

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**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**

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

Details

Consultations

Sustainable Drainage Approval Body (SAB) – Have confirmed that the surface water drainage scheme proposed to serve the new car park will require separate SAB approval. Also advise that the site falls within a flood risk area.

Appraisal

The site is within Zone C2 of the Development Advice Map (DAM) referred to in Technical Advice Note (TAN) 15: Development and Flood Risk (2004), while also falling within Flood Zone 2 Rivers of the Flood Map for Planning (FMfP).

Section 6.2 of the TAN provides the policy context for assessing developments within areas of flood risk and states that new development should only be permitted within zones flood zones C1 and C2 if determined by the local planning authority to be justified in that location and it can be demonstrated that they meet certain tests set out in the TAN. These include the requirement that proposals are necessary to contribute to key employment objectives supported by the local authority, concur with the aims of Planning Policy Wales (PPW) and meet the definition of previously developed land. The potential consequences of a flooding event for the development must also have been considered and found to be acceptable within the context of the objectives of the TAN.

The proposal complies with the first of these tests whereby it is located on land that is allocated for employment purposes in the LDP and is required to meet the needs of an existing business within the Parc Amanwy Industrial estate that has grown significantly over the last 5 years, providing employment and economic benefits to the local area. It also meets the definition of previously developed land defined in PPW whereby it falls within the curtilage of the neighbouring Ty Parc y Rhun office building. Finally, in terms of the consequences of flooding test, the proposed car park constitutes a less vulnerable development, as defined in the TAN, that will be devoid of any built structures and the submission and approval of a separate SAB application pursuant to the surface water drainage scheme will ensure that run-off from the development will be disposed of in a controlled and sustainable manner. As such, the consequences of flooding can be acceptably managed and the proposal complies with the objectives of the TAN and Policies SP1 and SP2 in this regard.

The recommendation to approve remains unchanged subject to the conditions contained the main report.