

**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 BENJAMIN DIX
SWANSEA UNIVERSITY
ESTATES SECTION, UNION HOUSE
SINGLETON PARK
SWANSEA UNIVERSITY
SWANSEA
SA2 8PP

Name and address of the agent

DAVIES SUTTON ARCHITECTS
PENHEVAD STUDIOS
GRANGETOWN
PENHEVAD STREET
CARDIFF
CF11 7LU

DATE REGISTERED: Friday, 10 August 2018

APPLICATION NO: P2018/0660

LOCATION: SWANSEA BAY UNIVERSITY CAMPUS FABIAN WAY
CRYMLYN BURROWS

PROPOSAL: Multi-Faith Centre

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:

Conditions:-

Time Limit Condition

(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.

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Approved Plans

(2) This permission relates to the following plans;

Plans as Proposed 3732 P-304

Site Plan as Proposed 3732 P-204

Elevations as proposed 3732 P-404

Unless otherwise required by any other condition of this permission, the development shall be carried out in accordance with these approved details.

Reason

In the interests of clarity.

Pre-Commencement Conditions

(3) Prior to their use on site, samples of the external materials shall be submitted to and approved in writing by the Local Planning Authority. Sample panels of the external materials and other external detailing shall be erected on site. The development shall be completed in accordance with the approved details.

Reason

In the interests of visual amenity and the overall character of the area as a whole.

(4) Notwithstanding the details submitted, and prior to any development taking place a comprehensive land, surface water and foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. This scheme as approved shall be fully implemented on site prior to the developments first use.

Reason

In the interests of amenity.

(5) Prior to the first use of the development hereby approved a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. This landscaping scheme shall comply with the overarching strategic landscaping for the site as a whole, and take into consideration native and wildlife friendly species, and the site proximity to the SSSI. The scheme as approved shall be fully implemented within the first planting season following completion of the development. Any trees or planting which within a period of five years from the completion of the development die, 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 interests of visual amenity and to accord with Section 197 of the Town and Country Planning Act, 1990.

(6) No development shall take place 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.

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- 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 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.

Reason

In the interests of Highway and environmental safety.

Action Conditions

(7) Prior to the importation of any topsoil into the development site, full details of the validation documentation for its suitability for use shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of amenity, and to ensure that the material is suitable for use as clean cover for the intended end use.

(8) If the development is not going to be constructed and developed in full compliance with the Strategic Environmental Management Plan as approved under Planning Permission P2012/1130, a scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works as required under Condition 8 of Outline Planning Permission P2010/0222. The development shall then be undertaken in full compliance with these approved details.

Reason

In the interests of clarity, biodiversity and the amenity of the area as a whole.

(9) If the development is not going to be constructed and developed in full compliance with the energy strategy as approved under Planning Permission P2012/828, a scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works as required under Condition 10 of Outline Planning Permission P2010/0222. The development shall then be undertaken in full compliance with these approved details.

Reason

In the interests clarity, and sustainability.

(10) If the development is not going to be constructed and developed in full compliance with the remediation strategy, verification and validation in respect of land contamination

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for the site as approved under Planning Permission P2012/1131, schemes and details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works as required under Conditions 15, 16, and 17 of Outline Planning Permission P2010/0222. The development shall then be undertaken in full compliance with these approved details.

Reason

In the interests of clarity, and to ensure the effective drainage facilities are provided for the proposed development, and that no adverse impacts occur to the environment or the existing public sewerage system.

(11) If the development is not going to be constructed and developed in full compliance with the gas protection measures as approved under Planning Permission P2012/1131 and P2013/565, a scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works as required under Condition 20 of Outline Planning Permission P2010/0222. The development shall then be undertaken in full compliance with these approved details.

Reason

In the interests of clarity, and to ensure that the safety of future occupiers is not prejudiced.

(12) 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.

(13) If the development is not going to be constructed and developed in full compliance with the aggregate importation quality as approved under Planning Permission P2012/1131, P2013/0061 and P2013/601 a scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works as required under Condition 22 of Outline Planning Permission P2010/0222. The development shall then be undertaken in full compliance with these approved details.

Reason

In the interests of clarity, and to ensure that the safety of future occupiers is not prejudiced.

(14) If the development is not going to be constructed and developed in full compliance with the Site Waste Management Plan for the site as approved under Planning Permission P2013/0256, a scheme shall be submitted to and approved in writing by the

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Local Planning Authority prior to the commencement of works as required under Condition 45 of Outline Planning Permission P2010/0222. The development shall then be undertaken in full compliance with these approved details.

Reason

In the interests of clarity, amenity, and pollution prevention.

(15) If the development is not going to be constructed and developed in full compliance with the local supply chain strategy for the site as approved under Planning Permission P2012/1136, a scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works as required under Condition 53 of Outline Planning Permission P2010/0222. The development shall then be undertaken in full compliance with these approved details.

Reason

In the interests of clarity, and in the interests of sustainability, and for the socio-economic benefit of the area as a whole.

(16) Prior to the first use of the development hereby permitted, a minimum of two artificial nesting sites for birds shall be erected on the building to one or both of the following specifications, and retained as such thereafter.

Reason

In the interests of biodiversity.

Regulatory Conditions

(17) Foul discharges from the development shall be disposed of via the pumping station and rising main connected direct to the Fabian Way Waste Water Treatment Works.

Reason

In the interests of amenity, and to prevent overloading of the existing sewerage system.

(18) Foul water and surface water discharges shall be drained separately from the site. No surface water and/or land drainage run-off shall be allowed to connect/discharge, either directly or indirectly, to the public sewer system

Reason

To protect the integrity of the public sewerage system.

Informatives

(1) In respect of condition 8 the developer is made aware that further details of the suitability of this granular fill as a venting layer or alternative proposals to be included and incorporated into each building design should be submitted as part of the Building Regulations application for this site.

It is also noted that, incorporation of a 2000g DPM is recommended to be incorporated in to floor slab design. This should be installed to the correct BBA certification and in accordance with the manufacturers instruction. Validation of gas protection membrane

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installation will be required to be submitted to the NPTCBC Contaminated Land Section on completion of work.

Signed : 
Nicola Pearce – Head of Planning & Public Protection

Date: 26/09/2018

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 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.