

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning (Development Management Procedure)
(Wales) Order 2012 (as amended)

FULL PLANNING PERMISSION

To: Mr Terry Prictor c/o Paul Thornton Building Design Ltd F.a.o. Mr P Thornton 85 Park Road
Berry Hill Coleford

WHEREAS you submitted an application on the 15th May 2018 to develop: Land Adjacent To 1 Bedlinog Terrace Bedlinog Treharris CF46 6SB short particulars of the application being as follows:-

Name of the Applicant

Mr Terry Prictor
C/o Agent

Description of Proposed Development

Erection of a detached, 3 bedroom dwelling, with associated access, landscaping and drainage works (Full)

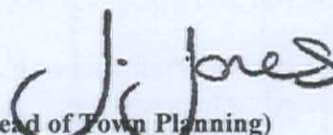
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 3rd December 2018

Signed:


(Head of Town Planning)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

CONDITIONS

- 1 The development shall begin not later than five years from the date of this decision.

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

- 2 The development shall be carried out in accordance with the following approved plans and documents:

Drawing No. PG/02 Rev B - Site plan as proposed received on 15.11.2018

Drawing No. PG/03 Rev B - Dwelling as proposed received on 15.11.2018

Drawing No. PG/04 Rev A - Site Section A-A as proposed received on 15.11.2018

Drawing No. PG/05 Rev A - Street scene as proposed received on 15.11.2018

Reason - To ensure compliance with the approved plans and clearly define the scope of the permission.

- 3 Notwithstanding the submitted plans, prior to the construction of the proposed dwelling, samples and or details of the following shall be submitted to and approved in writing by the local planning authority:

a) roofing materials

b) sample of the stone to be used for the construction of the walls proposed along the south-western front boundary of the site;

c) driveway pavements (including colour)

d) materials details (including colour) for the paving to be used in the construction of the paths proposed to the front and south-eastern side elevation of the proposed dwelling

All works shall be carried out in accordance with the approved samples and details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy BW7 of the Merthyr Tydfil Local Development Plan.

Condition 3 Discharged 18.6.20 - App. No. P/20/0084.

- 4 No surface water and or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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

- 5 Prior to the occupation of the dwelling hereby approved a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the dwelling is brought into use.

Reason - To ensure that the new development will be visually attractive and boundaries protected in the interests of amenity in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

Condition 5 Discharged 18.6.20 - App. No. P/20/0084.

- 6 In conjunction with condition 5, prior to the occupation of the dwelling, a boundary enclosure shall be erected along the eastern and western boundaries of the site, details of which shall first be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason - To protect the privacy of the adjoining occupiers in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

- 7 **No development shall take place** until a site investigation has been carried out in accordance with a methodology first submitted to and approved in writing by the Local Planning Authority. The results of the site investigation shall be submitted to the Local Planning Authority before any development begins. If any land instability issues are found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development shall be submitted to and approved in writing by the Local Planning Authority. Remedial measures shall be carried out prior to the first beneficial use of the development in accordance with the approved details and retained in perpetuity.

Reason - The site may be unstable and as such in the interests of safety remedial measures may need to be carried out.

Condition 7 Discharged 18.6.20 - App. No. P/20/0084.

- 8 If during the course of development, any unexpected land instability issues are found which were not identified in the site investigation referred to in condition 7, additional measures for their remediation in the form of a remediation scheme shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures which shall be retained [for the period agreed in the remediation scheme/in perpetuity].

Reason - The site may be unstable and as such in the interests of safety remedial measures may need to be carried out.

- 9 Notwithstanding the submitted details, **no development or ground works shall take place** until details of existing ground levels and proposed finished ground and floor levels (including relevant sections) have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason - In the interest of visual amenity in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

Condition 9 Discharged 18.6.20 - App. No. P/20/0084.

- 10 **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 10 Discharged 18.6.20 - App. No. P/20/0084.

- 11 **No development shall take place** until a site investigation has been carried out to determine the nature and extent of contamination. The results of the site investigation shall be submitted to the local planning authority in the form of a risk assessment. The site investigation should include sampling of the fill material through trial pits or boreholes. If the site investigation results indicate that the site is contaminated, a scheme of remediation works shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and completed in accordance prior to the commencement of the development.

Reason - To ensure that any contaminated soil or material is addressed and dealt with in an appropriate manner, in the public interest and in the interests of the future occupiers of the dwelling hereby approved.

Condition 11 Discharged 18.6.20 - App. No. P/20/0084.

- 12 If the site investigation indicates that the site is contaminated, the dwelling hereby approved shall not be occupied until a third party report which verifies that the submitted scheme of remediation have been implemented in full, has been submitted to and approved in writing by the local planning authority. This report should also provide evidence that any material imported to the site as part of any remediation strategy is free of contamination.

Reason - To ensure that any contaminated soil or material is addressed and dealt with in an appropriate manner, in the public interest and in the interests of the future occupiers of the dwelling hereby approved.

- 13 **Prior to the occupation of the dwelling hereby approved** construction details of the footway shown on drawing no. PG/02 Rev B shall first be submitted to and approved in writing by the local planning authority. The footway shall be completed in accordance with the approved details prior to the dwelling being brought into use.

Reason - In the interests of highway and pedestrian safety in accordance with Policy TB11 of the Merthyr Tydfil Local Development Plan.

Condition 13 Discharged 18.6.20 - App. No. P/20/0084.

INFORMATIVES

1. The developer should refer to Wales and West Utilities advice in their document 'General conditions to be observed for the protection of apparatus and the prevention of disruption to gas supplies'.
2. The applicants/developers attention is drawn to the comments of the Authority's Environmental Health Department regarding the potential problem to neighbouring properties arising from the creation of noise and dust during the construction process. To avoid unexpected and unnecessary enforcement action by the Environmental Health Department, the applicants/developers are advised to contact the Environmental Health Department prior to the commencement of development to agree an appropriate method of noise and dust suppression.

The developer must ensure that all waste arising from the site is disposed of at a site licensed for its reception. Under no circumstances shall waste be burnt on site.

3. The proposed development is crossed by a public sewer. No operational development shall be carried out within 3m either side of the centreline of the public sewer. For further information with regard to this matter, the developer is advised to contact Welsh Water's Developer Services on 0800 917 2652.

NOTES

Your attention is drawn to the following:-

Appeals to the Welsh Government:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use the Planning Inspectorate website (<https:acp.planninginspectorate.gov.uk>) to complete your appeal.
- The Welsh Government can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Welsh Government need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Welsh Government does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

Please quote the application number in all correspondence.