

Y Pwyllgor Cynllunio / Planning Committee

25/04/2024

**Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services**

Lle a Seilwaith | Place and Infrastructure

Cyngor **Sir Gâr**
Carmarthenshire
County Council



**Ceisiadau yr argymhellir
eu bod yn cael eu
cymeradwyo**

**Applications
recommended for
approval**

PL/05597

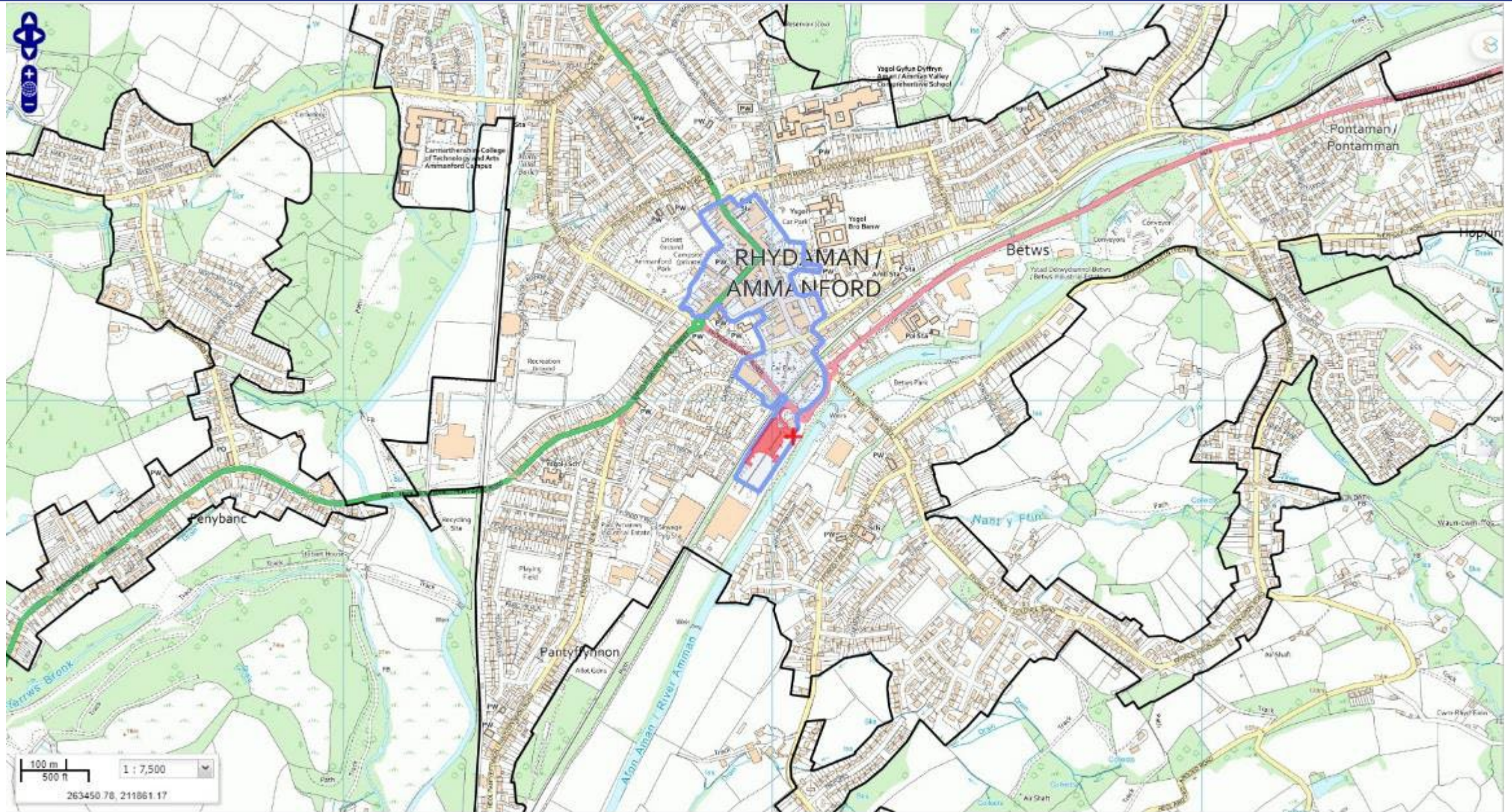
Andrew Francis

Lle a Chynaliadwyedd - Y Gwasanaethau Cynllunio
Place and Sustainability - Planning Services

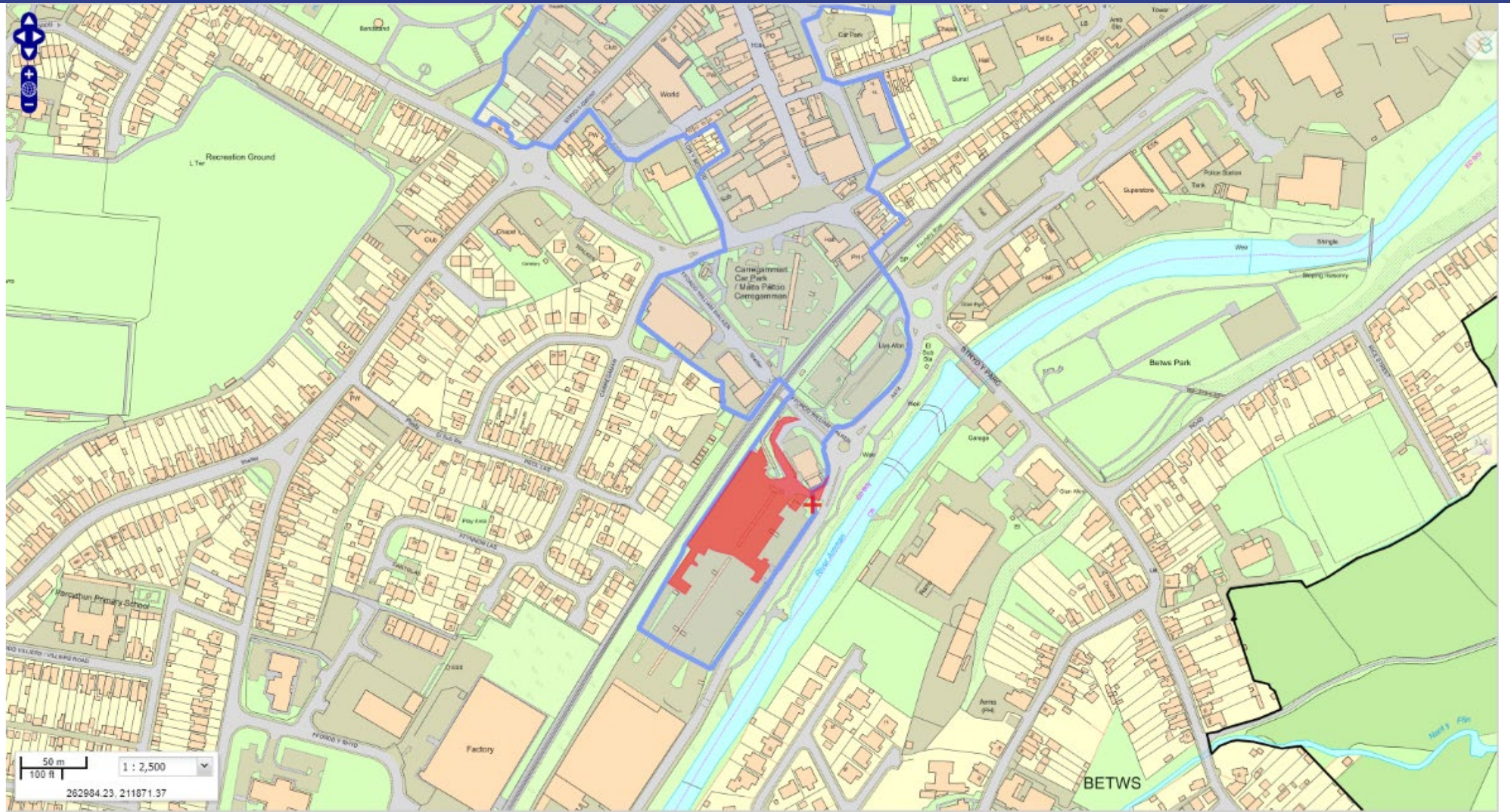
Lle a Seilwaith | Place and Infrastructure

Cyngor **Sir Gâr**
Carmarthenshire
County Council

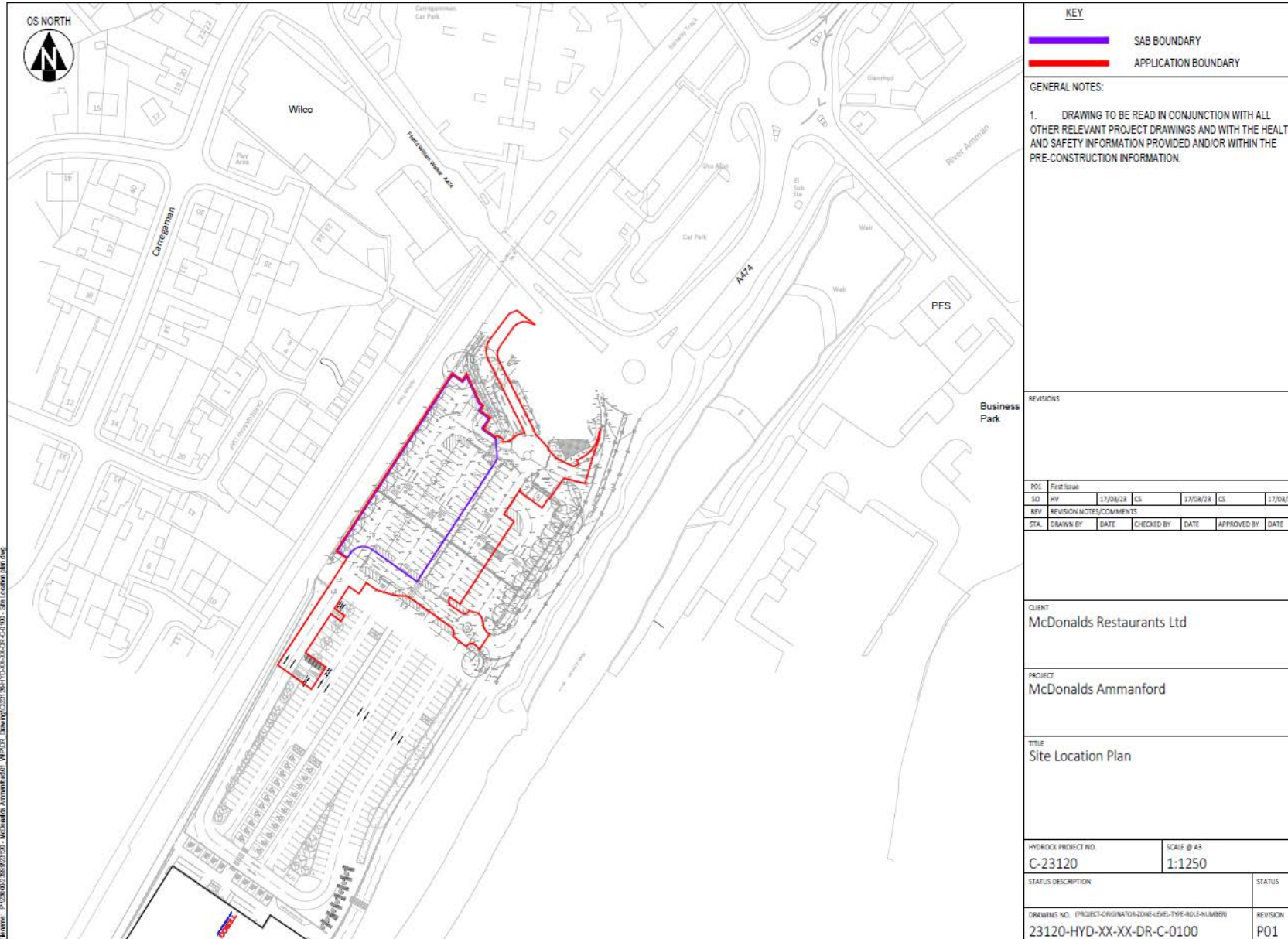




PL/05597 – Betws Area Plan

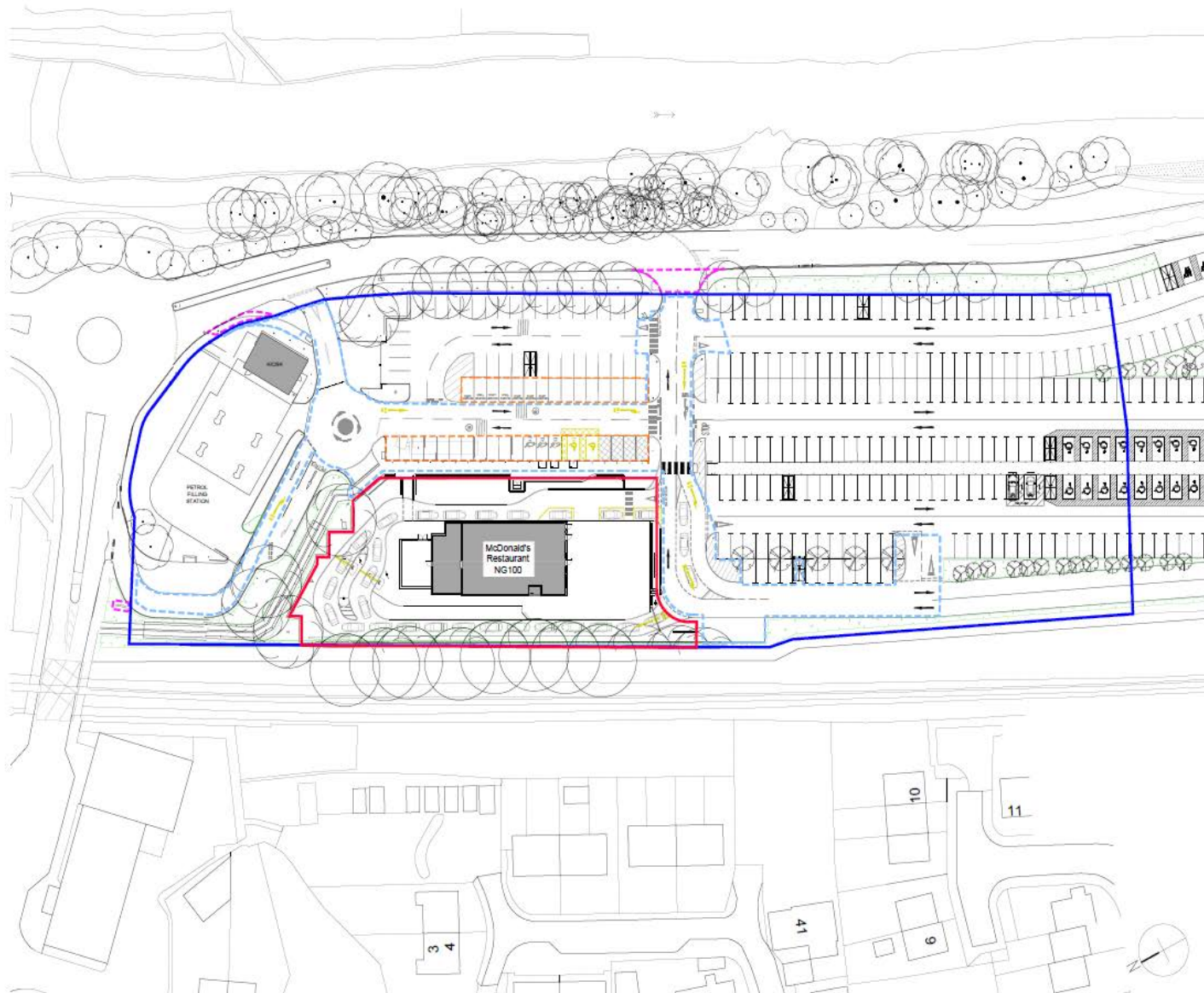


PL/05597 – 1:1250 Location Plan



F:\name: P:\23120\3180\23120 - McDonalds Ammanford\01 - WIP\DR - Drawn\23120-3180-3180-C-0100 - Site Location Plan.dwg

PL/05597 – Proposed Site Layout

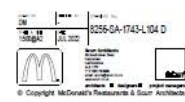


Notes:
 All drawings to be read in conjunction with all other drawings as noted on issue sheet.
Tesco Boundary (see per Title Plan WA00720)
Proposed McDonald's Demise
Proposed McDonald's Remote Parking Bays
Additional works outside McDonald's Demise
Additional works outside Tesco Boundary

10	10/1/20	Updated to issue this Layout Plan	100
11	10/1/20	Updated to issue this Layout Plan	100
12	10/1/20	Updated to issue this Layout Plan	100
13	10/1/20	Updated to issue this Layout Plan	100

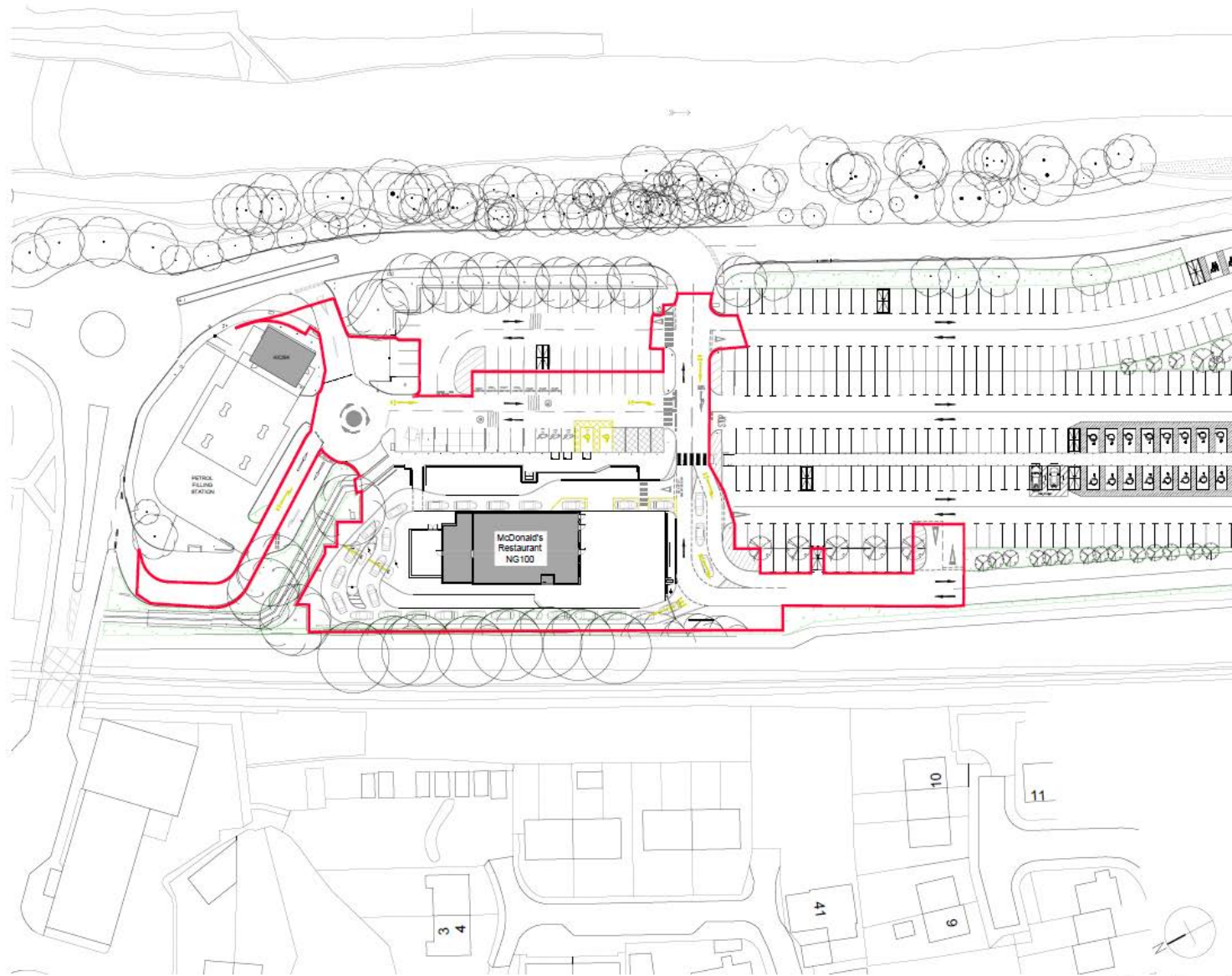
All drawings are to be read in conjunction with the following:
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 - All drawings are to be read in conjunction with the following:
 - All drawings are to be read in conjunction with the following:
 - All drawings are to be read in conjunction with the following:

Scale: 1:100
Issue: 10/1/20
Author: J. Smith
Checker: J. Smith
Approved: J. Smith



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PL/05597 – Block Plan



Notes:
All drawings to be read in conjunction with all other drawings as noted on issue sheet.

Application Boundary

NG100 AREAS SCHEDULE	
TYPE	m ²
AREA	277.3
RENTABLE	329.3
FOOTPRINT	277.3

P	13.11.20	Updated to latest Site Layout Plan	DM
P	07.11.20	Updated to latest Site Layout Plan	DM
D	20.02.20	Updated to latest Site Layout Plan	DM
C	08.12.20	Application boundary revised	DM
B	05.12.20	Updated to latest FTS documents and all other documents & files were reviewed	DM
A	29.08.20	Updated to latest FTS documents & all other documents. Application boundary updated to include existing site fence	DM
M	16.08.20	DM	DM

Scale: 1:1000
Date: 16.08.20

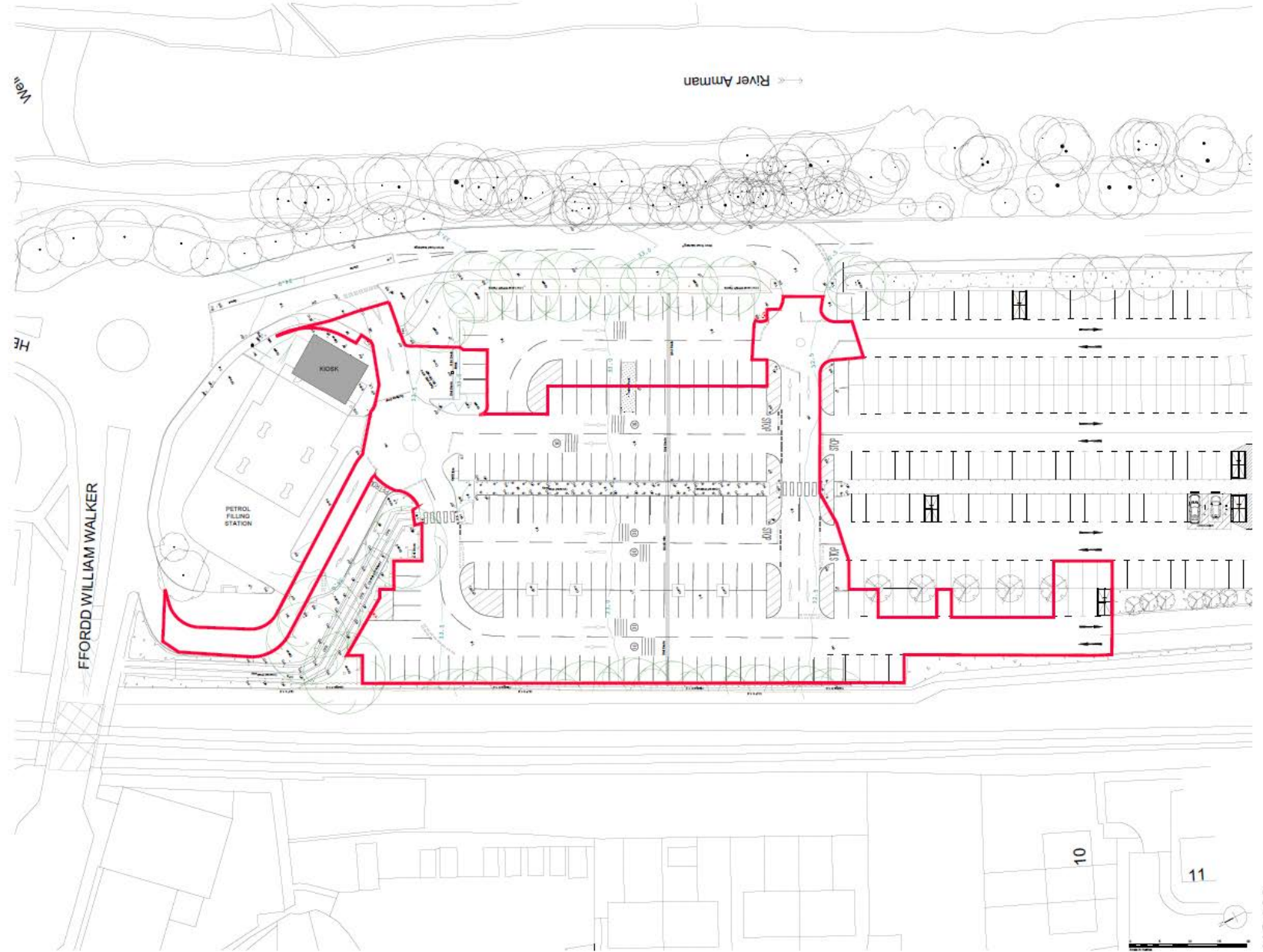
McDonald's Restaurants & Staff Architects

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PL/05597 – Existing Site Layout



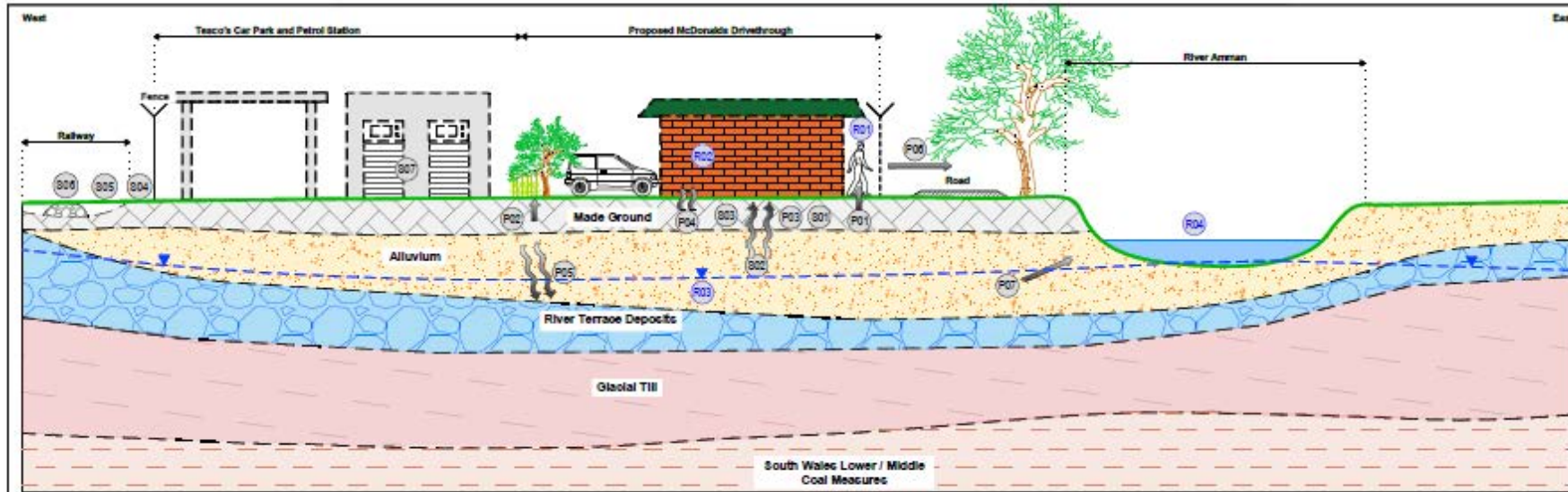
GENERAL NOTES	
1.	Check all dimensions and levels before construction.
2.	Obtain all necessary permits and approvals before starting work.
3.	Protect existing structures and utilities during construction.
4.	Ensure all work is completed in accordance with the approved plans and specifications.
5.	Obtain a final inspection and approval from the relevant authorities.

SPECIFICATIONS	
1.	Concrete: 200mm thick, 150mm aggregate, 1:2:4 mix.
2.	Brickwork: Standard red brick, 1:1 mortar.
3.	Roofing: Asphalt/Flt waterproofing, 100mm insulation, 150mm concrete.
4.	Paintwork: White emulsion for walls, grey for floors.
5.	Windows: UPVC double glazed units.
6.	Doors: Solid wood or UPVC composite.
7.	Lighting: LED recessed ceiling lights.
8.	Sanitaryware: Standard white ceramic.
9.	Electrical: 2.5mm ² SWA for external, 1.5mm ² for internal.
10.	Plumbing: 25mm diameter for cold water, 20mm for hot water.

BILL OF MATERIALS	
1.	Concrete: 100m ³
2.	Brickwork: 100,000 bricks
3.	Roofing: 100m ² waterproofing
4.	Paintwork: 100m ² white emulsion
5.	Windows: 10 units
6.	Doors: 5 units
7.	Lighting: 100 units
8.	Sanitaryware: 10 units
9.	Electrical: 100m of cable
10.	Plumbing: 100m of pipe

NG100

PL/05597 – Conceptual Site Model



Potential on-site sources of contamination

- S01. Made Ground, associated with historical construction activities and imported fill, possibly including elevated concentrations of metals, metalloids, asbestos fibres, Asbestos Containing Materials, PAH and petroleum hydrocarbons.
- S02. Ground gases (carbon dioxide and methane) from organic materials in the Made Ground / alluvial deposits.
- S03. Petroleum hydrocarbons associated with Made Ground.

Potential off-site sources of contamination

- S04. Hydrocarbon fuels, lubricants, and solvents from the historical railway operations immediately adjacent to site.
- S05. PCBs and oils from the historical railway operations immediately adjacent to site.
- S06. Pesticides from the historical railway operations immediately adjacent to site.

- S07. Hydrocarbon fuels, lubricants, and solvents from the filling station 12m north including leakage from USTs, the pipework between tanks and pumps, and general spillage, together with uncontrolled disposal and spillage from waste receptacles.

Potential receptors

The following potential receptors in relation to the proposed land use have been identified.

- R01. People (site end users, neighbours).
- R02. Development end use (buildings, utilities and landscaping).
- R03. Groundwater: Secondary A aquifer status of the River Terrace Deposits/Alluvium.
- R04. Surface water and aquatic ecosystem: River Amman immediately to the east.

Potential pathways

The following potential pathways have been identified.

- P01. Ingestion, skin contact, Inhalation of dust and outdoor air by people.
- P02. Root uptake by plants.
- P03. Carbon dioxide and methane ingress via permeable soils and/or construction gaps.
- P04. VOC and petroleum hydrocarbon vapour ingress via permeable soils and/or construction gaps.
- P05. Migration of contaminant via leachate migration through the unsaturated zone in the River Terrace Deposits/Alluvium.
- P06. Surface water via overland flow.
- P07. Surface water via base flow from groundwater.

KEY	NOTES
Existing ground profile	1. All dimensions are to be checked on site before the commencement of works. Any discrepancies are to be reported to the Architect & Engineer for verification. Figured dimensions only are to be taken from this drawing.
Conjectured geological boundary	
Groundwater elevation	2. This drawing is to be read in conjunction with all relevant Engineer's and Service Engineer's drawings and specifications.
Made Ground	
River Terrace Deposits	
Alluvium	
South Wales Lower / Middle Coal Measures	

<p>Hydrock</p> <p>CLINT MCDONALDS RESTAURANTS LTD</p>					
PROJECT	MCDONALDS AMMANFORD	<p>PROJECT NO: 23120-HYD-03-03-09-GE-1002</p>			

DATE	23/01/20	BY	SA/1	CHECKED BY	SA/1	APPROVED BY	SA/1
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PROJECT	MCDONALDS AMMANFORD	STATUS	SI
DATE	23/01/20	BY	SA/1

PROJECT NO	23120-HYD-03-03-09-GE-1002
DATE	23/01/20
BY	SA/1

PL/05597 – Engineering Plan



PL/05597 – Pre Development Habitats



PRACTICAL
ecology

The Roost, Scale, Norfolk, IP21 4DT
T: 01379 740098
E: info@practical-ecology.co.uk
W: www.practical-ecology.co.uk

Legend

- Site Boundary
- Developed land; sealed surfaces
- Modified grassland



Title:	BNG Pre-development habitats V1
Project:	Ammanford 8256, Tesco Park Street
Produced by:	Drawings: A. Pino-Blanco Reviewed by: C.Weaire
Notes:	Overlaid on Site Layout Plan: 8256-SA-8628-P004 C
Date:	15/03/2023

PL/05597 – Post Development Habitats



The Roost, Scale, Norfolk, IP21 4DT
T: 01379 740098
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W: www.practical-ecology.co.uk

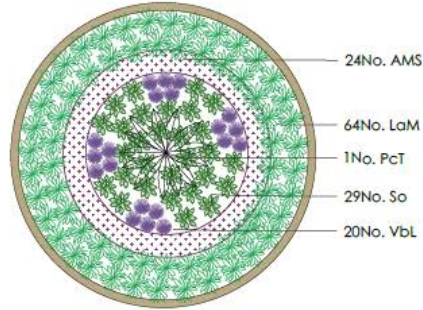
Legend	
	Site Boundary
	New Hedgerow
	New small tree
	Buildings
	Developed land; sealed surfaces
	Shrub planting
	Modified grassland
	Ground level planters



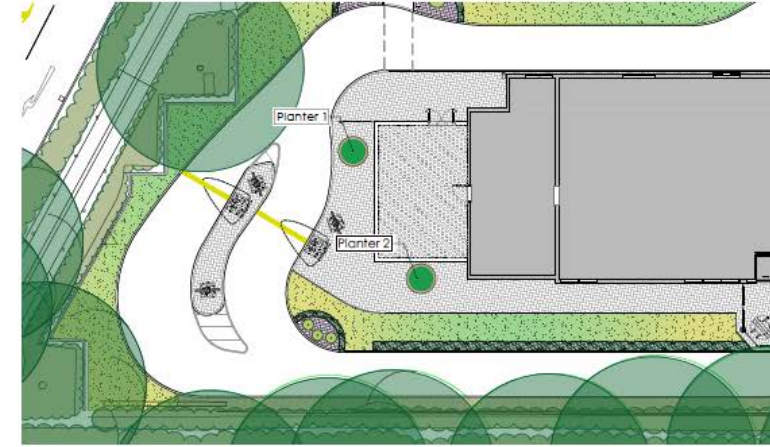
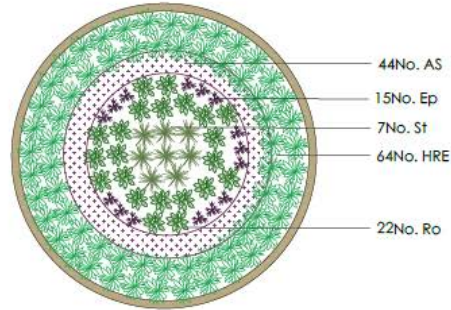
Title:	BNG Pre-development habitats v1
Project:	Ammanford 8256, Tesco Park Street
Produced by:	Drawings: A. Pino-Blanco Reviewed by: C.Weaire
Notes:	Overlaid on Site Layout Plan: 8256-SA-8628-P004 C
Date:	15/03/2023

PL/05597 – Proposed Landscape Details

PLANTER No. 1



PLANTER No. 2



PLANTER LOCATION PLAN: NTS

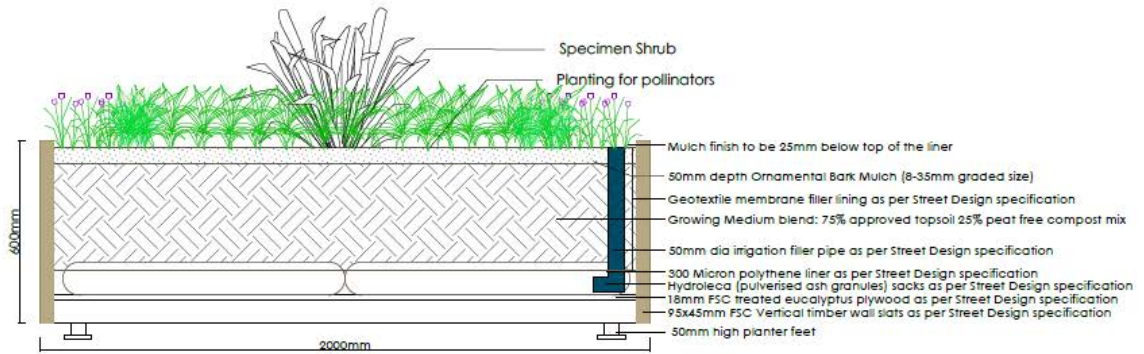
L02 RAISED PLANTER PLANTING PLANS: 1:20
01

PLANTING SCHEDULES:

Planter 1 Planting							
Shrubs	Abb	Height (cm)	Root	Container	Habit	Quantity	
Lavandula angustifolia 'Munstead'	LaM	30-40	C	3L	Bushy	64	
Saponaria officinalis	So	40-60	C	3L	Bushy	29	
Verbena bonariensis	Vbl	30-40	C	2L	Branched	20	
Bulbs	Abb	Grade	*Bulbs to be planted 15cm deep & 15cm apart				
Allium 'Mount Everest'	AMS	5/6					24
Specimen	Abb	Height (cm)	Root Condition	Container	Habit	Quantity	
Phormium cookianum 'Tricolor'	PcT	/	C	10-12L	Triple Crown	1	

Planter 2 Planting							
Shrubs	Abb	Height (cm)	Root	Container	Habit	Quantity	
Echinacea purpurea	Ep	30-40	C	2L	Branched	15	
Hebe 'Red Edge'	HRE	30-40	C	3L	Bushy	64	
Rosmarinus officinalis	Ro	40-60	C	3L	Bushy	22	
Stipa tenuifolia	St	/	C	3L	V	7	
Bulbs	Abb	Grade	*Bulbs to be planted 10cm deep & 10cm apart				
Allium sphaerocephalon	AS	5/6					44

PLANTING SPECIES



L02 PLANTER SECTION: 1:10
02

RAISED PLANTER



Proposed circular raised planter (2No.)
Product: Swiftland - SVPSG 03
Diameter: 2000mm
Height: 600mm
Material: FSC lanka hardwood with mild steel fittings
Supplier: Steel-design

Drawing to be read in conjunction with: Vector Landscape Plan Drawing 19159-VL-McD_01

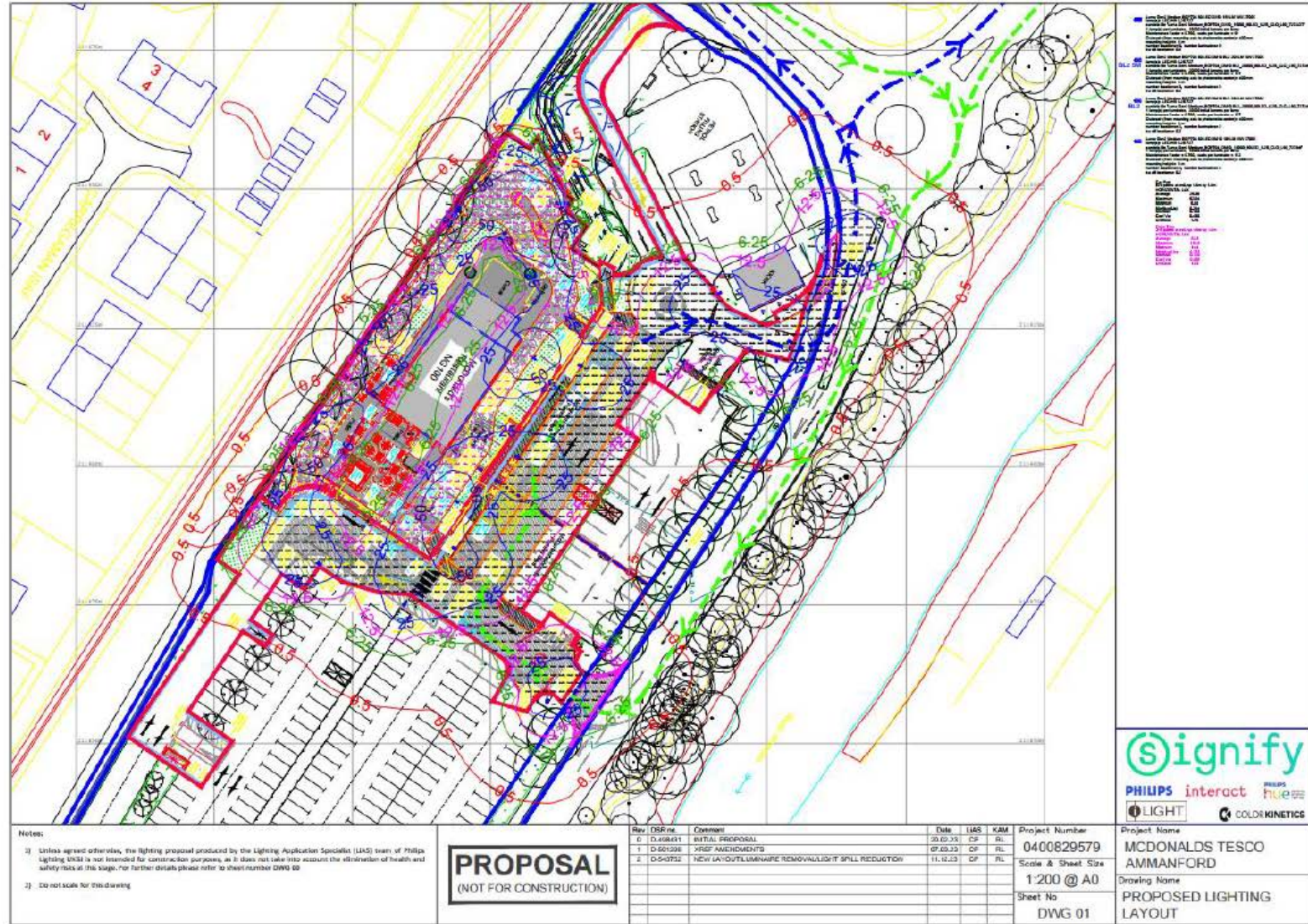
Project Title	Proposed McDonald's Restaurant
Location	Park Street Ammanford SA18 2LR
Client	McDonald's Restaurants Ltd
Status	Planning
Scale	As Shown
Drawn by	HS
Checked by	AS
Date	02/2023

Revision	Description	Drawn	Checked
01-24.11.2020	Updated to coordinate with latest site layout	HS	AS
02-24.11.2020	Location plan updated	HS	AS
03-24.11.2020	Updated to coordinate with latest site layout	HS	AS
04-03.03.2023	Updated to coordinate with latest site layout	HS	AS
05-18.03.2023	Final line boundary updated	HS	AS
06-18.03.2023	Updated to coordinate with revised landscape plan	HS	AS

Drawing Title: Raised Planters - Planters for Pollinators
Job-Orig No: 19159-VL-McD_L02 Rev: 0

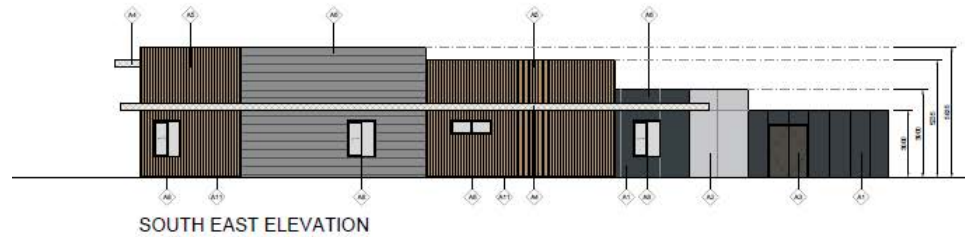
LANDSCAPE DESIGNERS
4 ST JOHN'S NORTH, WAKEFIELD, WF1 3GA. TEL: 01924 330256
www.vectorltd.co.uk

PL/05597 – Proposed Lighting Layout



Appendix 1: Proposed Lighting Layout for the Site

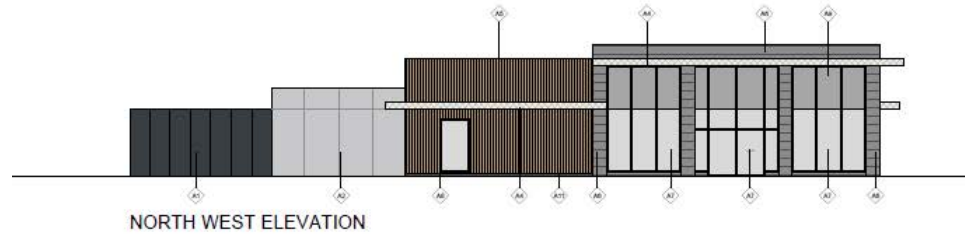
PL/05597 – Elevations



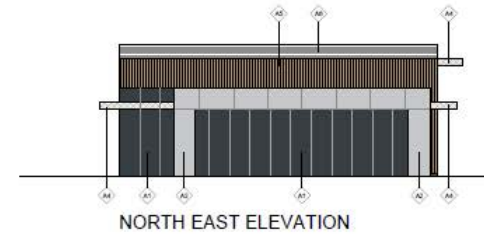
SOUTH EAST ELEVATION



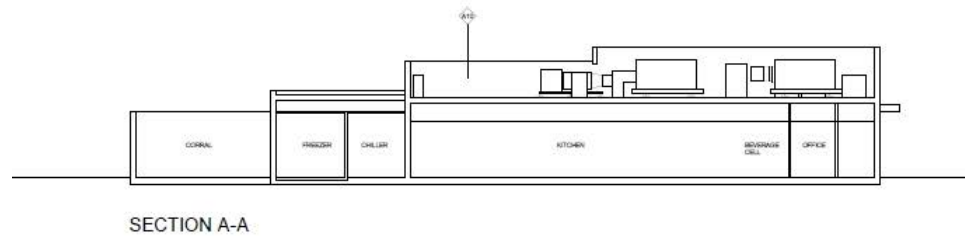
SOUTH WEST ELEVATION



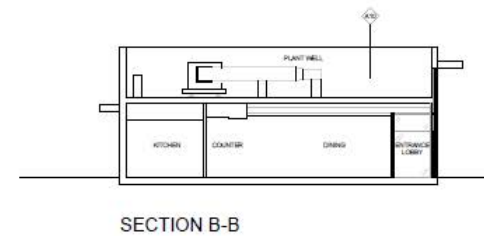
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SECTION A-A



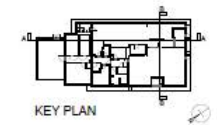
SECTION B-B



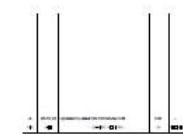
Notes:
All drawings to be read in conjunction with all other drawings as listed on issue of set.

MATERIALS LEGEND:

- A1 Corral
Grey sanding panels
- A2 Restaurant & Office
Stone effect cladding panels
- A3 Security Cloak
PPG-RAL 7022 Cobalt Grey
- A4 Corral
PPG-RAL 6075 Traffic White
- A5 Restaurant
Stone effect cladding panels
- A6 Restaurant
Dark grey sanding
- A7 Restaurant Cladding
PPG-RAL 6020 Jet Black Throne
- A8 Window and Doors
PPG-RAL 6020 Jet Black Throne
- A9 Corral Cladding
PPG-RAL 6020 Jet Black Throne
- A10 Plant Area
Black Cladding panels
- A11 Floor
Dark grey engineering brick



KEY PLAN



PROJECT INFORMATION
 PROJECT NAME: [REDACTED]
 PROJECT ADDRESS: [REDACTED]
 PROJECT NO: [REDACTED]
 DATE: [REDACTED]
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 APPROVED BY: [REDACTED]

NG100



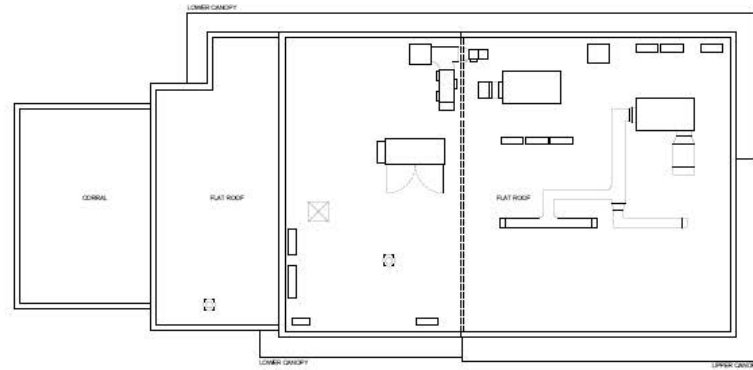
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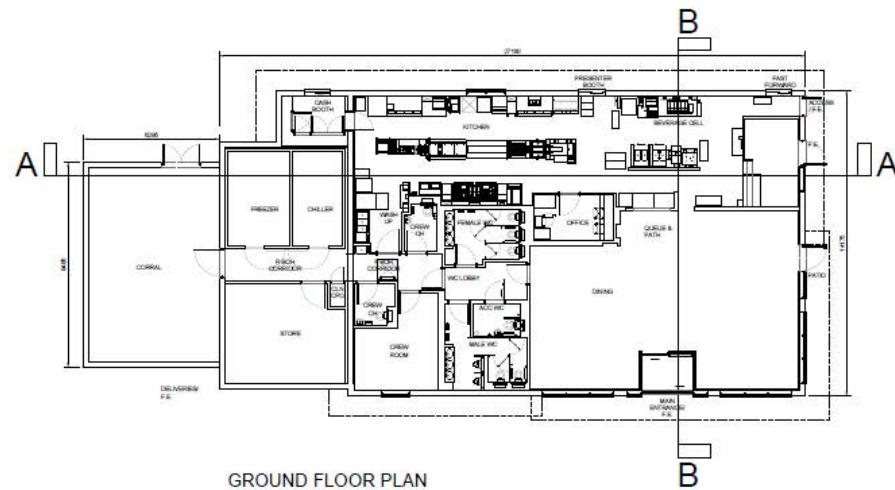
PL/05597 – Floor Plans



Notes:
All drawings to be read in conjunction with all other drawings in this set of plans.



ROOF PLAN



GROUND FLOOR PLAN



NG100

McCaughy Engineering Ltd	
100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000	
Scale: 1:100	Project: SCSP-PA-652A-PAGE A
Author: [Name]	Check: [Name]
Date: 10/10/2018	McCaughy Engineering Ltd
Ground Floor and Roof Plan	

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PL/05597

Looking
west from
service
road/River
Amman



PL/05597

Looking
north-west
from
service
road/River
Amman



PL/05597

Looking
north from
service
road/River
Amman



PL/05597

Looking
west from
service
road/River
Amman
towards
Fuel
Station



PL/05597

Looking
west from
service
road/River
Amman
towards
Fuel
Station



PL/05597

Looking
south from
A474
roundabout
towards
Fuel Station



PL/05597

Looking
south-west
from A474
roundabout
towards
Fuel Station
and railway



PL/05597

Looking
west from
A474
towards
railway and
modern
retail
outlets



PL/05597

Looking
south from
A474
towards
Fuel Station
and
proposed
site beyond



PL/05597

Looking
south from
A474
towards
Fuel Station
and
proposed
site beyond



PL/05597

Looking
west from
A474 over
railway
towards
town
centre.



PL/05597

Looking south from pedestrian path adj. fuel station towards application site.



PL/05597

Application
site, looking
south
towards
Tesco
store.



PL/05597

Application
site, looking
south
towards
Tesco
store.



PL/05597

Application
site, looking
east
towards
River
Amman.



PL/05597

Application site, looking north east towards fuel station.



PL/05597

Application site, looking south highlighting boundary hedge with railway land.



PL/05597

Looking
west
through
boundary
hedge
towards
nearest
residential.



PL/05597

Looking
west
through
boundary
hedge
towards
nearest
residential.



PL/05597

Looking
east from
the nearest
residential
units.



PL/05597

Looking east from the nearest residential units, at edge of the railway boundary.



PL/06623

Kevin D Phillips

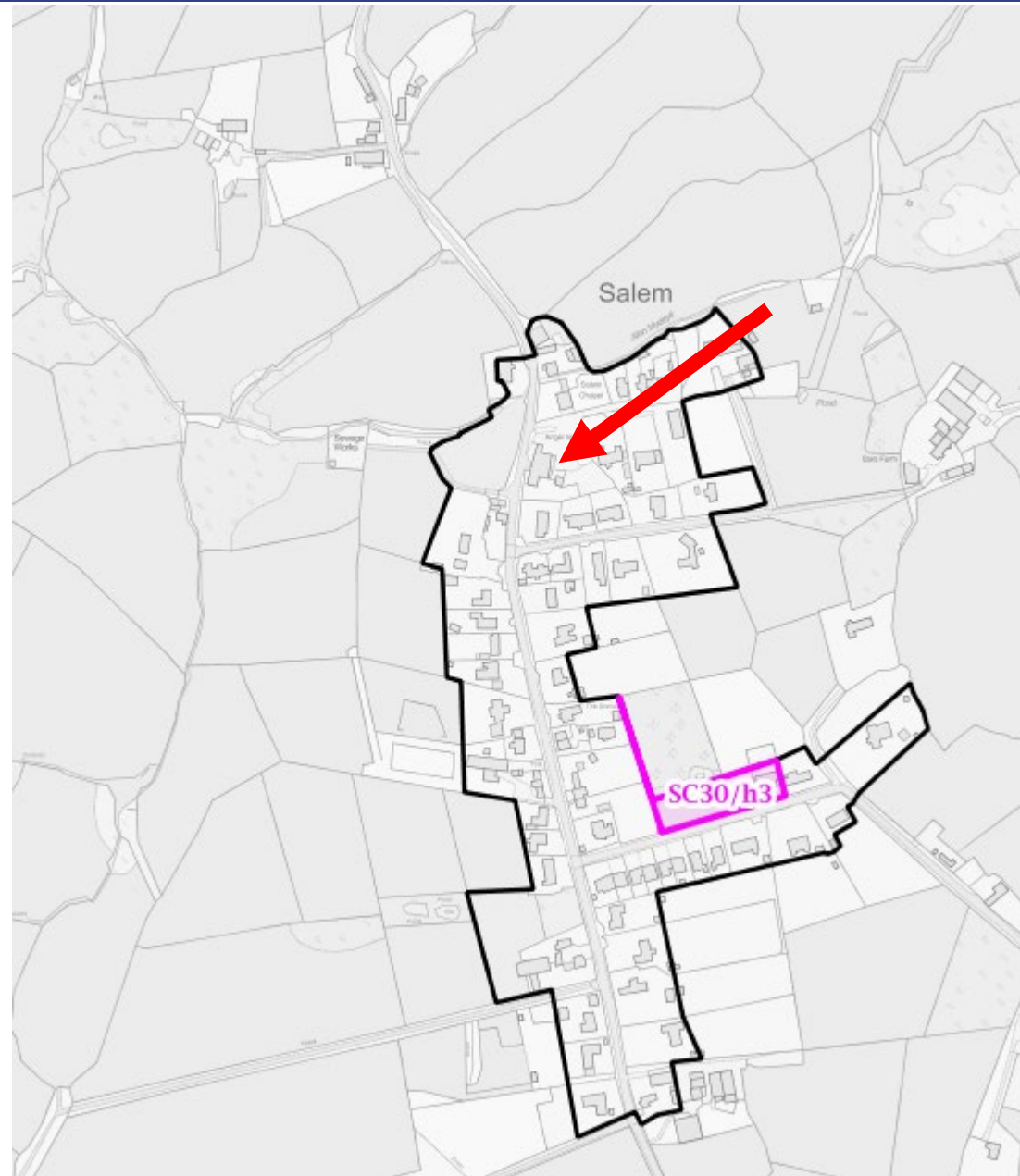
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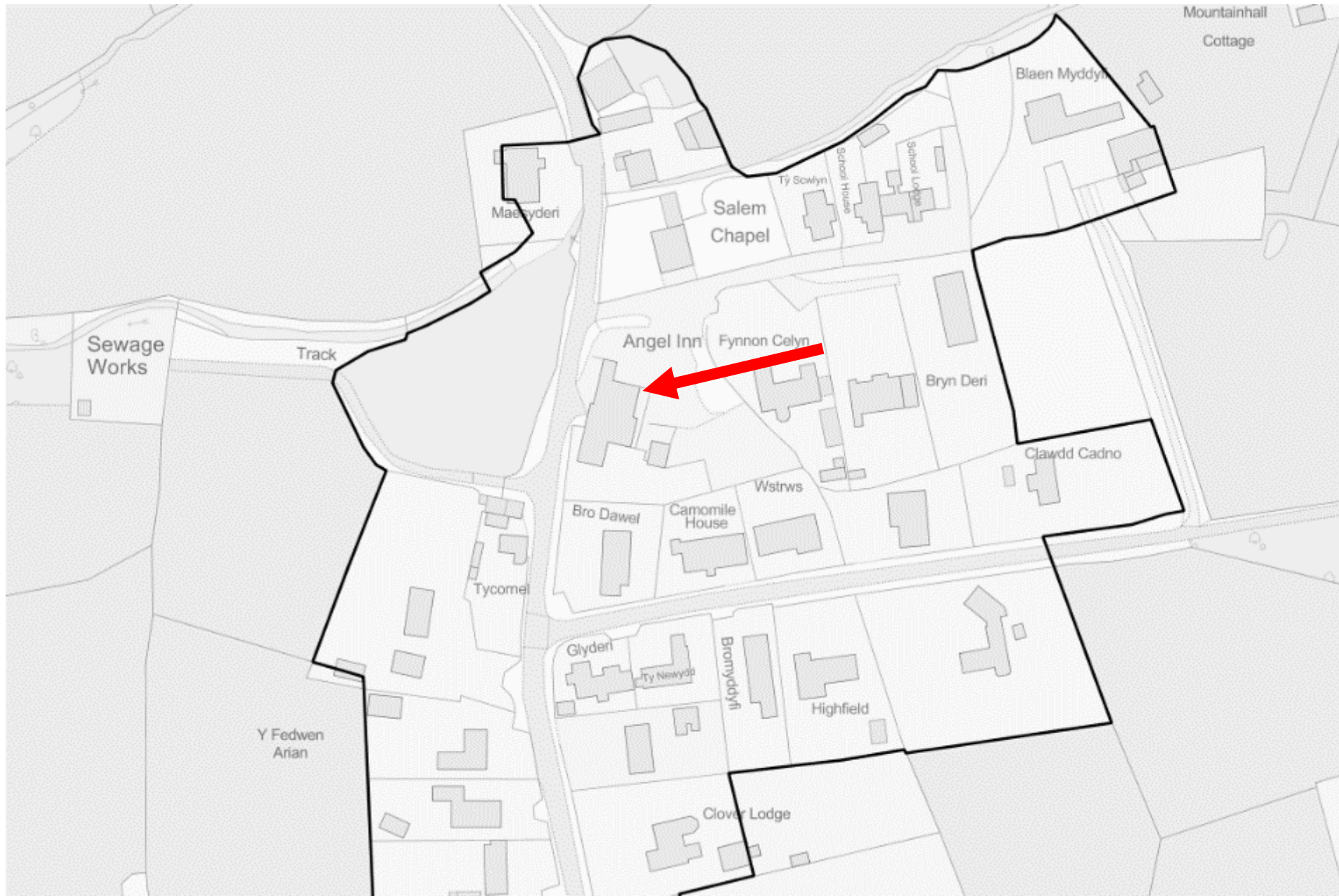
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PL/06623

Aerial Photo









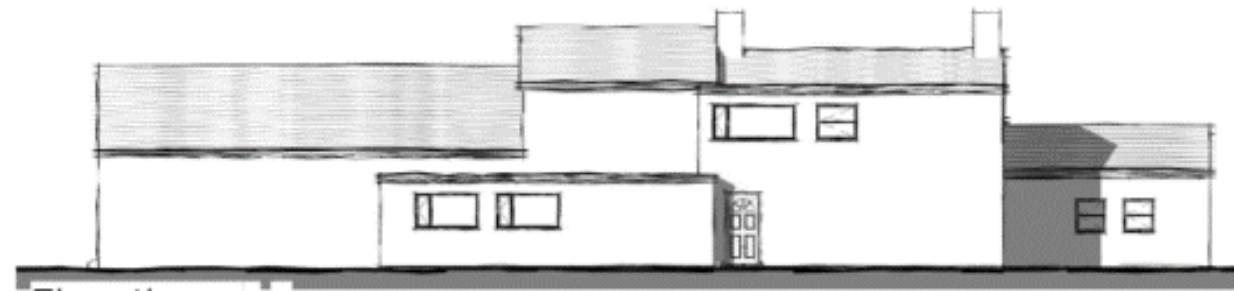
1 Elevation 1 - a
1 : 200



2 Elevation 2 - a
1 : 200



3 Elevation 3 - a
1 : 200



4 Elevation 4 - a
1 : 200



1 Elevation 1 Proposed
1:200



2 Elevation 2 Proposed
1:200



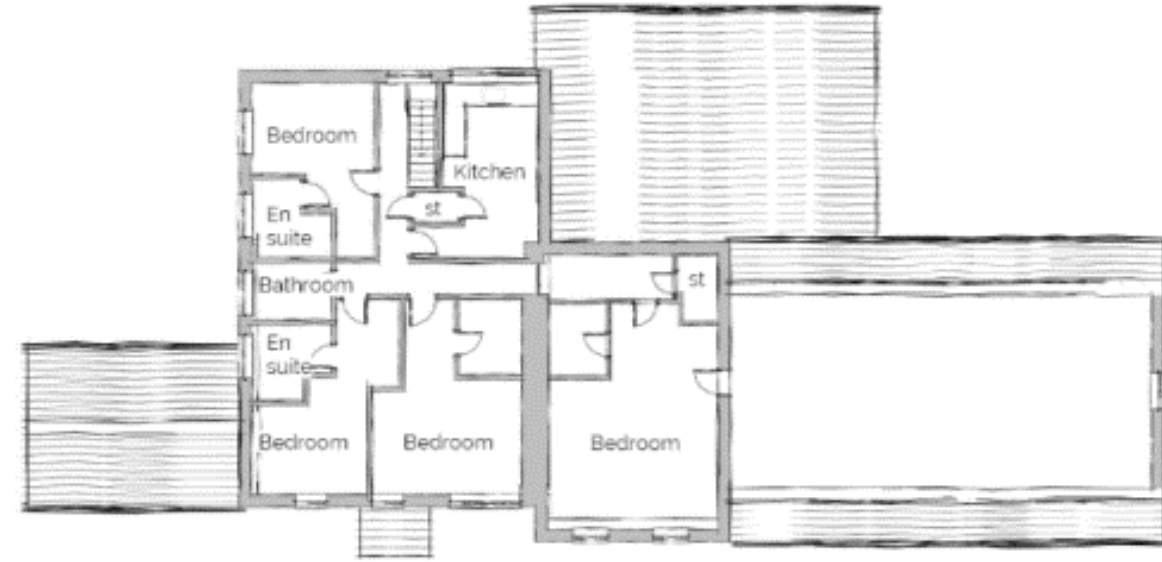
3 Elevation 3 Proposed
1:200



4 Elevation 4 Proposed
1:200



1 Existing GF
1 : 200



2 Existing FF
1 : 200



1 Proposed GF
1:200



2 Proposed FF
1:200

























PL/06638

Paul Roberts

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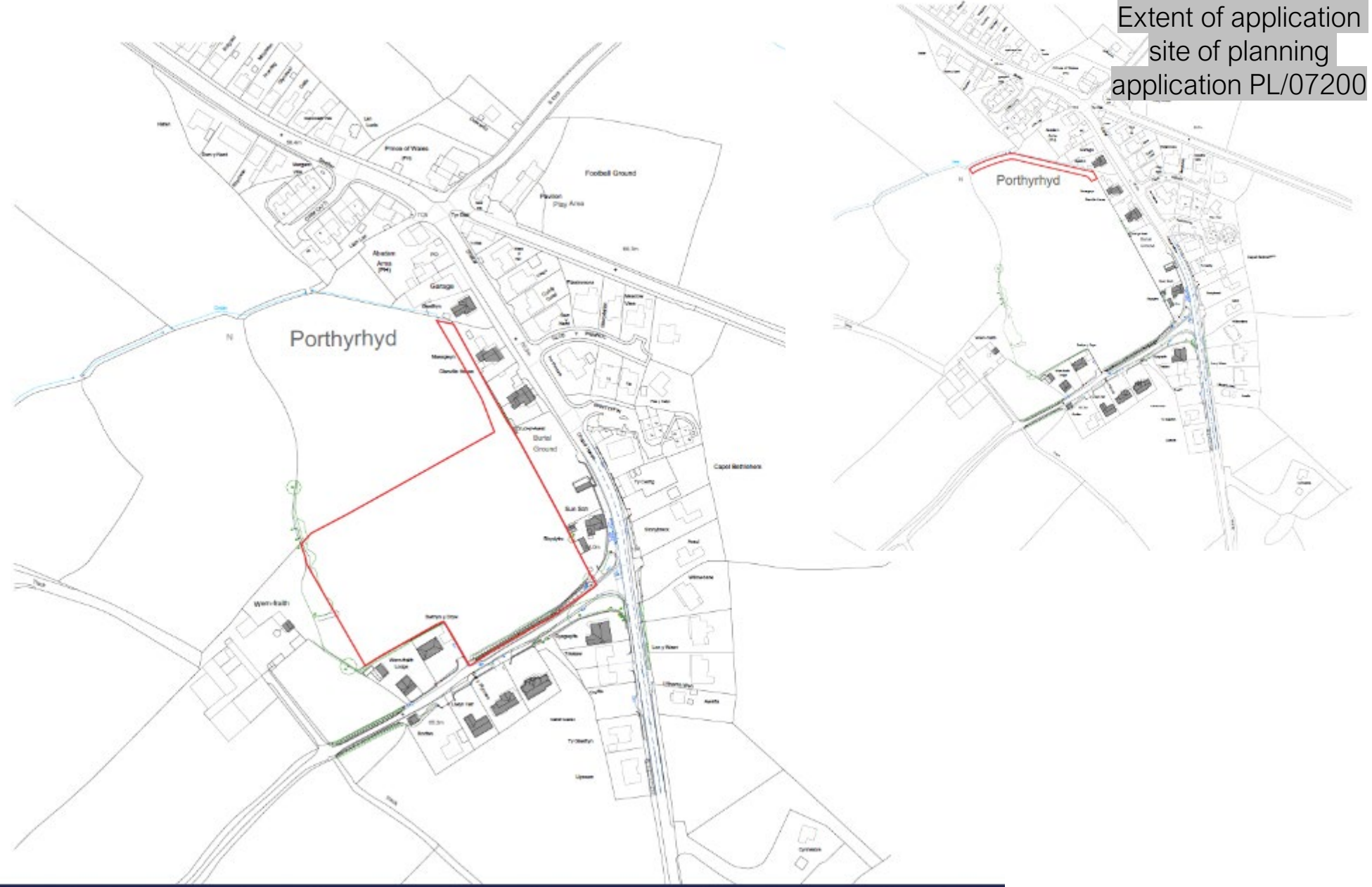
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PL/06638 Wider Location Plan



PL/06638 Location plan



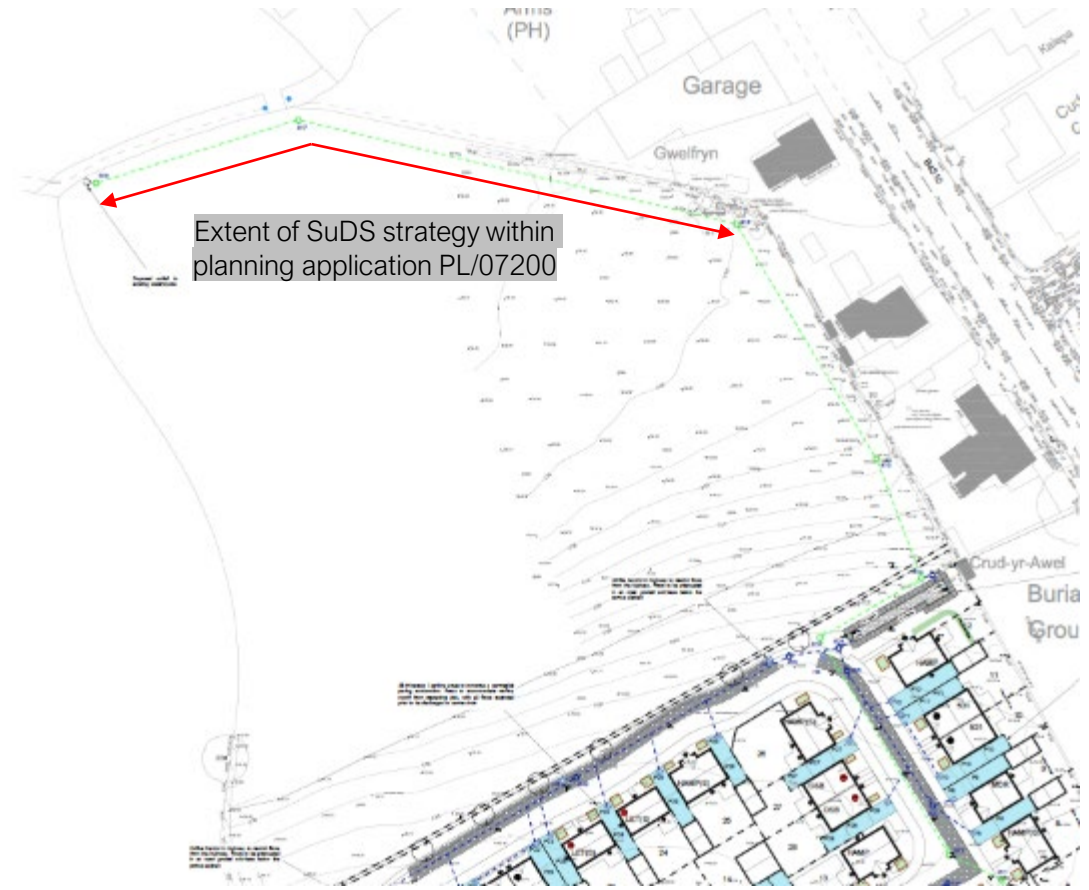
PL/06638 Aerial Photograph



PL/06638 Site plan



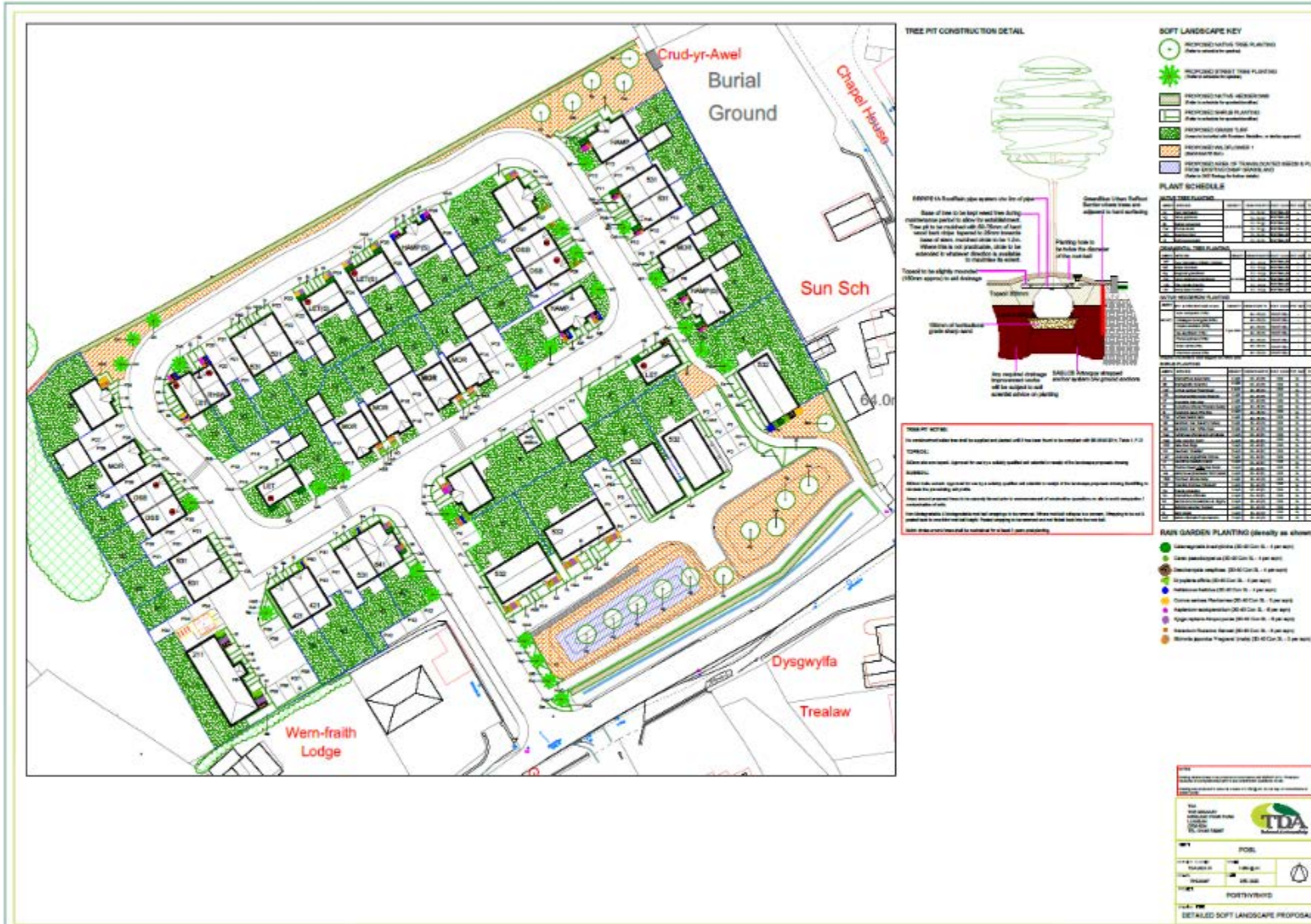
PL/06638 SuDS Strategy Plan



PL/06638 Engineering layout – Foul Drainage



PL/06638 Landscaping



PL/06638 Elevational drawings



Figure 11 – proposed four-bed detached house type “Hampstead”



Figure 12 – proposed two-bed Affordable semi-detached house type “Rhiwbina”



Figure 13 – proposed Affordable semi-detached three-bed house type “531”



Figure 10 – proposed three-bed detached house “Morris”

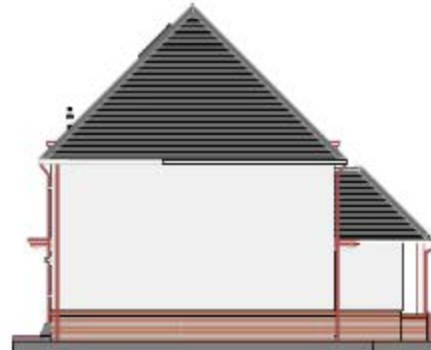


Figure 14 – typical three-bed detached Affordable bungalow “532”

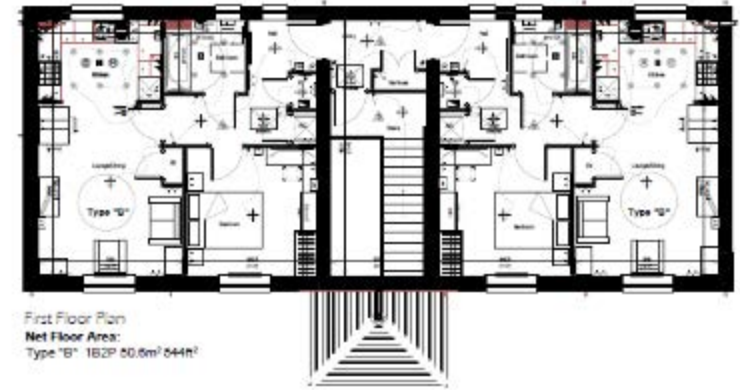
PL/06638 Elevational drawings (Four one-bedroom flats)



Front Elevation



Side Elevation



First Floor Plan
Net Floor Area:
Type "B" 182P 60.6m² 644ft²



Rear Elevation



Side Elevation



Ground Floor Plan
Net Floor Area:
Type "A" 182P 60.6m² 644ft²

PL/06638 Street scene view



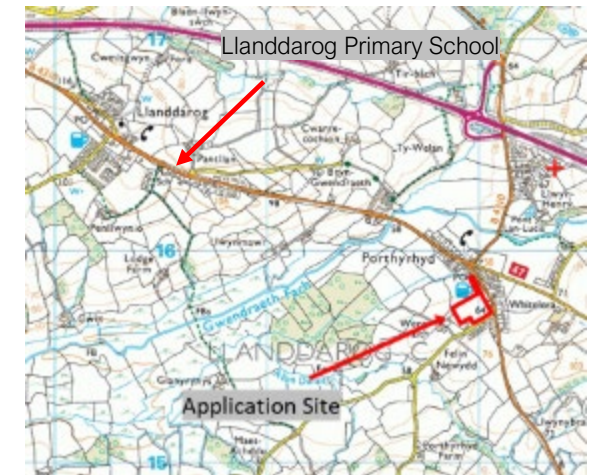
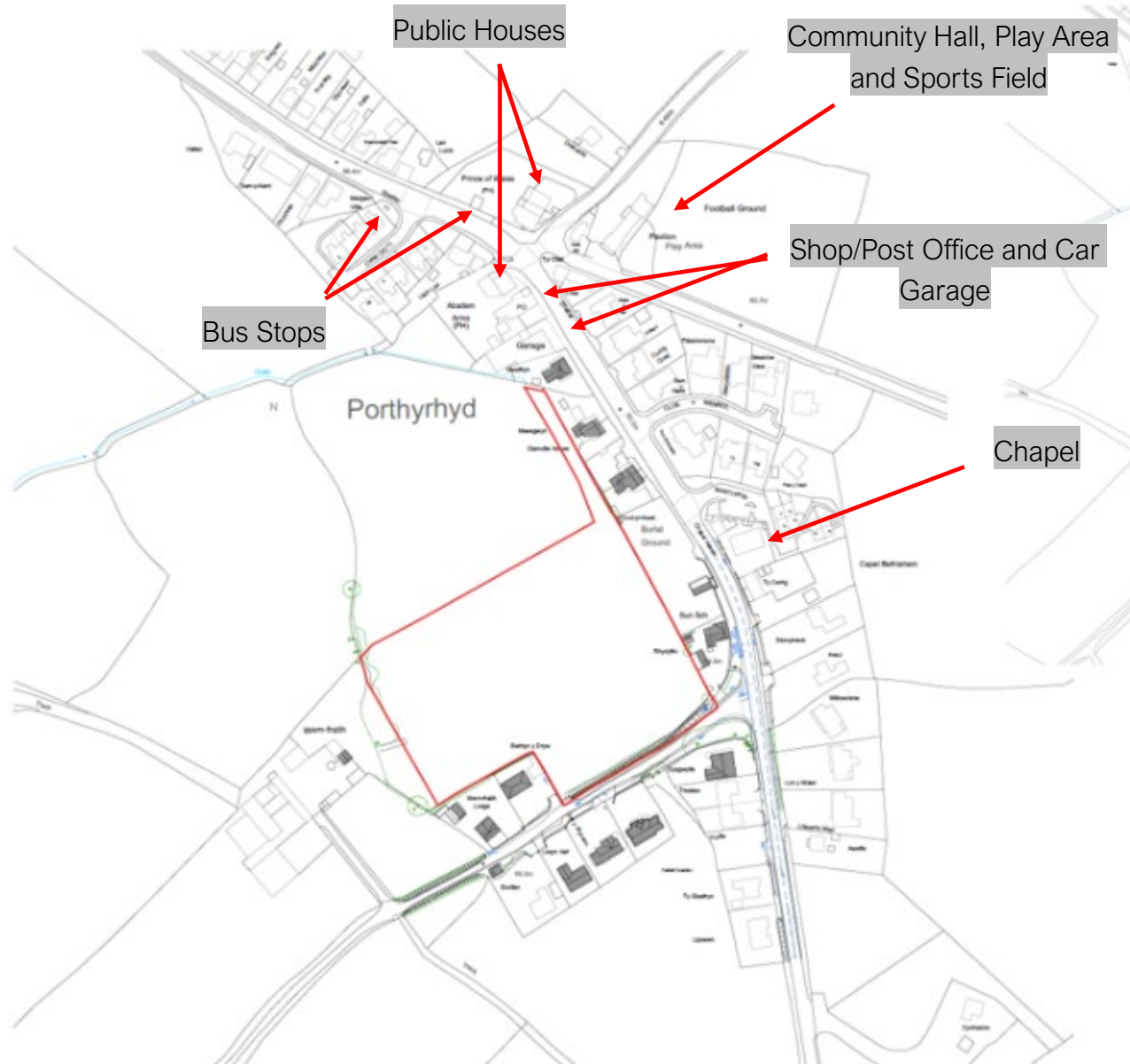
PL/06638 Street scene view



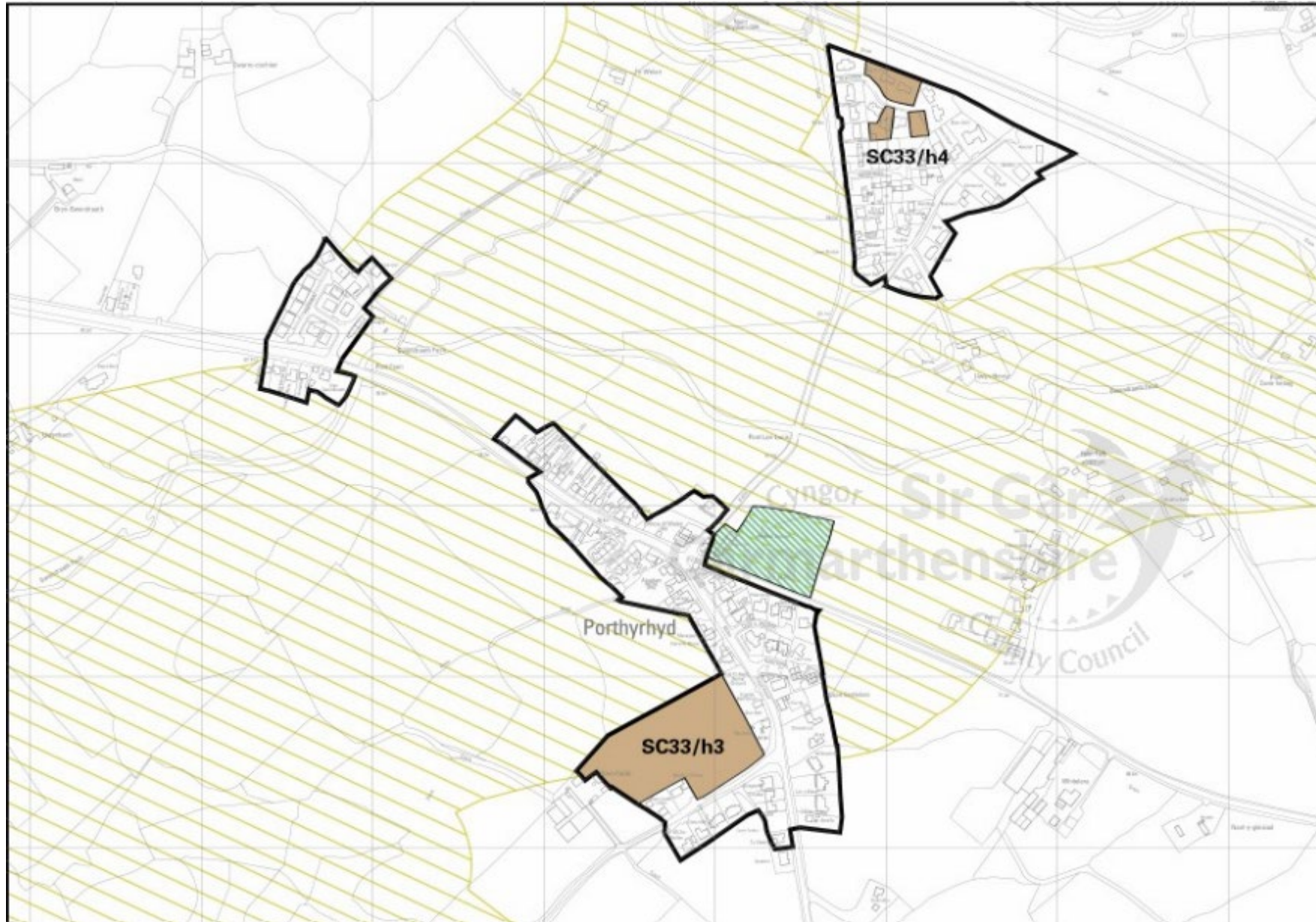
PL/06638 Street scene view



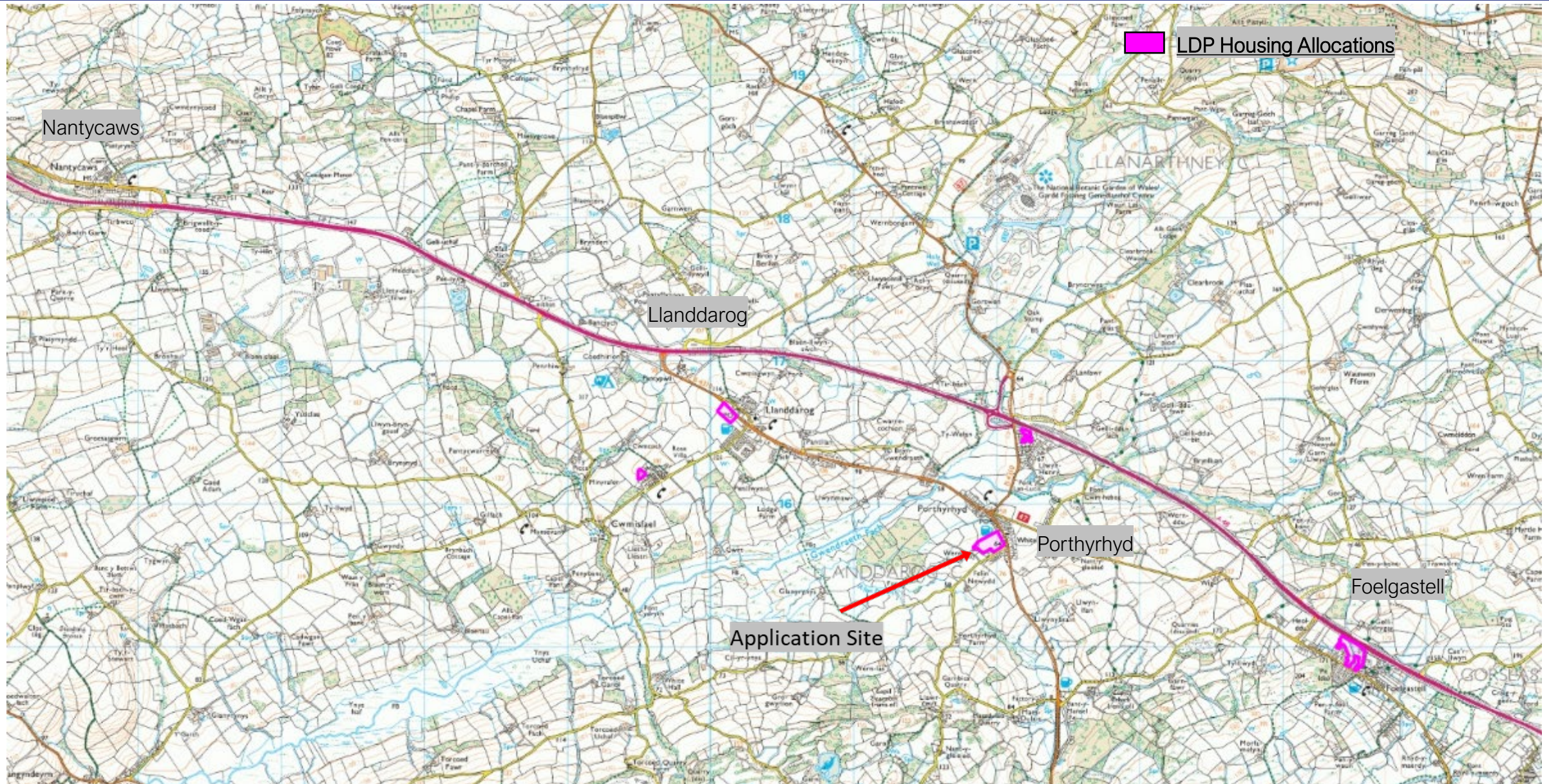
PL/06638 – Location of site in relation to existing services and facilities



PL/06638 – Extract from Proposals Map for Porthyrhyd in Adopted LDP



PL/06638 Location of site in relation to surrounding settlements and LDP housing allocations







PL/06638



PL/06638











Proposed point of discharge to
watercourse from SuDS Scheme





PL/06638



PL/06638



PL/07200

Paul Roberts

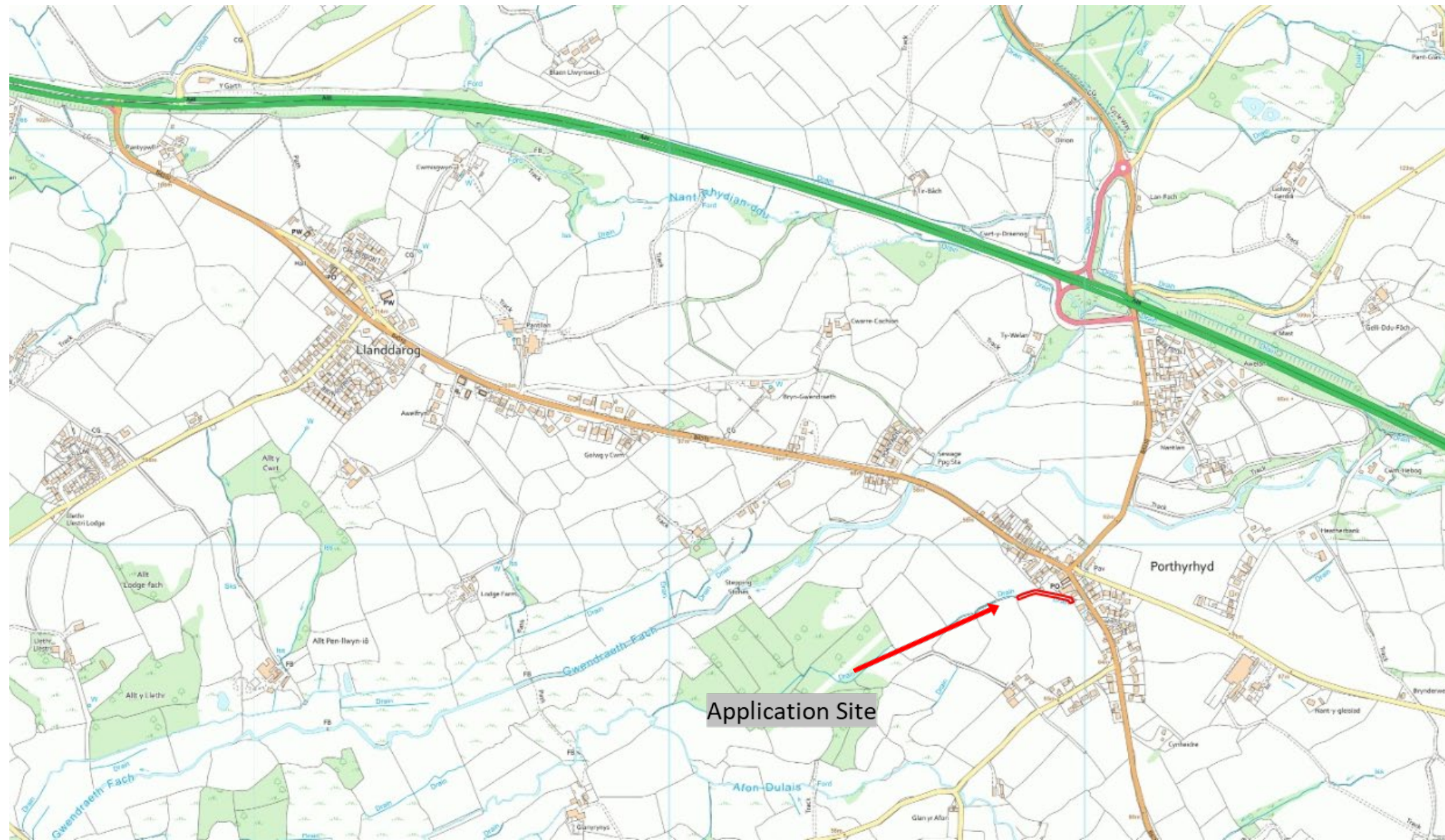
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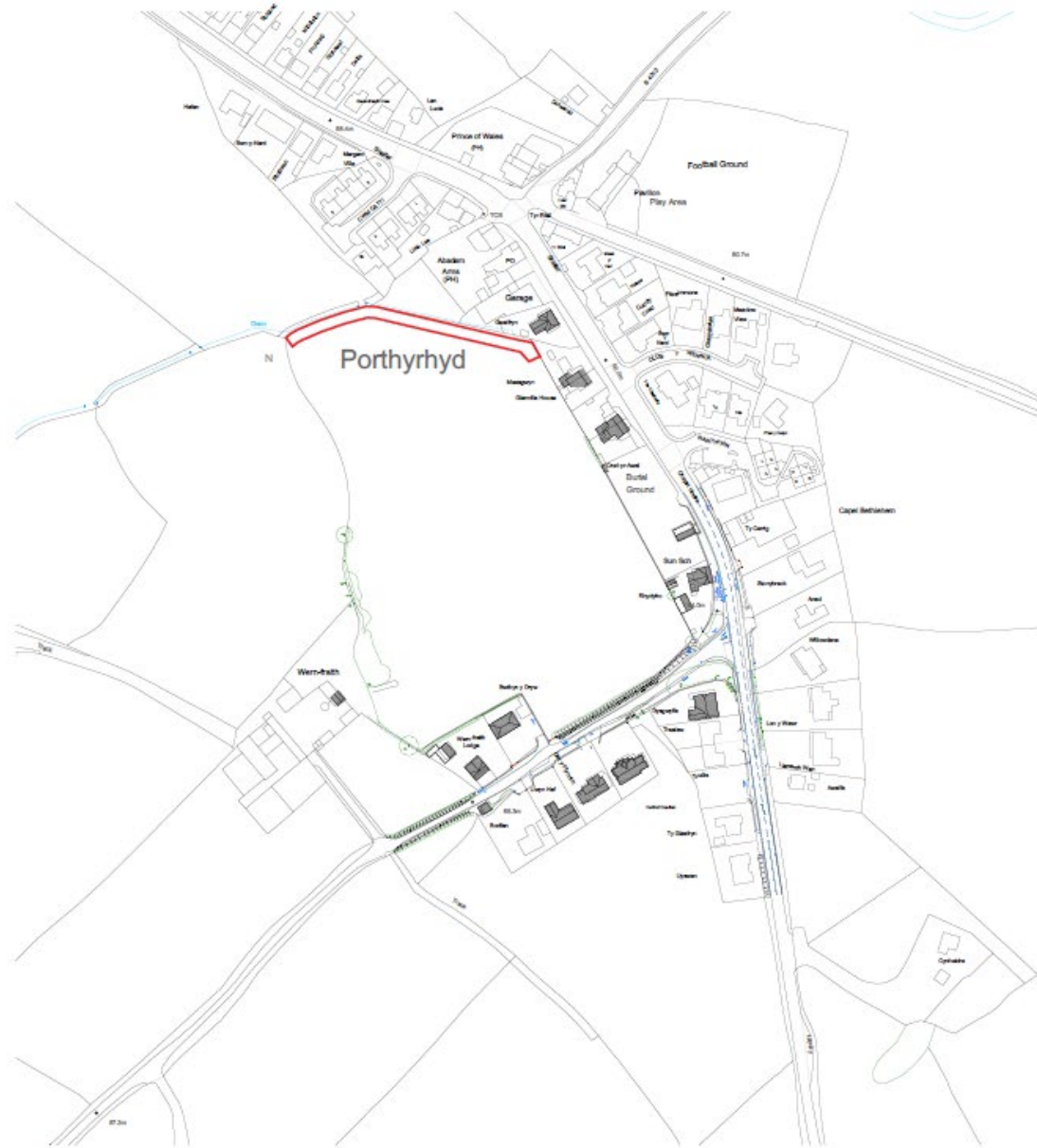
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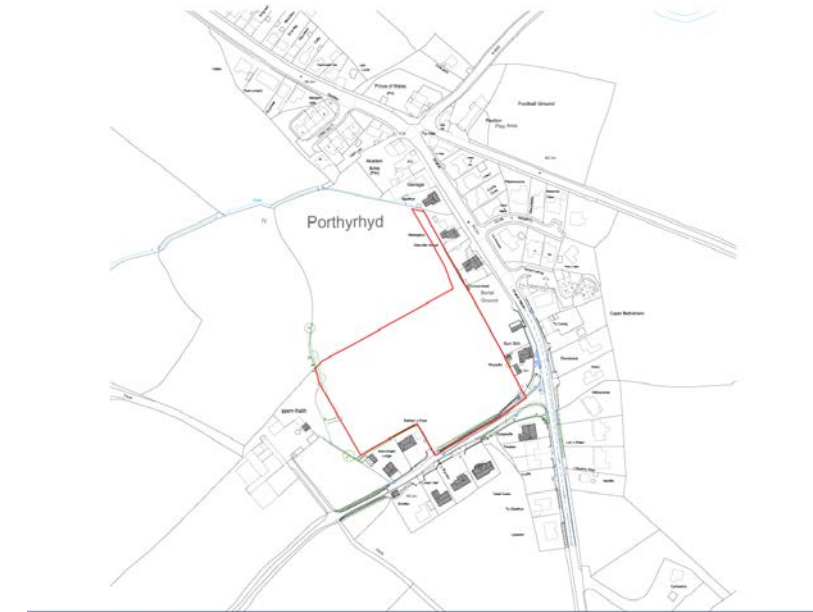
PL/07200 Wider location Plan



PL/07200 Location plan



Extent of application site of
planning application PL/06638



PL/07200 Aerial Photograph



PL/07200 SuDS Strategy Plan



SuDS strategy within planning application PL/06638



Proposed point of discharge to
watercourse from SuDS Scheme



Extent of application site



**Ceisiadau yr argymhellir
eu bod yn cael eu
gwrthod**

**Applications
recommended for
refusal**

PL/06972

Charlotte Ford

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PL/06972





Site / Block & Landscaping Plan

1:500



PL/06972- Elevations



Front Elevation 1:100

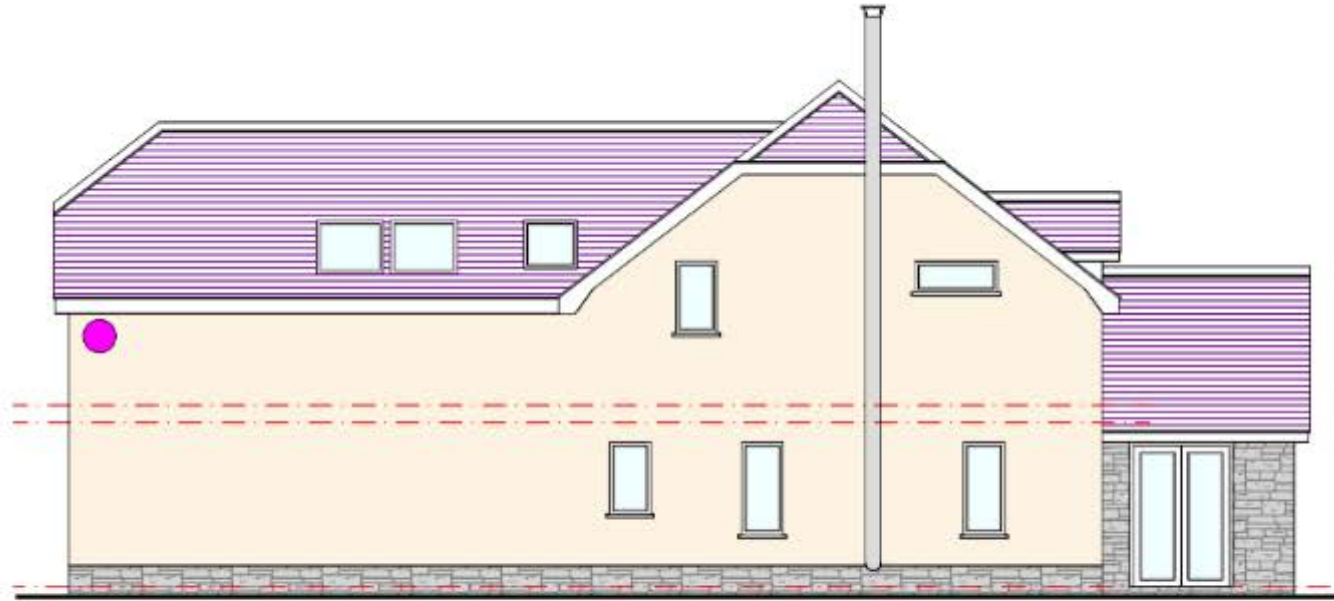


Side Elevation 1:100

PL/06972 - Elevations



Rear Elevation 1:100



Side Elevation 1:100

PL/06972 – Site Photographs



PL/06972 – Site Photographs



PL/06972 – Site Photographs



PL/06972 – Site Photographs



PL/06972 – Site Photographs



PL/06972 – Site Photographs



PL/06972 – Site Photographs



PL/06972 – Site Photographs





Diolch | Thank you

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