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Cyngor Sir Caerfyrddin

18fed Rhagfyr 2025

Dear Sir/Madam

Mynydd Argoed, Esgairdawe, Llansawel, Sir Gaerfyrddin.

We act on behalf of Messrs Frost and are instructed to submit a retrospective planning application for the access, hardstanding and forestry tracks constructed on the above site. Whilst an application was submitted under Part 7 of The Town and Country Planning (General Permitted Development) Order 1995, prior approval was requested and was subsequently refused.

The access, hardstanding's and tracks were completed in September 2021 and allows for the maintenance of the forestry whereby 96,000 mixed species trees have been planted as part of the carbon capture government scheme. In time, the tracks will also be used for afforestation and the re-planting of the land. The trees are half stika spruce and half native breeds to make it a parkland.

All tracks have been finished in stone and shale and have used the existing lay of the land. All material is permeable; therefore, the surface water runoff is no greater than the rate of the greenfield flow. Three culverts have been created to enable passage over streams that run through the land.

The tracks are imperative for the applicant to continue with the management of the forestry and will allow the safe access and turning for HGV's and for other smaller vehicles in maintaining the land.

The application is partly retrospective, therefore it is evident that the design and finish does not result in an impact on the landscape. The tracks harmonise seamlessly with their surroundings, which are also screened by mature hedgerows.

The OS map provides an illustrative outline of the site, which measures nearly 40.26 ha of forestry. The photograph below from Google demonstrates the current layout of the site and the network of forestry tracks enabling access around the site.



Figure 1 – Extract of land owned by applicant and tracks in situ

Planning Permission is also sought for a forestry storage building, located at the entrance to the site, this building is required for the storage of tools associated with the woodland and for the storage of the wood itself to dry out once cultivated. It will store the tractor, tree sheers, equipment and documents relating to the site

Enclosed Documentation

Please find enclosed the following documentation submitted in support of the application:

- Completed Application Form
- Site Location Plan
- Site Section
- Proposed Elevations and Floor Plans of Shed
- Details of Planting
- Green Infrastructure Statement
- Drainage Statement
- Application Fee

Should you have any queries regarding the above or any other matter relating to this application please contact me on gwenan@jmsplanning.com or 07395285056

Yours faithfully,

A handwritten signature in black ink that reads "G.T. Jenkins". The signature is written in a cursive, slightly stylized font.

Gwennan Jenkins BSc MSc MRTPI

Director

JMS Planning & Development

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