

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**Adroddiad Pennaeth Cynllunio
Adran yr Amgylchedd**

**Report of the Head of Planning
Environment Department**

06/01/2022

**I'W BENDERFYNU
FOR DECISION**

<i>Application Number</i>	E/37086
<i>Proposal & Location</i>	Application for retrospective planning consent for the erection of 8 no pre-fabricated external silos in aluminium construction/finish ie 6 no 3.5m diameter x 12m height and 2 no 3.5m diameter x 10m height. Silos used for the storage of polyvinyl chloride granules/pellets used in the manufacture of un-plasticized polyvinyl chloride (UPVC) Window Profiles Victorian House, Capel Hendre Industrial Estate, Ammanford, SA18 3SJ

Details

Conditions and Reasons

Condition 6.

No further development shall take place until an Ecological Management and Maintenance Plan detailing all necessary ecological retentions, enhancements, creation, mitigation and management measures for the development, delivering the ecological recommendations listed within Plan LP/02 submitted December 2021 is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reasons:

In the interests of biodiversity and to accord with Policies EQ4 and SP14 of the Carmarthenshire Local Development Plan.

<i>Application Number</i>	PL/02602
<i>Proposal & Location</i>	Residential Development Land adjacent to 172 Pant Bryn Isaf, Llwynhendy, Llanelli, SA14 9EJ

Details

1. Since publishing the Committee report it has been identified that the site lies within the referral area of the Coal Authority. As a result, a consultation request has been sent to the Coal Authority.

In respect of new residential developments located within the referral area, The Coal Authority will need to be satisfied that the site is not unduly affected by former coal workings and the land is safe, or can be made safe, to facilitate the new development.

The Coal Authority has requested the submission of a Coal Mining Risk Assessment. This is considered to be normal practice for developments within the referral area. The applicant has been requested to submit the relevant Assessment which, once received, will require further consultation with The Coal Authority.

Instead of deferring the determination of this application, it is requested that the Planning Committee consider the following amended recommendation:

Recommendation – Approval with conditions and subject to satisfying the requirements of the Coal Authority

2. An error was identified in the wording of Condition 7. This condition is amended as follows:

Condition 7.

Notwithstanding the requirements of Condition 6 or the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any Order revoking or re-enacting that Order), no fences, gates, walls of other means of enclosure shall be erected within the curtilage of the dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

Reason:

In the interests of visual and residential amenities and highway/pedestrian safety.