

**Supplementary  
Planning  
Guidance**

**Pibwrlwyd**



# Planning and Development Brief: Pibwrlwyd

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# 1. Introduction

- 1.1 This Planning and Development Brief has been prepared as Supplementary Planning Guidance (SPG) to inform development proposals at Pibwrlwyd, Carmarthen. The Brief provides guidance by elaborating on the policies and proposals of the adopted Carmarthenshire Local Development Plan (LDP), and seeks to achieve a deliverable, high quality development that is sympathetic to the character of the surrounding area.
- 1.2 Production of this Brief has taken place as part of the preparation of the LDP and pays due regard to National Planning Policy.
- 1.3 Developers are encouraged to work closely with the Council to incorporate and reflect the content of this Brief into their proposals. Pre-application discussions with the Council are strongly encouraged. Proposals that do not accord with the development principles set out in the Brief will not be supported.

## Status of the Brief

- 1.4 This Brief was formally adopted by County Council on the 10<sup>th</sup> December 2014 as Supplementary Planning Guidance. The draft Brief was published in July 2013 and was subject to public consultation between the 31<sup>st</sup> July 2013 and the 11<sup>th</sup> October 2013.

# 2. The Site

- 2.1 The site consists of a number of undulating Greenfield parcels of land totalling 34.7 hectares as set out in Figure 1. It is strategically located on the southern gateway to Carmarthen and is bordered by the A48 trunk road on its east and the A484 on its west. The site itself is slightly sloping in parts, with the northern section of the site having been regraded and levelled in recent years (Heol Glasdwr). Existing uses on the site and the surrounding area include offices (B1 use), retail (A1 use) and educational facilities (D1 use). There are a number of residential properties to the south of the site in Pibwrlwyd Lane.

# 3. Planning Context

## Development Plan: The Carmarthenshire Local Development Plan

- 3.1 The Carmarthenshire LDP provides the framework for all future development within the County until 2021. The area is allocated in the LDP as a Mixed Use site under the provision of Policies SP4: Strategic Sites (see also appendix 2: Strategic Sites) and EMP5: Mixed Use Sites.

3.2 The LDP describes the acceptable uses on the site as follows:

*“The proposed use for the site is for a business park centred around employment uses (Use Classes B1, B2 and B8), with uses associated with, and ancillary to the existing Coleg Sir Gâr.*

*A development brief in the form of SPG has been prepared and adopted. This in setting out appropriate uses under Use Classes B1, B2 and B8 for the employment element of the site also explores other compatible uses. Residential use on this site is not considered appropriate”.*

3.3 Several policies from the LDP are applicable to the development of this site:

SP1: Sustainable Places and Space  
SP4: Strategic Sites  
SP7: Employment – Land Allocations  
GP1: Sustainability and High Quality Design  
GP3: Planning Obligations  
EMP2: New Employment Proposals  
EMP5: Mixed Use Sites  
TRS2: Location of Development – Transport Considerations  
TRS3: Highways in Developments – Design Considerations  
EP2: Pollution  
EP3: Sustainable Drainage

3.4 The above policies and the full content of the LDP are available on the Council’s website at: [www.carmarthenshire.gov.uk/ldp](http://www.carmarthenshire.gov.uk/ldp).

### **Planning History**

3.5 The site has a long history of planning permissions (detailed in appendix 1), with the main uses approved in recent years on the site for B1, B8 and for a hotel.

3.6 The site was also allocated in the Carmarthenshire Unitary Development Plan as a Planning and Development Brief Site, which sets out the vision of the site *“as a Business Park centred on B1, B2 and B8 uses and will allow for the consolidation and redevelopment of the existing Carmarthen elements of Coleg Sir Gâr within the site. The Brief will evaluate the feasibility of other compatible uses, including car showrooms and some limited retail use...Residential uses are not considered appropriate for this site”.*

## 4. Proposed Uses

4.1 Due to the strategic location and the prominence of the site, any development on the site must be of high quality. Acceptable uses on the site include:

**B1 Business:** Offices not within A2. Research and Development, studios, laboratories, high tech, light industry.

**B2 General Industrial:** Appropriate uses that don't have an adverse impact on neighbouring uses.

**B8 Storage or Distribution:** Wholesale warehouse, distribution centres, repositories.

**D1 Non-residential Institutions:** non-residential education and training centres – relating to the extension of the Coleg Sir Gâr campus.

Other suitable uses may include, subject to amenity considerations:

- Car showrooms and sales (sui generis);
- Hotel (C1);

Use Classes B1, B2 and B8 will be restricted to 15.5ha of the overall site.

## 5. Site Considerations

### Design

5.1 Due to the strategic nature of the site and its prominence on the southern gateway to Carmarthen, high quality design will be of great importance. Quality design will play a key part in ensuring the success of the Business Park and will encourage further investment. Development should be sensitive to the existing environment and incorporate the contours of the site.

5.2 Proposals will be encouraged to embrace climate responsive design to create sustainable buildings. Encouragement will be given to incorporate renewable forms of energy into the development, along with measures to reduce energy demand from within the buildings.

5.3 Consideration should be given to the character and appearance of the wider area in terms of design. Servicing and storage areas in developments are often the least attractive and as such, must be adequately incorporated into the building design or enclosed behind screen walls. Storage will not be permitted outside of units.

### Linkages and Access

5.4 Road: the site has excellent accessibility to local highway networks, the A48 Trunk Road running to the north east of the site. The A484 borders the site on its western side and the A40 runs to the north of the site. There are two potential access points

to the site via the existing roundabouts, to the south of Morrisons and the second at Coleg Sir Gâr, as set out in Figure 2.

- 5.5 Rail: Carmarthen Railway Station is located 1km away to the north, accessible by a number of footpaths.
- 5.6 Bus: Carmarthen Bus Station is located in the town centre 1.3km away, and can also be accessed by a number of footpaths. Local buses also operate close to the site.
- 5.7 Cycle: National Cycle Route 4 runs on the A484 on the western edge of the site.
- 5.8 Pedestrian: Strong footpath links to Llangunnor and the town centre exist and were originally created to link the area and the wider town to Ysgol Bro Myrddin which is located to the south of the site. There are no public right of ways traversing the site.

### **Landscape and Biodiversity**

- 5.9 The site can be split into two character areas: the northern and southern parts.
- 5.10 The southern part of the site is made up of a number of agricultural fields and has a predominately rural ambience and character. A number of the fields have mature hedgerows, which should be incorporated into development schemes. Development on the site should respect the contours of the site. As well as providing a degree of landscape mitigation, this provision should ensure habitat connectivity throughout the site and into the surrounding countryside.
- 5.11 The northern part of the site has a more urban, built up character. This area has been regraded and an access road constructed to serve this part of the site in recent years. There are a couple of areas within this area made up of scrub and conifers which offer some biodiversity interest and should be respected, maintained and enhanced where possible.

### **Drainage**

- 5.12 In seeking to deliver a sustainable form of development, the widespread use of SuDS will be employed on the site, in line with the provisions of Policy EP3 as set out in the LDP and TAN15. Where these systems can contribute to enhancing biodiversity, these will be encouraged and supported. A comprehensive drainage strategy will be required in support of any detailed proposals.
- 5.13 Developers will, where appropriate, and in consultation with the Council drainage engineers and Natural Resources Wales, be expected to utilise an infiltration system which supports and enhances biodiversity and includes the use of soakaways, swales (grassy hollows) or ephemeral ponds in landscape areas.
- 5.14 Developers are encouraged to contact Dŵr Cymru Welsh Water to determine whether the sewerage system serving the development has sufficient capacity to accommodate any additional flows and ascertain whether any additional improvement works are required. Developers should be made aware that the

proposed allocation falls within the Parc y Splott sewerage catchment. A large scale development in this area will potentially increase nutrient loading to the Three Rivers Estuary, which is currently failing to meet the required Water Framework Directive standards. Due regard should be given to Policy EP1 Water and Environmental Capacity.

### **Phasing**

- 5.15 Phased development is considered necessary to ensure that development is delivered in a comprehensive manner. It is envisaged that the northern part of the site is developed first, as an access road and the regrading of land has taken place. Additionally, land surrounding Coleg Sir Gâr could be developed should the need arise to expand the facilities at the campus.

### **Planning Requirements**

- 5.16 The following documentation may be sought in support of the submission of a planning application on the site:

- Planning Statement;
- Transportation Assessment;
- Environmental Impact Assessment;
- Design and Access Statement;
- Ecological Report;
- Preliminary risk assessment for land contamination; and
- Comprehensive drainage strategy.

### **Section 106 Requirements**

- 5.17 Contributions will be sought under the following headings, in respect of the submission of a planning application, in accordance with LDP Policy GP3:

- Infrastructure;
- Highway Works; and
- Environmental Projects.

### **Ground Conditions**

- 5.18 Developers will be expected to carry out detailed investigation on ground conditions as the eastern edge of the site (shown in figure 2) lies on an historic landfill site. Reference should be made to Policy EP2 and Chapter 13 of PPW.

## 6. Contacts

A range of relevant contacts within the Council are set out below:

For enquiries on all planning policy matters including the LDP please contact:

**Forward Planning** Planning Services, Council Offices, 8 Spilman Street, Carmarthen SA31 1JY. [forward.planning@carmarthenshire.gov.uk](mailto:forward.planning@carmarthenshire.gov.uk). Tel: 01267 228818.

For Development Management and pre-application enquiries, potential developers should contact: **Development Management** (West) Section: Planning Services, Council Offices, 8 Spilman Street, Carmarthen SA311JY. [planning@carmarthenshire.gov.uk](mailto:planning@carmarthenshire.gov.uk) Tel: 01267 228956

For information on Ecological matters please contact:

**Forward Planning and Conservation** Planning Services, Council Offices, 8 Spilman Street, Carmarthen SA31 1JY. Email: [planning@carmarthenshire.gov.uk](mailto:planning@carmarthenshire.gov.uk) Tel: 01267 228818.

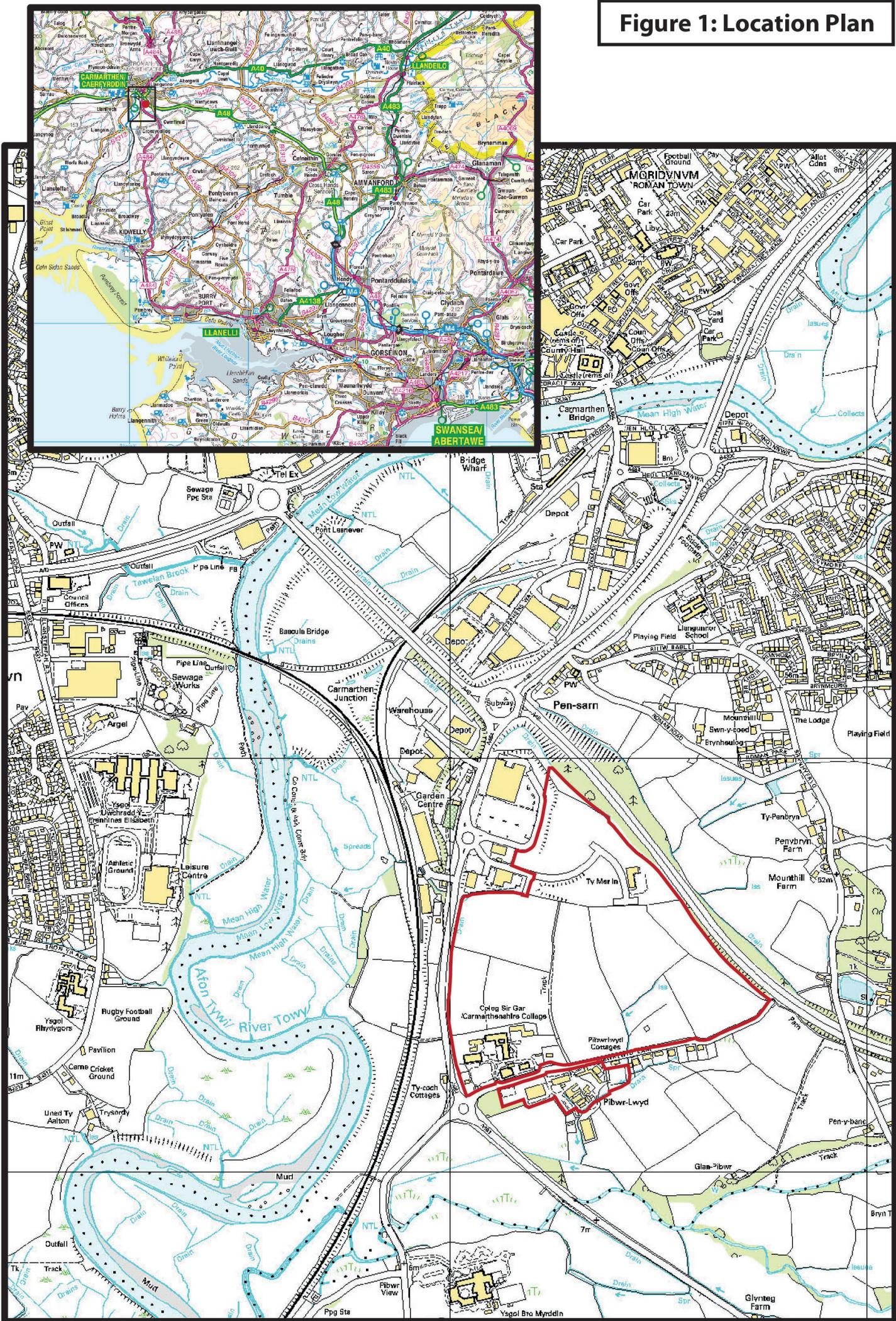
## 7. Disclaimer

The information contained within this Brief is, to the best of the County Council's knowledge, correct at the time of writing. The Council will not accept responsibility for any inaccuracies contained within this Brief, rather it is the developers, or interested parties responsibility to check any matters such as constraints and availability of services. Developers, or interested parties are advised to contact the relevant officers prior to any further discussions taking place.

## Appendix 1 Planning History

Application No	Description	Date of decision
D4/05748	Siting of hotel/guest house with land development for a sporting and environmental complex	03/01/1980
D4/15207	Construction of a garden centre, hospital, hotel, non-food retail park together with car parking	Full granted 04/02/1988
D4/15208	Siting of a conference centre, offices and vehicular infrastructure	Outline granted 04/02/1988
D4/17371	High quality development comprising conference centre/office accommodation, road layout, nursing facility, hotel	Full granted 02/02/1989
D4/18596	Construction of high quality non-food retail park & hotel to include car parking service areas & road infrastructure	31/03/1996
D4/19535	Siting of new County Council Offices	Outline approved 04/10/1990
D4/19536	Siting of residential/commercial	Approved 12/06/1990
D4/19537	Siting of a new fire station	Approved 12/06/1990
D4/19538	Siting of a new replacement for Ysgol Bro Myrddin	Approved 04/10/1990
D4/21418	Deletion of condition no.6 from planning ref D4/17371	Withdrawn
D4/22074	Siting of industrial development (B1 & B8) including releveling of ground	Outline granted 25/02/1992
D4/22253	Siting of industrial development (B1 & B8) including releveling of ground	Outline granted 30/06/1992
D4/22254	Construction of B1/B8 industrial development	RM granted 09/06/1992
W/01230	Advance site preparation works for industrial park/estate involving regrading of the site, formation of landscaping mounds, road construction, drainage, street lighting	Full granted 12/11/1997
W/05674	Hotel with associated leisure facilities together with car & bus parking	Outline granted 19/01/2004
W/08428	1400 sq m two storey B1 office unit with associated car parking	Full granted 09/12/2004
W/10601	Construction of a triple garage	Full granted 31/08/2005

**Figure 1: Location Plan**



**Figure 2: Site Plan**

