

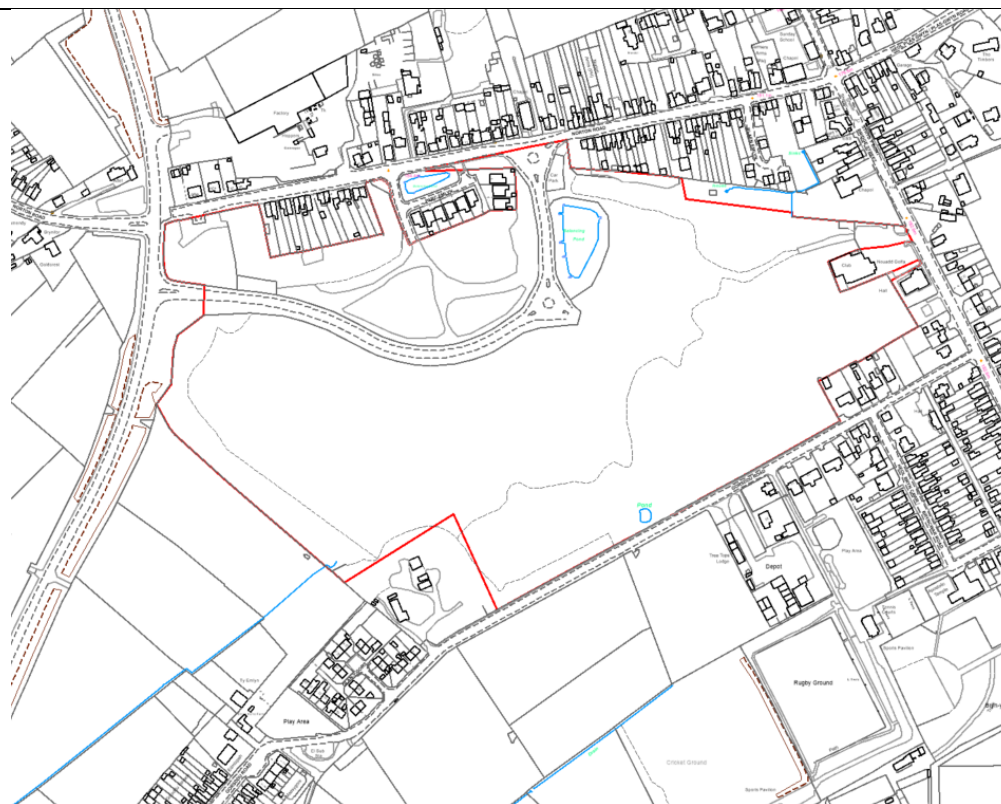
**CARMARTHENSHIRE**  
**REVISED LOCAL DEVELOPMENT PLAN (2018-2033)**  
**EXAMINATION**

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**Hearing Session 9 – Prosperous People and Places – Site Allocations (Cluster 3 – Ammanford  
including Betws and Penybanc)**

**Thursday, 7 November 2024 between 10:00 and 17:00**

Action Point	Council Response / Proposed MAC	Inspector's Comments
<b>AP9/1</b> – Council to provide a plan showing the proposed amended boundary for site allocation PrC3/MU1; and to review the delivery rate for phase 3 of the site contained in the housing trajectory.	Please see amended site boundary below. This has been agreed with the landowner.	Agreed.



The Landowner has confirmed that they are content with the anticipated delivery of 177 dwellings on the site as follows (this aligns with the amended trajectory presented by the Council at Hearing Session 2):

Commitments (70 dwellings): 15 in 2025/26; 20 in 2026/27; 20 in 2027/28; and 15 in 2028/29

Allocations (107 dwellings): 12 in 2028/29; 30 2029/30; 25 in 2030/31; 25 in 2031/32; and 15 in 2032/33

<p><b>AP9/2</b> – Council to provide a plan showing the indicative layout for up to 169 dwellings at the site allocation PrC3/h4; and to provide copies of ecological comments received during the site assessment process.</p>	<p>Please see Appendix 9-1: Site Layout PrC3/h4 AP9-2.</p> <p>Comments received from the Council’s Ecologist noted below in response to the amended layout for the site which was discussed at the hearing session:</p> <p>The current application at this allocation (PL/06556) has been submitted with a Preliminary Ecological Assessment showing much of the site to have succeeded into semi-natural broadleaved woodland, this of course must be avoided. However, there are parcels within the former three fields that consist of low value semi-improved grassland and scrub. Development in these parcels of land is reasonably likely to be possible provided full ecological data is provided (eg dormice and reptile surveys) and the step-wise approach is appropriately followed. Connectivity through the site could be maintained by eg retaining the shelterbelts that run through the site and minimising the number and width of routes through these. A tree survey of the site from 2009 suggests the shelterbelts are unlikely to have many mature trees that, in themselves, would be a barrier to development. The current applicants have provided an indicative layout of 170 homes and although there are some issues with this particular layout and there are still some dwellings in the woodland it shows how around 150 homes may be able to fit in this allocation given the current known constraints of the site and subject to findings of further ecological surveys.</p>	<p>Agreed.</p>
<p><b>AP9/3</b> – Council to provide copies of consultee responses for allocation PrC3/h6 in respect of coal mining and gas, and ecology.</p>	<p><b>Coal mining and gas comments received from Carmarthenshire County Council Contaminated Land Officer:</b></p> <p>The majority of the site is located within a Low Risk area, with only a small section of the south-eastern corner falling within a High Risk area. However, all areas within the coal authority reporting area (low and high risk) are potentially affected by mine gas hazards. We are also aware of some</p>	<p>Agreed.</p>

	<p>potentially contaminative former land uses within 250m of the site boundary.</p> <p>Given this site setting, an appropriate contaminated land risk assessment (and if necessary, a remediation strategy) will need to be submitted as part of any future planning applications for the development. The risk assessment will have to include a mine gas risk assessment that complies with the CL:AIRE guidance document 'Good Practice for Risk Assessment for Coal Mine Gas Emissions; October 2021'.</p> <p>Further details on the contaminated land risk management process can be found in the developers' guide (see attached document) and the LCRM webpages (<a href="https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm">https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm</a>). The developers guide also contains guidance on the importation / re-use of soils, stones and similar materials, should that be applicable to this application.</p> <p>As detailed in the guidance document attached, the contaminated land risk management process starts with a desktop study (PRA), and I would certainly recommend that this is conducted at an early stage so a more thorough understanding of project requirements in terms of managing contamination risks is obtained. We would be more than happy to assist a consultant in this process where appropriate.</p> <p><b>Ecology comments received from Carmarthenshire County Council Ecologist:</b></p> <p>Due to the proximity of woodland there may be badgers using the site, therefore appropriate mitigation may be required to ensure there is no impact on any badger populations.</p>	
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	<p>Root Protection Areas for mature trees along with the retention and protection of hedgerows would also be required.</p> <p>The site is less than 15m away from a water course and is surrounded by several watercourses that feed into the Carmarthen Bay and Estuaries SAC and may therefore require a detailed Pollution Prevention Method Statement (PPMS) to ensure the development is in line with the Habitat Regulations.</p> <p>There may be reptiles on site, a survey would therefore be required to establish presence and any mitigation/compensation required.</p>	
<b>AP9/4</b> – Council to confirm whether a technical start of development has been made at site allocation PrC3/h36, including details of whether all pre-commencement conditions have been discharged.	<p>Permission ref. E/24742 had 5 pre-commencement conditions (7, 8, 9, 15 and 16). These were discharged on 4/6/2013. Development has commenced on the site. Please see Appendix 9-2 PrC3-h36 Ap9-4 for additional information.</p>	Agreed.
<b>AP9/5</b> – Council to confirm whether a technical start of development has been made at site allocation PrC3/h22, including details of whether all pre-commencement conditions have been discharged.	<p>All pre-commencement conditions have been discharged to the Council's satisfaction and a technical start has been made on the site. Permission ref. E/29910 had 4 pre-commencement conditions (these are listed below). For the avoidance of doubt, conditions 2 and 15 are not pre-commencement conditions and therefore did not require discharging prior to commencement.</p> <p>Condition 11 relating to the eradication of Japanese knotweed was discharged on 7/8/2015 (application ref. E/32202).</p>	Agreed.

	<p>Condition 13 was removed from the permission through a non-material amendment granted on 28/08/2018 (application ref. E/37773).</p> <p>Condition 14 requiring a lighting scheme was discharged on 18/9/2018 (application ref. E/37474).</p> <p>Condition 17 requiring a pollution prevention scheme was discharged on 14/9/18 (application ref. E/37597).</p>	
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including Betws and Penybanc)**

**Appendix 9-1 Site layout PrC3-h4 AP9-2**

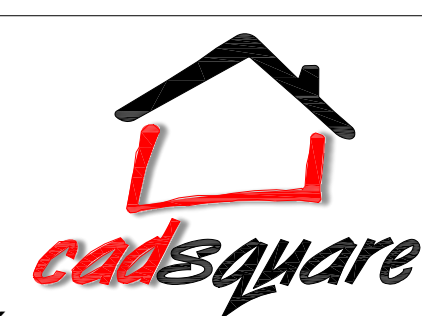


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Description:  
**SITE LAYOUT**

24/05	
Scale:	1:500 @ A0

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including Betws and Penybanc)**

**Appendix 9-2 PrC3-h36 Ap9-4**

Gofynner am / Please ask for: Andrew Francis

Eich cyf / Your ref:

Llinell Uniongyrchol / DirectLine: 01558 825396

Fy nghyf / My ref: E/24742

E-bost Uniongyrchol / DirectEmail: [planning@carmarthenshire.gov.uk](mailto:planning@carmarthenshire.gov.uk)

4 June 2013

ASBRI PLANNING LTD - RICHARD BOWEN  
1A AXIS COURT  
RIVERSIDE BUSINESS PARK  
MALLARD WAY  
SWANSEA VALE  
SWANSEA  
SA7 0AJ

Dear Sir

**Re: SUBMISSION OF RESERVED MATTERS FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE IN RELATION TO 66 NO. RESIDENTIAL UNITS WITH ASSOCIATED WORKS AT BETWS COLLIERY, AMMANFORD, CARMARTHENSHIRE, SA18 2LF**

Further to the information submitted in your email, received on 2 May 2013, regarding the discharge of conditions related to the above planning permission, may I firstly apologise for the delay in this response.

Having considered the submitted information carefully, the Local Planning Authority is satisfied that we have the information available to formally discharge conditions 7, 8, 9, 15 and 16 of planning permission E/24742.

Please attach this letter to your planning permission to avoid doubt as to the scope of this letter.

Yours faithfully

Mr Graham Noakes  
**Senior Development Management Officer**  
**/Uwch Swyddog Rheoli Datblygu**



Gofynner am / Please ask for: Andrew Francis  
Llinell Uniongyrchol / DirectLine: 01558 825396  
E-bost Uniongyrchol / DirectEmail: [planning@sirgar.gov.uk](mailto:planning@sirgar.gov.uk)

Eich cyf / Your ref:  
Fy nghyf / My ref: AF/E/24742/SMW

22 July 2014

Asbri Planning  
Suite 4 'J' Shed  
SA1 Swansea Waterfront  
Swansea  
SA1 8PL

FAO Mr R Bowen

Dear Sir,

**Re: COMMENCEMENT OF DEVELOPMENT – E/24742 PHASE 2 BETWS COLLIERY SITE, BETWS, AMMANFORD.**

Further to your query received initially in August 2013 requesting formal confirmation that a technical start had occurred for the above mentioned development, may I firstly apologise for the delay in this response.

Having visited the application site I am satisfied that the works carried out constitute a technical start to the approved development, thereby safeguarding the development in perpetuity.

I trust this information is of assistance.

Yours faithfully,

  
Mr Graham Noakes  
Senior Development Management Officer  
/Uwch Swyddog Rheoli Datblygu