

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**PWYLLGOR CYNLLUNIO
PLANNING COMMITTEE**

**Adroddiad Pennaeth Lle a
Chynaliadwyedd
Lle a Seilwaith**

**Report of the Head of Place
and Sustainability
Place and Infrastructure**

18/07/2024

**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.

COMMITTEE:	PLANNING COMMITTEE
DATE:	18.07.2024
REPORT OF:	HEAD OF PLACE AND SUSTAINABILITY

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL
PL/06172	Rear extension to existing industrial unit at Units 8 And 9, Hendy Industrial Estate, Hendy, Swansea, SA4 0XP
PL/07356	One Bungalow at Land to rear of 22 Bridge Street, Penygroes, SA14 7RP
PL/07642	Proposed additional car parking at Land off Ffordd y Rhyd, Parc Amanwy, Ammanford, SA18 3EZ

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	PL/06172
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Application Type	Full planning permission
Proposal	Rear extension to existing industrial unit
Location	Units 8 And 9, Hendy Industrial Estate, Hendy, Swansea, SA4 0XP

Applicant(s)	Peter Reynolds Properties Ltd - Peter Reynolds
Agent	David McKnight
Officer	Hugh Towns
Ward	Hendy
Date of validation	22/06/2023

Reason for Committee

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

Site

Units 8 and 9 are located on the eastern side of the Hendy Industrial Estate, inside the development limits of Hendy and is allocated as an existing employment site in the LDP. The units are currently occupied by Ben Hughes Engineering. Residential property on Harleyford Road lies further to the east and the railway line lies to the south-east. The existing units are a joined pair of industrial buildings of a standard industrial estate building design. Each of the existing buildings measures some 35.1m in length and 25m in width, a total floor area of 1,757sqm. A parking and turning area fronts the buildings.

Proposal

The proposal seeks to erect a 595 square metre extension to the rear of one of the existing industrial units (Unit 9). The extension measures 25m in width by 24.3m in length. It has a maximum ridge height of 8m (5.6m to the eaves) underneath a pitched roof. The materials, ridge height and roof form of the extension match that of the existing unit. The application is a resubmission of a previously refused application (PL/05140) which was refused due to the

lack of a Flood Consequences Assessment and inadequate information to demonstrate the proposal can suitably drain its surface water without adverse impacts on the nearby Carmarthen Bay and Estuaries Special Area of Conservation (SAC). In order to address the above reasons, this application is supported by a Flood Consequence Assessment and details regarding a proposed infiltration soakaway trench to demonstrate how the surface water will be drained from the new building.

Planning Site History

PL/05140 - Rear Extension to Existing Industrial Unit - Full Refused - 19.04.2023

S/00869 - Temporary Office Accommodation - Full Granted - 12.11.1997

D5/2938 - Advance Factory Units - Granted - 05.07.1978

D5/4407 - Display of Advertisement - Granted - 25.10.1979

D5/9127 - Hoarding - Granted - 15.05.1986

Planning Policy

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

SP1 - Sustainable Places and Spaces

SP2 - Climate Change

SP14 - Protection and Enhancement of the Natural Environment

GP1 - Sustainability and High Quality Design

GP2 - Development Limits

EMP1 - Safeguarding of Employment Sites

EMP3 - Employment - Extensions and Intensification

TR3 - Highways in Developments - Design Considerations

EQ4 - Biodiversity

EP1 - Water Quality and Resources

EP2 - Pollution

EP3 - Sustainable Drainage

National Planning Policy

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 12](#), February 2024 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Highways & Transportation - No observations

SAB - No objection. Planning advisory recommended should planning permission be granted. SuDS application required.

Contaminated Land Officer - Note that the site is situated within the boundary of the former Hendy works (Tin) and an unspecified factory or works. It is also situated at or within 250 m

of numerous other potentially contaminative land uses. The subject site is also identified as being in a coal mining reporting area which means it is potentially at risk from mine gas. However, we note that this application relates to the construction of an extension to an existing building. Therefore, based on the available information and current planning guidance, recommend that conditions relating to contamination and imported material are incorporated into any planning consent given.

Head of Public Protection (Noise) - Request a background noise survey be submitted for the approval of the LPA prior to the commencement of development. No additional noise above the background level to be permitted.

Local Member - Councillor Gareth Thomas is a Member of the Planning Committee and has made no prior comment.

Llanedi Community Council - No response received to date.

Natural Resources Wales - No objection to the proposed development although provide advice in respect of flood risk, protected sites and pollution prevention.

Dwr Cymru Welsh Water - No objection although recommend condition and advisory note with regard to surface water drainage and connection to the public sewer/water supply.

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

Summary of Public Representations

The application was publicised by way of a site notice and notification letters to 11 individual properties. Three letters of objection have been received raising the following issues:

- Overlooking of rear gardens
- Increased noise to gardens and dwellings
- Light pollution
- Hedges and trees should be retained

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

Appraisal

Principle of Development

The site is within Hendy Industrial Estate on land specifically allocated as an existing employment area in the Local Development Plan under Policy EMP1. Policy EMP3 supports proposals for extensions and/or intensification of existing employment enterprises in principle provided that; the development proposals are not likely to cause environmental damage or prejudice other redevelopment proposals; the proposal does not extend and/or intensify a use or activity that might result in adverse amenity issues, or may not be compatible, with neighbouring uses; the development proposals are of an appropriate scale and form compatible with its location.

Flood Risk

The site is within Zone C2 and B of the Development Advice Map (DAM) associated with Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zone 2 Rivers. NRW have not objected to the proposal, although it is for the LPA to assess the application in respect of the tests set out in section 6.2 and TAN 15.

Section 6.2 states that new development should only be permitted within zones C1 and C2 if determined by the local planning authority to be justified in that location. It can only be justified if it can be demonstrated that: -

- i) Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or,
- ii) Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region; and
- iii) It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and
- iv) The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

The proposed extension is to be joined to an existing industrial building on a brownfield industrial site within the settlement boundary and is therefore considered to be previously developed land. It will also support an existing aerospace business within the County and will as a result help to sustain employment in the area and support the employment land allocation of the site under EMP1 and allow the expansion of the existing business, which is supported by Policy EMP3.

The proposal is considered to be 'less vulnerable development' under section 5 of TAN 15. Section 7 of TAN15 confirms that if a development proposal is defined as being less vulnerable and meets the tests set out above, any justification will be in the knowledge that the development will flood and flooding will need to be planned for accordingly. Applications must be supported by a Flood Consequence Assessment to demonstrate to the satisfaction of the LPA that the consequences associated with flooding are acceptable. NRW has reviewed the submitted FCA. They recognise in their response that the proposed extension is shown to be flood free, the flood velocity in this location will be low, there is no risk to third parties as a result of the proposal and that the FCA recommends that flood proofing measures are installed/followed.

The FCA does not discuss escape routes or whether safe access and egress can be achieved. However, it would appear the main vehicular escape routes and emergency route to the building would be inundated by flood waters during a flood event. Access/egress to higher ground and an otherwise safe escape route leading to Iscoed Road is hindered by the existing boundary fence. Notwithstanding this, the proposal is considered to be in the low vulnerability category and the developer is to sign up to NRW's flood warning system and install flood proofing measures which will enhance the ability of the existing building to manage the consequences of flooding.

In terms of drainage, there is no objection from the SAB. The submitted plans detail that surface water will be dealt with via a soakaway although no percolation test results have been submitted for consideration. However, it is proposed to install a calculated ground infiltration soakaway system to handle run-off from the extension and manage it on site. As such, it is considered that in this instance the consequences of flooding can be acceptably managed the proposal complies with the relevant requirement of TAN 15, SP1, SP2, and GP1 and that the consequences of flooding can be acceptably managed.

Impact on SAC/Ecology

The application site is located approximately 600 metres from the Carmarthen Bay and Estuaries Special Area of Conservation (SAC) and Burry Inlet and Loughor Site of Special Scientific Interest (SSSI). NRW consider there is a potential pollution pathway from the application site to these sites as there is a drain that is hydrologically connected to the protected sites approximately 23 metres away. However, NRW also acknowledge that due to the nature of the proposals, it may not result in an adverse effect if the developer implements/adheres to pollution prevention guidelines.

The Planning Ecologist has assessed the proposal and screened it in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended). They are satisfied on the basis of the surface water drainage plans, which comprise a ground infiltration soakaway, and are of the view that a significant effect on the SAC is not likely provided pollution prevention guidelines are followed. Although plans have been updated to include ecological enhancement in the form of three bird and bat boxes to the eastern elevation of the extension, a condition has also been recommended to require the planting of a hedge on an existing grass verge in order to satisfy the policy requirement to enhance biodiversity. There are two trees within the vicinity of the proposed extension. These are identified as low quality within the submitted tree report. One is to be removed and the other is to receive remedial works. Given the quality of the trees and recommendations of the report there is no objection to these works.

Privacy and Overlooking

The proposed extension will increase the built form of the existing building along the rear boundaries of 18 and 20 Harleyford Road. However, the depth of the rear gardens of those properties mean that the extension would be in excess of 40m from the dwellings themselves. Owing to its siting within an existing employment area, the height and separation distance between the properties, it is not considered that the proposal would have any significant additional adverse impact on amenity. There are no side elevation windows proposed and any overlooking during construction would be short term in duration.

Noise and Lighting

Concerns have been expressed by neighbours about noise from the site. This was not included as a reason for refusal of the previous application and the application is not supported by a Noise Impact Assessment. In the absence of a Noise Impact Assessment the Head of Public Protection considers that the developer should undertake a background noise assessment prior to the commencement of the development and submit it for the approval of the Local Planning Authority. Having established the background noise level no exceedance of this level should be permitted. On that basis the amenity of nearby residents

can be protected and a condition can be imposed to that effect. External lighting can also be controlled by condition.

Parking

The extension will extend into the area to the rear of the building but will not interrupt any of the existing parking spaces. It is stated within the application form that the proposal will not result in the employment of any additional staff. Existing parking is demarcated within the yard to the front of the building and there is sufficient space within the application site to meet the operational parking requirement. Highways officers have no objection to the proposal, however, a condition will be attached to any permission granted to require provision of an electronic vehicle charging point, within the site prior to the first beneficial use of the extension. An additional conditional requirement for the submission and subsequent implementation of cycle storage will be attached to any permission granted.

Contamination

The site is within a coal mining area and within the boundary of the former Hendy Works (Tin), as well as being situated within 250 metres of numerous historic industrial land uses. Environmental Health have recommended conditions to require investigation and remedial action should contamination be experienced during the groundworks operations.

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

The site is within Hendy Industrial Estate on land specifically allocated as an existing employment area in the Local Development Plan under Policy EMP1. Policy EMP3 supports proposals for extensions and/or intensification of existing employment enterprises in principle provided that; the development proposals are not likely to cause environmental damage or prejudice other redevelopment proposals; the proposal does not extend and/or intensify a use or activity that might result in adverse amenity issues, or may not be compatible, with neighbouring uses; the development proposals are of an appropriate scale and form compatible with its location.

Flood risk has been satisfactorily addressed as has surface water drainage and the potential for significant adverse impacts on the SAC. Ecology, noise, lighting and amenity issues can be adequately mitigated by the imposition of conditions and the scale and form is not out of character with the sites industrial context. The application is therefore recommended for approval.

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:

- Location and Block Plan (P-230 10) received 21 Jun 2023
- Proposed Floor Plan (P-230 11 A) received 2 Oct 2023
- Proposed Elevations (P-230 12 A) received 2 Oct 2023
- Typical Soakaway detail (P-230 13) Received 2 Oct 2023
- Flood Consequence Assessment Report – Francis Sant – Dated April 2023

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

Condition 3

No surface water from any increase in the roof area of the building/or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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 4

Prior to the commencement of development, details of a native hedge to be planted along the strip of grass to the east side of the car park south of the main building shall be submitted and approved in writing by the Local Planning Authority. The hedge shall then be planted in accordance with the approved details within the first planting season following the date of the approval. The hedge shall comprise native species of suitable stock size planted at a minimum of 6 plants per linear metre, in two staggered rows into a cultivated trench of 600mm width. Plant stock shall comprise a minimum of 5 different native species representative of the species composition of local hedgerows. Any hedge plants which, within a period of 5 years after implementation of the approved development are removed; die; become diseased; damaged or otherwise defective, to such extent that, in the opinion of the Local Planning Authority, the function of the hedge in relation to this planning approval

is no longer delivered, shall be replaced in the next planting season with replacement elements of similar size and specification.

Reason: In the interest of enhancing biodiversity to accord with the requirements of Policies SP1 and EQ4 and Planning Policy Wales (ed 11).

Condition 5

Within three months of the date of the completion of the extension hereby approved, the proposed bat and bird boxes shall be installed in accordance with drawing no P-230 11 A. They shall then be retained in a usable condition in perpetuity.

Reason: In the interest of enhancing biodiversity to accord with the requirements of Policies SP1 and EQ4 and Planning Policy Wales (ed 11).

Condition 6

Prior the first beneficial use of the extension hereby approved, a parking plan showing the provision of 1no. electronic vehicle charging point (EVP), shall be submitted to and approved in writing by the Local Planning Authority. The space shall then be demarcated and the EVP installed and functioning prior to the first beneficial use of the extension and shall be retained in an operational condition in perpetuity.

Reason: To encourage low-emission vehicle use in accordance with Policies SP1 and GP1.

Condition 7

Prior to the first beneficial use of the extension hereby approved, details of secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The cycle store shall then be constructed in accordance with the approved details prior to the first beneficial use of the extension and retained in perpetuity.

Reason: To promote use of sustainable transport modes in accordance with Policies SP1 and GP1.

Condition 8

Prior to the commencement of development a detailed noise survey shall be carried out in order to establish existing background noise levels at the boundary with the nearest noise sensitive property, the details of the survey shall be submitted for the written approval of the Local Planning Authority. Following approval of the background noise levels as a result of the noise survey, all operations or uses on the site shall not exceed the daytime background noise level as measured at the site boundary with the nearest noise sensitive property.

Reason: In the interests of the amenity of occupiers of nearby residential property in accordance with Policy GP1.

Condition 9

In the event that the presence of contamination is identified when carrying out the approved development (including if any coal mining feature or mine gas risk is identified) immediate contact must be made with the Local Planning Authority and works must cease. An

investigation and risk assessment must be undertaken and where remediation is necessary a remediation strategy must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of the remedial works identified in the approved remediation strategy, a verification report that demonstrates compliance with the agreed remediation objectives and criteria shall be produced, and is subject to the written approval of the Local Planning Authority, prior to commencement of use of the development.

Reason: To ensure that former land uses are fully considered and remediated where necessary in the interests of health, safety and residential amenity and to accord with Policy EP2 of the Carmarthenshire Local Development Plan 2014.

Condition 10

In the event that soil, stones or similar materials are imported to site they must be suitable for use. Details of any materials to be imported to site must be provided in writing to (and agreed with) Environmental Protection via the Local Planning Authority prior to importation. The developer should refer to the WLGA guidance document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems' (2013), which presents the specific requirements for imported materials. Reference should also be made to section 4 of the WLGA document 'Development of Land Affected by Contamination: A Guide for Developers' (2023).

Reason: In the interests of health, safety and residential amenity and to accord with Policy EP2 of the Carmarthenshire Local Development Plan 2014.

Notes / Informatives

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

The proposed development complies with Policies SP1, SP2, SP14, GP1, GP2, EMP1, EMP3, TR3, EQ4, EP1, and EP3 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that it will improve the quality of employment floorspace to meet the needs of the existing business, is appropriate in terms of scale and design, will not cause unacceptable loss of residential amenity and will implement appropriate measures to manage flood risk, protect the water environment and enhance ecology.

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

The Sustainable Drainage Approval Body (SAB) has identified that this project application requires a full SuDS Application because the proposed development has a construction area greater than 100m². Therefore, the development, as required under Schedule 3 of the Flood and Water Management Act 2010, must implement SuDS infrastructure in accordance with Statutory SuDS Standards. As such, a full SuDS application for this development must be submitted for assessment and approved by the Sustainable Drainage Approval Body (SAB) at Carmarthenshire County Council. Further information can be found at www.carmarthenshire.gov.wales/sab.

Please be advised that under Schedule 3 of the Flood and Water Management Act 2010 construction work must not be commenced unless the drainage system for the work has been approved by the SAB

Note 3

Construction and demolition activities can give rise to pollution and so it is important that appropriate provisions are in place to manage dust, silt, surface water and the storage of waste during the construction phase. You should take any precaution to prevent contamination of surface water drains and local watercourses. All works at the site must be carried out in accordance with GPP5, 'Works and maintenance in or near water' and PPG6, 'Working at construction and demolition sites' which is available on the following website:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelinesppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Note 4

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.

Application No	PL/07356
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Application Type	Outline planning consent - some matters reserved
Proposal	One Bungalow
Location	Land to rear of 22 Bridge Street, Penygroes, SA14 7RP

Applicant(s)	Tony Powell
Agent	Evans Banks Planning Limited - Jason Evans
Officer	Andrew Francis
Ward	Penygroes
Date of validation	20/03/2024

Reason for Committee

The Application is being reported to the Planning Committee following the receipt of more than three objections from third parties

Site

The application site is a broadly rectangular infill plot of land situated to the rear of 22 Bridge Street, Penygroes. The application site once formed part of the rear garden of this dwelling, but has since been partitioned off to form a plot. It is served by a private road with a junction off the eastern flank of Bridge Street (B4297), that serves the rear of 22 and 30 Bridge Street, which front the main highway and also four other dwellings.

The application plot has an overall length of 30.7 metres and a depth of 10.7 metres, making an overall plot area of approximately 330 m². The site is broadly flat, with a slight gradient into the plot from the private driveway. It is currently gravelled, though this is becoming overgrown and the site has evidence of Japanese knotweed, particularly in its south eastern corner.

The existing dwelling of 22 Bridge Street has been left with a modest rear amenity space measuring 9.5 metres in depth, incorporating the existing outbuilding.

Proposal

The application seeks Outline Planning Permission with some matters reserved to erect a 'One Bungalow' dwelling on the above described plot. The matters of Access, Layout and Scale are shown for detailed approval as part of this application. The indicative plan shows the proposed dwelling being sited centrally on the plot, with the access shown at the site of the current existing plot access. The indicative plan indicates that the proposed dwelling's scale parameters are to be 8.5m-14.5m in length, 6.5m-8.5m in depth with a 4.5m-8m ridge height. The above scale range is not specific enough to allow the consideration of Scale as a detailed matter at this stage, with no further details being provided to increase the resolution of this matter.

Indicatively, the access to the plot leads to a parking and turning area, whilst a garden area is to be provided to the eastern and western sides of the plot. A 1.8 metre timber privacy fence is to be provided to both side (east and west) and rear boundaries (north) and a 0.9 metre timber fence is to be provided along the southern frontage boundary.

Planning Site History

PL/04495 - Bungalow - Outline Refusal - 6/12/2022

Planning Policy

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

SP1 - Sustainable Places and Spaces
SP14 - Protection and Enhancement of the Natural Environment
GP1 - Sustainability and High Quality Design
GP2 - Development Limits
GP3 - Planning Obligations
H2 - Housing within Development Limits
AH1 - Affordable Housing
TR1 - Primary and Core Road Networks
TR3 - Highways in Developments – Design Considerations
EQ4 - Biodiversity
EQ7 - Development within the Caeau Mynydd Mawr SPG Area
EP2 - Pollution

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 12](#), February 2024 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Local Members – County Councillor D Thomas has not commented to date.

Llandybie Community Council – Noted the previous objections at this site related to the lack of a Japanese knotweed removal plan, and highways reasons. Asks that if these points of objection are not addressed, that an objection from Llandybie CC is recorded.

Dwr Cymru Welsh Water – No objections, advises that the site is crossed by a public sewer and no development should occur within 3 metres either side of the centreline of the sewer. Recommends the imposition of conditions.

SAB (Sustainable Drainage) – No objection. SuDS application required.

Coal Authority – No objection subject to the imposition of conditions.

Head of Transport – Recommends the imposition of conditions.

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

Summary of Public Representations

The application was advertised by way of a Site Notice. Four objections have been made as a result of the public consultation process. The points of objection are summarised as follows:

- Further traffic on the small lane will cause further obstruction. It is narrow and of poor condition. Further traffic will cause further deterioration.
- There are double yellow lines on the junction with Bridge Street, but vehicles still park there, mostly due to the doctor's surgery and pharmacy, causing a hindrance to visibility and making it dangerous to bring cars out.
- There is a cycle path that is proposed to utilise the lane, which will cause further disruption and safety issues for all current users who are over the age of 70.
- The additional construction and disruption may prevent emergency vehicles to enter the lane to access No's 24, 26 and 28 Bridge Street.
- No. 22 Bridge Street only had pedestrian access to the rear garden previously.
- The proposal would encroach on the privacy of No. 24 Bridge Street.
- The sewer system used by the existing properties runs through the land proposed.
- The application site still has Japanese Knotweed.

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

Appraisal

This application is hereby submitted to seek planning permission to provide one new residential bungalow, within the development limits of Penygroes. Four letters of objection have been received, and the points of objection are similar to those that were received regarding the previous application at this site – PL/04495, which was refused on the 6th December 2022 under Delegated Powers. The remainder of this report will examine the current proposal as well as any changes to the submission or responses received in order to evaluate the proposal as presented.

The points of objection are typically related to Highways matters, but issues relating to privacy, infrastructure and pollution prevention are also raised.

Principle of Development

The proposal is to be considered for compliance with policies GP1, GP2 and AH1 of the LDP. As the plot is situated within development limits and the applicant has agreed to make the affordable home contribution, there is no objection based on these policies.

Design

As the application is submitted in Outline, with 'Appearance' a matter to be reserved for a later application, there are no details relating to design specifics as part of this application. There is a variety of different style, size and age of dwelling along this section of Bridge Street and as such, there is no set vernacular that the proposal should strictly adhere to.

Furthermore, with regard to the following point of objection:

- The proposal would encroach on the privacy of No. 24 Bridge Street.

As there is no plans indicating the design of the proposed dwelling, it would be difficult to ascertain whether this would be the case. Indeed, a design that might cause issues relating to overlooking and privacy concerns would not typically be submitted and if it was, they would not be considered acceptable as a Reserved Matters Application. This matter would be considered at a later date, should Outline Permission be granted.

Residential Amenity

The application site is modest in size but is shown to be able to indicatively accommodate the proposed dwelling at its smaller scale, acceptably along with the required access, parking and turning area. Furthermore, as the proposal is intended to be a bungalow, through the use of standard boundary treatments, as shown on the submitted plans, the proposal should not cause any issues of overlooking to the neighbouring properties. As described above, this would further be safeguarded through the use of good design.

Highways

Issues relating to highway safety has been raised as the main point of objection by all the objectors and was the main reason for the previous refusal. The points of objection referred to in the current application are:

- Further traffic on the small lane will cause further obstruction. It is narrow and of poor condition. Further traffic will cause further deterioration.
- There are double yellow lines on the junction with Bridge Street, but vehicles still park there, mostly due to the doctor's surgery and pharmacy, causing a hindrance to visibility and making it dangerous to bring cars out.
- There is a cycle path that is proposed to utilise the lane, which will cause further disruption and safety issues for all current users who are over the age of 70.
- The additional construction and disruption may prevent emergency vehicles to enter the lane to access No's 24, 26 and 28 Bridge Street.
- No. 22 Bridge Street only had pedestrian access to the rear garden previously.

It should be noted that the Head of Transport objected to the previous application, PL/04495 stating visibility for vehicles exiting from the from the private road onto Bridge Street (B4297) had restricted visibility to the left/south side, with the visibility splay of 2.4m by 43m required for the 30 mph speed limit.

Since the determination of that application, the speed limit of the section of Bridge Street has been reduced to 20 mph and as such, the visibility requirements at this junction has reduced.

The current application has been assessed by the Authority's Head of Transport who has advised that he has no objections to the proposal, instead recommending a number of conditions to ensure continued Highway safety. As such, based on this change of circumstance, it is considered that the proposal is now compliant with policies TR1 and TR3 of the LDP.

Infrastructure

- The sewer system used by the existing properties runs through the land proposed.

Dwr Cymru Welsh Water have been consulted on the application and have provided a plan of the sewer in the area. They have no objections to the proposal, provided the applicant adheres to the recommended conditions. Based on this, it is considered that this point of objection cannot be sustained.

Pollution

- The application site still has Japanese Knotweed.

The Japanese knotweed is clearly visible at the site. However, this issue is not uncommon and there are methodologies and practices that would allow the development of such sites once the invasive species has been properly treated. The application contains a Japanese Knotweed Management Plan and the Authority's Contaminated Land Officer has provided no objection to the proposal, subject to conditions. As such, based on this response, this point of objection cannot be sustained.

Planning Obligations

The proposal, with reference to policy AH1, generates an affordable homes contribution set at £40.48 per square metre of the dwelling's eventual footprint. As the application site is situated within the Caeau Mynydd Mawr Supplementary Planning Guidance Area, covered by Policy EQ7, there is a contribution of £1043 towards the maintenance and enhancement of supporting habitat for the marsh fritillary butterfly.

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 submitted scheme, it is concluded that, on balance, the proposal is compliant with policies GP1, GP2, H2, AH1, TR1, TR3, EQ7 and EP2 of the Carmarthenshire Local Development Plan (2014) and the proposed dwelling is considered to be an acceptable form of development in this location. As such, the proposal is recommended for APPROVAL.

RECOMMENDATION - Approval

Conditions & Reasons

Condition 1

Application for approval of reserved matters must be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development must be commenced not later than whichever is the later of the following:-

- a) the expiration of five years from the date of this outline planning permission;
- 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 92 of the Town and Country Planning Act 1990 (as amended).

Condition 2

No development shall take place until details relating to the Appearance, Scale and Landscaping of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: This is an outline planning permission only.

Condition 3

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

- Site Location and Block Plan [01A]
- Japanese Knotweed Management Plan
- Planning Statement

Received 28 February 2024

- Coal Mining Risk Assessment

Received 14 March 2024.

Reason: For the avoidance of doubt as to the extent of the permission hereby granted and to secure an acceptable development in accordance with Policies GP1, H2, TR1, TR3 and EP2 of the Carmarthenshire Local Development Plan 2014.

Condition 4

There shall at no time be any growth or obstruction to visibility over 0.9 metres above the adjacent carriageway crown, over the site's whole Private Road frontage within 2.0 metres of the near edge of the carriageway.

Reason: In the interests of highway safety and amenity and to accord with Policies GP1 and TR3 of the Carmarthenshire Local Development Plan 2014.

Condition 5

The access, parking spaces and layout, 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, with the parking spaces retained unobstructed for the purpose of parking only. In particular, no part of the access, parking spaces, visibility splays, or turning area, is to be obstructed by non-motorised vehicles.

Reason: In the interests of highway safety and amenity and to accord with Policies GP1 and TR3 of the Carmarthenshire Local Development Plan 2014.

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

No above ground development shall commence until;

- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by shallow past coal mining activity; and
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: To protect the development from risk of damage caused by unstable ground conditions and to accord with Policy EP6 of the Carmarthenshire Local Development Plan 2014.

Condition 8

Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To protect the development from risk of damage caused by unstable ground conditions and to accord with Policy EP6 of the Carmarthenshire Local Development Plan 2014.

Condition 9

No development shall take place on the application site until the applicant has:

- i. Undertaken a preliminary investigation and assessment of the nature and extent of contamination affecting the application site area. The Preliminary Risk Assessment shall be submitted to and approved in writing by the local planning authority. This investigation and assessment must be carried out by a suitably qualified competent person. The risk assessment shall establish a 'conceptual site model' which identifies and assesses all identified potential source, pathway, and receptor linkages.

The risk assessment shall also include a mine gas risk assessment that considers the potential for mine gases to exist on the site. The mine gas risk assessment shall be undertaken by a competent person as defined in the National Planning Policy Framework and conducted in accordance with 'CL:AIRE - Good Practice for Risk Assessment for Coal Mine Gas Emissions; October 2021'.

If the preliminary risk assessment identifies that there are potentially unacceptable risks a detailed scope of works for an intrusive investigation, including details of the risk assessment methodologies, must be prepared by a suitably qualified competent person.

- ii. Undertaken a site investigation, by a suitably qualified competent person, to determine the nature and extent of contamination in accordance with a methodology that has previously been submitted to and approved in writing by the local planning authority. The site investigation report (Quantitative Risk Assessment) shall provide information to refine and update the conceptual model outlined in the Preliminary Risk Assessment.

Where necessary, the report shall include an appraisal of remedial options and identify the most appropriate remediation option(s) for each relevant pollutant linkage. The report is subject to the written approval of the local planning authority.

- iii. Produced a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to relevant receptors. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A

of the Environmental Protection Act 1990 and The Contaminated Land (Wales) Regulations 2006, as amended by The Contaminated Land (Wales) (Amendment) Regulations 2012, in relation to the intended use of the land after remediation. The detailed remediation scheme shall not be submitted until written approval of the Quantitative Risk Assessment has been received from the local planning authority. The scheme is subject to the written approval of the local planning authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency guidance – ‘Land Contamination: Risk Management (LCRM; 2020)’ and the WLGA document ‘Development of Land Affected by Contamination: A Guide for Developers’ (2023).

Reason: To ensure that former land uses are fully considered and remediated where necessary in the interests of health, safety and residential amenity and to accord with Policy EP2 of the Carmarthenshire Local Development Plan 2014.

Condition 10

If, during development, any contamination is encountered that has not been identified previously then additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures before the development is occupied.

If, during development, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed remediation scheme.

Reason: To ensure that former land uses are fully considered and remediated where necessary in the interests of health, safety and residential amenity and to accord with Policy EP2 of the Carmarthenshire Local Development Plan 2014.

Condition 11

Only if required by Conditions 9 and 10 above, following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced. If required, it shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action, as identified. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

The verification report is subject to the approval in writing of the local planning authority prior to occupation of the proposed development and its contents must be agreed with the local planning authority before commencement of the remediation scheme.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency guidance – ‘Land Contamination: Risk Management (LCRM; 2020)’ and the WLGA document ‘Development of Land Affected by Contamination: A Guide for Developers’ (2023).

Reason: To ensure that former land uses are fully considered and remediated where necessary in the interests of health, safety and residential amenity and to accord with Policy EP2 of the Carmarthenshire Local Development Plan 2014.

Condition 12

Any imported materials (including aggregates, soils, or similar materials) must be suitable for use and any materials arising from elsewhere on the development site must be subject to the same requirements as imported materials.

Details of any materials to be imported to site must be submitted to and agreed in writing by the Local Planning Authority prior to importation. Information shall be submitted in accordance with the Welsh Local Government guidance document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems' (2013).

Reason: To ensure that former land uses are fully considered and remediated where necessary in the interests of health, safety and residential amenity and to accord with Policy EP2 of the Carmarthenshire Local Development Plan 2014.

Notes / Informatives

Reasons for Granting Planning Permission

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

It is considered that the proposal complies with Policies GP1, GP2, AH1, TR1, TR3, EQ7, EP2 and EP6 of the Carmarthenshire Local Development Plan (LDP) in that the proposed indicative development is appropriate in terms of scale and layout and will not cause unacceptable loss of amenity to neighbouring uses. It is sited within the development limits of Penygroes and the applicant has agreed to enter into a legal agreement to secure a contribution towards community benefits as part of the development. The site can provide suitable access, parking and turning facilities and will not generate unacceptable levels of traffic on the surrounding road network or be detrimental to highway safety. The application contains details relating to Japanese Knotweed management and coal mine risk that are considered acceptable, subject to condition.

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).

Note 3

The developer/applicants attention is drawn to the requirement of Policy AH1 and the owner's agreement to make a contribution of £40.48 per square metre of internal floor space towards the provision of affordable housing and the requirement of Policy EQ7 and the agreement to pay £1043 towards the maintenance and compensation of the metapopulation of marsh fritillary butterfly located in the Caeau Mynydd Mawr SAC.

Application No	PL/07642
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Application Type	Full planning permission
Proposal	Proposed additional car parking
Location	Land off Ffordd y Rhyd, Parc Amanwy, Ammanford, SA18 3EZ

Applicant(s)	Pullmaflex UK Ltd
Agent	Evans Banks Planning Limited - Jason Evans
Officer	Paul Roberts
Ward	Ammanford
Date of validation	24/05/2024

Reason for Committee

This application is being reported to the Planning Committee on the basis that the site is owned by Carmarthenshire County Council.

Site

The application site consists of an irregular shaped parcel of land located in the Parc Amanwy Industrial Estate off New Road in Ammanford. The site extends to 0.24 hectares in area and consists of a grassed area that is bounded to the north and east by the carriageway of Ffordd y Rhyd that runs through the estate. It is located immediately to the east of the Ty Parc y Rhun office building and its associated car parking facilities.

The site is set at a lower level than the roadway being enclosed to the north and east by a raised grassed embankment and boundary trees. The grassed area within the site extends southwards beyond its southern boundary which is currently undefined. The surrounding estate consists of a mix of industrial units and office buildings with the large Pullmaflex industrial unit located immediately opposite the site.

Proposal

The application seeks full planning permission for the creation of a new car park that will provide additional off-road parking for staff of the nearby Pullmaflex industrial unit which manufacture and supply automotive seat safety and comfort systems. The business has grown significantly in the last 5 years which has resulted in a large increase in the number of employees which currently exceeds 300. The existing Pullmaflex site only has provision for approximately 60 off-road parking spaces and, consequently, a large proportion of employees have to park their vehicles on the Ffordd y Rhyd estate road.

The application has been submitted in response to this need for additional off-street parking facilities for employees. The new car park will provide a further 50 spaces that will be well related to and within a short walking distance of the industrial unit on the opposite side of the estate road. Access to the car park will be via a new entrance from Ffordd y Rhyd on the northern boundary of the site with the existing embankments around the site being retained save for the area wherein the new access will be formed. The parking spaces will predominantly be set around the site's perimeter with a small number being centrally located. The access will be in a circular arrangement within the site and the layout incorporates pedestrian facilities that will connect with the existing footways within the wider estate. The parking area will have a permeable stone finish.

The proposal will include the removal of a number of the bordering trees primarily to create the new access into the site while the application includes measures to protect those to be retained as part of the development. Provision is made for new planting areas within and around the car park to mitigate for the loss of the trees and grassed area within the site. The proposal will involve an element of regrading works to the existing ground levels within the site, while surface water will be disposed of via soakaways within the site.

Planning Site History

The following previous applications have been received on the application site:-

E/01922 - Call centre/office building (phase 1) including associated external works, car parking etc. - Full Planning Permission 01/02/2000

Planning Policy

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

SP1 - Sustainable Places and Spaces
SP3 - Sustainable Distribution - Settlement Framework
SP7 - Employment Land Allocations
SP9 - Transportation
SP14 - Protection and Enhancement of the Natural Environment
SP17 - Infrastructure
GP1 - Sustainability and High Quality Design
GP2 - Development Limits
TR3 - Highways in Developments – Design Considerations
EMP1 Employment – Safeguarding of Employment Sites.
EMP3 – Employment – Extensions and Intensification

GP4 - Infrastructure and New Development
EQ4 - Biodiversity
EP2 - Pollution
EP3 - Sustainable Drainage

National Planning Policy

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 12](#), February 2024 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways – Has no objection.

Ammanford Town Council – Have not commented on the application to date.

Local Members - County Councillors C Evans and D Harries have not commented on the application to date.

Dwr Cymru/Welsh Water – Have not commented on the application to date.

Sustainable Drainage Approval Body (SAB) – Have not commented on the application to date.

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

Summary of Public Representations

The application has been publicised with the posting of a site notice within the vicinity of the site. In response, no letters of representation have been received to date.

Appraisal

The application site is located within the development limits of Ammanford defined in the LDP and, together with the wider Parc Amanwy Industrial Estate, is allocated as an existing employment area under Policy EMP1 'Employment – Safeguarding of Employment Sites' of the Plan. The policy seeks to safeguard such areas for B1, B2 and B8 employment uses. Allied to this, Policy EMP3 'Employment – Extensions and Intensification' provides the principal policy context for the proposal and permits extensions of existing employment enterprises subject to a number of qualifying criteria. These include the requirement that developments should not cause environmental damage or extend a use or activity that might result in adverse amenity issues, and must be compatible with neighbouring uses. The policy also requires that developments should be of an appropriate scale and form compatible with its location.

The site consists of an undeveloped and underused parcel of land within the development limits of Ammanford and forms part of the wider Parc Amanwy Industrial that is allocated for employment purposes in the LDP. The proposal will serve to increase the current level of parking provision of an existing business within the estate that has grown significantly over the last 5 years which has resulted in the addition of approximately 100 employees. It will

assist in reducing the level of on-street parking within the estate and surrounding area with consequential benefits to highway safety and the flow of traffic on the road network. The principle of the development is therefore considered to be acceptable.

Turning to the requirements of Policy EMP3, the proposed use of the site as a car park is compatible with surrounding employment uses and will not result in any unacceptable amenity impacts in the wider area. Indeed, as indicated above, the proposal will provide betterment to the amenity of the area with a reduction in the level of on-street parking on the surrounding road network. Moreover, the modest scale of the car park is compatible with its location within the industrial estate, while the retention of the majority of the existing trees and provision of additional planting both within and bordering the car park will ensure it will not result in any unacceptable visual impacts.

The proposal will result in the loss of a number of trees bordering the site primarily to facilitate the new access to the car park. Nevertheless, the majority of these consist of category C trees that are of low quality and the proposal will include five new planting areas that will compensate for their loss to deliver an overall net benefit for biodiversity in accordance with the objectives of Planning Policy Wales and the Environment Act 2016. The detailed design of the planting scheme will be the subject of a condition imposed on any permission granted, as will the measures proposed to protect the existing trees to be retained as part of the development. The Council's arboricultural officer has raised no objection to the proposal in this regard.

The proposal is therefore considered to be in accord with the objectives of Policies EMP1 and EMP3 of the LDP in that it represents an appropriate extension of the existing parking facilities serving the Pullmaflex industrial unit and will not result in any unacceptable highway, amenity or ecological impacts. Further, it is in compliance with the ecological objectives of Policies EQ4 and SP14 of the LDP and national planning policy in that it will not result in any unacceptable biodiversity impacts and will deliver a net benefit for biodiversity. The application has also attracted no objections from the relevant statutory consultees.

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, together with the representations received, it is concluded on balance that the proposal is acceptable and in compliance with the policy objectives of the Authority's adopted LDP and national planning policy.

For these reasons, the application is put forward with a favourable recommendation subject to the imposition of the following 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 works hereby granted consent shall be carried out strictly in accordance with the details shown on the following schedule of plans and information:-

- 1:1250 scale location plan
- Proposed engineering site plan (XX-RCA-01-ZZ-DR-C-03)
- Proposed engineering sections (XX-RCA-01-ZZ-DR-C-04)
- Combined arboricultural impact assessment and method statement dated 28 March 2024

received on 23 April 2024

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

Condition 3

No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities and implementation programme (including phasing of work where relevant).

All planting, seeding or turfing shall be carried out in accordance with the approved details of landscaping and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interest of visual amenity and to deliver a net benefit for biodiversity.

Condition 4

Prior to any use of the access by vehicular traffic, a visibility splay of 2.4 metres x 25 metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the 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 5

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 6

No development or site clearance shall take place until details of the materials to be used in the construction of the surface finish of the car park and its associated access and footways has been 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.

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).

Note 3

The applicant is advised that this planning permission is subject to a Unilateral Undertaking requiring the payment of a commuted payment towards the provision of affordable housing in the local area.

Note 4

The Sustainable Drainage Approval Body (SAB) has identified that this project application requires a full SuDS Application because the proposed development has a construction area greater than 100m². Therefore, the development, as required under Schedule 3 of the Flood and Water Management Act 2010, must implement SuDS infrastructure in accordance with Statutory SuDS Standards. As such, a full SuDS application for this development must be submitted for assessment and approved by the Sustainable Drainage Approval Body (SAB) at Carmarthenshire County Council. Further information can be found at www.carmarthenshire.gov.wales/sab.

Please be advised that under Schedule 3 of the Flood and Water Management Act 2010 construction work must not be commenced unless the drainage system for the work has been approved by the SAB. The Sustainable Drainage Scheme must be nature based and features should contribute to ecology, landscape and deliver Net Benefit for Biodiversity.