

Pre-Application Consultation (PAC) Report – Land at Dyfed-Powys Police Headquarters

Proposed Solar Array on behalf of The Police & Crime
Commissioner for Dyfed-Powys

Land at Dyfed-Powys Police Headquarters, Llangunnor Road,
Llangunnor, Carmarthen, SA31 2PF

29 July 2025

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Section 1: Introduction

- 1.1 CBRE Ltd has been appointed by the Police and Crime Commissioner for Dyfed-Powys Police (‘the applicant’) to prepare this Pre-Application Consultation (PAC) report in support of a planning application for a proposed solar array at land located at Dyfed-Powys Police Headquarters, Llangunnor.
- 1.2 In accordance with Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, all major developments must undergo formal Pre-Application Consultation prior to validation by the Local Planning Authority—in this case, Carmarthenshire County Council. This report outlines the consultation activities undertaken by the applicant in compliance with these statutory requirements.
- 1.3 The PAC was conducted over a 28-day period, from 27th June to 25th July 2025. As part of the consultation process, site notices were displayed around the proposed development site, and notifications were issued to local residents, community consultees, and specialist consultees. A dedicated consultation website was launched, an online meeting was held with Llangunnor Community Council, and an in-person public exhibition took place at Carmarthen Library. Additionally, a hard copy of the draft planning application was made available for public inspection, in line with the regulatory requirements.
- 1.4 This PAC report has been prepared in accordance with Part 1A, Section 2F of the 2016 Order and demonstrates how the applicant has fulfilled the requirements of Section 61Z of the Town and Country Planning Act 1990. It provides a summary of the consultation responses received and outlines how the applicant and its consultant team have addressed the feedback.
- 1.5 This report is submitted in support of an full planning application for the Proposed Description of Development:
“Installation of 1,420 ground mounted PV panels, associated inverter / battery storage container fencing, landscaping and other ancillary works at Dyfed-Powys Police Headquarters, Llangunnor, Carmarthen.”

Section 2: Consultation Process Summary

- 2.1 In accordance with the Order a full draft planning application was prepared, including plans, supporting documents and applications, which were made available for viewing at two locations during the PAC period (27th June 2025– 25th July 2025):
1. A digital copy of the application was made available on a bespoke bilingual Welsh and English website that was set up by CBRE, available here a-dppplanningapp.vew.site/dpp-solar-array-pac-page.
 2. A hard copy of the draft application pack was made publicly available at the Reference Room in Carmarthen Library, Camarthen between the hours of 09:00 – 19:00 Monday to Friday, and 09:00 – 17:00 on Saturday.
- 2.2 The consultation was publicised by the following means:
1. Site Notices in both English and Welsh (see **Appendix 1** for a copy of the notice and photos in situ) displayed for the 28 day period on a lamppost situated on Heol Llangunnor adjacent to the site entrance.
 2. Letters posted to identified adjacent landowners (11no. in total) enclosing a copy of the site notice and details of how to view the application and how to response to the application (see **Appendix 2** for a copy of the letter and list of addresses)¹.
 3. Letters sent by email to Community Consultees enclosing a copy of the site notice (see **Appendix 2**).
 4. Letters sent by email to Specialist Consultees enclosing a copy of the relevant notices as required by article 2D (see **Appendix 3**).
 5. A post was made on the Llangunnor Community Council Facebook page to advertise the in-person event held on the 10th July 2025, and provide detail as to how to view the application and the opportunity to respond (see **Appendix 4**).
 6. A session was held with Llangunnor Community Council via Teams on 3rd July 2025, consisting of a presentation of the proposals by the Applicant followed by a question and answer session.
 7. An in person Public Exhibition event was held on the 10th July 2025 at Carmarthen Library to provide the opportunity for those interested to come along and ask any questions, as well as provide feedback on the proposed planning application documents (see **Appendix 5** for public exhibition event slide deck, feedback forms, and QR codes).

¹ Landowners were identified utilising LandInsight (a mapping software) and Land Registry

2.3 **DECLARATION:** In accordance with the requirements of Part 1A of the Town and Country Planning (Development Management Procedures) (Wales) (Amended) Order 2016, it is declared on behalf of The Police and Crime Commissioner for Dyfed-Powys Police that the notice was displayed correctly and for the requisite timescale.

2.4 Community Consultees comprised the following:

- a) Adjacent Land Owners
- b) Llangunnor Community Council:
 - i. Councillor Matthew Williams
 - ii. Councillor Stewart Bowen
 - iii. Councillor Jenny Slate
 - iv. Councillor Joan Evans
 - v. Councillor Geraint Bevan
 - vi. Councillor Gradham Slate
 - vii. Councillor Lee Whately
 - viii. Councillor DE Williams
 - ix. Councillor Scott Bayes
 - x. Clerk Amy Evans

2.5 Specialist Consultees comprised:

- a) Llangunnor Community Council
- b) Carmarthenshire County Council
- c) Natural Resources Body for Wales

2.6 Feedback and comments could be submitted in response to the consultation in the following ways:

1. **Email** to a bespoke address set up by CBRE: dppplanningapplication@cbre.com
2. **Postal** to DPP Solar Array Consultation Team, C/O CBRE Planning and Development, 55 Temple Row, Birmingham, B2 5LS.
3. **Completing written feedback forms** during the in-person Public Exhibition Event held on the 10th July 2025.

Section 3: Legal Compliance

3.1 To comply with the provision of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 it is required to demonstrate/undertake the following for a minimum of 28 days ahead of submitting the planning application:

1. Display site notices (in English and Welsh) for public viewing around the application site to inform residents of the proposals, the consultation taking place and details on how to respond in accordance with Schedule 1B of the 'Publicity and Consultation before Applying for Planning Permission Notice under Articles 2C and 2D' (DMPWO). Complete – see **Appendix 1**
2. Send a copy of the site notice to the owners or occupiers of land adjoining the application site and community consultees. Complete – see **Appendix 2**
3. Send the information as set out in Schedule 1C under Article 2D – 'Consultation Before Applying for Planning Permission' (DMPWO) to the specialist consultees. Complete – see **Appendix 3**
4. Make a copy of the draft planning application available for public viewing in an accessible place. Complete – see **Appendix 6**
5. Submit a PAC report as part of the planning application. Complete

3.2 The submitted PAC report is required to comprise the following:

1. A copy of the site notice.
2. A declaration that the site notice was displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days.
3. A copy of the notice given to owners and occupiers of adjoining land, and a list of those persons.
4. Copies of all notices provided to community consultee and specialist consultees in accordance with articles 2D(2) and 2D(3).
5. A summary of all issues raised in response to the statutory publicity and confirmation whether the issues raised have been addressed and, if so, how they have been addressed.
6. Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.
7. Redacted contact information of private individuals under relevant data protection legislation.

3.3 This report contains all of the above and is thus legally compliant in accordance with Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

- 3.4 In accordance with the Order a full draft planning application was prepared, including plans, supporting documents and applications, which were made available for viewing at two locations during the PAC period (27th June 2025– 25th July 2025):
1. A digital copy of the application was made available on a bespoke website that was set up by an internal designer at CBRE, available here a-dppplanningapp.vew.site/dpp-solar-array-pac-page.
 2. A hard copy of the application was made publicly available at the Reference Room in Carmarthen Library, Camarthen between the hours of 09:00 – 19:00 Monday to Friday, and 09:00 – 17:00 on Saturday.

Section 4: Consultation Feedback and Response

Specialist Consultees

4.1 Responses were received from The Natural Resources Body for Wales, and Llangunnor Community Council. The full responses are set out at **Appendix 7**, but summarised in the table below.

Table 1 - Specialist Consultee Comments

Consultee	Comment	Response
Natural Resources Body for Wales (feedback received via email in the form of a letter dated 23 July 2025, reference CAS-283552-H2B9)	Based on the information provided, The Natural Resources Body for Wales (“NRBW”) raised no objection to the proposed development.	N/A
	Ecology: The NRBW welcomed the submission of the Ecological Impact Assessment and the recommendations and enhancements outlined in the report. The NRBW advised that the recommendations and enhancements are discussed and agreed with the Local Planning Authority’s ecologist.	We will engage in ongoing liaison with the Carmarthenshire County Council Ecologist throughout the application determination process to ensure all relevant ecological considerations are addressed including through Conditions attached to the decision notice.
	Pollution Prevention: 1. Plan construction activities carefully to minimize pollution risks, especially during the construction phase. 2. Implement measures to prevent contamination of surface water drains and nearby watercourses (e.g., silt fences, bunding, spill kits).	These points have been acknowledged, and the Construction Management Plan has been reviewed to ensure that all construction activities will be carried out in accordance with the relevant policies and guidelines.

Consultee	Comment	Response
	3. Ensure all site works comply with PPG6: “ <i>Working at construction and demolition sites</i> ” ² .”	
Carmarthenshire County Council	No response received.	N/A
Llangunnor Community Council (feedback received during an online meeting that was held on the 3 rd July 2025)	Queries were raised over the fire resilience of the battery storage container, and questions were asked of the emergency shut off system in the event of an emergency.	These points have been noted, and the Planning Statement has been updated to address these and provide further information.
	Queries were raised as to the orientation of the PV panels and how this will impact nearby residential properties in terms of Glint and Glare.	These points have been noted, and the Glint and Glare assessment has been reviewed to ensure these enquiries have been adequately addressed. Also confirmed that the panels will have an anti-glare coating.
	It was questioned by members what the benefits to Llangunnor residents of this proposed development would be.	No amendments are required to the scheme and the slides published by the Police and Crime Commissioner for Dyfed-Powys Police outlining the sustainability benefits of the development have been appended to the Planning Statement to detail the specific benefits to residents.
	Members queried how this project will be funded , and if this will have any impact on residents Council Tax .	N/A – Not a Planning Consideration.

Community Consultees

4.2 No responses via email or post were received from letters sent to adjoining landowners.

4.3 No comments were received during the in-person Public Exhibition Event held on 10th July 2025 at Carmarthen Library that necessitated changes to the proposed application.

² Available at: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelinesppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

4.4 Llangunnor Community Council provided feedback in its capacity as both a Specialist and Community Consultee. A summary of their comments is presented in **Table 1**, with the full details available in **Appendix 7**.

Section 5: Conclusion

- 5.1 In accordance with Sections 2C, 2D, and 2E of the Development Management Procedure Order (2016), this planning application was publicised in draft form as required by the relevant regulations. A robust consultation process was undertaken, incorporating site notices, notifications to local residents, community consultees, and specialist consultees, online engagement platforms, a virtual meeting, and a public exhibition event. Feedback received through these channels has been carefully reviewed and is addressed within this Pre-Application Consultation (PAC) report.
- 5.2 The consultation process highlighted some issues, including fire resilience of the proposed system, potential pollution during construction, and concerns regarding glint and glare effects on nearby residential properties. Additional comments were received relating to community benefits and funding arrangements, including queries about potential impacts on Council Tax. In response, the Planning Statement, Construction Management Plan, and Glint and Glare Assessment have been reviewed and updated where appropriate to address relevant planning matters. No changes to the proposed scheme are recommended in relation to comments that fall outside the scope of material planning considerations.
- 5.3 This PAC report has been prepared in accordance with Part 1, Section 2F of the 2016 Order. It demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 and how feedback from interested parties has been considered and responded to.
- 5.4 Based on the above, it is concluded that the requirements of Part 1, Sections 2C, 2D, 2E, and 2F of the Development Management Procedure Order (2016) have been met. The application is therefore considered ready for determination by Carmarthenshire County Council.

Appendix 1: Copy of Site Notices

Arae Solar Newydd Arfaethedig

Land at Dyfed-Powys Police Headquarters

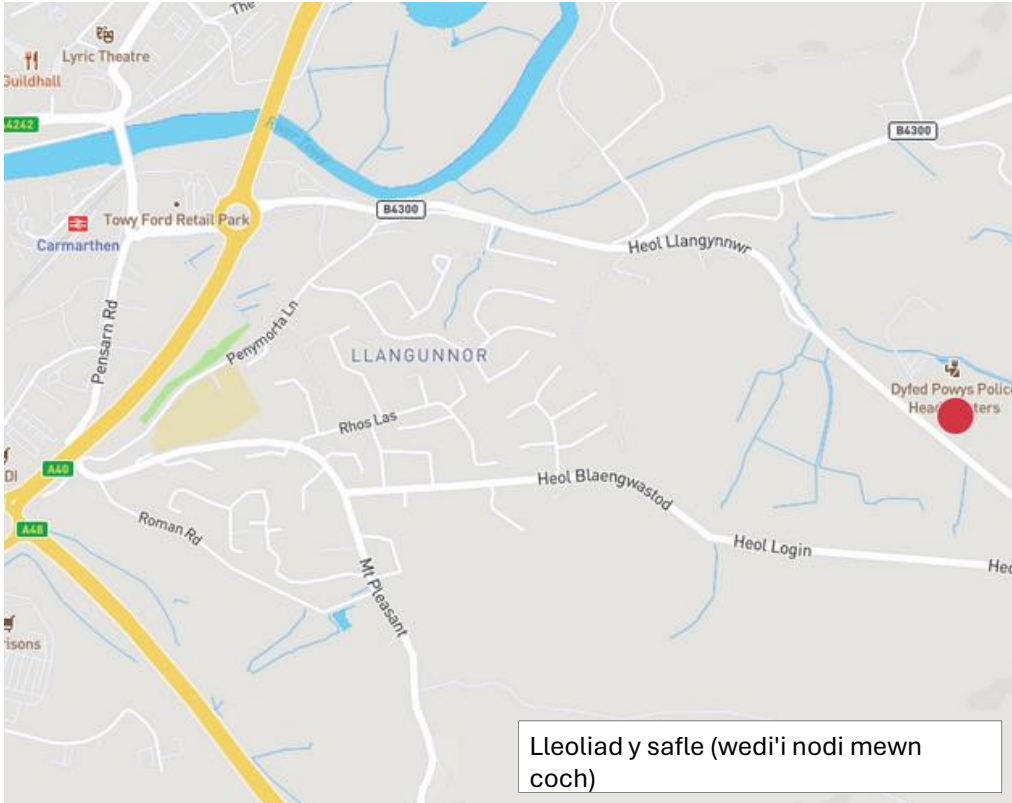
Llangunnor Road, Llangunnor, Carmarthen

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN
GWNEUD CAIS AM HYSBYSIAD CANIATÂD CYNLLUNIO O DAN
ERTHYGLAU 2C A 2D - Gorchymyn Cynllunio Gwlad a Thref
(Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Rhoddir hysbysiad bod Comisiynydd Heddlu a Throseddu Dyfed-Powys yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer 1,420 o baneli solar ffotofoltäig, system storio batri gysylltiedig a gwaith ategol arall ar Dir ym Mhencadlys Heddlu Dyfed Powys, Heol Llangynnwr, Llangynnwr, Caerfyrddin.

Mae'r hysbysiad hwn yn rhoi'r cyfle i roi sylwadau'n uniongyrchol i'r datblygwr ar y cynigion cyn cyflwyno cais cynllunio i Gyngor Sir Caerfyrddin. Bydd Cyngor Caerfyrddin yn cyhoeddi unrhyw gais cynllunio dilynol. Ni fydd sylwadau a gyflwynir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i wneud sylwadau i Gyngor Sir Caerfyrddin ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir rhoi unrhyw sylwadau a gyflwynir ar ffeil gyhoeddus.

Mae'r datblygiad arfaethedig ar Dir ym Mhencadlys Heddlu Dyfed-Powys, Llangynnwr, Caerfyrddin, SA31 2PF. Dangosir lleoliad y safle ar y map isod (wedi'i nodi gan eicon coch).




Gallwch archwilio copïau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill ar-lein yn: <https://a-dppplanningapp.vev.site/dpp-solar-array-pac-page>

Mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn Llyfrgell Caerfyrddin, 9 Stryd San Pedr, Caerfyrddin, SA31 1LN, yn ystod oriau:


Oriau agor	
Dydd Llun	09:00-19:00
Dydd Mawrth	09:00 – 18:00
Dydd Mercher	09:00 – 18:00
Dydd Iau	09:00-19:00
Dydd Gwener	09:00 – 18:00
Dydd Sadwrn	09:00-17:00

Bydd copïau ffisegol o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill ar gael i'w gweld yn: Llyfrgell Caerfyrddin, 9 Heol San Pedr, Caerfyrddin, SA31 1LN. Cynhelir digwyddiad ymgynghori galw heibio yn Llyfrgell Caerfyrddin ddydd Iau 10 Gorffennaf rhwng 9am a 6:30pm.


Rhaid i unrhyw un sydd am wneud sylwadau ynghylch y datblygiad arfaethedig hwn ysgrifennu atom yn:



dppplanningapplication@cbre.com



DPP Planning Application Team,
c/o CBRE Planning and Development
55 Temple Row, Birmingham, B2 5LS



<https://a-dppplanningapp.vev.site/dpp-solar-array-pac-page>

Ymatebwch i'r ymgynghoriad erbyn: 25 Gorffennaf 2025

Llofnodwyd: Richard Brown

Dyddiad: 27 Mehefin 2025

Proposed New Solar Array

Land at Dyfed-Powys Police Headquarters

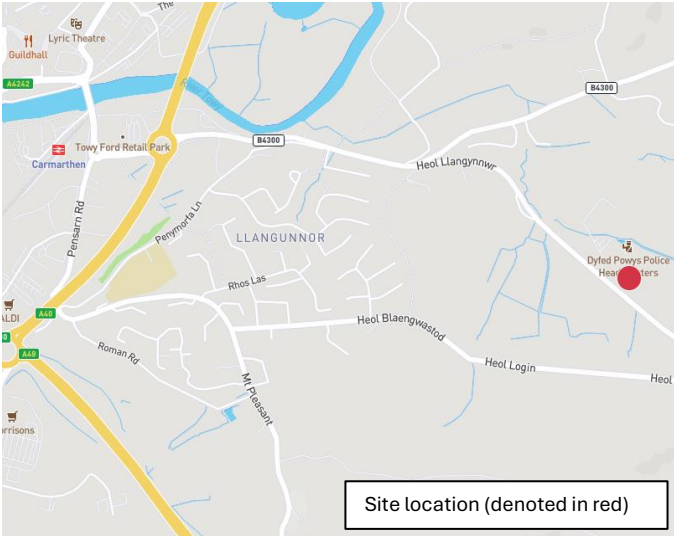
Llangunnor Road, Llangunnor, Carmarthen

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Notice is given that The Police and Crime Commissioner for Dyfed-Powys Police is intending to apply for planning permission for and 1,420 no. PV panel solar array, associated battery storage system and other ancillary works at land at Dyfed-Powys Police Headquarters, Llangunnor Road, Llangunnor, Carmarthen.

This notice provides the opportunity to comment directly to the developer on the proposals prior to the submission of a planning application to Carmarthenshire County Council. Any subsequent planning application will be publicised by Carmarthen Council. Comments provided in response to this notice will not prejudice your ability to make representations to Carmarthenshire County Council on any related planning application. You should note that any comments submitted may be placed on the public file.

The proposed development is at land at Dyfed-Powys Police Headquarters, Llangunnor, Carmarthen, SA31 2PF. The site location is illustrated on the map below (denoted by red icon).



You may inspect copies of the proposed application plans, and other supporting documents online at: <https://a-dppplanningapp.vew.site/dpp-solar-array-pac-page>

Computer facilities are available to view this information online at Carmarthen Library, 9 St Peters Street, Carmarthen, SA31 1LN, during the hours of:

Opening times	
Monday	09:00-19:00
Tuesday	09:00 – 18:00
Wednesday	09:00 – 18:00
Thursday	09:00-19:00
Friday	09:00 – 18:00
Saturday	09:00-17:00

Physical copies of the proposed application, plans and other supporting documents will be available to view at: **Carmarthen Library, 9 St Peter’s Street, Carmarthen, SA31 1LN.**

A drop in consultation event will be held at Carmarthen Library on Thursday 10th July from 9am – 6:30pm.

Anyone who wishes to make representations regarding this proposed development should write to us at:



dppplanningapplication@cbre.com



DPP Planning Application Team,
c/o CBRE Planning and Development
55 Temple Row, Birmingham, B2 5LS



<https://a-dppplanningapp.vew.site/dpp-solar-array-pac-page>

Please respond to the consultation by: **25th July 2025**

Signed: Richard Brown

Date: 27th June 2025





Proposed Land at Powys Police Headquarters
Llangunno, Llangunno, Carmarthenshire

PROPOSED PLANNING PERMISSION NOTICE
The proposed development is a new police station and associated facilities, including a car park, access road, and landscaping. The development is located on a site of approximately 1.5 hectares, bounded by the A40 to the north and the A487 to the south. The site is currently used for agricultural purposes and is surrounded by residential properties.

Planning Details:

Item	Details
Site Area	1.5 hectares
Proposed Use	Police Station and Associated Facilities
Proposed Development	New police station, car park, access road, and landscaping
Proposed Construction Period	12 months
Proposed Completion Date	12 months

Public Consultation:

The proposed development is subject to a public consultation period of 12 months, starting from the date of this notice. During this period, the public is invited to submit comments on the proposed development. Comments should be submitted to the Planning Department, Carmarthenshire Council, by email or by post.

Comments:

Comments should be submitted to the Planning Department, Carmarthenshire Council, by email or by post. The deadline for comments is 12 months from the date of this notice.

Further Information:

For further information on the proposed development, please contact the Planning Department, Carmarthenshire Council, on 01292 222222 or visit the website www.carmarthenshire.gov.uk.

CBRE

Proposed Land at Powys Police Headquarters
Llangunno, Llangunno, Carmarthenshire

PROPOSED PLANNING PERMISSION NOTICE
The proposed development is a new police station and associated facilities, including a car park, access road, and landscaping. The development is located on a site of approximately 1.5 hectares, bounded by the A40 to the north and the A487 to the south. The site is currently used for agricultural purposes and is surrounded by residential properties.

Planning Details:

Item	Details
Site Area	1.5 hectares
Proposed Use	Police Station and Associated Facilities
Proposed Development	New police station, car park, access road, and landscaping
Proposed Construction Period	12 months
Proposed Completion Date	12 months

Public Consultation:

The proposed development is subject to a public consultation period of 12 months, starting from the date of this notice. During this period, the public is invited to submit comments on the proposed development. Comments should be submitted to the Planning Department, Carmarthenshire Council, by email or by post.

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Further Information:

For further information on the proposed development, please contact the Planning Department, Carmarthenshire Council, on 01292 222222 or visit the website www.carmarthenshire.gov.uk.

CBRE

Appendix 2: Copy of Letters sent to Adjoining Land Owners, Community Consultees (and List of Addresses)

Owner/ Name	Address of site
WELSH AMBULANCE SERVICES NHS TRUST The Occupier or Owner	Maeslan Star Cottage To Login School Carmarthenshire Carmarthen
TORESTIN CARE HOME LIMITED The Occupier or Owner	Brynderwen Residential Home Llangunnor Road Llangunnor Carmarthen SA31 2HY
The Occupier or Owner	Derwydd Capel Dewi Road Carmarthenshire Carmarthen SA31 2HS
The Occupier or Owner	David Ashley Jones Tyllwyd Mawr, Llangunnor, Carmarthen SA31 2PH William Gary Jones Tyllwyd Mawr, Llangunnor, Carmarthen SA31 2PH
The Occupier or Owner	Braemar Llangunnor Road Carmarthenshire Carmarthen SA31 2PB
The Occupier or Owner	Llys Y Coed Llangunnor Road Carmarthenshire Carmarthen SA31 2PB
WANSFORD HOLDINGS LIMITED The Occupier or Owner	Chestnut Tree Llangunnor Carmarthen SA31 2PG 17 Bryn Glas Crescent Carmarthenshire Carmarthen SA31 2HT
The Occupier or Owner	Glenwood Llangunnor Road Carmarthenshire Carmarthen SA31 2PB

The Occupier or Owner 18 Bryn Glas Crescent
Carmarthenshire
Carmarthen
SA31 2HT

The Occupier or Owner 19 Bryn Glas Crescent
Carmarthenshire
Carmarthen
SA31 2HT



DPP Planning Application Team,
C/O CBRE Planning and Development
55 Temple Row, Birmingham, B2 5LS

dppplanningapplication@cbre.com

INSERTED ADDRESS

27th June 2025

Dear Sir/Madam,

**SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 2C AND 2D - Town and Country Planning (Development Management
Procedure) (Wales) Order 2012.**

Please find the attached a site notice concerned with Pre-Application Consultation (PAC) engagement in relation to a proposed planning application at Land at Dyfed Powys Police Headquarters, Llangunnor, Carmarthen, SA31 2PF.

You have received this site notice under Schedule 1B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as either a neighbour to the proposed development, adjoining landowner, or identified as a community consultee. This PAC engagement provides the opportunity to comment directly to the developer on the proposals prior to the submission of a planning application to Carmarthenshire County Council. Any subsequent planning application will be publicised by Carmarthen Council. Comments provided in response to this notice will not prejudice your ability to make representations to Carmarthenshire County Council on any related planning application. You should note that any comments submitted may be placed on the public file.

The proposed development will mainly comprise:

- Provision of 1420no. PV panels (1782x1134x30mm);
- Provision of an inverter/ battery storage system container (circa 12.19m long x 2.44m wide x 2.59m high); and
- Provision of landscaping and ecology features, including mitigation and enhancement measures

The purpose of this PAC engagement is to receive feedback on the draft planning application prior to submission of the full planning application to Carmarthenshire County Council. Any comments on the proposed development are welcome and will feed into the future final iteration of the application.

If you require any further information, have any queries in relation to this PAC engagement, or any feedback on the proposed development please do not hesitate to contact us directly using the details on the attached site notice. Alternatively, please contact Carmarthenshire County Council's Planning Department for further information on PAC engagement.

Yours sincerely,

Richard Brown
Senior Director

Appendix 3: Copy of Letter and Notice sent to Specialist Consultees



DPP Planning Application Team,
C/O CBRE Planning and Development
55 Temple Row, Birmingham, B2 5LS

dppplanningapplication@cbre.com

XXX ADDRESS

27th June 2025

Dear XXXX

**SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 2C AND 2D - Town and Country Planning (Development Management
Procedure) (Wales) Order 2012.**

Please find the attached a site notice concerned with Pre-Application Consultation (PAC) engagement in relation to a proposed planning application at Land at Dyfed-Powys Police Headquarters, Llangunnor, Carmarthen, SA31 2PF.

You have received this site notice under Schedule 1B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as an identified specialist consultee the proposed development. This PAC engagement provides the opportunity to comment directly to the developer on the proposals prior to the submission of a planning application to Carmarthenshire County Council. Any subsequent planning application will be publicised by Carmarthen Council. Comments provided in response to this notice will not prejudice your ability to make representations to Carmarthenshire County Council on any related planning application. You should note that any comments submitted may be placed on the public file.

The proposed development will mainly comprise:

- Provision of 1420no. PV panels (1782x1134x30mm);
- Provision of an inverter/ battery storage system container (circa 12.19m long x 2.44m wide x 2.59m high); and
- Provision of landscaping and ecology features, including mitigation and enhancement measures

The purpose of this PAC notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Any comments on the proposed development are welcome and will feed into the future final iteration of the application.

If you require any further information, have any queries in relation to this PAC engagement, or any feedback on the proposed development please do not hesitate to contact us directly using the details on the attached site notice. Alternatively, please contact Carmarthenshire County Council's Planning Department for further information on PAC engagement.

Yours sincerely,

Richard Brown
Senior Director

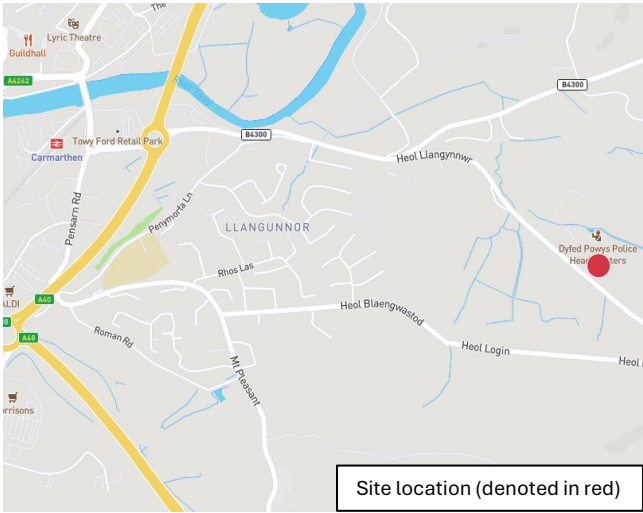
Proposed New Solar Array, Land at Dyfed-Powys Police Headquarters, Llangunnor Road, Llangunnor, Carmarthen

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Notice is given that The Police and Crime Commissioner for Dyfed-Powys Police is intending to apply for planning permission for and 1,420no. PV panel solar array, associated battery storage system and other ancillary works at land at Dyfed-Powys Police Headquarters, Llangunnor Road, Llangunnor, Carmarthen.

This notice comprises a formal request for pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 12.

The proposed development is at Land at Dyfed-Powys Police Headquarters, Llangunnor, Carmarthen, SA31 2PF. The site location is illustrated on the map below (denoted by red icon).



You may inspect copies of the proposed application plans, and other supporting documents online at: <https://a-dppplanningapp.vev.site/dpp-solar-array-pac-page>

Physical copies of the proposed application, plans, and other supporting documents will be available to view at: **Carmarthen Library, 9 St Peter's Street, Carmarthen, SA31 1LN.**

A drop in consultation event will be held at Carmarthen Library on Thursday 10th July from 9am – 6:30pm.

Anyone who wishes to make representations regarding this proposed development should write to us at:



dppplanningapplication@cbre.com



DPP Planning Application Team,
c/o CBRE Planning and Development
55 Temple Row, Birmingham, B2 5LS



<https://a-dppplanningapp.vev.site/dpp-solar-array-pac-page>

In accordance with the requirements of article 2E, please respond to the consultation by: **25th July 2025**

Signed: Richard Brown

Date: 27th June 2025



Appendix 4: Copy of Facebook Post Posted by Llangunnor Community Council

Facebook post text:

📣 Ymunwch â'r Sgwrs! Digwyddiad Arddangosfa Ymgynghori Cyn-Gais ar Gyfer Awyrenni Solar Newydd Arfaethedig yng Nglawdd Pencadlys Heddlu Dyfed-Powys 📣

Mae CBRE a Chomisiynydd Heddlu a Throsedd Heddlu Dyfed-Powys yn cynnal Digwyddiad Arddangosfa Gyhoeddus Ymgynghori Cyn-Gais i drafod awyrenni solar newydd arfaethedig yng Nglawdd Pencadlys Heddlu Dyfed-Powys, Llangynnwr. Mae eich mewnbwn yn werthfawr a bydd yn helpu i lunio'r cais cynllunio yn y dyfodol a fydd yn cael ei gyflwyno i Gyngor Sir Gaerfyrddin ar ddiwedd mis Gorffennaf 2025 i'w benderfynu.

Dyma beth sydd angen i chi ei wybod:

- Dyddiad: Dydd Iau 10fed Gorffennaf 2025
- Amser: 9am - 6:30pm
- Lleoliad: Ystafell 2 Llyfrgell Caerfyrddin - 9 Heol Pedr, Caerfyrddin SA31 1LN
- Beth i'w Ddisgwyl: Cyfle i ddarllen, rhoi sylwadau ar, a rhoi adborth ar y drafft cais a thrafodaeth Cwestiynau ac Atebion gyda'r Ymgynghorwyr Cynllunio
- Pam Mynd? Dysgwch fwy am y prosiect arfaethedig, rhannwch eich barn, gofynnwch gwestiynau, a helpwch i lunio'r cynlluniau terfynol.

Mae'r cyfarfod hwn yn cael ei gynnal gan CBRE Ltd mewn cydweithrediad â Chomisiynydd Heddlu a Throsedd Heddlu Dyfed-Powys.

Rydym yn annog pawb sydd â diddordeb yn y cais hwn i fynychu'r digwyddiad a rhannu eu syniadau. Mae eich llais yn cyfrif!

Methu dod? Gweler y drafft cais a ffyrdd o ymateb i adborth yma: a-dppplanningapp.vev.site/dpp-solar-array-pac-page

Diolch!

Tîm Cais Cynllunio Heddlu Dyfed-Powys C/O CBRE Cynllunio a Datblygu

📣 Join the Conversation! Pre-Application Consultation Exhibition Event on a Proposed New Solar Array at Dyfed-Powys Police Headquarters 📣

CBRE and The Police and Crime Commissioner for Dyfed-Powys Police are holding a Pre-Application Consultation Public Exhibition Event to discuss a proposed new Solar Array at Dyfed-Powys Police Headquarters, Llangunnor. Your input is valuable and will help shape the future planning application that will be submitted to Carmarthenshire County Council at the end of July 2025 for determination.

Here's what you need to know:

- **Date:** Thursday 10th July 2025
- **Time:** 9am - 6:30pm
- **Location:** Room 2 Carmarthen Library - 9 St Peter's St, Carmarthen SA31 1LN
- **What to Expect:** Opportunity to read, comment upon, and give feedback to the draft application and Q&A discussion with the Planning Consultants
- **Why Attend?** Learn more about the proposed project, share your opinions, ask questions, and help shape the final plans.

This meeting is being hosted by CBRE Ltd in collaboration with The Police and Crime Commissioner for Dyfed-Powys Police.

We encourage everyone interested in this application to attend the event and share their thoughts. Your voice matters!

Can't make it? Please see the draft application and ways to respond feedback here: [a-dppplanningapp.vew.site/dpp-solar-array-pac-page](https://dppplanningapp.vew.site/dpp-solar-array-pac-page)

Thank you!

DPP Planning Application Team C/O CBRE Planning and Development

Ymunwch â'r Sgwrs! Digwyddiad Arddangosfa Ymgynghoriad Cyn-Gwneud Cais ar Arae Solar Newydd Arfaethedig ym Mhencadlys Heddlu Dyfed-Powys

Mae CBRE a Chomisiynydd Heddlu a Throseddu Dyfed-Powys yn cynnal Digwyddiad Arddangosfa Gyhoeddus Ymgynghoriad Cyn Ymgeisio i drafod Arae Solar newydd arfaethedig ym Mhencadlys Heddlu Dyfed-Powys, Llangynnwr.

Dyma beth sydd angen i chi ei wybod:

- **Dyddiad:** Dydd Iau 10 Gorffennaf 2025
- **Amser:** 9am - 6:30pm
- **Lleoliad:** Ystafell 2 Llyfrgell Caerfyrddin - 9 Heol San Pedr, Caerfyrddin SA31 1LN
- **Pam Mynychu?** Dysgwch fwy am y prosiect arfaethedig, rhannwch eich barn a'ch meddyliau, gofynnwch gwestiynau, a helpwch i lunio'r cynlluniau terfynol.

Methu dod? Gweler y cais drafft a ffyrdd o ymateb i adborth yma: a-dppplanningapp.vev.site/dpp-solar-array-pac-page

Diolch!

Join the Conversation! Pre-Application Consultation Exhibition Event on a Proposed New Solar Array at Dyfed-Powys Police Headquarters

CBRE and The Police and Crime Commissioner for Dyfed-Powys Police are holding a Pre-Application Consultation Public Exhibition Event to discuss a proposed new Solar Array at Dyfed-Powys Police Headquarters, Llangunnor.

Here's what you need to know:

- **Date:** Thursday 10th July 2025
- **Time:** 9am - 6:30pm
- **Location:** Room 2 Carmarthen Library - 9 St Peter's St, Carmarthen SA31 1LN
- **Why Attend?** Learn more about the proposed project, share your opinions and thoughts, ask questions, and help shape the final plans.

Can't make it? Please see the draft application and ways to respond feedback here: a-dppplanningapp.vev.site/dpp-solar-array-pac-page

Thank you!

Facebook Poster

📢 Ymunwch â'r Sgwrs! Digwyddiad Arddangosfa
Ymgynghoriad Cyn-Gwneud Cais ar Arae Solar
Newydd Arfaethedig ym Mhencadlys Heddlu Dyfed-
Powys 📢

📢 Join the Conversation! Pre-Application
Consultation Exhibition Event on a Proposed New
Solar Array at Dyfed-Powys Police Headquarters 📢



Sganiwch y cod QR am ragor o wybodaeth
a chyfleoedd i ymateb!

Please scan the QR code for more
information and opportunities to
respond!

QR code poster
for notice board
at LCC

Appendix 5: Copy of Pre-Application Consultation in-person event Slide Deck, Feedback Forms, and QR code leaflets

Cais Cynllunio Drafft – Arddangosfa Gyhoeddus Ymgynghoriad Cyn- ymgeisio Ymgysylltu

Draft Planning Application –Public Exhibition Pre-Application Consultation Engagement

Datblygiad Arfaethedig

- Cais Cynllunio Arae Solar Arfaethedig ar ran Comisiynydd Heddlu a Throseddu Dyfed-Powys.
- Rydym yn cynnal Digwyddiad Ymgynghori Cyn Ymgeisio heddiw fel rhan o'r rhaglen Ymgynghori Cyn Ymgeisio i ymgysylltu ag aelodau'r gymuned ar y Datblygiad Arfaethedig a rhoi cyfle i chi roi eich adborth.

Proposed Development

- Proposed Solar Array Planning Application on behalf of The Police and Crime Commissioner for Dyfed-Powys.
- We are holding a Pre-Application Consultation Event today as part of the Pre-Application Consultation programme to engage with members of the community on the Proposed Development and provide an opportunity for your feedback.

Disgrifiad o'r Datblygiad

"Gosod 1,420 o baneli PV wedi'u gosod ar y ddaear, cynhwysydd storio gwrthdroydd / batri cysylltiedig, ffensio, tirlunio a gwaith ategol arall ym Mhencadlys Heddlu Dyfed-Powys ("DPP"), Llangynnwr, Caerfyrddin."

Yn benodol, mae'r Datblygiad Arfaethedig yn cynnwys:

- Darparu 1,420 o baneli PV (1762x1134x30mm);
- Adeiladu ffens 2.4m;
- Darparu cynhwysydd system storio batri (tua 2.9m x 2.4m x 2.6m) wedi'i leoli gerllaw gogledd-orllewin y paneli wrth ymyl adeilad DPP presennol; a
- Darparu tirlunio, ecoleg gan gynnwys mesurau lliniaru a gwella.

Description of Development

"Installation of 1,420 ground mounted PV panels, associated inverter / battery storage container, fencing, landscaping and other ancillary works at Dyfed-Powys Police ("DPP") Headquarters, Llangunnor, Carmarthen."

In particular, the Proposed Development comprises:

- Provision of 1,420no. PV panels (1762x1134x30mm);
- Construction of a 2.4m fence;
- Provision of a battery storage system container (circa 2.9m x 2.4m x 2.6m) located adjacent to the north west of the panels adjacent to an existing DPP building; and
- Provision of landscaping, ecology including mitigation and enhancement measures.

Lleoliad y Safle

Tir ym Mhencadlys
Heddlu Dyfed-Powys,
Heol Llangynnwr,
Llangynnwr, Caerfyrddin,
SA31 2PF.



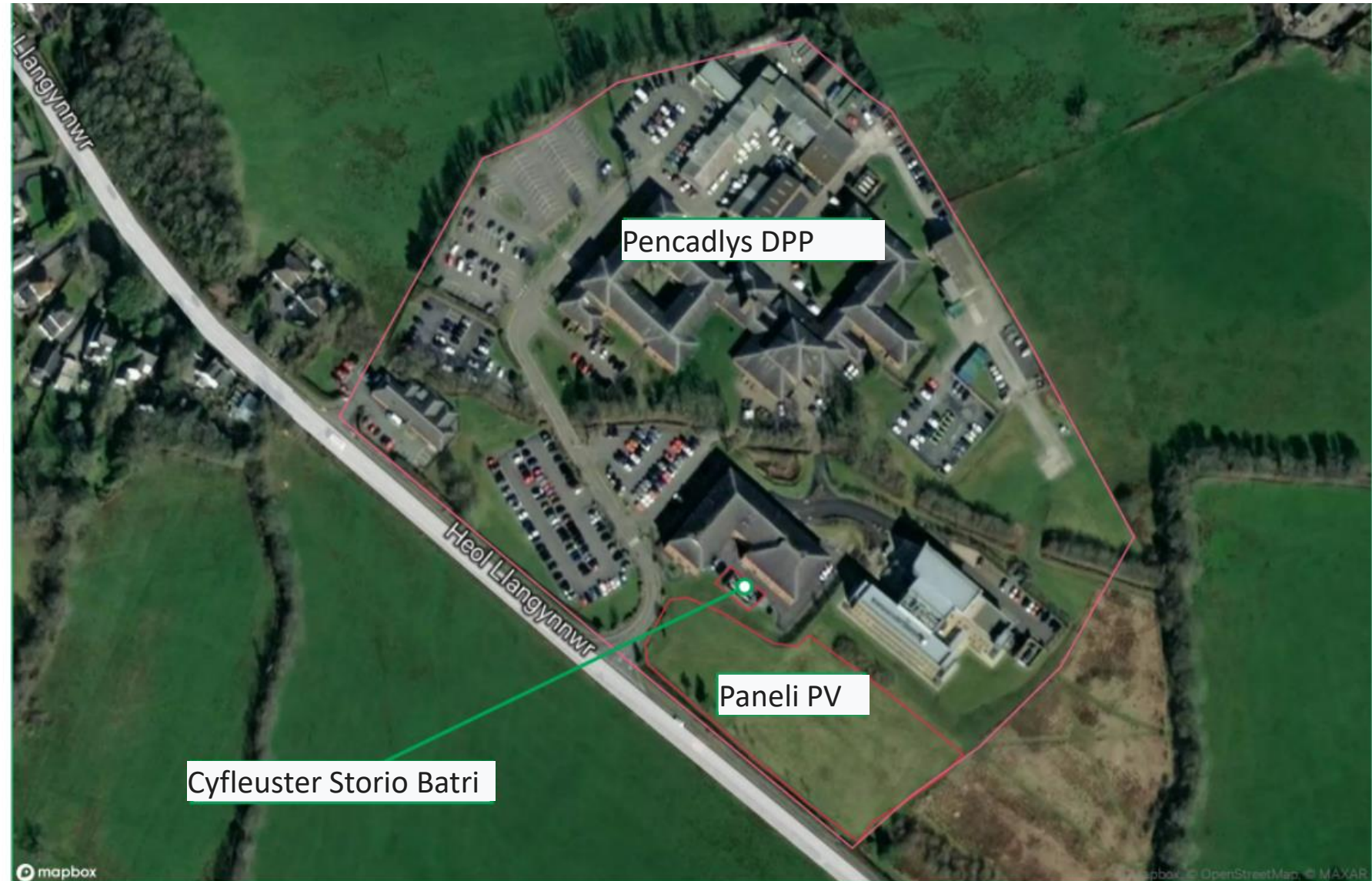
Site Location

Land at Dyfed-Powys
Police Headquarters,
Llaungunnor Road,
Llangunnor, Carmarthen,
SA31 2PF.



Lleoliad y Safle

Tir ym Mhencadlys
Heddlu Dyfed-Powys,
Heol Llangynnwr,
Llangynnwr, Caerfyrddin,
SA31 2PF.



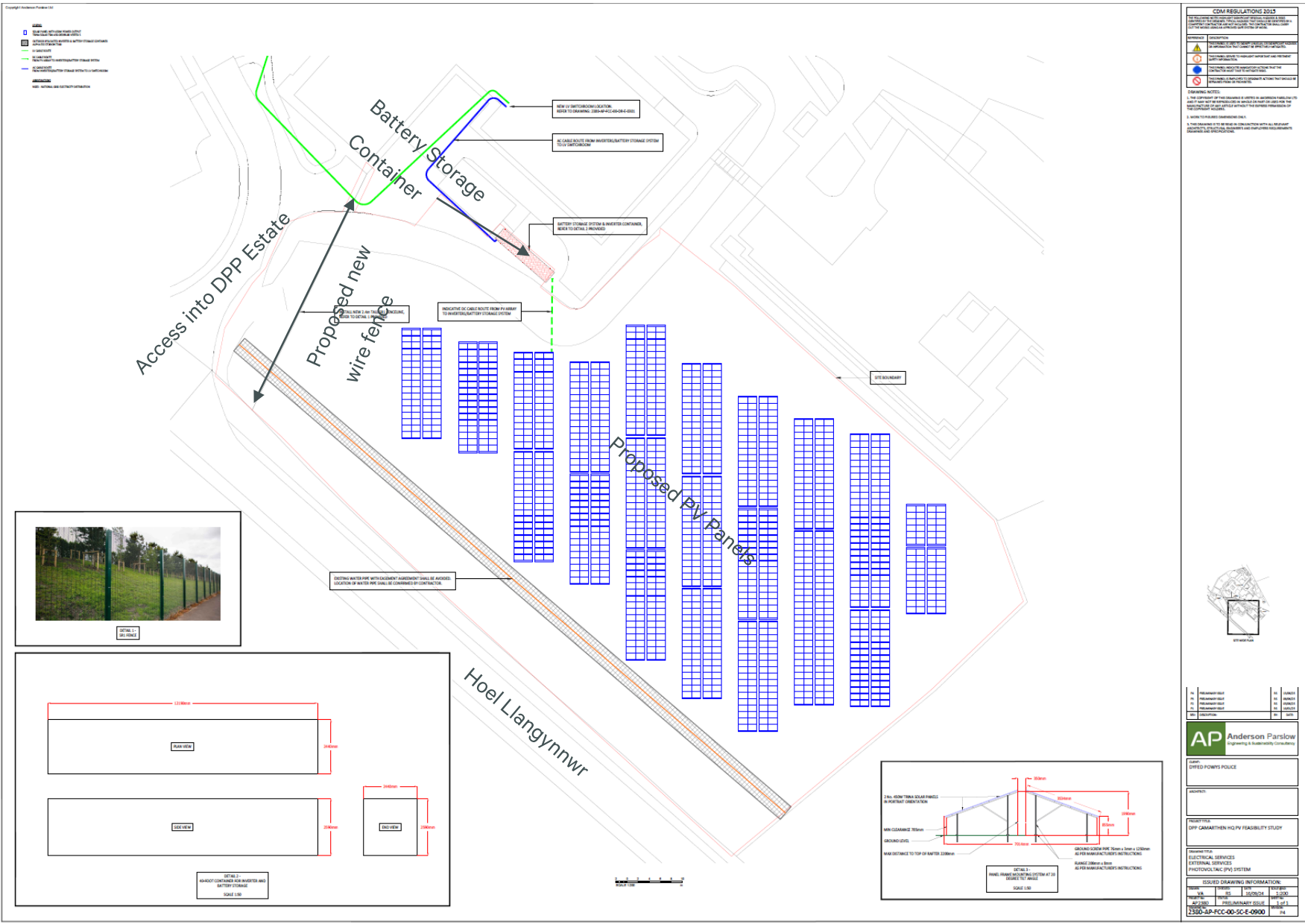
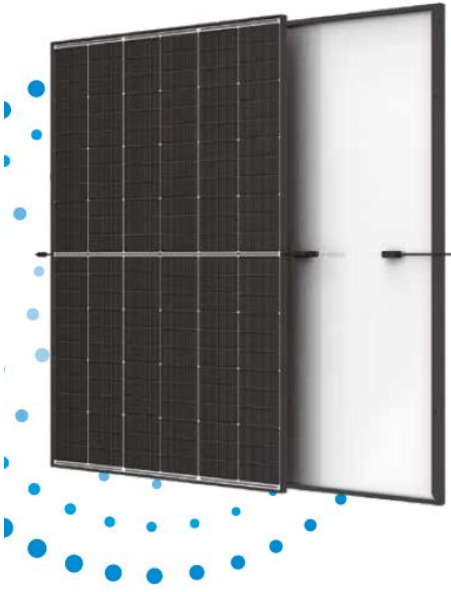
Site Location

Land at Dyfed-Powys Police Headquarters,
Llaungunnor Road,
Llangunnor, Carmarthen,
SA31 2PF.

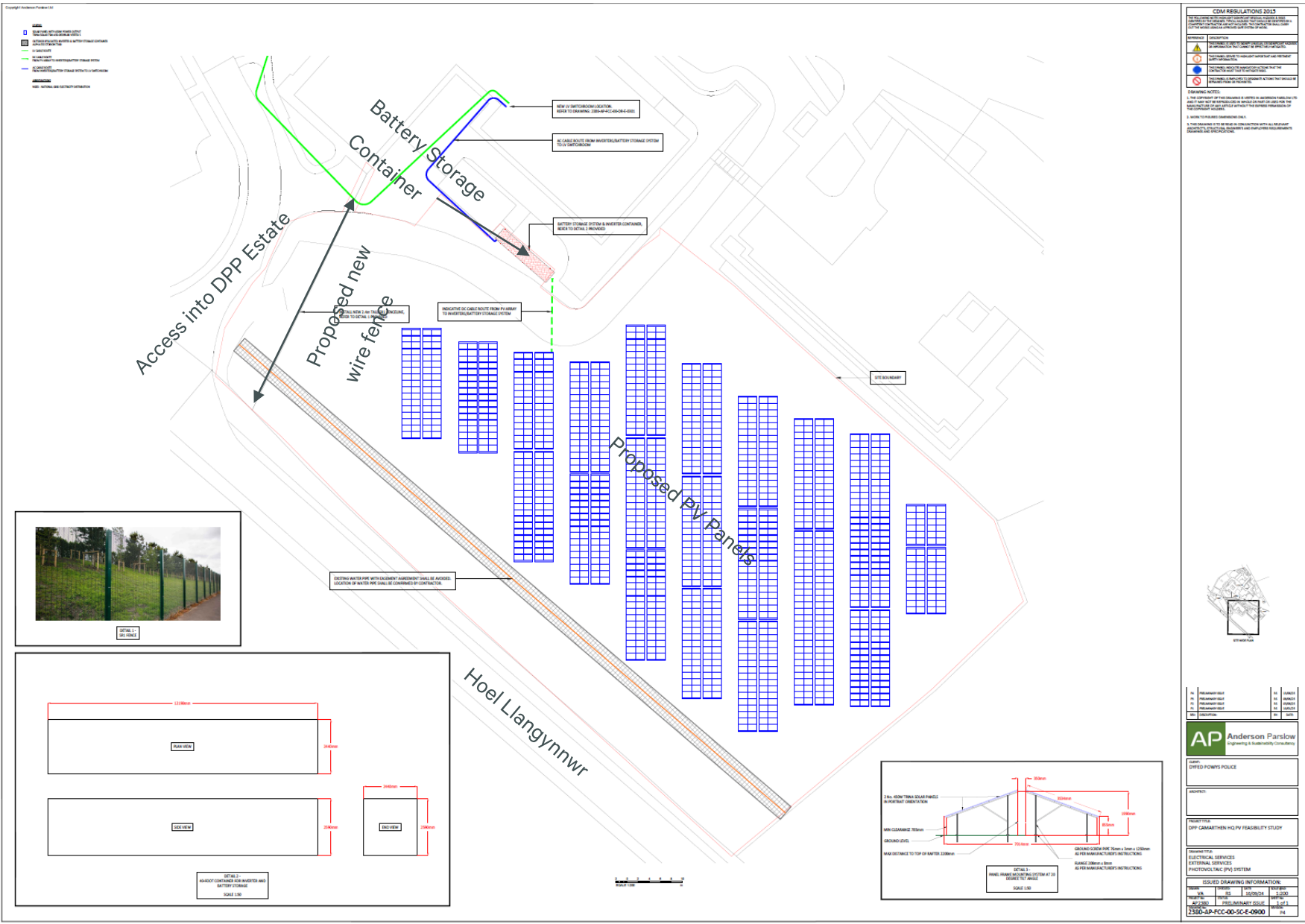
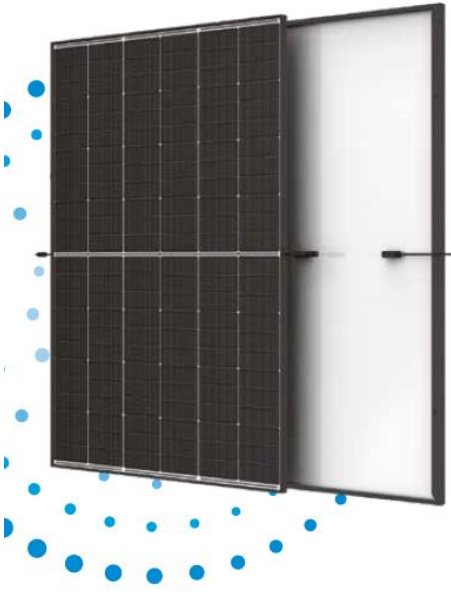


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Cynllun Safle'r Datblygiad Arfaethedig



Proposed Development Site Layout



Cynllun Tirlunio Datblygiad Arfaethedig



Proposed Development Landscaping Layout



Canlyniadau asesu

- **Tirwedd a Gweledol** – Ni fydd dyluniad tirwedd y prosiect, gyda lliniaru a chadwraeth cynefinoedd, yn effeithio'n negyddol ar ansawdd na gwerthoedd y dirwedd.
- **Coed** – Bydd y prosiect yn cael gwared ar wrych o ansawdd isel, a fydd yn cael ei liniaru gan blannu newydd i wella gwrych presennol.
- **Bioamrywiaeth** – Ni fydd y datblygiad yn niweidio safleoedd gwarchodedig na chadwraeth natur ac mae'n cynnwys mesurau i fod o fudd i dirlunio a bioamrywiaeth.
- **Llewyrch or Paneli**– Mae asesiad technegol yn dod i'r casgliad y bydd gan y paneli solar effaith fach iawn ar ddefnyddwyr ffyrdd a thrigolion o ran llewyrch or paneli.
- **Draenio** – Nid yw'r datblygiad arfaethedig yn berygl o lifogydd ac ni fydd yn achosi perygl o lifogydd mewn mannau eraill chwaith.
- **Effeithiau Adeiladu** – Mae Cynllun Rheoli Adeiladu wedi'i baratoi i reoli traffig adeiladu a gweithgareddau eraill er mwyn osgoi effeithiau ar y briffordd a thrigolion ag adeiladau cyfagos.

Assessment outcomes

- **Landscape and Visual** – The project's landscape design, with mitigation and habitat preservation, will not negatively impact landscape quality or values.
- **Trees** – The project will remove a low-quality hedgerow, which will be mitigated by new planting to enhance an existing hedgerow.
- **Biodiversity** – The development will not harm protected sites or nature conservation and includes measures to benefit landscaping and biodiversity.
- **Glint and Glare** – A technical assessment concludes the solar panels will have minimal impact on road users and residents regarding glint and glare.
- **Drainage** – The proposed development is not a risk from flooding and nor will it cause a risk of flooding elsewhere.
- **Construction Impacts** – A Construction Management Plan has been prepared to control construction traffic and other activities to avoid impacts on the highway and nearby residents and occupiers.

Manteision allweddol y Datblygiad Arfaethedig

- Bydd y Datblygiad Arfaethedig yn cefnogi uchelgeisiau a gofynion polisi Llywodraeth Cymru i fynd i'r afael â'r argyfwng hinsawdd a darparu ynni adnewyddadwy a charbon isel.
- Bydd y cynigion yn gwneud cyfraniad pwysig tuag at ymrwymadau cynaliadwyedd DPP ei hun drwy ddiwallu anghenion ynni ystâd Pencadlys yr Heddlu gan osgoi allyriadau CO2, a thrwy ddarparu planhigion a nodweddion ecolegol ychwanegol fel rhan o'r datblygiad.
- Mae polisiâu yng Nghynllun Datblygu Lleol Sir Gaerfyrddin, sydd wedi'i fabwysiadu a'i ddrafftio, yn cefnogi egwyddor datblygu, fel y cadarnhawyd hefyd yn ymateb y Cyngor i ymgysylltu cyn ymgeisio.
- Mae'r arae solar wedi'i lleoli ar dir DPP wrth ymyl y pencadlys, ger adeiladau presennol, a bydd yn cynnwys plannu ychwanegol i leihau'r effaith ar y dirwedd.

Key benefits of the Proposed Development

- The Proposed Development will support the Welsh Government's policy ambitions and requirements to address the climate emergency and deliver renewable and low carbon energy.
- The proposals will make an important contribution towards DPP's own sustainability commitments by meeting the energy needs of the Police HQ estate avoiding CO2 emissions, and by providing additional planting and ecological features as part of the development.
- Policies in the adopted and draft revised Carmarthenshire Local Development Plan provide support for the principle of development, as also confirmed in the Council's response to pre-application engagement.
- The solar array is located on DPP land next to the HQ, near existing buildings, and will include additional planting to minimize landscape impact.

Ymrwymiad Cynladwyed d Heddlu Dyfed-Powys

Cynaliadwyedd a Datgarboneiddio

- Mae Heddlu Dyfed-Powys wedi ymrwymo i ddod yn wasanaeth heddlu cynaliadwy – mae'n anelu i gyflenwi manteision cymdeithasol, economaidd ac amgylcheddol ym mhob un o'r Ardaloedd Plismona Lleol drwy ddarparu lle diogel i fyw a gweithio, sy'n cyd-fynd â'n Cynllun Sefydliadol Strategol.
- Mae Heddlu Dyfed-Powys yn ymrwymo i:
 - Sefydlu gwaelodlin ôl troed carbon
 - Nodi potensial ar gyfer lliniaru
 - Datblygu cynlluniau ar gyfer datgarboneiddio
 - Datblygu cynlluniau ar gyfer nodau cynaliadwy
 - Monitro cynnydd
 - Mesur manteision



Dyfed-Powys Police Sustainability Commitment

Sustainability and Decarbonisation

- Dyfed-Powys Police is committed to becoming a sustainable police force – it aims to deliver social, economic and environmental benefits each of the Local Policing Areas (LPAs) through the provision of a safe place to live and work, that aligns with our Strategic Organisational Plan.
- Dyfed-Powys Police commits to:
 - Establishing a carbon footprint baseline
 - Identifying mitigation potential
 - Developing plans for decarbonisation
 - Developing plans for sustainable goals
 - Monitoring progress
 - Quantifying benefits



Ymrwymiad Cynladwyed d Heddlu Dyfed-Powys

Prosiect Fferm Solar Pencadlys yr Heddlu a Newidiadau i Ystadau

- Mae Heddlu Dyfed-Powys wedi ymrwymo i ddod yn wasanaeth heddlu cynaliadwy – mae’r gostyngiad mewn ôl troed carbon i gyrraedd sero net erbyn 2050 wedi symbylu’r angen i newid faint o egni rydyn ni’n defnyddio a’r math rydyn ni’n defnyddio, yn arbennig o fewn yr amgylched adeiledig.
- Mae nifer o brosiectau buddsoddi ar waith ac wedi’u cynllunio i leihau ein hól troed cyffredinol.
- Mae’r rhain yn cynnwys y canlynol (ond heb fod yn gyfyngedig i hynny)
 - Golau deuod allyrru golau
 - Gosodiadau Panel Solar Ffotofoltaidd gan gynnwys Fferm Solar y Pencadlys
 - Systemau Rheoli Adeiladau
 - Gwelliannau i Ffabrig ac Insiwleiddio Adeiladau
 - Systemau gwresogi tanwydd di-hydrocarbon



Dyfed-Powys Police Sustainability Commitment

Estates Changes and HQ Solar Farm Project

- Dyfed-Powys Police is committed to becoming a sustainable police force – the reduction in Carbon footprint to achieve net zero by 2050, has driven the need to change the amount of energy we consume and the type we use, especially within the built environment.
- Numerous investment projects are in place, and are planned to reduce our overall footprint.
- These include but are not limited to
 - LED lighting
 - Photovoltaic Solar Panel installations including the HQ Solar Farm
 - Building Management Systems
 - Building Insulation and Fabric Improvements
 - Non-Hydrocarbon fuel heating systems



Unrhyw gwestiynau
neu adborth?



Dolen cod QR i'r wefan

E-bostiwrch ni: dppplanningapplication@cbre.com

Ysgrifennwch atom:

DPP Solar Array Consultation Team, c/o CBRE Planning and Development, 55 Temple Row, Birmingham, B2 5LS.

Gallwch archwilio copïau o gynlluniau'r cais arfaethedig, a dogfennau ategol eraill ar-lein yn:

<https://a-dppplanningapp.vew.site/dpp-solar-array-pac-page>

Daw'r Ymgynghoriad Cyn Ymgeisio i ben ar 25 Gorffennaf 2025.

Any questions or
feedback?



QR Code link to website

Email us: dppplanningapplication@cbre.com

Write to us:

DPP Solar Array Consultation Team, c/o CBRE Planning and Development, 55 Temple Row, Birmingham, B2 5LS.

You may inspect copies of the proposed application plans, and other supporting documents online at:
<https://a-dppplanningapp.vcv.site/dpp-solar-array-pac-page>

The Pre-Application Consultation ends on the 25th July 2025.

10 July 2025

CBRE

Diolch / Thank you

CBRE a Heddlu Dyfed-Powys

Arae Solar Newydd Arfaethedig,
Tir ym Mhencadlys Heddlu Dyfed-Powys,
Heol Llangynnwr, Llangynnwr,
Caerfyrddin

**Ffurflen Adborth Ymgynghoriad Cyn
Ymgeisio**

Enw	
Cyfeiriad	
Adborth	

Diolch!



**Proposed New Solar Array,
Land at Dyfed-Powys Police
Headquarters, Llangunnor Road,
Llangunnor, Carmarthen**

Pre Application Consultation Feedback

Name	
Address	
Feedback	

Thank you!



Appendix 6: Copy of Picture of Hard Copy of Draft Application Pack in Situ at Carmarthen Library



Appendix 7: Copy of Detailed Feedback Responses – Llangunnor Community Council

Meeting with Llangunnor Community Council (Online – 3rd July 2025)

Key Comments/ feedback received	Actions Required for Planning Application Submission
Questions over the resilience of the system if there was to be a significant event e.g storm that would damage the cables and how the Police HQ could operate without the Solar Array generating electricity.	Planning Statement to include a section on the fire resilience of the system.
Questions over the safety aspect of battery storage within a container, specifically fire safety. Also questions on the regulations as to the distance of the battery storage to the HQ.	Planning Statement to include reference to the fire resilience of the battery storage container, and its emergency shut off remote system. As part of the next stage of detailed design, building regulations in terms of battery storage and distance away from the HQ will be investigated.
Benefits to Llangunnor residents?	Planning Statement to include specific reference to the benefits for Llangunnor residents including lower carbon footprint for public services, and promoting resilience in the case of extreme events.
How will energy savings go into an increased budget front line activities, can this number be provides in terms of X amount of additional front line officers from the savings from the development?	N/A - no action required for the planning submission.
Questions as to how much the development is going to cost and who will be paying.	N/A - no action required for the planning submission.
Concerns over the East to West orientation of the panels towards residential properties. It was queried how the G and G assessment was undertaken, and how affected properties will be protected	G and G assessment will be reviewed to ensure it encompasses impacts on all potentially impacted neighbouring residential properties.
How will funds be raised for the project and will this contribute towards and increase in taxes for residents	N/A - no action required for the planning submission.

Key Comments/ feedback received	Actions Required for Planning Application Submission
Was the initial Pre-App rejected, is this why the scheme has changed?	N/A - Planning Statement already identifies the previous Pre-App and the outcomes, as well as what has been brought forward to this version of the project, with scheme amendment made to reflect technical considerations and scheme development
Is there potential for livestock to graze the fields beneath the panels?	N/A - no action required for the planning submission.
Will this PAC determine how the application goes forward, or is it a done deal that the project will be progressed?	To be addressed in Pre-Application Consultation Report, noting that the application requirement to be submitted to and determined by the local planning authority.
Is the project too small to be called in by the minister for determination?	N/A - no action required for the planning submission but noted that the scale of the solar array scheme is relatively small.
Security Lights as part of the planning application?	Planning Statement to include short line that additional security lighting not required as it is already in place.

Appendix 8: Copy of Detailed Feedback Responses – Natural Resources Body for Wales

Ein cyf/Our ref: CAS-283552-H2B9
Eich cyf/Your ref:

DPP Planning Application Team
C/O CBRE Planning and Development
55 Temple Row
Birmingham
B2 5LS

Dyddiad/Date: 23 July 2025

Annwyl Syr/Madam/Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED

BWRIAD/PROPOSAL: INSTALLATION OF 1,420 GROUND MOUNTED PV PANELS, ASSOCIATED INVERTER / BATTERY STORAGE CONTAINER, FENCING, LANDSCAPING AND OTHER ANCILLARY WORKS

LLEOLIAD/LOCATION: LAND AT DYFED POWYS POLICE HEADQUARTERS, LLANGUNNOR, CARMARTHEN SA31 2PF

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 27 June 2025.

Based on the information provided, we would have no objection to the proposed development and provide the following advice.

Ecology

We welcome the submission of the ecology report entitled Ecological Impact Assessment (EIA), Report Reference: WIE21567-105-RP-XX-1-1_EclA, Revision P01, dated June 2025. We note the report concluded that there were no protected species under our remit found at the site.

We welcome the recommendations and enhancements outlined in Section 5 of the report and advise that these are discussed and agreed with the Local Planning Authority's ecologist.

Other Matters

Advice for the Developer

Pollution Prevention

The biggest risk from a pollution viewpoint occurs during construction. You should therefore plan the works carefully and take any precaution to prevent contamination of surface water drains and local watercourses. All works at the site must be carried out in accordance with PPG6: 'Working at construction and demolition sites' which is available on the following website:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelinesppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Lisa Jones
Gynghorydd - Cynllunio Datblygu / Advisor - Development Planning

Ffôn/Phone: 0300 065 3264
E-bost/E-mail: swplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi. / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

END

Thank you