

Reference No: P2017/0914

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

**TOWN AND COUNTRY PLANNING ACT 1990 THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012**

APPROVAL OF FULL PLANNING PERMISSION

Name and address of the applicant

Mr Salamaan Rasul West Cross Supermarket 10-12 Alderwood Road
West Cross Swansea SA3 5JD

Name and address of the agent

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DATE REGISTERED: Tuesday, 03 October 2017

APPLICATION NO: P2017/0914

LOCATION: 2-4 STATION ROAD PORT TALBOT

PROPOSAL: Conversion of the existing upper floors to residential
accommodation comprising 6 No, 1 bedroom flats

and extension to rear of property at first and second floor.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL as the Local Planning Authority in pursuance of its power under the above mentioned Act and Order hereby **GRANTS PLANNING PERMISSION** for the development as described above to be carried out in accordance with the application and the plans submitted therewith, subject to compliance with the following conditions:

Condition

s:-

Time Limit
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.

Approved
Plans

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(2) The development shall be carried out in accordance with the following approved plans and documents: - Existing Floor Plans 1700 01 - Existing Sections & Roof Plan 1700 02 - Proposed Floor Plans 1700 03 Rev E - Proposed Sections 1701 04 Rev A - Existing and Sections 1700 05 - Proposed Elevations 1700 06 Rev D. - Existing Site & Location Plans 1700 07 Rev A - Proposed Elevations 1700 08 - Station Road, Port Talbot - Day-Time Assessment 8 October 2015. Reason In the interests of clarity

Pre-Commencement
Conditions

(3) Prior to commencement of development on site, full details of a scheme of protection for the flats from emission and noise from any existing extractor system that serves the ground floor commercial unit (use class A3) shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall minimise the impact upon the character and appearance of the surrounding area and the impact upon the residential amenity of the future occupiers of the hereby approved flats. The approved scheme shall be fully implemented on site prior to the first beneficial use of any of the hereby approved flats and shall be retained as such thereafter. Reason. In the interest of the residential amenity of the future occupiers of the flats.

Report
Attached

✓

(4) Notwithstanding the submitted details, prior to the start of development on site, full details of a proposed door to the entrance to the bin storage area that would front onto Grove Place shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall detail the proposed materials and the design of the proposed door to show a fully enclosed barrier with mechanical means of ventilation. The approved scheme shall be fully implemented on site prior to the first beneficial use of any of the approved flats and shall be retained as such thereafter. Reason. An enclosed door is required rather than a gate to ensure that the refuse area is secure while reducing the risk of fire from discarded material passed through an open gate. An enclosed door would be more in keeping with the visual amenity of the existing building.

④ ✓

(5) No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by, the local Planning Authority. The Approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

⑤ ✓

- i) the parking of vehicles of site operatives and visitors, together with measures to prevent stacking of vehicles on the public highway; ii) Loading and unloading of plant and materials; iii) storage of plant and materials used in constructing the development; iv) the erection and maintenance of security hoarding including decorative displays;

⑥ ✓

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v) wheel washing facilities; vi) measures to control the emission of dust and dirt during demolition and construction; and vii) a scheme for recycling/disposing of waste resulting from demolition and construction works. Viii) identification of significant construction noise sources, detailing the physical and operational management controls necessary to mitigate emissions from these noise sources, as well as complaint investigation procedures; ix) hours of working on site, and specified hours for deliveries and any elements of demolition or construction that could lead to amenity issues from noise and disturbance.

Reason In the interest of the amenities of the occupiers of the adjacent properties and highway and pedestrian safety.

Action
Conditions

(6) Prior to the first beneficial use of any of the hereby approved flats, an Emergency Flood Plan shall be produced that details what measures should be taken

by residents in the event of a flood occurring, including detailed plans for both staying in situ and measures for evacuating the property. All future residents of the flats shall be provided with a copy of the Emergency Flood Plan on moving into the property. Reason In the interests of the safety of the future occupiers of the hereby approved flats.

(7) Notwithstanding the details submitted and prior to the occupation of each association flat the windows within the rear - north eastern elevation shall be obscure glazed and any opening vent shall be top hinged with the lowest part of the opening a maximum of 1.1 metres above the floor level of that room, and any replacement window or glazing shall be of a similar glazing and type. Reason In the interest of the amenities of the adjoining property and the safety of the occupiers of the applicant dwelling. ✓

Regulatory Conditions

(8) The materials to be used in the additional windows and new sections of external elevation together with any making good of the external surfaces of the development shall match those used in the immediate adjoin section of that elevation of the building. Reason In the interests of visual amenity. ✓

(9) No surface water from any increase in the roof area of the building/or impermeable surfaces within its curtilage shall be allowed to drain 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 the existing residents and ensure no pollution of or detriment to the environment.

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REASON FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Neath Port Talbot Local Development Plan (1) adopted January 2016

The proposed development would have no unacceptable impact upon the character and appearance of the surrounding area or upon the amenities of the occupiers of the adjacent properties. Nor would the proposed development have an adverse impact upon highway or pedestrian safety. It is also considered that given the permitted development rights available to the owners of the property that it would be unreasonable to refuse planning permission on the increase in the number of people at risk from a flood event or to require the applicants to contribute to the provision of public open space within the Port Talbot Town Centre. It is therefore considered that the proposed development would accord with policies SC1, AH1, OS1, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

**NOTES TO
DEVELOPER:**

(1) Natural Resources Wales highly recommend that the applicant sign up to their Flood line Warnings Direct Service. This is a free service that provides flood warnings, giving time to prepare, direct by telephone, mobile, email, SMS text messages and fax. The applicant can register by calling Flood line on 0345 988 1188; Typetalk on 0345 602 6340 or by following the link on our website at <http://naturalresources.wales/flooding/check-floodwarnings/?lang=en>. The applicants should also be aware of the requirements of Section A6.7 of Tan 15 which outlines relevant Health and Safety Act Duties.

(2) Bats often roost in houses and other buildings, and works on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European Legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted.

If works have already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, works shall cease and NRW should be contacted immediately.

Signed :

**Nicola Pearce – Head of Planning & Public
Protection**

Date:

23/10/2018

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IMPORTANT:

(1) Please note that for all decisions issued after 16th March 2016 for outline or full planning permission, a revised decision notice will be issued whenever a subsequent consent is given, for example providing details of any Reserved Matters approvals (outline applications only) and/or approval of conditions (including on Reserved Matters). This will ensure that the current status of the conditions applied to a consent is clear. Accordingly you are advised to visit www.npt.gov.uk/planning to view the application documentation to see if this is the current version, or whether it has been superseded by a more up-to-date revision of this Decision Notice. For Reserved Matters approvals the revised Decision Notice will only be shown under the Outline approval.

(2) Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter. (3) In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition). 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.

(4) 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 of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2009+A1:2010). (5) From 1st October 2012 it has been an offence to install a public sewer or lateral drain without having an adoption agreement in place. From the 1st October 2012 the vast majority of all existing private sewers and lateral drains which link with the public sewer network were transferred to Welsh Water. For further details on how this will affect your development please contact: Welsh Water Developer Services, PO Box 3146, Cardiff, CF30 0EH. Telephone No. 0800 9172652 or email: developer.services@dwrcymru.com.

**IMPORTANT INFORMATION: TOWN AND COUNTRY PLANNING ACT
1990**

The applicant's attention is drawn to the notes below.

1. If the applicant is 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).
2. You can also appeal to the Welsh Government against a decision to refuse permission or grant subject to conditions in respect of applications made for :- Listed Building or Conservation Area Consent; Consent under a Tree Preservation Order; Advertisement Consent.
3. You can also appeal If your application for a Certificate of Lawful Existing Use or Lawful Proposed Use is partly or wholly refused or is granted differently from what you asked for (under Section 195/196) of the Town and Country Planning Act 1990 (as amended).
4. If you are aggrieved of the LPAs decision, the following deadlines apply for appeals to be submitted to the Welsh Government (from the date of the Council's decision):-
 - Planning Permission (with the exception of Minor Commercial and Householder applications – see below) ^{Within 6 Months}
 - Householder Appeal ^{see endnote i} Within 12 weeks
 - Minor Commercial Appeal ^{see endnote i} Within 12 weeks
 - Listed Building or Conservation Area Consent appeals Within 6 months
 - Tree Preservation Order (TPO) Consent Within 28 days
 - Advertisement Consent Within 8 weeks
 - Certificate of Lawfulness of Existing (Section 191) or Proposed (Section 192) Use or Development ^{Within 6 months}
5. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0303 444 5940, or online at www.planningportal.gov.uk/pcs.
6. The Welsh Government has power to allow a longer period for the giving of notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
7. The Welsh Government is not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted having regard to the statutory requirements to the provisions of the development order, and to any directions

given under the Order. They do not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them. 8. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Government, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the County Borough Council, in which the land is situated, as the case may be, a **purchase notice** requiring that Council purchase his interest in the land

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in accordance with the provisions of Part VI of the Town and Country Planning Act 1990. Making an Appeal 9. Please note that for all applications received by the LPA after 5th May 2017, it is now a requirement that any appeal made to the Planning Inspectorate (other than Householder and Minor Commercial Appeals, and appeals against refusal to grant advertisement consent) must be accompanied by all the information and evidence you intend to rely upon (a **“full statement of case”**). You must also send a copy of the notice of appeal and full statement of case to the LPA.

10. In addition, for ‘planning appeals’ an amendment to an application following notice of appeal may only be made to correct an error.

11. Additional details and information on making an appeal to the Welsh Government is available from the Planning Inspectorate at the above address and website. The relevant documents are entitled “making your planning appeal” and “planning appeals Public Local Inquiries”.

12. Further correspondence regarding this application should bear the reference number quoted on the top of the decision notice.

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

- **BUILDING REGULATIONS** – Please contact buildingcontrol@npt.gov.uk or 01639 686949 to discuss all aspects of the service that is offered by Building Control
- **HIGHWAY LEGISLATION**

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

ⁱ Please see the Town and Country Planning (Referred Applications and Appeals Procedure) (Wales) Regulations 2017 for appeal procedures and for full definitions of:

- *“householder application”* (essentially an application for the enlargement, improvement or other alteration of a dwellinghouse, or development within the curtilage of such a dwellinghouse, or change of use to enlarge the curtilage of a dwelling house)
- *“householder appeal”* means an appeal in relation to a householder application, but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.
- *“minor commercial application”* (essentially relates to existing buildings of no more than 250 square metres gross external floor space at ground floor level, currently in use for any of the purposes set out in Schedule 1A to The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2015 which is an application for change of use from Class A1 to A2 or A3; or Class A2 to A3); or the carrying out of building or other operations to a shop front.
- *“minor commercial appeal”* means an appeal in relation to a minor commercial application but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.

From: Salamaan Rasul sala420@hotmail.com 
Subject: FW: Station Road Documentation
Date: 15 January 2020 at 17:28
To: ferhan rasul ferhanrasul@gmail.com, CG Builders cgbuilders@live.co.uk



PLEASE SEE BELOW

Salamaan Rasul

WestCross Supermarket Ltd,
10-12 Alderwood Road
West cross
Swansea
SA3 5JD

Office number:- 01792-405721

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From: Richard <richard@rdtcs.com>
Sent: 15 January 2020 17:18
To: salaman Rasul <sala420@hotmail.com>
Subject: Fwd: Station Road Documentation

Can we discuss please

Regards

Richard Thomas BSc(Hons) MRICS
RDT Chartered Surveyors
07979 757610

Begin forwarded message:

From: Andrew Hall <Andrew.Hall@tairarian.co.uk>

