

**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 08 HYDREF 2020  
ON 08 OCTOBER 2020**

**I'W BENDERFYNU/ FOR DECISION**

**ATODIAD  
ADDENDUM**

***Ardal Del/  
Area South***



## ADDENDUM – Area South

<i>Application Number</i>	<b>S/40172</b>
<i>Proposal &amp; Location</i>	RETROSPECTIVE APPLICATION FOR RETENTION OF DWELLINGHOUSE AT PLOT 4, CAE LINDA, TRIMSARAN, KIDWELLY, SA17 4AQ

### DETAILS:

Following receipt of amended plans and further details on proposed site levels and boundary treatments, it was considered necessary to re-consult neighbouring properties.

One representation was received, one objecting. The matters raised are similar to those already made in the original report and are summarised as follows:-

1. Loss of privacy to property and garden;
2. Loss of light to garden and outbuilding, even greater with a higher boundary fence;
3. Devaluation of property.

The comments made have already been addressed in the report. Devaluation of property is not a material planning consideration.

## ADDENDUM – Area South

<i>Application Number</i>	<b>PL/00194</b>
<i>Proposal &amp; Location</i>	PROPOSED DEMOLITION AND SUBSEQUENT RECONSTRUCTION OF A THREE STOREY BUILDING TO PROVIDE COMMERCIAL USE AT GROUND FLOOR AND RESIDENTIAL AT THE UPPER FLOORS WITH ASSOCIATED PARKING AT 2, 4, 4A, 6 & 8 STEPNEY STREET, LLANELLI SA15 3UP

### DETAILS:

**Additional Plan** – An additional plan has been received which also includes the proposed West facing elevation. This was omitted from the original submission. Condition no.2 should be amended to make reference to the following revised plan:-

- Proposed elevations and perspective views 1:100 @ A1 (006-I) received 28<sup>th</sup> September, 2020.

### Summary of Consultation Responses

**Sustainable Drainage Approval Body** – Confirmation has been received that SAB approval for the scheme has been granted.

**Natural Resources Wales (NRW)** – No objection.

The FCA, which makes use of the Llanelli LDO flood model, shows that during the 1% + climate change annual probability flooding (APF) the flood level is expected to be 9.35m above ordinance datum (AOD). Therefore, a flood depth of 0.85m is expected, and this is not compliant with table A1.14 of TAN15.

The FCA states that the 0.1% APF flood level is expected to be 9.59m AOD, and hence a flood depth of 1.09m. This depth is in exceedance of table A1.15 of TAN 15.

NRW therefore acknowledges that the development does not meet the requirements of TAN15 however, note that there is no change of use to the ground floor which will remain as less vulnerable and that flood waters will not reach the upper floors where the residential development is proposed.

NRW agree with the mitigation measures such as the installation of flood mitigation and resilience measures and the development of a Flood Management Plan, as outlined in Section 5 of the FCA and advise that these are implemented should the Authority be minded to approve this application.

**Welsh Government** – The application has been referred to Welsh Government under the Town and Country Planning (Notification) (Wales) Direction 2012 for the reason outlined in the main committee report. Welsh Government confirmed receipt of this information on the 23<sup>rd</sup> September, and are currently considering matters.

**Public Health (Air Quality)** – Following the submission by the applicant of a ‘Technical Note’ dealing with Air Quality and Traffic Management issues, which confirms that HGV’s associated with the demolition and construction phases of the development will avoid Felinfoel Road, the Authority’s Environmental Health Officer dealing with Air Quality matters has raised no objection subject to the following conditions:-

### **Conditions**

“The development should be undertaken in strict accordance with the Traffic Route Management measures outlined in the Air Quality Technical Note by Asbri Planning dated September, 2020 and received by the Local Planning Authority on the 30<sup>th</sup> September, 2020.”

“Deliveries shall not be taken at or dispatched from the site within the hours of 08:00 to 09:30 and 15:00 to 18:00 Monday to Friday and 10:00 to 14:00 on Saturdays.”

### **Reason**

“In order to support the Llanelli AQMA Action Plan and support Welsh Governments Policy to improve air quality.”

## **Summary of Public Representations**

**Third Party Response** – An objection has been received towards the demolition of the Alitalia restaurant building. It is opined that the building is a valuable Non-Designated Heritage Asset and its loss will cause considerable harm to the character of the local area. It is suggested that the building should be retained and incorporated into the planned development. Its retention and re-use will help enhance the historic environment and contribute positively towards commitments to tackle climate change.

**Agent** – The Agent has provided a response to the objection received. This response confirms that a Feasibility Study was undertaken in relation to the site, which assessed the possibility of retaining the Alitalia building within the overall scheme.

A number of factors were taken into consideration including, but not limited to, structural condition; thermal performance; complexities associated with part demolition and tying in the new structure; upgrading of structural elements including floors, acoustic and fire system upgrades to facilitate the proposed end use.

The Feasibility Study concluded that the most feasible and cost-effective option which delivered a scheme that achieved the main aim of rejuvenating the town centre was the one currently proposed.