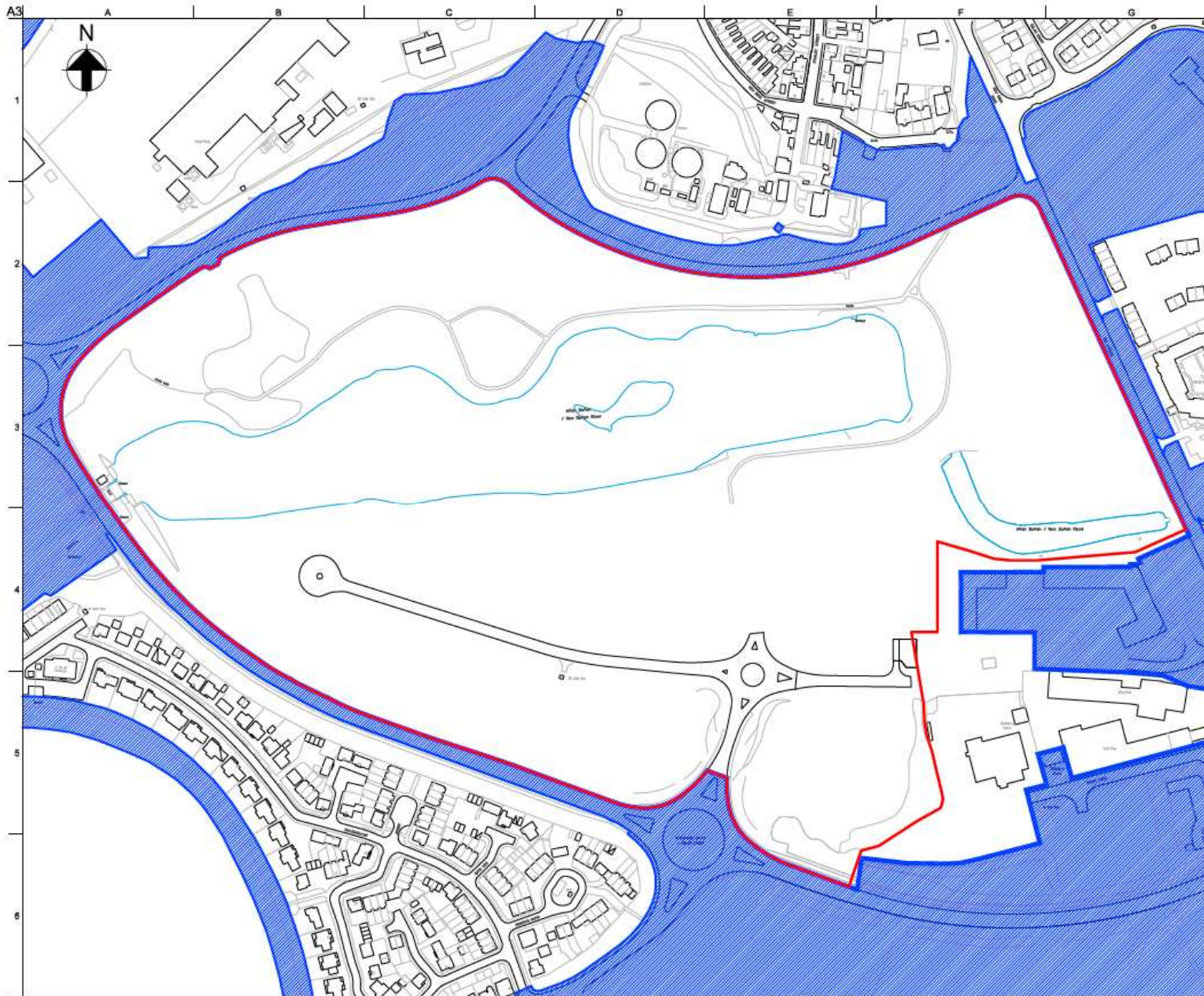


Figure 5. Site Location and Surroundings

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

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

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 of A3 1:2500

Medium Planning

Job No 248632-00 Drawing Status For Planning

Drawing No P-01A Issue 02

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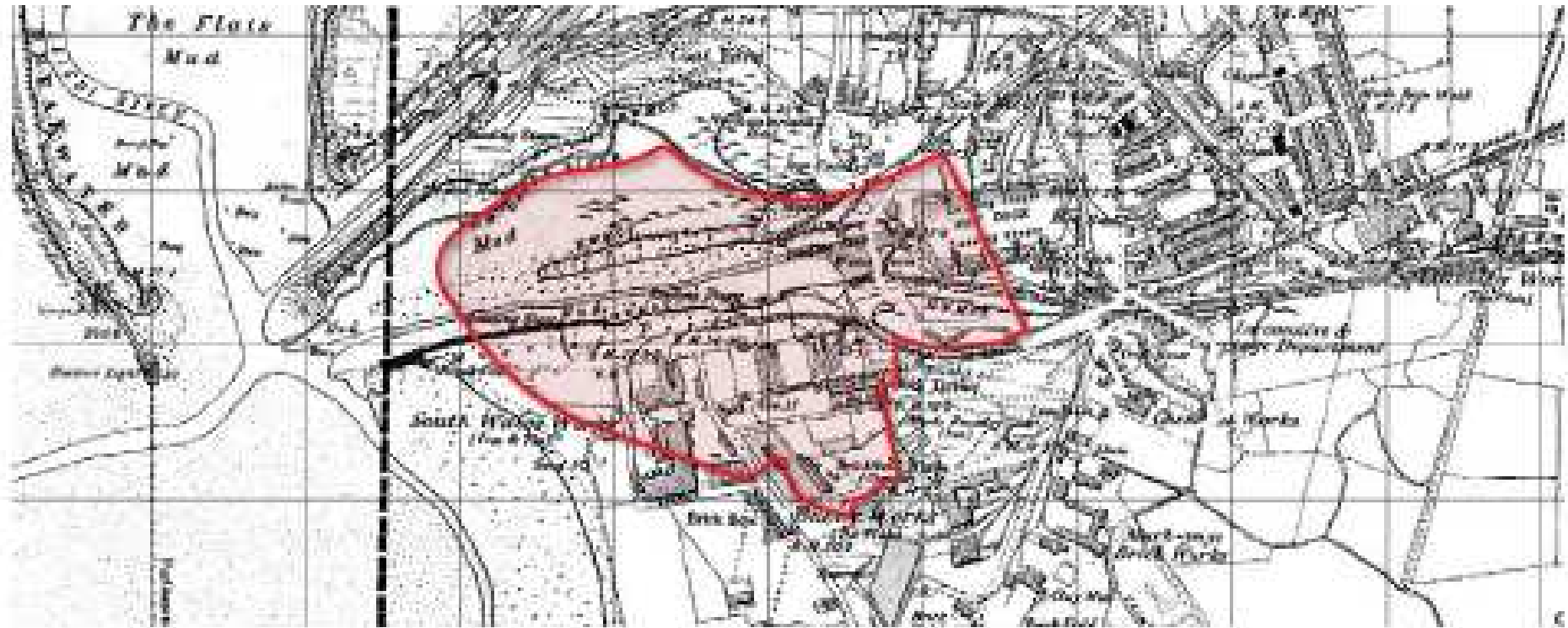


Figure 6. Historic Map 1889

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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



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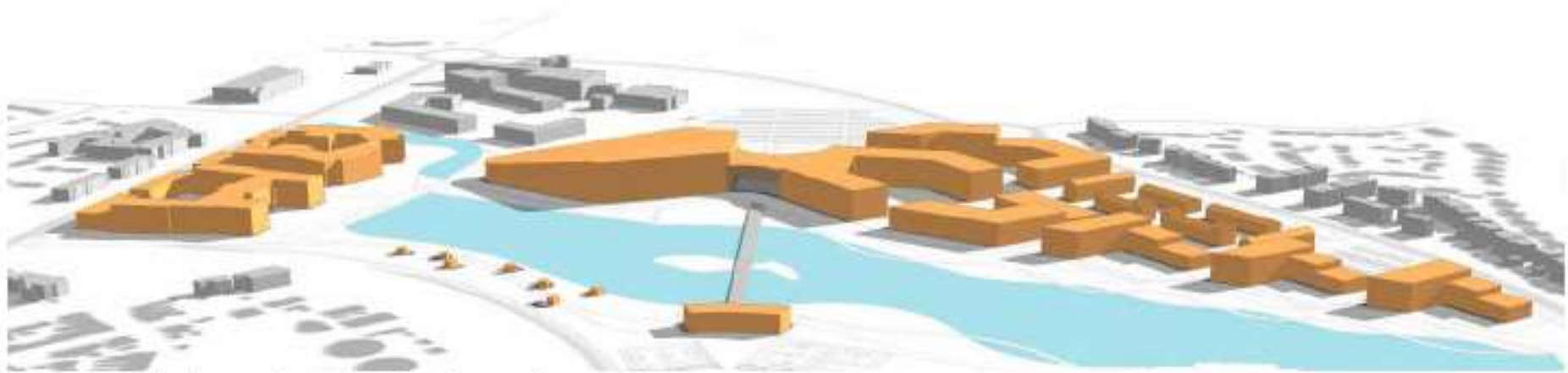


Figure 37. Indicative massing model - views from north and south

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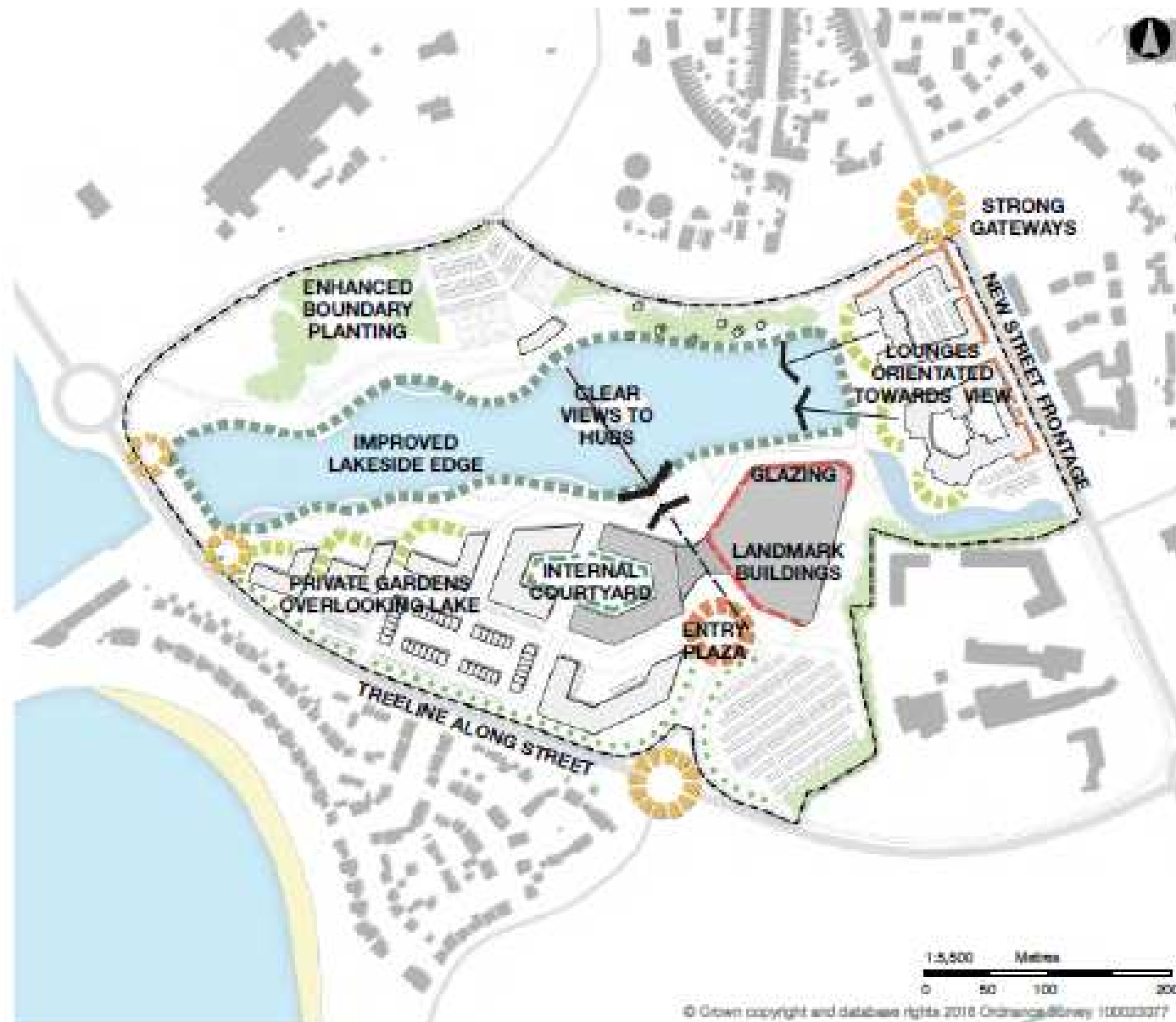
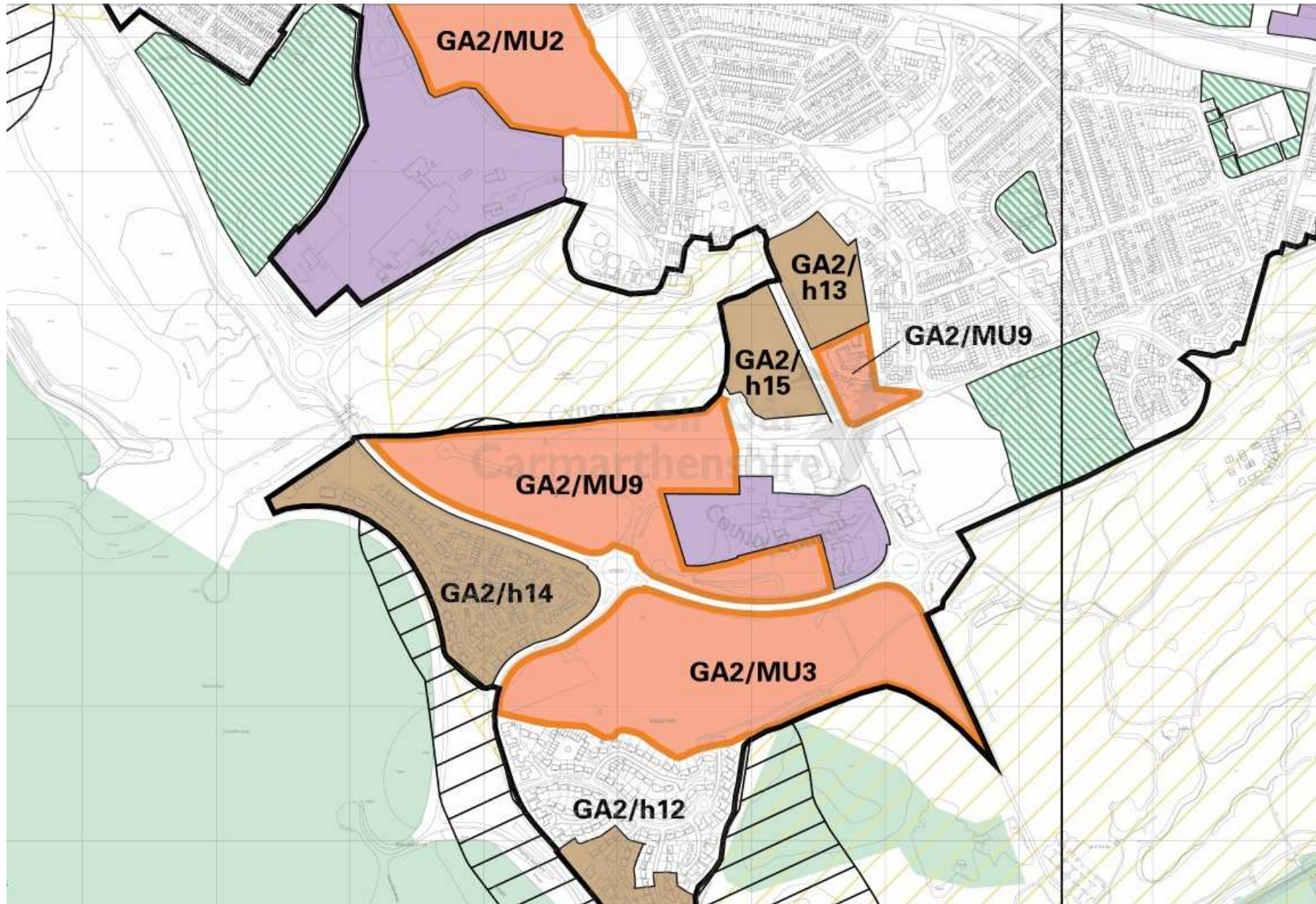


Figure 38. Townscape

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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

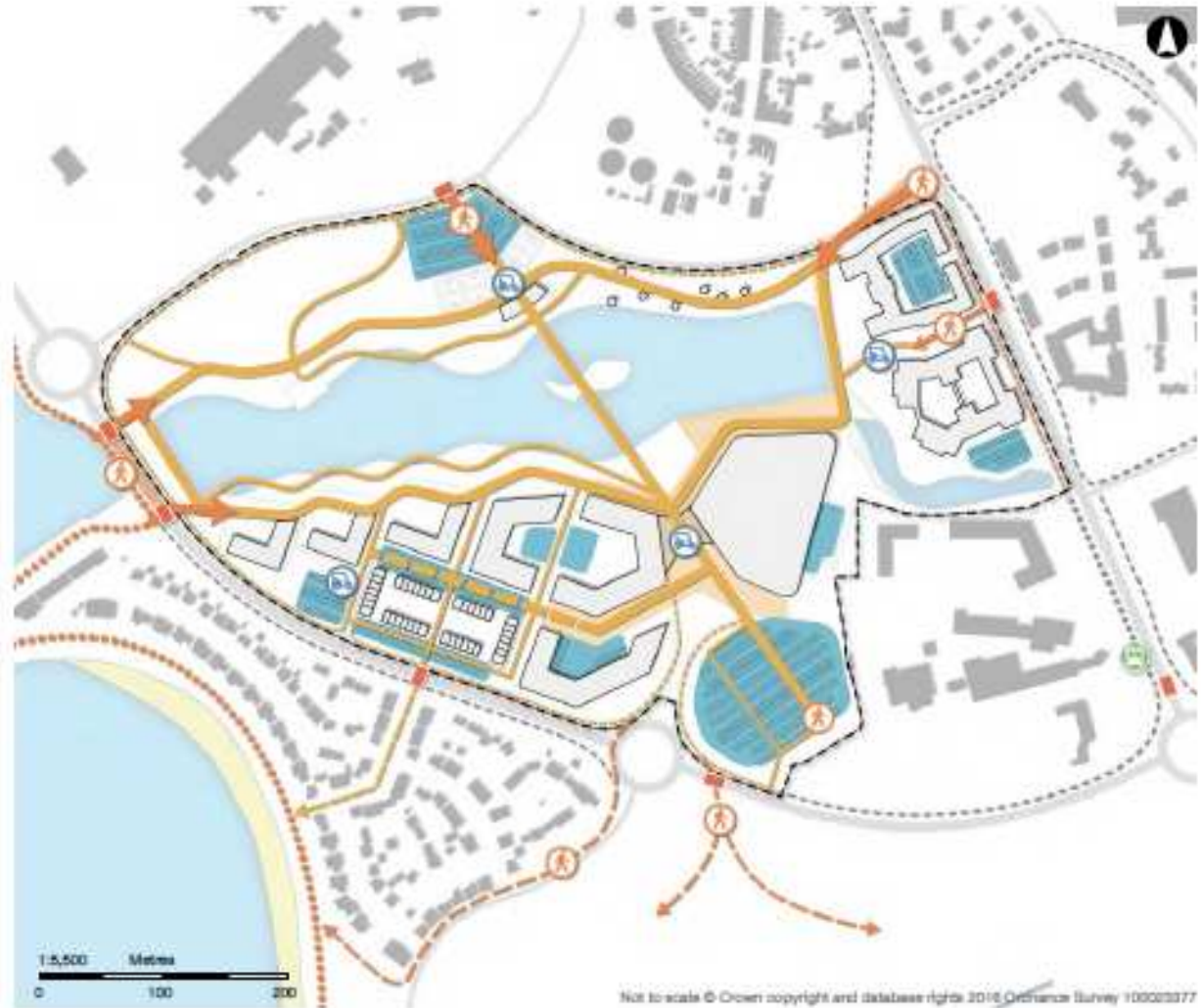


Figure 47. Pedestrian and cycle movement

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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

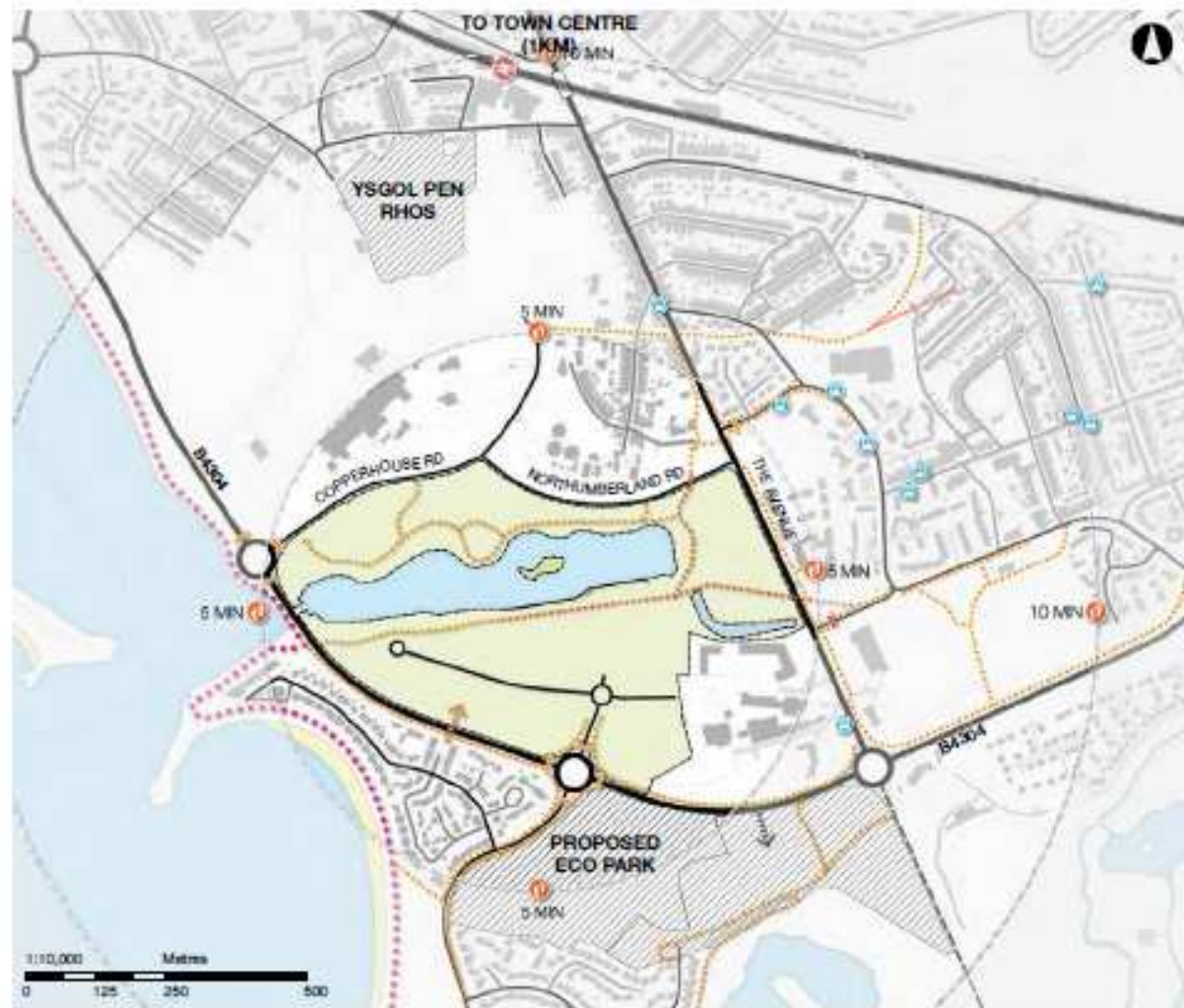
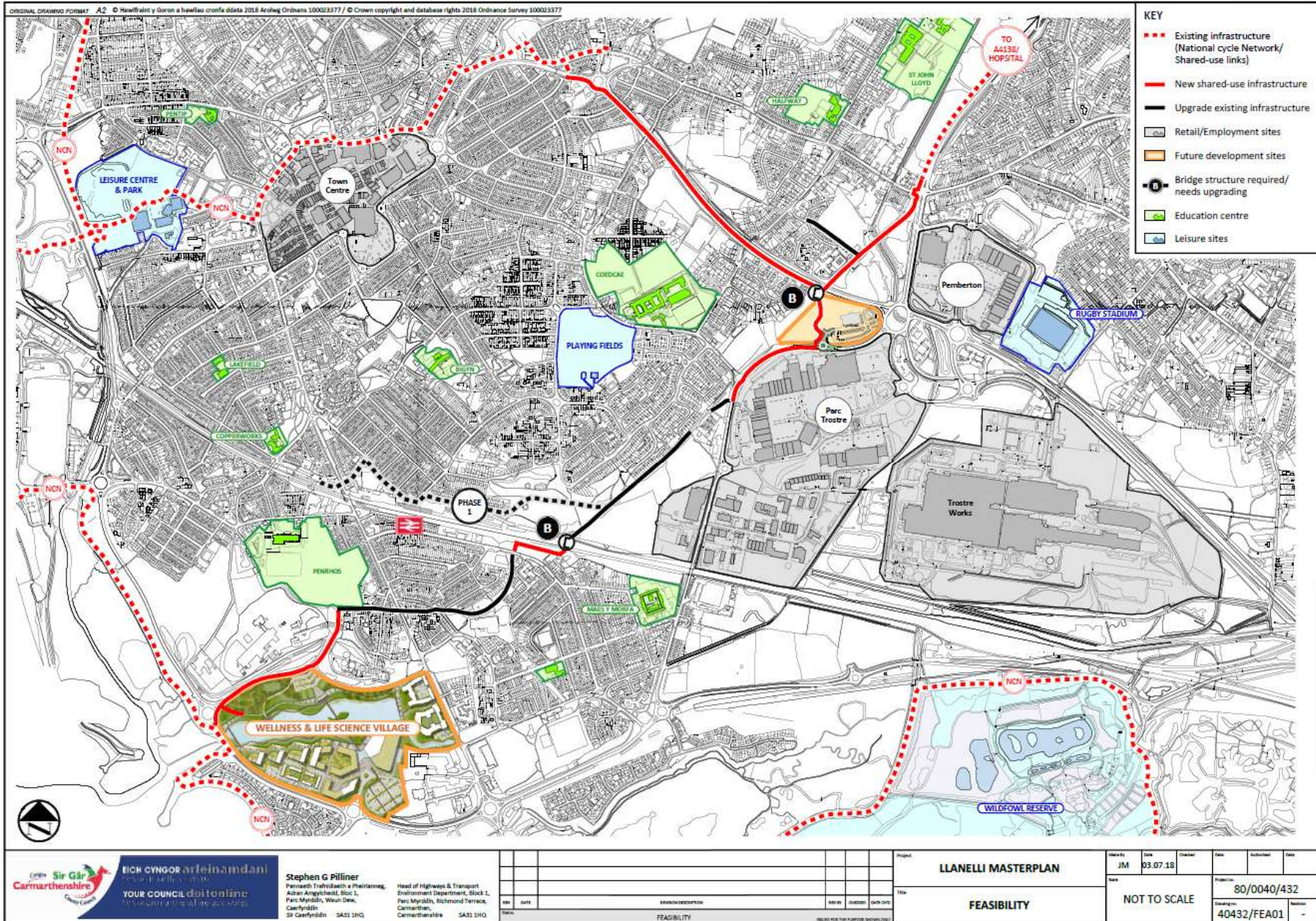


Figure 9. Access & Connectivity

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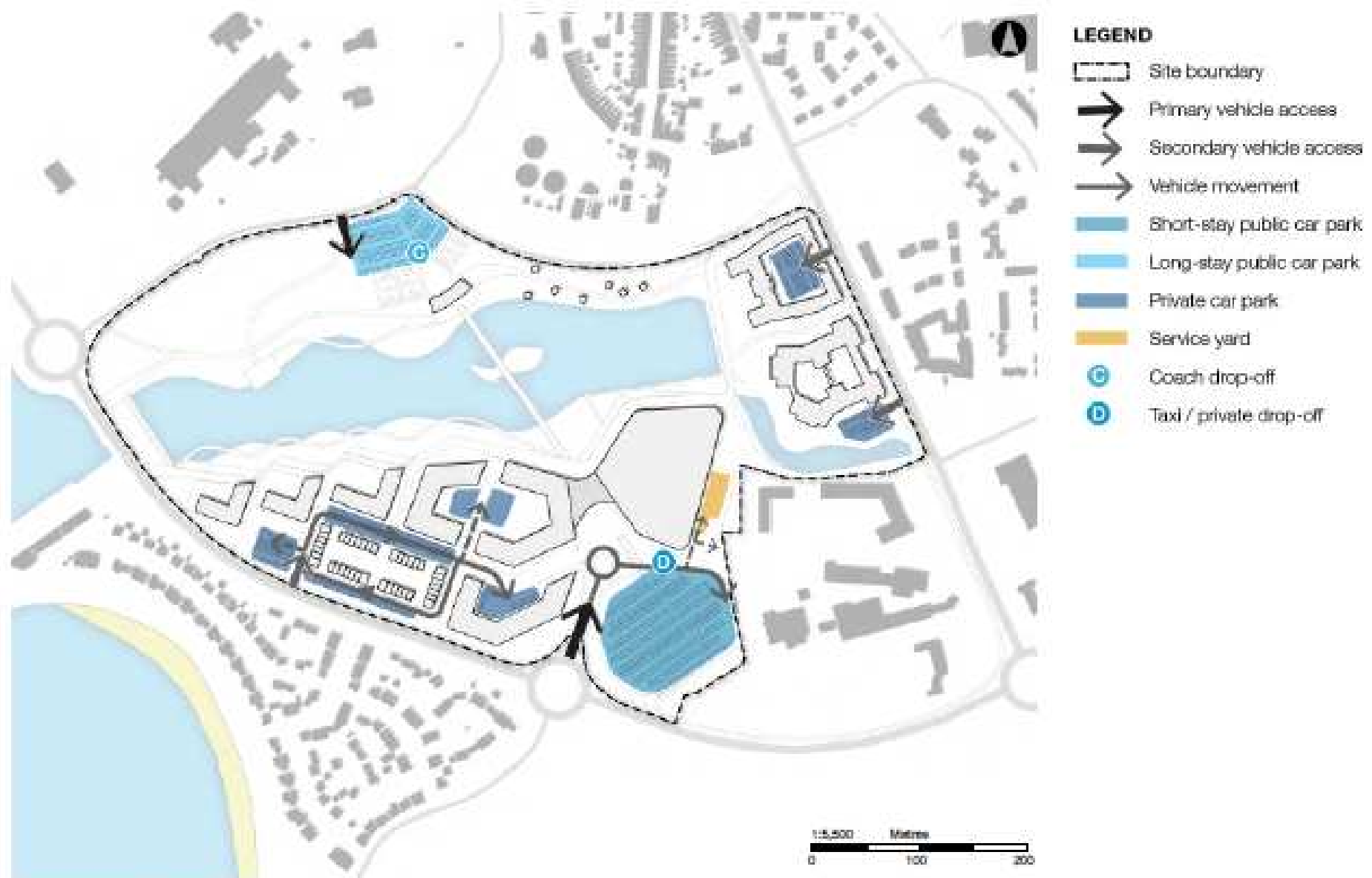
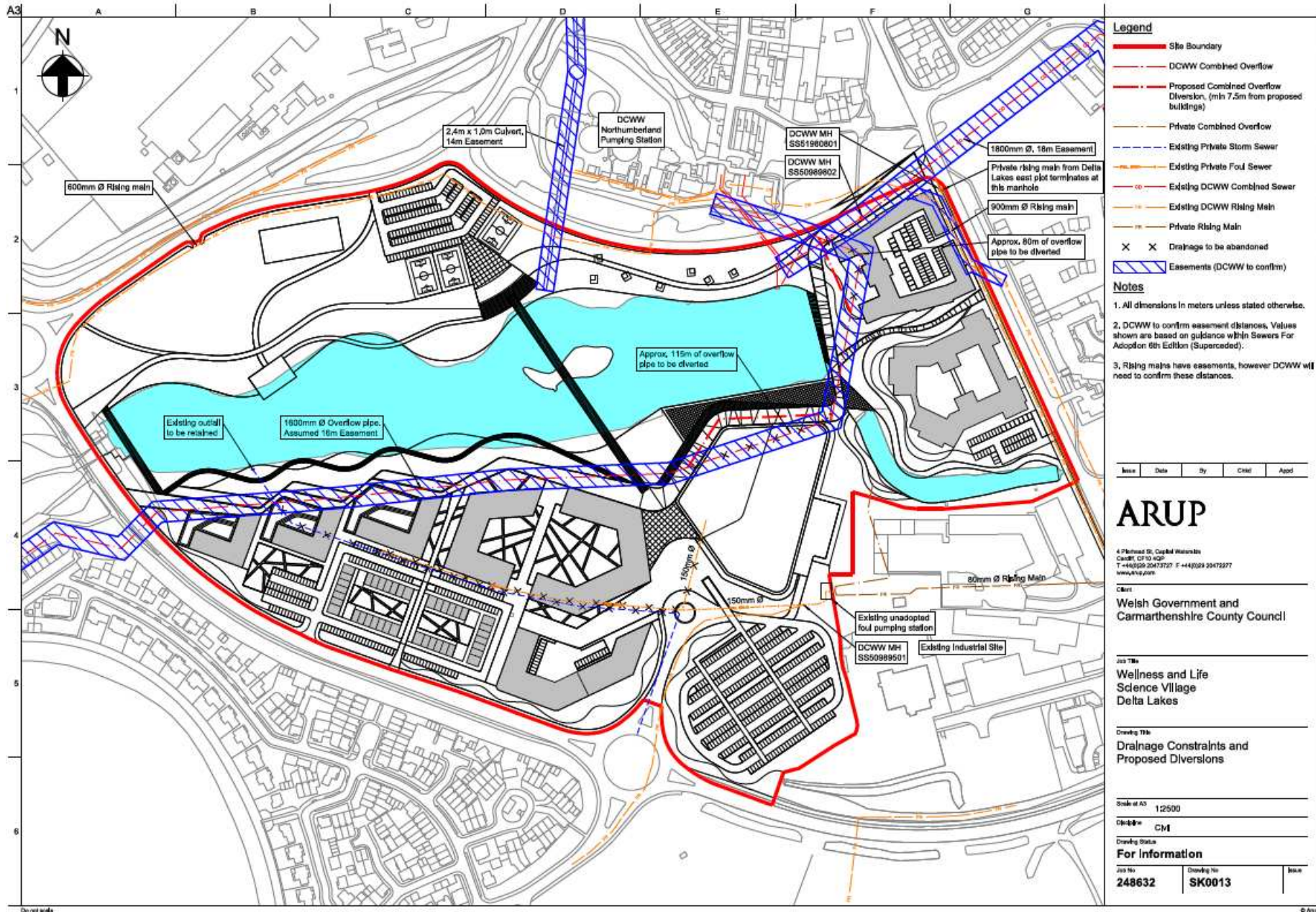


Figure 48. Vehicle access and movement

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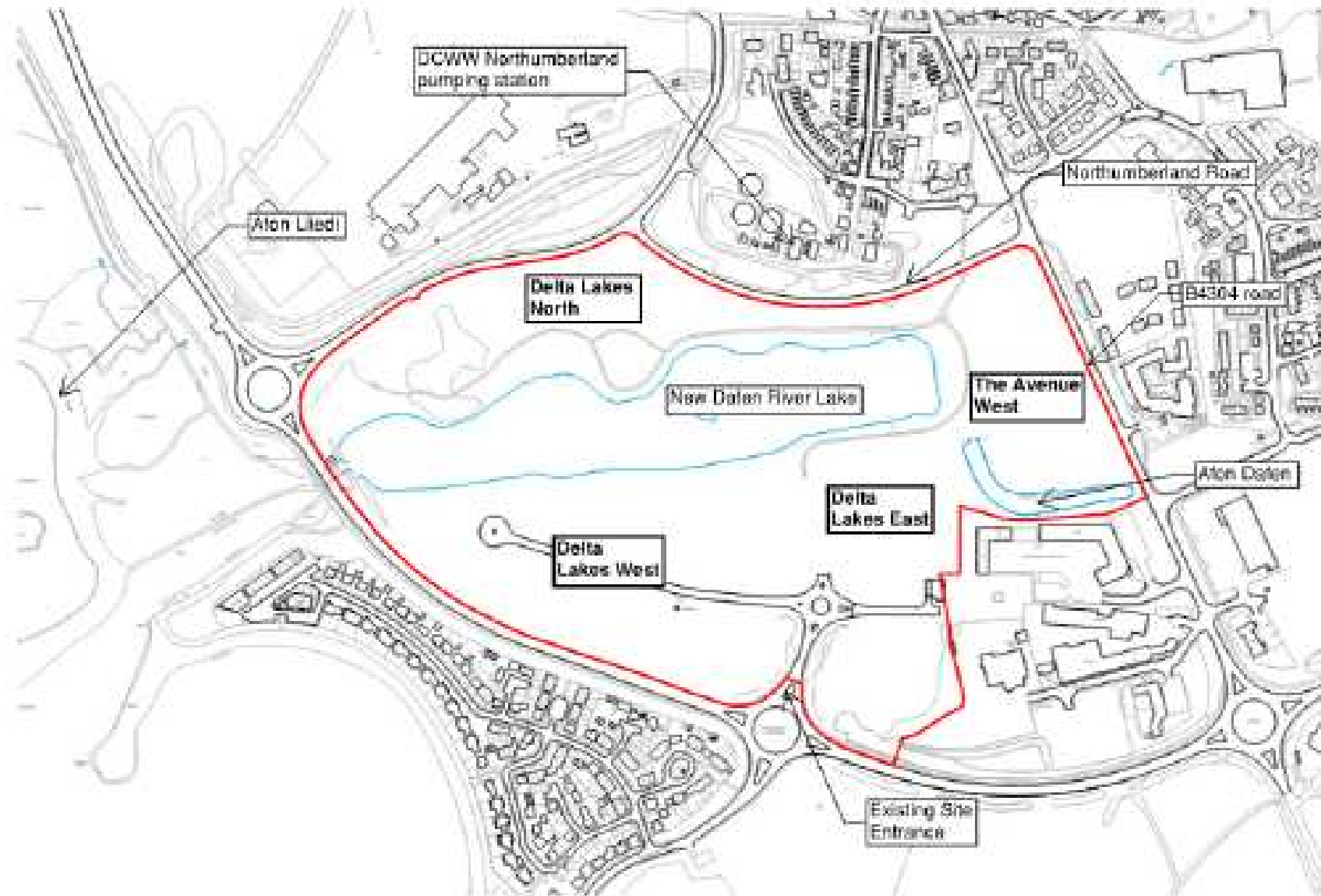
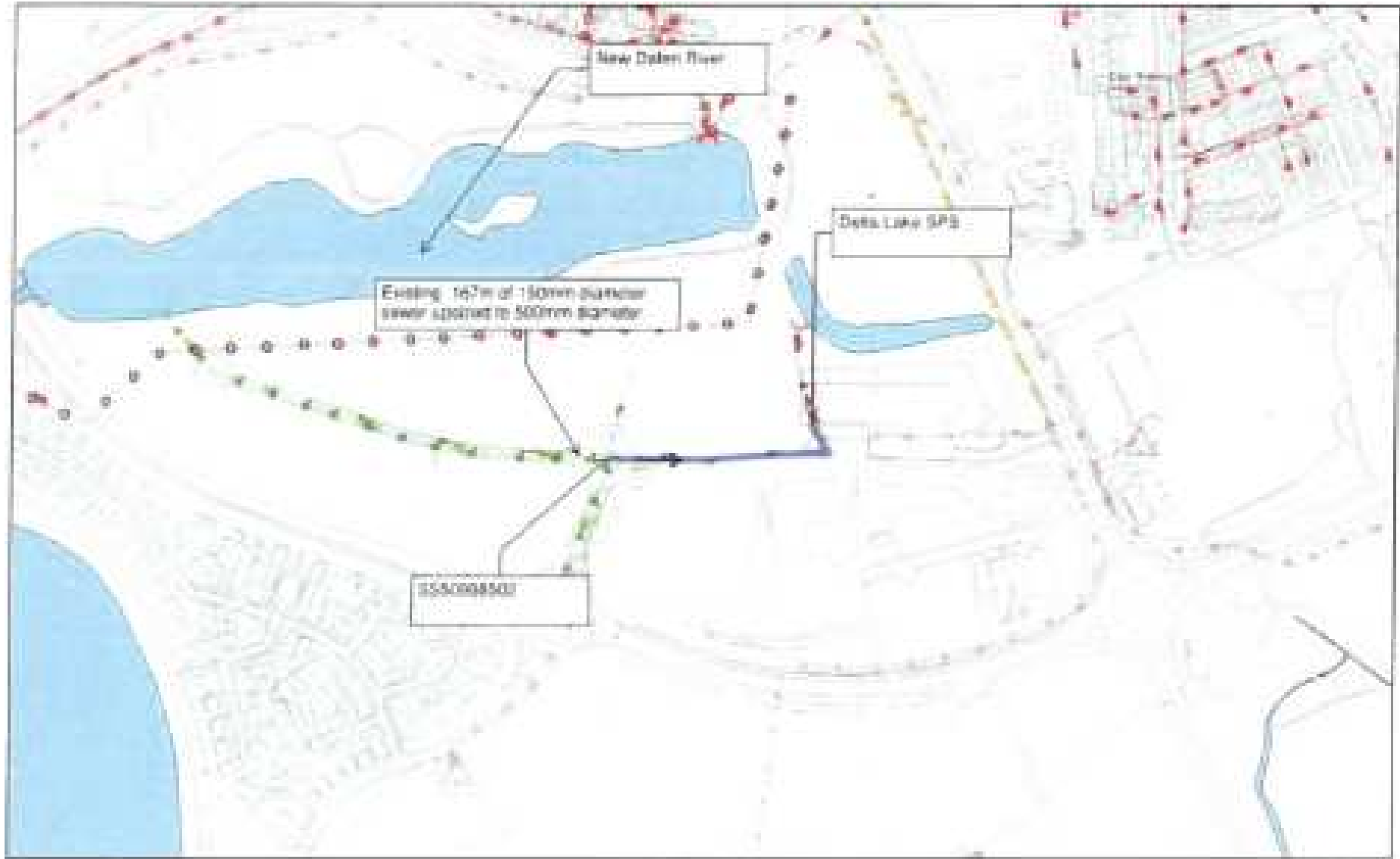
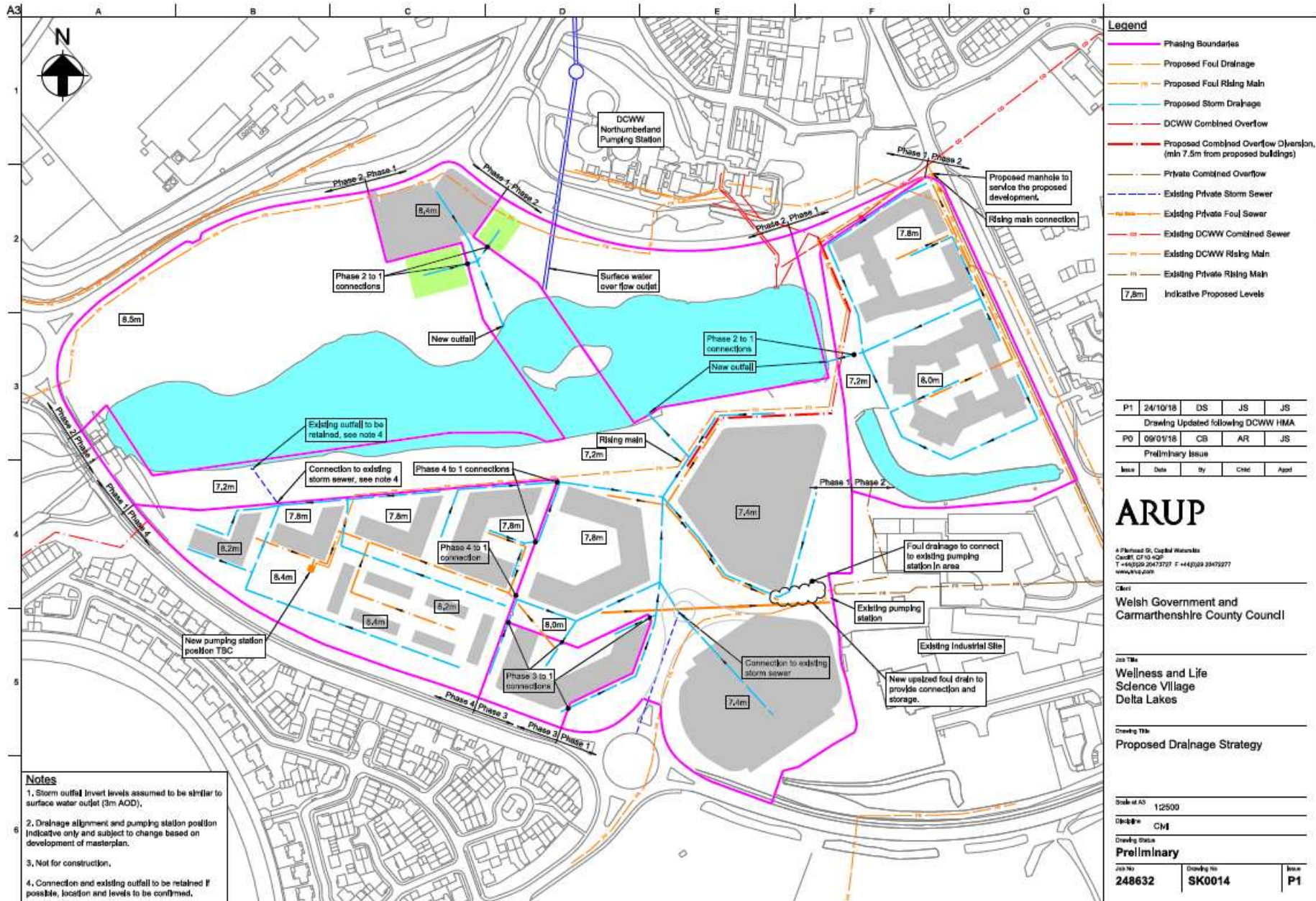


Figure – 1 Site Location Plan

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Notes

1. Storm outfall Invert levels assumed to be similar to surface water outlet (3m AOD).
2. Drainage alignment and pumping station position indicative only and subject to change based on development of masterplan.
3. Not for construction.
4. Connection and existing outfall to be retained if possible, location and levels to be confirmed.

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Figure 3 – TAN15 Flood Map

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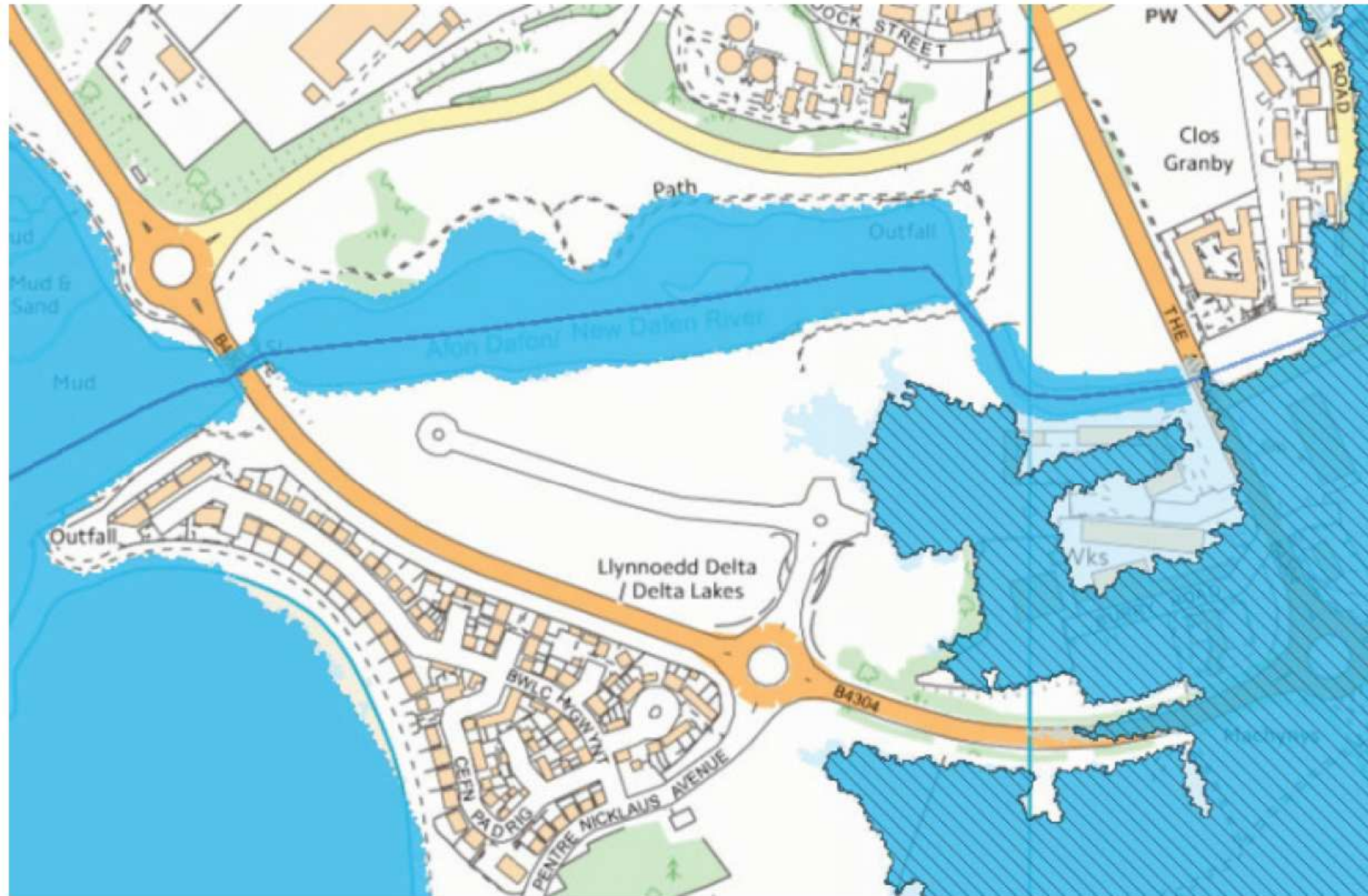


Figure 4 – NRW Flood Map

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Figure 5 – Surface Water Flood Map

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Figure 50. Proposed Site Levels