



# The Planning Inspectorate Yr Arolygiaeth Gynllunio

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Mr Ben Lewis of Renplan  
(on behalf of the Applicant)

Eich Cyf / Your Ref :

Mr Gary Glenister of Carmarthenshire County  
Council (Local Planning Authority)

Ein Cyf / Our Ref: DNS/3227364

Dyddiad / Date: 04/11/20

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**Town and Country Planning Act 1990  
Developments of National Significance (Procedure) (Wales) Order 2016  
Developments of National Significance (Examination Procedure) (Wales)  
Regulations 2016**

**Application by:** Spring Dev 02 Ltd

**Site Address:** Land to the East of the A48 (Coordinates E257386, N209389) and Land to the South West of Tycroes (Coordinates E259219, N209551; & E259904, N209590), Carmarthenshire

I am writing to inform you that the Inspector appointed to consider the above application and submit a recommendation to the Welsh Ministers in due course is:

**J. Burston BSc MA MRTPI**

The appointed Inspector has now reviewed all representations submitted by the consultation period deadline. After careful consideration, she has decided that the application can adequately proceed by the **Written Representations** procedure and that no Hearing or Inquiry sessions are required. This does not however preclude the Inspector from requesting further information in writing, or seek further clarification, should she consider it necessary. The Inspector can also change the procedure at any time during the examination period should it become necessary to do so.

**Site Visit**

Given the current Pandemic, the Inspector would prefer the site visit to be unaccompanied. However, if the Landowner / Agent needs to be present to provide access to the appointed Inspector then the Inspectorate should be notified as soon as possible (*n.b. the appointed Inspector is able to climb field gates if given appropriate permission to access private land*).

The appointed Inspector would also like to be provided with a map from the Local Planning Authority (LPA) showing the viewpoints it considers to be relevant, if over and above those already provided by the Applicant in the submitted Landscape Assessment. Further, given the LPA's observations relating to 'living conditions', does the LPA consider that the appointed Inspector should visit individual properties to view the site from external living spaces ?

The time and date on which the site visit takes place will be at the discretion of the appointed Inspector. The Inspectorate will provide details of when the appointed Inspector intends to conduct the site visit in due course.

The information requested above should be received by the Inspectorate **by no later than Wednesday the 11<sup>th</sup> of November 2020.**

A copy of this letter and any responses received will be published on the DNS website as soon as practicable after the deadline has passed.

Should you require any further information please do not hesitate to contact me.

Yours sincerely

*Rhys Rigby*

Mr Rhys Rigby  
Case Officer  
Swyddog Achos