

Application for Removal or Variation of a Condition following Grant of Planning Permission

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Ty Mawr

Address Line 1

Ynisderw Road

Address Line 2

Town/city

Pontardawe

Postcode

SA8 4EG

Description of site location (must be completed if postcode is not known)

Easting (x)

272273

Northing (y)

203645

Description

Applicant Details

Name/Company

Title

First name

Surname

-

Company Name

Pobl Group

Address

Address line 1

Pobl House

Address line 2

Phoenix Way

Address line 3

Llansamlet

Town/City

Swansea

Country

United Kingdom

Postcode

SA7 9EQ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Glenn

Surname

Lee

Company Name

Asbri Planning

Address

Address line 1

Suite D, 1st Floor

Address line 2

220 High Street

Address line 3

Town/City

Swansea

Country

United Kingdom

Postcode

SA1 1NW

Contact Details

Primary number

Secondary number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Construct two-storey side extension and convert existing building to provide 12 no. self-contained flats (mix of 1 and 2 beds) including addition of solar panels on rear elevation, new access and parking arrangements

Reference number

P2022/0515

Date of decision (date must be pre-application submission)

16/03/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 19 (Foul Water)

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/06/2024

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

Condition 19 stipulates that only foul flows connect to the combined system and this was reflected on the approved drainage plan for planning. However, through the SAB process this strategy was required to be altered and it was agreed via the SAB application, for which DCWW were a consultee that surface water could enter the combined system following SAB principles and that a betterment was being provided compared to the existing building. As the approved SAB scheme and approved drainage drawing at planning stage differ, there is a requirement to regularise the position and remove Condition 19 in order to allow connection to the system. As this strategy has been approved via the SAB process and this follows the planning process it is anticipated that removal of the condition ought to be permitted by DCWW.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Removal of Condition 19

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Glenn

Surname

Lee

Declaration Date

11/11/2024

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Glenn

Surname

Lee

Declaration Date

11/11/2024

☒ Declaration made