

---

## **FULL PLANNING PERMISSION**

DAFEN POWER LIMITED - MR MATTHEW TUCKER  
GROUND FLOOR TUSCAN HOUSE  
5 BECK COURT  
CARDIFF GATE BUSINESS PARK  
CARDIFF  
CF23 8RP

Application No: **S/27352** received: 05/11/2012 for:

**Proposal :** APPLICATION FOR FULL PLANNING PERMISSION FOR THE CONSTRUCTION AND OPERATION OF A SMALL EMBEDDED SHORT TERM OPERATING RESERVE GENERATING PLANT AND AUXILIARY EQUIPMENT

**Location :** LAND AT LLETHRI ROAD, CLOSE TO HEOL AUR JUNCTION, LLANELLI, CARMS

---

*Carmarthenshire County Council HEREBY GRANT FULL PLANNING PERMISSION for the development proposed by you as shown on the application form, plan(s) and supporting document(s) subject to the following condition(s):*

---

### **CONDITIONS**

- 1 The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.
- 2 The access layout shown on the drawing referenced WPL-001-002 hereby approved shall be wholly provided prior to any part of the development being brought into use and thereafter shall be retained unobstructed in perpetuity.
- 3 The landscaping and planting scheme detailed on the drawing referenced 2002-20 hereby approved shall be carried out in accordance with the approved details and landscape strategy, to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to any part of the development being brought into use or in accordance with a timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged, diseased or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved, unless the Local Planning Authority gives it's written consent to any variation.

- 4 No development shall commence until a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with, has been submitted to and approved in writing by the Local Planning Authority.
- 5 A buffer strip of 3 metres is to remain undisturbed between any development activity and the banks of the water course. The buffer zone shall be without structures, hard standings, footpaths, fences or overhanging development and should not include formal landscaping.
- 6 If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority.

## **REASONS**

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interests of highway safety.
- 3 In the interest of visual amenities.
- 4 To ensure the development is drained in an acceptable manner.
- 5 Development that encroaches on watercourse has a potentially severe impact on their ecological value. Land alongside watercourses are particularly valuable for wildlife and it is essential this is protected.
- 6 To ensure any ground contamination is adequately dealt with.

## **NOTES**

The development hereby permitted shall be carried out strictly in accordance with the drawings referenced WPL-001-020, WPL-001-001, 2002-20WPL-001-004, WPL-001-003, WPL-001-002.

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outline in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice

Further advice and guidance from Dwr Cymru/Welsh Water is contained in their letter dated 27 November 2012 appended to this planning permission.

Further advice and guidance from the Environment Agency is contained in their letter dated 29 November 2012 appended to this planning permission.

### **SUMMARY REASONS FOR APPROVAL**

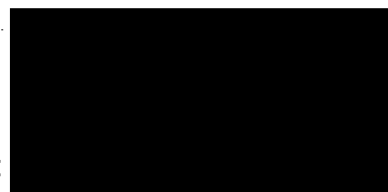
In accordance with Article 3 of the Town & Country Planning (General Development Procedure)(Wales)(Amendment) Order 2004, the council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan (comprising the adopted Carmarthenshire Unitary Development Plan) and material considerations do not indicate otherwise. The policies which refer are as follows:

- The proposal complies with Policy GDC2 of the UDP in that it represents an appropriate form of development which is in keeping with the general appearance of the surrounding environs and will not have an unacceptable impact upon the general amenity of neighbouring properties.

*This application has been determined within the scope of the delegated authority granted to the Head of Planning by the Meeting of Carmarthenshire County Council on 12 October 2011 (Minute No 7 refers).*

**DECISION DATE: 28/01/2013**

SIGNED:



Senior Development Management Officer  
for and on behalf of  
EIFION W BOWEN, BSc, Dip TP, MRTPI  
HEAD OF PLANNING