

TOWN AND COUNTRY PLANNING ACT, 1971

THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1977

P E R M I S S I O N F O R D E V E L O P M E N T

To A.I.D. Ltd., c/o Grantham Parsons & Nolan Ltd., (Architects) Enterprise House, Fentham Road, Hampton-in-Arden, Solihull, West Midlands.

WHEREAS you did on the .22nd. day of .September,.1986 make application to develop land at: Penygarnddu Industrial Park, Dowlais Top..... short particulars of the development being as follows:-

Name of Applicant	Description of Proposed Development
A.I.D. Ltd.	Construction of 1, No. Industrial Unit and 2 No. retail warehouses, with associated car parking.

MERIHYR TYDFIL BOROUGH COUNCIL as the Local Planning Authority, hereby PERMIT the proposed development to be carried out in accordance with the plans (if any) submitted with the said Application, subject to the development being begun on a date which is not later than five years from the date of this permission and subject also to compliance with the conditions(s) (if any) specified below.

CONDITIONS

1. This approval relates strictly to the uses applied for viz: 1 No. DIY store (35,000 sq.ft.) 1 No. retail furniture warehouse (40,000 sq.ft.) and 1 No. industrial unit (20,000 sq. ft.) - Use Class III/IV and no other retail or other use.
2. A detailed landscaping scheme shall be submitted for the approval of the Local Planning Authority, which shall be implemented in the first planting season after the commencement of each unit and maintained thereafter by the developer/occupier.
3. The road to the East of W.H. Smith Do It All to comprise of 5.5m carriageway and to be one way only for cars and commercial vehicles leaving the car parking area.
4. The short link leading from the estate road to the exit road referred to in 1 to be 7.3m carriageway, and thereafter 6m wide to the service area.
5. "No Entry" signs to be erected to prevent vehicles entering the shoppers car park via the service entrance.
6. Please see continued overleaf.....
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The reasons for the Council's decision to grant permission for the proposed development, subject to compliance with the conditions hereinbefore specified are:-

Please see overleaf...
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Dated this day of January, 1987.

(Please see notes on back)

(Signed).....
CHIEF EXECUTIVE & TOWN CLERK

NOTES

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant permission subject to conditions, he may appeal to the Secretary of State for Wales in accordance with section 36 of the Town and Country Planning Act, 1971, within SIX MONTHS of the receipt of this notice. (Appeals must be made on a form which is obtainable from the Welsh Office, Cathays Park, Cardiff). The Secretary of State has the power to allow a longer period for the giving of notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for Wales, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated, a purchase notice requiring the council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted-subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.
- Conditions continued...
6. A footpath 1.8m wide to be provided to run from the existing roundabout South of the site and across the Eastern side of the Garden Centre and W.H. Smith Do It All to link with the shoppers car park.
 7. The access of the estate road to the service area to have a vision splay of 70m. x 4.5m to the North and 4.5m wide to the South side running parallel with the estate road back to the existing roundabout.
 8. At the shoppers entrance to the North vision splay to be 70m x 4.5m and 4.5m entrance radii to be provided.
 9. 15m radius kerbs to be provided at the following locations:
 - a. Roundabout East of Unit A.
 - b. Junction South/East of Unit D.
 - c. Junction South/East of W.H. Smith Do It All near existing roundabout.
 10. Proposed customer car parking facilities to be provided to the satisfaction of the L.P.A.
 11. Full engineering details including roads, drainage, street lighting etc. to be provided to the satisfaction of the County Engineer and Surveyor.

Reasons

1. To define the permission.
2. In the interest of amenity.
- 3 - 11. In the interest of highway safety