

# LLANGYFELACH COMMUNITY COUNCIL.

## CYNGOR CYMUNED LLANGYFELACH.

### PLANNING MATTERS.

#### **(A). Planning Applications - Weekly Lists.**

The following planning applications have been received and observations will be passed at the Council Meeting to be held at 7.00.p.m. on 12 July 2018 at the Llangyfelach Church Hall, Swansea Road, Llangyfelach, Swansea: -

Week No.	Plan.Appl.No.	Location.	Proposed Development.
23/2018.	-	-	-
24/2018.	-	-	-
25/2018.	-	-	-
26/2018.	2018/1411/FUL.	25, Llys Penpant, Llangyfelach, Swansea. SA6. 6DA.	Single storey rear & side extension.
	2018/1430/OUT.	Land to rear of 45, Bryntywod, Llangyfelach, Swansea. SA5. 7LF.	Detached dwelling (outline)
	2018/1289/DCO.	Land at Abergelli Farm, Felindre, Swansea. SA5. 7NN.	Gas fired power station.

**N.B. From 1 June 2017 the City & County of Swansea are no longer providing hard copies of planning applications or the weekly list. Details of the planning applications can be viewed online at <http://property.swansea.gov.uk>**

#### **(B). Any Other Planning Matters.**

- (i). Further to Council Minute No.65/2018. (B). (1). (b). it was resolved that the Council wished to object to the proposed development, shown in the Notice under Articles 2C & 2D – Publicity & Consultation before applying for Outline Planning Permission, submitted by WYG Environment Transport Ltd. on behalf of Welsh Ministers in

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respect of the following development:

*Mixed-use development comprising residential development (up to 800 dwellings, including affordable housing), primary school, local centre (village hall(ClassD1) & retail space (Class A1) with flats above), recreational facilities, open space, improvements to existing road bridges, habitat enhancement & management, & all associated building & engineering operations& landscaping.*

Under the aforesaid Minute No.65/2018. (B). (1). (b). it was resolved that plenary powers be granted to the Clerk to make such representations, of objection, on behalf of the Council to WYG Environment Transport Ltd.

Details of the Council's representations sent to WYG Environment Transport Ltd. were as follows:-

**Town & Country Planning**  
**(Development Management Procedure) (Wales) Order 2012**  
**as amended.**  
**Publicity under Articles 2C & 2D before applying**  
**for planning permission.**  
**Proposed development on land adjacent to Parc Felindre Business Park,**  
**North-West of Junction 46, Llangyfelach, Swansea.**

Further to your Notice, dated 23 May 2018, under the above Articles, Llangyfelach Community Council wish to **Object** to the proposed development on the following grounds:-

- (1). This site known as Site G in the draft Swansea Local Development Plan (LDP) will substantially increase the traffic flow from the proposed 800 dwellings, a Primary School & retail use, on this site. This traffic will predominately pass through Llangyfelach via Swansea Road, the principal access road; from Junction 46 of the M4, to Swansea North, Swansea City centre & Gower (the first area of Great Britain designated an Area of Outstanding Beauty). The traffic that would be generated from this site, cannot be considered in isolation, but must also be examined in conjunction with the proposed traffic that will emanate from Candidate Sites D & E in the draft Swansea LDP.

**Site E – Land to the North of Clasemont Road, Murrison.** It is proposed will have 675 dwellings plus a Primary School (PS) , leisure &

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recreation facilities, public open & appropriate community facilities & commercial uses. Once again traffic that would be generated from this site will travel to Morriston &/or via Heol Petrefelin Road, Llangyfelach to Swansea Road & then to Swansea North.

**Site D – Land West of Llangyfelach Road, Penderry** (an extension of Swansea Road. Llangyfelach). This is the largest residential led SDA in the Swansea LDP; when it was proposed originally in the draft LDP, this development was for 1,160 homes plus a new district centre with commercial units. a PS, a mix of public realm, open space & play provision & a new community building. Since the preparation of the draft LDP **a developer has submitted a planning application** (Planning Application No. 2017/1822/OUT) showing an increase in the number of residential units on this site from 1160 to 1950.

Shown on the site plans for this development, are only two access/exit points from this site, one of which is to Swansea Road, in Llangyfelach.

At present Swansea Road has vehicle queues & traffic jams at peak traffic times & if all the new proposed developments in the Llangyfelach area take place viz the traffic generated from 3425 residential units plus all the other proposals for these sites; this would result in a massive increase in the traffic flow, predominately on Swansea Road, Llangyfelach, resulting in traffic chaos throughout Llangyfelach.

- (2). The existing Gowerton sewerage works is almost at full capacity & this proposed development at Felindre in conjunction with Site D will mean Gowerton will not have the capacity to deal with these proposed developments until substantial investment is made in the Gowerton sewerage works.
- (3). Major projects to improve the quality of the water of the Afon Llan & Loughor Estuary have taken place over a number of years & this proposed development would, due to the surface water drainage from such a large site, drain into the Afon Llan & then the Estuary & would pose a significant ecological threat & an unacceptable risk.
- (4). The site, at present, is open countryside and in effect is a green wedge to the north of Llangyfelach & the outcome of such a large scale development on the environment, habitats & wildlife, local amenity & on

the landscape character would be a substantial loss to the use & enjoyment by the residents of Llangyfelach & Swansea.

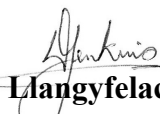
- (5). Most of Llangyfelach is situated on a hill overlooking this proposed site & the proposed development would result in light pollution to the existing residents of Llangyfelach.

The Council would finally like to comment, although they are not planning grounds for objection, on the adverse visual effect on this proposed development & to the Parc Felindre Business Park by the major proposed strategic power plant at Abergelli farm to the north of this site.

The agents for Abergelli Power Ltd have stated, at a pre-consultation meeting with the Community Council that they are applying for a Development Control Order under Section 37 of the Planning Act 2008 to authorise the construction, operation & maintenance of a gas fired power station on farm land to the North of Swansea. The Local Planning Authority has informed the Council's Clerk that the Generating Building on this proposed development measures 50m. by 40m. & has a height of 27 m whilst the height of the proposed emission stack is to be 9m.-12m. in diameter & will have a height of 45m.

If this proposed power station comes to fruition, these building & the stack will dominate the landscape of the surrounding areas & will surely have a detrimental effect on the attraction & disposal of any parcels of land for residential use on your site & on the commercial attraction & disposal of plots on Parc Felindre Business Park, a joint Welsh Assembly/Swansea City development.

Signed



(Clerk to Llangyfelach Community Council).

**D. Jenkins, F.R.I.C.S, I.R.R.V. (Hons).**

**(53/2018).**