

Town & Country Planning Act 1990

OUTLINE PLANNING PERMISSION

CARMARTHENSHIRE COUNTY COUNCIL
FAO STEFFAN JENKINS
C/O AGENT

Application No: **S/36948** registered: 15/03/2018 for:

Proposal : WELLNESS AND LIFE SCIENCE DEVELOPMENT INCLUDING: COMMUNITY HEALTH HUB (INSTITUTE OF LIFE SCIENCE, WELLNESS EDUCATION CENTRE AND CLINICAL DELIVERY CENTRE) OF UP TO 16,500 SQM (USE CLASSES; D1 NON-RESIDENTIAL INSTITUTION, B1 (B) BUSINESS RESEARCH AND DEVELOPMENT, AND C2 RESIDENTIAL INSTITUTION). LIFE SCIENCE BUSINESS CENTRE (OFFICE SPACE IN THE RESEARCH AND DEVELOPMENT SECTOR) OF UP TO 10,000 SQM (USE CLASS B1 (B) BUSINESS RESEARCH AND DEVELOPMENT AND B2 LIGHT INDUSTRIAL). WELLNESS HUB (VISITOR CENTRE AND CORPORATE, COMMUNITY, LEISURE AND SPORTING FACILITIES) OF UP TO 11,000 SQM (USE CLASS D2 ASSEMBLY AND LEISURE). ASSISTED LIVING (NURSING CARE, RESIDENTIAL CARE, EXTRA CARE HOUSING AND CLINICAL REHABILITATION FACILITIES) OF UP TO 370 BEDS/UNITS AND 7,500 SQM (USE CLASSES; C2 RESIDENTIAL INSTITUTION, C3 (A) AND C3 (B) RESIDENTIAL). ASSOCIATED OUTDOOR RECREATION AREA, LEISURE AND THERAPY SPACES; LANDSCAPING AND PUBLIC REALM; ENERGY AND UTILITIES INFRASTRUCTURE; ACCESS AND PARKING ON LAND AT DELTA LAKES, LLANELLI

Location : LLANELLI WELLNESS AND LIFE SCIENCE VILLAGE, LAND AT DELTA LAKES, LLANELLI

Carmarthenshire County Council HEREBY GRANT OUTLINE PLANNING PERMISSION for the development proposed by you as shown on the application form, plan(s) and supporting document(s) subject to the following condition(s):

CONDITIONS

- 1 The permission now granted relates to the land defined by the 1:2500 scale location plan received on the 12th March, 2018.
- 2 Application(s) 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.
- 3 Development shall not commence on any given phase until detailed plans of the access; appearance; landscaping; layout; and scale of each building stated in the application for that respective phase, have been submitted, and received the written approval of the local planning authority.
- 4 The development hereby approved shall be undertaken in accordance with the phasing plan drawing 1:2500 @ A3 received on the 30th October, 2018.
- 5 No development shall commence on each respective phase until a qualified and competent archaeologist has submitted a Written Scheme of Investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (DAT DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.
- 6 Prior to the commencement of development on each respective phase and in accordance with the recommendations made in the Geotechnical and Geo-Environmental Desk Study undertaken by Arup on the 8th November, 2016 and received by the local planning authority on the 12th March, 2018, the following need to be submitted for the written approval of the local planning authority:-
- the submission of a scheme of intrusive site investigations for both the mine entries and the shallow workings;
 - the submission of a report of findings arising from the intrusive site investigations;
 - the submission of a scheme of remedial works for approval.

Any remedial works required will need to be undertaken in strict accordance with the approved scheme.

- 7 Prior to the commencement of development on each respective phase approved by this planning permission, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:-
- (i) A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors;
 - potentially unacceptable risks arising from contamination at the site.
 - (ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - (iii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - (iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

- 8 Prior to occupation of any part of the respective phase of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.
- 9 Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the local planning authority as set out in that plan. On completion of the monitoring program a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the local planning authority.
- 10 If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted and obtained written approval from the local planning authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.
- 11 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.
- 12 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.
- 13 All roof downpipes must be sealed to reduce the risk of any polluting substances entering controlled waters.
- 14 During the demolition and construction phases, no works or demolition or construction shall take place other than within the hours of 07:30 – 18:00 Monday – Friday, Saturday 08:00 – 14:00 and not at all on Sundays, Bank or Public Holidays. As the proposed developments are situated in a primarily residential area, it is recommended to minimise noise disturbance that the construction work be undertaken in compliance with BS: 5228 Noise Vibration and Control on Construction and Open Sites.
- 15 The proposed residential dwellings shall be designed so as not to exceed the noise criteria based on current figures by BS8233 conditions given below:-
 - Dwellings indoors in daytime: 35 dB LAeq,16 hours;
 - Outdoor living area in day time: 55 dB LAeq,16 hours;
 - Inside bedrooms at night-time: 30 dB LAeq,8 hours (45 dB LAm_{ax});
 - Outside bedrooms at night-time: 45 dB LAeq,8 hours (60 dB LAm_{ax});

Such detail and appropriate consequential noise mitigation measures shall have been agreed, in writing, by the local planning authority prior to the commencement on relevant phases of the development and shall be implemented prior to occupation of the building on the site and shall be maintained as agreed thereafter.

- 16 The rating level of sound emitted from the proposed development as a whole/emitted from any fixed plant or machinery associated with the development shall not exceed the existing background sound level. The rating sound levels shall be determined at the nearest noise sensitive premises or at another location that is deemed suitable by the authority. Measurements and assessments shall be made in accordance with BS 4142: 2014 Methods for Rating and Assessing Industrial and Commercial Sound and/or its subsequent amendments.
- 17 Following the receipt of a justifiable complaint, within 28 days from the receipt of written request from the local planning authority, the operator of the development shall, at its own expense, employ an independent consultant approved by the local planning authority to assess the level of sound emissions arising from the development to determine whether they exceed the sound levels specified in condition 16. The assessment shall be undertaken under the supervision of the local authority and submitted for the written approval of the local planning authority.
- 18 In the event that condition 16 is exceeded then the submitted survey shall also include mitigation measures to ensure compliance with the sound level specified in condition 16 and submitted for the written approval of the local planning authority. These measures will then be implemented forthwith.
- 19 Prior to the importation of any soil a copy of the certificate of analysis, details of the source of the topsoil and an interpretation of the analytical results by a suitably qualified individual shall be submitted to and approved in writing by the local planning authority.
- 20 The development shall be undertaken in strict accordance with the dust mitigation measures outlined in Section 7.10 of the Environmental Statement Main Report March 2018 (Mitigation and Enhancement, Mitigation of Effects from Construction).
- 21 Prior to the commencement of development on each respective phase a detailed Travel Plan and Signing Strategy, setting out ways of reducing car usage, increasing walking and cycling and directing traffic to and from the development, shall be submitted to and agreed in writing by the local planning authority. The detailed Travel Plans shall be implemented and monitored on a yearly basis in accordance with the approved details at a timescale to be approved in writing by the local planning authority.
- 22 Prior to the beneficial occupation of each respective phase of the development, a Travel Plan Co-ordinator must be assigned to supervise the Travel Plan in perpetuity.
- 23 Prior to the commencement of development on Phase 3 an offsite Highways Mitigation Plan in relation to Trostre Roundabout and Halfway Traffic Signals shall be submitted to and approved in writing by the local planning authority. The approved works shall subsequently be implemented in full prior to the beneficial occupation of Phase 3.
- 24 Prior to the beneficial occupation of any part of Phases 1 & 2 of the development herewith approved, a scheme for the provision of a public bus service to serve the site together with necessary bus stop infrastructure shall be submitted for the written approval of the local planning authority. Thereafter the approved detail should be implemented and made available prior to the beneficial use of any of these phases.
- 25 Prior to the beneficial occupation of any part of Phases 1 & 2 of the development herewith approved, the walking and cycling elements of the overall transport strategy for the site including crossing points along the B4304 Coastal Link Road and The Avenue shall be submitted for the written approval of the local planning authority. Thereafter the approved detail should be implemented and made available prior to the beneficial use of any of these phases.
- 26 No development shall commence on each respective phase, including site clearance, until a phase Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP should include:-

- Construction Methods: details of materials used in construction; details of how waste generated will be managed.
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage site set-up plan detailing how sensitive receptors will be protected from harm e.g. fencing, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- A scheme detailing the provision and frequency of use of facilities for washing down the wheels of construction vehicles prior to entering the public highway.
- A detailed Construction Traffic Management Plan.
- Biodiversity Management During Construction: details of habitat retention and protection; invasive species management; species and habitat protection, avoidance and mitigation measures (as detailed within the Environmental Statement (ES) and in addition mitigation measures regarding disturbance to Cetti's Warbler).
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill.
- Resource Management: details of fuel and chemical site storage and containment; details of waste generation and its management; details of the consumption of water, wastewater and energy use.
- Traffic Management: details of site deliveries access points, storage and use of plant on site.
- Details of wheel wash facilities.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities set out in the CEMP and emergency contact details. For example, contract manager, site manager, contractors, visitors, site environmental advisor, landscape clerk and ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.
- Any environmental management and mitigation requirements for the construction phase as referenced in the environmental statement and associated documents.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

27 No development shall commence on each respective phase until an ecological clerk of works has been appointed in consultation with the relevant planning authority. The ecological clerk of works shall be a suitably qualified environmental professional and shall be retained throughout the

duration of civil construction works on site to advise on minimising ecological effects of the construction activities.

28 No development shall commence on each respective phase until details of the surface water drainage system (including means of pollution control, management and maintenance) have been submitted to and approved by the relevant planning authority. The surface water drainage system shall be constructed in accordance with the approved details. No building shall be occupied on each respective phase until the sustainable drainage system for the appropriate phase of the development has been completed in accordance with the approved details. The sustainable drainage system shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

29 Prior to the commencement of development on each respective phase, an external lighting scheme shall be submitted for the consideration and written approval of the local planning authority. The scheme shall take into account all of the lighting needs and mitigation requirements associated with the development during operational hours and shall be the minimum required to perform the relevant lighting task. It shall be specifically designed to minimise the risk of light spillage beyond the development site boundary and within ecologically sensitive areas. The scheme shall include:-

- A report, prepared by a lighting engineer, setting out the technical details of the luminaires and columns, including their location, type, shape, dimensions and, expected luminance output and specifically explaining what design attributes have been chosen to minimise light pollution.
- A plan illustrating illuminance levels across the development site and at the boundary of the site. The level of illuminance should be appropriate to the character of the surrounding area as a whole.
- A statement which demonstrates how the lighting scheme will be viewed against the wider landscape and, where appropriate, the potential role of landscaping in minimising the day and night-time visual impact of the installation.
- An Environmental Lighting Impact Assessment against conservation requirements for protected species and designated landscapes.

Once approved in writing, the lighting scheme shall be implemented and thereafter operated in accordance with the approved details.

30 No phase of development, including site clearance, with the potential to impact on otter or water vole or wintering birds shall commence until a pre-construction otter and water vole survey and wintering bird surveys have been carried out for that respective phase of development, the scope of which must be agreed with Natural Resources Wales (NRW) and the local planning authority. If the survey confirms the presence of otter or water vole or wintering bird features of Burry Inlet SPA and Ramsar site, the results of the survey together with proposed mitigation measures shall be submitted to and approved in writing by the local planning authority. The measures shall be carried out in accordance with the approved details.

31 No development shall commence on each respective phase until a Landscape Ecological Management Plan (LEMP) for the provision, management and maintenance of the landscape and ecological features for a specific phase of the development, has been submitted to and approved by the local planning authority. The LEMP shall include:-

- Details of habitats, landscape, environmental and ecological features present or to be created at the site.
- Details of the desired conditions of features (present and to be created) at the site.
- Details of scheduling and timings of activities.

- Details of short and long-term management proposals, monitoring proposals and maintenance operations of new and existing landscape, environmental and ecological features at the site to deliver and maintain the desired landscape and ecological conditions and functions.
- Details of monitoring of landscape and ecological features and required post construction monitoring.
- Details of replacement measures should any landscape or environmental features die, be removed or become seriously damaged or diseased within the lifetime of the development.
- Details of management and maintenance responsibilities.
- Details of timescales, length of plan, the method to review and update plans (informed by monitoring) at specific intervals as agreed between interested parties.
- Mechanisms to be used for reporting.
- The LEMP must deliver all mitigation and enhancement requirements for the operational phase as referenced in the environmental statement and associated documents.

The LEMP shall be carried out in accordance with the approved details.

- 32 No development shall commence on Phase 1 of the development, including site clearance until a suitable buffer zone scheme to protect and enhance the New Dafen River sensitive receptors including the watercourse, water body, island, associated marginal habitats and associated protected species including otter and water vole has been approved in writing by local planning authority and NRW. The scheme must be informed by up to date species survey information in relation to otter and water vole, the scope of which must be agreed with NRW and the local planning authority. The scheme must then be implemented as approved throughout the construction and operation phase of the development.
- 33 Prior to the determination of any application(s) for reserved matters seeking approval of 'layout' or 'landscaping', no trees with trunk/stem diameter exceeding 100 mm, measured at a height of 1.5 metres above ground level, which are located within or on the site boundary shall be cut down, up-rooted, destroyed, topped, lopped or pruned without the prior written approval of the local planning authority. Following such approval all works are to be carried out in accordance with BS3998.
- 34 Any reserved matters application(s) in relation to this outline approval, shall include submission of a Landscape Constraint Plan (LCP) to approval by the local planning authority. The LCP shall define the following:-
- a) Stem location, canopy spread and root protection area (RPA) of all trees and groups of trees within or on the application boundary, and outside the boundary with a canopy spread which overhangs the boundary.
 - b) Outer extent of above ground growth or canopy spread; and RPA of all other landscape elements (hedgerows and continuous woodland/scrub/shrub areas) within or on the application boundary.

If the proposed development would result in potential impacts from: construction operations; changes in level; construction phase access; or installation of underground apparatus, within any RPAs defined within the LCP, the following shall also be submitted to approval:-

- i) Tree Survey and Categorisation Report for all trees, groups of trees and other landscape elements subject to potential impacts within the RPAs.
- ii) Arboricultural Impact Assessment (AIA) which identifies the impacts of the proposed development on all trees, groups of trees and other landscape elements. The AIA shall

clearly indicate which are to be retained; which are subject to potential impacts; and which are to be removed. The AIA shall provide appropriate mitigation proposals for all trees, groups of trees and other landscape elements which are to be removed.

- iii) Arboricultural Method Statement (AMS) which provides details, as necessary, of specific design solutions to enable effective retention of any trees, groups of trees and other landscape elements which are identified as subject to potential impacts within the AIA.
- iv) Tree Protection Plan (TPP) which provides details of all protective measures, operations and construction exclusion zones for all trees, groups of trees and other landscape elements to be retained.

All information shall be in compliance with the recommendations of BS5837.

- 35 All site operations shall be undertaken in compliance with the approved landscape constraint and protection information, as submitted to discharge condition 34.

Any construction operations and/or access within the defined construction exclusion zone(s) (CEZ) shall be limited to those undertaken in compliance with the recommendations of BS5837.

CEZ(s) shall be fully implemented prior to the commencement of any works associated with the respective phase of development; and thereafter maintained in entirety, throughout the duration of all development works and until all equipment, machinery and surplus materials have been removed from the site.

Any existing landscape elements, identified for protection, or part thereof, which, within a period of five years after implementation 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 existing landscape elements 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 and in such positions as may be agreed with the local planning authority, and thereafter likewise conditioned for a further period of five years.

- 36 Any reserved matters application(s) in relation to this outline approval, shall include an appropriate and comprehensive detailed Landscape Design Scheme (LDS), which delivers proposals which effectively integrate appropriate site specific landscape, ecological and biodiversity objectives and functions. The scheme shall be in compliance with relevant guidance as provided by the local planning authority and the principles of the landscape and ecological information submitted within the Environmental Statement and Design and Access Statement.

- 37 The approved Landscape Design Scheme (LDS), as submitted to discharge condition 36 shall be fully implemented in the first available planting and seeding seasons following commencement of that respective phase of the development.

Any new landscape elements constructed, planted or seeded; or existing landscape elements retained; in accordance with the approved LDS which, within a period of 5 years after implementation 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 landscape elements in relation to this planning approval is no longer delivered, shall be replaced in the next planting or seeding season with replacement elements of similar size and specification.

- 38 Any reserved matters application(s) in relation to this outline approval, shall include submission of appropriate and comprehensive Landscape Maintenance and Management (LMM) information to approval by the local planning authority. The information shall include the following:-

- i) Landscape Maintenance and Management Responsibility Plan which provides clear definition of LMM responsibility for all landscape areas within the application boundary specifically:-

- Areas subject to transfer to future private residential ownership and management responsibility in terms of private amenity space for the sole benefit of the future owner.
 - Areas of the site proposed for adoption by the local authority.
 - Areas within the site boundary not included in the above.
- ii) Landscape Maintenance and Management Scheme (LMMS) for all landscape areas within the application boundary which are not subject to private ownership as defined above, or to adoption by the local authority. The LMMS shall include:-
- Plans, specifications and schedules to cover establishment and long term proposals for landscape maintenance and management.
 - Details of the management agent (body or organisation) responsible for implementation of the LMMS; and the legal and funding mechanism(s) with the identified management agent by which delivery of the LMMS will be secured.

All landscape maintenance and management operations shall be fully implemented as approved.

- 39 No buildings on the application site shall be occupied earlier than 31st March 2020, unless the upgrading of Northumberland Sewage Pumping Station, into which the development shall drain, has been completed and written confirmation of this has been issued to the local planning authority by Dwr Cymru/Welsh Water.
- 40 No occupation of the respective phases of development shall be made until the necessary improvements to the public sewerage system as identified in the Hydraulic Modelling Assessment (Ref: 132-SW186) have been completed and confirmed in writing to the local planning authority. These improvements shall align with the following phased approach as detailed in the applicant's latest drainage strategy (October 2018).
- Phase 1 shall connect to Delta Lakes Sewage Pumping Station following the delivery of Hydraulic Modelling Assessment Option 4;
 - Phase 2 shall connect by gravity to new manhole MH1 which is upstream of manhole SS51980801;
 - Phase 3 & 4 shall be pumped to new manhole MH1 which is upstream of manhole SS51980801 via a new Sewage Pumping Station and rising main.
- 41 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
- 42 The proposed development site is crossed by a 1600mm sewer outfall from Northumberland Sewage Pumping Station. A detailed scheme for its protection shall be submitted to and agreed in writing by the local planning authority in consultation with Dwr Cymru/Welsh Water prior to works commencing on the relevant phase of development.

- 43 The hydraulic flood model and flood consequences assessment shall be updated to reflect the final design of the development and shall be submitted to and approved in writing by the local planning authority as part of the reserved matters submission for the final phase of the development.

REASONS

- 1 In the interest of visual amenity.
- 2 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 3 In order to ensure a satisfactory layout of the site and in the interest of visual amenities.
- 4 In order to ensure a satisfactory form of development.
- 5 To protect historic environment interests whilst enabling development.
- 6 To investigate any coal mining legacy features and to ensure safety and stability.
- 7 To prevent contamination of controlled waters.
- 8 To demonstrate that the remediation criteria relating to controlled waters have been met, and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.
- 9 To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.
- 10 Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.
- 11 There is an increased potential for pollution from inappropriately located infiltration systems such as soakaways, unsealed porous pavement systems or infiltration basins.
- 12 There is an increased potential for pollution of controlled waters from inappropriate methods of piling.
- 13 To prevent pollution of controlled waters.
- 14 To preserve residential amenity.
- 15-18 To preserve residential amenity.
- 19-20 To protect human health.
- 21-22 In the interest of sustainable travel.
- 23 In the interest of highway safety.
- 24-25 In the interest of sustainable travel.
- 26 Prevent pollution of controlled waters and the wider environment and in the interest of biodiversity.
- 27 In the interest of biodiversity.
- 28 To ensure a satisfactory means of surface water drainage.
- 29 To minimise disturbance to protected species and minimise light pollution.

- 30 To minimise disturbance to protected species.
- 31 In the interest of biodiversity and visual amenity.
- 32 In the interest of biodiversity.
- 33-35 To ensure that the development retains, incorporates and does not adversely affect existing landscape or other features which contribute to local qualities and distinctiveness: thus delivering the objectives of CLDP policies: - SP1 d) and i); SP14 e); GP1 b) and f); and EQ5; and pursuant to section 197 (a) of the Town and Country Planning Act 1990.
- 36-37 To ensure that the development enhances the character and appearance of the site and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity: thus delivering the objectives of CLDP policies: - SP1 d) and i); GP1 a), f) and i); EQ5; and where appropriate EQ6.
- 38 To ensure the long term delivery of the approved development proposals which enhance the character and appearance of the site; ensure the use of good quality hard and soft landscaping and embrace opportunities to enhance biodiversity and ecological connectivity: thus ensuring long term delivery of the objectives of CLDP policies: - SP1 d) and i); GP1 a), f) and i); EQ5; and where appropriate EQ6.
- 39-41 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.
- 42 To protect the integrity of the public sewer and avoid damage thereto, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
- 43 In order to fully understand the risks and consequences of flooding and to ensure that they can be acceptably managed.

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 Policy SP1 of the Local Development Plan (LDP) in that the proposed development is environmentally sustainable.
- It is considered that the proposal complies with Policy SP2 of the LDP in that the proposed development is resilient to the impact of climate change and accords with the provisions of TAN15.
- It is considered that the proposal complies with Policy SP3 of the LDP in that the proposed development accords with the LDP's settlement framework.
- It is considered that the proposal complies with Policy SP4 of the LDP in that it will ensure that a strategic site is developed in an appropriate manner thus contributing to the implementation of the LDP strategy.
- It is considered that the proposal complies with Policy SP5 of the LDP in that it involves the development of a housing allocation in an appropriate manner.
- It is considered that the proposal complies with Policy SP7 of the LDP in that it will ensure that an employment allocation is developed in an appropriate manner.

- It is considered that the proposal complies with Policy SP9 of the LDP in that the proposed development is located in a sustainable location, accessible by a variety of transport means.
- It is considered that the proposal complies with Policy SP11 of the LDP in that there is scope to incorporate energy efficiency measures and renewable energy production technologies within the scheme.
- It is considered that the proposal complies with Policy SP13 of the LDP in that the proposed development respects, and will not adversely affect the built and historic environment or its setting.
- It is considered that the proposal complies with Policy SP14 of the LDP in that proposed development protects and does not adversely affect the natural environment.
- It is considered that the proposal complies with Policy SP15 of the LDP in that the tourism element of the proposed development accords with the locational hierarchy and is acceptable in terms of scale and type of development.
- It is considered that the proposal complies with Policy SP16 of the LDP in that the proposal will involve the provision of new community facilities.
- It is considered that the proposal complies with Policy SP17 of the LDP in that the proposed development will be served by appropriate infrastructure.
- It is considered that the proposal complies with Policy SP18 of the LDP in that the interests of the Welsh language will be safeguarded and promoted.
- It is considered that the proposal complies with Policy H1 of the LDP in that it involves the development of a housing allocation in an appropriate manner.
- It is considered that the proposal complies with Policy EMP2 of the LDP in that the proposal will result in a new significant employment generator on a site identified for employment uses.
- It is considered that the proposal complies with Policy EMP5 of the LDP in that it involves developing the Delta Lakes mixed use allocated site in an appropriate manner.
- It is considered that the proposal complies with Policy GP1 of the LDP in that the proposed development is sustainable and will enhance the character and appearance of the area.
- It is considered that the proposal complies with Policy GP2 of the LDP in that the majority of the site is located within the defined settlement limits of the growth area of Llanelli.
- It is considered that the proposal complies with Policy GP3 of the LDP in that the application will be subject to a Planning Obligation to meet the requirements arising from the development.
- It is considered that the proposal complies with Policy GP4 of the LDP in that adequate infrastructure is proposed to serve the proposed development.
- It is considered that the proposal complies with Policy TR1 of the LDP in that the proposal does not restrict traffic movement or compromise safety of the primary road network.
- It is considered that the proposal complies with Policy TR2 of the LDP in that the proposed development is located in a highly accessible and sustainable location.
- It is considered that the proposal complies with Policy TR3 of the LDP in that the proposed development would not be detrimental to highway safety or cause significant harm to the amenity of residents.

- It is considered that the proposal complies with Policy EQ1 of the LDP in that the proposed development preserves the built and historic environment.
- It is considered that the proposal complies with Policy EQ4 of the LDP in that the proposed development will not have an adverse impact on priority species, habitats and features of principal importance.
- It is considered that the proposal complies with Policy EQ5 of the LDP in that the proposal does not adversely affect ecological corridors, networks and features of distinctiveness.
- It is considered that the proposal complies with Policy EP1 of the LDP in that the proposed development will not lead to a deterioration of either the water environment and/or the quality of controlled waters.
- It is considered that the proposal complies with Policy EP2 of the LDP in that the proposed development will not result in any adverse pollution issues.
- It is considered that the proposal complies with Policy EP3 of the LDP in that the impact of surface water drainage and the effectiveness of incorporating SUDS has been fully investigated.
- It is considered that the proposal complies with Policy EP5 of the LDP in that the proposed development in this coastal location will not increase the risk of erosion, flooding or land instability.
- It is considered that the proposal complies with Policy EP6 of the LDP in that there are no land instability issues.
- It is considered that the proposal complies with Policy REC1 of the LDP in that the proposal will protect and enhance open space provision.

NOTES

- 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.

- 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).
- 3 The planning permission hereby granted has been subject to a commuted sum financial contribution of £40,000 towards highway improvements at Sandy Roundabout, and £47,000 towards providing an Active Travel link between Copperhouse Roundabout and the junction with Northumbria Road.

DATED: 06/08/2019

SIGNED: *Julian Edwards*

Development & Built Heritage Manager
for and on behalf of
LLINOS QUELCH, BA (Hons), MSc, MRTPI
HEAD OF PLANNING