

Reference No: P2015/0851

**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 Name and address of the agent

**MR LEE DAVIES
4 HIGH STREET
PONTARDAWE
NEATH
SA8 4HU**

**MR JAMES PUGSLEY
BUCKMASTER BATCUP
ARCHITECTS LTD
70 WALTER ROAD
SWANSEA
SA1 4QA**

Whereas on the Wednesday, 23 September 2015 you submitted an application for the following development:-

**PROPOSAL Demolition of clubhouse and construction of 10 No.
terraced dwellings, with associated engineering
works and parking.**

LOCATION 33 CHURCH STREET PONTARDAWE SWANSEA

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)The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason

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

Approved Plans

(2) The development hereby approved relates to the following plans and documents;

BBA 626.P.02A- Existing site plan.

BBA 626.P.03B- Proposed site plan.

BBA 626.P.04B-Proposed Floor Plans.

BBA 626.P.05B- Proposed Elevations.

BBA 626.P.07A- Proposed Sections.

BBA 626.P.08- Proposed Floor Plans-Terraced House.

Reason

In the interests of clarity.

Pre-Commencement Conditions

(3)No development shall take place until samples and details of the materials to be used in the construction of the external surfaces of the development hereby permitted including the design and details of all boundary treatments have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the visual amenity of the area.

(4)Notwithstanding the submitted plans, prior to commencement of works on site, a scheme for the comprehensive and integrated drainage of the site showing how the foul water, surface water and land drainage will be dealt with shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall ensure that surface water is discharged at greenfield run off rates, and that no surface water or land drainage run off discharges directly or indirectly into the public sewerage system unless all other options have been fully assessed and evidence of this submitted to the Local Planning Authority as part of any alternative submission. The scheme as approved shall be fully implemented on site in accordance with these details prior to the first beneficial use of the development and retained and maintained as such thereafter.

Reason

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In the interests of amenity, and to ensure that sustainable drainage proposals are implemented where possible, and that no surface water or land drainage connect directly or indirectly into the public sewerage system.

(5) No development shall take place, including any works of demolition until both a Demolition Method Statement and a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statements shall be adhered to throughout the demolition and construction period. The Statement shall provide for:

Demolition of Existing Clubhouse

- a. Developer contact details
- b. Site Security Information
- c. The number of vehicular movements associated with the work
- d. Safe pedestrian access to be maintained at all times for the duration of the works within or affecting the public highway.
- e. Emergency contact details

Construction Method Statement

- a. The parking of vehicles of site operatives and visitors.
- b. Loading and unloading of plant and materials within the site.
- 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 controlling the surface and ground water discharge during the course of construction.
- h. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- i. The number and frequency of Lorries entering and leaving the site per day, vehicle routes and frequency of road sweeping.
- j. The Construction Method Statement shall be approved and signed by a competent person/s before submission.
- k. Safe pedestrian access to be maintained at all times for the duration of the works within or affecting the public highway.

Reason

In the interests of public safety, amenity, and highway and pedestrian safety.

Action Conditions

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(6) The footway and vehicular footway crossings must be constructed including drainage up to and including binder course level to the written approval of the Authority prior to the occupation of any dwelling. The footway and vehicular footway crossings shall be made up to surface course level including drainage, prior to the occupation of the last three dwellings or the completion of the development, whichever is the sooner and shall be kept open and free for public use thereafter.

Reason

In the interests of highway and pedestrian safety.

Regulatory Conditions

(7) The vehicular footway crossings shall tie-in to the existing footway along Church Street and shall be constructed in accordance with the highway specification of the Local Planning Authority

(8) Each drive shall have an unobstructed pedestrian vision splay of 2.4m by 2.4 m (behind footway) in both directions, nothing over 600mm in height above back of footway level is erected or allowed to grow

Reason

In the interests of highway and pedestrian safety.

(9) A minimum of two off street car parking spaces shall be retained within the curtilage of each dwelling, one of which must be located within the integral garage.

Reason

In the interests of highway and pedestrian safety, the free flow of traffic and visual amenity

(10) 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), there shall be no extension or external alteration to any building forming part of the development hereby permitted without the prior grant of planning permission in that behalf.

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be

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granted for extensions, having regard to the particular layout and design of the estate.

(11) 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.

(12) 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 outbuildings shall be erected (other than those expressly authorised by this permission).

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 garages or outbuildings having regard to the particular layout and design of the estate.

NOTES TO DEVELOPER:

(13) 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 (f.a.o. Mr Justin W Griffiths Telephone No. 01639-686398 or e-mail j.griffiths4@npt.gov.uk) to agree the specification, enter an adoption agreement and arrange on site inspection of your works.

Signed : 
Nicola Pearce – Head Of Planning

Date: 21/03/2016

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Important Notes:

- (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) 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 8300:2001).
- (3) 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) From 1st October 2012 it will be 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 will transfer 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