

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE) ORDER 1995**

APPROVAL OF FULL PLANNING PERMISSION

Name and address of the applicant

**Cuddy Group Limited
Tank Farm Road
Llandarcy
Neath
SA106EN**

Name and Address of the agent

**Martin Healer Development Services
Nodor House
South Road
Bridgend Industrial Estate
Bridgend**

Whereas on the Thursday, 09 October 2003 you submitted an application for the following development:-

PROPOSAL RESIDENTIAL DEVELOPMENT
LOCATION LAND OFF HEOL Y GLYN GLYNNEATH NEATH

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT AND ORDER HEREBY PERMITS THE DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH THE APPLICATION AND THE PLANS SUBMITTED THEREWITH, SUBJECT TO COMPLIANCE WITH THE CONDITIONS SPECIFIED HEREUNDER:

CONDITIONS:-

(1)The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

Continued/-

Reference No: P/2003/1330

(2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the visual amenity of the area.

(3) The development shall include works for the control of effluent which shall be designed, engineered and maintained in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority to prevent any contaminated surface water drainage from entering a watercourse. The scheme shall be implemented prior to the occupation of each associated dwelling.

Reason

In order to ensure the provision of adequate foul drainage.

(4) Adequate provision, in accordance with a scheme to be first submitted to, and approved in writing by, the Local Planning Authority, shall be made for the drainage of the land. Such scheme shall ensure that proper drainage of any adjoining land is not interrupted or otherwise adversely affected. The scheme shall be implemented prior to the occupation of each associated dwelling.

Reason

To ensure satisfactory drainage.

(5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any order revoking and re-enacting that Order with or without modification), there shall be no erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure without the prior grant of planning permission in that behalf other than that granted permission by this consent.

Reason

In order to safeguard the amenities of the area by enabling the local planning authority to consider whether planning permission should be granted.

(6) The integral and attached garages shall not be converted to residential use unless a scheme for replacement car parking has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented prior to the commencement of any conversion works and shall provide for one additional car parking space for each space lost by any conversion works.

Reason

To ensure that adequate car parking provision is maintained within the curtilage of the dwelling in the interest of highway safety.

Continued/-

Reference No: P/2003/1330

(7) The use of separate garages shall be restricted to the garaging of private motor vehicles and uses incidental to the use of the associated dwellinghouse only and for no industrial, commercial or business use.

Reason

In the interests of amenity and to clarify the extent of this consent.

(8) No dwellings shall be occupied until the necessary on site foul drainage infrastructure has been completed and:

(i) Connected to the existing 375mm public combined sewer at manhole SN86058501 as marked on the statutory sewer record plan (Dwg WW/01 attached; or

(ii) The essential improvements to the public sewerage system, in particular, the combined sewer overflows at High Street Ref: SN87069403, Godfrey Avenue Ref: SN87053901, Chain Bridge Ref: SN86059604 have been completed and this has been confirmed in writing by the Local Planning Authority.

Reason

To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(9) No work on site shall take place on land containing Fallopia Japonica (Japanese Knotweed), Giant Knotweed or any Knotweed hybrid until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the eradication and/or control and shall include details of the method of eradication/control and the timescale involved. The scheme shall be implemented in accordance with the approved details.

Reason

In the interests of ecology and visual amenity.

(10) Prior to the commencement of works, details of the landscaping selection referred to on the submitted plan shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development hereby permitted, whichever is the sooner and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and the same species, unless the Local Planning Authority gives written consent to any variation.

Reason

In the interest of visual amenity and to accord with Section 197 of the Town and Country Planning Act, 1990.

Continued/-

Reference No: P/2003/1330

(11) Prior to commencement of work a ghost island right turn lane shall be provided on Heol Y Glyn in accordance with a scheme which shall first be submitted to and approved in writing by the Local Planning Authority. This scheme shall include street lighting of the junction, anti skid surfacing, high visibility junction signs, slow markings on road etc.

Reason

In the interests of highway safety.

(12) Prior to the commencement of works, the site roads (or roads for any phase of the development agreed in writing by the local planning authority) shall be constructed up to and including binder course and all roads completed prior to occupation of the last dwelling.

Reason

In the interests of highway safety.

(13) Prior to occupation of any dwelling a surfaced and lit footway shall be provided from Heol Y Glyn to the dwelling.

Reason

In the interests of highway safety.

(14) Prior to commencement of any work on the dwellings a scheme for street lighting and road drainage shall be submitted to and approved in writing by the Local Planning Authority and each installed on site in accordance with the approved plans.

Reason

In the interests of highway safety.

(15) All drives/parking spaces shall be hardsurfaced in tarmacadam, concrete or block paving to a maximum gradient of 1 in 9 prior to occupation of that particular dwelling.

Reason

In the interests of highway safety.

(16) Prior to the occupation of any associated dwelling, pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be provided each side of each access and maintained thereafter so that nothing over 600mm in height is erected or allowed to grow within the splay area.

Reason

In the interests of highway safety.

(17) Prior to construction of the access road, a Geotechnical Survey of the ground

Continued/-

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under the proposed road including boreholes every 10 metres along the centrelines and measures to take account of the findings of the survey on the site development shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of highway safety and structural stability, in view of the tipped material on the site.

(18) Notwithstanding the submitted plans, prior to commencing any work on the link to Woodland Park, a scheme shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall show how vehicular access is to be retained to the existing garages, cross sections showing construction details and signing, drainage, lighting and type of bollards proposed in order to prevent general vehicular use of the access. The link shall be provided as per the approved scheme when the cul de sac has been completed to base course level.

Reason

In the interests of highway safety.

(19) Notwithstanding the details shown on the Long Section Drawing 3174 111A, prior to the occupation of any associated dwelling, a near level platform of no greater than 1 in 25 for the first 15 metres shall be created at the junction of road 1 with Heol Y Glyn and the junction of Road 1 with Road 2 with the vertical curve not starting until the first 15 metres has been cleared.

Reason

In the interests of highway safety.

(20) No pedestrian or vehicular access shall be constructed from the properties onto Heol Y Glyn.

Reason

In the interests of highway safety.

(21) Prior to the construction of any retaining wall details shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include engineering calculations.

Reason

In the interests of safety and amenity.

(22) The developer shall ensure that a suitably qualified Archaeologist is present during the undertaking of any ground disturbing works in the development area, so that an archaeological watching brief can be conducted. The Local Planning Authority will be informed, in writing, at least two weeks prior to the commencement of the development of the name of said Archaeologist.

Continued/-

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Reason

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resources.

(23)No surface water or land drainage shall be allowed to connect (either directly or indirectly) to 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 detriment to the environment.

(24)Foul water and surface water discharges shall be drained separately from the site.

Reason

To protect the integrity of the Public Sewerage System.

(25)No trees shall be felled or cut back other than that indicated on the submitted plan.

Reason

In the interest of visual amenity.

(26)Any importation of material shall cease within 12 months of its commencement unless otherwise agreed in writing with the local planning authority: The Local Planning Authority shall be notified in writing when operations commence within 7 days of the commencement of tipping operations.

Reason

In the interest of amenity.

(27)Notwithstanding the submitted plans no development shall commence on plots 24 to 27 until a scheme for their redesign has been submitted to and approved by the local planning authority.

Reason

In the interest of visual amenity

Signed :

Geoff White – Head Of Planning

Date: 12/07/2005

IMPORTANT NOTES:

(1) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code

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of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2001).

(2) Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

(3) Before commencing development, the developer is advised to contact Hyder Network Development Consultants on 01443 331155 in relation to building in the vicinity of a sewer or a connection to a sewer.

(4) The developer is advised that the Council have not consulted the Coal Authority in respect of this application. It is the developer's responsibility to contact the Coal Authority direct to ensure that the site is not effected by past mine workings and therefore to ensure that any development is carried out in a safe manner.

(5) You are advised, in compliance with The Town & Country Planning (General Development Procedure) (Wales) (Amendment) Order 2004, that the following policies and/or proposals in the development plan are relevant to the above conditions as detailed below:

Conditions 1 to 27 ENV17 DDUDP

Conditions 3, 4, 24, 25, 26 E78 BNLP

Conditions 6, 7, 11 to 21 T26 BNLP

Condition 23 E64 BNLP, ENV25 DDUDP

Condition 27 E63 BNLP

(6) Under the 1990 Environmental Protection Act it is an offence to deposit Japanese Knotweed or soils containing Japanese Knotweed, anywhere other than a licensed site. For information on local sites licensed to receive Knotweed, contact the Environment Agency.

(7) You are advised that the trees within the site are protected by a Tree Preservation Order and that further permission will be required if works to trees are proposed in excess of that allowed by this consent.