

Taflen Ddiweddaru

Agenda Item no. 5 Determination of Planning Applications

Please Note:

Since the reports were signed off for Committee, the following SPG has been adopted at the Special Planning Committee on the 22nd October 2021, superseding the SPG quoted in the reports:

- Placemaking Guidance for Residential Development (2021)
- Placemaking Guidance for Household Development (2021)
- Trees, Hedgerows and Woodlands (2021)

Any substantive changes in SPG as a result of this will be identified below and where not, the main thrust of the newly adopted SPG is considered to accord with the previous iterations of the relevant documents (albeit references may have changed).

This is only considered relevant in regards to Items 1 and 3.

Item	App. No.	Site Location	Officer Rec.
1	2020/2559/RES	Cwmrhydyceirw Quarry Co Ltd , Great Western Terrace, Cwmrhydyceirw, Swansea, SA6 6LL	Approve
		<ul style="list-style-type: none">• There are two instances (plots 194 & 195) where a 12m minimum back to side separation distance would be achieved as required by the previous Design Guide SPG, whereas the newly adopted Placemaking Guidance SPG requires a minimum 15m back to side separation distance in such situations.• A 10.5m minimum separation distance is specified within the newly adopted Placemaking Guidance SPG where upper floor windows may overlook neighbouring gardens and 13.75m in the case of three storey properties. The previous Design Guide SPG required 10m in such situations. There are several instances within the proposed development where the previous SPG separation standards are achieved, but not the current standards.	

2	2021/2116/FUL	Land West Of Heron Drive, Swansea Vale, Swansea	Approve
3	2021/2253/FUL	115 Cecil Street, Manselton, Swansea, SA5 8QL No substantive changes as a result of new SPG.	Approve
4	2021/0867/FUL	The Strand, Swansea, SA1 1SP	Approve
5	2021/2474/S73	Site J , Trawler Road, Maritime Quarter, Swansea, SA1 1UN One further letter of objection received.	Approve