

**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
REVISION 1**

Name and address of the applicant	Name and address of the agent
Mrs Y Marshall Tata Steel Strip Products UK Morfa Landfill Grange Road Margam Steelworks SA13 2NG	Mrs Yeliz Marshall Tata Steel Strip Products UK The Learning Centre Port Talbot Steel Works Port Talbot SA13 2NG

DATE REGISTERED:	6 September 2019
APPLICATION NO:	P2019/5342
LOCATION:	Morfa Landfill Site, Morfa Landfill, Grange Road, Margam Steelworks, SA13 2NG
PROPOSAL:	Variation of conditions 5 & 36 (of planning permission P2018/0549) to allow the first submission to be 31st August 2019 and to vary submission intervals to every 7 years instead of the current requirement of every 4 years. The partial discharge of conditions 5 & 36 is also sought based on the information submitted with this application as required by the conditions.

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 extraction of sand and the deposit of waste shall be carried out only within the planning boundary indicated in red on Figure 1.2 of the Environmental Statement in accordance with the conditions, terms and limits set out under this

approval. The recovery operations shall only take place within the area indicated in green on drawing 1805/5 (Permit boundary and works area) in accordance with the conditions, terms and limits set out under this approval.

Reason: to avoid any ambiguity as to the extent of the mineral site and method of working hereby permitted.

- 2 The development hereby permitted is for a temporary period only and sand extraction and all waste deposition shall cease no later than 21st February 2042.
Reason: In accordance with Schedule 5 Para (1) of The Town and Country Planning Act 1990 and to provide a period which takes into account the needs of the operator as well as other planning considerations.
- 3 The site shall be fully restored by 21st February 2044, unless amended by other conditions of this permission and followed by a period of aftercare for 5 years.
Reason: In accordance with Schedule 5 Para (1) of the Town and Country Planning Act 1990 and to provide a period which takes account of the needs of the operator as well as other planning consideration.

List of Approved Plans

- 4 The development hereby permitted shall be carried out in accordance with the submitted documents, plans and correspondence as follows or as otherwise amended by other conditions of this permission.
 - Environmental Statement 2004 (as amended).
 - Letter dated 15th February 2004 (Geotechnology to NPTCBC) (as amended).
 - Signposting Document - Report No. 934rlvld1209 (as amended).
 - Letter dated 18th July 2011 (TATA to NPTCBC) (as amended).
 - Letter dated 12th March 2012 Geotechnology to NPTCBC.
 - "Phased Sand Extraction at Morfa Landfill" v2.1 received on 19th April 2012 and Drgs. 935/1, 1158/1, 1158/2 and 1158/3.

As amended by the following drawings and documents

- The document 'Biocell Method Statement Final'
- The letter titled 'Ecological site inspection of Margam Landfill and Biocell extension 17th August 2018' dated 22nd August 2018
- Figure 1 Site Location Plan
- Drawing number 1805/1a Site plan and permit boundaries
- Drawing number 1805/2 Site Access Plan
- Drawing number 1805/3 Material Storage and Compound
- Drawing number 1805/4 Existing Topographic Survey
- Drawing number 1805/5 Permit Boundary and Works Area
- Drawing number 1805/6 Formation Levels
- Drawing number 1805/7 Regulating Layer Levels
- Drawing number 1805/8 Top of drainage Layer
- Drawing number 1805/9 Excavation Thickness Isopachyte
- Drawing number 1805/10 Engineering Cross Sections
- Drawing number 1805/11 Construction Details
- Drawing number 1805/12 Idealised Panel Layout

- Drawing number 1805/13 Final Waste Levels

Reason To retain a control on the scale and nature of the development proposed.

Action Conditions

- 5 Notwithstanding the terms of Condition 4 of this permission, within 5 years of the date of this decision and every 5 years thereafter until the approved operations cease at the site, a method statement shall be submitted to and subsequently agreed in writing with the Local Planning Authority indicating the phasing and method of working at the site in terms of sand extraction and waste disposal, identifying the nature of the works undertaken in the previous 5 years and the programme, phasing and method of working for the next 5 years. The operation at the site shall be undertaken in accordance with terms of each approval,
Reason: To ensure adequate control on the scale and method of working at the site.

- 6 Notwithstanding the terms of conditions 34, 35 and 36 of this permission, within 5 years of the date of this decision and every 5 years thereafter, until the approved operations cease at the site, details and a scheme shall be submitted to the Local Planning Authority for its approval consisting of a review of the restoration undertaken at the site and a programme of works identifying all restoration and aftercare works, final contours and the phasing for restoration and aftercare to be undertaken in the following 5 years. The restoration and aftercare shall be implemented and undertaken in accordance with the terms of the approval by the Local Planning Authority.
Reason: To ensure an adequate review of the restoration and aftercare of the site and that adjustments and amendments can be made as necessary to the restoration and aftercare strategy of the site.

Regulatory Conditions

- 7 The extraction of sand and the deposit of waste shall not occur within the areas indicated in green and identified as "set aside land" on Figure 1.3 Revision 1 of the Environmental Statement.
Reason In the interest of amenity, protect adjacent areas to the site and to reduce the environmental impacts of the development.

- 8 The site shall be for the benefit of operations at the Port Talbot Steel Manufacturing Site and associated ancillaries of the same site for the extraction of sand and the deposit of waste within the areas identified on the approved drawings as they relate to the documents and plans referred to in condition 4.

On no account shall sand be extracted at the site other than for the purpose of the restoration of the site as identified in the application documents and shall not be exported from the site.

Except in emergencies waste shall only be imported into the site from Port Talbot Steel Manufacturing site and the following sources:

(a) Llanwern Steel Works, Trostre Steel Works and Orb Steel Works - no more than a combined total of 2200 tonnes per annum.

In the case of emergencies, waste may be imported from other sites not listed in (a) above subject to written approval being obtained from the Local Planning Authority prior to the importation of such waste. From the date of this permission the operator shall maintain records of the amount and type of waste landfilled and shall make them available to the Local Planning Authority within 14 days of any written request.

Reason To retain adequate control of the scale and nature of the operations as proposed within the application.

- 9 Notwithstanding the terms set out in condition 8 sand shall only be imported for the purposes of restoration

Reason: To allow the importation of sand for the purposes of the restoration of the site.

- 10 There shall be no screening, shredding and crushing of waste material on the site other than within the proposals set out in the application documents.

Reason: To protect the amenity of the area.

- 11 No blasting shall be undertaken at the site.

Reason: To prevent operations that are likely to be inappropriate for the development proposed.

- 12 In the following condition the definition of emergency relates to times when there is any malfunction, breakdown or failure of equipment or operating techniques, accident or fugitive emissions which has caused or may cause significant pollution to the environment or harm to human health. Such circumstances shall be reported to the Local Planning Authority in writing within 24 hours of such an occurrence.

Reason: To define the circumstances of any emergency operations at the site.

- 13 Except in an emergency as defined under condition 12, operations, other than water pumping, servicing, maintenance and testing of plant, and authorised by this consent, including vehicles entering or leaving the site and utilised in the transportation of waste or other materials, shall be restricted to 06.00 to 18.00 hours on any day. No servicing, maintenance and testing of plant shall be carried out between the hours of 22.00 and 06.00 hours.

Reason: In the interest of the amenity of the area.

- 14 Notwithstanding the hours of working set out in Condition 13 operations that relate to the capping and lining of landfill areas shall occur between 06.00 and 22.00 hours on weekdays and between 06:00 and 18:00 on weekends and Bank/Public holidays

Reason: In the interest of the amenity of the area.

- 15 The Noise Action Plan approved under planning reference P2014/0808 shall be implemented as approved and adhered to at all times throughout the life of the site
Reason: To protect the amenity of the area.
- 16 The best practical means shall be used to minimise noise from reversing warning devices which are fitted to mobile plant and vehicles on the site. This may include the fitting of broadband directional alarm to vehicles.
Reason: In the interest of reducing the impact on the amenity of the area
- 17 All vehicles, plant and machinery operated within the site shall, at all times, be fitted with silencers in accordance with the manufacturers recommendations and be so operated to minimise noise emissions. Save for the purpose of maintenance, no machinery shall be operated with the covers open or removed.
Reason: To protect the amenity of the area.
- 18 The scheme for dust suppression measures approved under planning reference P2014/0809 shall be implemented as approved at all times throughout the lifetime of the site.
Reason: To protect the amenities of the locality from the effects of any dust arising from the development.
- 19 No fixed plant or machinery, buildings or structures and erections other than those detailed in this application, shall be erected, extended, installed, replaced or altered at the site without the prior written approval of the Local Planning Authority.
Reason: In the interest of amenity of the area.
- 20 Heavy goods vehicles, trucks, plant and machinery shall only access the site along the coastal access road shown on Figure 16.1 Revision 1.
Reason: In the interest of the amenity of the area
- 21 The scheme for surface water control and treatment, relating to the extraction of sand, approved under reference P2016/0316 shall be implemented as approved at all times throughout the lifetime of the site.
Reason: To protect the water environment and for compliance with approved documents
- 22 The scheme for the construction, programme, operation, maintenance and monitoring of a recharge trench system for Margam Moors SSSI, approved under planning reference P2016/0316 shall be implemented at all times throughout the lifetime of the site.
Reason: To provide a suitable recharge system for the Margam Moors SSSI following the capping of the Morfa closed landfill and Morfa Non-Hazardous landfill and for compliance with submitted documents
- 23 No excavation for sand extraction shall be undertaken below ground water level i.e. winter high level and all such operations shall be worked in the dry and remain dry. If the local water table is encountered the Local Planning Authority and

Natural Resources Wales shall be informed in writing within 7 days. In the event of the local water table being encountered a Hydrological Impact Appraisal (HIA) shall be submitted to the Local Planning Authority for its approval within one month of such an occurrence. The HIA must consider the impacts on the local groundwater flow around the site and also consider and propose mitigation measures and the mechanism for the discharge of dewatered water if found to be contaminated. The recommendations within the HIA shall be implemented as approved.

Reason: To protect the surrounding groundwater regime

- 24 No sand shall be extracted below 6.5 metres AOD.

Reason: To protect the water environment

- 25 Any facilities for the storage of oils, fuels or chemicals shall be on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipes should be detailed to discharge downwards into the bund.

Reason: To prevent pollution of watercourses

- 26 The Ecological Management and Monitoring Scheme, approved under planning reference P2016/0316, shall be implemented at all times throughout the lifetime of the site.

Reason: To aid in the management and monitoring of the ecology, restoration and aftercare of the site and for compliance with the approved documents.

- 27 Sand extraction shall not take place on the areas identified in Lilac on Drg. 317 Figure 1.3 of the Environmental Statement until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to the Local Planning Authority and approved in writing.

Reason: In the interest of archaeological resources.

This condition was amended by non-material amendment under planning permission ref P2024/0324 granted 15/08/2024 and now reads as follows

Sand extraction shall not take place in 'sand area A and/or sand area B on Drg. 317 Figure 1.3 Revision 2 of the Environmental Statement until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work, relating to the relevant area (sand area A and/or sand area B) in accordance with a written scheme of investigation which has been submitted to the Local Planning Authority and approved in writing.

Reason: In the interest of archaeological resources

- 28 Where present at the site, all soil shall be stripped and recovered when there is adequate capacity to utilise it in the progressive restoration of the site.
Reason: To ensure adequate control and management of natural resources at the site.
- 29 The stripping, movement and spreading of all soils shall be restricted to occasions when the material is dry and friable, and the ground is sufficiently dry to allow passage of heavy machinery and vehicles over it without damage to the soils.
Reason: To assist in the restoration of the site.
- 30 No later than 24 months from the date when sand extraction and the deposit of waste operations at the site have ceased permanently or by 21st February 2044 whichever is the sooner, all buildings, plant, machinery, internal roads, lagoons, drainage features, and any other equipment or installations, unless the restoration plan indicates they are to be retained, shall be removed and their sites restored and re-vegetated in accordance with the approved restoration details under other conditions of the consent.
Reason: To aid the satisfactory restoration of the site.
- 31 In the event of the cessation of operations prior to the achievement of the completion of the approved scheme and which in the opinion of the Local Planning Authority constitutes a permanent cessation, a revised scheme, to include all details of restoration and aftercare, shall be submitted in writing to the Local Planning Authority within 6 months of the permanent cessation of working. The approved revised scheme shall be fully implemented within 24 months of the written approval.
Reason: To aid in the satisfactory restoration of the site.
- 32 Upon temporary cessation of operations for any period exceeding 24 months and unless otherwise agreed in writing by the Local Planning Authority, all plant, machinery, buildings, and similar equipment and installations shall be removed and their sites restored in accordance with a scheme to be submitted for the prior written approval of the Local Planning Authority within three months of notification of cessation. The restoration scheme shall be implemented as approved.
Reason: To aid in the satisfactory restoration of the site.
- 33 The developer shall obtain the written approval of the Local Planning Authority of all restoration profiles prior to the deposit of sand or any other approved materials on the final landform, and the profiles shall be implemented in accordance with those agreed details.
Reason: To aid in the satisfactory restoration of the site.
- 34 The progressive restoration of the site shall be undertaken in accordance with the following documents and plans unless amended by any other conditions of this consent.
- Morfa Landfill Restoration Scheme - Ecological Restoration and Aftercare (Report No. 403.3/0/0906 September 2006) (as amended) (incorporating the

Working Plan for Ecological Restoration of the Morfa closed landfill site by LAB Coastal June 2006).

- Letter dated 18th July 2011 Tata Steel to NPTCBC including attachments (excluding Section 4).

- Drg. 317 Figure 4.1r1 - Proposed Restoration Contour Strategy.

- Drg. 317 Figure 4.2r1 - Restoration Cross Section.

Reason: To ensure adequate restoration of the site.

- 35 The site or any part entering aftercare during the course of progressive restoration shall be the subject of aftercare for a period of 5 years from a date confirmed in writing by the Local Planning Authority following the completion of restoration works.

Reason: To ensure adequate aftercare of the site.

- 36 The Morfa Closed Landfill site shall be restored in accordance with the approved details set out in Condition 34 within 6 months of the date that these conditions come into effect.

Reason: To identify a period to complete restoration on the Morfa Closed Landfill.

- 37 From the commencement of development to its completion, a copy of this permission including all documents hereby approved and any other documents subsequently approved in accordance with this permission shall be permanently maintained and available for inspection at the site office.

Reason: To ensure that the operators of the site and any appropriate officer of the local planning authority has access to such approvals on site.

- 38 The scheme for the identification of site boundaries as approved under planning reference P2016/0316 shall be implemented as approved at all times throughout the lifetime of the site. In accordance with the scheme the developer shall undertake a formal annual review of boundary identification at the site, on an annual basis and the results of the review shall be sent to the Local Planning Authority following the completion of each review.

Reason: To identify areas of site development and areas identified for protection and in compliance with the approved documents.

- 39 Surface water shall not be discharged onto Network Rail property and adequate drainage, or other works shall be provided and maintained to prevent surface water flows from the site affecting Network Rail property or land.

Reason: To maintain the integrity of the Network Rail property and prevent the flooding of such area.

- 40 The scheme for a Technical Working Party approved under planning reference P2014/0810 shall be implemented as approved throughout the lifetime of the site.

Reason: To provide a mechanism and forum for regular joint discussion and liaison between the Local Planning Authority, the operator and other statutory agencies.

Informatives:

1 The decision to recommend planning permission has been taken in accordance with Section 38 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 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 the amenities of neighbouring residents, visual amenity of the area or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies Policy SP 1: Climate Change, Policy SP 15 Biodiversity and Geodiversity, Policy SP 16 Environmental Protection, Policy SP 19 Waste Management, Policy EN7 Important Natural Features, Policy EN 8 Pollution and Land Stability.

2 The Public Right of Way shall remain open at all times, any damage caused to the Right of Way shall be rectified to the satisfaction of this authority immediately. No alteration or change of condition to the PROW is to be undertaken without further consultation with the Countryside Team.

The decision to recommend planning permission has been taken in accordance with Section 38 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.

Having considered the application it is considered that there would be no adverse impacts in varying the conditions as suggested by the applicant. Therefore, It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on ecological features of the nearby SAC/SSSI. Accordingly, the proposed development is in accordance with Policies 'SP1 Climate change, SP15 Biodiversity and Geodiversity SP16 Environmental Protection, Policy S19 Waste Management Policy EN06 Important biodiversity and geodiversity sites. Policy EN07 Important Natural Features & Policy EN 8 Pollution and Land Stability' of the Neath Port Talbot Local Development Plan. Given the nature of the conditions (i.e. submission of details at regular intervals) the conditions cannot be fully discharged, as further information will be required at a later date. Therefore, this element of the application is recommended for partial discharge, with further information to be submitted in 5 years' time, in accordance with the proposed changes.

It is further considered that the decision complies with Future Wales - the National Plan 2040, Policy 9 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:

A handwritten signature in black ink, appearing to read 'Ceri Morris', with a large, stylized 'C' and 'M'.

Ceri Morris – Head of Planning & Public Protection

Date: 15 December 2022

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.

- 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).

- 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.
- 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).
- 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	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

- Appeals must be made on a form which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0303 444 5940, or online at www.planningportal.gov.uk/pcs .
- 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.
- 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.
- 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

- 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.
- In addition, for ‘planning appeals’ an amendment to an application following notice of appeal may only be made to correct an error.
- 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”.
- 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