

Land at Dan y Graig

Planning Statement Appendix

APPENDIX 1 – Plans

Location plan

Site plan

Ownership Plan

Historic plan

Topographical Plan

Plan showing Location of Site

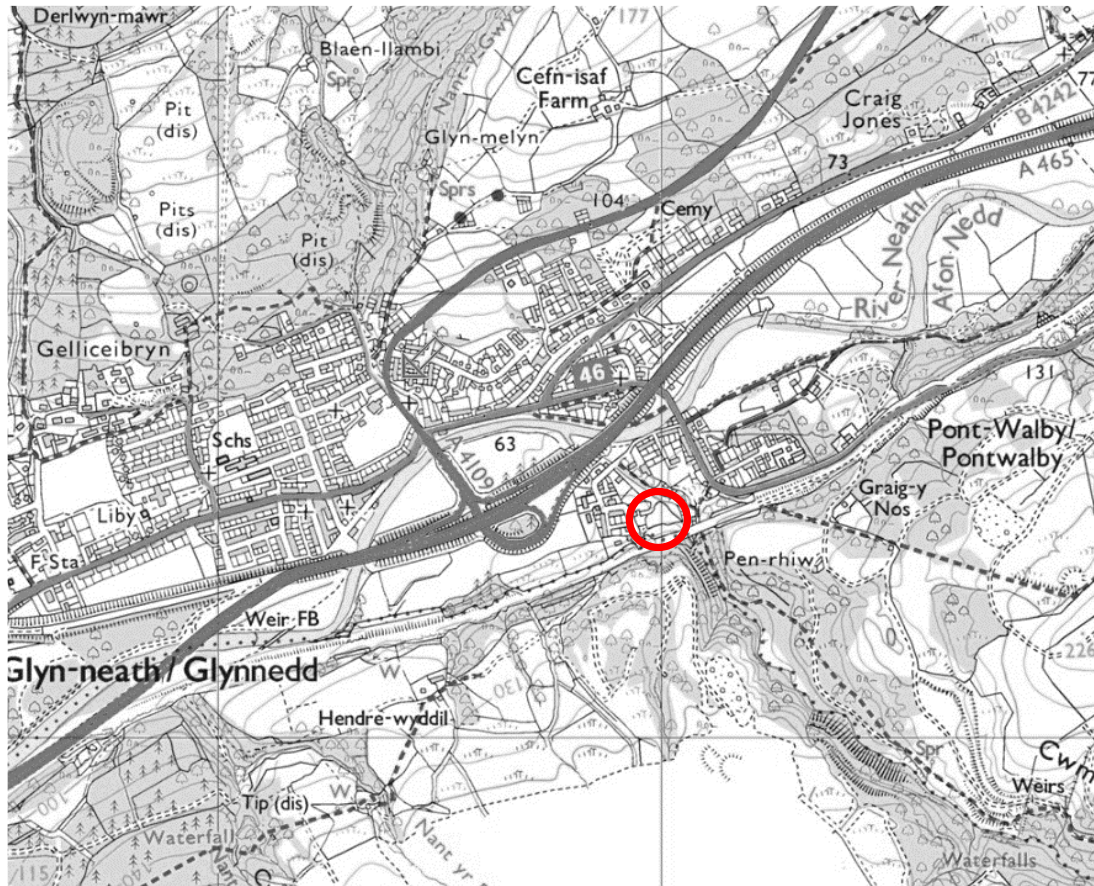
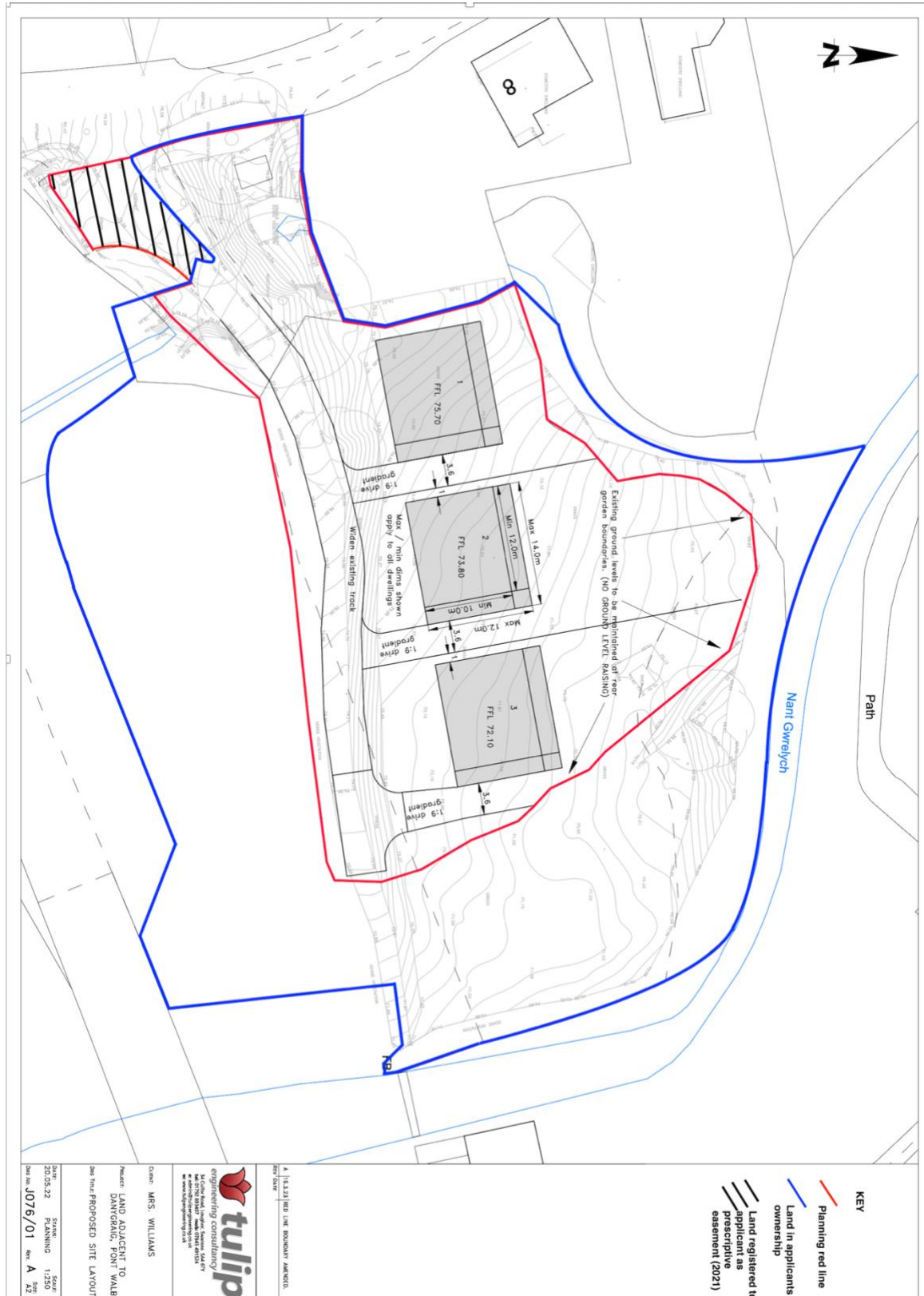


Figure 1: Site Location

Ordnance Survey Data © Crown Copyright and Database Right 2022

[illegible]

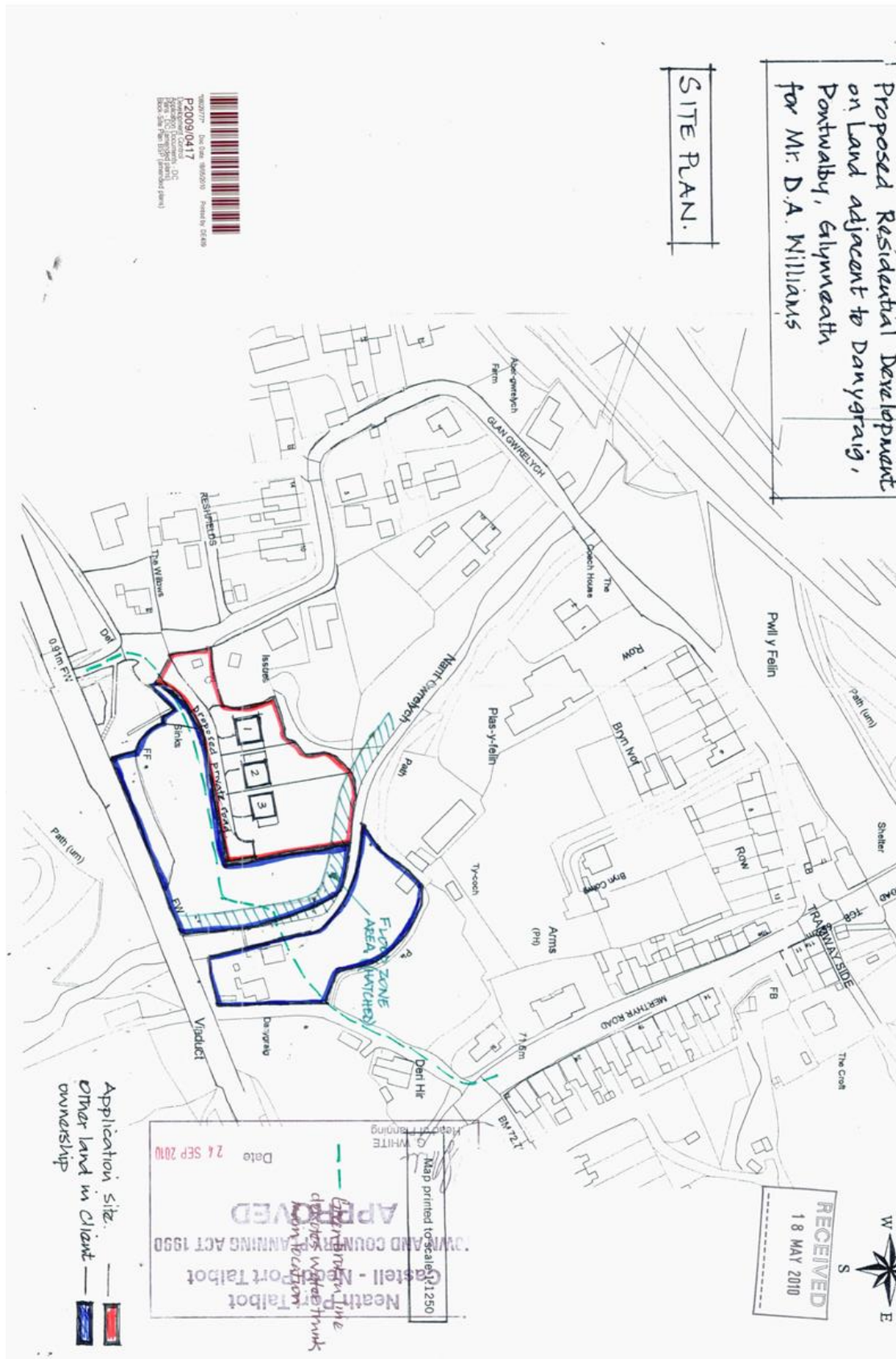
(also provided as a separate PDF)



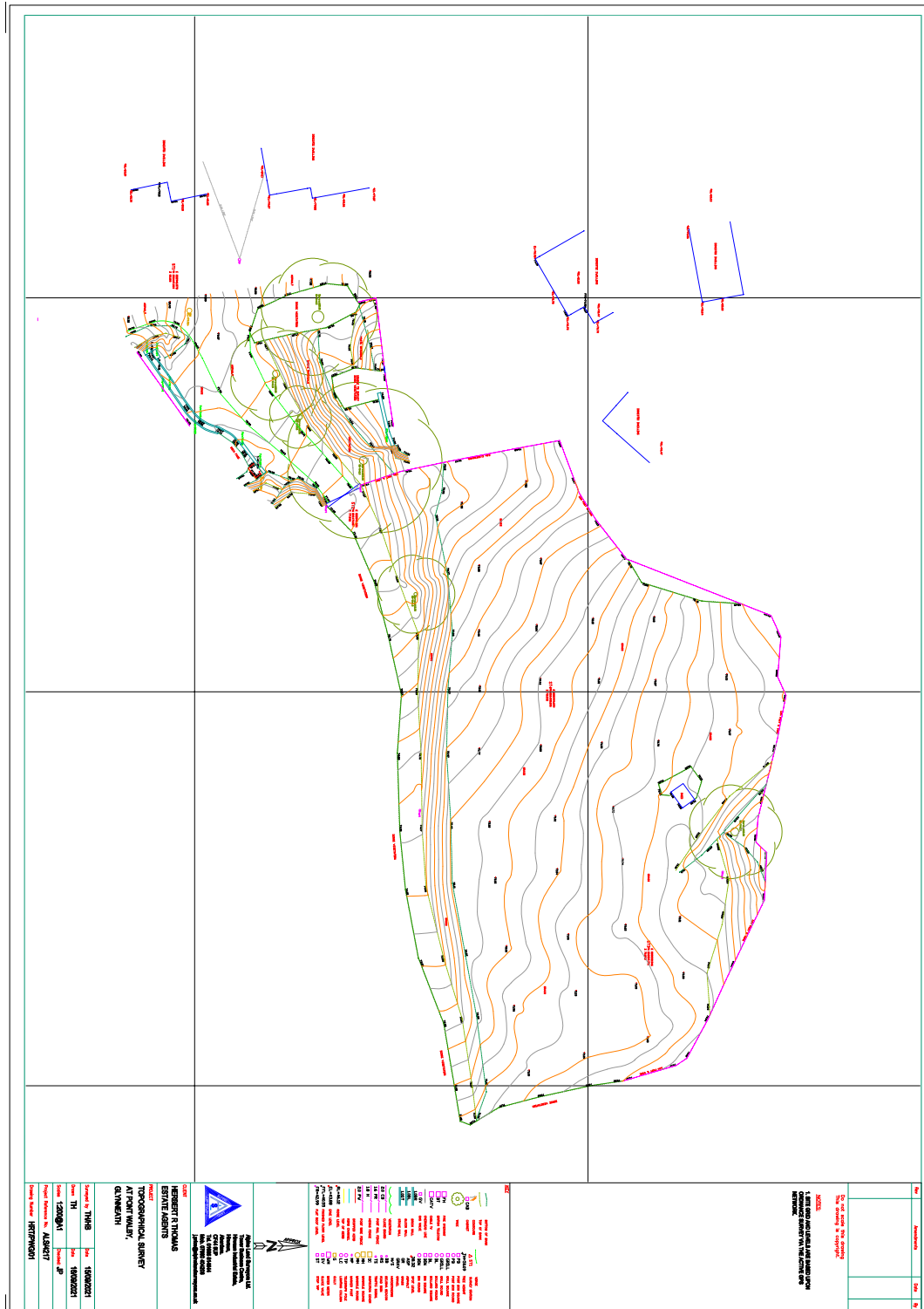
Approved Historic Plan – regarding the water trunk main location – for information.

Minor difference in red line at eastern end due to flood zone extent.

Blue line differs due to the Sale of the house and land east of Nant Gwrelych..



Topographical Plan (also supplied on separate PDF)



APPENDIX 2

Photographs / Images



Photo 1 - View from the site access looking East towards the viaduct.



Photo 2 – the site entrance, hard surfaced, gated.



Photos 3 – trees lining the site entrance – these will be retained as far as possible.



Photo 4 – view from the access to the site south along Glan Gwrelych and the neighbouring residential properties



Photo 5 – View from within the site (from land to remain undeveloped) across Nant Gwrelych toward residential property Dan y Graig.



Photo 6 – Looking South from land to remain undeveloped within the site towards the viaduct.



Photo 7 – Nant Gwrelych from the eastern extremity of the site



Photo 8 – Showing small timber shed to the centre of the site (to be removed) . View looking west toward the access in to the site. Trees on the northern edge of the site visible. To remain as part of the garden areas as far as possible.



Photo 9 – Looking south west toward the wooded bank that flanks the viaduct. This wooded bank area is to remain undeveloped.



Photo 10 - development site of open grassland. Gently sloping to North down to Nant Gwrelych. View west toward Glan Gwrelych with neighbouring property (Tal y Bont) just visible within the trees.



Photo 11 - view across the site (W)



Photo 12 – View across the site (N)



Photo 13 - View looking north from the higher ground of the proposed access road over the development site.



Photo 14 - Glan Gwrelych – wide road, defined footways. Minimal parking on street due to private driveways



Photo 15 - Gland Gwrelych – narrower section with some on street parking, still ample room to pass parked vehicles safely.



Photo 16 - Glan Gwrelych – wide road , foot way to one side. Private driveways.



Photo 17 - Glan Gwrelych – wide road, designated footway, no on street parking in this section despite no restrictions. Ample off street parking for residents.



Photo 18 - View from Glan Gwrelych looking east toward the junction with the main road (Merthyr Road / Aberdare Road)



Photo 19 (street view) - Looking North Along Merthyr Road with the turn to Glan Gwrelych to the left. Bus stop to the right hand side (not visible).



Photo 20 (Street View) - Aberdare / Merthyr Road looking south with turn to Glan Gwrelych on the right.

APPENDIX 3

Key local Development Plan Policies (NPTCBC) 2011- 2021

Policy SC 1

Settlement Limits

Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy will be acceptable in principle.

Outside settlement limits, development will only be permitted under the following circumstances:

1. It constitutes a sustainable small scale employment use adjacent to a settlement limit; or
2. It constitutes live-work unit(s) immediately adjacent to a settlement limit in the Valleys Strategy Area only; or
3. It constitutes the small-scale expansion of an existing business or the suitable conversion of an existing building; or
4. It constitutes the appropriate replacement of an existing dwelling; or
5. It is an affordable housing exception site; or
6. It is an appropriate rural enterprise dwelling; or
7. It is an appropriate 'One Planet Development'; or
8. It is a sustainable tourism or farm diversification proposal that is suitable in a countryside location; or
9. It is associated with the provision of public utilities, infrastructure and waste management facilities that cannot reasonably be located elsewhere; or
10. It is associated with either agriculture, forestry, minerals or energy generation; or
11. It relates to the appropriate provision of accommodation for Gypsies / Travellers; or
12. It constitutes the provision of open space and small scale ancillary facilities adjoining the settlement limit. Where development is permitted outside settlement limits, any new buildings must be located adjacent to existing buildings or settlements wherever possible and be of an appropriate scale and form.

Policy SP 7

Housing Requirement

In order to deliver the 7,800 new dwellings required to meet the economic-led growth strategy, provision will be made for the development of 8,760 additional dwellings between 2011-2026 including a 12.31% flexibility allowance.

LDP Objective: OB 2 and OB 7

Policy EN 7

Important Natural Features

Development proposals that would adversely affect ecologically or visually important natural features such as trees, woodlands, hedgerows / field boundaries, watercourses or ponds will only be permitted where:

- 1.Full account has been taken of the relevant features in the design of the development, with measures put in place to ensure that they are retained and protected wherever possible; or
- 2.The biodiversity value and role of the relevant feature has been taken into account and where removal is unavoidable, mitigation measures are agreed.

Policy TR 2

Design and Access of New Development

Development proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

- 1.The development does not compromise the safe, effective and efficient use of the highway network and does not have an adverse impact on highway safety or create unacceptable levels of traffic generation;
2. Appropriate levels of parking and cycling facilities are provided and the access arrangements for the site allow for the safe manoeuvring of any service vehicles associated with the planned use;
3. The development is accessible by a range of travel means, including public transport and safe cycle and pedestrian routes;
4. Transport Assessments and Travel Plans are provided for developments that are likely to create significant traffic generation.

Policy BE 1

Design

All development proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places.

Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;
2. It respects the context of the site and its place within the local landscape, including its impact on the important arterial gateways into the County Borough, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;
3. It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate;
4. It would not have a significant adverse impact on highway safety, the amenity of occupiers of adjacent land or the community;
5. Important local features (including buildings, amenity areas, green spaces and green infrastructure, biodiversity and ecological connectivity) are retained and enhanced as far as possible;
7. It achieves and creates attractive, safe places and public spaces, taking account of 'Secured by Design' principles (including where appropriate natural surveillance, visibility, well lit environments and areas of public movement);

8. It plays a full role in achieving and enhancing an integrated transport and communications network promoting the interests of pedestrians, cyclists and public transport and ensures linkages with the existing surrounding community;
9. It uses resources, including land and energy, as efficiently as possible through:

(a) Making the best and most efficient use of the land available through being of appropriate density taking into account the character and appearance of the area, normally a minimum of 35 dwellings per hectare in the Coastal Corridor Strategy Area or a minimum of 30 dwellings per hectare in the Valleys Strategy Area;

(b) The layout and form of the development does not preclude the reasonable use of other adjacent land;

(c) Developing brownfield land in preference to greenfield land where possible;

(d) Minimising building exposure while maximising solar gain.

9. Its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution;

10. The layout and design of the development achieves inclusive design by ensuring barrier free environments, allowing access by all and making full provision for people with disabilities

APPENDIX 4

DCWW historic paperwork (March 2006)

Director of Development
Neath & Port Talbot County Borough
Council
Civic Centre
Neath
SA11 3QZ

Date: 21/03/2006
Enquiries Tel.: 01443331276
Our Ref.: 2006/DCWW/31607
Your Ref.: P2006/0307
Grid Ref.: SN8900106490

Dear Sir

RE: 3 detached dwellings, Land Adj. to Danygraig, Pontwalby, Neath

Further to the above consultation we would provide the following comments:-

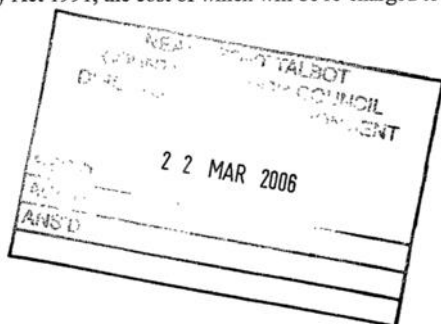
SEWERAGE

As the applicant intends utilizing private drainage facilities we as Network Development Consultants on behalf of Dwr Cymru Welsh Water have no comment to make on the above Planning Application. However, should circumstances change and a connection to the public sewerage system/public sewage treatment works is preferred we must be re-consulted on this application.

WATER SUPPLY

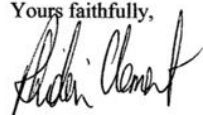
A water supply can be made available to serve this proposed development. The developer may be required to contribute (under Sections 40-41 of the Water Industry Act 1991) towards the provision of new off-site and/or on-site water mains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to New Connections Design Department, Players Industrial Estate, Clydach, Swansea SA6 5BQ.

The proposed development is crossed by a trunk/distribution watermain, the approximate position being shown on the attached plan. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. I enclose our Conditions for Development near Water mains. It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the Developer.



We hope the above is satisfactory, however should you require further assistance please contact us on the above telephone number, quoting our reference.

Yours faithfully,



Rhidian Clement
Planning Team Leader

Our response is based on the information provided by your application/enquiry. Should the information change then we reserve the right to make new representation.

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CONDITIONS FOR DEVELOPMENT NEAR WATER MAINS

Location:

Land adj. to Danygraig

Date:

21/3/06

The development of the site with our water main located as shown on the attached plan will involve certain conditions which must be strictly adhered to. These are: -

1. No structure is to be sited within a minimum distance of 5 metres from the periphery of the pipe. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.
2. Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.
3. If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
4. The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.
5. The existing ground cover on the water main should not be increased or decreased.
6. All chambers, covers, marker posts etc. are to be preserved in their present position.
7. Access to the Company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.
8. No work is to be carried out before this Company has approved the final plans and sections.

These are general conditions only, and where appropriate, will be applied in conjunction with specific terms and conditions provided with our quotation and other associated documentation relating to this development.