

TOWN AND COUNTRY PLANNING ACT 1990

Decision Notice

Approval of Reserved Matters

Applicant

Head of Regeneration – Jason Jones
County Hall
Castle Hill
Carmarthen
SA31 1JP

Application No: **PL/03872** registered on 12/04/2022 for:

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

Carmarthenshire County Council HEREBY APPROVE RESERVED MATTERS for the details specified by you as shown on the application form, plan(s) and supporting document(s), reserved for the subsequent approval by the Council in the previous outline planning permission, subject to the following ADDITIONAL condition(s):

Please read the conditions listed below carefully, some conditions may require to be discharged prior to or during development.

Condition 1

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

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

or

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

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

Condition 2

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

- Site Location Plan - LWLSV-PDA-XX-ZZ-DR-A-05000 received 8th April 2022;
- Existing Site Plan - LWLSV-PDA-XX-ZZ-DR-A-05001 received 8th April 2022;
- Basement General Arrangements Plan - LWLSV-PDA-XX-B1-DR-A-05010 received 8th April 2022;
- Ground Floor – General Arrangements Plan - LWLSV-PDA-XX-00-DR-A-05011 received 8th April 2022;
- First Floor – General Arrangements Plan - LWLSV-PDA-XX-01-DR-A-05012 received 8th April 2022;
- Second Floor – General Arrangements Plan - LWLSV-PDA-XX-02-DR-A-05013 received 8th April 2022;
- Third Floor – General Arrangements Plan - LWLSV-PDA-XX-03-DR-A-05014 received 8th April 2022;
- Roof Plan – General Arrangements Plan - LWLSV-PDA-XX-RF-DR-A-05015 received 8th April 2022;
- Building A – Elevations 1 of 2 - LWLSV-PDA-BA-XX-DR-A-05050 received 8th April 2022;
- Building A – Elevations 2 of 2 - LWLSV-PDA-BA-XX-DR-A-05051 received 8th April 2022;
- Building B – Elevations 1 of 3 - LWLSV-PDA-BB-XX-DR-A-05052 received 8th April 2022;
- Building B – Elevations 2 of 3 - LWLSV-PDA-BB-XX-DR-A-05053 received 8th April 2022;
- Building B – Elevations 3 of 3 - LWLSV-PDA-BB-XX-DR-A-05054 received 8th April 2022;
- Building C – Elevations 1 of 2 - LWLSV-PDA-BC-XX-DR-A-05055 received 8th April 2022;
- Building C – Elevations 2 of 2 - LWLSV-PDA-BC-XX-DR-A-05056 received 8th April 2022;
- Building D – Elevations 1 of 2 - LWLSV-PDA-BD-XX-DR-A-05057 received 8th April 2022;
- Building D – Elevations 2 of 2 - LWLSV-PDA-BD-XX-DR-A-05058 received 8th April 2022;
- Building E – Elevations 1 of 2 - LWLSV-PDA-BE-XX-DR-A-05059 received 8th April 2022;
- Building E – Elevations 2 of 2 - LWLSV-PDA-BE-XX-DR-A-05060 received 8th April 2022;
- Site Sections - LWLSV-PDA-XX-ZZ-DR-A-05100 received 8th April 2022;
- Site Elevations - LWLSV-PDA-XX-ZZ-DR-A-05110 received 8th April 2022;
- Roof Types 3D View - LWLSV-PDA-XX-RF-DR-A-05120 received 8th April 2022;
- Landscape Sections 1 of 2 - LWLSV-BDP-SW-XX-DR-L-90301 received 8th April 2022;
- Landscape Sections 2 of 2 - LWLSV-BDP-SW-XX-DR-L-90302 received 8th April 2022;
- External Lighting – Performance Specification (Luminaire Schedule) - LWLSV-HLEA-SW-XX-DR-E-70804 received 8th April 2022;
- Design and Access Progress Statement (8 Parts) - LWLSV-PDA-SW-ZZ-RP-A-10001 / 10009 received 8th April 2022;
- Assessment of Scheme Against ES Mitigation Report - LWLSV-DAM-SW-XX-RP-YE-10006 received 8th April 2022;
- Additional Surveys Undertaken Since Outline Consent - LWLSV-DAM-SW-XX-RP-YE-10007 received 8th April 2022;
- Arboricultural Impact Assessment - LWLSV-DAM-SW-XX-RP-YE-10002 received 8th April 2022;
- Arboricultural Method Statement & Tree Protection Plan - LWLSV-DAM-SW-XX-RP-YE-10005 received 8th April 2022;
- Tree Survey Report - LWLSV-DAM-SW-XX-RP-YE-10001 received 8th April 2022;
- Drainage Statement - LWLSV-CUR-XX-XX-RP-C-00001 received 8th April 2022;
- Revised Landscape General Arrangements 2 of 3 - LWLSV-BDP-SW-XX-DR-L-90011 P07 received 27th May 2022;

- Revised Landscape General Arrangements 3 of 3 - LWLSV-BDP-SW-XX-DR-L-90012 P07 received 27th May 2022;
- Revised Planting Plan 2 of 3 - LWLSV-BDP-SW-XX-DR-L-90502 P04 received 27th May 2022;
- Revised Planting Plan 3 of 3 - LWLSV-BDP-SW-XX-DR-L-90503 P04 received 27th May 2022;
- Revised Landscape Management Plan - LWLSV-BDP-SW-XX-RP-L-90001 P04 received 27th May 2022;
- Revised Proposed Site Plan – LWLSV-PDA-XX-ZZ-DR-A-05002_P07 received 15th June 2022;
- Revised Landscape Masterplan - LWLSV-BDP-SW-XX-DR-L-90001 P11 received 15th June 2022;
- Revised Landscape General Arrangements 1 of 3 - LWLSV-BDP-SW-XX-DR-L-90010 P09 received 15th June 2022;
- Revised Landscape Constraints Plan - LWLSV-BDP-SW-XX-DR-L-90101 P07 received 15th June 2022;
- Revised Habitat Protection Zone Plan - LWLSV-BDP-SW-XX-DR-L-90102 P08 received 15th June 2022;
- Revised External Lighting Parameter Plan - LWLSV-HLEA-SW-XX-DR-E-70800 P06 received 15th June 2022;
- Revised External Lighting Isolux Results - LWLSV-HLEA-SW-XX-DR-E-70801 P06 received 15th June 2022;
- Revised External Lighting – General Arrangements Plan 1 of 2 - LWLSV-HLEA-SW-XX-DR-E-70802 P06 received 15th June 2022;
- Revised External Lighting – General Arrangements Plan 2 of 2 - LWLSV-HLEA-SW-XX-DR-E-70803 P06 received 15th June 2022;
- Revised Ecological Mitigation and Enhancement Plan – LWLSV-BDP-SW-XX-DR-L-90107_P02 received 15th June 2022;
- Revised Landscape Maintenance and Management Responsibility Plan - LWLSV-BDP-SW-XX-DR-L-90103_P05 received 15th June 2022;
- Revised Planting Plan 1 of 3 LWLSV-BDP-SW-XX-DR-L-90501 Rev P08 received 20th June 2022.

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

Condition 3

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

Reason: In the interest of visual amenity.

Condition 4

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

Reason: In the interest of visual amenity.

Condition 5

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

Reason: In the interest of visual amenity.

Condition 6

The noise mitigation and noise management plans and measures as detailed in Section 7 'Acoustic Design' of the Design and Access Progress Statement LWLSV-PDA-SW-ZZ-RP-A-10001 / 10009 received 8th April 2022 shall be implemented in full prior to the beneficial use of the development hereby approved.

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

Condition 7

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

Reason: In the interest of highway safety.

Condition 8

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

Reason: In the interest of highway safety.

Condition 9

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

Reason: In the interest of highway safety.

Note 1

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

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

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

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

Note 2

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

DATED: 23/06/2022

Rhodri Griffiths

Pennaeth Lle a Chynaliadwyedd / Head of Place and Sustainability

PLEASE NOTE: Your attention is drawn to the attached notes which explain, amongst other things, your right of appeal against this decision.