

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

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) ORDER 1995
SCHEDULE 2, PART 23 REMOVAL OF MATERIAL FROM MINERAL-
WORKING DEPOSITS**

MINERAL EXPLORATION

PRIOR APPROVAL NOT REQUIRED

Name and address of the applicant

Will Ryan
Mabley Planning Ltd
22 Gelliwastad Road
Pontypridd
CF37 2BW

DATE REGISTERED: 21 June 2024

APPLICATION NO: P2024/0391

LOCATION: Bwlch Ffos Quarry, Bwlch Ffos Access Road, Cwmgwrach,
Neath Port Talbot,

PROPOSAL: Recovery of appropriate materials from the quarry in
accordance with the provisions of Part 23, Class B of the
General Permitted Development Order 1995 as amended

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL as the Local Planning Authority in pursuance of its power under the above mentioned Act and Order has determined that the prior approval of the siting or appearance of this proposed development will not be required.

Conditions:

- 1 The developer shall, within a period of three months from the date of the requirement (or such other longer period as that authority may provide) submit to them for approval a scheme providing for the restoration and aftercare of the site;
Reason: In accordance with the requirements of Part 23 Class B of the General Permitted Development Order (1995)

Reference No: P2024/0391

- 2 The removal of stone shall be carried out in accordance with the details given in the notice sent to the mineral planning authority, dated 17/6/2024
Reason: In accordance with the requirements of Part 23 Class B of the General Permitted Development Order (1995)
- 3 The site shall be restored and aftercare shall be carried out in accordance with the provisions of the approved scheme;
Reason: In accordance with the requirements of Part 23 Class B of the General Permitted Development Order (1995)
- 4 Development shall not be commenced until the relevant period has elapsed
Reason: In accordance with the requirements of Part 23 Class B of the General Permitted Development Order (1995)

Informatives:

1 The applicant's attention is also drawn to the fact that there may be protected and/or important species that could be affected by the proposed development. It is recommended that the applicant carry out ecological surveys of the areas to be affected, to help ensure that all developments comply with the necessary legislation.

2 The applicant is reminded that the Unity mine site has no planning permission attached to it and any proposed use of the site would require a full planning application. The use of this site as suggested in this application would not be covered under GPDO and so does not form part of this prior approval.

The Authority has therefore considered whether it is appropriate to issue a direction under Article 7 of the Town and Country Planning (General Permitted Development) Order 1995. In this case there are no reasons to issue such a direction as there is no indication that the development would cause serious detriment to the amenity of the area or constitute serious nuisance to nearby inhabitants.

The removal of boulders from the areas identified on the submitted plan may therefore proceed under the provisions of Schedule 2, Part 23, Class B, of the Town and Country Planning (General Permitted Development) Order 1995.

Recommendation:

In light of the above, and with due consideration to permitted development rights under Part 23 Class B of the General Permitted Development Order (1995), it is recommended the proposal is Approved, subject to the conditions as attached to Part 23, class B of the GPDO

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 15 July 2024