

**Cyngor Sir Caerfyrddin  
Carmarthenshire County Council**

**ATODIAD  
ADDENDUM**

**Adroddiad Pennaeth Lle a  
Chynaliadwyedd  
Lle a Seilwaith**

**Report of the Head of Place  
and Sustainability  
Place and Infrastructure**

**02/03/2023**

**I'W BENDERFYNU  
FOR DECISION**

<b>Application No</b>	<b>PL/05005</b>
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<b>Proposal</b>	Detached Bungalow and Garage
<b>Location</b>	Land part of Gwelfor, Heol Llanelli, Trimsaran, Kidwelly, SA17 4AR

## Details

The applicant has submitted an additional cross-sectional drawing of the development in support of the application.

The recommendation to approve remains unchanged subject to the following updated condition to reflect the submission of this additional drawing :

## Conditions and Reasons

### Condition 2

The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans and documents:

- 1:1250 scale location plan
- 1:500 scale site plan (Plot 2)
- Proposed elevations and floor plan (A104)
- 1:50 scale proposed garage plan and elevations
- Ecological Appraisal Report dated January 2022
- Visibility splay drawing (A10-2)

received 1 November 2022

- Marshy grassland Mitigation and Enhancement Plan dated April 2022

received 10 January 2023

- Cross-sectional plan (A105)

received 28 February 2023

*Reason:* In the interest of clarity as to the extent of the permission

<b>Application No</b>	<b>PL/05112</b>
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<b>Proposal</b>	Construction of three detached dwellings and associated works
<b>Location</b>	Land off Clos Gwyn, Heol Y Neuadd, Tumble, Llanelli, SA14 6AJ

## Details

**Public Protection** – Contaminated Land – Has recommended the imposition of the following conditions:

## Conditions & Reasons

### Condition 1

No development shall take place on the application site until the applicant has:

1. Prepared a Preliminary Risk Assessment to identify any potentially unacceptable risks arising from contamination at the site. The Preliminary Risk Assessment shall include current and historical information about the site. This can be obtained by undertaking a desk study and a site walkover to identify previous land uses, potential contaminants that might reasonably be expected given those uses and other relevant information, such as pathways and exposure to potential receptors. This information shall also be presented in tabular or diagrammatical form (Conceptual Site Model) for the site and all potential contaminant sources, pathways and receptors shall be included. In order to complete the conceptual site model, it may be necessary at this stage to undertake limited exploratory sampling. The Preliminary Risk Assessment shall be submitted to and be approved by the Local Planning Authority. The risk assessment shall include a mine gas risk assessment that considers the potential for mine gases to exist on the site. The mine gas risk assessment shall be undertaken by a competent person as defined in the National Planning Policy Framework and conducted in accordance with 'CL:AIRE - Good Practice for Risk Assessment for Coal Mine Gas Emissions; October 2021'.
2. Designed and implemented a scheme for the investigation and recording of contamination on the site (where necessary). The detailed site investigation report (Quantitative Risk Assessment) should aim to provide information to refine and update the conceptual model outlined in the Preliminary Risk Assessment. This investigation should confirm and evaluate the significance of the identified potential contaminant linkages. The report shall be prepared in accordance with recognised current best practice, legislation, relevant guidance, documentation, and British Standards. The report shall be submitted to and approved by the Local Planning Authority.
3. Based on the findings of the site investigation and risk assessment, submit detailed proposals for site remediation and verification (Options Appraisal and Remediation Strategy) giving full details of the remediation measures required and how they are to be undertaken. This will demonstrate how the site will be brought to a condition suitable for the intended use by removing any unacceptable risks posed from contamination. The proposals shall be prepared in accordance with recognised current best practice,

legislation, relevant guidance, documentation, and British Standards. The proposals shall be submitted to, and have received in writing the approval of, the Local Planning Authority prior to commencing the works.

*Reason:* To ensure that former land uses are fully considered and remediated where necessary in the interests of health, safety and residential amenity and to accord with Policy EP2 of the Carmarthenshire Local Development Plan 2014.

## **Condition 2**

Prior to occupation of the proposed development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. If required, it shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

*Reason:* To ensure that former land uses are fully considered and remediated where necessary in the interests of health, safety and residential amenity and to accord with Policy EP2 of the Carmarthenshire Local Development Plan 2014.

## **Condition 3**

Prior to occupation of the proposed development, a long-term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority (where necessary). The long-term monitoring plan should include:

- Details of the methods and triggers for action to be undertaken
- Timescales for the long-term monitoring and curtailment mechanisms
- Timescales for submission of monitoring reports to the Local Planning Authority
- Details of any necessary contingency and remedial actions and timescales for actions
- Details confirming that the contingency and remedial actions have been carried out.

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

*Reason:* To ensure that former land uses are fully considered and remediated where necessary in the interests of health, safety and residential amenity and to accord with Policy EP2 of the Carmarthenshire Local Development Plan 2014.

## **Condition 4**

If, during development, any contamination is encountered that has not been identified previously then additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures before the development is occupied.

If, during development, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed 'Remediation Strategy'.

*Reason:* To ensure that former land uses are fully considered and remediated where necessary in the interests of health, safety and residential amenity and to accord with Policy EP2 of the Carmarthenshire Local Development Plan 2014.

### **Condition 5**

Any soils, stones, or similar material imported must be suitable for use and any soil (or similar material) arising from elsewhere on the development site must be subject to the same requirements as imported materials. Further information can be found in section 4 of the guidance document "Development of Land Affected by Contamination: A Guide for Developers".

Details of any soil, stones, or similar material to be imported to site must be provided in writing to (and agreed with) Environmental Protection via the Local Planning Authority prior to importation. The developer should refer to the WLGA guidance document 'Requirements for the Chemical Testing of Materials for Various End Uses' (2013), which presents the specific details that need to be submitted, dependent upon the quantities to be imported and their proposed use at a development. The document outlines the process for ensuring all required information is submitted in a series of step-by-step actions.

*Reason:* To ensure that former land uses are fully considered and remediated where necessary in the interests of health, safety and residential amenity and to accord with Policy EP2 of the Carmarthenshire Local Development Plan 2014.

**Head of Transport** - The updated comments have yet to be received from the Head of Transport. Should Members be minded to grant permission, the recommended conditions will be added to the Decision Notice, prior to issue.

**Planning Ecology** - Acknowledges the Proposed Biodiversity Enhancement Plan [04] received on 11/01/2023. However, advises that this plan does not reflect the recommendations made in 4.2 Recommendations of the Derlwyn Garage, Bat Survey Report, March 2022 by I and G Ecological Consulting. As such the provision of enhancement measures noted above as well as further tree planting and boundary hedgerows should be included on the plan to provide flight lines for bats and as ecological enhancements. A detailed lighting plan should also be included on plans (see Section 5.1.2 of the above bat report) and raised in Planning Ecology's response dated 22/12/2022 is required. These details have been requested and relevant conditions shall be added to reflect the updated plan when it is received and accepted by Planning Ecology.