

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**PWYLLGOR CYNLLUNIO
PLANNING COMMITTEE**

**Adroddiad Pennaeth Lle a
Chynaliadwyedd
Adran yr Amgylchedd**

**Report of the Head of Place
and Sustainability
Environment Department**

23/06/2022

**I'W BENDERFYNU
FOR DECISION**

Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yna rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

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| COMMITTEE: | PLANNING COMMITTEE |
| DATE: | 23.06.2022 |
| REPORT OF: | HEAD OF PLACE AND SUSTAINABILITY |

| REF. | APPLICATIONS RECOMMENDED FOR APPROVAL |
|-----------------|--|
| PL/00765 | Change of use of former stables building to small scale brewery (retrospective) at Ysgubor, Velindre, Llandysul, SA44 5XS |
| PL/02652 | Demolition of house and build of new house, parking and associated works at Bronllys, Mountain Road, Pembrey, Burry Port, SA16 0AJ |
| PL/02659 | Retention of existing chapel living accommodation as a private dwelling house, including the extension and change of use of the existing chapel floor space into residential accommodation associated with the main dwelling (use class D1 to C3(A) dwelling house) at Union Street Chapel, Heol Undeb, Carmarthen |
| PL/03777 | Proposed swimming pool (domestic) and associated fitness facility at 4 Hendre Road, Llangennech, Llanelli, SA14 8TG |
| PL/03872 | Approval of Reserved Matters is sought for access, appearance, landscaping, layout and scale for Phase 1 of the Llanelli Wellness and Science Development, now known as Pentre Awel for the development of a Health and Wellness Hub including health, leisure, education, research and business facilities and an energy centre, along with associated public realm, open space, hard and soft landscaping, drainage, pedestrian and cycle links and parking, car parking and supporting infrastructure including mitigation and enhancement measures around the proposed Health and Wellness Hub and the perimeter of the New Dafen River, Delta Lakes at Llanelli Wellness and Life Science Village, Land at Delta Lakes, Llanelli |

APPLICATIONS RECOMMENDED FOR APPROVAL

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| Application No | PL/00765 |
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| Application Type | Full planning permission |
| Proposal | Change of use of former stables building to small scale brewery (retrospective) |
| Location | Ysgubor, Velindre, Llandysul, SA44 5XS |

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|---------------------------|----------------------|
| Applicant(s) | Jason Neale |
| Agent | N/A |
| Officer | Helen Rice |
| Ward | Llangeler (Historic) |
| Date of validation | 07/12/2020 |

Reason for Committee

This application is being reported to the Planning Committee following the receipt of more than one objection from third parties and was received prior to the recent changes in the scheme of delegation approved in February 2022.

Site

The site is located in a rural location 800m to the south west of the village of Cwmpengraig and 2.5km south west of Drefach Felindre. The site is accessed via a private access track from an unclassified road leading from Cwmpengraig to the east towards the classified B4333 highway to the west which leads to Newcastle Emlyn. The private road serves three properties in total, namely Ysgubor (application site), Crugcynfarch and Y Bwthyn Clyd. All three properties are within separate ownership. The application site itself refers to an outbuilding to the south of the residential dwelling known as Ysgubor that is referred to as former stables building.

Proposal

The proposal is retrospective in nature in that the change of use of the building into a micro brewery has already been largely completed. The changes relate to the internal structure of

the building only with no external changes proposed. It is set out on the application forms that the proposal would comprise a small operation (200 litres per week - approximately 1 barrel) with the product being sold online with the applicants delivering the beer to customers homes or at local markets. The applicant advises that there will be one delivery per week of grain.

Planning Site History

No relevant planning history.

Planning Policy

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

GP1 Sustainability and High Quality Design

H5 Adaptation and Re-use of Rural Buildings for Residential Use

H10 Home Working

TR3 Highways in Developments- Design Considerations

EQ4 Biodiversity

EP2 Pollution

TSM3 Small Scale Tourism Development in the Open Countryside

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 11](#), February 2021 and associated [Technical Advice](#) Notes (TANs) published by Welsh Government.

Summary of Consultation Responses

Llangeler Community Council – have confirmed they have no observations.

Local Member(s) - Councillor K Howell is a member of the Planning Committee and has made no prior comment.

All representations can be viewed in full on our [website](#).

Summary of Public Representations

The application was the subject of notification by way of site notice.

1 joint representation was received from 2 separate households objecting to the development on the same grounds. The objections are listed below and are grouped into those which are classed as material planning considerations and those which are not material/civil matters:

Material planning considerations

- Concerns that development would create parking pressures and increased traffic due to deliveries and visitors
- Health and safety concerns over use of a shared private road by users
- Concerns that the development would result in increased noise and nuisance for local residents.

Non material/Civil issues

- The site is now appearing on Google maps as Omni Bonum rather than its historic reference Crugcynfarch thus attracting uninvited visitors along a private access track.
- Development would reduce property values
- Concerns over public liability issues of utilising a private shared access.
- There are restrictive covenants in place which prevent use of the land other than as private dwelling house and associated access and parking and refer to restrictions on not to carry on any noisy offensive or dangerous trade which may be or may become in any way a nuisance, annoyance or danger to the owner or occupiers of neighbouring properties.
- The site is served by a shared septic tank with costs currently split 50/50, the proposal would lead to increased use of the shared septic tank.
- The development is not an additional income stream and is rather the sole income stream to support the applicants.

The non-material/civil matters raised above are noted but cannot be taken into account when determining the application.

All representations can be viewed in full on our website.

Appraisal

The main issues are considered to be whether the principle of development is considered acceptable, impact upon the character and appearance of the area, impact upon the living conditions of neighbouring residents and highway safety impacts.

Principle of development

The proposal refers to the re-use of a rural building for a commercial enterprise. Whilst there is no specific policy relating to the re-use of rural buildings for commercial purposes within the LDP, by default, Policy H5 which refers to the re-use of rural buildings for residential purposes seeks to ensure that other alternative uses are considered prior to the use of buildings to residential use. As such, in general there is a presumption in favour of the reuse of buildings within the countryside for commercial purposes subject to compliance with other material planning considerations. This stance is reflected in Technical Advice Note 23 : Economic Development which states that Local planning authorities are expected to adopt a positive approach to the conversion of rural buildings for business re-use (paragraph 3.2.1).

Impact upon character and appearance of the area

Policy GP1 along with the advice set out in TAN23 as stated above, seeks to ensure that proposals respect the character and appearance of the area and use buildings which are suitable for the use without major or complete reconstruction. In this particular case, the overall appearance of the building will remain largely unchanged, although the character of its use will be different. The use as described is intended to be of a small scale nature and given the site's location to the rear of the existing dwelling without requiring major works, it is not considered that the proposal would have an unacceptable impact upon the character and appearance of the area.

Impact upon the living conditions of nearby residents

Policy GP1 along with advice set out in TAN23 requires developments to minimise impacts upon the living conditions of nearby residents and general amenity of the wider area, and that the use of suitable planning conditions can be used to control/mitigate against such impacts. In this respect, evidently from the objections received from neighbouring properties there are concerns from neighbours regarding the impact of the development on their living conditions. This mainly relates to traffic generation, noise and smells. In terms of traffic generation, the application advises that the use would be of fairly small scale and would not include an “on-site shop” with sales being delivered by the applicants. It is however acknowledged that nearby residents have raised that there appears to have been traffic generated as a result of the development to date. On balance however, the scale of the micro brewery is limited and given that no “on-site” shop is provided it is not considered that the increase in traffic would be so significant to warrant a refusal of the application. However, the concerns of the residents are recognised and as such, it is considered necessary to ensure that traffic generated by the use is limited to deliveries only and therefore conditions are recommended to be imposed to reflect this.

With regards to noise and smell, there is a recognition that the proposal would involve a degree of noise and smell however, this is balanced against the scale of the development and its location relative to nearby residents. The nearby properties are some 50m away from the building itself albeit at an elevated position. It is considered that this distance coupled with the elevation and the overall scale of the operation, would not result in such a nuisance that would justify refusal of the application.

Highway Impacts

The application site is accessed via a private drive and concerns have been expressed regarding the level of use of this lane. However, it is considered, given the scale and nature of the intended use, that whilst there will be a slight increase in movements due to deliveries and operation of the brewery, it is not considered that the level of increase would be so significant to have an unacceptable impact on highway safety. Nevertheless, it is considered necessary to recommend conditions to ensure that the scale and nature of the development does not exceed that which has been expressed in the application submission.

Water Quality

The application site is within the River Teifi SAC Catchment area. As a result, all applications that have the potential to create additional wastewater must be assessed to ensure that it would not result in a likely significant affect on riverine SACs through increased levels of phosphates arising from additional wastewater generated by new developments. In this instance, information submitted confirms that waste from the brewing process including waste water, grain and hops are to be directing to Intermediate Bulk Containers that would act as anaerobic digesters and fertiliser storage where the waste water would be processed and turned into organic fertiliser that would then be used on the land. The applicant is committed to a zero waste process with no mineral additions added to their processing. It is therefore considered that given the processes involved and the fact the the site, including the area where the fertilizer is to be applied is more more than 40m away from the nearest watercourse and is more than 50m from the SAC boundary, the development is not likely to give rise to significant effects on the SAC.

Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

Conclusion

After careful consideration of the scheme as submitted it is concluded on balance that , having regard to scale, siting and use of an existing building that the proposal would not have an unacceptable impact upon the character and appearance of the area nor upon the living conditions of nearby residents and would not lead to an increase in traffic generation that would result in highway safety concern. The application is therefore recommended for approval subject to the imposition of the below conditions.

RECOMMENDATION - Approval

Conditions & Reasons

Condition 1

Notwithstanding the time limit given to implement planning permissions as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended) this permission, being a retrospective permission, shall have been deemed to have been implemented on 1 December 2019.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Condition 2

The development shall be carried out in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-

- 1:1250 scale Location Plan
- 1:500 scale Site Plan
- Floorplan with stated dimensions

received 5 November 2020

Reason: In the interest of clarity as to the extent of the permission.

Condition 3

No goods shall be loaded or deposited and no vehicles shall arrive, depart, be loaded or unloaded, within the application site before 08:00 or after 18:00 hours Mondays to Fridays;

before 08:00 or after 13:00 hours on Saturdays or at any time on Sundays, Public or Bank Holidays.

Reason: To limit impacts upon the living conditions of neighbouring residents in accordance with Policy GP1 of the Carmarthenshire Local Development Plan 2014.

Condition 4

All sales from the brewery shall be delivered from the site by the operator or their delivery agents. No direct sales to, or events are to be held for, visiting customers.

Reason: To limit impacts upon the living conditions of neighbouring residents in accordance with Policy GP1 of the Carmarthenshire Local Development Plan 2014.

Condition 5

There shall at no time be external storage of goods or raw materials.

Reason: To limit impacts upon the living conditions of neighbouring residents in accordance with Policy GP1 of the Carmarthenshire Local Development Plan 2014.

Condition 6

The site shall be used for as a micro-brewery defined as Class B2 of the Town and Country Planning Use Classes Order 1987 and for no other use within Class B without express permission.

Reason: For the avoidance of doubt and to exert control over the development in the interests of the living conditions of neighbouring residents and highway safety in accordance with Policy GP1 and TR3 of the Carmarthenshire Local Development Plan 2014.

Condition 7

Commercial vehicles serving the site shall be light goods vehicles only defined as being a maximum of 3.5 tonnes.

Reason: To limit impacts upon the living conditions of neighbouring residents and in the interest of highway safety in accordance with Policy GP1 and TR3 of the Carmarthenshire Local Development Plan 2014.

Notes / Informatives

Note 1

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Note 2

Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website www.carmarthenshire.gov.uk

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| Application No | PL/02652 |
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| Application Type | Full planning permission |
| Proposal | Demolition of house and build of new house, parking and associated works |
| Location | Bronllys, Mountain Road, Pembrey, Burry Port, SA16 0AJ |

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|---------------------------|----------------------------------|
| Applicant(s) | Chris Hughes |
| Agent | Darkin Architects - David Darkin |
| Officer | Zoe Baxter |
| Ward | Pembrey (Historical) |
| Date of validation | 16/09/2021 |

Reason for Committee

This application is being reported to the Planning Committee following the receipt of more than one objection from third parties.

Site

The application site comprises an existing vacant dwelling known as Bronllys, on Mountain Road in Pembrey. The site is a fairly substantial plot with the existing derelict dwelling situated fairly centrally within the site with surrounding amenity area. The site is situated in an existing residential area with residential properties and large curtilage gardens bordering the site to the north, south and east. Mountain Road borders the site to the west. The topography of the site slopes from its northern boundary to its southern boundary similar to the adjacent highway.

Existing vehicular access to the site is not clear but there is a dropped kerb to the northwest corner. The vegetation on site is overgrown. The northern boundary comprises a retaining wall with existing vegetation on top. The existing two storey dwelling on site is of traditional character and design and has fallen into disrepair.

The application site is located within the development limits of Pembrey as defined in the Adopted Local Development Plan. It is not allocated for any purpose and is outside of the Coal Authority Development High Risk Area.

Proposal

The application seeks full planning permission for demolition of the existing house and rebuilding a new house along with parking and associated works. The submitted plans show the redevelopment of the site for a two-storey detached 4-bedroom property. The original submission proposed a large linear shaped property situated along the northern boundary of the site with detached triple garage adjacent to the west. Following review of the proposal, amended plans were requested to better complement the existing development in the locality and address concerns raised regarding impact on amenity.

The latest revised plans show that the position of the dwelling has been moved further towards the centre of the site away from the northern boundary. In addition, the footprint of the property has been amended significantly with the latest plan showing a dwelling of 14.9m metres in length and 8.5m wide, plus 3m front porch (compared to 27 metres in length as originally submitted). A single storey triple garage is still proposed albeit this is clearly separated from the property and is proposed to be positioned in the northwestern corner of the site.

The proposed dwelling comprises a two-storey detached dwelling with living area, gym, boot room, toilet and 3 bedrooms at ground floor. At first floor, a large open plan kitchen, living and dining area is proposed which leads out onto a large balcony area with views to the south. At first floor, there is also a study, WC, master bedroom with ensuite and walk in wardrobe. A second smaller balcony is proposed off the main bedroom.

The design of the property includes a sloping roof which is longer to the front to provide an overhang for the front balconies. The materials proposed for the new replacement dwelling include Stone Cladding, Timber Cladding, Zinc Cladding, and Render for the external walls, with Standing Seam Zinc roof and aluminium and uPVC windows and doors. Photovoltaic panels are also proposed to be installed to the front of the roof of the property.

A retaining wall is proposed along the rear elevation of the property given the topography of the land. Beyond this a 1.8 metre hedgerow is proposed along the north and eastern boundary. The western boundary with Mountain Road is proposed to be a 1.1m stone wall with 1.2m hedgerow. A small section of land to the front southern corner of the site is proposed to be built up and incorporated into the existing garden and a retaining wall is indicated as being provided on the boundary in this corner. The site boundary to the west allows for widening of the footway to 1.8m.

Biodiversity enhancements are shown on the revised plans comprising 2 sparrow terraces and Vincent Pro bat box to be incorporated into the scheme.

Planning Site History

The site is not subject to any relevant planning history.

Planning Policy

In the context of the Authority's current Development Plan the site is located within the defined development limits of Pembrey as contained in the adopted Local Development Plan (LDP). It is not the subject of any designation or allocation in the Plan. Reference is drawn to the following policies of the Plan:-

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

SP1 Sustainable Places and Spaces
SP2 Climate Change
SP3 Sustainable Distribution- Settlement Framework
GP1 Sustainability and High Quality Design
GP2 Development Limits
H1 Housing
TR3 Highways in Developments
EQ4 Biodiversity
EP2 Pollution
EP3 Sustainable Drainage

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040](#), [Planning Policy Wales](#) (PPW) Edition 11, February 2021 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways - No objection subject to conditions.

Sustainable Drainage Approval Body – confirm site is not at risk of flooding and that separate SAB approval will be required for the development.

Head of Public Protection - No observations received to date.

Pembrey & Burry Port Town Council – recommend that if approval be granted that the building be positioned further South on the plot so as to allow for future maintenance to the rear of the property and to not infringe on the "Right to Light" at the bottom of the garden on the properties behind.

Local Member(s) - Councillor Hugh Shepardson advises that he objects to the scheme on basis of it being out of character with surrounding properties and access is not suitable on the bend of a busy road.

Local Member(s) - Councillor Shirley Matthews has made no comment to date.

Dwr Cymru/Welsh Water – No objection subject to condition.

Coal Authority – confirm the site falls within the Development Low Risk Area and there is no requirement for consultation with Coal Authority. Advise standard guidance is referred on decision.

All representations can be viewed in full on our [website](#).

Summary of Public Representations

The application was the subject of notification by way of neighbouring letters.

Representations were received from 10 households, all generally objecting, and the matters raised are summarised as follows:

- Proposed building is significantly larger than existing dwelling.
- Large scale of build does not appear proportionate to that of the plot.
- Build will only be 1 metre from boundary and sheer size will be overbearing to neighbouring properties and have an adverse impact on light and privacy.
- Development is out of keeping with surrounding properties.
- Proposal will create overshadowing and loss of light to neighbouring property and vegetable patch.
- Proposed dwelling is 30cm taller than existing dwelling.
- Loss of privacy due to proximity to boundaries.
- New development will obscure view from existing properties.
- Request that a condition is imposed to restrict working hours so that construction noise does not disturb neighbouring properties.
- Existing trees on site provide benefits for wildlife.
- Previous tree felling and bonfires on site damaged wildlife and caused air pollution.
- Method of demolition has not been clarified.
- Plans give no indication of boundaries and how the site will be made safe during and after construction.
- Concerns regarding light pollution from proposed development.
- No details provided regarding retaining wall.
- Concerns regarding construction vehicles accessing site.
- How will rain water be dealt with at the site?
- No consideration has been given to retention of existing dwelling on site.

All representations can be viewed in full on our [website](#).

Appraisal

Principle of development

The principle of residential development at the site is accepted given the existing dwelling presently on site and through the site's location within the defined development limits whereby new residential development is typically supported.

A new detached dwelling of suitable scale and design for the plot and in keeping with the character and appearance of the site is supported in local and national policy.

Impact upon character and appearance of the area

Many of the concerns raised are in relation to the character and appearance of the dwelling and adverse impact on the surrounding area. These concerns were shared by the Local Planning Authority on viewing the original plans. As a result, a number of revisions have been made to the proposed plans in order to address the comments raised. The latest revised plans received are considered to result in a significant improvement from the original

submission and whilst the proposal does comprise a larger and contemporary designed dwelling at the site, it is no longer considered to adversely impact on the character and amenity of the area. The site comprises a large plot and the replacement dwelling will have a slightly larger footprint of 35sq m increase (110sq m existing compared to 145sq m proposed) and is repositioned further to the east of the plot. Nevertheless, the siting and scale of the proposed dwelling is considered acceptable for the site and wider area.

The submitted sections show that the roof of the proposed dwelling will be slightly lower at its highest point than the ridge height of the existing dwelling. Albeit it is noted that the highest point of the roof of the replacement dwelling will be situated closer to the northern boundary than the dwelling on site, given the design of the roof. Nevertheless, it is not considered that the scale and mass of the proposal is unacceptable. There is sufficient garden/amenity space surrounding the proposed dwelling within the plot.

The materials proposed are modern and will result in a different appearance of the new dwelling compared to the existing property at the site. However, as the new dwelling is a replacement dwelling and will not be viewed alongside the existing, this is not considered to be unacceptable and Policy GP1 requires materials to be appropriate to the area. It is worthwhile highlighting that there are a number of different designs and style of dwellings in close proximity to the site and as such, the surrounding area does not have a strong particular design.

The scale and design of the proposed development following submission of revised plans is considered acceptable to the site context and character and appearance of its immediate setting, it takes account of topography and will not result in overdevelopment. It is considered to comply with the relevant criteria of Policy GP1 in relation to impact upon the character and appearance of the area.

Overbearance, Loss of Light and Privacy Impacts

A common ground of concern amongst the responses is the impact of overbearance, loss of light and privacy on neighbouring properties. The majority of objections received were based on the original submitted plans and the long linear dwelling positioned on the northern boundary. However, five further objections have been received following consultation on the latest revised plans.

The proposed site plan shows that the dwelling is situated approximately 4.4metres from the northern boundary at its closest point, to 7m in the north-eastern corner. The existing site plan shows that the existing dwelling is situated approximately 6m from the northern boundary, as such the replacement dwelling is not sited significantly closer to the northern boundary or properties beyond this than the existing dwelling at the site. It is acknowledged that the proposed garage is to be positioned in the north-western corner with the rear elevation of the garage against the northern boundary. However, given the single storey and flat roof design, coupled with the site being at a lower level, the garage is not considered to have an adverse impact in terms of overbearance or loss of light/privacy to properties to the north.

The replacement dwelling is to be situated further east within the site than the existing property and oriented at a slight angle. The roof is also designed to overhang the front balconies resulting in the highest point of the roof being on the rear elevation. Nevertheless, the highest point of the proposed roof now measures 7.1 metres, compared to 7.9m of the ridge height of the existing dwelling. Given the repositioning of the proposed replacement dwelling it will be more prominent when viewed from properties to the rear. However, at the

closest point the dwelling will be situated in excess of 18 metres from the rear elevation of properties at Ar Y Bryn. Furthermore, the application site is situated at a lower level than properties to the north with the ground rising beyond the northern site boundary. As such, there is considered to be sufficient separation distance between the proposed dwelling and existing properties bordering the site to the north.

Objections state that the sections are misleading and that gardens of properties to the rear are not sloping and instead drop down at points. The submitted sections are intended to understand the distance and finished floor levels between the application site, proposed dwelling and existing dwellings.

In terms of privacy, windows are proposed on the rear elevation of the dwelling at ground and first floor level. However, the proposal has been designed to maximise the position and views to the south with all habitable rooms generally fronting this elevation. At ground floor, windows on the rear elevation will be screened by the proposed 1.8metre boundary hedge. In addition, given the topography and land levels ground floor windows would not be afforded views beyond the site boundary. At first floor, two windows are proposed on the rear elevation and on the east side elevation. One serves an ensuite bathroom and the other the pantry, with the side window serving a walk-in wardrobe, as such, it is considered appropriate to condition these windows to be obscure glazing so as not to result in any privacy or overlooking concerns.

The distance of the proposed dwelling is considered sufficient to prevent any unacceptable impact in terms of loss of privacy, light or overbearance particularly given the change in site levels and higher levels of the properties to the rear. Whilst it is acknowledged that the proposed dwelling will be more prominent when viewed from rear garden areas of the existing properties, subject to the recommended conditions, it will not be of such a level that would adversely affect amenity or privacy levels. It is also worth reiterating that there is no right to a view and loss of a view is not a material planning consideration. The proposal is therefore considered that it will not significantly adversely impact amenity of adjacent occupiers and complies with the requirements of Policy GP1.

Biodiversity Impacts

The application has been accompanied by a Bat Survey for the existing dwelling on site and the submission has been reviewed in detail by the Authority's Planning Ecologist who has confirmed no objection to the proposal subject to further details or conditions relating to a scheme of biodiversity enhancements and external lighting at the property. Amended plans have been received showing external lighting and biodiversity enhancements as part of the development including Vincent Pro bat box and two Sparrow Terraces as recommended within the submitted bat survey. Planning Ecology have confirmed the plans are sufficient and the development should be carried out in accordance with the submitted plans.

Highway Impacts

The proposed plans involve the creation of a new vehicular access point from Heol Y Mynydd Road and dedicated parking spaces within the proposed car port and detached garage. The Proposed Site Plan also shows that the property will benefit from a substantial driveway.

The Highway Authority have reviewed the proposed plans in detail including the proposed access and parking arrangements. The response received confirms no objection to the plans

subject to conditions relating to access layout and visibility splays and retention of land for a highway improvement line. The amended plans submitted include sufficient land to widen the footway along the site frontage on Mountain Road. The latest response received from the Highway Authority confirms that the 1.8m footway fronting the site is acceptable subject to the developer entering into the usual Section 278 Agreement with the Local Highway Authority.

Flood Risk Implications/Drainage Matters

The site is located within Flood Zone 1 (as per the current Development Advice Maps (DAM)) prepared by Natural Resources Wales. New residential development is directed towards flood zone 1.

Concerns are raised by neighbours in relation to proposed surface water drainage. The submission has been reviewed by the Authority's Sustainable Drainage Approval Body (SAB) who have confirmed that separate SAB approval is required for the development in line with the new regulations. Dwr Cymru Welsh Water (DCWW) have confirmed no objection subject to condition.

Other Matters

As highlighted previously, loss of a view is not a material planning consideration and is not considered further.

Planning Obligations

The application proposes demolition of an existing residential property and new build dwelling. As such, there is no net increase in dwellings so a contribution toward affordable housing is not required.

Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

Conclusion

After careful consideration of the revised plans for the scheme along with third party comments and responses from statutory consultees it is concluded on balance that proposal for demolition and a replacement new build dwelling is acceptable. The site is located within the defined settlement limits as delineated within the Adopted LDP and within an existing established residential area.

The scale and design of the proposed development, following submission of the latest revised plans, is considered acceptable to the site context and character and appearance of its immediate setting and will not result in overdevelopment or loss of amenity

space/parking at the site. In terms of impact on neighbouring properties, this has been reviewed and whilst the proposal will result in a slightly larger dwelling, given the change in levels, separation distance and screening it is not considered to have a significant adverse impact on amenity to warrant refusal.

The application has been considered in line with relevant LDP policies and material considerations and the LPA considers that the proposed development satisfies the majority of the necessary criteria outlined above and is therefore recommended for approval subject to conditions.

RECOMMENDATION - Approval

Conditions & Reasons

Condition 1.

The development shall begin no later than five years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Condition 2.

The development shall be carried out in accordance with the following approved plans and documents:-

- Design and Access Statement prepared by Darkin Architects reference. 906 Version 01;
- Coal Mining Risk Assessment prepared by Terra Firma reference. 188405; received 8 September 2021;
- Bat Survey Report prepared by I&G Ecological Consulting reference. IG2021Bronllys; received 12 October 2021;
- Planning Statement prepared by Evans Banks Planning reference. 1393.a; received 23 December 2021;
- Site Location Plan drawing no. 008 Rev A;
- Site Block Plan drawing no. 009 Rev A;
- Existing Topographical Survey drawing no. 011 Rev A;
- Proposed Roof Plan drawing no. 012 Rev C;
- Indicative Site Section drawing no. 401 Rev D;
- Site Cross Section drawing no. 402 Rev D;
- Site Sections 2 drawing no. 403 Rev D; received 28 April 2022;
- Proposed Site Plan drawing no. 905 Rev H;
- Proposed Site Block Plan drawing no. 010 Rev H;
- Proposed Floor Plans drawing no. 102 Rev S;

- Proposed Elevations drawing no. 302 Rev U;
Received 27 May 2022.

Reason: To confirm the extent of the permission and in the interest of visual amenity

Condition 3.

The new vehicular access shall be laid out and constructed strictly in accordance with Typical Layout No. 1 (specification for which is attached to this planning permission), prior to the commencement of any other work or development. Thereafter it shall be retained, unobstructed, in this form in perpetuity.

Reason: In the interest of highway safety.

Condition 4.

Any access gates shall be set back a minimum distance of 5.0 metres from the highway boundary, and shall open inwards into the site only.

Reason: In the interest of highway safety.

Condition 5.

The means of existing vehicular accesses into the site (shown as point A and B on the plan attached to this planning permission) shall be permanently stopped up, and the public highway reinstated to the written approval of the Local Planning Authority, prior to the new means of vehicular access herein approved, being brought into use.

Reason: In the interest of highway safety.

Condition 6.

The gradient of the new vehicular access serving the development shall not exceed 1 in 10 for the first 5.0 metres from the edge of the carriageway.

Reason: In the interest of highway safety

Condition 7.

Prior to any use of the new access by vehicular traffic, a visibility splay of 2.4 metres x 43 metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the new access in relation to the nearer edge of carriageway. In particular there shall at no time be any obstruction above 0.9 metres within this splay area.

Reason: In the interest of highway safety.

Condition 8.

All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway or be disposed of, or connected into, existing highway surface water drains.

Reason: In the interest of highway safety.

Condition 9.

The new access shall be hard surfaced in a bonded material for a minimum distance of 5.0 metres behind the highway boundary, prior to any part of the development approved herewith being brought into use and thereafter maintained in perpetuity.

Reason: In the interest of highway safety

Condition 10.

Prior to the occupation of the dwelling herewith approved, the footway fronting the site shall be widened to provide a total width of at least 1.8 metres along the entire site frontage with the Heol Y Mynydd Road. This work shall be completed to the written approval of the Local Planning Authority and to the specification of the Local Highway Authority.

Reason: In the interest of highway safety

Condition 11.

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Condition 12.

Works to be carried out in strict accordance with sections 4.2, 5.1 and appendix 5, & 7 of the submitted Bat Survey Report I&G Ecological Consulting Ltd. This includes measures for bats and nesting birds. The biodiversity enhancements and external lighting shall be implemented in accordance with the submitted plans and above sections of the Bat Survey Report and retained thereafter.

Reason: To ensure necessary protection and enhancement for bats.

Condition 13.

Prior to the beneficial occupation of the dwelling hereby approved the first-floor windows on the side (east) and rear (north) elevation windows (as shown on the Proposed Floor Plan drawing no. 102 Rev S) shall be fitted with obscure glazing to a minimum of level 5 on the Pilkington index of obscurity. The obscure glazing shall then be retained in that condition thereafter in perpetuity.

Reason: In the interest of privacy and residential amenity.

Condition 14.

Prior to the beneficial occupation of the dwelling hereby approved, the boundary treatment measures shown on the submitted plans shall be in place and retained thereafter.

Reason: In the interest of privacy and residential amenity.

Notes / Informatives

Note 1.

Please note that this permission is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions which the Council has imposed on this permission will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions which require the submission of details prior to commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Note 2.

Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website www.carmarthenshire.gov.uk

- Please see the relevant responses from the Council's Sustainable Drainage Approval Body (SAB), Planning Ecology, Highway Authority, Coal Authority and Dwr Cymru Welsh Water and refer to the recommendations and advice contained therein.

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|-----------------------|-----------------|
| Application No | PL/02659 |
|-----------------------|-----------------|

| | |
|-------------------------|---|
| Application Type | Full planning permission |
| Proposal | Retention of existing chapel living accommodation as a private dwelling house, including the extension and change of use of the existing chapel floor space into residential accommodation associated with the main dwelling (use class D1 to C3(A) dwelling house) |
| Location | Union Street Chapel, Heol Undeb, Carmarthen |

| | |
|---------------------------|-----------------------------------|
| Applicant(s) | Carol Evans |
| Agent | Llangain Designs - Stephen Thomas |
| Officer | Helen Rice |
| Ward | Carmarthen Town West (Historical) |
| Date of validation | 17/09/2021 |

Reason for Committee

This application is being reported to the Planning Committee following a call-in request by Cllr Alan Speake. Members are advised that the call in request was received prior to the local elections and whilst Cllr Speake is no longer an elected member, following advice, the call in request remains applicable.

Site

The application relates to the Union Street Chapel, located on Union Street within Carmarthen Town and its designated Conservation Area. The site is located towards the end of the predominately residential terraced street but adjacent to St Marys R.C Primary School which shares its northern boundary. Its western boundary adjoins the rear boundaries of residential properties that face onto Picton Place, whilst its southern boundary faces onto 12 Union street with an access track in between leading towards a rear outbuilding.

The principal elevation of the chapel faces onto Union Street albeit set back from the highway behind a stone wall which defines the majority of its boundary with adjoining

properties. The graveyard associated with the chapel lies immediately to the south and north of the chapel enclosed by the surrounding stone wall. The chapel itself is an imposing two storey building with its gable end facing onto Union Street and extends back along the entire depth of the site with a reduced height section towards the rear.

The rear section of the building has historically been used as a two bedroom residential dwelling whereas the remaining chapel is vacant.

In recent years, a section of the boundary wall facing onto Union Street has been taken down to create a vehicular access where a pedestrian access has historically been provided. This access leads into an area which has been sectioned off from the graveyard to create an off-street parking area. Members are advised that no planning permission or conservation area consent has been granted for this element.

Proposal

The proposal seeks to retain the existing dwelling and extend into the wider church to create a larger single 4 bedroom dwelling. No external changes to the building are proposed with all existing openings retained. The works therefore are all internal with the retention of the existing residential area at the rear and extending into the main chapel to create a larger kitchen dining room, a large open plan living room with partitioned smaller rooms to create a TV lounge, office and WC on the ground floor. The proposed plans indicate that the existing pulpit would remain. The existing stairs up to the existing seating area is to be retained albeit a floor will be installed over the majority of the existing void to create space for 3 bedrooms, bathroom, a games and sewing room. A small section of the void will remain to offer views down towards the pulpit on the ground floor.

Whilst initial plans for the development included retention of the created vehicular access and off street parking area, following discussions (further details below), this has now been omitted and the proposals now include restoring the previous pedestrian access with no off-street parking proposed. A further new pedestrian access to the churchyard is also proposed.

Planning Site History

D4/23583 - Change of use of chapel house to chapel of rest, Full Granted 20/07/1993
D4/17173 - Change of use of chapel house to chapel of rest, Refused 17/02/1989

Planning Policy

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

SP1 Sustainable Places and Spaces

SP5 Housing

SP6 Affordable Housing

SP13 Protection and Enhancement of the Built and Historic Environment

GP1 Sustainability and High Quality Design

GP2 Development Limits

H2 Housing within Development Limits

AH1 Affordable Housing

TR3 Highways in Developments- Design Considerations

EQ4 Biodiversity

Carmarthenshire Supplementary Planning Guidance

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 11](#), February 2021 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways – initial objections to the proposed retention of the created vehicular access which presented highway safety concerns in terms of visibility and proximity to the nearby school have now been addressed through confirmation that this access is to be closed up and returned to a pedestrian access. As the proposal would be a less intensive use in comparison to the existing chapel and residential use, particularly in relation to parking demand/requirements no objections to the scheme are raised subject to conditions requiring the stopping up of the created access.

Carmarthen Town Council – supports the proposal.

Local Member(s) – Former Councillor Alan Speake requested that members of the Planning Committee attend a site visit as the street has a severe lack of parking and the road and footways are very narrow and any further increase in vehicles will exacerbate the present situation.

Councillor Emlyn Schiavone supports the proposal subject to public consultation.

Councillor Russell Sparks has not commented on the application.

All representations can be viewed in full on our [website](#).

Summary of Public Representations

The application was the subject of notification by way of site notice.

One representations were received objecting to the development on the grounds that a further dwelling would further exacerbate parking issues on the street.

All representations can be viewed in full on our [website](#).

Appraisal

The main considerations of this case are considered to be whether the principle of the development is acceptable, the impact of the development on the character and appearance of the area particularly the Conservation Area within which it is located, impact upon the living conditions of neighbouring properties and impact upon highway safety.

Principle of development

The site is located within the town of Carmarthen where the principle of development is considered acceptable as advocated by policies SP1, GP2 and H2 of the LDP subject to any other material considerations. Whilst the proposal would result in the loss of the chapel,

it is understood to have been unused for some time and there are other similar facilities within the wider area of Carmarthen. The proposal would however offer an opportunity to bring the building back into beneficial use and thus securing its contribution to the street scene and wider Conservation Area for the future.

Impact upon character and appearance of the area

Policy GP1 of the LDP requires developments to achieve high quality design that conforms with the existing character and appearance of the area. In this case, the proposal does not include any physical alterations to the existing building, with all the physical alterations necessary to facilitate the change of use being internal only. As such the external appearance of the building will remain unchanged and as such no concerns are raised. The building will therefore retain its existing appearance and the contribution it makes to the Conservation Area will be preserved and secured.

As referred to briefly above, it is now proposed as part of the proposals to block up the unauthorised vehicular access created through part demolition of the stone wall and reverting to the previous pedestrian access that has historically been provided. It is proposed to impose conditions specifying the need to rebuild the section of the wall demolished in stone to match the existing and to reinstate either the previous or new pedestrian gate that would replicate the previous gate in order to maintain the overall character and appearance of the site within the Conservation Area. Subject to these conditions, it is therefore concluded that the development would have a positive impact upon the character and appearance of the area and help to preserve the Conservation Area within which it is situated.

Impact upon the living conditions of neighbouring residents

Whilst there are no new openings proposed, the proposal will result in the existing windows serving habitable rooms on both the ground and first floors. However, it is not considered given the location of the side elevation habitable room windows on the first floor relative to the neighbouring residence at 12 Union Street that the proposal would result in an unacceptable impact in terms of loss of privacy or overlooking. Furthermore, given that there is an existing dwelling on the rear elevation facing onto the rear garden areas of properties fronting Picton Place, and this proposal does not change those openings, it is not considered that the proposal gives rise to any additional impacts in terms of neighbouring residents. It is therefore concluded that the development would not have an unacceptable impact upon the living conditions of neighbouring residents.

Highway safety impacts

The highway safety implications of the development has given rise to concerns from both the highway department and third parties as referred to above. A vehicular access to create an off-street parking space was created without planning permission. Whilst initial proposals sought to retain this access, the Highways Officer objected on grounds that the access did not offer the required visibility splays and given the proximity of the nearby school and use of the narrow footways, the lack of visibility splays would have given rise to highway safety concerns. Following discussions it was therefore resolved that this unauthorised access would be closed up and reverted back to being a pedestrian access only.

Evidently, this would mean that the dwelling would need to rely on on-street parking in a street that is experiencing parking congestion at present. However, in assessing this application it is necessary to take into account that the proposal is in effect an extension of

an existing dwelling, and would remove the D1 chapel use (which could also be used for other uses within the same use class e.g. clinics, creche, day nursery, museum etc without the need for planning permission). The proposal therefore results in a less intensive development than the current situation in terms of parking demand and therefore, on balance, it is considered that the proposal would not have a detrimental highway safety impact.

Planning Obligations

The proposal does not seek to create an additional dwelling but rather extend the existing residential use to provide an unique 4 bedroomed property. Given that there is no net increase in the number of dwellings proposed, it has been concluded that no financial contribution towards affordable housing is applicable in this instance in line with Policy AH1 of the Carmarthenshire LDP and the accompanying Affordable Housing SPG.

Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

Conclusion

After careful consideration of the scheme as submitted it is concluded on balance that the proposal is an acceptable form of development that safeguards the future of the building in a sensitive manner that will retain its overall character and appearance and contribution to the streetscene. The development would not give rise to unacceptable impacts upon the living conditions of neighbouring residents. Furthermore, whilst the development will rely on on-street parking, on balance, it is considered that this is acceptable having regard to the parking demand of the current dwelling and chapel/D1 use. The development is therefore considered to comply with policies SP1, SP13, GP1, GP2, AH1 and TR3 of the LDP and is recommended for approval subject to the below conditions:

RECOMMENDATION - Approval

Conditions & Reasons

Condition 1

The works hereby granted consent shall be commenced before the expiration of five years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Condition 2

The development shall be carried out in accordance with the following approved plans and documents:

- Block and Location Plan [438.03C) received 11 April 2022
- Proposed Floor and Elevation Plans [438.02] received 9 September 2021

Reason: For the avoidance of doubt as to the extent of the permission hereby granted and to secure acceptable development in accordance with Policy GP1 of the Carmarthenshire Local Development Plan 2014. Condition 3.

Condition 3

Prior to the commencement of the development hereby approved, details of the proposed closure of the created vehicular access to revert to the previous pedestrian access as detailed on the Block and Location Plan [438.03C) received 11 April 2022 shall be submitted to and approved in writing by the Local Planning Authority. The details shall include full details of the materials and finishes to be used, including details of any proposed gates/enclosures. The works shall thereafter be implemented in accordance with the approved details and prior to the first beneficial use of the dwelling as proposed to be enlarged.

Reason: In the interests of highway safety and visual amenity within the Conservation area in accordance with policies SP13, GP1 and TR3 of the Carmarthenshire Local Development Plan 2014.

Condition 4

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, amending and re-enacting that Order), no development of the types described in Schedule 2, Part 1, Classes A, B, C, D, E, G or H other than that hereby approved, shall be carried out without the written permission of the Local Planning Authority.

Reason: To exert control over future development of the dwelling to ensure that the existing character and appearance is maintained and to accord with policies SP13 and GP1 of the Carmarthenshire Local Development Plan 2014.

Notes / Informatives

Note 1

All British bat species are protected by virtue of the EC Habitats Directive, the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981. It is an offence to intentionally kill, injure, take from the wild, possess or trade any species of British bat as well as intentionally or recklessly damage, destroy, or obstruct access to any structure or place which bats use for shelter or protection and to disturb bat(s) whilst they are using such a place. If bats are encountered all works must cease immediately and contact made with Natural Resources Wales via enquiries@naturalresourceswales.gov.uk or 0300 065 3000 for further advice.

Note 2

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Note 3

Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website www.carmarthenshire.gov.uk

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| Application No | PL/03777 |
|-----------------------|-----------------|

| | |
|-------------------------|---|
| Application Type | Householder planning permission |
| Proposal | Proposed swimming pool (domestic) and associated fitness facility |
| Location | 4 Hendre Road, Llangennech, Llanelli, SA14 8TG |

| | |
|---------------------------|-------------------------------|
| Applicant(s) | S Thomas |
| Agent | McGinley's - William McGinley |
| Officer | Zoe Baxter |
| Ward | Llangennech (Historical) |
| Date of validation | 21/04/2022 |

Reason for Committee

This application is being reported to the Planning Committee following the receipt of three or more objections from third parties.

Site

The application site comprises the residential curtilage of the residential property no. 4 Hendre Road, Llangennech, Llanelli. The property occupies a large linear plot and fronts Hendre Road to the north with vehicular access obtained from Hendre Road. The property benefits from a large rear garden with plot length measuring in excess of 77 metres. Residential properties and their associated gardens/accesses border the site to the south, west and east. The area surrounding the site is predominantly residential in nature.

The site is located within the defined development limits within the Adopted Local Development Plan (LDP) but is not allocated for any use. The site falls within the Coal Authority Development High Risk Area.

Proposal

The application proposes the development of a new outbuilding comprising a swimming pool and associated fitness facility for domestic use. The building is proposed to be situated to the rear of the dwelling in the southern corner of the site. The submitted plans show the building is proposed along the southern boundary in a 'L' shaped formation. The Proposed Floor Plans indicate that the proposal will be 11.7 metres wide at the rear with depth of 7.2m to the west side and 10.35 to the east side. The building is proposed to have an eaves height of 2.7 and ridge height of approximately 3.8 metres.

The submitted layout plan shows that the building will have a large patio area to the front, to be constructed in permeable paving. Internally, the building will have a gym room with bi-folding doors on the front north elevation alongside the main room with a swimming pool and hot tub also with bi-folding doors onto the patio area. To the side will be a small shower and WC room, sauna and plant room. A single window is proposed on the south elevation for the shower and WC room, no other doors or windows are proposed on the rear or either side elevation.

The submitted plans indicate that surface water drainage will discharge to soakaway or swale catchment pond.

Planning Site History

S/30524 - CONVERSION AND EXTENSION OF EXISTING OUTBUILDING TO FORM ANCILLARY RESIDENTIAL ACCOMMODATION. ANCILLARY ACCOMMODATION TO INCLUDE: KITCHENETTE, LIVING AREA, BEDROOM AND SHOWER ROOM - Householder Granted - 16/9/2014

Planning Policy

The site is not allocated for any purpose in the Local Development Plan, the following policies are of relevance:

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

SP1 Sustainable Places and Spaces

GP1 Sustainability and High Quality Design

GP2 Development Limits

GP6 Extensions

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 11](#), February 2021 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways - No observations received to date.

Sustainable Drainage Approval Body – confirm site is not at risk of flooding and following review of the site area, latest response received confirms that SAB approval will be required for the development.

Head of Public Protection - No observations received to date.

Environmental Health Noise – re-consultation carried out following receipt of further details in relation to plant equipment.

Llangennech Community Council - No observations received to date.

Local Member(s) - Councillors Gary Jones and Jacqueline Seward have not commented to date.

Dwr Cymru/Welsh Water – no objection subject to condition.

Coal Authority – application falls under their exemption list.

All representations can be viewed in full on our [website](#).

Summary of Public Representations

The application was the subject of notification by way of neighbouring letters.

Five representations were received, four objecting and one commenting, the matters raised are summarised as follows:

- Loss of privacy
- Increased noise through parties being at the site
- Concern over flood risk and drainage
- Not in keeping with current development or appropriate for the area.
- Concern over position of plant room and noise impact of this, request for soundproofing
- Request to reposition building away from trees and shrubbery
- Carmarthenshire has zero carbon policy, and no details are provided showing how the facility is to be heated, as there are no solar panels shown suggesting it will contribute to carbon generation.
- Disturbance during the construction period.
- No detail provided for foul water disposal.
- Concern over proposed use of swale/soakaway at the site given ground conditions.
- Excavation for pool will impact on root structure of mature trees.
- Noise pollution from plant room, construction period and any parties held at the site.
- Concerns that the proposal will not only be used by residents of no. 4 Hendre Road.
- Existing mature hedge is deciduous resulting in minimal screening in Autumn/Winter months.
- Increasing height of fence is welcomed.

All representations can be viewed in full on our [website](#).

Appraisal

Principle of development, scale, design and privacy

In terms of the principle of development, the planning application proposes a single storey outbuilding and patio area, to house a swimming pool and fitness facility at an existing residential dwelling, within development limits and within an established residential area. Local Development Plan (LDP) Policy GP6 is of relevance. The policy supports residential extensions/structures where they are compatible to the size and character of the existing development and do not adversely affect the amenity of neighbouring properties. The submission states that the swimming pool and gym area is for domestic use only.

The building is fairly large with internal area of just below 100sq m and new permeable patio area to the front. However, the curtilage of the property is substantial with a plot length of circa 77metres. Bi-folding doors are proposed along the front elevation with a single window on the rear elevation. No windows are proposed on the side elevations of the outbuilding. The existing boundary fence along the western boundary is proposed to be raised in height to 2.1m alongside the proposed outbuilding and patio area. To the east, the existing mature hedgerow is unaffected by the development. As a result, the proposed outbuilding and patio area is not considered to result in any privacy implications with the outbuilding being single storey and oriented to face the host dwelling with the majority of glazing proposed on the front elevation. The single window on the rear elevation serves a WC, as such it is considered appropriate to condition this to be obscure glazing to avoid any privacy concerns.

The ridge height of the proposed outbuilding measures 3.8m and is situated between 1.7m and 2.2metres from the site boundaries. As such, it is not considered to have an adverse impact on amenity of neighbouring properties by way of overbearance or loss of privacy given the existing and proposed boundary treatments.

In terms of the impact on the host dwelling, the proposal is considered to be of suitable scale and design as required by Policy GP6. Given the size of the application site and position of the proposal it will not be visible from the street. There will be no change to the appearance of the dwelling from the streetscene as a result of the proposal.

The proposal does not impact upon the highway network, the existing driveway and garage provides sufficient area for parking.

The proposal is therefore considered to be in accordance with the objectives of policies GP1 and GP6 in terms of its scale and appearance and likely impact upon the residential amenity of neighbouring occupiers.

It is also worthwhile noting that permitted development rights allow for the creation of outbuildings, including swimming pools, to residential properties which are to be used for a purpose incidental to the enjoyment of the dwellinghouse, subject to complying with a number of criteria. An outbuilding of similar size and position could be built under permitted development rights.

Noise Implications

Concerns were raised initially regarding the position of the plant room and issues of noise associated with this. Revised plans have since been received with the plant room now situated to the front of the outbuilding and an internal access door to this room only. Details

concerning the plant equipment proposed have also been provided at the request of the Authority's Environmental Health Team. The proposed plant room will be lined with Gyproc sound board and the water pump itself will be located below ground in a contained manhole. The agent has confirmed that it is not expected to generate any sound external to the building. The water is proposed to be heated by means of an air source heat pump (details of which have also been provided) located on the front of the building. The pump has very low acoustic output. Based on the information submitted the proposal is not considered to generate noise causing an adverse impact on residential amenity of neighbouring occupiers. Re-consultation request has been sent to Environmental Health Noise.

Concerns over noise and disturbance has also been raised in relation to anticipation of parties being held at the property and the facility will not be for domestic use. A planning condition is proposed to be included on any consent granted restricting the swimming pool and fitness facility for domestic use only. Concerns are also raised over disturbance caused during construction period. It is acknowledged that some disturbance may occur during construction of the outbuilding as is expected through any building work. However, this will be for a short period only and is not considered sufficient to warrant refusal.

Carbon Generation

Third party respondents also raise concerns regarding carbon generation from the proposal. The latest information and revised plans provided confirm that an air source heat pump is to be used. Air source heat pumps are energy efficient and low carbon, air source heat pumps generate less Carbon Dioxide than many conventional heating systems.

Flood Risk and Drainage

The application site is not identified to be in the flood zone. Following review of the plans, the SAB team have advised SAB approval is required. They have no objection to the planning application. but advised further technical details are required for the proposed drainage strategy. SAB approval will be required prior to the commencement of any development. No objections have been received from Dwr Cymru Welsh Water. As such, the concerns raised by third parties in relation to drainage matters are considered to be addressed.

Planning Obligations

None

Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

Conclusion

After careful consideration of the scheme as submitted, along with responses received from third parties and technical consultees, it is concluded on balance that the proposed swimming pool and fitness facility is acceptable. The outbuilding is considered to be compatible to the scale and size of the plot and will be designed to respect the character and appearance of the existing property. The amenities of adjacent occupiers will not be adversely affected by the proposed outbuilding or patio area subject to the recommended conditions.

The proposal is in accordance with the policies of the adopted Local Development Plan and is therefore put forward with a favourable recommendation subject to the below conditions.

RECOMMENDATION - Approval

Conditions & Reasons

Condition 1.

The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.

Reason:

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Condition 2.

The development hereby permitted shall be carried out strictly in accordance with the details shown on the following plans:-

- Site Location Plan emapsite Plan;
- Section X-X;

Received 25 March 2022;

- Block Plan Revision A (29/04/22);

Received 29 April 2022;

- Site Layout Plan Revision B (17/05/22);
- Proposed Elevations Revision A (17/05/22);
- Pro Elyo Touch Heat Pump product details prepared by Astral Pool;

Received 17 May 2022;

Reason:

In the interests of visual amenity and to confirm the extent of the permission.

Condition 3.

The materials to be used in the construction of the external surfaces of the outbuilding shall be as referred on Proposed Elevations and match those used in the existing dwelling.

Reason:

In the interests of visual amenity.

Condition 4.

The swimming pool and fitness facility hereby approved shall be used for the private and incidental enjoyment of the dwelling house currently known as 4. Hendre Road and shall not be used for any commercial or business use(s).

Reason:

To clarify the nature of the development and exert control over what is granted, while also ensuring the development accords with policy GP1 of the Carmarthenshire Local Development Plan 2014.

Condition 5.

Development shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles and including on-site infiltration testing in accordance with BRE365 has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the first use of the outbuilding.

Reason:

To ensure a satisfactory drainage scheme at the site and that the proposal demonstrates improved surface water management to the development.

Condition 6.

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Condition 7.

Prior to the installation of any external lighting a detailed lighting plan, focusing on minimising lighting impacts near to proposed bat roosts and maintaining dark corridors (see Guidance Note 8 Bats and Artificial Lighting / Bat Conservation Trust and the Institution of Lighting Professionals, 2018), shall be submitted to the local planning authority for written approval.

Reason:

To ensure suitable lighting is provided at the site.

Condition 8.

Boundary trees and hedgerow should be retained as part of any future development. These should be protected whilst development takes place. A Root Protection Area for the mature oak tree on the southern boundary should be submitted to the LPA prior to the

commencement of any works and the strategy implemented as approved. This should follow the British Standard (BS5837) guidelines.

Reason:

To ensure protection of existing tree at the site.

Notes / Informatives

Note 1.

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Note 2.

Comments and responses received from consultees and third parties can be found on the Authority's website - www.carmarthenshire.gov.uk

They may also relate to other permissions or consents required or include further advice and guidance.

- Please see the relevant response from Sustainable Drainage Approval Body (SAB) and Dwr Cymru Welsh Water and refer to the recommendations and advice contained therein.

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| Application No | PL/03872 |
|-----------------------|-----------------|

| | |
|--------------------------------|---|
| Application Type | Reserved Matters |
| Proposal & Location | Approval of Reserved Matters is sought for access, appearance, landscaping, layout and scale for Phase 1 of the Llanelli Wellness and Science Development, now known as Pentre Awel for the development of a Health and Wellness Hub including health, leisure, education, research and business facilities and an energy centre, along with associated public realm, open space, hard and soft landscaping, drainage, pedestrian and cycle links and parking, car parking and supporting infrastructure including mitigation and enhancement measures around the proposed Health and Wellness Hub and the perimeter of the New Dafen River, Delta Lakes, Llanelli |

| | |
|------------------------|--|
| Applicant(s) | Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen SA31 1JP |
| Agent | Ms Natalie Queffurus, Ove Arup and Partners Ltd, 4 Pierhead Street, Capital Waterside, Atlantic Wharf, Cardiff CF10 4QP |
| Case Officer | Rob Davies |
| Ward | Glanymor |
| Date registered | 11/04/22 |

Reason for Committee

This application is being reported to the Planning Committee as the County Council is the applicant and has a significant financial interest in the application.

Site

The application site forms part of a wider site which has been identified and granted outline planning permission for the Pentre Awel (Llanelli Wellness and Life Science Village) development. The site under consideration as part of this submission relates to Phase 1 of the wider development.

The land in question, which is part of a site historically known as land at Delta Lakes, is located approximately 2km south of Llanelli town centre and can be accessed via an existing roundabout off the B4304 coastal link road at Machynys to the south of the site. The B4304 effectively forms the southern boundary of the application site and beyond which to the south lie relatively recent residential developments at Machynys West and Pentre Nicklaus, with the Machynys Golf Club located further to the southeast. There are long standing pending planning applications for an Eco Park and further residential development on land to the

southeast of the site. The more traditional residential areas of south Llanelli are located to the north and east of the site

The Millennium Coastal Park, a significant recreation and tourist resource and key walking and cycling route (National Cycle Route & Wales Coastal Path) is located in close proximity to the south, whilst the intertidal area and sea body beyond comprises the Carmarthen Bay and Estuaries European Marine Site (CBEEMS). Three marine Natura 2000 sites together form the European Marine Site – Carmarthen Bay and Estuaries Special Area of Conservation (SAC), Carmarthen Bay Special Protection Area (SPA) and Burry inlet SPA and Ramsar site.

The road towards the east of the site is known as The Avenue and runs in a northerly direction linking the coastal link road via New Dock Road/Station Road with the town centre to the north. The main railway station is approximately 1km to the north of the site. Existing employment related uses including the Delta Lakes Enterprise Centre are located adjacent to the south-eastern boundary of the application site and are accessed via The Avenue. On the opposite side of The Avenue lie a variety of uses including a doctor's surgery, Lidl supermarket store, a Brain Injury Rehabilitation Centre and existing housing. The site includes two Public Rights of Way which connect between The Avenue and extend through part of the application site.

Northumberland Road runs to the north of the site and connects The Avenue at the northeast corner, with the B4304 link road to the southwest. Northumberland pumping station, a strategic Dwr Cymru/Welsh Water sewerage asset is located beyond this road to the north. The former Draka copperworks site is located further to the north, part of which now accommodates the new Pen Rhos primary school. A large industrial works is located to the northwest of the site beyond a mature landscaped bund, and is accessed via the road that forms the western boundary of the outline application site.

The extent of the site previously granted outline planning permission extended to some 23ha in total and included the large standing water body known as the New Dafen River that occupies a relatively central position within the site. Excluding the water body itself, the remaining 18.6ha consisted of existing vacant brownfield land previously associated with the heavy industry and manufacturing that occupied the Llanelli coastline historically. The southern coastline of Llanelli is renowned for its docks and industrial history, which included a range of industries including brick works, clay mills, coal yards, tin plate works, sawmills, iron foundries and chemical works with supporting workers housing. The area had an extensive network of railways, tramways and docks.

The site was cleared over 20 years ago to facilitate and encourage commercial development with only a few remaining man-made features including a historic dock wall. The B4304 coastal link road was constructed in the 1990's to improve connectivity and facilitate the wider regeneration of the area. A sluice gate at the western end of the New Dafen River dams the flow of water forming a permanent water body on the site. Beyond the sluice gate the water body flows into the estuary via the Lliedi River. The Afon Dafen is largely culverted to the eastern side of the lake apart from one open element. An internal road network was created within the site many years ago to facilitate development however as will be seen this arrangement is to be altered as part of the proposed development to optimise development potential. Further access points into the wider site will be required to bring forward future phases.

Some engineering works to raise levels to 6.9m AOD and the construction of a foul pumping station have been undertaken to the eastern part of the outline application site historically.

The wider site is largely flat, typically between 6.8m and 8.0m AOD, whilst made ground is anticipated across the whole site due to the site's historic uses. The geotechnical desk study indicates that the general ground conditions consist of made ground overlying relatively impermeable estuarine alluvium. There is a small area of mixed woodland to the north-western side of the lake whilst wetland vegetation is featured along most of the water's edge. Japanese knotweed is present on parts of the wider site.

A number of large Dwr Cymru/Welsh Water drainage sewers are located within and around the site, connecting into Northumberland PS to the north. A significant sewer which runs along the eastern and southern edges of the lake is known to require an easement to be agreed with Dwr Cymru/Welsh Water. The submission of a scheme for its protection is required by virtue of one of the conditions imposed on the previous outline planning permission.

As already noted, the application site subject of this Reserved Matters submission only forms part of the wider site granted outline planning permission under S/36948, and represents Phase 1 of the Pentre Awel development. It extends to some 13.4ha in area inclusive of the New Dafen River waterbody and includes land to the immediate north and east of the existing main access road in off the B4304. The extent of the application site also includes land surrounding the outer edges of the lake which as will be seen have been included to facilitate wider landscaping, ecological enhancements, public realm, and permeable connections into the site from the north. Phase 1 is centrally located within the wider site and demonstrates a largely flat topography.

Proposal

Background

Outline planning permission with all matters reserved for the Pentre Awel development was granted on the 6th August, 2019 under planning application reference S/36948. The outline permission established the principle of a Wellness and Life Science development on the wider site, a development led by Carmarthenshire County Council in partnership with key stakeholders, and which adopted an integrated approach by providing a range of health-related facilities in one place. The scheme is a named project in the Swansea Bay City Region Deal and will result in significant investment into the area.

Some of the key elements of the scheme included a leisure hub (including a new leisure centre for Llanelli); a community health hub (including the Institute of Life Sciences) which provided for community healthcare, business and research development, education and training; a business expansion centre linked to research development in the Institute of Life Sciences; and a range of assisted living accommodation.

The outline submission also placed significant emphasis on the landscape strategy for the site, as health and wellbeing are influenced by the environment. It was acknowledged that due to the scale of the development that it would be delivered in phases over a number of years.

It was also noted at outline stage that there was a broader vision for the development which included the aforementioned Eco Park and housing, but also a wellbeing hotel. These elements did not form part of the outline application and are to be proposed to the southern side of the coastal road.

A significant amount of supporting information was provided with the outline planning application including an Environmental Statement (ES). This ES was provided in line with a scoping opinion issued by the Council at the time, and assessed in detail the construction and

operational impacts of the proposed development. The ES was informed by numerous reports and surveys and was assessed in detail by the LPA and relevant statutory consultees.

The current application pursuant with Condition 3 of the outline planning permission seeks reserved matters approval for **access, appearance, landscaping, layout** and **scale** for Phase 1 only of the Pentre Awel development. Phase 1 relates to the development of a Health and Wellness Hub including health, leisure, education, research and business facilities and an energy centre, along with associated public realm, open space, hard and soft landscaping, drainage, pedestrian and cycle links and parking, car parking and supporting infrastructure including mitigation and enhancement measures around the proposed Health and Wellness Hub and the perimeter of the New Dafen River.

It is important to note that the principle of the proposed development has already been established by the granting of outline planning permission. As part of the consideration of this application the Local Planning Authority is only being asked to consider matters of detail referred to as the “reserved matters”.

Current Reserved Matters Submission

The Design and Access Progress Statement submitted with the Reserved Matters submission which explains the Design Evolution of the scheme explains that a ‘one building solution’ is proposed for the Health and Wellness Hub. It goes on to explain that there are three key design drivers: 1. Sustainable development – aim of reducing embodied and operational energy where feasible; achieving BREEAM excellent as a minimum or potentially BREEAM outstanding; reduction in carbon emissions and energy consumption 2. Daylight – maximising natural light through glazing and rooflights whilst avoiding overheating and also achieving natural ventilation 3. Landscape - integrate inside and out.

It is explained that the building design needs to ensure that the functional and operational requirements of end users are met. The wet and dry sports elements of the hub building have highly specific requirements whilst a flexible and adaptable approach is needed for the healthcare, research, business and education elements of the scheme.

The submission goes on to explain that the design of the built form has adopted a ‘Street Concept’. This allows for a one building solution with an internal shared space but at the same time allows for each respective element be it leisure, health or education/business to have its own space. The central street arrangement, which effectively represents the internal shared space can provide a central café and areas to stop and sit, and will have the various use elements of the scheme accessed off from it. Certain uses can adopt a shop front type concept allowing visitors to see into the uses from the street itself creating a legible arrangement. The external courtyards proposed are designed to allow the landscape to penetrate inside and out, and also seek to break up the scale and massing of the one building solution.

Phase 1 would occupy a footprint of 11,000sqm with a cumulative floor area extending to approximately 21,759sqm in total, inclusive of the wellness, health, education, business development, hub / street and ancillary uses. It comprises 5no. two and three storey interconnected buildings inclusive of the Energy Centre connected by the aforementioned enclosed street. The buildings are referred to as follows: -

Building A – Wet Sports

This includes the main and learner swimming pools, a 224no. spectator seating area, hydrotherapy pool and associated changing facilities. This is the only part of the built form that

has a part basement area required in association with the proposed swimming pools and required plant.

Due to its tapered east elevation, the width of this building ranges from approximately 54.3m at its southern extent to 36.4m at the northern elevation fronting the lake. It extends to approximately 51m in depth. It has a staggered roof design including both flat roof and mono pitch designs circa 10-11.5m in height. Single storey full height glazing (2.5m) would be provided surrounding the pool areas providing connections to the wider landscape overlooking the New Dafen River. Upper external sections of the façade would include an aluminium rainscreen. At the eastern elevation, Building A would include a grey brickwork façade with louvered doors/panelled access points for the maintenance of plant appurtenant to the wider operations of Building A.

Building B – Education and Business Development

This consists of the central atrium, commercial, education, business development and associated waiting areas. The education and business development aspects are to be delivered as a shell and core flexible space to meet demands of future tenants.

This element comprises the three storey centrally located aspect of Phase 1. The northern elevation of Building B consists of three elements including a centrally glazed atrium area measuring 10.1m in width, and would be recessed by approximately 19.4m from the principal north elevation. The cumulative width of the north elevation is 37.3m with a total height of 13.6m (inclusive of balustrade installation). This building does include elements of roof plant equipment that measure a total height of 16.3m however these are to be set back considerably from north and screened by louvres.

Building B would measure approximately 46.6m and 47.8m in depth at the northeast and northwest wings respectively. Central eastern and western elements of Building B would provide connections to 'the street' and the adjacent Buildings D and E. Each would measure 23.8m and 26.8m in width respectively and demonstrate a flat roof height consistent with the wider Building B design.

The development would include 7no. rows of roof lights to the central atrium area and 170no. solar PV panels would be installed below the parapet height of Building B to enhance sustainable design whilst minimising visual intrusion.

The ground floor northern elevation would be predominantly comprised of full height glazing (3m in height), with a grey brickwork façade extending to the roof height. Full height glazing within the central element of Building B would provide natural light to the atrium and street areas, providing connections to the wider lakeside landscape.

Building C – Dry Sports

This consists of eight sports courts, fitness suite and dance/spin studios, associated changing rooms and general offices.

This aspect of the proposed development would have a maximum width of approximately 54m and depth of 55.8m. Building C demonstrates a flat roof structure and parapet perimeter measuring approximately 9.5m to the ridge, with additional external plant extending to 12.3m. The northern wraparound flat roof structure above the 636m² fitness suite would measure approximately 9.5m in height.

Building C would have a material palette comprising of full height windows to the ground floor northern elevation (3m in height) with an aluminium rain screen above. The remainder of the building structure would comprise a grey brickwork façade, grey metal panelling, glazed and louvered doors and aluminium rainwater goods. Building C would have a flat roof structure to the whole building with elements of external plant proposed to be screened by metal weather louvres. The proposed development seeks to optimise solar gain through the installation of 456no. solar PV panels below the parapet level of the flat roof, in the interest of achieving sustainable design principles while minimising visual intrusion on the lakeside landscape.

Building D – Clinical Delivery and Research Centre

This element of the proposed development includes the Clinical Delivery Unit (CDU) and Clinical Research components of the development. A range of accommodation is proposed designed to provide flexible, state of the art healthcare and medical research, serving outpatients, supporting the expansion of telemedicine across the region and promoting medical innovation. The DAS lists the potential clinical uses as follows: health technology; occupational health; audiology; primary care; community pharmacy; therapy; range of assessment, consultation and treatment rooms.

Building D would be split into two arms (east and west). The eastern arm would measure approximately 46.6m in width and 15.7m in depth. The proposed eastern arm would measure 13.6m in height to the second-floor flat roof structure (inclusive of balustrade installations) and 16.3m to externally roof mounted plant which would be visually screened through a louvered design. A total of 90no. solar PV panels would be installed upon the flat roof due to the elevated position in which they would not be overlooked by internal occupants.

The western arm would comprise a two-storey building 9.6m in height (inclusive of balustrade installations) and is proposed to benefit from a biodiverse brown sedum roof extending to 365m² in area, visible to occupants of the eastern arm and providing visual and water attenuation benefits. The proposed western wing would measure 44.8m in width and 15.7m in depth and is proposed to connect to the wider street of Phase 1 to the east.

Building D is proposed to have a material palette consistent with the wider Pentre Awel Phase 1 development, comprising a grey brickwork facade, grey insulate solid ground floor panels, full height glazing at the ground floor areas (3m in height), widened disability doors appurtenant to CDU users and aluminium rainwater goods.

Building E – Business Development and Education, and Energy Centre

Similar to Building B, the education and business development aspects are to be delivered as a shell and core flexible space to meet demands of future tenants. The Energy Centre is to include Air Source Heat Pumps and back up boilers.

Similarly, to Building D, Building E comprises two arms (east and west), intended to provide symmetry to the built form of the scheme. The eastern arm would incorporate the Energy Store, necessitating a material palette which is in keeping with the quality design aspirations of the site and utility needs / functions of the building. The eastern arm would measure 60m in depth at ground floor level (inclusive of the Energy Centre) and 38.4m in depth at first floor level. The protruding ground floor element would measure 3.0m in height and demonstrate a louvered design. The two-storey element would incorporate a grey brickwork façade, grey panelled, full height windows at ground floor level and aluminium rainwater goods. The structure would measure 9.5m in height (inclusive of balustrade installations) and incorporate an external flue extending 8.2m from ground level appurtenant to the Energy Centre.

The western arm of Building E would measure approximately 39.2m in depth and 15.2m in width. The development would span three storeys and would extend to 13.6m in height (inclusive of balustrade installations) and 16.3m in height to roof mounted plant. The roof mounted plant is again recessed and screened by a louvered design. Building E would incorporate materials such as a grey brickwork façade, grey metal panelling, full height ground floor windows, louver panel doors and aluminium rainwater goods.

The Reserved Matters submission explains that the aforementioned individual components are interconnected through a series of internal streets, core accesses and multi storey glazed atrium areas, designed to harness views of the New Dafen River.

The DAS explains that detailed consideration has been given and acoustic design taken place to ensure acceptable internal noise levels for specific uses within the building are achieved. Some of the uses proposed are more noise sensitive than others. As such use is made of sound absorbing finishes, sound insulation if needed, trickle vents to windows, and attenuation to external plant.

The Finished Floor Levels of the proposed development (with the exception of the basement area below the main pool) are to be approximately 7.65m AOD, therefore exceeding the extreme tide levels of 6.96m AOD.

In terms of access, Phase 1 incorporates the principal vehicle access from the southern B4304 roundabout with an internal access road serving a southern car park and turning area to the east of the built development. Provision is made along the internal access road for bus drop off areas with appropriate shelter and delivery bays and turning areas. The car park accessed via an internal mini roundabout can accommodate 313 spaces including 29 standard electric vehicle bays and 30 accessible bays including 4no. accessible electric vehicle bays. Provision is also made for 10no. motorcycle parking spaces and a 164-space covered cycle parking area for visitors and employees. The proposed access arrangement does not impinge upon the existing foul pumping station to the eastern boundary of Phase 1, and access to this pumping station is provided off the aforementioned internal mini roundabout.

The majority of the Phase 1 development would be located upon the southern boundary of the lake system and as noted later on in this report would incorporate significant soft landscaping, ecological enhancement planting and installations, perimeter track with bins and benches and integrated green and blue infrastructure fronting the internal road network and carpark.

The proposed layout for Phase 1 makes provision for 3no. pedestrian access points to the northern side of the lake. The link that runs along the eastern part of the lake to the northeast corner of Phase 1 is an existing public right of way which is proposed to be enhanced to form a combined footway and cycleway.

Condition 25 of the original outline planning permission sought to ensure that suitable crossing points on the B4304 link road are provided to cater for the proposed development. This condition required the final scheme to be submitted for approval and subsequently implemented prior to the beneficial occupation of Phase 1 or 2.

In terms of landscaping, as alluded to above, the submission includes a comprehensive hard and soft landscaping proposal around the proposed built form and also landscaping around the perimeter of the central lake system including the inclusion of an ecological buffer. A comprehensive planting scheme is proposed throughout the Phase 1 area, including the

northern boundary abutting Northumberland Road. The centrally located waterbody is included to form the basis of the lakeside landscape-led proposal, a key vision set at outline planning stage.

Conditions imposed on the outline planning permission required the submission of a significant amount of landscape and ecological related information either with the reserved matters submission or via separate discharge of condition submissions. In this regard, a Landscape and Ecology Management Plan (LEMP) and Landscape Design Scheme (LDS) have been produced.

It is explained within the submission that the Landscaping scheme proposed has been designed to take full advantage of the natural site and landscape context of the New Dafen River, whilst providing essential ecological mitigation identified in the Environmental Statement submitted at outline planning stage. It has also been designed to contribute towards the key well-being objectives of the Pentre Awel development through assimilating and harnessing landscapes and providing sensitively designed external areas.

The Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP) confirm the protection measures which would be provided to retain and safeguard on-site arboricultural assets, however due to its 'made' and brownfield nature there is currently limited interest in this regard. The aforementioned LEMP also sets out the management and maintenance aspects of the designed landscape.

The proposed planting plans submitted with the Reserved Matters submission indicate that a significant number of specimen trees are proposed within the Phase 1 area, in addition to comprehensive hedgerow planting, ornamental shrubs and planting mixes. Phase 1 would incorporate a planting mix inclusive of wildflower planting, amenity grassland, perennial shrubs and rain gardens. A significant area is provided for meadow management in Phase 1, whilst the rain gardens are interspersed within sensory gardens. It is explained that the rain gardens which are proposed to the south of the built form have a multi-purpose in terms of landscaping, biodiversity enhancement and attenuating stormwater drainage from the hardstanding walkways and car parking areas.

The submission indicates that the landscape proposals for Phase 1 have been designed and informed by the requirements to provide suitable ecological mitigation and enhancement, with provision made for both terrestrial and aquatic habitat features. Such measures include, but are not limited to:

- Enhancement of existing riparian vegetation and creation of additional riparian habitat for otter and water voles using pre-established coir rolls;
- The planting of trees and shrubs for nesting birds;
- The creation of species-rich grassland and areas of bare ground for reptiles and invertebrates;
- Provision of artificial otter holts and kingfisher nests;
- Installation of bird and bat boxes within woodland areas;
- South facing banks and habitat piles for reptile and invertebrates; and
- Ecological planting buffer zone of 8m surrounding the lakeside perimeter

In terms of hard landscaping, a mixture of materials are proposed to tie the built infrastructure into the landscape, including a buff-coloured asphalt around the perimeter track and a combination of concrete paving slabs and golden asphalt to the northern elevation of the facility to the southern lake approach. They have been designed with a continuous surface level suitable for those with impaired mobility. Proposed street furniture installations including

concrete benches with timber finishes, solid timber benches, refuse bins and cycle stands (164no.).

The Reserved Matters submission has also been accompanied by external lighting proposals to ensure that all public areas are appropriately illuminated whilst also being mindful of site sensitivities in terms of ecology. Condition 29 of the original outline requires the submission of such detail in the interests of minimising disturbance to protected species and to minimise light pollution. A separate Discharge of Condition submission will be made in this regard also.

The submitted External Lighting General Arrangements Plan indicates that it is proposed to include 12no. 8m tall twin and 15no. single streetlights within the car parking area providing suitable illumination of the area. Similarly, 13no. 8m tall streetlights would be provided along the internal access road from the B4304, with the majority located upon the southern T-junction and internal roundabout to ensure appropriate visibility for road users. Additionally, 2no. streetlights would be provided either side of the pedestrian crossing connecting the car parking area to the southern elevation of Building B to ensure appropriate visibility of pedestrians.

The proposed built aspects of the development (Buildings A-E) would include 48no. wall mounted forward throw lighting installations at a 3.5m height. It is explained that the proposals would ensure suitable illumination of external areas such as southern sensory gardens, service yards / delivery points and recessed entrances such as the northern and southern elevations of Building B. Further lighting to southern boundary of the lake and landscaped areas would include 16no. 4m tall post top luminaires with a symmetrical distribution which have been identified to reduce unacceptable light spill within landscaped areas with high ecological sensitivity.

The Reserved Matters submission explains that the lighting proposals to the northeast and eastern part of the central lake have been carefully considered to optimise public safety without giving rise to unacceptable impacts on ecological receptors within the buffer zone. The External Lighting General Arrangement Plans, indicates that lighting would be installed at the northeast access to the Phase 1 area. The External Lighting Performance Specification confirms that each installation would provide downward directional lighting to avoid unacceptable light spill. Notwithstanding the careful consideration of installations, each installation around the perimeter with the exception of eastern installations, would be directed away from the lake system to avoid impacts on the riparian habitat buffer zone.

In terms of drainage, surface water is proposed to outfall via a single point of discharge to the New Dafen River as agreed at outline planning stage. Rain gardens covering an area of approximately 2km² across the Phase 1 area, along with a brown roof installation are proposed to attenuate and treat storm water flows before discharging into the proposed primary surface water drainage network. A separate Discharge of Condition submission for Condition 28 of the outline planning permission will be needed which relates to surface water drainage.

Foul flows are proposed to be conveyed eastwards to the existing PS which will then pump up to Northumberland, and from there to Llanelli WwTW. Some apparatus on Phase 1 will need to be upgraded in accordance with the requirements of Condition 40 of the outline planning permission.

The Reserved Matters submission was originally accompanied by the following information:-

- Completed Application Forms
- Cover Letter

- Reserved Matters Planning Statement
- Design and Access Progress Statement (8 Parts)
- Assessment of Scheme Against Environmental Statement Mitigation Report
- Report outlining the Additional Ecological Surveys Undertaken Since Outline Consent
- Arboricultural Impact Assessment
- Arboricultural Method Statement & Tree Protection Plan
- Tree Survey Report
- Drainage Statement
- Site Location Plan
- Existing Site Plan
- Proposed Site Plan
- Basement General Arrangements Plan
- Ground Floor – General Arrangements Plan
- First Floor – General Arrangements Plan
- Second Floor – General Arrangements Plan
- Third Floor – General Arrangements Plan
- Roof Plan – General Arrangements Plan
- Building A – Elevations 1 of 2
- Building A – Elevations 2 of 2
- Building B – Elevations 1 of 3
- Building B – Elevations 2 of 3
- Building B – Elevations 3 of 3
- Building C – Elevations 1 of 2
- Building C – Elevations 2 of 2
- Building D – Elevations 1 of 2
- Building D – Elevations 2 of 2
- Building E – Elevations 1 of 2
- Building E – Elevations 2 of 2
- Site Sections
- Site Elevations
- Roof Types 3D View
- Landscape Masterplan
- Landscape General Arrangements 1 of 3
- Landscape General Arrangements 2 of 3
- Landscape General Arrangements 3 of 3
- Landscape Sections 1 of 2
- Landscape Sections 2 of 2
- Planting Plan 1 of 3
- Planting Plan 2 of 3
- Planting Plan 3 of 3
- Landscape Constraints Plan
- Landscape Maintenance and Management Responsibility Plan
- Landscape Management Plan
- Habitat Protection Zone Plan
- External Lighting Parameter Plan
- External Lighting Isolux Results
- External Lighting – General Arrangements Plan 1 of 2
- External Lighting – General Arrangements Plan 2 of 2
- External Lighting – Performance Specification (Luminaire Schedule)

During the course of the application process the following, mostly revised, but also additional information was received:-

- Ecological Mitigation and Enhancement Plan
- Revised Proposed Site Plan
- Revised Landscape Masterplan
- Revised Landscape General Arrangements 1 of 3
- Revised Landscape General Arrangements 2 of 3
- Revised Landscape General Arrangements 3 of 3
- Revised Planting Plan 1 of 3
- Revised Planting Plan 2 of 3
- Revised Planting Plan 3 of 3
- Revised Landscape Constraints Plan
- Revised Habitat Protection Zone Plan
- Revised External Lighting Parameter Plan
- Revised Lighting Isolux Results Plan
- Revised External Lighting General Arrangements Plan 1 of 2
- Revised External Lighting General Arrangements Plan 2 of 2
- Revised Landscape Management Plan

It is also worth noting that separate to this Reserved Matters submission, the LPA has received a number of discharge of condition applications that seek permission to discharge relevant pre-commencement conditions on the original outline planning permission. These submissions and their current status are referred to in the following Planning History section. Further discharge of condition submissions will also be made in due course.

Planning Site History

PL/03877 – Discharge of Conditions 5 (Written Scheme of Investigation), 27 (Ecological Clerk of Works), 31 (Landscape Environmental Management Plan), 32 (Buffer Zone Scheme), 34 (Landscape Constraints Plan), 36 (Landscape Design Scheme) and 38 (Landscape Maintenance and Management) of S/36948 (Wellness and Life Science Development) relating to Phase 1 only of the Outline planning permission S/36948 – Awaiting Decision

PL/03719 - Non-Material Amendment to S/36948 - Condition 6 (Coal Investigations) - Full Granted - 28/03/2022

PL/03370 - Discharge of Conditions 6, 7 and 12 on S/36948 (Geotechnical and Geo-Environmental Desk Study, Contamination Preliminary Risk Assessment, Piling and Foundation Designs) - Awaiting Decision

PL/03216 - Non-material amendment to the approved Phasing Plan to realign the proposed phases following the detailed design process for Phase 1 and an update to Condition 4 of outline planning permission S/36948 to refer to the updated Phasing Plan submitted in supp - Non-Material Amendment Granted - 15/12/2021

S/37088 - DISCHARGE OF CONDITIONS 9 (VERIFICATION REPORT), 22 (TRAFFIC CALMING MEASURES) AND 23 (TRAVEL PLAN) OF S/31915 - Discharge of Planning Condition Granted - 16/4/2019

S/38049 - DISCHARGE OF CONDITION 27 ON S/31915 (FLOOD MANAGEMENT PLAN) - Discharge of Planning Condition Granted - 10/12/2018

S/35410 - VARIATION OF CONDITION 3 & 14 (SURFACE WATER DRAINAGE & ARCHAEOLOGICAL WORK) - VARIATION OF PLANNING CONDITION GRANTED 18/05/2017

S/35409 - DISCHARGE OF CONDITIONS 4, 5, & 6 OF S/26070 - DISCHARGE OF PLANNING CONDITION GRANTED 12/05/2017

S/35394 - VARIATION OF CONDITION 10 (BUFFER ZONE MANAGEMENT) AND 11 (JAPANESE KNOTWEED) - VARIATION OF PLANNING CONDITION GRANTED 18/05/2017

S/35087 - DISCHARGE OF CONDITION 8 (WATER VOLE SURVEY REPORT) OF PLANNING PERMISSION S/34497 - DISCHARGE OF PLANNING CONDITION GRANTED 28/02/2017

S/34940 - DISCHARGE OF CONDITION 7 OF S/34497 - DISCHARGE OF PLANNING CONDITION GRANTED 03/02/2017

S/34515 - CONSTRUCTION OF A NEW 1.1KM BELOW GROUND TRUNK STORM WATER SEWER, PLUS 7 NO. LAUNCH AND RECEPTION SHAFTS BETWEEN THE JUNCTION OF STATION ROAD AND LAKEFIELD ROAD AND THE DCWW NORTHUMBERLAND SEWAGE PUMPING STATION (SPS) SITE. CONSTRUCTION OF A NEW BELOW GROUND STORM WATER SEWER SPUR OFF THE PROPOSED STATION ROAD TRUNK SEWER FOR CONNECTION FROM THE FUTURE ASDA PHASE 2 SCHEME, PLUS ASSOCIATED AT GROUND LEVEL MANHOLE COVERS. STORM SEWER TO BE LOCATED APPROXIMATELY BETWEEN SHAFT 2 STATION ROAD AND RECREATIONAL LAND TO THE NORTH OF ANN STREET APPROXIMATELY. CONSTRUCTION OF A NEW BELOW GROUND STORM WATER SEWER SPUR OFF THE PROPOSED STATION ROAD TRUNK SEWER FOR CONNECTION FROM THE FUTURE EMMA STREET SCHEME, PLUS ASSOCIATED AT GROUND LEVEL MANHOLE COVERS. STORM SEWER TO BE LOCATED APPROXIMATELY BETWEEN THE SHAFT 3 AND THE HOME BARGINS CAR PARK. CONSTRUCTION OF NEW ACCESS SPUR TO SHAFT 5 IN YSGOL PENRHOS SCHOOL SITE. IMPROVEMENTS WORKS AT THE EXISTING DCWW NORTHUMBERLAND SPS, INCLUDING THE PROVISION OF A NEW STORM WATER PUMPING STATION, ASSOCIATED ACCESS TRACK AND MCC KIOSK. CONSTRUCTION OF A NEW 160M BELOW GROUND STORM SEWER OUTFALL PIPE BETWEEN THE NORTHUMBERLAND SPS AND THE PROPOSED DISCHARGE OUTFALL STRUCTURE AT THE NORTHERN BANK OF THE NEW RIVER DAFEN BALANCING POND - CLOPUD - APPROVAL 26/10/2016

S/34497 - PROPOSED DEVELOPMENT OF A STORM WATER SEWER OUTFALL, PLUS ASSOCIATED ENGINEERING OPERATIONS, TO PROVIDE A SUITABLE DISCHARGE POINT FOR THE STATION ROAD STORM WATER SEWER IMPROVEMENT SCHEME, INTO THE NEW DAFEN RIVER BALANCING POND - FULL GRANTED 03/11/2016

S/33499 - QUAYSIDE LANDSCAPING WORKS - AMENDMENT TO LANDSCAPING SCHEME PREVIOUSLY APPROVED UNDER PLANNING REFERENCE S/19221 DATED 07/10/10 - FULL GRANTED 07/06/2016

S/33422 - DISCHARGE OF CONDITIONS 7 (SITE INVESTIGATION SCHEME AND RISK ASSESSMENT) AND 8 (REMEDATION STRATEGY) OF PLANNING PERMISSION S/31915 (APPROVED 22.01.2016) - DISCHARGE OF PLANNING CONDITION GRANTED 02/11/2016

S/33322 - DISCHARGE OF CONDITION 25 OF S/31915 (SURFACE WATER SCHEME) - DISCHARGE OF PLANNING CONDITION GRANTED 22/11/2016

S/33300 - DISCHARGE OF CONDITIONS 15 - POLLUTION PREVENTION PLAN; 16 - CONSTRUCTION MANAGEMENT PLAN; 21 - DUST MANAGEMENT PLAN OF S/31915 - DISCHARGE OF PLANNING CONDITION GRANTED 30/06/2016

S/33299 - DISCHARGE OF CONDITIONS 3 - EXTERNAL PLAY AREA; 5 - ECOLOGICAL MANAGEMENT & MAINTENANCE PLAN; 28 - WRITTEN SCHEME OF INVESTIGATION OF S/31915 - DISCHARGE OF PLANNING CONDITION GRANTED 10/03/2016

S/31915 - PROPOSAL FOR A 420 PLACE PRIMARY SCHOOL AND 60 PLACE PRE-SCHOOL NURSERY AND CARE PROVISION FOR 2 - 3 YEAR OLD CHILDREN WITH ASSOCIATED PLAYING FIELDS, OUTDOOR LEARNING AREAS AND PARKING PROVISION - FULL GRANTED 22/01/2016

S/29706 - DISCHARGE OF CONDITION NO. 9 OF PLANNING PERMISSION S/26070 - DISCHARGE OF PLANNING CONDITION GRANTED 21/03/2014

S/29705 - DISCHARGE OF CONDITION 7 OF PLANNING PERMISSION S/28446 - DISCHARGE OF PLANNING CONDITION GRANTED 21/03/2014

S/29090 - DISCHARGE OF CONDITIONS 2, 3 AND 4 OF PLANNING PERMISSION S/28446 - DISCHARGE OF PLANNING CONDITION GRANTED 18/12/2013

S/28979 - DISCHARGE OF CONDITION NO 6 OF PLANNING PERMISSION S/28446 - DISCHARGE OF PLANNING CONDITION GRANTED 04/11/2013

S/28446 - NEW FOUL PUMPING STATION AND ASSOCIATED WORKS - FULL GRANTED 02/09/2013

S/28233 - REMOVAL OF CONDITION NO 8 ATTACHED TO PLANNING PERMISSION S/19221 - REMOVAL OF CONDITION GRANTED 02/07/2013

S/28166 - CONSTRUCTION OF 4NO. UNITS INCLUDING ASSOCIATED GARAGES, MEANS OF ENCLOSURE, LANDSCAPING AND ASSOCIATED BUILDING AND ENGINEERING WORKS. PROPOSED DEVELOPMENT REPRESENTS A REPLAN OF PREVIOUS CONSENT GRANTED UNDER S/19221 - FULL GRANTED 21/06/2013

S/26070 - ENABLING WORKS, INCLUDING NEW PUMPING STATION - FULL GRANTED 14/06/2012

S/24048 - PROVISION OF HARD AND SOFT LANDSCAPE ON THE ROADSIDE VERGES ALONG THE ACCESS TO DELTA LAKES, LLANELLI AND ALONG THE HIGHWAY VERGES OF THE B4304 COASTAL LINK ROAD - FULL GRANTED 12/01/2011

S/19221 - CONSTRUCTION OF 205 RESIDENTIAL APARTMENTS AND DWELLINGS WITH ASSOCIATED ACCESS AND LANDSCAPING TOGETHER WITH THE DISCHARGE OF PRE COMMENCEMENT CONDITIONS NO'S 10, 12, 13 & 16 ATTACHED TO OUTLINE PLANNING PERMISSION S/14180 - RESERVED MATTERS GRANTED 07/10/2010 UNILATERAL UNDERTAKING

S/19189 - DISCHARGE OF CONDITION NO. 10 ATTACHED TO PLANNING PERMISSION S/14180 - CONTAMINATED LAND - WITHDRAWN 23/11/2009

S/19187 - DISCHARGE OF CONDITION NO. 16 ATTACHED TO PLANNING PERMISSION S/14180 - DRAINAGE - WITHDRAWN 23/11/2009

S/18277 - CONSTRUCTION OF NEW OFFICE BUILDING - RESERVED MATTERS GRANTED 01/07/2008

S/17160 - CONSTRUCTION OF NEW ROUNDABOUT JUNCTION ON THE COASTAL LINK ROAD (B4304) AND THE REALIGNMENT OF PENTRE NICKLAUS AVENUE TO MEET THE NEW ROUNDABOUT - FULL GRANTED 27/09/2007

S/16933 - SECTION 73 APPLICATION TO VARY CONDITION NO. 1 OF OUTLINE PLANNING PERMISSION REF. S/08375 GRANTED ON 7TH FEBRUARY 2005 TO EXTEND THE TIME PERIOD - VARIATION OF PLANNING CONDITION GRANTED 27/09/2007

S/14180 - RESIDENTIAL DEVELOPMENT TOGETHER WITH ASSOCIATED HIGHWAY AND JUNCTION IMPROVEMENTS, CAR PARKING AND SERVICING, OPEN SPACE AND LANDSCAPING, AND OTHER ANCILLARY USES AND ACTIVITIES - OUTLINE GRANTED 21/11/2006 S106 BY PLANNING CONDITION

S/08375 - SITING OF BUSINESS AND INDUSTRIAL DEVELOPMENT (USE CLASSES B1 AND B8) - OUTLINE GRANTED 07/02/2005

S/00434 - HARD AND SOFT LANDSCAPING, FOOTPATHS, CYCLEWAY - 13/02/1997

D5/17306 - HOARDING - ADVERTISEMENT GRANTED 04/01/1996

D5/17183 - TEMPORARY SITE ACCESS - FULL GRANTED 12/10/1995

D5/16895 - PROPOSED EXTENSION TO AFON DAFEN CULVERT AT MACHYNYS, LLANELLI. - FULL GRANTED 27/04/1995

D5/16894 - BUSINESS PARK - DEVELOPMENT WITHIN THE MEANING OF CLASS B1 OF THE USE CLASSES ORDER - OUTLINE GRANTED 27/04/1995

D5/16726 - THE CONSTRUCTION OF A NEW PUMPING STATION AND ASSOCIATED BUILDINGS REQUIRED TO PUMP SEWAGE FLOW TO A NEW TREATMENT FACILITY TO BE LOCATED AT PENYBRYN FARM, BYNEA, LLANELLI - FULL GRANTED 02/02/1995

D5/16003 - LAND RECLAMATION, HIGHWAY INFRASTRUCTURE AND DRAINAGE WORKS - FULL GRANTED 13/01/1994

D5/15860 - HARD AND SOFT LANDSCAPING WORKS, COMPRISING TREE AND SHRUB PLANTING, PAVING, FOOTPATHS, CAR PARKING AREA. - FULL GRANTED 31/03/1994

D5/15458 - LANDSCAPING AND CONSTRUCTION OF SCULPTURE - FULL GRANTED 08/07/1993

D5/15380 - DECOMMISSION EXISTING, PART DEMOLISH & REPLACE BY ADDITIONAL STORM WATER STORAGE TANKS & A PUMPING STATION TO TRANSFER THE FLOWS TO NEW STW AT BYNEA - FULL GRANTED 18/03/1993

D5/14950 - CREATION OF A LAKE, PHASE 1 HIGHWAY INFRASTRUCTURE & CAR PARKING, LANDSCAPING, TREE & SHRUB PLANTING - FULL GRANTED 31/03/1994

Planning Policy

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

SP1 Sustainable Places and Spaces

SP2 Climate Change

SP3 Sustainable Distribution- Settlement Framework

SP4 Strategic Site

SP7 Employment – Land Allocations

SP9 Transportation

SP11 Renewable Energy and Energy Efficiency

SP13 Protection and Enhancement of the Built and Historic Environment

SP14 Protection and Enhancement of the Natural Environment

SP15 Tourism and the Visitor Economy

SP16 Community Facilities

SP17 Infrastructure

SP18 The Welsh Language

GP1 Sustainability and High-Quality Design

GP2 Development Limits

GP3 Planning Obligations

GP4 Infrastructure and New Development

EMP1 Employment – Safeguarding of Employment Sites

EMP2 New Employment Proposals

EMP5 Mixed Use Sites

TR1 Primary and Core Road Networks

TR2 Location of Development – Transport Considerations

TR3 Highways in Developments – Design Considerations

EQ1 Protection of Buildings, Landscapes and Features of Historic Importance

EQ4 Biodiversity

EQ5 Corridors, Networks and Features of Distinctiveness

EP1 Water Quality and Resources

EP2 Pollution

EP3 Sustainable Drainage

EP5 Coastal Development

EP6 Unstable Land

REC1 Protection of Open Space

[Carmarthenshire Supplementary Planning Guidance](#)

Archaeology and Development

Nature Conservation and Biodiversity

Place Making and Design

Planning Obligations
Welsh Language
Leisure and Open Space – Requirements for New Developments
South Llanelli Planning and Development Brief

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 11](#), February 2021 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways – No objection subject to conditions.

Public Rights of Way Officer – No response received to date.

Head of Public Protection – Air Quality / Noise / Contaminated Land – No objection.

Land Drainage / SAB – No comments to make on the Reserved Matters.

Llanelli Town Council – No response received to date.

Local Member(s) – At the time of the submission in April the Local Members for the Glanymor Ward were County Councillor L Roberts and County Councillor J Prosser. Since the County Council Elections in May, the current Local Members for the Glanymor Ward are County Councillor L Roberts and County Councillor S L Rees.

County Councillor J Prosser did not provide any comment.

County Councillor L Roberts has not commented to date.

County Councillor S L Rees has stated that it is welcoming to see local firms/suppliers being encouraged to get involved with the multi million pound project which will hopefully lead to additional job and training opportunities both during the future construction and operation phases of the project. Cllr Rees along with many residents living in the area continue to fully support the creation of a new Coastal Bus Service, and therefore facilitating infrastructure should be provided within Phase 1, and continued discussions had with the local transport provider to run such a service.

Natural Resources Wales – No detailed comments to make on the Reserved Matters submission.

Dwr Cymru/Welsh Water – No objection.

Coal Authority – No objection.

Dyfed Archaeological Trust – No response received.

Cadw – No response received.

Network Rail – No comments to make.

Mid and West Wales Fire Authority – No objection.

Dyfed Powys Police (Designing Out Crime Officer) – No objection. Has advised that the applicant's Design Team has been in consultation with the DOCO prior to the application being submitted. It is advised that such dialogue should continue to ensure that Secure by Design principles are adopted.

Summary of Public Representations

The Reserved Matters submission was publicised by virtue of a Press Notice and the posting of 8 Site Notices within the vicinity of the site.

No representations received to date.

All representations can be viewed in full on our [website](#).

Appraisal

As aforementioned in this report, the principle of the proposed development has already been established by virtue of the outline planning permission granted. The current submission seeks approval of reserved matters relating to access, appearance, landscaping, layout and scale in relation to Phase 1 of the development only. As such, the appraisal does not repeat the matters considered and appraised at length during the consideration of the outline planning permission, and instead focusses on the key considerations' material to the Reserved Matters submission, principally the aforementioned reserved matters referred to.

Access

The principal means of vehicular access to serve Phase 1 of the Pentre Awel development is proposed via the existing roundabout to the south off the B4304. This was considered to be acceptable from a highway and pedestrian safety perspective at outline planning stage, with no unacceptable impact on the surrounding road network identified in this regard.

Whilst the internal road network within the site itself is slightly different to that indicatively shown at outline planning stage, the outline masterplan was purely indicative in this respect. The main car park serving Phase 1 is still shown in the same location.

It is considered that sufficient car parking is proposed within Phase 1 including an appropriate level of accessible and electric vehicle charging spaces, both of which equate to approximately 10% of the total. Further parking will be delivered as part of future Phases also. Notwithstanding it is clearly evident from the both the Reserved Matters submission itself and through conditions imposed on the outline planning permission, that the approach to access and parking is supplemented through additional active travel and public transport alternatives to seek to reinforce a modal shift away private car use.

The Authority's Head of Transport and Highways has confirmed that the approach taken by the applicant to calculate total parking provision based on the calculation of requirements for each element of the development, and then applying a sustainability reduction, is acceptable and in line with current guidance. The Authority's Head of Transport and Highways asked the applicant to amend the size of the parking bays from 2.5m in width as originally shown, to 2.6m in width to align with the CSS Wales Parking Standards. The applicant is currently amending the parking layout to this effect, and whilst this will reduce the number of parking spaces by 11 (324 original, now 313), the Authority's Head of Transport and Highways is still content with the level of parking proposed at this stage. The Travel Plan required by Condition 21 of the

outline planning permission will set out measures to promote sustainable travel, and also include parking management measures to control demand appropriately.

The proposed layout indicates three pedestrian links to the north of the lake to enhance permeability. The western and northern links shown will link up with the offsite Active Travel link proposed in this location as shown on the Integrated Network Maps produced by the Local Highway Authority. A financial contribution towards implementing this offsite section of the Active Travel link from this development was secured at outline planning stage. The north-eastern link shown on the layout relates to an existing Public Right of Way which will be enhanced to act as a shared footway and cycleway. This link will ensure that the proposed development is well connected in placemaking terms to the existing urban built form and railway station to the north. These routes are in broad accordance with the principles established at outline stage, and their delivery as part of Phase 1 will ensure that connectivity is established at the earliest possible stage of the development.

Further within the site, legible pedestrian routes and raised crossing points/traffic calming measures are proposed to ensure sufficient connectivity and to prioritise the need of pedestrians over vehicles. This includes a link from the car park to the main gateway entrance of the Hub building. Appropriate bollard installation is also proposed to manage site traffic whilst sufficient provision is made within the scheme for cycle parking.

In pursuance with Condition 25 of the outline planning permission, and in accordance with the walking and cycling elements of the approved Transport Strategy, details of crossing points along the B4304 and The Avenue will need to be submitted and subsequently implemented prior to the beneficial occupation of Phase 1. This will further reinforce the connectivity between Pentre Awel and the existing surroundings.

The proposed layout makes appropriate provision for bus stop infrastructure within the scheme to enhance accessibility via public transport. It is understood that discussions with the relevant public bus service provider are still ongoing in this regard, and Condition 24 of the outline planning permission remains relevant in this respect.

It is understood that a Travel Plan and Signage Strategy is being finalised pursuant with Condition 21 of the outline planning permission that will set out ways of reducing car usage, increasing walking and cycling and directing traffic to and from the development to minimise localised road impacts. A Travel Plan Coordinator will be assigned to ensure its implementation and monitor its success pursuant with the requirements of Condition 22 of the outline planning permission.

The access (including vehicular and pedestrian/cyclists), and parking arrangements proposed within the Reserved Matters submission are considered to align with what was envisaged at outline planning stage. The emphasis on active travel and sustainable methods of transport within the detail now shown, and what further needs to be provided to discharge relevant conditions on the outline, positively seek to achieve a modal shift away from private vehicle use, and will in turn reduce parking demands within the scheme. This is well aligned with wellness principles in general and is considered to be in accordance with the relevant ES mitigation proposals in this regard.

The Reserved Matters submission provides sufficient detail and makes appropriate provision for servicing arrangements, including waste, with these mainly being provided to the east of the development by the pumping station. An appropriate hammer head is proposed to the western side of the building for deliveries to the medical buildings. The applicant has submitted tracking detail for the larger type of vehicles that may on occasions access the site, and this

information has also been considered acceptable in principle by the Authority's Head of Transport and Highways.

Therefore the details submitted with the Reserved Matters submission have been considered in detail by the Authority's Head of Transport and Highways who has raised no objection subject to the imposition of conditions.

The access element of the Reserved Matters submission is therefore considered to be acceptable and aligns with the outline planning permission particulars.

Appearance

The outline planning vision for Pentre Awel was to ensure that the main landmark building in the form of the health and wellbeing hub was delivered as part of Phase 1 of the development. This was envisaged to be an interlinked building in some form, emphasising the approach to integration and collaboration.

The Reserved Matters Design and Access Statement opines that *"Phase 1 would achieve a carefully orientated landmark building which harnesses natural sunlight and lakeside landscapes. Internal atrium areas would include floor to ceiling glazing, harnessing the natural context of the lake and landscaped areas within the building and would include natural materials such as timber batten wall cladding and finished concrete / tiled floors to achieve seamless transitions, consistent with the health and wellness principles. In addition to a continuous at grade walkways, four 'cores' are provided adjacent to the square, which contain stairwells, lifts, toilet facilities and plant required to achieve legibility and connectivity for users"*

The one building solution designed around the concept of the "street" does align well with the vision set at outlined planning stage. The 'square' and 'atrium' would be centrally located within the development, providing access to each of the 5no. interconnected buildings and maximising views across the New Dafen River.

The specific functional and operational requirements of certain elements of the scheme influence the external appearance of the building, whilst other elements are consistently designed in terms of external appearance, but allow for flexibility internally.

The scheme provides significant visual interest, especially to the south and north, which face the main public approach and the key lake feature respectively. The different building lines and projections create visual interest, which is further enhanced by a comprehensive soft and hard landscaping scheme that provides for an aesthetically pleasing, inviting and active frontage to the hub building. The design of Phase 1 promotes the lake as a key landscape feature with views of this feature achievable both through (via the atrium) and from within (via full height glazing) the built form. The landscape led approach has clearly been embraced as part of the Phase 1 proposals, with the inside out approach to landscaping becoming clearly apparent from the designs, and this emphasis to landscape continued with the proposals around the lake.

It is inevitable that a significant amount of plant is required in association with a development of this scale and due to its nature to ensure that the operational requirements of the end users are met. It is clearly apparent that careful and detailed consideration has been given to both the siting and external treatment of external plant areas, especially those that protrude higher than the main roofs of the respective buildings. By recessing the plant equipment as much as

possible and utilising appropriate materials used commonly elsewhere within the scheme to screen, such features are not clearly obvious.

The palette of external materials proposed to the built form are considered to be simple and robust, but high quality with obvious links to the areas industrial brick and tinsplate past. The materials are suitable to this exposed environment and are considered to be low maintenance. The significant use of glazing to key elevations including the three-storey atrium create visual interest, and harnesses natural light and solar gain. Roof mounted solar PV enhance the sustainability credentials of the scheme, whilst being surreptitiously located behind the roof parapet.

Therefore, it is considered that the proposal in appearance terms does provide for a striking landmark building on the main approach into Pentre Awel from the B4304 roundabout and similarly when viewed from the north. The large shared internal areas are clearly apparent via the atrium emphasising the key approach to integration and collaboration of services, whilst the scheme design including comprehensive landscaping also emphasises the importance of the lakeside as part of a landscape led development.

The proposal is therefore considered to positively contribute to creating a strong sense of place and its appearance aligns with the vision set at outline planning stage.

Landscaping

As aforementioned within this report, one of the key visions at outline planning stage was to ensure that the scheme is landscape led, whereby it was considered and evidenced that people's health and wellbeing is influenced by the environment that surrounds them. The outline permission and conditions imposed therein also required that a holistic approach is adopted in designing the landscaping proposals to ensure that they also consider the requirements of ecological mitigation and enhancement, and surface water drainage.

A significant amount of landscaping information has been submitted with this Reserved Matters submission including a Landscape Design Scheme informed by Landscape Constraints, a Landscape Masterplan and associated comprehensive Planting Plans, and a Landscape Ecological Management Plan.

It is considered that the proposals create interesting external spaces where people can interact and collaborate. These include the creation of sensory and rain gardens on the approach to the main built form, and appropriate hard landscaping to create a legible and permeable environment. The landscape permeates into the staggered built form, thus minimising visual intrusion, softening the built form and adhering to the aspiration of creating that 'inside out' environment. The use of rain gardens and the brown sedum roof contribute positively in terms of the surface water drainage strategy.

The proposed landscaping designs make the central lake a key defining feature, a key vision set at outline planning stage. The hard and soft landscaping proposals continue as a loop around the lake. A series of paths and linkages are proposed throughout Phase 1, and around the lake ensuring sufficient connectivity and permeability, whilst appropriate street furniture in the form of benches etc are proposed to encourage leisure and recreational use. The soft landscaping proposals around the lake are heavily influenced by the requirements of the outline ES with respect to ecological mitigation and enhancement, and thus adopt the holistic approach referred to above.

The landscaping proposals around the parking area include both the retention of existing woodland/scrub and new planting to soften the effect of the car park itself.

The loss of 12no. Category C trees and 1no. Category U tree as outlined in the Arboricultural Impact Assessment is sufficiently mitigated for by the significant amount of tree planting proposed as part of the Phase 1 development. The submitted documents state that 400no. specimen trees will be planted, a replacement ratio of 33:1, in addition to the wider planting commitments proposed. On the whole it is considered that a comprehensive planting scheme is proposed which includes for plant species appropriate to this exposed coastline environment.

The Landscape Management Plan provides sufficient detail in terms of the provision, management and maintenance of the landscape features that are to be retained or newly implemented as part of the Phase 1 development, including areas of habitat enhancement. It is explained that Carmarthenshire County Council will undertake the landscape management including all the maintenance tasks following the expiry of the agreed construction phase defects and maintenance period. It is envisaged that the more formal landscaped areas around the built form itself will require more maintenance than other parts of Phase 1, for instance the more ecological driven landscaping proposed around the lake.

The landscaping detail submitted with the application has been considered by the Authority's Landscape Officer. In his response he advises that the proposals demonstrate delivery of relevant policy objectives and provides for an appropriate landscape design solution. In his opinion sufficient detail has been provided with the submission to enable the approval of landscaping as a reserved matter.

Natural Resources Wales who has no detailed comments to make on the reserved matters submission has nevertheless, in responding to a separate discharge of condition application advised that the landscape proposals from a visual perspective are generally acceptable and should integrate the built elements with the surroundings when viewed from the Gower Area of Outstanding Natural Beauty. NRW have made some requests from an ecological perspective with respect to landscape conditions 31, 32 and 36 and these are in the process of being addressed by the applicant as part of the separate discharge of conditions application.

The Authority's Planning Ecologist has raised no objection towards the reserved matters submission acknowledging that relevant ecological conditions imposed on the outline planning permission remain and will be subject of separate discharge of condition submissions.

The comprehensive landscaping scheme proposed is therefore considered to be acceptable, and achieves key aims set at outline stage of creating a development that is landscape led and makes the central lake a key focus. The proposals will facilitate and encourage social interaction and active lifestyles, and as a result adhere to the key principle of achieving a wellbeing environment.

Layout

The layout proposed as part of the Phase 1 Reserved Matters submission is fully contained within the boundary defined on the most recent phasing plan and is considered to be consistent with the principles established at outline planning stage as shown on the indicative masterplan submitted back then. The proposed built form is located to the south of the lake with the main vehicular access off the B4304 to the south. Whilst the internal road network proposed differs slightly the car park is still proposed in the southeast corner of Phase 1. The location of the

access road in off the B4304 and the sewer easement to the south of the lake are key determining factors in the location of the proposed built form within Phase 1.

The inclusion of the perimeter of the lake within Phase 1 and the significant hard and soft landscaping proposals ensure that the lake is a key focal part of the development, again an important objective set at outline planning stage. The proposals in this regard retain the required ecological buffer and planted area around the lake to ensure the protection and enhancement of species and their habitats. Such proposals adhere to, and have been informed by, detailed surveys produced to inform the outline application, and subsequent reserved matters/discharge of condition submissions.

Cycle and pedestrian access points are provided to the south, northeast and northwest boundaries of Phase 1, again in accordance with the principles set at outline planning stage. The access points along with the series of linkages proposed throughout Phase 1 ensure that the scheme is permeable and well connected to its surroundings, making a positive contribution in terms of placemaking.

It is considered that the layout adopts a positive holistic approach to green and blue infrastructure, whereby as aforementioned the proposed landscaping also contributes positively to the surface water drainage strategy.

Whilst the illustrative masterplan approved at outline stage depicted Phase 1 as two large hub buildings connected via a central link, the drawing itself was purely indicative and the masterplan did acknowledge that potentially the built form could be a series of smaller or interlinked buildings. The detailed design has followed the 'street concept' where the series of buildings proposed are interconnected through a series of internal streets via a core access point. Notwithstanding, the layout still achieves a one-roof wellness hub as envisaged at outline stage, whereby the central glazed atrium connection proposed makes a focal point of the lake beyond in accord with the landscape led vision.

The layout makes provision for significant landscaped and public realm areas, which provide benefits in terms of both visual amenity and interest. The layout is open and accessible to all, with only some minor boundary treatment proposed on the lake edge by the dock wall for safety reasons and some weld mesh fencing around the cycle shelter and waste area.

The layout does not compromise the ability of future phases to come forward in accordance with the principles set at outline planning stage.

Therefore, it is considered that the layout of the proposed development is acceptable.

Scale

The description of proposed development specified on the outline planning decision notice specified the upper floorspace and unit numbers of the various elements proposed on the Pentre Awel development. The Design and Access Statement and Illustrative Masterplan and Building Dimensions plan submitted at outline planning stage expanded on this and also provided scale parameters. It is important to note however that only the location plan and phasing plan were listed on the outline decision notice and not the Indicative Masterplan.

As aforementioned, the scale of development proposed is fully contained within the latest approved Phase 1 boundary and is thus considered acceptable from this perspective. The total floorspace proposed as part of the Phase 1 development is within the upper limit of that specified on the description of proposed development on the outline decision notice.

The illustrative masterplan specified upper and lower limits in terms of width, length and height. In terms of height, the maximum building heights specified for Phase 1 on the Illustrative Masterplan were 20m or 4/5 storeys. The buildings proposed as part of the Reserved Matters do not exceed three storey in height, with the maximum height being 16.3m inclusive of roof mounted plant. In reality due to the commercial nature of the internal floor heights and the screening of roof top plant, the highest parts of the building proposed are akin to a four-storey development. Therefore, the proposal in height terms accords with the scaled parameters specified at outline stage.

Based on the dimensions of the constituent elements of Buildings A-E, there is no single element of Pentre Awel – Phase 1 which would exceed the maximum parameters set through the Outline planning permission in terms of width, length or height. Although aspects of the Phase 1 development would fall below the minimum parameters set on the Illustrative Masterplan and Building Dimensions Plan, the indicative masterplan did acknowledge that the buildings could potentially be provided as a series of smaller or interlinked buildings. Detailed design has resulted in some amendments in this regard, however the ES and outline planning application assessed a ‘worst case scenario’ from a scale perspective, and as no single element of the Pentre Awel – Phase 1 development would exceed the maximum parameters, it is considered that the Phase 1 proposals are acceptable and broadly accord with the outline planning permission.

The application site itself and wider surroundings would have historically housed buildings linked with the industrial past of Llanelli, and which of themselves would have been significant in terms of scale. There is a significant degree of separation between the proposed built form and existing adjacent developments, ensuring that the scale and massing does not have any adverse impact upon its surroundings. The varied building line, interlinked nature and landscaping scheme that penetrates into various aspects of the built form serve to break up the mass of the proposed building.

Therefore, it is concluded that the proposed development is acceptable in scale terms.

This section of the appraisal has shown that it is considered that the reserved matters, namely access, appearance, landscaping, layout and scale of the Phase 1 proposals are considered to be acceptable and in broad accordance with that envisaged and approved at outline planning stage.

Other Considerations

Whilst the focus of this appraisal has been on the specified Reserved Matters which the LPA is being asked to consider as part of this submission, the other detail submitted will be now be appraised.

Assessment of Scheme Against ES Mitigation Report

As aforementioned the Outline planning application (was subject to an Environmental Impact Assessment (EIA) which assessed the likely impacts of the proposed development on various aspects of the environment including:

- Traffic;
- Noise and Vibration;
- Air Quality;
- Water Resources;

- Ground Conditions;
- Biodiversity;
- Archaeology and Cultural Heritage;
- Landscape and Visual Impacts;
- Socio-Economics;
- Health and Well-being; and,
- Climate Change.

The outline application was supported by an Environmental Statement (ES) which assessed the Outline parameters and therefore represented a 'worst case scenario' in terms of the assessment of environmental impacts.

A supporting report titled 'Assessment of Scheme Against ES Mitigation Report has been submitted with the reserved matters submission. This document seeks to demonstrate that the detailed design remains compliant with the assessment and recommendations of the Outline ES.

As aforementioned, whilst this Planning Committee Report will not repeat the matters considered at length during the outline planning application, the key aspects of this report will be highlighted.

The report provides an assessment against the mitigation requirements during both construction and operation as outlined in ES and within the Statement to Inform an Appropriate Assessment which was also submitted with the outline application.

Construction Mitigation

In terms of mitigation measures during construction a number of the measures will be covered off within the Construction Environmental Management Plan (CEMP) that will be provided to discharge Condition 26 of the outline permission. The CEMP is required to address ecological impacts; dust/air quality; pollution prevention measures; traffic management; and noise and vibration.

The report explains that the lake habitat potentially suitable for Otter and Water Voles will not be disturbed during construction works and that any habitats that could be affected will be fenced off.

An Ecological Clerk of Works will be appointed as required by Condition 27 of the outline planning permission to oversee and advise on minimising the ecological effect of construction activities.

Site clearance and landscaping works will be informed by updated pre-construction Otter, Water Vole and Wintering Bird Surveys as required by Condition 30 of the outline planning permission. Pre-construction surveys for Bats and Badger have already been done. Reptile trapping and translocation has been ongoing for some time and continues. Finally in terms of Ecology sensitive lighting during construction works will be agreed with the Ecological Clerk of Works, however noting that most construction will only take place during the daytime.

In terms of Archaeology, a Written Scheme of Investigation has been produced pursuant with Condition 5 of the outline planning permission.

Operational Mitigation

In terms of operational mitigation, the significant landscaping scheme proposed has ensured that the majority of semi natural habitats are retained and that the required mitigation and enhancements have been proposed. The landscaping strategy has therefore sought to protect and enhance habitats and create habitat connectivity.

One of the key aspects was the 8m buffer zone around the entire central lake an area estimated to equate to 11.6km². Approximately 2.7km² of water vole habitat enhancement zones would be provided at the eastern and western extents of the lake. An artificial Otter holt will be provided to northern boundary of lake, with bird and bat boxes proposed. 975sqm of new reptile and invertebrate habitat to the northern boundary of the lake will be provided along with 365m² of biodiverse brown sedum roof above Building D (east). A sensitive lighting scheme has also been proposed to avoid adverse impact on habitats.

The planting proposals seek to retain and enhance existing where feasible and also include new including wetland planting, tree planting and wildlife friendly plant species. A suitable long-term maintenance and management proposal for the landscaping has also been provided in accordance with Condition 31 of the outline planning permission.

In terms of other operational mitigation, the report advises that the noise levels for plant has been designed to meet the requirements of Condition 16 of the outline, whilst the foul and storm water drainage strategy adheres to the principles agreed at outline planning stage, with no infiltration proposed in terms of surface water drainage.

From a contaminated land perspective, a 600mm capping layer is proposed as specified previously, whilst from a landscape and visual mitigation perspective, reference is drawn to the suitable landscaping scheme and recreational enhancements proposed.

It is considered that the Assessment of the Scheme Against the ES Mitigation Report evidences that the Phase 1 proposals demonstrate accordance with the mitigation measures identified in the original ES. Due to the alignment in this regard, it is considered that there would be no unacceptable ecological or environmental impacts associated with the proposed development either during construction or operationally.

Additional Surveys Undertaken Since Outline Consent Report

This report submitted with the Reserved Matters sets out the additional ecological surveys undertaken, and any mitigation proposed since the outline planning permission was granted in relation to Phase 1.

Some surveys are still ongoing and will be completed in May 2022. These are required pursuant to discharging the requirements of Condition 30 of the outline planning permission.

A number of surveys were done in 2020 and a report produced in March 2021. These reports indicated the following:-

Badgers – No evidence of Badger were identified but as they are a highly mobile species the Ecological Clerk of Works needs to check and advise.

Bats – the pumphouse to the west of the site was assessed as having low suitability. The stone dock wall to south of the lake is potentially suitable therefore if works are proposed to take

place within proximity to the wall, then a further survey is required when the Ecologist can access via boat. There are no suitable trees for bat roosting.

Otter – several otter spraint locations were noted but no otter holts or places of rest. The island in the middle of the lake is considered suitable but this is not affected by the proposed development.

Water Vole – suitable habitat around lake margins were identified but no field signs. Further surveys needed of reedbeds by the dock wall if works are proposed here or if works proposed along the stretch of the New Dafen River to the southeast.

Breeding birds – habitat suitable to support breeding Cetti's Warbler was identified. Advises that clearance works take place outside the bird nesting season or if not supervised by Ecological Clerk of Works. If Cetti's Warbler nest is identified, then a suitable buffer is to be provided with the works area.

Reptiles – a good population of common lizard and low population of slow worm were identified. Reptile fencing and translocation to continue

Invasive species – Japanese Knotweed and Himalayan Balsam were identified. Appropriate management and treatment is required to prevent spread.

Pursuant with the requirements of Condition 30 of the outline planning permission the Wintering Birds Survey was undertaken between December 2021 and February 2022. The Water Vole and Otter surveys are taking place mid-April and mid-May, 2022. These reports will advise on whether any further avoidance or mitigation measures are required as part of site clearance and construction phase of development, and will be subject to consideration as part of a discharge of condition submission.

As aforementioned, NRW has no detailed comments to make on the Reserved Matters submission itself whilst the Authority's Planning Ecologist has raised no objection. Both consultees acknowledge that the submission relates to the specified reserved matters and that further matters of detail will be addressed through separate discharge of condition applications.

It is worth noting that the supporting information submitted at outline planning stage enabled the LPA to undertake a detailed Appropriate Assessment (AA) at that stage. The AA concluded that the proposed development will not have a significant effect on the Carmarthen Bay and Estuaries European Marine Site (CBEEMS) which collectively comprises the Carmarthen Bay and Estuaries Special Area of Conservation, Carmarthen Bay Special Protection Area and the Burry Inlet Special Protection Area & Ramsar Site, as the proposal is not likely to undermine the area's conservation objectives.

The conclusion of this assessment acknowledged that while potential adverse effects were identified these can be mitigated for by adopting the measures detailed in the AA and secured via planning conditions. This AA was signed off by NRW at outline planning stage.

As aforementioned, the Reserved Matters submission has been accompanied by a Statement evidencing compliance with the Environmental Statement mitigation and a further report outlining the extent of additional ecological surveys undertaken and still ongoing. Some of these will be submitted as part of discharge of condition applications, separate to this reserved matters submission.

The reserved matters submission is considered to fully align with the outline planning permission in this regard.

Tree Survey / Arboricultural Impact Assessment / Arboricultural Method Statement and Tree Protection Plan

As referenced in the Landscaping section of this report a significant amount of arboricultural information has accompanied the Reserved Matters submission. The Tree Survey has been based on BS Standards and provides a visual inspection of all trees within Phase 1 and their categorisation.

The Arboricultural Impact Assessment states that for Arboricultural reasons one U category tree is proposed to be removed. In order to facilitate the proposed development a number of low-quality C category trees are to be removed. There are no conflicts between proposed structures and RPA's of trees to be retained.

The reports state that the quality of tree stock on site is generally low but some groups of trees are retained, particularly on the application site boundaries, thus minimising wider landscape impacts. Extensive tree planting is proposed as part of the proposed development to mitigate and enhance local tree stock.

The Arboricultural Method Statement and Tree Protection plan outline the protective barrier proposals for retained trees.

The Authority's Arboricultural Officer has considered the information submitted and has advised that the tree reports and method statements are considered to be adequate, and thus raises no objection on these grounds.

Drainage Statement Report

The reserved matters submission has been accompanied by a Drainage Statement Report that refers to matters relating to flooding, and proposed methods of foul and surface water drainage.

In terms of flooding, according to the Development Advice Maps referred to in TAN15, Phase 1 is within Zones A and B, parts of the eastern area and shores of the lake within C1 (area of floodplain served by significant infrastructure including flood defence), with the New Dafen River and lake itself within C2.

The new Flood Map for Planning produced by Natural Resources Wales indicates that a proportion of Phase 1 is outside flood risk areas, however parts of the site are within Flood Zones 2 and 3, however the map does acknowledge that these are within "defended zones". It is worth clarifying that the new Flood Maps for Planning will support the new TAN15 due to be implemented in June 2023. The maps include climate change information to show how this will affect flood risk extents over the next century, and shows the potential extent of flooding assuming that no defences are in place. The Flood Map for Planning has no official status for planning purposes until June 2023 when the new TAN15 will be implemented.

Notwithstanding the above, the Environmental Statement submitted at outline planning stage was informed by detailed flood modelling that considered numerous scenarios including combined fluvial and tidal events, breach scenarios and factored in climate change. The results of such modelling subsequently informed a detailed Flood Consequence Assessment.

The main risk to the site was considered to be tidal flood risk, however the modelling indicated that the site levels were above extreme flood levels and therefore the development site remained flood free in the 1:200 and 1:1000 tidal events including climate change over 100 years. As the risk was tidal, the FCA concluded that any raising of site levels associated with the proposed development would not displace flood water on to adjacent land. The fluvial flood levels were well below site levels.

The FCA concluded that the risk of flooding was acceptable and that the proposed development accords with TAN15 and specifically the justification tests outlined in Paragraph 6.2 of TAN15. Natural Resources Wales raised no objection at outline planning stage on flood risk grounds, and as aforementioned NRW have no detailed comments to make on the Reserved Matters submission.

The principle of the proposed development has been established through the granting of the outline planning permission, and the LPA as part of this submission is only being asked to consider the reserved matters detail already referred to in this report. The alignment of the proposed development with TAN15 and specifically the justification tests outline in Paragraph 6.2 of TAN15 was confirmed by the granting of outline planning permission. The Finished Floor Level of the proposed development is above the extreme tide levels.

In terms of drainage, the principles in terms of overall strategy were proposed and agreed as part of the outline planning application.

With regards to surface water, infiltration was ruled out as an option at outline planning stage due to the potential to mobilise contaminants. Whilst an unattenuated discharge to the lake was agreed, the scheme now proposed as part of this reserved matters makes provision for sealed rain gardens, planters and brown roof installation which attenuate storm water. The submission states that “the main strategy for storm water is to treat storm water at or near to source and then connect to a primary storm network that conveys flows to the lake”. This primary piped network is a sealed system to ensure no water quality issues. The localised suds approach also has the added benefit of improving water quality and reducing pollution. The pervious pavements in the car park will allow surface water to permeate into the sub base drainage layer before connecting to the primary network. An element of rainwater harvesting is proposed for the northern section of roof in order to provide grey water for re-use within the building. The primary piped network is proposed to outfall to the lake via one single outfall to the Northwest of the proposed building subject to a Flood Risk Activity Permit from Natural Resources Wales.

A detailed surface water drainage strategy will need to be submitted for approval pursuant with the requirements of Condition 28 of the outline planning permission, whilst separate SAB approval will also be sought. Notwithstanding, the surface water proposal put forward aligns with the drainage strategy approved at outline planning stage. The Authority’s Drainage Engineer has no comment to make on the reserved matters submission acknowledging the requirements of both SAB and Condition 28 of the outline planning permission.

The foul water proposals were also agreed in terms of principle at outline planning stage and were informed by the results of a Hydraulic Modelling Assessment (HMA). Some 15.3 l/p/s of foul water will be created by Phase 1, and utilisation will be made of the current on-site pumping station which it is understood will then become adopted by Dwr Cymru/Welsh Water. This pumping station will pump foul flows up to the main Northumberland pumping station to the north, which in turn will transfer to the main Llanelli WwTW. Some localised upsizing and additional storage is required as part of the Phase 1 development as highlighted by the HMA

and required by virtue of Condition 40 on the outline planning permission. The compliance of the scheme with the CBEEMS Memorandum of Understanding was also evidenced and secured as part of the outline planning application.

There is a requirement for a 16m easement with the existing DCWW overflow sewer to the south of the lake, and it is understood that it has been agreed that this is provided via a 5m off centre easement to the south and 11m to the north in order to maximise the developable area to the south. A rising main to serve future phases to the west is proposed to be installed to the south of the lake as part of Phase 1 to avoid disruptive works in this regard in the future.

Therefore, it is considered that the foul water proposals align with what was agreed at outline planning stage and on this basis, it is considered that there are no unacceptable impacts on sewerage infrastructure networks. Dwr Cymru/Welsh Water has raised no objection towards the reserved matters subject to compliance with Condition 40 of the outline planning permission.

As such in terms of flooding and drainage matters, the principle of the proposed development has been established at outline planning stage with only the specified matters reserved for future consideration being considered as part of the current submission. The proposals align with the principles established at outline planning stage and relevant statutory consultees have raised no objection.

Lighting

The reserved matters submission has been accompanied by a significant level of detail in terms of external lighting proposals. These have evidenced that careful consideration in terms of location and design has been given in order to minimise light spill on the more ecologically sensitive areas of the site, principally the lake perimeter, whilst at the same time optimising public safety. The lighting proposals therefore accord with the mitigation principles set out in the ES report. A separate discharge of condition submission will be required in terms of agreeing external lighting (Condition 29), and both NRW and the Authority's Planning Ecologist will be consulted on this.

There are no sensitive receptors in terms of residential properties within Phase 1 and therefore there are no amenity implications in this regard. The lighting proposals are considered to be located a sufficient distance away from existing properties.

EIA Screening

In accordance with Regulation 9 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 which relates to 'Subsequent applications where environmental information previously provided', this Reserved Matters submission has been subject to a screening exercise.

It was concluded that the environmental information before the Local Planning Authority is adequate to assess the significant effects of the development on the environment, and this information has been taken into consideration by the LPA in making a recommendation on this reserved matters submission.

Alignment with the Development Plan – Future Wales – The National Plan 2040 (Adopted February 2021) and the Adopted Carmarthenshire Local Development Plan (2014)

The combined effect of s. 38(6) of the Planning and Compulsory Purchase Act 2004 and S. 70(2) of the Town and Country Planning Act 1990 is that the determination of an application for planning permission is to be made in accordance with the development plan, unless material considerations indicate otherwise. Therefore, the starting point for consideration of the application must be the development plan and in this respect this section of the appraisal assesses the alignment with the aforementioned relevant Future Wales and LDP policies, however acknowledging the fact that the principle of development has been established through the grant of outline planning permission.

Future Wales

It is acknowledged that Future Wales has been adopted since Outline planning permission was granted. It is the National Development Plan and represents the highest tier of development plan in Wales. Published on the 28th February 2021, Future Wales comprises the first development plan of its kind within Wales. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Future Wales is a spatial plan, meaning it sets the direction for where Wales should be investing in infrastructure and development. It focusses on solutions to issues and challenges at a national scale.

There is an emphasis on sustainable recovery post pandemic shaping places around a vision for healthy and resilient places.

Future Wales identifies Swansea Bay and Llanelli as a National Growth Area, and thus will be the main focus for growth and investment in the Southwest region.

The following Strategic and Spatial Policies of Future Wales are considered to be of relevance to Pentre Awel:-

Policy 1 – Where Wales Will Grow supports the sustainable growth of National Growth Areas in Wales with specific focus centred on infrastructure, employment and growth.

The site is within the Swansea Bay and Llanelli National Growth Area and therefore aligns with this Policy.

Policy 2 – Shaping Urban Growth and Regeneration advocates the growth and regeneration of towns and cities to ensure they positively contribute towards building sustainable places which support active and healthy lives, with development integrated with green infrastructure.

The proposal represents a sustainable form of development, and its ethos is to support active and healthy lifestyles and therefore aligns with this Policy

Policy 3 – Supporting Urban Growth and Regeneration – Public Sector Leadership advocates that the public sector show leadership and apply placemaking principles to support growth and regeneration for the benefit of communities across Wales.

The proposed scheme is public sector led and adopts a collaborative approach with key partners and thus aligns with this Policy.

Policy 6 – Town Centre First states that significant new commercial, retail, education, health, leisure and public services must be located within town and city centre, and should have good access by public transport to and from the whole town or city and, where appropriate, the wider region.

Whilst the proposed development is not located within the town centre outline planning permission has been granted which establishes the principle of the proposed development in this location. The unique nature of the proposed development that seeks to integrate a range of health-related uses in one place requires a significant site area. The site is well related to the town and wider region, accessible by a variety of transport means and represents a large area of brownfield land. Therefore, the proposal is considered to be sustainable and acceptable from a sequential perspective as referred to in this Policy of Future Wales.

Policy 8 – Flooding outlines that Welsh Government will work with developers to plan and invest in new and improved infrastructure, promoting nature-based solutions as a priority. Opportunities for social, economic and environmental benefits should be maximised in flood risk management infrastructure. Projects should not give rise to adverse impacts on international or national statutory designated sites for nature conservation.

The outline application was accompanied by an Environmental Statement, which also included a Flood Consequences Assessment informed by detailed flood modelling. This information was considered acceptable by the Local Planning Authority in consultation with key statutory consultees, including NRW, in approving outline planning permission and establishing the principle of the proposed development. The ES and the Statement to Inform an Appropriate Assessment submitted at outline planning stage provided enough information for the LPA to undertake an Appropriate Assessment that concluded that subject to agreed mitigation and conditions, the proposed development would not adversely affect protected sites. The Reserved Matters submission for Phase 1 adheres to these documents. Therefore, it is considered that the proposal aligns with this Policy of Future Wales.

Policy 9 – Resilient Ecological Networks and Green Infrastructure requires developers to ensure the enhancement of biodiversity, the resilience of ecosystems and provision of green infrastructure. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net-benefit), the resilience of ecosystems and green infrastructure must be demonstrated as part of development proposals.

The Environmental Statement submitted at outline planning stage was informed by detailed ecological surveys and reports, some of which have continued to be updated post approval of the outline permission. The recommendations contained within these reports in terms of ecological mitigation and enhancement have informed the scheme design as now proposed as part of the reserved matters. Therefore, it is considered that the proposal aligns with this Policy of Future Wales.

Policy 12 - Regional Connectivity outlines that Welsh Government will support and invest in the improvement of regional connectivity, prioritising active travel such as walking and cycling. Welsh Government will support the implementation of the Active Travel Act to create comprehensive networks of local walking and cycling routes. In addition, new developments should seek to provide 10% of its parking provision with suitable connections for ULEV options.

A financial contribution was secured at outline planning stage towards providing an active travel link between Copperhouse Roundabout and the junction of Northumbria Road as part of the improvements proposed by Carmarthenshire County Council and shown on their Integrated Network Maps. The reserved matters submission makes appropriate provision for

cycling and walking routes through the proposed development, bus stop infrastructure and electric vehicle charging points. Therefore, it is considered that the proposal aligns with this Policy of Future Wales.

Policy 16 – Heat Networks states that large scale mixed-use development should, where feasible, have a heat network with a renewable / low carbon or waste heat energy source.

Llanelli is identified as a ‘District Heat Network Priority Area’ in Future Wales. Whilst a district heat network is not currently proposed for the Pentre Awel site, the applicant has advised that the Energy Centre included within Phase 1 features capped connections, and its heating primary services design incorporates connections to accept a future heat network should one be progressed for the site and a connection deemed viable.

Therefore, whilst the current proposals do not fully align with this Policy of Future Wales, the Energy Centre element of the scheme has been flexibly designed to facilitate such a future connection to a district heat network if one becomes available and viable.

Policy 17 Renewable and Low Carbon Energy and Associated Infrastructure supports the principle of developing renewable and low carbon energy from all technologies to meet energy demands.

The scheme design proposed as part of this reserved matters submission makes significant provision for solar PV infrastructure on the roofs of the proposed buildings. Therefore, it is considered that the proposal aligns with this Policy of Future Wales.

Policy 28 – National Growth Areas – Swansea Bay and Llanelli supports the sustainable growth of National Growth Areas in Wales with specific focus centred on infrastructure, employment and growth.

The site is within the Swansea Bay and Llanelli National Growth Area and will have significant employment and regeneration implications. It therefore aligns with this Policy.

Adopted Carmarthenshire Local Development Plan (2014)

The current Local Development Plan’s lifespan was 2006 to 2021 and the LDP is in the process of being reviewed. The Planning (Wales) Act 2015 introduced provisions specifying the period to which a plan has effect and providing that it shall cease to be the LDP at the end of the specified period. These provisions were commenced on 4th January 2016 but do not have retrospective effect. Therefore, the provisions do not apply to LDPs adopted prior to this date and plans adopted before 4th January 2016 will remain the LDP for determining planning applications until replaced by a further LDP. This was clarified in guidance published by the Minister on 24th September 2020. Subsequently, the existing Plan remains the Development Plan for consideration when determining this submission. The outline application was assessed against the Adopted LDP and was considered to be compliant.

SP1 Sustainable Places and Spaces – in this regard it is considered that the proposal does accord with policy as it represents a sustainable form of development that will result in the efficient re-use of previously developed land.

SP2 Climate Change – in this regard it is considered that the proposal does accord with policy as it represents a sustainable form of development for the reasons already specified in the report and accords with the provisions of TAN15 in relation to flooding.

SP3 Sustainable Distribution – in this regard it is considered that the proposal does accord with policy as the development proposed is within the defined growth area of Llanelli.

SP4 Strategic Sites – in this regard it is considered that the proposal does accord with policy as it will result in the development of a strategic site.

SP7 Employment – Land Allocations – in this regard it is considered that the proposal does accord with policy as the development proposed will have significant positive employment implications.

SP9 Transportation - in this regard it is considered that the proposal does accord with policy as it represents a sustainable form of development which is accessible by a variety of transport means and will also result in enhanced active travel linkages.

SP11 Renewable Energy and Energy Efficiency – in this regard it is considered that the proposal does accord with Policy as provision is made within the scheme for a significant amount of solar PV technology

SP13 Protection and Enhancement of the Built and Historic Environment - in this regard it is considered that the proposal does accord with policy as there are no built or historic environment assets adversely affected by the proposed development.

SP14 Protection and Enhancement of the Natural Environment - in this regard it is considered that the proposal does accord with policy in that sufficient information has been provided to conclude that the proposed development does not have a significant adverse effect on the natural environment. The recommendations made in terms of ecological mitigation and enhancement have been enacted upon in scheme design, and key consultees including Natural Resources Wales and the Authority's Planning Ecologist have raised no objection.

SP15 Tourism and the Visitor Economy – in this regard it is considered that the proposal does accord with policy in that the proposal is located within the Growth Area of Llanelli and is considered acceptable in terms of scale, type of development, siting and general impact,

SP16 Community Facilities – in this regard it is considered that the proposal does accord with policy in that the proposal provides for a significant amount of new community facilities within the Growth Area of Llanelli.

SP17 Infrastructure - in this regard it is considered that the proposal does accord with policy in that the location where the development is proposed is served by appropriate infrastructure, and relevant statutory consultees including Dwr Cymru/Welsh Water have raised no objection.

SP18 The Welsh Language – in this regard it is considered that the proposal does accord with policy in that the interests of the Welsh Language will not be adversely affected and will be promoted by the applicant and key partner organisations.

GP1 Sustainability and High-Quality Design - in this regard it is considered that the proposal does accord with policy in that the scale, design, layout and landscaping of the proposed development will enhance the character of the site.

GP2 Development Limits - in this regard it is considered that the proposal does accord with policy in that the application site is within the defined settlement limits of Llanelli.

GP3 Planning Obligations - in this regard it is considered that the proposal does accord with policy in that the applicant has agreed at outline planning stage to provide financial contributions towards highway improvements and to fund improvements to Active Travel infrastructure arising from the development.

GP4 Infrastructure and New Development - in this regard it is considered that the proposal does accord with policy in that the location where the development is proposed is served by appropriate infrastructure, and relevant statutory consultees including Dwr Cymru/Welsh Water have raised no objection.

EMP1 Employment Safeguarding of Employment Sites - in this regard it is considered that the proposal does accord with policy as the development proposed will have significant positive employment implications.

EMP2 New Employment Proposals - in this regard it is considered that the proposal does accord with policy in that the proposed development is located within the defined settlement limits of Llanelli and is of an appropriate scale and form.

EMP5 Mixed Use Sites – in this regard it is considered that the proposal does accord with policy in that the proposed development will result in the development of a strategic site.

TR1 Primary and Core Road Networks – in this regard it is considered that the proposal does accord with policy in that the proposed development does not restrict traffic movement and/or compromise the safety of the primary and core road network.

TR2 Location of Development – in this regard it is considered that the proposal does accord with policy in that the proposed development is located in a highly accessible and sustainable location.

TR3 Highways in Developments – in this regard it is considered that the proposal does accord with policy in that the design and layout have a suitable access arrangement and appropriate car parking, whilst suitable provision is made for buses and walkers/cyclists. The proposal will not be detrimental to highway safety or cause significant harm to the amenity of residents.

EQ1 Protection of Buildings, Landscapes and Features of Historic Importance - in this regard it is considered that the proposal does accord with policy in that there are no built or historic environment assets adversely affected by the proposed development.

EQ4 Biodiversity - in this regard it is considered that the proposal does accord with policy in that sufficient information has been provided to conclude that the proposed development does not have a significant adverse effect on the natural environment. The recommendations made in terms of ecological mitigation and enhancement have been enacted upon in scheme design, and key consultees including Natural Resources Wales and the Authority's Planning Ecologist have raised no objection.

EQ5 Corridors, Networks and Features of Distinctiveness - in this regard it is considered that the proposal does accord with policy in that the proposed development does not adversely affect features of local distinctiveness or ecological networks

EP1 Water Quality and Resources - in this regard it is considered that the proposal does accord with policy in that the proposed development will not lead to a deterioration of either

the water environment and/or the quality of controlled waters, and relevant statutory consultees have not raised any concerns or objections in this regard.

EP2 Pollution - in this regard it is considered that the proposal does accord with policy in that the proposed development will not result in any adverse pollution issues, whilst relevant statutory consultees have not raised any concerns or objections in this regard.

EP3 Sustainable Drainage - in this regard it is considered that the proposal does accord with policy in that the impact of surface water drainage and the effectiveness of incorporating SUDS has been investigated and proposed where feasible. This will also be subject to a separate SAB approval process.

EP5 Coastal Development - in this regard it is considered that the proposal does accord with policy in that the proposed development represents the development of a strategic site in the Adopted LDP and will not result in any adverse environmental implications.

EP6 Unstable Land - in this regard it is considered that the proposal does accord with policy in that appropriate investigations have taken place and concluded that the proposed development is not adversely affected by historic coal mining activity / features.

REC1 Protection of Open Space - in this regard it is considered that the proposal does accord with policy in that the proposed development will enhance the provision and accessibility to open space.

Therefore, as aforementioned the principle of the proposed development has already been established by virtue of the outline planning permission granted. This section has evidenced that it is considered that the current submission aligns with both Future Wales and the LDP for the reasons outlined.

Other Material Considerations

As aforementioned, the combined effect of s. 38(6) of the Planning and Compulsory Purchase Act 2004 and S. 70(2) of the Town and Country Planning Act 1990 is that the determination of an application for planning permission is to be made in accordance with the development plan, unless material considerations indicate otherwise.

By virtue of the fact that Outline planning permission has been granted and therefore established the acceptance of the principle of development, and the provisions of the previous section of this report which showed alignment with the Development Plan in the form of Future Wales and Carmarthenshire LDP, these development plans referred to are considered sufficient for the determination of this submission.

Notwithstanding the following material considerations are relevant to Phase 1 at Pentre Awel:

- Planning Policy Wales – Edition 11 (2021)
- TAN5: Nature Conservation and Planning
- TAN12: Design
- TAN15: Development and Flood Risk
- TAN18: Transport
- TAN24: Economic Development
- The Well-being of Future Generations (Wales) Act (2015)
- Building Better Places (2020)

- Adopted CCC Supplementary Planning Guidance – South Llanelli Planning and Development Brief; Nature Conservation and Biodiversity; Placemaking and Design.

It is considered that the proposed development makes efficient re-use of previously developed land and is highly sustainable, and thus accords with a key objective of Planning Policy Wales.

It is considered that the proposed development will have positive social, economic, environmental and cultural implications, which are also key well-being goals of the Wellbeing of Future Generations Act (2015).

Under Section 2 of PPW, 5 Key Planning Principles are highlighted in regard to Achieving the Right Development in the Right Place which are:

- Growing our economy in a sustainable manner;
- Making best use of resources;
- Facilitating Accessible and Healthy Environments ;
- Creating and Sustaining Communities; and
- Maximising environmental protection and limiting environmental impact.

The original outline and the current reserved matters submission clearly align with the above Planning Principles

Placemaking is a key thread running through the 11th Edition of PPW. Paragraph 3.3 seeks to promote good design, stating that design must go beyond aesthetics and includes the social, environmental, economic and cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area. In this regard it is considered that the proposed reserved matters submission adheres to key placemaking and good design principles, not just aesthetically but also in terms of the relationship between the proposed development and the surrounding area. It is considered that the principles and vision set at outline planning stage have manifested themselves through to the current reserved matters and have been evidenced in the living document that is the Design and Access Statement.

The positive implications of the Pentre Awel development in terms of economic development, regeneration and job creation and alignment with key Welsh Government and Carmarthenshire County Council Strategies were highlighted at outline planning stage. Since then, there is increased emphasis on economic recovery post the Covid 19 global pandemic. The scheme subject of this reserved matters submission will provide for a diversity of jobs and will provide opportunities for business start-ups.

In addition, the scheme now proposed as part of this reserved matters submission will have social and environmental benefits. Access to health and leisure facilities will be improved, education and training opportunities provided, and enhancements to the wider environment proposed. As aforementioned the scheme makes provision for improved recreational facilities, through a landscape led scheme, whilst significant ecological mitigation and enhancement is proposed.

This reserved matters submission will deliver the main landmark hub building along with the landscape led vision including emphasis upon the lakeside edge, and will thus set a positive tone and be the catalyst for the remainder of the Pentre Awel development to come forward.

Planning Obligations

Planning Obligations in the form of a commuted sum financial contribution of £40,000 towards highways improvements at Sandy Roundabout, and £47,000 towards providing an Active Travel link between Copperhouse Roundabout and the junction with Northumbria Road were secured at outline planning application stage.

Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

The Pentre Awel development provides for a unique integrated and collaborative approach to providing health related facilities in one place with a focus on long term and preventative measures. It therefore aligns well with the WFGA.

Conclusion

As aforementioned in this report, the principle of the Pentre Awel development has long been established by virtue of the outline planning permission granted. As part of this reserved matters submission the LPA is only being asked to consider and approve matters of detail relating to access, appearance, landscaping, layout and scale for Phase 1 of the development only. As noted within the appraisal section of this report it is considered that these matters of detail align with the design principles set at outline planning stage and as illustrated within the original Design and Access Statement and illustrative masterplan, and are thus considered to be acceptable. The submission accords with the parameters set within both the description of development at outline planning stage and the scaled parameters displayed on the illustrative masterplan, whilst compliance with the original Environmental Statement has been evidenced.

It is considered that the proposed development demonstrates well considered connections, providing a holistic and integrated approach between healthcare, leisure, business/research and learning uses under a single roof. This accords with the key vision of 'integration' set at outline planning stage. Each of the constituent parts of Phase 1 would be linked by 'the street', which would act as an internal walkway through the development resulting in a legible and easy to understand layout. As such synergy in design terms is achieved whilst the development as a whole would have a positive influence on wellbeing. What is being delivered as part of Phase 1, especially the landscape led improvements will not only benefit businesses and visitors but also wider community.

The proposed development will realise the delivery of the first phase of a strategic site as identified within the Adopted LDP and South Llanelli Planning and Development Brief (SPG) and will serve to be a catalyst for the remainder of the welcomed Pentre Awel development to come forward.

The Pentre Awel development as a whole is a significant development and provides a unique opportunity to integrate a variety of health and well-being services on one site.

The proposed development accords with both national and local planning policies and will have positive implications to Llanelli, Carmarthenshire and the wider region.

As such, after careful consideration of the scheme as submitted it is concluded on balance that the reserved matters detail is acceptable and the submission if put forward with a favourable recommendation subject to the following conditions.

RECOMMENDATION - Approval

Conditions and Reasons

Condition 1

The development shall be commenced before whichever is the later of:-

- a) the expiration of five years from the date of the outline planning permission to which this development relates;

or

- b) the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Condition 2

The development hereby permitted shall be carried out strictly in accordance with the following plans and documents:-

- Site Location Plan - LWLSV-PDA-XX-ZZ-DR-A-05000 received 8th April, 2022
- Existing Site Plan - LWLSV-PDA-XX-ZZ-DR-A-05001 received 8th April, 2022
- Basement General Arrangements Plan - LWLSV-PDA-XX-B1-DR-A-05010 received 8th April, 2022
- Ground Floor – General Arrangements Plan - LWLSV-PDA-XX-00-DR-A-05011 received 8th April, 2022
- First Floor – General Arrangements Plan - LWLSV-PDA-XX-01-DR-A-05012 received 8th April, 2022
- Second Floor – General Arrangements Plan - LWLSV-PDA-XX-02-DR-A-05013 received 8th April, 2022
- Third Floor – General Arrangements Plan - LWLSV-PDA-XX-03-DR-A-05014 received 8th April, 2022
- Roof Plan – General Arrangements Plan - LWLSV-PDA-XX-RF-DR-A-05015 received 8th April, 2022
- Building A – Elevations 1 of 2 - LWLSV-PDA-BA-XX-DR-A-05050 received 8th April, 2022
- Building A – Elevations 2 of 2 - LWLSV-PDA-BA-XX-DR-A-05051 received 8th April, 2022
- Building B – Elevations 1 of 3 - LWLSV-PDA-BB-XX-DR-A-05052 received 8th April, 2022

- Building B – Elevations 2 of 3 - LWLSV-PDA-BB-XX-DR-A-05053 received 8th April, 2022
- Building B – Elevations 3 of 3 - LWLSV-PDA-BB-XX-DR-A-05054 received 8th April, 2022
- Building C – Elevations 1 of 2 - LWLSV-PDA-BC-XX-DR-A-05055 received 8th April, 2022
- Building C – Elevations 2 of 2 - LWLSV-PDA-BC-XX-DR-A-05056 received 8th April, 2022
- Building D – Elevations 1 of 2 - LWLSV-PDA-BD-XX-DR-A-05057 received 8th April, 2022
- Building D – Elevations 2 of 2 - LWLSV-PDA-BD-XX-DR-A-05058 received 8th April, 2022
- Building E – Elevations 1 of 2 - LWLSV-PDA-BE-XX-DR-A-05059 received 8th April, 2022
- Building E – Elevations 2 of 2 - LWLSV-PDA-BE-XX-DR-A-05060 received 8th April, 2022
- Site Sections - LWLSV-PDA-XX-ZZ-DR-A-05100 received 8th April, 2022
- Site Elevations - LWLSV-PDA-XX-ZZ-DR-A-05110 received 8th April, 2022
- Roof Types 3D View - LWLSV-PDA-XX-RF-DR-A-05120 received 8th April, 2022
- Landscape Sections 1 of 2 - LWLSV-BDP-SW-XX-DR-L-90301 received 8th April, 2022
- Landscape Sections 2 of 2 - LWLSV-BDP-SW-XX-DR-L-90302 received 8th April, 2022
- Landscape Maintenance and Management Responsibility Plan - LWLSV-BDP-SW-XX-DR-L-90103 received 8th April, 2022
- External Lighting – Performance Specification (Luminaire Schedule) - LWLSV-HLEA-SW-XX-DR-E-70804 received 8th April, 2022
- Design and Access Progress Statement (8 Parts) - LWLSV-PDA-SW-ZZ-RP-A-10001 / 10009 received 8th April, 2022
- Assessment of Scheme Against ES Mitigation Report - LWLSV-DAM-SW-XX-RP-YE-10006 received 8th April, 2022
- Additional Surveys Undertaken Since Outline Consent - LWLSV-DAM-SW-XX-RP-YE-10007 received 8th April, 2022
- Arboricultural Impact Assessment - LWLSV-DAM-SW-XX-RP-YE-10002 received 8th April, 2022
- Arboricultural Method Statement & Tree Protection Plan - LWLSV-DAM-SW-XX-RP-YE-10005 received 8th April, 2022
- Tree Survey Report - LWLSV-DAM-SW-XX-RP-YE-10001 received 8th April, 2022
- Drainage Statement - LWLSV-CUR-XX-XX-RP-C-00001 received 8th April, 2022
- Revised Proposed Site Plan - LWLSV-PDA-XX-ZZ-DR-A-05002 P06 received 27th May, 2022
- Revised Landscape Masterplan - LWLSV-BDP-SW-XX-DR-L-90001 P10 received 27th May, 2022
- Revised Landscape General Arrangements 1 of 3 - LWLSV-BDP-SW-XX-DR-L-90010 P07 received 27th May, 2022
- Revised Landscape General Arrangements 2 of 3 - LWLSV-BDP-SW-XX-DR-L-90011 P07 received 27th May, 2022
- Revised Landscape General Arrangements 3 of 3 - LWLSV-BDP-SW-XX-DR-L-90012 P07 received 27th May, 2022
- Revised Planting Plan 1 of 3 - LWLSV-BDP-SW-XX-DR-L-90501 P06 received 27th May, 2022
- Revised Planting Plan 2 of 3 - LWLSV-BDP-SW-XX-DR-L-90502 P04 received 27th May, 2022

- Revised Planting Plan 3 of 3 - LWLSV-BDP-SW-XX-DR-L-90503 P04 received 27th May, 2022
- Revised Landscape Constraints Plan - LWLSV-BDP-SW-XX-DR-L-90101 P06 received 27th May, 2022
- Revised Landscape Management Plan - LWLSV-BDP-SW-XX-RP-L-90001 P04 received 27th May, 2022
- Revised Habitat Protection Zone Plan - LWLSV-BDP-SW-XX-DR-L-90102 P07 received 27th May, 2022
- Revised External Lighting Parameter Plan - LWLSV-HLEA-SW-XX-DR-E-70800 P04 received 27th May, 2022
- Revised External Lighting Isolux Results - LWLSV-HLEA-SW-XX-DR-E-70801 P04 received 27th May, 2022
- Revised External Lighting – General Arrangements Plan 1 of 2 - LWLSV-HLEA-SW-XX-DR-E-70802 P04 received 27th May, 2022
- Revised External Lighting – General Arrangements Plan 2 of 2 - LWLSV-HLEA-SW-XX-DR-E-70803 P04 received 27th May, 2022
- Ecological Mitigation and Enhancement Plan – LWLSV-BDP-SW-XX received 27th May

Reason: In the interest of clarity of the approved plans and visual amenity.

Condition 3

Prior to the commencement of above ground works on the development hereby approved detailed specification and samples of the materials to be used in the construction of the external surfaces of the development, including the flue stack, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity

Condition 4

Prior to the commencement of above ground works on the development hereby approved detailed specification of the street furniture shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity

Condition 5

Prior to the commencement of above ground works on the development hereby approved a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the beneficial use of the development

Reason: In the interest of visual amenity

Condition 6

The noise mitigation and noise management plans and measures as detailed in Section 7 'Acoustic Design' of the Design and Access Progress Statement LWLSV-PDA-SW-ZZ-RP-A-

10001 / 10009 received 8th April, 2022 shall be implemented in full prior to the beneficial use of the development hereby approved.

Reason: In the interest of preserving amenity and to ensure that appropriate noise levels are achieved for future users of the development

Condition 7

The access, visibility splays and turning area required, shall be wholly provided prior to any part of the development being brought into use, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the access, visibility splays, or turning area, is to be obstructed by non-motorised vehicles.

Reason: In the interest of highway safety

Condition 8

Prior to the occupation of any part of the development herewith approved, the required access roads and foot(ways/paths) from the existing public highway shall be laid out and constructed strictly in accordance with the plans herewith approved, to at least the base course levels, and with the visibility splays provided.

Reason: In the interest of highway safety

Condition 9

The parking spaces and layout shown on the plans herewith approved shall be provided prior to the use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only. In particular, no part of the parking and turning facilities is to be obstructed by non-motorised vehicles.

Reason: In the interest of highway safety

Notes / Informatives

Note 1

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Note 2

Comments and responses received from consultees and third parties can be found on the Authority's website (www.carmarthenshire.gov.uk). They may also relate to other permissions or consents required or include further advice and guidance.