

Datganiad Tystiolaeth

Cyfeiriad y Safle: Tai Doc y Gogledd, Llanelli
Cyfeirnod(au) Cynllunio / Cyfeirnod(au) Cynllun Lleol: Cyfeirnod Cynllun Datblygu Lleol Adneuo – PrC2/h4 Cyfeirnod Cais Cynllunio Amlinellol: S/38285
Dyddiad: 24/04/2024

Diben y Datganiad Tystiolaeth hwn

Paratowyd y Datganiad Tystiolaeth hwn i fynd i'r afael â materion y gellir eu cyflawni mewn perthynas â'r datblygiad yn Noc y Gogledd, Llanelli, a ddangosir mewn coch yn Atodiad 1.

Mae'n mynd i'r afael â'r dangosyddion cyflawni canlynol:

1. Statws cynllunio'r safle.
2. Unrhyw gynnydd sy'n cael ei wneud tuag at gyflwyno cais/ceisiadau mae angen eu caniatáu cyn y gall y datblygiad ddechrau'n gyfreithlon.
3. Unrhyw gynnydd yng ngwaith asesu'r safle sy'n ofynnol ar gyfer cyflwyno cais a/neu cyn y gall datblygiad ddechrau'n gyfreithlon.
4. Unrhyw wybodaeth berthnasol am hyfywedd ariannol sy'n effeithio ar ddechrau'r datblygiad.
5. Unrhyw wybodaeth berthnasol am berchnogaeth safle a chyfyngiadau mynediad sy'n effeithio ar yr asesiad o'r safle neu ddechrau'r datblygiad.
6. Unrhyw wybodaeth berthnasol am ddarparu'r seilwaith y bydd ei hangen i gefnogi / galluogi'r datblygiad.
7. Cyfraddau cyflawni ac adeiladu disgwyledig.

1. Statws cynllunio'r safle.

1.1 Mae'r safle 6.6 hectar sydd o dan sylw wedi'i gynnwys yn y Cynllun Datblygu Lleol Diwygiedig Adneuo o dan gyfeirnod PrC2/h4, ac mae ganddo ddyraniad o gyfanswm o 210 o anheddau. Mae'r safle'n eiddo i Fenter ar y Cyd Morlan Elli - partneriaeth rhwng Cyngor Sir Caerfyrddin a Llywodraeth Cymru.

1.2 Mae rhagor o wybodaeth am y statws cynllunio wedi'i hamlinellu isod.

2. Unrhyw gynnydd sy'n cael ei wneud tuag at gyflwyno cais/ceisiadau mae angen eu caniatáu cyn y gall y datblygiad ddechrau'n gyfreithlon.

2.1 Diben y cais cynllunio hir-sefydlog, a gymeradwywyd yn wreiddiol ym mis Ebrill 2008, oedd ceisio caniatâd cynllunio amlinellol i godi datblygiad trefol aml-ddefnydd yn cynnwys y canlynol: Amrediad o dai newydd yn cynnwys fflatiau a thai (dosbarth defnydd C3); gwesty (dosbarth defnydd C1); swyddfeydd (dosbarth defnydd B1); defnyddiau masnachol yn cynnwys siopau manwerthu/lleol ar raddfa fach.

2.2 Ar 15 Tachwedd 2013, tynnwyd amrywiad i'r amod Cynllunio ar gyfer ymestyn y cyfnod amser ar gyfer cyflwyno materion a gadwyd yn ôl, ac ar gyfer dechrau'r gwaith datblygu ar y tir.

2.3 Cyflwynwyd cais cynllunio amlinellol (S/38285) ar 1 Tachwedd 2019, ac fe'i cymeradwywyd wedyn ar 2 Tachwedd 2021, ar gyfer adeiladu datblygiad preswyl o hyd at 210 o unedau ynghyd â gwaith tirlunio a gwaith seilwaith cysylltiedig.

2.4 Seiliwyd y dull cychwynnol a fabwysiadwyd yn ystod y broses ddylunio ar gyfer y cais hwn ar weithio o'r cynllun yr oedd Cyngor Sir Caerfyrddin wedi'i gymeradwyo o dan y cais S/18032. Wrth ystyried y cyfleoedd a'r cyfyngiadau ar y safle, gwnaed y canlynol:

- Newid i'r brif ffordd fynediad arfaethedig i'r safle er mwyn ei gwneud yn bosibl cadw'r is-orsaf a chysylltiadau posibl i ddatblygiadau yn y dyfodol, fel y sarn gyswllt y cynigiwyd ei chodi yn y dyfodol fel rhan o waith ailddatblygu Doc y Gogledd.
- Cadw'r cysyniad bod y gerddi arfaethedig yn wynebu'r arfordir ar hyd y terfyn gorllewinol.
- Sicrhau bod anheddau'n wynebu man agored tua'r gogledd-orllewin, oherwydd yr angen i ddiffinio terfyn cyhoeddus clir ac i ddarparu gwyliadwriaeth naturiol dros y man hwn.
- Addasu cymeriad y llwybr troed ar hyd rhan ddeheuol y safle er mwyn ffurfio datrysiad arwyneb i gerddwyr/a rennir sydd bellach yn peri llai o wrthdaro.

3. Unrhyw gynnydd yng ngwaith asesu'r safle sy'n ofynnol ar gyfer cyflwyno cais a/neu cyn y gall datblygiad ddechrau'n gyfreithlon.

3.1 Mae archwiliadau o'r safle a gwaith tirlfesur wedi'u cwblhau er mwyn llunio'r adroddiadau sy'n ofynnol fel rhan o'r cais cynllunio amlinellol. Mae'r adroddiadau canlynol wedi'u cyflwyno gyda'r cais cynllunio amlinellol ac maent ar gael i'w gweld nawr ar wefan y cyngor:

- Asesiad Ansawdd Aer
- Adroddiad Coedyddiaeth

- Adroddiad yr Asesiad Risg Cloddio am Lo
- Datganiad Dylunio a Mynediad
- Datganiad Trafnidiaeth Drafft
- Asesiad Ecoleg
- Asesiad Peirianeg
- Asesiad Canlyniadau Llifogydd
- Asesiad Hanesyddol wrth Ddesg o'r Amgylchedd
- Asesiad Sŵn a Dirgryniad
- Adroddiad astudiaeth ddesg ar gyfer Cam I
- Adroddiad yr Ymgynghoriad Cyn Ymgeisio
- Cylchfan y Sandy – Asesu Gallu
- Astudiaeth ddesg ac asesiad risg o ordnans heb ei ffrwydro
- Strategaeth Ddraenio a Datganiad Ansawdd Dŵr
- Adroddiad Cynllun Gwaredu Clymog Japan
- Arolwg Ymlusgiaid ac Adar
- Strategaeth Lliniaru Tir Llwyd

4. Unrhyw wybodaeth berthnasol am hyfywedd ariannol sy'n effeithio ar ddechrau'r datblygiad.

4.1 Penodwyd Alder King ym mis Mehefin 2023 i gwblhau asesiad hyfywedd ariannol o'r safle datblygu fel rhan o adolygiad i ddaliadau tir y Gyd-fenter. Mae'r adroddiad yn dangos, yn seiliedig ar y dyraniad tai fforddiadwy o 20% o fewn y CDLI, fod y safle yn werth £600,000.

5. Unrhyw wybodaeth berthnasol am berchnogaeth safle a chyfyngiadau mynediad sy'n effeithio ar yr asesiad o'r safle neu ddechrau'r datblygiad.

Perchenogaeth

5.1 Cyngor Sir Caerfyrddin yw perchennog rhydd-ddaliad y tir ac mae wedi'i gynnwys fel safle portffolio ar gyfer Cyd-fenter Morlan Elli, sef partneriaeth rhwng Cyngor Sir Caerfyrddin a Llywodraeth Cymru.

Mynediad

5.2 Ceir mynediad i'r safle trwy fynedfa â gatiau ar hyd y terfyn dwyreiniol, ynghyd â ffordd fynediad sy'n arwain at y ffatri flaenorol. Mae'r rhain yn cysylltu â Thraeth Ffordd sy'n arwain ar hyd terfyn dwyreiniol/ gogledd-ddwyreiniol y safle ac sy'n parhau ar hyd perimedr Doc y Gogledd.

5.3 Mae perimedr y safle wedi'i ddiogelu gan ffensys post a gwifren ar hyd ei ymylon gogleddol, dwyreiniol a gorllewinol, ac mae ffensys pren yn diogelu'r terfyn sy'n gyfagos i Bentre Doc y Gogledd, sef y datblygiad preswyl i'r de.

5.4 Mae Llwybr Arfordirol y Mileniwm wedi'i leoli i'r gorllewin o'r safle, yn uniongyrchol gyfagos i'w derfyn. Mae llwybr troed cyhoeddus yn arwain trwy ganol y safle, o dan y ffatri flaenorol, ac mae'n cysylltu'r llwybr arfordir â Thraeth Ffordd. Ceir nifer fach o goed ar hyd y llwybr troed hwn, ac mae is-orsaf drydanol a gorsaf bwmpio wedi'u lleoli i'r gogledd.

5.5 Bydd mynediad i'r safle trwy'r fynedfa â gatiau presennol sydd wedi'i lleoli hanner ffordd ar hyd terfyn dwyreiniol y safle. Bydd y brif stryd yn arwain yn uniongyrchol i mewn i'r datblygiad, gyda strydoedd eilaidd ag arwyneb a rennir yn arwain ar hyd y safle mewn cyfres o ddolenni.

5.6 Un o nodau'r datblygiad arfaethedig yw cysylltu'r safle â'r Parc Arfordirol presennol ac ardaloedd cysylltiedig o fannau cyhoeddus agored. Mae cysylltiadau mynediad i gerddwyr eisoes yn bodoli trwy'r safle, gan gysylltu'r ochr ddwyreiniol â'r ochr orllewinol, a chysylltu'r parc arfordirol â'r safle ac â'r hyn sy'n weddill o ardal Doc y Gogledd.

Hygyrchedd

5.7 O safbwynt trafnidiaeth gyhoeddus, mae'r safle bws agosaf wedi'i leoli ar Stryd Cambria i'r dwyrain o Ddoc y Gogledd. Ceir gwasanaethau bws yn ôl ac ymlaen rhwng canol tref Llanelli a'r ardaloedd o'i gwmpas, a cheir mynediad iddynt o'r safle trwy bont droed dros Ddoc y Gogledd i Stryd Cambrian. Mae Doc y Gogledd wedi'i wasanaethu'n dda gan seilwaith rhwydwaith beicio. Ceir Llwybr 4 y Rhwydwaith Beicio Cenedlaethol i'r gorllewin, sy'n cynnig llwybr beicio o'r radd flaenaf ar hyd yr arfordir, ac mae llwybrau eraill yn arwain i Lanelli ei hun.

6. Unrhyw wybodaeth berthnasol am ddarparu'r seilwaith y bydd ei hangen i gefnogi / galluogi'r datblygiad.

6.1 Mae llythyr gan y Cyngor dyddiedig 22 Medi 2020, yn nodi 'Mae'r Datganiad Tir Cyffredin yn cynnig cyfle i 'ymgyngori'n gynnar ag ymgylgoreion statudol - yn bennaf Cyfoeth Naturiol Cymru (CNC) a Dŵr Cymru (DCWW).' Rydym felly'n ystyried isod ymatebion Dŵr Cymru Welsh Water, CNC ac adran Priffyrdd a Thrafnidiaeth Sir Gaerfyrddin mewn perthynas â'r cais cynllunio sy'n dangos, yn ddarostyngedig i'r amodau a'r cytundebau a nodwyd, nad oes unrhyw wrthwynebiadau heb eu datrys.

Dŵr Cymru

6.2 Dangosir yn Atodiad 2 ymateb i gais cynllunio S/38285 gan Dŵr Cymru dyddiedig 31.01.19.

Cyfoeth Naturiol Cymru

6.3 Dangosir yn Atodiad 2 ymateb i gais cynllunio S/38285 gan CNC dyddiedig 18.01.19.

Ecoleg

6.4 Safleoedd Dynodedig

Fel y crybwyllwyd yn flaenorol, mae lleoliad y safle yn gyfagos i Gilfach Tywyn a Safle o Ddiddordeb Gwyddonol Arbennig (SoDdGA) Aber Lluchwr, Ardal Cadwraeth Arbennig (ACA) Bae ac Aberoedd Caerfyrddin, a Safle Ramsar ac Ardal Gwarchodaeth Arbennig (AGA) Cilfach Tywyn.

Ceir gofyniad felly i asesu unrhyw effeithiau posibl o dan Reoliadau Cadwraeth Cynefinoedd a Rhywogaethau 2017. Mae Rheoliad 63 y Rheoliadau yn ei gwneud yn ofynnol i'r awdurdod cymwys gynnal prawf o effeithiau arwyddocaol tebygol y cynnig ar y safleoedd dynodedig Ewropeaidd.

Os na ellir dangos na fydd effaith arwyddocaol, naill ai yn sgil y cynllun ar ei ben ei hun neu ar y cyd â chynlluniau a phrosiectau eraill, mae'n ofynnol eich bod yn cynnal asesiad priodol o effeithiau'r cynllun arfaethedig ar gyfer y safleoedd, o ystyried yr amcanion cadwraeth, cyn rhoi caniatâd cynllunio.

6.5 Rhywogaethau a Warchodir

Rydym yn croesawu adroddiad yr arolwg ecoleg o'r enw 'Safle Datblygu ND1 Doc y Gogledd, Llanelli. Asesiad Ecoleg. 2017' gan Pryce Consultant Ecologists, dyddiedig 14 Chwefror 2018. Canfu'r arolygon ystlumod yn 2017 fod ystlum lleiaf unigol nad oedd yn bridio yn clwydo ar gornel y prif adeilad ar y safle (adeilad A).

Rydym yn nodi'r mesur lliniaru arfaethedig yn sgil colli'r adeilad hwn fel yr amlinellir ym mharagraff 4.1.4.3 yr adroddiad, a nodwn ei fod yn unol â gofynion y Drwydded Rhywogaethau a Warchodir gan Ewrop, rhif 77835, y mae'r datblygwr eisoes wedi'i chael.

Mae dyfrgwn yn nodwedd o ACA Bae ac Aberoedd Caerfyrddin, a nodwn fod yr adroddiad yn cyfeirio at gynefin sy'n addas i ddyfrgwn sydd wedi'i leoli 50m i'r gogledd-ddwyrain o derfyn dwyreiniol y safle. Nodwn y bydd angen i'r datblygiad ystyried effeithiau gollyngiadau/llygredd golau ar ddyfrgwn yn sgil gwaith y datblygiad newydd, a bydd angen llunio cynllun lliniaru effaith goleuadau.

Amod: Llundio cynllun effaith goleuadau sy'n dangos y camau a gymerir i atal golau rhag effeithio ar gynefinoedd sy'n addas i ddyfrgwn. Dylid cytuno'r cynllun goleuadau cyn cychwyn y gwaith ar y safle, a bydd yn rhaid ei weithredu fel y cytunwyd.

Rheswm: I warchod dyfrgwn, sy'n Rhywogaeth a Warchodir gan Ewrop ac yn nodwedd o'r ACA.

Nodwn hefyd y bydd angen dilyn yr argymhellion a nodir yn Adran 6 yr adroddiad, a'u gweithredu'n llwyr ar y safle. Dylid trafod yr argymhellion sy'n ymwneud â chynefinoedd a rhywogaethau o dan Adran 7 Deddf yr Amgylchedd (Cymru) 2016 ag Ecolegydd yr Awdurdod Cynllunio Lleol.

6.6 Atal Llygredd

Mae'r risg fwyaf, o safbwynt llygredd, yn digwydd yn ystod y gwaith adeiladu. Dylech felly gynllunio'r gwaith yn ofalus fel na all dŵr halogedig lifo, heb ei reoli, i unrhyw gyrsiau dŵr (gan gynnwys ffosydd), a bod y safleoedd dynodedig wedi'u gwarchod rhag llygredd. Dylid felly llunio datganiad dull sy'n cynnwys manylion am yr holl fesurau atal llygredd angenrheidiol ar gyfer cam adeiladu'r datblygiad.

Amod: *Ni fydd unrhyw ddatblygiad a gymeradwyir gan y caniatâd hwn yn dechrau hyd nes bod datganiad dull sy'n cynnwys manylion am yr holl fesurau atal llygredd angenrheidiol ar gyfer cam adeiladu'r datblygiad wedi'i gyflwyno i'r Awdurdod Cynllunio Lleol, a bod yr Awdurdod hwnnw wedi'i gymeradwyo'n ysgrifenedig.'*

6.7 Adran Priffyrdd a Thrafnidiaeth Sir Gaerfyrddin

Yn Atodiad 2, ceir dyfyniad o ymateb Adran Priffyrdd a Thrafnidiaeth Cyngor Sir Caerfyrddin, dyddiedig 27/4/19, i gais cynllunio S/38285

6.8 Effaith ar y Gymuned/yr Iaith Gymraeg –

Bydd cynllun yn y lleoliad hwn yn darparu ystod a dewis o fathau o dai a deiliadaethau, gan gynnwys elfennau fforddiadwy. Ni ystyrir y bydd datblygiad y safle ar gyfer adeiladu tai yn cael unrhyw effaith andwyol sylweddol ar y Gymraeg nac unrhyw gymunedau lleol.

7. Bwriadau cyflawni'r tirfeddiannwr, pryd y disgwylir dechrau adeiladu a'r cyfraddau adeiladu disgwyliedig:

7.1 Mae'r tabl isod yn dangos Taflwybr Tai y Cynllun Adneuo a amlinellir yn Atodiad 7 y Cynllun Adneuo:

Amserlen (Blynnyddoedd)	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033
Nifer yr anheddau a gwblhawyd	40	40	40	40	40	10

7.2 Yn seiliedig ar y cynnydd a wnaed hyd yma, gellir cadarnhau y caiff y safle ei ddatblygu o fewn yr amserlenni a nodir uchod.

- Papur briffio ar y datblygiad yn cael ei ryddhau i'r farchnad yn 2024
- Y datblygwr a ffefrir i'w benodi yn 2024
- Ceisio cymeradwyaeth i faterion a gedwir yn ôl a disgwylir ei chael yn 2025

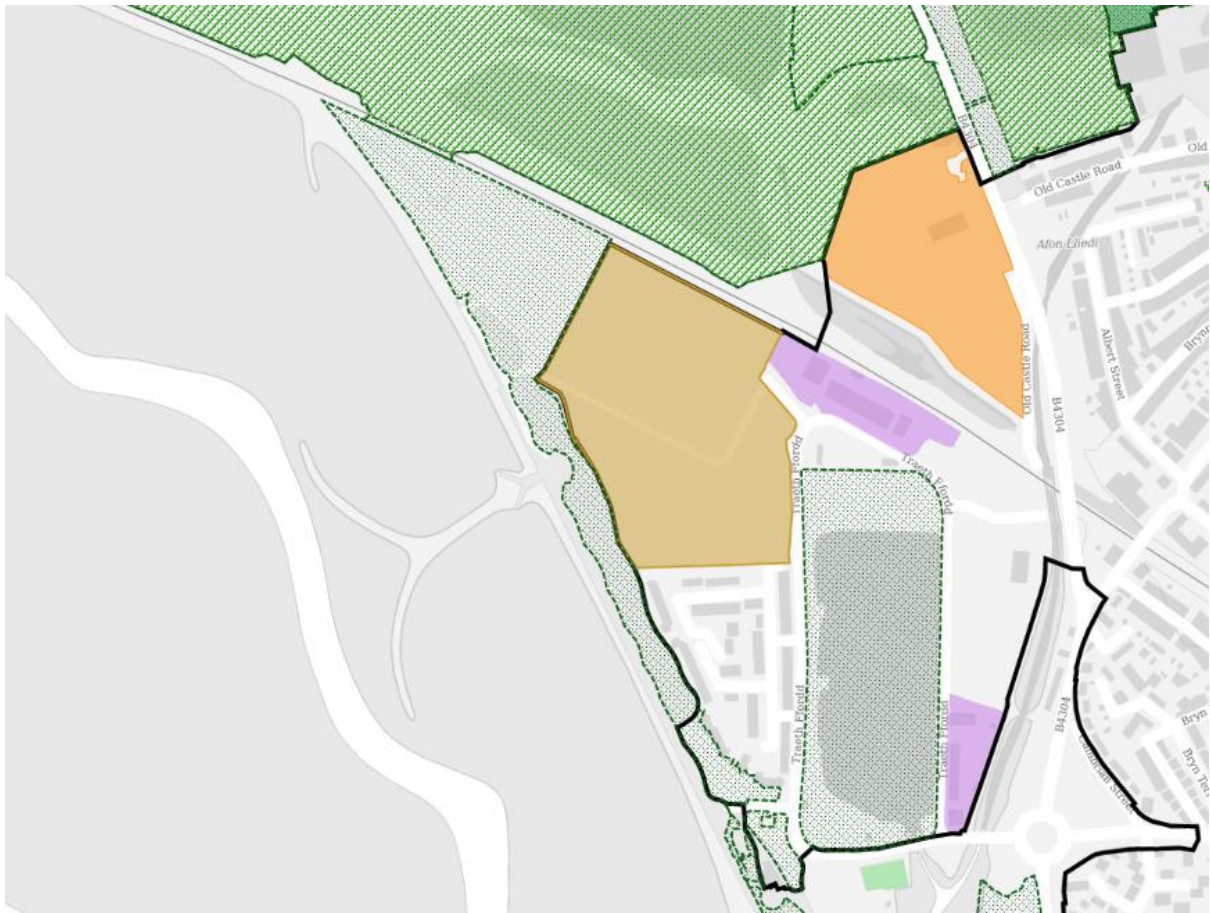
7.3 Gellir darparu diweddariadau pellach wrth i'r cais cynllunio a'r gwaith o gyflawni'r safle fynd rhagddynt.

Asesiad Cyflawni

7.4 Yn seiliedig ar y wybodaeth uchod, ystyrir bod tystiolaeth glir y gellir cyflawni'r safle o fewn yr amserlenni a nodir yn Nhafllwybr Tai y cynllun Adneuo.

7.5 Mae dyraniad y safle o fewn y Cynllun Datblygu Lleol at ddibenion preswyl wedi bod yn amodol ar ystyriaeth lawn drwy fethodoleg asesu'r safle. Mae ffurflen safle fanwl wedi'i pharatoi fel rhan o'r broses asesu hon. Ystyrir bod polisïau a chynigion y Cynllun Datblygu Lleol yn gadarn ac yn gyflawnadwy, eu bod yn deillio o sylfaen dystiolaeth gadarn a'u bod wedi'u llunio gan ystyried yr Arfarniad o Gynaliadwyedd ac mewn ffordd sy'n gyson ag ef. Mae'r dyraniad hwn, a nodwyd o fewn y Cynllun Datblygu Lleol, yn gwneud darpariaeth ddigonol ar gyfer rhan o anghenion tai yr anheddiad hwn.

Atodiad 1 - Cynllun Lleoliad y safle dyrannu



Atodiad 2 –

Ymatebion i'r ymgynghoriad gan CNC, DCWW a Phrifyrdd mewn perthynas â Cheisiadau Cynllunio S/38285

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Ein cyf / Our ref: CAS-75935-G4H6
Eich cyf / Your ref: S/38285

Dyddiad / Date: 18 January 2019

Annwyl / Dear Mr. Davies

PROPOSAL: CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT OF UP TO 210 UNITS WITH ASSOCIATED LANDSCAPING AND INFRASTRUCTURE WORKS

SITE ADDRESS: LAND AT, NORTH DOCK, SEASIDE, LLANELLI, SA15 2LY

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales on the above application, which we received on 14 January 2019.

We have no further comment to make on the above application. Our advice and position on the proposed scheme has not changed as no new information has been provided and the scheme has not been modified. Our advice on this application is therefore set out in our Statutory Pre-Application Consultation response dated 20 April 2018 (our reference: CAS-58891-B7V7) which is attached to this letter for reference.

Our comments above only relate specifically to matters that are included on our checklist Natural Resources Wales and Planning Consultations (September 2018) which is published on our website at this link (<https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/our-role-in-planning-and-development/our-role-in-planning-and-development/?lang=en>).

We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

I hope the above comments are helpful, please do not hesitate to contact me if you have any queries.

Yn ddifffuant / Yours sincerely

Hannah Roberts

Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor

Enclosed: NRW's response to the Statutory Pre-Application Consultation dated 20 April 2018.

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Ein cyf / Our ref: CAS-58891-B7V7
Eich cyf / Your ref: S17.812

Dyddiad / Date: 20 April 2018

Annwyl / Dear Ms. Stevens

**PROPOSAL: STATUORY PRE-APPLICATION CONSULTATION FOR AN
OUTLINE APPLICATION FOR THE CONSTRUCTION OF A RESIDENTIAL
DEVELOPMENT OF UP TO 210 UNITS WITH ASSOCIATED LANDSCAPING AND
INFRASTRUCTURE WORKS**

SITE ADDRESS: LAND AT NORTH DOCK, LLANELLI

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales on the above application, which we received on 21 March 2018.

We recommend that you should only grant planning permission if you attach the following conditions relating to contaminated land, site lighting and pollution prevention measures. These conditions would address significant concerns that we have identified, and we would not object provided you attach them to the planning permission.

Contaminated Land

Based on the information submitted in support of the application, we have concerns with the proposed development due to the previous industrial land uses which may have caused contamination, and proximity of the development to the Burry Inlet and Loughor Estuary Site of Special Scientific Interest (SSSI), Carmarthen Bay and Estuaries Special Area of Conservation (SAC), Burry Inlet Special Protection Area (SPA) and Ramsar site.

Having reviewed the report entitled '*North Dock, Llanelli. Phase I Desk Study Report Opus*', dated November 2017 (Reference V-C8602.13-RepG01-R0), we note it recommends further investigation as set out in Chapter 9 (conclusions and recommendations). We welcome and support those recommendations and will be able to comment on any supplementary information provided under any future planning application.

If no additional information is provided within any future planning application, we would in that instance, recommend to the local planning authority (LPA) that they should only grant planning permission for this scheme if the conditions listed below are attached to the planning permission.

Condition: Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the LPA:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: We consider that the controlled waters at this site are of high environmental sensitivity due to the proximity of the development to the Burry Inlet and Loughor Estuary Site of Special Scientific Interest (SSSI), Carmarthen Bay and Estuaries Special Area of Conservation (SAC), Burry Inlet Special Protection Area (SPA) and Ramsar site and contamination is strongly suspected at the site due to the previous industrial land uses.

Condition: Prior to commencement of 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 LPA. 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. It shall also include any plan (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, and for the reporting of this to the LPA.

Reason: To demonstrate that the remediation criteria relating to controlled waters have been met, and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

Condition: Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the LPA as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the LPA.

Reason: To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

Condition: 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 LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.

Condition: Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the LPA, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason: There is an increased potential for pollution of controlled waters from inappropriate methods of piling.

Ecology

Designated Sites

As previously mentioned, the site lies adjacent to the Burry Inlet and Loughor Estuary Site of Special Scientific Interest (SSSI), Carmarthen Bay and Estuaries Special Area of Conservation (SAC), Burry Inlet Special Protection Area (SPA) and Ramsar site.

There is therefore a requirement to assess any potential impacts under the Conservation of Habitats and Species Regulations 2017. Regulation 63 of the Regulations, requires the competent authority to undertake a test of the likely significant effects of the proposal on the European designated sites.

If it cannot be demonstrated that there will not be a significant effect, either alone or in combination with other plans and projects, you are required to undertake an appropriate assessment of the implications of the proposed scheme for the sites in view of their conservation objectives, before granting planning permission

Protected Species

We welcome the ecology survey report entitled '*North Dock ND1 Development Site, Llanelli. Ecological Assessment. 2017*' by Pryce Consultant Ecologists, dated 14 February 2018. The bat surveys in 2017 found that a single non-breeding pipistrelle bat was roosting on the corner of the main building on the site (building A).

We note the proposed mitigation for the loss of this building as set out in paragraph 4.1.4.3 of the report and note that it accords with the requirements of the already obtained European Protected Species Licence no. 77835.

Otters are a feature of the Carmarthen Bay and Estuaries SAC, and we note that the report references suitable otter habitat 50m north east of the eastern boundary of the site. We advise that the development will need to consider potential impacts on otters from lighting spillage/pollution which may occur from the new development, and a mitigation lighting plan will be required to be produced.

Condition: The production of a lighting plan which demonstrates how lighting of suitable otter habitats will be avoided. The lighting plan should be agreed prior to works commencing on site and shall be implemented as agreed.

Reason: For the protection of Otters, a European Protected Species and feature of the SAC.

We also advise that the recommendations made in Section 6 of the report are followed and fully implemented on site. The recommendations relating to Section 7 habitats and species under the Environment (Wales) Act 2016 should be discussed with the LPA's Ecologist.

Pollution Prevention

The biggest risk from a pollution viewpoint occurs during construction. We advise that you should therefore plan the works carefully, so that contaminated water cannot run uncontrolled into any watercourses (including ditches) and the designated sites are protected from pollution. A method statement detailing all necessary pollution prevention measures for the construction phase of the development should therefore be produced.

Condition: No development approved by this permission shall be commenced until a Method Statement detailing all necessary pollution prevention measures for the construction phase of the development is submitted to and approved in writing by the LPA.

Reason: For pollution prevention and the protection of the designated sites.

The method statement should identify the following as a minimum:

- Storage facilities for all fuels, oils and chemicals.
- Details on any water features on the site and how they will be protected.
- Full details of how any watercourses will be crossed or confirmation that this is not applicable.
- Any sources of pollution (including silt), potential pathways for that pollution to enter any watercourses within the vicinity of the site and appropriate pollution control measures to be implemented on site.
- Details of the nature, type and quantity of materials to be imported on to the site.
- Measures for dealing with any contaminated material (demolition waste or excavated waste).
- Details on waste types that will be produced and how they will be managed.
- Details on any invasive species on site and how they will be managed.
- Identification of any buried services, such as foul sewers, so that they are protected.
- Details of emergency contacts, for example Natural Resources Wales' Pollution hotline 0300 065 3000.

The Method Statement should then be efficiently communicated to all contractors and sub-contractors (for example, via toolbox talks) and any deficiencies rectified immediately.

Flood Risk

We note that in our previous discretionary pre-application response (dated 19 July 2017) that we advised due to the location of the proposals, it would be beneficial for a Flood Consequence Assessment (FCA) to be produced to address any tidal flooding concerns.

We note the submission of the FCA 'North Dock Llanelli', prepared by Opus, dated March 2018. Although the site is currently classed as Flood Zone A, the FCA correctly identifies that there is a risk of tidal flooding in the future, once an allowance for sea level rise due to climate change is accounted for. The estimated flood levels provided in Table 2-1 of the FCA are considered acceptable. The FCA suggests that the site could be raised to mitigate against future sea level rise, which is feasible.

It also identifies that vehicular access to the site could be compromised in a future climate change scenario, but safe pedestrian access would remain via an alternative route north over the railway line. We advise that access arrangements are a matter to be discussed and agreed with the LPA.

Section 2.4 of the FCA suggest the sea defences running along the coastal frontage near to the site are an NRW asset, however please note these are an LPA asset.

Foul Water Disposal and Memorandum of Understanding

We advise that since 2007, issues have come to light regarding the foul and surface water drainage networks in this area. This has resulted in additional pollution and nutrient loading spilling into the Burry Inlet (Carmarthen Bay and Estuaries) SAC. As such, a Memorandum of Understanding (MOU) has been prepared to enable development in this area to go forward.

Protection of the water environment is a material planning consideration and we advise that the LPA must be satisfied that the proposed method of foul and surface water drainage from the proposal will not cause any detriment to water quality.

We recommend the LPA consults with Dwr Cymru/Welsh Water (DCWW) to ensure hydraulic capacity exists at the treatment works to accommodate the flows from this development, without causing pollution.

We also remind you that to accord with the terms and content of the agreed MOU, foul connections should only be allowed when compensatory surface water removal or suitable improvement scheme has been implemented within the same catchment.

For larger scale developments, bespoke solutions will be necessary, depending on the size and location of the development. We recommend that applications such as this are discussed with the Technical Advisors Group.

The agreed relevant details must be recorded on the LPA's register of compensatory surface water disposal.

With regard to surface water disposal, it is imperative that no surface water is allowed to enter the sewerage infrastructure. This is to avoid hydraulic overloading of the sewerage system.

We also recommend that the LPA's Drainage Engineers are consulted in relation to the surface water proposals. This is to ensure there is no connection of surface water to the main sewerage system.

Our comments above only relate specifically to matters that are included on our checklist Natural Resources Wales and Planning Consultations (March 2015) which is published on our website at this link (<https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/our-role-in-planning-and-development/our-role-in-planning-and-development/?lang=en>).

We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

I hope the above comments are helpful, please do not hesitate to contact me if you have any queries.

Yn ddiffuant / Yours sincerely

Hannah Roberts

Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor

Carmarthenshire County Council
Ty Elwyn
Town Hall Square
LLANELLI
SA15 3AP

Date: 30/01/2019
Our Ref: PLA0039907
Your Ref: S/38285

Dear Sir

Site: Land at North Dock, Llanelli.

Development: Construction of a Residential Development of up to 210 dwellings and associated Landscaping and Infrastructure works.

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

SEWERAGE

Conditions

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

The proposed development site is crossed by a number of public sewers with their approximate position being marked on the attached Statutory Public Sewer Record. Their position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of each of the public sewers.

Reason: To protect the integrity of the public sewers and avoid damage thereto protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

This proposed development is located in an area which has the potential to discharge into national and international designated waters. The Loughor Estuary forms part of the Carmarthen Bay & Estuaries European Marine Site which is the collective name for three European 'Natural 2000' designated areas, namely Carmarthen Bay & Estuaries Special Area of Conservation, Carmarthen Bay Special Protection Area and Burry Inlet Special Protection Area.

A key fundamental issue associated with any proposed development(s) located on both the Carmarthenshire and Swansea side of the Estuary is the potential impact of any revised or additional water discharges, either foul or surface water, will have on the local drainage systems and ultimately the designated waters. Dwr Cymru Welsh Water is contributing towards improving the water quality in the Estuary by undertaking key infrastructure improvements at its Northumberland Avenue and Llanant Waste Water Treatment Works which are designed to improve arrangements for dealing with surface water, provide ultra violet treatment and phosphate removal.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Equally developers too, can also play a significant part in mitigation measures by incorporating sustainable drainage facilities within their proposals. It is essential therefore, that as a pre-requisite of any development being considered for approval that such matters are effectively controlled through planning conditions.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

Due to the size of development In order to establish what would be required to serve the site with an adequate water supply, it will be necessary for the developer to fund the undertaking of a hydraulic modelling assessment on the water supply network. We are aware that the developer has received a quotation to carry out the Hydraulic Modelling Assessment but has yet to progress with the assessment.

In light of this we recommend the imposition of the following condition:

No development shall commence until a scheme for the supply of potable water to the development has been submitted and approved by the local planning authority. Thereafter the scheme shall be implemented prior to the occupation of any of the dwellings.

Reason: To ensure the development is served by an adequate supply of potable water to protect the health, safety and amenity of the residents of the development.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Clare Powell
Development Control Officer
Developer Services



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Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

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Rydym yn croesawu gohebiaeth yn y
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Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

CONDITIONS FOR DEVELOPMENT NEAR WATER MAINS

Location: LAND AT NORTH DOCK, SEASIDE, LLANELLI, SA15 2LY

Date: 04.02.19

The development of the site with our water main located as shown on the attached plan will involve certain conditions which must be strictly adhered to. These are:-

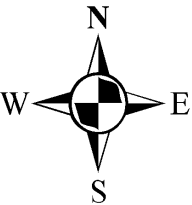
1. No structure is to be sited within a minimum distance of **3** metres from the centre line of the pipe. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.
2. Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.
3. If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
4. The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.
5. The existing ground cover on the water main should not be increased or decreased.
6. All chambers, covers, marker posts etc. are to be preserved in their present position.
7. Access to the Company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.
8. No work is to be carried out before this Company has approved the final plans and sections.

These are general conditions only and where appropriate, will be applied in conjunction with specific terms and conditions provided with our quotation and other associated documentation relating to this development.



Dŵr Cymru
Welsh Water

PLA0039907 Sewer Plan



LEGEND(Representative of most common features)

Waste network:			
Foul chamber	Surface water chamber	Combined chamber	Combined sewer overflow
Special purpose chamber	Treatment works	Pumping station	
Storm Overflow	Rising main	Gravity sewer	Private sewer
Private sewer subject to Sect. 104 adoption agreement	Private Sewer Transfer	Lateral Drain	Inspection Chamber

NB: Sewer symbol colour indicates the type.
RED - Combined
GREEN - Surface Water
BROWN - Foul
Purple - Former S24 sewers (for indicative purposes only)

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

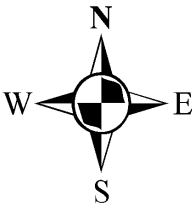
Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.

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Printed by: Trower Chris
Printed on: 31 Jan 2019



LEGEND(Representative of most common features)

Waste network:			
Foul chamber	Surface water chamber	Combined chamber	Storm Overflow
Combined sewer overflow	Rising main	Gravity sewer	Private sewer
Special purpose chamber	Treatment works	Pumping station	Private sewer subject to Sect. 104 adoption agreement
NB: Sewer symbol colour indicates the type.	RED - Combined	GREEN - Surface Water	BROWN - Foul
Purple - Former S24 sewers (for indicative purposes only)	Outfall	Lamphole	Private Sewer Transfer
Lateral Drain	Inspection Chamber		

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF) . It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

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Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.

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Map scale: 1:1250
Printed by: Trower Chris
Printed on: 31 Jan 2019

Head of Highways and Transport

5123

S/38285

S/38285/P016927/(H&T)/GM

27th March 2019

PROPOSED CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT OF UP TO 210 UNITS WITH ASSOCIATED LANDSCAPING AND INFRASTRUCTURE WORKS

LAND AT, NORTH DOCK, SEASIDE, LLANELLI, SA15 2LY

I refer to your consultation request on the above planning application and would comment as follows:

Recommendation:

Any permission that the Planning Authority may give should include the following condition(s).

Condition(s):

1. Prior to use of any access road by vehicular traffic, visibility splay in compliance with Technical Advice Note 18 (Transport) page 44 shall be formed and thereafter retained in perpetuity, either side of the centre line of the access road in relation to the nearer edge of carriageway.
2. Prior to the commencement of development, the written approval of the Local Planning Authority shall be obtained for a scheme of parking and turning facilities within the curtilage of the site, and this shall be dedicated to serve the proposal. The approved scheme is to be fully implemented prior to any part of the phase being brought into use, and thereafter shall be retained, unobstructed, in perpetuity. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.
3. All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway.

Head of Planning Services

FAO: ROB DAVIES

**CIVIC OFFICES, CRESCENT ROAD,
LLANDEILO CARMS**

4. No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.
5. Prior to the commencement of development the written approval of the Local Planning Authority is to be obtained for a scheme detailing the provision and frequency of use of facilities for washing down the wheels of vehicles prior to entering the public highway.
6. No development shall take place until a detailed Construction Traffic Management Plan is submitted for the written approval of the Local Planning Authority and thereafter shall be implemented in full and as agreed.
7. Before any development is commenced a detailed Travel Plan, setting out ways of reducing car usage and increasing walking and cycling to and from the development, shall be submitted to and agreed in writing by the Local Planning Authority. The detailed Travel Plan shall be implemented in accordance with the approved details at a timescale to be approved in writing by the Local Planning Authority.

Reason(s):

In the interests of highway safety.

Other Observation(s):

1. The planning permission hereby granted has been subject to a commuted sum financial contribution of £35,000 towards highway improvements at the Sandy Roundabout and Active Travel improvements between the Millennium Coastal Park, the site and Llanelli Railway Station.
2. Any amendment or alteration of an existing public highway in connection with a new development shall be undertaken under a Section 278 Agreement of the Highways Act 1980. It is the responsibility of the developer to request the Local Highway Authority to proceed with this agreement and the developer is advised that the total costs of entering into such an agreement, as well as the costs of undertaking any physical works on site, shall be met by him.
3. It is the responsibility of the developer to contact the Streetworks Manager of the Local Highway Authority to apply for a Streetworks Licence before undertaking any works on an existing Public Highway.
4. Prior to beneficial occupation of the development herewith approved, provision of a public bus service to serve the site should be considered in consultation with the Carmarthenshire County Council. It is recommended that a joint approach be made for service improvements in conjunction with other development proposals in the area e.g. Llanelli Wellness and Life Science Village.

S G Pilliner.

Head of Highways and Transport
Pennaeth Priffyrdd a Thrafnidiaeth