

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD**

SCHEDULE 4

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 (as amended
by section 10 of the Planning Compensation Act 1991)**

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE)(WALES) ORDER 2012**

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXISTING)

The Neath Port Talbot County Borough Council hereby certify that on 21 April 2023 the use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1 It is considered that the applicant has demonstrated, on the balance of probability, that the dwelling has been used solely as a residential dwelling for a continuing period of 10 years or more in breach of condition 1 (agricultural occupancy restriction) of planning permission L1991/0182 dated 21 November 1991 (as amended).

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 16 August 2023

First Schedule P2023/0313 Existing Lawful Development Certificate
Certificate of Lawful Development (Existing) for use of the property
as a residential dwelling (Use Class C3) in non-compliance with an
agricultural occupancy condition.

Second Schedule Pant Y Gwanyd Farm
Allt Y Grug Farm Road Link To Carreg Pentwyn Farm
Ystalyfera
SA9 2BE

Notes