

**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

Dr Riaz Ahmad
Ty Nant Nursing Home
Ty Nant
Cymmer
Port Talbot
SA13 3NR

Name and address of the agent

Mr Husam Sami
CCS Solutions Ltd
39 Tan Y Lan Terrace
Morriston
Swansea
SA6 7DU

DATE REGISTERED: 17 August 2023

APPLICATION NO: P2023/0630

LOCATION: Varteg Row, Bryn, Port Talbot, SA13 2RF

PROPOSAL: Section 73 application to amend the wording of condition 1 (time limit) of planning permission P2017/0322 approved on the 20/08/2018 to extend the date of commencement works on site.

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 Conditions

- 1 The development shall begin no later than five years from the date of this decision.

Reason:

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

List of Approved Plans

- 2 The application shall be built in accordance with the following plans and documents:

001.VRB.16 Existing topographical survey
002.VRB.16 Proposed Site Plan
003.VRB.16 Proposed floor plans and elevations
004.VRB.16 proposed second floor plan and section
005.VRB.16 Proposed Surface water and Foul Water plan
006.VRB.16 Existing topographical survey sections
007.VRB.16 Proposed topographical survey sections
008.VRB.16 Existing and proposed block plan
009.VRB.16 Proposed topographical survey
010.VRB.16 Existing and Proposed site Levels
011.VRB.16 Proposed Garage floor plan and elevations

Reason

In the interest of clarity

Pre-Commencement Conditions

- 3 Prior to the commencement of any development including any site clearance, a reptile translocation method statement shall be submitted to and approved in writing by the Local Planning Authority. The reptile translocation shall be carried out in accordance with the agreed details.

Reason

In the interest of biodiversity as reptiles are afforded protection by the Wildlife and Countryside Act (as amended 1981).

- 4 Notwithstanding the submitted plans details of a minimum 15 year management plan of the reptile receptor site shall be submitted to and approved in writing by the Local Planning Authority prior to the any development taking place (including site clearance). The management plan shall take into account the management specifications set out in the Reptile Receptor Site Enhancement report dated November 2014 by Acer Ecology. The management plan shall be implemented as agreed.

Reason

In the interest of biodiversity as reptiles are afforded protection by the Wildlife and Countryside Act (as amended 1981).

- 5 Prior to the commencement of any development on site (including site clearance) a structural survey of the existing retaining wall fronting Varteg Row shall be submitted to the Local Planning Authority. This report shall as a minimum set out the existing condition and structural integrity of the wall, together with any additional or new works, or any repairs required to facilitate the development hereby approved if necessary. This shall take into account the potential additional loadings from the proposed development, and additional works required along this boundary of the site, and shall include all relevant structural calculations. This report and/or any proposed works shall be approved in writing by the Local Planning Authority prior to any works taking place, and any additional works shall be fully implemented in accordance with the agreed timescales set out within the approved scheme, and retained as such thereafter.

Reason

In the interests of highway and pedestrian safety and residential amenity

- 6 Prior to the commencement of work on site a scheme to assess the nature and extent of any contamination on the site, and confirmation of whether or not it originates on the site shall be submitted to and agreed in writing with the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006) and shall be submitted as a written report which shall include:

(i) A desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) identifying all plausible pollutant linkages to be assessed.

(ii) a survey of the extent, scale and nature of contamination;

(iii) an assessment of the potential risks to:

- o human health,
- o ground waters and surface waters
- o adjoining land,
- o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- o ecological systems,
- o archaeological sites and ancient monuments;

(iv) an appraisal of remedial options, and proposal of the preferred remedial option(s).

Reason

To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

- 7 Prior to the commencement of work on site a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historical environment shall be prepared and submitted to and agreed in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

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 offsite receptors.

- 8 No development shall take place, including any site clearance 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:-
- i) The parking of vehicles of site operatives and visitors
 - ii) Loading and unloading of plant and materials

- iii) Storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) Wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason

In the interest of Highway and pedestrian safety.

- 9 Prior to the commencement of work, a scheme for the roadway and footway shall be submitted to and approved in writing by the Local Planning Authority. The following information is required :-
- a) Longitudinal and vertical carriageway alignment. (maximum gradient for the first 15 metres shall be 1:20 and thereafter 1:12)
 - b) Cross sections every 10 metres from the entrance and include details of
 - c) Surface water drainage proposals including gully and manhole positions, pipe sizes and gradients with discharge rates at Greenfield run off.
 - d) Any street lighting proposals.
 - e) Details of the a tactile pedestrian crossing on the proposed new junction to the development
 - f) structural calculations for any retaining structures within the zone of influence offering support to the proposed road and within 1 metre from the back edge of footway.
 - g) Details of timings and implementation for the for the road construction (i.e. binder course and finished surface)
- This scheme as approved shall be implemented in accordance with the agreed details

Reason

In the interest of highway and pedestrian safety.

- 10 Notwithstanding the submitted plans, no development shall take place until a scheme or the comprehensive and integrated drainage of the site showing how the foul water, surface water and land drainage will be dealt with shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall ensure that surface water is discharged at greenfield run off rates, and that no surface water or land drainage run off discharges directly or indirectly into the public sewerage system unless all other options have been fully assessed and evidence of this submitted to the Local Planning Authority as part of any alternative submission. Where a sustainable drainage scheme is to be provided, the submitted details shall:
- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii) include a period for its implementation; and
 - iii) provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme as approved shall be fully implemented on site in accordance with these details prior to the first beneficial use of the development and retained and maintained as such thereafter.

Reason

To ensure satisfactory drainage of the site and to protect the integrity of the public sewerage system.

- 11 Prior to work commencing on site the vision splay from the proposed junction onto Varteg Row of 2.4 metres by 44 metres in either direction shown on the proposed layout drawing shall be constructed and retained as such thereafter.

Reason

In the interest of highway and pedestrian safety

Action Conditions

- 12 Prior to the occupation of any dwelling a scheme shall submitted to and approved in writing by the local planning authority providing details of landscaping. The scheme shall include indications of all existing trees (in and adjoin the site) and set out measures for their protection throughout the course of development and contain a majority of native and/or wildlife friendly species. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwellings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 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 species.

Reason

In the interest of tree protection, visual amenity, and biodiversity

- 13 Prior to their first use in the development, samples of the materials to be used in the construction of the external surfaces of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of visual amenity.

- 14 Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition (7) 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 offsite receptors.

- 15 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.

- 16 Notwithstanding the submitted plans, prior to the occupation of the any dwelling hereby approved a plan indicating the positions, height, design, materials, and type of boundary treatment to be erected shall be submitted to and approved by the Local Planning Authority. Publicly viewable boundaries should consist of facing brick walls or a mix of pillars with timber fence panel infills. The boundary treatment shall be completed as approved before any dwellings are occupied and retained as such thereafter.

Reason

In the interest of residential and visual amenity.

- 17 A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

Reason

in the interest of visual amenity

- 18 Prior to occupation of the dwellings hereby permitted, an artificial nesting site for birds shall be erected on each dwelling to one of the following specifications, and retained as such thereafter; Nest Box Specifications for House Sparrow Terrace:
Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves of buildings.
Entrance holes: 32mm diameter Dimensions: H310 x W370 x D185mm or
Swift Nest Box Specification:
Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground.
Dimensions: H150 x W340 x D150mm

Reason

In the interest of Biodiversity.

- 19 The wall along the boundary in the North East corner of the site shall be retained and unaltered. If this wall is subsequently required to be removed, a bat survey shall be submitted to and approved in writing by Local Planning Authority prior to any works being carried out to the wall.

Reason

In the interest of protected species.

- 20 Prior to first use of each drive pedestrian vision splays measured at 2.4m by 2.4m behind back of footway are to be set out and retained thereafter so that nothing over 600mm in height above back of footway level is erected or allowed to grow within these areas.

Reason

In the interest of highway and pedestrian safety

- 21 The reptile mitigation shall be implemented in accordance with the Reptile Receptor Site Enhancement report dated November 2014 by Acer Ecology. The receptor site shall remain free from the curtilage of any dwelling and will be managed for a period of no less than 15 years as set out within condition (4).

Reason

In the interest of biodiversity as reptiles are afforded protection by the Wildlife and Countryside Act (as amended 1981).

Regulatory Conditions

- 22 Each dwelling shall be provided with 3 car parking spaces and constructed on site as per the submitted plan drawing number 002.VRB.16 REV D. and retained for such use thereafter.

Reason

To ensure adequate parking is provided for the development

- 23 No surface water from within the curtilage of the new dwellings shall discharge directly from the driveways onto the proposed highway to prevent hydraulic over load of the highway drainage system.

Reason

In the interest of Highway and Pedestrian Safety

- 24 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no doors, windows or dormer windows (other than those expressly authorised by this permission) shall be constructed on any side elevation.

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for additional windows, having regard to the particular layout and design of the estate.

- 25 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no garages or outbuildings shall be erected (other than those expressly authorised by this permission) on plots 4 and 5.

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for garages or outbuildings having regard to the height design and siting in relation to the boundary along Varteg Row and its visual impact upon the streetscene.

- 26 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), there shall be no extension or external alteration to any building forming part of the development hereby permitted (including the erection of a detached garage) on plots 4 and 5 without the prior grant of planning permission in that behalf.

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for extensions, having regard having regard to the height design and siting in relation to the boundary along Varteg Row and its visual impact upon the streetscene.

- 27 No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the building hereby permitted has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales

Informatives:

1 In order to ensure the road works you are required to undertake under S.278 of the Highways Act 1980 are carried out to the satisfaction of the Local Planning Authority and subsequently adopted if you so wish you are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services at The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG (FAO Mrs Joanna Weeks Telephone Number 01639 686395 or e-mail j.weeks@npt.gov.uk to agree the specification, enter adoption agreement and arrange onsite inspection of your works

2 Any agreement to adopt the roads relating to this development should be entered into with the Council prior to the commencement of development. Such an agreement will be under S.38 of the Highways Act 1980 relating to the specification, timescale and

subsequent adoption of the roads and a Bond to ensure that the Authority can complete the works if the Developer defaults on the road works.

3 The applicant is advised in relation to Land Contamination conditions that they should Contamination: A Guide for Developers.

4 It is recommended that vegetation clearance should avoid the bird breeding season 1st March to 31st July inclusive in accordance with the Wildlife and Countryside Act 1981 (as amended). A note should be added to the planning permission, if granted, to this effect.

5 Welsh Water Advisory NotesThe applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

6 Please note that SAB approval will be required prior to any work commencing. It is a breach of approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018.

The decision to recommend planning permission be issued has been taken in accordance with Section 38(6) of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011-2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on visual amenity, residential amenity or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies SP2, SP3, SP4, SP6, SP15, SP16, SC1, I1, EN7, EN8, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040 and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Signed: 

Ceri Morris – Head of Planning & Public Protection

Date: 22 May 2024

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.

(6) Welsh Water Dwr Cymru advise that the planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water Industry Act 1991.

Please note, in accordance with Construction and Design Management (CDM) Regulations, it is the applicant's responsibility to ensure that any proposed works within their curtilage do not conflict with any underground services and is recommended they review their land registry title deeds for any legal covenants. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dwr Cymru Welsh Water who will be able to explain whether your proposed works will be acceptable as well as any consent required. Prior to commencing works, it is also recommend the applicant review the information and guidance on Building Over Sewers

available on Welsh Water's website at

<https://developers.dwrcymru.com/en/applications/planning/build-over-or-near-to-sewers>

The applicant is also advised that some public sewers and lateral drains may not be recorded on Welsh Water maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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):-

(1) Planning Permission (with the exception of Minor Commercial and Householder applications – see below)	Within 6 Months
(2) Householder Appeal see endnote i	Within 12 weeks
(3) Minor Commercial Appeal see endnote i	Within 12 weeks
(4) Listed Building or Conservation Area Consent appeals	Within 6 months
(5) Tree Preservation Order (TPO) Consent	Within 28 days
(6) Advertisement Consent	Within 8 weeks
(7) Certificate of Lawfulness of Existing (Section 191) or Proposed (Section 192) Use or Development	Within 6 months
(8) Hazardous Substances Consent	Within 6 months
- (5) Appeals must be made on a form which is obtainable from the Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0300 060 4400, or online at <https://planningcasework.service.gov.wales/>.
- (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 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 686820 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.