

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to view the application documentation to see if this is the current version, or whether it has been superseded by a more up-to-date revision of this Decision Notice.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.

C

C



LRM Planning Limited
22 Cathedral Road
Cardiff
CF11 9LJ

T: 02920 349737

10 January 2017
Our Ref: SC/16.206

Development Management
Planning Services
Neath Port Talbot Council
The Quays
Brunel Way
Baglan Energy Park
Neath Port Talbot Council
SA11 2GG

Dear Sir/Madam,

Town and Country Planning Act 1990

Outline Planning Application (all matters reserved) for construction of 6 dwellings and associated works

Land at Main Road, Dyffryn Cellwen, Neath

Planning Portal Reference No.: PP-05740989

On behalf of our Client, NPT Homes, please find attached an outline planning application for the proposed development, as described above, which relates to site of the former Ty Maes Marchog care home, Main Road, Dyffryn Cellwen, Neath.

The following documentation and drawings have been submitted online in support of the application. This letter is also accompanied by a disc containing the entire drawing/document package. Please note that any plans or documents marked by an astric (*) are those that are too large to be uploaded onto the Planning Portal facility and are accordingly included on the CD alongside the submission package.

Document/drawing title	Prepared by	Reference (if applicable)
Site location plan	EOS Architects	1711(00)01A
Site Plan	EOS Architects	1711(03)01G
Levels	EOS Architects	1711(03)02A
Sections	EOS Architects	1711(03)03A
Tree Survey	Treescene	-
Geological & Mining Risk Assessment	Terra Firma (Wales)	12441
Completed application form	LRM Planning	-

In addition to the above, this letter is also accompanied by a cheque for £1,520.00, made payable to Neath Port Talbot Council, to cover the application fee.

You will be aware that outline planning permission was previously granted on the site, under reference P2012/0922, for the demolition of the existing buildings and erection of 6 dwellings and associated works. In accordance with legislative requirements, the applicant obtained the required European Protected Species License from NRW and the demolition of the building was carried out in accordance with the previously approved Bat Mitigation Strategy.

The original outline permission has however since lapsed and so this submission seeks to reapply for the proposal, taking into account the fact that the demolition and site clearance has now been completed. Furthermore, this application also excludes a strip of land along the northern boundary, abutting the A4109/Heol Gaer, which allows sufficient width for the Council to undertake potential highway safety improvements through the provision of a 2m footpath along the southern side of the highway.

All detailed matters, including layout, scale and appearance, means of access and landscaping have been reserved for subsequent approval. However, the supporting drawings provided provides an indicative layout of the proposed development to give an indication of likely access location, open spaces to be provided within the site and the approximate position of the buildings, together with the scale parameters, as required by part 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

I trust that I have provided sufficient information to enable you to validate and register the submission. Should you have any queries in the meantime however, please do not hesitate to contact me. I look forward to hearing from you.

Yours sincerely,



Sam Courtney **Director**
BA (Hons) MA (Uc) MRTPI

ENC.

CC Steve Tucker, NPT Homes (Applicant)





Tree Survey

At

**Ty Maes Marchog
Banwen**

*Inspected by:-
Julian Wilkes BSc.For, MSc.Land Man,MIC.For,MarborA
Treescene Ltd
The Walled Garden
Old Coedarhydyglyn
St Nicholas
Cardiff
CF5 6SG
Tel No. 029 20599300*

22nd November, 2012

Registered Office: Treescene Limited
The Walled Garden, Old Coedarhydyglyn, St Nicholas, Cardiff CF5 6SG
Tel. 029 205 99300 Fax. 029 205 92929 Email. trees@treescene.co.uk

Directors: Julian Wilkes, Forest of Cardiff. Registered in England & Wales 2668201

Tree Survey

At

**Ty Maes Marchog
Banwen**

*Inspected by:-
Julian Wilkes BSc, For. MSc, Land Man, MA, For. M Arborist
Threemere Ltd
The Flock Gables
Old Cwladystygllyn
St. Asgell
Cardiff
CF15 6SG
Tel No. 079 28395400*

22nd November, 2012

I have been instructed by Campbell Lammie of Wilding Lammie Partnership Limited to carry out a survey on trees at Ty Misa Marweg, Banwen.

Scope of Report

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current good arboricultural practice.

The survey entailed a visual inspection from ground level of all trees.

Each tree has been numbered and, where instructed, for future identification on site, have been tagged using small durable metal or plastic tags.

Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.

Trunk stem diameters are measured at 1.5 metres above ground level, or immediately above the root flare for multi-stemmed trees.

Estimate branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of crown shape.

An assessment of a tree's age classification is made in terms of its maturity within the site's landscape.

An assessment of a tree's physiological condition is to be made as good, fair, poor, dead.

Data on the structural condition of the tree should be entered, e.g., collapsing, leaning and the presence of any decay or physical defect should be noted.

Preliminary management recommendations include further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat.

An assessment of a tree's future life expectancy is made as < 10, 10-20, 20-40 or > 40 etc.

T1	Sycamore (Acer pseudoplatanus)
Height	9m
Single/Multi stemmed	Single stem
Stem Diameter	0.24m
Branch Spread	N - 3m E - 3m S - 2m W - 2m
Height of Crown	2m
Age	Young
Physiological Condition	Fair
Structural Condition	Tree of reasonable form sited in grass verge
Prel. Man. Recommendations	Crown raise to 3m
Est. Remaining Contribution	-40
Category	III-2
T2	Sycamore (Acer pseudoplatanus)
Height	6m
Single/Multi stemmed	Single stem
Stem Diameter	0.14m
Branch Spread	N - 2m E - 2m S - 2m W - 2m
Height of Crown	2m
Age	Young
Physiological Condition	Fair
Structural Condition	Young tree established in grass verge. Tree of good form.
Prel. Man. Recommendations	Crown raise to 3m
Est. Remaining Contribution	-40
Category	BI
T3	Sycamore (Acer pseudoplatanus)
Height	4m
Single/Multi stemmed	Single stem
Stem Diameter	0.1m
Branch Spread	N - 1m E - 1m S - 1m W - 1m
Height of Crown	2m
Age	Young
Physiological Condition	Poor
Structural Condition	Tree of poor form with extensive die-back throughout crown
Prel. Man. Recommendations	Remove
Est. Remaining Contribution	-10
Category	U

T4	Sycamore (Acer pseudoplatanus)
Height	9m
Single/Multi stemmed	Single stem
Stem Diameter	0.32m
Branch Spread	N - 4m E - 4m S - 3m W - 3m
Height of Crown	2m
Age	Middle aged
Physiological Condition	Fair to poor
Structural Condition	Tree of reasonable form with extensive squirrel damage throughout crown
Prel. Man. Recommendations	Crown raise to 3.5m. Monitor for safety.
Est. Remaining Contribution	10-20
Category	C2
T5	Whitebeam (Sorbus aria)
Height	3m
Single/Multi stemmed	Single stem
Stem Diameter	0.1m
Branch Spread	N - 1m E - 1m S - 1m W - 1m
Height of Crown	2m
Age	Young
Physiological Condition	Poor
Structural Condition	Tree of poor form with evidence of die-back within crown
Prel. Man. Recommendations	Remove
Est. Remaining Contribution	<10
Category	U
T6	Sycamore (Acer pseudoplatanus)
Height	6m
Single/Multi stemmed	Single stem
Stem Diameter	0.24m
Branch Spread	N - 3m E - 3m S - 3m W - 3m
Height of Crown	2m
Age	Young
Physiological Condition	Fair to poor
Structural Condition	Tree of reasonable form with extensive mechanical damage in lower crown which may lead to commencement of stem decay
Prel. Man. Recommendations	Crown raise to 3m. Monitor for safety.
Est. Remaining Contribution	20-40
Category	C2

T7	Sycamore (<i>Acer pseudoplatanus</i>)
Height	7m
Single/Multi stemmed	Single stem
Stem Diameter	0.23m
Branch Spread	N - 2m E - 3m S - 3m W - 3m
Height of Crown	2m
Age	Middle aged
Physiological Condition	Fair to poor
Structural Condition	Tree of variable form. Main stem divides at 2m leading to twin stemmed mid crown. Some evidence of poor quality pruning in lower crown.
Prel. Man. Recommendations	Crown raise to 3m. Monitor for health
Est. Remaining Contribution	20-40
Category	C2
T8	Lime (<i>Tilia europaea</i>)
Height	5m
Single/Multi stemmed	Multi stemmed
Stem Diameter	0.2m
Branch Spread	N - 2m E - 2m S - 2m W - 2m
Height of Crown	2m
Age	Young
Physiological Condition	Poor
Structural Condition	Twin stemmed specimen of poor form with evidence of severe basal inclusion
Prel. Man. Recommendations	Remove
Est. Remaining Contribution	10
Category	U
T9	White beam (<i>Sorbus aria</i>)
Height	3m
Single/Multi stemmed	Multi stemmed
Stem Diameter	0.15m
Branch Spread	N - 1m E - 1m S - 1m W - 1m
Height of Crown	2m
Age	Young
Physiological Condition	Poor
Structural Condition	Multi stemmed specimen of poor form with evidence of severe basal inclusion
Prel. Man. Recommendations	Remove
Est. Remaining Contribution	10
Category	U

T10	Grey Alder (<i>Alnus incana</i>)
Height	11m
Single/Multi stemmed	Single stem
Stem Diameter	0.23m
Branch Spread	N - 3m E - 4m S - 3m W - 3m
Height of Crown	2m
Age	Middle aged
Physiological Condition	Fair
Structural Condition	Tree of reasonable form with well-balanced crown. Extensive epicormic shoots at base
Prel. Man. Recommendation	Prune to remove epicormic shoots. Crown raise to 3m.
Est. Remaining Contribution	20-40
Category	C2
T11	Grey Alder (<i>Alnus incana</i>)
Height	11m
Single/Multi stemmed	Single stem
Stem Diameter	0.26m
Branch Spread	N - 4m E - 3m S - 3m W - 4m
Height of Crown	2m
Age	Middle aged
Physiological Condition	Fair to poor
Structural Condition	Tree of variable form with evidence of minor basal decay. Bulging on main stem at approximately 2m is associated with old pruning wounds and may indicate extensive internal decay.
Prel. Man. Recommendation	Prune to remove epicormic shoots at base. Crown raise to 3m. Monitor for health.
Est. Remaining Contribution	10-20
Category	C
T12	Sycamore (<i>Acer pseudoplatanus</i>)
Height	8m
Single/Multi stemmed	Single stem
Stem Diameter	0.19m
Branch Spread	N - 3m E - 3m S - 3m W - 3m
Height of Crown	2m
Age	Young
Physiological Condition	Fair to poor
Structural Condition	Tree of reasonable form. Some mechanical damage in lower crown.
Prel. Man. Recommendation	Prune to remove stubs and damaged branches. Crown raise to 3m.
Est. Remaining Contribution	20-40
Category	C

T13	Ash (<i>Fraxinus excelsior</i>)
Height	11m
Single/Multi stemmed	Single stem
Stem Diameter	0.28m
Branch Spread	N - 4m E - 2m S - 4m W - 4m
Height of Crown	2m
Age	Middle aged
Physiological Condition	Fair to poor
Structural Condition	Tree of variable form. Main stem divides at 3m leading to multi stemmed mid crown.
Prel. Man. Recommendations	Crown raise to 3.5m. Monitor for health.
Est. Remaining Contribution	20-40
Category	C
T14	Cherry (<i>Prunus spp</i>)
Height	9m
Single/Multi stemmed	Single stem
Stem Diameter	0.24m
Branch Spread	N - 5m E - 2m S - 3m W - 2m
Height of Crown	2m
Age	Middle aged
Physiological Condition	Fair to poor
Structural Condition	Tree of variable form. Main stem divides at 2m leading to multi stemmed mid crown. Crown is more heavily developed on northern side.
Prel. Man. Recommendations	Crown raise to 3m. Monitor for health.
Est. Remaining Contribution	10-20
Category	C
T15	Ash (<i>Fraxinus excelsior</i>)
Height	11m
Single/Multi stemmed	Single stem
Stem Diameter	0.26m
Branch Spread	N - 3m E - 4m S - 3m W - 2m
Height of Crown	3m
Age	Middle aged
Physiological Condition	Fair
Structural Condition	Tree of reasonable form with well-balanced crown
Prel. Man. Recommendations	Crown raise to 4m
Est. Remaining Contribution	>40
Category	B2

T16	Whitebeam (Sorbus aria)
Height	4m
Single/Multi stemmed	Single
Stem Diameter	0.19m
Branch Spread	N - 1m
	E - 1m
	S - 1m
	W - 1m
Height of Crown	2m
Age	Young
Physiological Condition	Fair to poor
Structural Condition	Young specimen planted in roadside verge
Prak. Man. Recommendations	Crown rise to 2.5m
Est. Remaining Contribution	20-40
Category	C

Recommendations for Tree Protection during Development

Due to the high risk to established trees we would recommend the installation of protective fencing prior to commencement of any works on site in accordance with BS 5837:2012 "Trees in relation to Construction". Trees should be protected using scaffold frame supporting weld mesh panel fencing sited on the edge of the Root Protection Area as defined in BS5837:2012. These fenced areas should not be used for the storage of any plant machinery or materials and personnel should be excluded at all times; these fences should remain in situ until after final landscaping has been carried out, removed by hand with great care to prevent compaction or root damage to established trees. The services of a suitably qualified arborist should be sought prior to the commencement of each stage.

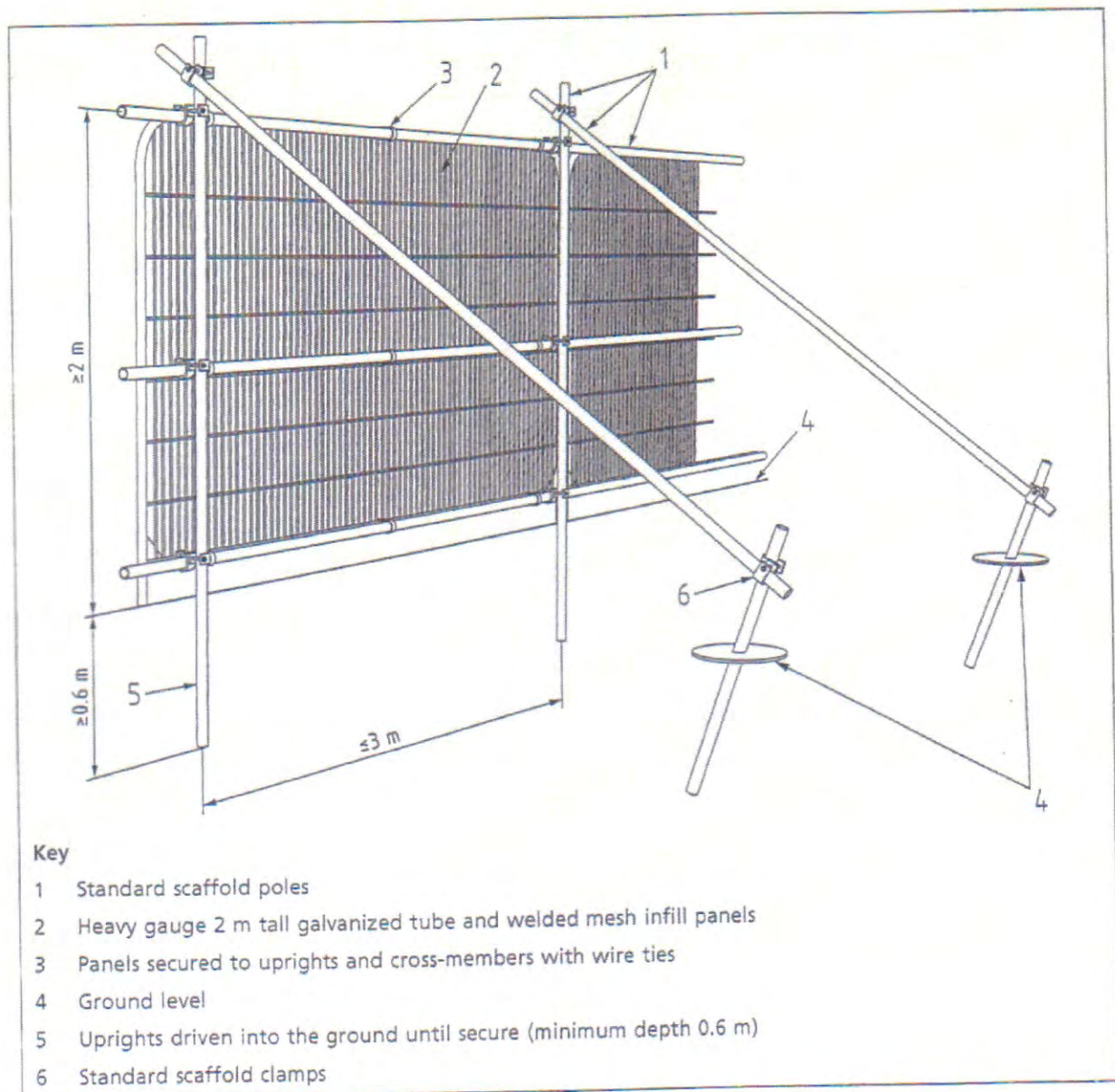
Table 1 – Cascade chart for tree quality assessment

Category and definition		Criteria (including subcategories where appropriate)			BRITISH STANDARD BS 5837:2012	
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years		- Trees that have a serious, irreparable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Those of high quality with an estimated remaining life expectancy of at least 40 years		Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation; historical, commemorative or other value (e.g. veteran trees or wood-pasture)		
Category B Those of moderate quality with an estimated remaining life expectancy of at least 20 years		Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits		
Category C Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm		Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value		

BS 5837:2012 'TREES IN RELATION TO CONSTRUCTION –
RECOMMENDATIONS'

PROTECTIVE BARRIER – DETAIL

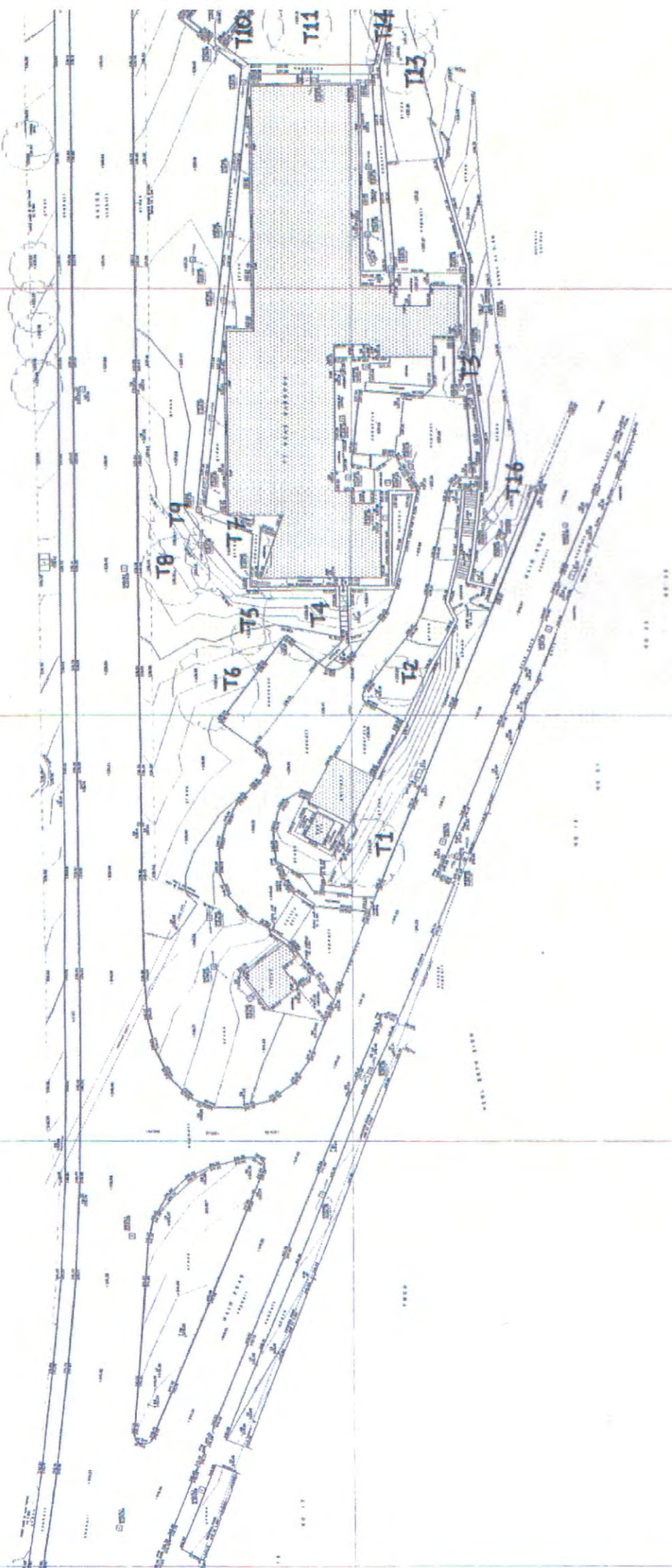
Figure 2 Default specification for protective barrier





CONTINUED

CONTINUED



QDTS Properties Ltd

Unit 3, Parklands Farm, Lutterworth Road
Burbage, LE10 3AH

Telephone: 01455 891199

Website www.qdtsproperties.com



Toolbox Talks Working around trees & Hedgerows

Reason	Why	Outline
Trees and hedgerows are an important part of our environment and countryside	If you know how to protect them when working nearby you will not damage them.	This talk covers the importance of protection and the controls that need to be in place.

Details

Trees and hedgerows

Trees and hedgerows provide a vitally important habitat for many different types of wildlife.

They are protected by legislation, which is enforced by the Local Authority.

At certain times in the year they may contain nesting birds, which should not be disturbed as they are protected by law.

Trees can become unstable and be a hazard to people and property if they are damaged by compaction or cutting of roots, pollution and through impact by machines.

Control Measures

Check to make sure permission has been granted before any work starts to fell trees, remove hedgerows or clear vegetation, when instructed to do so by your supervisor.

Excavate near trees or hedgerows with great care. Root systems must be hand dug.

Store fuels, oils and other potential pollutants away from root systems.

Follow instructions with regard to protection zones around trees.

Precautions

Do not carry work out on trees or hedgerows during the nesting season.

Do not undertake work near to trees without clearance from your supervisor.

Do not track vehicles or plant over tree protection areas.

Do not store materials under tree canopies.

Questions

When should you not carry out work on trees or hedgerows?

What should you do If nesting birds, or birds' nests are found on site?

Where should fuels and oils be stored?

QDTS Properties Ltd

Unit 3, Parklands Farm, Lutterworth Road
Burbage, LE10 3AH

Telephone: 01455 891199

Website www.qdtsproperties.com



Toolbox Talks Working around trees & Hedgerows

Briefing Record – Working around trees & Hedgerows

Briefing Delivered By:

Date:

Signature:

Time:

Persons attending the briefing

Name	Signature	Date
------	-----------	------



Certificate Number 1112

ISO 9001
ISO 14001
CHSAS 18001



Building Regulations Submission

The Building Act 1984

The Building Regulations 2010

For Office Use

1 Type of Application

Full Plans ☐

Building Notice ☒

Regularisation ☐

2 Applicant's details

Name (in full) UK PI Group

Address ivy Court, Stonehill Common, Worcester

Post Code WR5 3QQ

Tel

Mobile 07411121314

E mail property@UKPI.group

3 Agent's details (The person making the application for you - if applicable)

Name (in full) Dale McDonald

Address 25 Junction Terrace, Radyr, Cardiff

Post Code CF158ED

Tel 07956980644

Mobile

E mail Dale@constructionserviceswales

4 Location of Building Work (If different from Applicant's address)

Address Ty Maes, Marchog, Banwen

Post Code SA10 9HR

5 Proposed Building Work

Description of Work Construction of 6 new domestic dwellings

Number of Storeys (including Basements) in the building 2

Existing use of building (if applicable) N/A

Proposed Use of building Domestic houses

Means of Foul Water Disposal Public sewerage connection live on the premises

Means of Surface Water Disposal Surface water drainage connection on the premises

Means of water Supply Towns water

Is the building a building to which the Regulatory Reform (Fire Safety) Order 2005 applies, or will apply after the completion of the building work? No

6 Electrical Work

Please indicate how electrical work will be designed, inspected and tested in accordance with BS7671:2001 (as amended)

The electrician is a Part P qualified competent person

I will use a Qualified Electrician to issue a BS7671 certificate

NPTC/CBC to inspect & test the installation (additional charge)

The electrical work is classed as minor work & is not notifiable

☒
☐
☐
☐



7 Fees

If you have not already been given a fee quote for the work, please contact us on 01639 686820. All applicable fees are payable on submission except the inspection fee which will be invoiced when the work starts (if applicable).

Plan Fee	£.....	Plus VAT £0.00	Total £0.00
Inspection Fee	£.....	Plus VAT £0.00	Total £0.00
Building Notice Fee	£1,945.00	Plus VAT £389.00	Total £2,334.00
Regularisation Fee	£.....	Plus VAT Zero	Total £0.00
Electrical Fee	£.....	Plus VAT £0.00	Total £0.00

Note Fee exemption may be available if the work is solely for the benefit of a disabled person. If exemption of fee is claimed please provide proof of disability.

8 Full Plans Applications Only

Please tick this box if you DO NOT agree to a conditional approval

☐

Please tick this box if you DO NOT agree to an extension of time

☐

9 Statement

This notice is given in relation to the building work as described in sections 4 & 5 overleaf only, is submitted in accordance with Regulation 12 or 21 and is accompanied by the appropriate fee. I understand that further fees may be payable on inspection.

Full Name Dale Menden Signature [Signature]
Date

Building Regulations Fee Check (Office Use)		Plan	Insp	BN
Calculation				
Sub Total				
VAT				
Receipt No :	TOTAL			

Building Regulations Applications March 2011



Building Control Section
Neath Port Talbot CBC
The Quays, Brunel Way,
Baglan Energy Park, Neath.
SA11 2GG

01639 686820 building.control@npt.gov.uk
www.npt.gov.uk/buildingcontrol





Scaffolding & Temporary Works

Internal review and audit



HS-F-034

Name of person completing the audit: Dale McDonald

Job Role: Health & Safety Manager

Date of Audit:

Names and job roles of persons within the company that have been questioned during the audit:

Nigel Wilks, Woodbridge Construction Ltd

Documentation and Implementation

Is a copy of the company/site Scaffolding and Temporary Works procedure available on the site? Yes

Can the company demonstrate statutory inspections are undertaken on scaffolding and temporary works? Yes

Are handover certificates available on site following the completion and inspection of Scaffolding and Temporary Works? Yes

Are records of training for Scaffolders and Scaffold inspectors readily available on site? Yes

Do scaffolds appear to be in safe order and erected according to the associated TG20 compliance sheets (or equivalent) or design drawing? Yes

Has the company implemented a formal review process which ensures that risk assessments are reviewed periodically, if the task has changed, following an accident or incident or there is any reason to suspect that an assessment is no longer valid? Yes

Can the company demonstrate that a temporary works Co-Ordinator and Temporary Works Supervisor have been appointed by the Company Director? N/A

Are employees or sub-contractors aware of, and understand the company/site Scaffolding and Temporary Works procedure? N/A

Key findings

Provide details on the key findings of the audits including any strengths and weaknesses:

Scaffolding Handover Certificate

RAMs-024a



Company Name

Woodbridge Construction Ltd

Project/Site

Neath

Client

UK PI Ltd

Reference/Tag ID number

Date

Time of Inspection

Description of scaffold or section of scaffold to be handed over:

Scaffold to 6 number Dwellings consisting of 5 no Lifts and 2 Gable Table lifts.
Scaffold access will be via ladders and all materials will be placed on scaffold loading bays at each level.
The scaffold will be fully brick guarded and will comprise of timber boards at each level, toe boards and 2no mid and top hand rails.
All scaffold transoms will be based off sole plates and timber base plates.

All scaffold will be supported as a continuous wrap around and will have intermediate puglets against the building to prevent movement.

Method(s) used to tie the scaffold structure:

Have The ties been tested?

- ☐ Yes
☐ No
☒ N/A

Date that the ties were tested:

Name of tester

Is the Scaffold designed?

- ☐ Yes
☒ No
☐ N/A

Name of Designer and design reference number

The scaffolding as described above has now been completed and complies with the work at height regulations, current British standards and relevant technical guidance. The temporary works platform has been thoroughly inspected and the inspector is in the opinion that the structure is structurally sound on the premise that the scaffold is used and loaded in accordance with the pre-agreed set parameters.

Details on what the Scaffold will be used for:

Working access to build each individual dwelling

Maximum Loading (KnM2)

1.0

Working lifts with distributed loads of (KnM2)

0.5

The detailed requirements of the regulations with regards to guard rails, working platforms, toe-boards, bracing and ties have been complied with.

To ensure compliance with the regulations, this scaffold shall be inspected prior to use for the first time, at regular intervals not exceeding 7 days since the previous inspection and after any event which may be likely to jeopardise the safety and integrity of the scaffolding structure. If the scaffold is modified in any way including dismantling, removal of tubing or other alterations the scaffold shall be re-inspected and the particulars of each inspection recorded within the site scaffolding register.

This scaffold HAS / HAS NOT been designed to take tarpaulin sheets or other wind sails.

- ☐ This Scaffold HAS been designed to take tarpaulin sheets or other wind sails.
- ☒ This Scaffold HAS NOT been designed to take tarpaulin sheets or other wind sails.

Scaffolding Contractor Representative handing over the structure:

Name

Job Title

Signature

Date

Certificate received and accepted by the Client/Contractor

Name

Job Title

Signature

Date

Scaffolding & Temporary Works
Internal review and audit

HS-F-034

Remedial Actions

Reference number	Description of issue that has been found	Description of the steps that need to be taken to ensure compliance with company procedure	Name and Job role of the Person responsible for action closure	Date that the action will be complete by
---------------------	---	---	--	--

Signed.....
D McDonald

Date.....

Toolbox Talks SG6: Scaffolding Manual Handling

Reason	Why	Outline
More than a quarter of injuries reported to the NASC are associated with manual handling. associated with manual handling.	Many Scaffolder's suffer long term effects from poor handling techniques or WRULD's through repetition of movement.	This presentation will outline the requirements within SG6 manual handling booklet issued by NASC.

Details

What the law states:

The management of health and Safety at work regulations 1999 require employers to make a suitable and sufficient assessment of the risks to the health and safety of their employees whilst at work.

The manual handling operations regulations 1992 apply to all scaffolding work including yard operations.

HSE manual handling publication document INDG143 rev3, gives a maximum recommended load for manual handling purposes as 25kgs.

Planning:

Scaffolding contractors must consider manual handling as an integral part of the planning process.

Considerations must be given to reduce carrying distances and manual handling risks associated with:

- Access to site for vehicles and materials.
- Loading and unloading requirements.
- Storage of materials onsite and at the workplace.
- Use of shared mechanical equipment, for example, forklift trucks, hoists and cranes.
- Are the ground conditions suitable for manual handling of materials?

Reducing the risks associated with manual handling:

When avoidance to manual handling is not achievable, the risks associated with manual handling activities must be reduced to as low as reasonably practicable (ALARP). This can be achieved by:

Mechanical aids such as lorry-loaders, drop body vehicles, forklift trucks, site cranes and telehandlers.

Manual handling aids:

The following manual handling aids can benefit scaffolding operations by increasing efficiency and reducing the risk of fatigue and manual related injuries.

- Gin wheel and Rope.
- Hand lines or ropes to lift or lower materials.
- Fitting bags.
- Trolleys, trucks and wheelbarrows.
- Pallet trucks

Handling of scaffolding tubes:

Before lifting any weight, a worker must ensure that the ground area is clear and free from tripping hazards.

The following method can be utilised to ensure that risk to personal injury when transporting (please refer to SG6 document page 18).

Questions:

(Potential answers are in italic)

- Which regulation covers manual handling? (*Manual handling regulations*).
- What is the legal limit of weight for a person to carry? (*There is no such limit, the guidance states 25kg's although this can be exceeded depending on the material being transferred, and the persons' characteristics*).
- Name some equipment scaffolders can use to reduce manual handling? (*Gin wheel, handline and ropes, fittings bags, trolleys, trucks, wheelbarrows and pallet trucks, telehandlers, hi-abs*).
- What should you do if you identify something that you can not comfortably carry? (*Determine whether a suitable means of transporting the equipment is available, risk assess the handling of the load and ask for assistance*)

QDTS Properties Ltd

Unit 3, Parklands Farm, Lutterworth Road
Burbage, LE10 3AH

Telephone: 01455 891199

Website www.qdtsproperties.com



Toolbox Talks SG6: Scaffolding Manual Handling

Briefing Record – SG6: Scaffolding Manual Handling

Briefing Delivered By:

Date:

Signature:

Time:

Persons attending the briefing

Name

Signature

Date

Toolbox Talks Site transport and pedestrian segregation

Reason

Site transport carries people and materials. The carriage of both should be carried out in safety.

Why

Many accidents have occurred in the past because site transport was operated in an unsafe manner.

Outline

This talk covers the dangers associated with site transport and how they can be overcome.

Details

General precautions

- Never be tempted to drive site transport unless you have been properly trained. It is recommended that you hold an appropriate training and skills card, for example a CSCS card, if necessary an appropriate class of driving licence and have been authorised to drive the site transport.
- Drivers of site transport should carry out daily pre-use checks of their vehicles and report any defects found.
- People are injured or killed by site transport that is reversing without the assistance of a banksman.
- The very nature of some site transport means that the driver has only limited visibility from the driving position.
- Drivers should obey site speed limits and one-way systems.
- When parking, ensure the parking brake is on and the wheels are chocked if necessary. Accidents have been caused by items of runaway site transport.
- If site transport is left after working hours, ensure it is immobilised and in a safe state especially where children might congregate.
- Use stop-blocks where provided to prevent over-running.
- Site transport should only be refuelled at designated refuelling points by trained operatives.

General precautions

- Site transport used for carrying materials must not be overloaded; drivers must know the maximum safe load.

- Loads that could fall off must be adequately secured.
- Ideally, sites will be organised so that the need to reverse is kept to a minimum: if so, do not reverse unnecessarily.
- If you are involved in, or working near, tipping operations, keep well clear whilst materials are actually being tipped.
- Stay well clear of the un-propped bodies of tipper lorries.
- Site transport intended for carrying materials must not carry passengers unless it is designed to do so.

Protective measures

- Drivers of people-carrying site transport have a particularly important responsibility; theirs is a valuable cargo.
- In many cases, it will be advisable to exclude people-carrying site transport, such as crew buses, from all but access roads.
- People-carrying site transport is more likely to travel on public highways and so must comply with relevant
- Passengers on people-carrying site transport must always act in a responsible manner and not endanger the vehicle.

Questions

- How is limited visibility on some vehicles overcome?
- What should you do if you are asked to drive an item of site transport that you have not been trained on?
- What precautions should be taken to prevent environmental pollution at refuelling points?

QDTS Properties Ltd
Unit 3, Parklands Farm, Lutterworth Road
Burbage, LE10 3AH

Telephone: 01455 891199
Website www.qdtsproperties.com



Toolbox Talks Site transport and pedestrian segregation

Briefing Record – Site transport and pedestrian segregation

Briefing Delivered By:	Date:
Signature:	Time:

Persons attending the briefing

Name	Signature	Date
------	-----------	------



Toolbox Talks Temporary works

Reason	Why	Outline
Temporary works, such as hoardings, access roads, excavations, propping and building supports, are important to most projects.	Despite not being part of the final structure, most temporary works have the potential to cause serious injury or to delay the project if they are not used correctly.	This talk will cover the key issues to look out for and when you should report any issues to others.

Details

What are temporary works?

- Temporary works are works that are provided to enable the permanent works to be built. They may be anything from hoardings to site cabins, access roads, excavation support formwork, falsework, propping or building supports. Examples are:
 - Earthworks: trenches, excavations, temporary slopes and stockpiles, cofferdams.
 - Structures: formwork, falsework, propping, false retention, needling, shoring, edge protection, temporary bridges, site hoarding and signage, site fencing.
 - Equipment/plant foundations: tower crane bases, supports, anchors and ties for hoists, MEWPs, crane and piling platforms.
- The works might or might not stay in place when the works finish. If they stay they will be incorporated into the permanent works, for example haul road foundations and crane platforms.
- The same attention must be given to temporary works as is given to permanent works. They are not less important just because they are only in place for a short time.
- If temporary works are not designed or managed properly they can place people at a risk of injury.
- If there are temporary works on site it is good practice to appoint a designated temporary works co-ordinator (TWC). The legal requirement is that the organisation in control must ensure that work is allocated and carried out in a manner that does not create unacceptable risks which could harm workers or members of the public.
- A TWC may not be appointed on projects that need simple temporary works. However, your employer must still make sure that temporary works are properly managed to ensure your

safety.

Overhead power lines

- Do not use temporary works, or carry out any work activity on or near them, unless it is clearly permitted or you have been instructed by an authorised person and have the skills to do so.
- You should not accept any instructions or attempt any action to try to make the temporary works safe if you do not have the required skills.
- Know who the TWC (or equivalent person) is on your site and whether a temporary works supervisor (TWS) has been appointed.
- A supervisor is not necessarily the same as a temporary works supervisor. Only carry out instructions relating to temporary works that have come from the appropriate person.
- Report any safety concerns about the temporary works to the appropriate person immediately.
- Certain types of temporary works need to be inspected. These include working platforms, which require inspection by competent persons before use, after any significant event that may have disturbed the platform and at not greater than seven-day intervals.

Questions

- What does 'temporary works' mean? (Give some examples of temporary works.)
- When should you use temporary works?
- Who is your temporary works co-ordinator and/or supervisor?
- What should you do if you see something that concerns you about an item of temporary works?

QDTS Properties Ltd

Unit 3, Parklands Farm, Lutterworth Road
Burbage, LE10 3AH

Telephone: 01455 891199

Website www.qdtsproperties.com



Toolbox Talks Temporary works

Briefing Record – Temporary works

Briefing Delivered By:

Date:

Signature:

Time:

Persons attending the briefing

Name

Signature

Date

Toolbox Talks Woodworking tools

Reason

Woodworking machines can be particularly dangerous if they are not used properly.

Why

In order to function, at least a part of the blade must be exposed during use.

Outline

This talk covers safety precautions in the use of hand-held and floor-mounted woodworking machines.

Details

Types of woodworking machine

- Woodworking machines include fixed and portable machines.
- Examples include circular saws, band saws, routers, planers and thicknessers.

General precautions

- Most woodworking machines are electrically powered, so ensure that the electrical supply cable is in good condition and out of harm's way.
- Consider the risks to other people who are nearby when operating woodworking machines.
- Do not operate any wood working machine unless you have been trained to do so.
- Ensure all fixed guards are in position.
- Ensure all pivoting guards are free to move and properly positioned during use.
- Ensure that you have the correct PPE before starting work.
- Ensure that you are not wearing any loose clothing.
- Promptly clean up timber offcuts from the floor. Do not leave them as a tripping hazard.
- Ensure that the supply is securely locked off and that you retain the key during maintenance.

Protective measures

- Reduce the chance of fatal electric shock by using 110 volt tools.
- Ensure the power lead is disconnected from the supply before adjusting the saw.
- Adjust the depth and angle of cut, and the position of the fence before use.
- Ensure dust extraction adaptors and bags are fitted and used, if available.

- Ensure the blade is securely fixed, sharp and not cracked.

Protective measures

- Check that the start and stop controls can be operated without danger.
- Ensure that the cutter or blade is guarded to the greatest practical extent.
- Check that there is sufficient working space around each machine.
- Ensure that the level and direction of lighting is satisfactory for safe working.
- Use the dust and chip extraction system, where fitted.
- Check that machines are level and securely fixed down for stability.

Questions

- Why should dust extraction equipment be fitted?
- What can you do to ensure the safety of others whilst using the saw?
- What should be used to feed timber if there is no motorised feed?

QDTS Properties Ltd

Unit 3, Parklands Farm, Lutterworth Road
Burbage, LE10 3AH

Telephone: 01455 891199

Website www.qdtsproperties.com



Toolbox Talks Woodworking tools

Briefing Record – Woodworking tools

Briefing Delivered By:	Date:
Signature:	Time:

Persons attending the briefing

Name	Signature	Date
------	-----------	------

QDTS Properties Ltd

Unit 3, Parklands Farm, Lutterworth Road
Burbage, LE10 3AH

Telephone: 01455 891199

Website www.qdtsproperties.com



Toolbox Talks Work at height

Reason

Around 40% of major injuries on construction sites involve falls from heights.

Why

More than 50% of falls from height end in death. Don't end up as a statistic.

Outline

This talk covers what you need to think about and do, before and during working at height.

Details

Before working at height

- Ladders and stepladders are only for light work of a short duration and where there is a low risk of falling.
- Ideally other, safer access equipment will be provided.
- Roof-edge barriers (or scaffolds) must be erected therefore, preventing the risk of people and materials falling from height.
- Access ladders must extend at least one meter (5 rungs) above the stepping-off point and must be secured.
- Fragile surfaces (such as asbestos cement roof sheets and skylights) must be identified with signs and measures taken to stop you falling through.
- Ladders must be rested at the correct angle (one unit out to four units up).

Hazards

- Any fall could result in serious injury, so a means of collective fall protection should be used (for example guard-rails and toe-boards) before selecting PPE, and suitable access equipment must be installed and/or used.
- Adverse weather conditions must be anticipated and suitable precautions taken: beware of wet, windy or icy weather.
- Too much material on a working platform can make access difficult or make the scaffold unstable.
- Don't allow rubbish to accumulate. Use a chute or lower materials properly.

Safe working on roofs

- Only competent operatives may be used for roofing works.

- A safe system of work must be devised and implemented where the roof would otherwise be liable to collapse under a person's weight: usually a temporary platform is used.
- If edge protection or a soft-landing system cannot be used, it may be necessary to use a harness and lanyard. A secure anchorage point and training will be necessary.
- Bitumen boilers require a drip tray and fire extinguisher.
- Openings must be covered or guarded; if removed for any reason, replace as soon as practical.

Questions

- What should be identified before work at height starts?
- Above what height must edge protection, toe-boards and guard-rails be erected?
- When might a temporary platform be used?
- How far should ladders extend above a stepping-off point?

QDTS Properties Ltd

Unit 3, Parklands Farm, Lutterworth Road
Burbage, LE10 3AH

Telephone: 01455 891199

Website www.qdtsproperties.com



Toolbox Talks Work at height

Briefing Record – Work at height

Briefing Delivered By:	Date:
Signature:	Time:

Persons attending the briefing

Name	Signature	Date
-------------	------------------	-------------

Toolbox Talks Working on scaffolds

Reason	Why	Outline
Falls from height account for over 50% of deaths in the construction industry.	If you don't follow the guidance you may end up as a statistic or, at best, in hospital.	This talk covers access, loading, hazards, inspection and security.

Details

Access

- Don't climb up or down scaffolding tubes - use ladders or stairs provided.
- Make sure the ladder is at the correct angle (one unit out to four units up or 75%).
- Ensure ladders are tied in at both stiles, not the rungs, and extend a safe distance (one metre) above the landing stage.
- At the end of work, remove access ladders or board them up to prevent children playing on them.

Loading

- Don't overload scaffolding, position heavy loads adjacent to the standards as they are the load-bearing members, not in the centre of bays.
- When stacking materials, always leave a passageway at least two boards wide for other people to pass, or three boards if wheelbarrows are in use.
- Ensure materials are stacked correctly and can't fall. Use brick guards where necessary.
- Don't leave tools or materials lying about on the platform.

Hazards

- Guard-rails and toe-boards must be fitted where a person is liable to fall and be injured.
- Don't use incomplete scaffolding.
- Don't remove or interfere with ties, guard-rails, bracing, toe-boards and ladders. Alterations must only be made by competent persons.
- Don't throw, drop or tip materials from heights. Either lower or dispose of them through a chute.
- The gap between toe-boards and mid guard-rails, and between mid and top guard-rails, must not exceed 470 mm.

Inspection

- Carry out a quick visual check at the start of each shift before going on to the scaffold.
- Report any suspected faults or defects immediately.
- Scaffolding should be inspected every seven days by a competent person and details of the inspection recorded.

Questions

- At what angle should the access ladder be?
- What action should you take on noticing defective scaffolding?
- How should you dispose of material from heights?
- What two things must you consider when loading scaffolding?

QDTS Properties Ltd

Unit 3, Parklands Farm, Lutterworth Road
Burbage, LE10 3AH

Telephone: 01455 891199

Website www.qdtsproperties.com



Toolbox Talks Working on scaffolds

Briefing Record – Working on scaffolds

Briefing Delivered By:

Date:

Signature:

Time:

Persons attending the briefing

Name

Signature

Date