

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

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.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

c/o agent (Amity Planning)

Company Name

Jones Brothers (Henllan) Limited

Address

Address line 1

Heol Parc Mawr

Address line 2

Cross Hands Business Park

Address line 3

Cross Hands

Town/City

Llanelli

Country

Wales

Postcode

SA14 6RE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Tommy

Surname

Farnill

Company Name

Amity Planning

Address

Address line 1

Creative Quarter 8A

Address line 2

Morgan Arcade

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF10 1AF

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of Caewern House and construction of 36 no. affordable residential flats in five 3-storey blocks together with access, parking, footpaths, drainage, open space, landscaping and associated works including electric vehicle charging points, bin/cycle storage, pv solar arrays and air source heat pumps.

Reference number

P2024/0301

Date of decision (date must be pre-application submission)

11/09/2025

Please state the condition number(s) to which this application relates

Condition number(s)

7 - No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the flats/buildings hereby permitted has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

11/06/2026

Has the development been completed?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Description:

The incoming network cable ends in a ground floor riser cupboard. This is a secure and safe location with access for installation and future maintenance, and it's where the site lead-in duct is located.

From there, a route runs to each individual flat, through the riser. A point of entry box is installed outside the door of every flat. Later, at the fibre to the premises appointment, an engineer runs fibre from the point of entry box into the dwelling, connecting it to an optical network terminal. For the contractors design, they would typically provide a capped conduit/back box route from the floor distribution point position to each flat's master socket location so the lead-in cable can be pulled through without any further building work.

List of submitted details:

2609-00(03)4001 BT

Further to the above, an Initial Notice has also been submitted to comply with Requirement RA1 of Part R of the Building Regulations 2010 (Wales). This requirement applies to developments comprising one or more dwellings and ensures that they are equipped with gigabit-ready physical infrastructure. As such, the requirements of this condition are already addressed through the Building Regulations and are therefore considered to duplicate those statutory requirements.

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

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Tommy Farnill

Date

21/07/2026