

Certificate of Lawful Development

Description of development: Erection of two detached dwellings (Full)

Location of application site: Tawelwch, Hill View Drive, Bedlinog CF46 6TQ

Approval code and date: P/07/0641 20 Nov 2009

Submission date: 18 October 2025

Statement

This statement is made in support of an application for a Lawful Development Certificate for the further completion of the consent and second dwelling. The principal reference is to the planning conditions applied at the time of approval, and of their continued maintenance and survival to the present time.

Relevant planning permission

A clear reference to the relevant planning permission is required in this instance. The consent granted is P/07/0641 and dated 20 November 2009. Earlier consents are not relevant to this current process.

The earlier applications for planning approval established the 'principle of development', and the year by year re-submissions were made following public commentary and need to provide amended details.

Compliance with any conditions

Evidence of compliance with any conditions, particularly those required prior to commencement of development is required. The photos here included are intended to amplify the evidence. The 2009 consent was subject to 9 conditions though many were already contained within the original application.

1. **Roofing materials:** details of these provided within 3 months and the work completed satisfactorily with regard to visual amenity; 2. **Access driveway:** laid out as a flat surfaced area with tar macadam to ensure safety and safeguard highway interests; 3. **Foul and surface water drainage:** details provided within 3 months and completed to current draining and engineering requirements; 4. **Visibility splays:** these were provided to safeguard highway interests and have been kept free of any structures or intruding vegetation; 5. **Boundary treatments and structures:** care was taken to provide approved boundary structures (metal fencing with rounded tops) with regard to the northern and eastern boundaries facing Chapel Street, continue to be in place and fully extant, to enhance the visual amenity; 6. **Retaining walls:** the main wall in question is the boundary to Chapel Street, details of the external finishes were submitted in time and fully implemented prior to occupation of the dwelling, and built to very high engineering standards and has stood the test of time; 7. **Landscaping scheme:** details of this were submitted in the time allowed indicating existing trees and hedges to be retained and protected together with a 5-year maintenance schedule, which has been fully adhered to and upgraded, to ensure an attractive and high quality landscape setting for the surrounding area; 8. **Initial and subsequent planting seasons:** the approved landscaping scheme was adhered to at all times, including the effect of the first planting season with attention paid to tree damage or loss including replacements of similar kind and species where required in accordance with Local Planning Authority approval; 9. **Construction works:** care was taken to protect the residential amenities of surrounding dwellings by restricting the hours of work to that stated in the condition, covering weekdays and weekend working, and to ensure good neighbour relations with no complaints received.

Alignment with the approved plans

Confirmation is required that the development carried out to date aligns with the approved plans and conditions. We can confirm that the development carried out to date fully aligns with the approved plans. Moreover, we can add that careful work has gone into ensuring all planning requirements are met, and has therefore stood the test of time. The applicant and owner has demonstrated considerable pride in the implementation of the consent and in the maintenance of the property to a high standard.

The completion of the first dwelling has been carried out to a high and meticulous standard. Therefore we see is no reason to withhold a certificate so that the second part of the consent can now proceed.

Photos are included to assist in evaluating the material and the submission. They were all taken on 17/10/2025 and clearly show the entrance gates and visibility splays, the tarmac surface, retaining wall finishes and drainage arrangements, all of which were compliant with the approval conditions.

Conclusion

It is hereby confirmed that all planning conditions applied to the consent have been complied with. Mr Collings has gone above and beyond the needs of the planning consent. The resulting structure is sound and fully compliant, and also has a tasteful and pleasant appearance, as seen in the photos here. In general terms, this is an enhancement and pleasing addition to the local environment of the settlement.

This statement is accompanied by the photos of the site which provide a convincing and compelling case as is needed. If there are any further points, the applicant will be pleased to respond. Thank you.

Certified and confirmed by
Edward Dawson



Entrance gate to roadway with clear visibility splays | Surface tarmac treatment of driveway

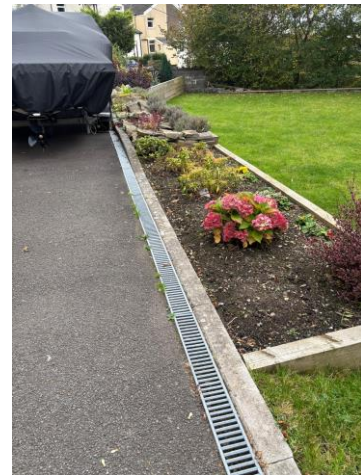


Entrance to site and highway access | No impediments by entrance and view looking downhill towards Cwmfelin | Standing retaining wall (boundary to Chapel Street) with visual treatments as approved

Additional photos of site



Views of surface treatment of retaining wall | Working drainage system and soakaways on site



Soakaway to side of entrance | Approved surface tarmac area | Further approved drainage system



Whole tarmac area | Further extent of retaining wall | Drainage covers across the site