

# CYNGOR SIR GAERFYRDDIN CARMARTHENSIRE COUNTY COUNCIL

Swyddfeydd y Cyngor, Heol Cilgant, Llandeilo, Sir Gaerfyrddin, SA19 6HW.

e-bost: [cynllunio@sirgar.gov.uk](mailto:cynllunio@sirgar.gov.uk)

Civic Offices, Crescent Road, Llandeilo, Carmarthenshire, SA19 6HW.

e-mail: [planning@carmarthenshire.gov.uk](mailto:planning@carmarthenshire.gov.uk)

[www.sirgar.gov.uk/cynllunio](http://www.sirgar.gov.uk/cynllunio) [www.carmarthenshire.gov.uk/planning](http://www.carmarthenshire.gov.uk/planning)



## Application for Outline Planning Permission with all matters reserved. Town and Country Planning Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Site Details

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	Land to the west of Nicklaus Avenue
Address line 2	Machynys
Town/city	Llanelli
Postcode	<input type="text"/>

Description of site location must be completed if postcode is not known:

Easting (x)	251190
Northing (y)	198333

Description

Land at Machynys East, to the south of the B4304 and to the west of Nicklaus Avenue.

### 2. Applicant Details

Title	<input type="text"/>
First name	Tessa
Surname	Peregrine
Company name	Carmarthenshire County Council
Address line 1	Carmarthenshire County Council
Address line 2	County Hall
Address line 3	Castle Street
Town/city	Carmarthen
Country	United Kingdom
Postcode	SA31 1JP

## 2. Applicant Details

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	<input type="text"/>
First name	Allan
Surname	Pitt
Company name	Arup
Address line 1	4
Address line 2	Pierhead Street
Address line 3	Butetown
Town/city	Cardiff
Country	United Kingdom
Postcode	CF10 4QP
Primary number	02920769069
Secondary number	<input type="text"/>
Email	allan.pitt@arup.com

## 4. Site Area

What is the site area?	3.70
Scale	Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes  No

## 5. Description of the Proposal

Please describe the proposed development

140-bed hotel with associated car parking, access roads, landscape and infrastructure works, including the importation of material for infilling of land to raise level for the development

Has the work already been started without planning permission?

Yes  No

## 6. Existing Use

Please describe the current use of the site

The site currently comprises a grassed area with vegetation surrounding the site. A permissive pathway runs through the site.

Is the site currently vacant?

Yes  No

## 6. Existing Use

If Yes, please describe the last use of the site

The site forms part of the former Machynys brickworks in the early part of the 20th Century.

When did this use end (if known)?

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination  Yes  No

### Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?  Yes  No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Previously developed land	3.7

## 7. Assessment of Flood Risk

Is the site within an area at risk of flooding?  Yes  No

Refer to the Welsh Government's Development Advice Maps website.

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

**If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

**From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.**

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

## 8. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

## 8. Biodiversity and Geological Conservation

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## 9. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?  Yes  No

## 10. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No

## 11. Employment

Will the proposed development require the employment of any staff?  Yes  No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time   
Part-time   
Total full-time equivalent

### Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time   
Part-time   
Total full-time equivalent

## 12. Hours of Opening

Are Hours of Opening relevant to this proposal?  Yes  No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
C1 - Hotels	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

### 13. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?  Yes  No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Likely ventilation / air condition and extraction plant typically associated with a C1 Use (Hotel). Full details to be provided at Reserved Matters stage.

Is the proposal for a waste management development?  Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

### 14. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?  Yes  No

### 15. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?  Yes  No

If Yes, please provide details:

Pre-application consultation (PAC) to be undertaken between 11 January and 8 February 2021. Consultation w/ neighbours and local councillors.

### 16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
- The applicant
- Other person

### 17. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?  Yes  No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

See Planning, Design and Access Statement, section 2.3

### 18. Authority Employee/Member

**With respect to the Authority, is the applicant or agent one of the following:**

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

## 18. Authority Employee/Member

Do any of these statements apply to you?

Yes  No

## 19. Ownership Certificates

### Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person role

- The applicant  
 The agent

Title

First name

Surname

Declaration date

Declaration made

## 20. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding  
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role  The applicant  The agent

Title

First name

Surname

Declaration Date

Declaration made

## 21. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date (cannot be pre-application)