

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR
AMGYLCHEDD**

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

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

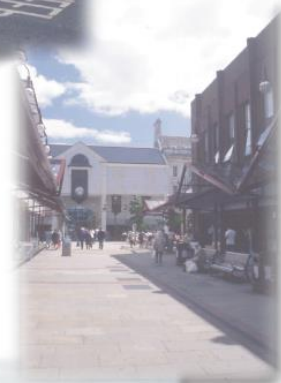
**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 29 APRIL 2021
ON 29 EBRILL 2021**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

***Ardal De/
Area South***



S/40307

Ecology

An Appropriate Assessment has been prepared and presented to Natural Resources Wales (NRW), who confirmed that there will be no adverse effect on European Designated Site. NRW request they are consulted to assess the CEMP, which is subject to a condition, when it is submitted.

For reference, condition 17 relates to the CEMP and is provided here:

Condition 17:

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

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

PL/01348

Llanelli Town Council – Has raised concern that there is a lack of clarity in the application relating to what use will be made of the development under the range of possibilities included under the Class C2 Residential Institutions classification. This should be clarified.

In the meantime, the Town Council request that conditions be included in any planning approval to limit the Class C2 Residential Institutions as follows:

- The site to not be utilised for residential care purposes, concerns are expressed that the location is unsuitable for this type of care due to the lack of available parking for visitors and limited access for emergency vehicles. An approval of this kind of use would therefore be in contravention to policy GP1 d, GP1 h and GP1 i.

- The site to not be utilised for any resettlement or treatment programmes relating to individuals released from prison. It is felt that the Llanelli Area already provides an appropriate level of facilities for this group within the Community with any further expansion only likely to lead to additional anti-social behaviour and crime issues. An approval of this kind of use would therefore be in contravention to policy GP1 d and GP1 g.

Agent – The agent was asked by the LPA to clarify the nature of the C2 use proposed, and has provided the following response. The Agent also wrote directly to the Town Council.

‘The scheme design has been developed to provide a building of a high standard of design which reflects the aspirations of the applicants in the type of care facility which they are looking to develop.

The site lies in a highly sustainable location within the Llanelli town centre with access to numerous facilities and public transport so is ideal for those with mobility issues so as to not be disadvantaged in their ability to access facilities which many of us take for granted.

The development seeks to provide assisted adult care for a range of clients with the view that the ground floor due to its level access can be used in the care of those with mobility issues (ground floor rooms can be adapted for the particular client need). The first and second floor apartments which are two bedroom allow for the ability for those to be used by clients who have sole parenting needs.

As such the development of the site for a Class C2 care facility will seek to provide residential support for adults with mobility and learning disabilities providing person centered care and support to promote independence and social inclusions for our residents. Supported living is a service designed to help people with a wide range of support needs retain their independence by being supported in their own home. People in supported living have their own tenancy and are responsible for their own bills and cost of living.

Finally, from discussions with the applicants, I can confirm that the development will not be used to house any former offenders as this is non compatible with the form of care which the development seeks to provide’