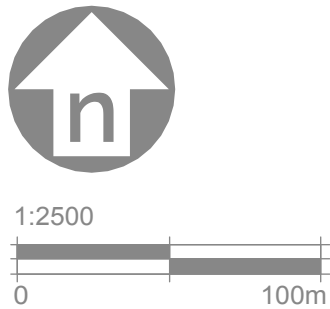
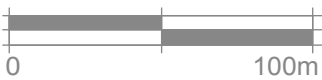


- Constraints and Opportunities**
- T-junction access to larger parcel from Nant-y-Gro.
  - Additional vehicular access to smaller parcel from Bryncoch.
  - Pedestrian access is possible between the two parcels.
  - Access to future development parcels should be considered.
  - A pedestrian footpath runs adjacent to the northern boundary.
  - The site is divided into small fields with significant treed hedgerows between the fields. Existing gaps could be used to facilitate access.
  - Southern and western boundaries adjoin neighbours, their treatment should be carefully considered.
  - The site slopes downwards to a low point along the northern boundary, with varying gradients within the site.
  - Existing drainage ditches are found along the field boundaries.
  - Overhead power lines start at the electricity sub station which is adjacent to the northern boundary, and cross the northern and western parts of the site. These will be diverted within the site.
  - A medium pressure gas main crosses the northern part of the site with offsets to be considered.
  - Low pressure gas mains to be diverted.
  - Various underground coal mining features with offsets to be considered.
  - Various surface water and foul sewers in the smaller parcel to be considered.



1:2500



client:  
**Carmarthenshire Council**

project:  
**Cwm-y-Nant**

drawing title:  
**Constraints and Opportunities Plan**

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**WSP101**

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**1:2500 @ A3**

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**AJ**

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