

**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 OUTLINE PLANNING PERMISSION

Name and address of the applicant Name and Address of the agent

Mr Steve Tucker
NPT Homes
C/O Agent

Mr Sam Courtney
LRM Planning Ltd
22 Cathedral Road
Cardiff
CF11 9LJ

DATE REGISTERED: Tuesday, 10 January 2017

APPLICATION NO: P2017/0025

LOCATION: Land at Main Road Dyffryn Cellwen

PROPOSAL: Construction of 6 dwellings and associated works (outline)

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:-

Time Limit Conditions

(1) Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

Reference No: P2017/0025

The application was made for outline planning permission.

(2) Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason

The application was made for outline planning permission.

(3) Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

(4) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

Approved Plans

(5) The development shall be carried out in accordance with the following plans and documents:

(00) 01 A - Site location plan received 10.01.17

Reason

In the interest of clarity

Pre-Commencement Conditions

(6) 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:

- a. The parking of vehicles of site operatives and visitors
- b. Loading and unloading of plant and materials, and the routing of construction and delivery vehicles
- c. Storage of plant and materials used in constructing the development
- d. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- e. Wheel washing facilities
- f. Measures to control the emission of dust and dirt during construction
- g. A scheme for recycling/disposing of waste resulting from demolition and construction works
- h. Scheme for the erection of temporary/semi temporary signage warning drivers of the presence of children and speed restrictions.

Reference No: P2017/0025

- i. A demolition method statement (if necessary) including mitigation measures to minimise the impacts of the demolition upon noise and nuisance to adjoining properties.

The approved statement, schemes and mitigation shall be adhered to throughout the demolition and construction period of the development.

Reason

In the interests of pollution control and highways and pedestrian safety

Action Conditions

(7) As part of the first reserved matters application a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and details of the drainage arrangements during construction, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be informed by an assessment which shall be carried out of the site potential for disposing of surface water by means of a sustainable drainage system, with the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a period for its implementation; and
- iii) provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme as agreed shall be fully implemented prior to the first beneficial use of the development.

Reason:

To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs on the existing public sewerage system and to prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(8) Notwithstanding the submitted plans / information, prior to the commencement of the construction of any retaining walls / structures, full details including calculations, specifications, materials and landscaping scheme for any retaining walls / structures that may be required and a detailed method statement detailing how the works are to be carried out shall be submitted to and approved in writing by the Local Planning Authority. Any retaining walls / structures shall be constructed in accordance with the agreed details.

Reason:

In the interests of public safety.

(9) Samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to the local planning authority as part of the first reserved matters. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the visual amenity of the area.

Reference No: P2017/0025

(10) As part of the first reserved matters applications details of the finished floor, ground and ridge levels of the development shall be submitted to, and approved in writing by the local planning authority. The development shall be completed in accordance with these agreed levels.

Reason

In the interest of the amenities of the area and to ensure a satisfactory street picture.

(11) No development shall commence until such time as a scheme of intrusive site investigations to assess the potential risks from formal coal mining activity relevant to the risks associated with the proposed end use of the site has been undertaken in accordance with the Geological and Mining Risk Assessment Desk Study report, and a report of its finding, including full details of any remedial works to be undertaken, together with the timescales for these works, has been submitted to and approved in writing by the local planning authority. In the event the scheme of intrusive site investigations identifies a need for remedial works, these works shall be fully carried out and completed in accordance with the approved details and timescales.

Reason

To fully identify and implement the potential remedial works necessary from former mine workings or activity

(12) All retained trees (Trees T1, T2 and T15 Treescene tree survey dated 22 November 2012) that may be directly affected by the proposed development, including encroachment into Root Protection Areas, shall be adequately protected as specified in Figure 2 (page 20) BS5837:2012 'Trees in relation to Construction' by the provision of root zone protection (protective fencing). The erection of fencing for the protection of any retained tree shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason

In order to protect the long term health of the trees to be retained.

(13) Prior to first beneficial occupation of any dwelling hereby permitted, details of a scheme to provide artificial nesting sites for birds within the site/ on the buildings shall be submitted to and approved in writing by the local planning authority.

Reason

In the interest of ecological mitigation, since the proposals remove potential bird nesting /foraging habitats, and to comply with Policy EN6 of the Neath Port Talbot Local Development Plan.

(14) Prior to occupation of any dwelling hereby approved, a lighting scheme for the site which shall incorporate best practice guidance to ensure the adjacent bat roost and commuting routes are not lit shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented as may be approved prior to occupation of any dwellings.

Reason

Reference No: P2017/0025

In the interests of biodiversity and to protect the adjacent bat roost

(15) The proposed development site is crossed by two public sewers with the approximate positions being marked on the attached Statutory Public Sewer Record attached to this decision notice. The positions shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of both the public sewers.

Reason

To protect the integrity of the public sewer and avoid damage thereto protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

(16) As part of the first reserved matters consent a scheme to assess the nature and extent of any contamination on the site, and confirmation of whether or not it originates on the site shall be submitted to and agreed in writing with the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). And shall be submitted as a written report which shall include:

(i) A desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) identifying all plausible pollutant linkages to be assessed.

(ii) a survey of the extent, scale and nature of contamination;

(iii) an assessment of the potential risks to:

- human health,
- ground waters and surface waters
- adjoining land,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- ecological systems,
- archaeological sites and ancient monuments;

(iv) an appraisal of remedial options, and proposal of the preferred remedial option(s).

Reason

To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

(17) As part of the first reserved matters application and should remediation be required by condition 16, a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historical environment shall be prepared and submitted to and agreed in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

Reference No: P2017/0025

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

(18) Prior to beneficial use of the proposed development commencing, and should remediation be required by condition 16, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 17 shall be submitted to and agreed in writing with the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

(19) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

(20) As part of the first reserved matters application a scheme for landscaping, which shall contain a majority of native and/or wildlife friendly species, including indications of all existing trees and hedgerows on the land, and details of any to be retained, taking into account potential growth, together with measures for their protection in the course of development shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be carried out in the first planting season after completion of the development or its occupation, whichever is the sooner and any trees or plants which within a period of five years 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.

Reference No: P2017/0025

(21) As part of the first reserved matters application details of the proposed means of enclosure to all property boundaries and along the frontage of the site with the A4109 shall be submitted to and agreed in writing with the Local Planning Authority. The agreed means of enclosure along the A4109 frontage shall be implemented as part of the first phase of construction works for the site access road and all other agreed boundary treatment shall be erected prior to the occupation of the associated development. The boundary treatment shall be retained and maintained as such thereafter.

Reason

In the interests of the visual amenity of the area and the amenities of the occupiers of proposed and existing dwellings and to prevent vehicles accidentally crossing onto the A4109 in the interests of highway and pedestrian safety.

Regulatory Conditions

(22) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no doors, windows or dormer windows (other than those expressly authorised by this permission) shall be constructed.

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for additional windows, having regard to the particular layout and design of the estate.

(23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway, carriageway, shared driveway or footpath.

Reason

In the interests of visual amenity.

NOTES TO DEVELOPER:

(1)The developer is made aware that as part of the first reserved matters applications the Authority would expect details of the slab levels of the development, details of all retaining structures including all necessary structural calculations, and the proposed means of enclosure to all the property boundaries to be submitted. Careful consideration shall be given to the type and height of enclosures along any public space to ensure no adverse impact upon the street scene.

(2)If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Developer Services on 0800 917 2652.

Some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal we request the applicant contacts our Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Reference No: P2017/0025

The Welsh Government have introduced new legislation that will make it mandatory for all developers who wish to communicate with the public sewerage system to obtain an adoption agreement for their sewerage with Dwr Cymru Welsh Water (DCWW). The Welsh Ministers Standards for the construction of sewerage apparatus and an agreement under Section 104 of the Water Industry Act (WIA) 1991 will need to be completed in advance of any authorisation to communicate with the public sewerage system under Section 106 WIA 1991 being granted by DCWW.

On the 1st October 2012 the Welsh Government introduced the Welsh Ministers Standards and we would welcome your support in informing applicants who wish to communicate with the public sewerage system to engage with us at the earliest opportunity. Further information on the Welsh Ministers Standards is available for viewing on the Developer Services Section of our website - www.dwrcymru.com

Further information on the Welsh Ministers Standards can be found on the Welsh Government website - www.wales.gov.uk

(3) Further information sources on SUDS can be found in:

- Technical Advice Note 15: Development and Flood Risk (1), July 2004.
- CIRIA C522 document Sustainable Drainage Systems – design manual for England and Wales.
- CIRIA C523 document SUDS – best practice manual.
- The Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS.

For further guidance please refer to Natural Resources and CIRIA websites: www.naturalresourceswales.gov.uk and www.ciria.org.

(4) Further drainage notes to developer:

1. The applicant should note that any soakaway must be designed, constructed and located in accordance with the requirements and criteria contained within the Building Regulations. This will ensure no nuisance is created to any lower lying, vulnerable land or the public highway. If ground conditions should prove to be unsatisfactory for a soakaway drainage then the applicant must provide alternative suitable proposals for dealing with surface water run-off.

2. The applicant may wish to consider providing and installing a simple water “butt” or “butts” to collect run-off water from the roof areas. The applicant can then use collected water, for non-portable uses, such as garden irrigation.

(5) The applicant may wish to consider providing and installing a simple water “butt” or “butts” to collect run-off water from the roof areas. The applicant can then use collected water, for non-portable uses, such as garden irrigation.

(6) The applicant should note that any soakaway must be designed, constructed and located in accordance with the requirements and criteria contained within the Building Regulations. This will ensure no nuisance is created to any lower lying, vulnerable land or the public highway. If ground conditions should prove to be unsatisfactory for a soakaway drainage then the applicant must provide alternative suitable proposals for dealing with surface water run-off.

Reference No: P2017/0025

(7) Natural Resources Wales (NRW) advised that if any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. The Duty of Care Regulations for dealing with waste materials are applicable for any off-site movements of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate licensed disposal site and all relevant documentation is completed and kept in line with regulations.

If during construction or excavation works any contaminated material (including asbestos) is revealed then the movement of such material either on or off the site should be undertaken in consultation with Natural Resources Wales.

Under the Environmental Permitting Regulations (England and Wales) 2010, if any waste is to be used on site the applicant will be required to obtain the appropriate authorisation from NPW prior to commencement.

It is important that any soil or hardcore which is imported onto the site is free of the seeds/root/stem of the invasive plant, Japanese Knotweed, the spread of which is prohibited under the Wildlife and Countryside Act 1981. If any Japanese knotweed is encountered during any stage of the development or restoration, then it should be managed in line with the guidance 'Managing Japanese Knotweed' which can be found on the [following link](http://www.environmentagency.gov.uk/static/documents/Leisure/Knotweed_CoP.pdf)
http://www.environmentagency.gov.uk/static/documents/Leisure/Knotweed_CoP.pdf.

In accordance with the waste hierarchy, NRW wish the applicant to consider reduction, reuse and recovery of waste in preference to offsite incineration and disposal to landfill during site construction.

If the applicant wishes more specific advice on waste issues they can contact NRW Customer Contact Centre.

(8) Where any species listed under Schedules 2 or 5 of the Conservation of Habitats and Species Regulations 2010 is present on the site, or other identified part in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned regulations and a copy thereof has been submitted to the Local Planning Authority.

(9) It is recommended that vegetation clearance should avoid the bird breeding season 1st March to 31st July inclusive in accordance with the Wildlife and Countryside Act 1981 (as amended). A note should be added to the planning permission, if granted, to this effect.

(10) To fulfil the requirements of Section 8.5 of the Welsh Government's Technical Advice Note 15 (TAN 15), surface water run-off should be dealt with by way of a Sustainable Drainage System (SUDS), to attenuate flows and prevent an increased risk of flooding within the catchment.

SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site. SUDS involve a range of

Reference No: P2017/0025

techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands. SUDS also offer significant advantages over conventional piped drainage systems including improving water quality and adding amenity value to a development.

Further information sources on SUDS can be found in:

- Technical Advice Note 15: Development and Flood Risk (TAN15), July 2004.
- CIRIA C522 document Sustainable Drainage Systems – design manual for England and Wales.
- CIRIA C523 document SUDS – best practice manual.
- The Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS.
- For further guidance please refer to Natural Resources and CIRIA websites: www.naturalresourceswales.gov.uk and www.ciria.org.

If good reason can be given why SUDS cannot be implemented within a development site, any conventional drainage system installed should provide attenuation to reduce peak rates of run-off and also demonstrate an improvement on the status quo prior to discharge to a watercourse.

Please note that any surface water management system implemented should be designed to ensure there is no increase in surface water run-off from the site in all events up to and including the 1% (1:100 year) storm with an appropriate allowance for climate change. The details of the surface water system should be submitted and approved to the satisfaction of the Local Authority to ensure there is no increased flood risk elsewhere.

(11) The drainage scheme should ensure that proper drainage of any adjoining land is not interrupted or otherwise adversely affected and shall include the following as a minimum:

- a. Detailed design drawings and specifications incorporating the use of sustainable drainage systems
- b. Design storm period and intensity, capacity checks, connections and diversions
- c. Soakaway design and attenuation calculations
- d. A management and maintenance plan for the lifetime of the system.
- e. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.
- f. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system.
- g. Foul water and surface water discharges shall be drained separately from the site.

(12) The developer is made aware that the development lies in a sewered area, and as such the development shall be connected to the main sewerage system in order to ensure the provision of adequate foul drainage. In addition Aco drains or similar shall be placed at back of footway along all drives which fall out towards the highway to prevent surface water from flowing onto the public highway. These details should be provided as part of the schemes submitted under condition 7 of this permission.

(13) Suggested specifications for artificial nesting sites: House Sparrow Terrace- Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed

Reference No: P2017/0025

under the eaves of buildings. Entrance holes: 32mm diameter. Dimensions: H310 x W370 x D185mm

Swift Nest - Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground. Dimensions: H150 x W340 x D150mm

(14) The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

(15) Welsh Water Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

WATER SUPPLY

Dwr Cymru Welsh Water has no objection to the proposed development.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

(16) Highways notes to developer. Any reserved matters application shall account for the following:

1. a 5.5 metre wide carriageway with a 2 metre wide footway shall be provided along with the following:

- (i) Longitudinal sections showing a gradient of not more than 1 in 12 or less than 1 in 150
- (ii) Cross sections every 20 metres, and/or where any culvert outfalls, headwalls are located
- (iii) Highway Drainage (including gullies, gully leaders, manholes, pipe sizes and gradients)

Reference No: P2017/0025

- (iv) Highway Construction details
 - (v) A schematic street lighting design
 - (vi) Highway Retaining Walls (if any), also any highway retaining walls over 1.5 metres in height shall require structural calculations
2. pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be maintained each side of each vehicular access within which nothing over 600mm in height shall be erected or allowed to grow and shall be retained as such thereafter
3. One off-street parking space per bedroom up to a maximum of three. These spaces shall be retained for such use thereafter.
4. No trees shall be planted within the footway nor shall any trees be planted within 2m of the back of footway unless a suitable root barrier is placed along the back of footway.
5. Any gates fronting onto the highway shall be of a type which open inwards only, can be seen through and maintained as such thereafter.
6. Prior to occupation of the last dwelling the footway and carriageway shall be completed up to and including surface course on both footways and carriageway.
7. All single garages shall have a minimum internal dimension of 3 metres width by 6 metres length or 6 metre width by 6 metre length for a double garage.
8. Each drive shall be a minimum length of 6.0 metres from back of footway to front of garage structure, 3.6 metres minimum width and prior to first use of the dwelling shall be hard surfaced in porous asphalt or permeable block paving or a provision must be made to direct run-off water from the hard standing to a permeable or porous area within the curtilage of the dwelling house to a maximum gradient of no greater than 1 in 9 and no less than 1 in 150. The driveway shall be drained so that no surface water (including roof and yard) flows out onto the public highway or vice versa and must be maintained to ensure it complies with the above requirements. The surface water shall not drain directly into the highway drainage network.
9. All shared drives (serving a maximum of 5 dwellings) to have a gradient not exceeding 1 in 9 to be 4.5m wide have pedestrian vision splays of 2.4m by 2.4m (behind footway) which should be hard surfaced, and a turning facility provided so all vehicles can enter and leave in a forward gear. Shared drives should not exceed 30m in length (carrying distance for bins) and there will be a need to widen the footway or provide a bin parking area where bins/sacks can be placed on collection day without obstructing the footway.
10. All roads to be designed in accordance with Manual for Streets, the Authority's Design Guide and parking provision to be in accordance with the approved Parking Guidelines.

Reference No: P2017/0025

11. a vision splay of 2.4 metres set back by 60 metres in either direction shall be provided with the junction of Main Road and a 2m footway shall be provided along the frontage of Main Road which shall be retained open and free for public use thereafter.
12. The new junction access onto Main Road shall be constructed to binder course level and provided with adequate surface water drainage prior to work commencing on the construction of any dwelling.
13. Notwithstanding the submitted plans the traverse length of the adoptable turning head shall be 17 metres.
14. providing a visitor parking scheme at a rate of one space per five dwellings which shall be clearly shown on the submitted site layouts
15. the back of footpath radii at the proposed entrance to the site, shall be a 5.7 metres radii and a 6 metres kerb radii.

(17) Further highways notes to developer:

1. In order to ensure the road works you are required to undertake are carried out to the satisfaction of the Local Planning Authority and subsequently adopted if you so wish you are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (FAO Mrs Delyth Thomas, telephone number (01639) 686404 or e-mail d.a.thomas@npt.gov.uk) to agree the specification, enter an adoption agreement and arrange onsite inspection of your works.
2. Any agreement to adopt the roads relating to this development should be entered into with the Council prior to the commencement of development. Such an agreement will be under Section 38 of the Highways Act 1980 relating to the specification, timescale and subsequent adoption of the roads and a Bond to ensure that the Authority can complete the works if the Developer defaults on the roadworks.
3. Prior to commencing any works on site the applicant will be required to enter into an agreement with the Authority under Section 278 of the Highway Act 1980 to carry out the works upon the existing public highway. You are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (FAO Mrs Delyth Thomas, telephone number (01639) 686404 or e-mail d.a.thomas@npt.gov.uk) to agree the specification, enter the agreement and arrange on site inspection of your works.

(18) Drainage notes to developer to be referred to in preparing reserved matters application:

1. As part of the first reserved matters application a detailed drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
 - Schematic design of surface (highway) water and ground water shown on plan (Engineering layout scale 1:200).

Reference No: P2017/0025

- Drainage construction details, long sections showing pipe sizes, depths, manhole details etc.
- Any roof and yard which is proposed to discharge into the highway system
- Any land drainage which is to be diverted and/or discharged into the existing watercourse.
- Hydraulic calculations to support the design.
- Methods of attenuation
- Agreed Green field run-off rate (Q-bar)
- Maintenance management plan

The agreed scheme shall be implemented and constructed on site prior to the occupation of the first dwelling and retained as such thereafter.

2. 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 site during the course of construction. Such a scheme shall ensure that proper drainage and disposal of ground/surface water is managed and does not affect any adjoining land, and highway is not interrupted or otherwise adversely affected.

3. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

4. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Authority.

5. Foul water and Surface water discharges must be drained separately from the site

6. Any existing drainage pipe, highway drain or highway run-off entering, crossing or discharging onto the development site must be accommodated into the site development works by the developer. No building shall be erected over or within the safety zone of any culvert or watercourse.

Signed : 
Nicola Pearce – Head of Planning & Public Protection

Date: 15/08/2017

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
 - Hazardous Substances Consent 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 5938, 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

Reference No: P2017/0025

may be, a **purchase notice** requiring that Council purchase his interest in the land 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.