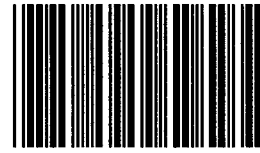


Reference No: P/2004/0158



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**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 DEVELOPMENT
PROCEDURE) ORDER 1995**

APPROVAL OF FULL PLANNING PERMISSION

Name and address of the applicant

**MESSRS V PRICE & T BARRY
C/O CDN PLANNING LTD
77 HERBERT STREET
PONTARDAWE
SWANSEA**

Whereas on the Tuesday, 03 February 2004 you submitted an application for the following development:-

**PROPOSAL PROPOSED ROAD, SEWER AND PLOT LAYOUT
FOR RESIDENTIAL DEVELOPMENT.
LOCATION LAND AT VARTEG FAWR BRYN PORT TALBOT**

**THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL
PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE
ABOVE MENTIONED ACT AND ORDER HEREBY PERMITS THE
DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH THE
APPLICATION AND THE PLANS SUBMITTED THEREWITH, SUBJECT TO
COMPLIANCE WITH THE CONDITIONS SPECIFIED HEREUNDER:**

CONDITIONS:-

Cont.

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(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason

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

(2) No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the local planning authority. Such a scheme shall be implemented prior to the construction of any permeable surfaces draining to the system.

Reason:

To prevent an increased risk of flooding.

(3) All drives shall have a maximum gradient of 1 in 9.

Reason:

In the interests of highway safety.

(4) All vertical curves along the access roads shall have a minimum length of 20 metres.

Reason:

In the interests of highway safety.

(5) Prior to the occupation of the dwelling at least two car parking spaces, three if the gross floor area exceeds 120 sq.m., shall be provided within the curtilage of each dwelling in accordance with a scheme which shall be submitted to and approved in writing by the local planning authority. The approved car parking area(s) shall be retained as such and thereafter not be used for any purpose other than vehicle parking.

Reason

To comply with the requirements of the local planning authority concerning off-street car parking in the interests of amenity and highway safety.

(6) The access roads shall have a maximum gradient of 1 in 12 and a minimum gradient of 1 in 150, with a gradient of 1 in 15 for a minimum distance of 10 metres from the carriageway edge of the improved Farteg Road.

Reason:

In the interests of highway safety.

Cont.

Reference No: P/2004/0158

(7) Prior to the commencement of development a scheme shall be submitted to and approved by the Local Planning Authority detailing the siting of 30 mph signs adjacent to the existing dismantled railway bridge and on Chapel Terrace. The scheme shall be implemented prior to the occupation of any dwelling.

Reason:

In the interests of highway safety.

(8) Construction vehicles over 4 tonnes in weight shall only turn right when exiting the site.

Reason:

To prevent large construction vehicles using the lane down to Goytre which would cause highway danger.

(9) Foul water and surface water discharges shall be drained separately from the site.

Reason:

To protect the integrity of the public sewerage system.

(10) No surface water or land drainage shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason:

To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(11) Prior to the commencement of development a scheme detailing the signing and lining on Farteg Road to give advance warning to users of the highway that the carriageway is narrowing and the footway ends shall be submitted for the approval of the local planning authority. Such details as approved shall be implemented prior to the occupation of any dwelling.

Reason:

In the interests of highway safety

(12) The proposed footway along Farteg Road shall be finished to binder course level prior to the occupation of any dwelling and shall have public right of use and maintained as such thereafter.

Reason:

In the interest of pedestrian safety

(13) Prior to the occupation of any dwelling being served by Roads A & C a footway link shall be provided between each road and maintained for public use thereafter.

Reason:

In the interest of pedestrian safety.

Cont.

(14) Prior to the commencement of development a street lighting scheme for each access road A,C & D shall be submitted for the approval of the Local Planning Authority. Such details as approved shall be implemented prior to the occupation of any dwelling.

Reason:

In the interests of highway safety.

(15) Unless otherwise agreed in writing by the Local Planning Authority and prior to the commencement of development a scheme at a scale of 1:200 shall be submitted and approved in writing detailing :

(1) the widening of Farteg Road to 5 metres along stretches of the site frontage and a 2m wide footway on one side in selected areas together with proposals for traffic calming;

(2) visibility splays of 4.5 metres x 90 metres either side of each proposed road access onto Farteg Road, 2.4m x 90m either side of a any private drive onto Farteg Road;

(3) street lighting scheme along Farteg Road;

(4) highway drainage along Farteg Road

Such details as approved shall be implemented prior to any dwelling being occupied.

Reason:

In the interests of highway safety

(16) Unless otherwise agreed in writing and prior to the occupation of any dwelling Access Roads A,C & D shall have a minimum centre line radius of 20 metres and a forward visibility splay of 23 metres with this splayed area being made up as footway and maintained as such thereafter.

Reason:

In the interests of highway safety.

(17) All vertical curves along the access roads shall have a minimum length of 20metres.

Reason:

In the interests of highway safety,

Cont.

Reference No: P/2004/0158

(18) Prior to the commencement of development a scheme at a scale of 1:200 shall be submitted for the approval of the local planning authority detailing the provision of a turning facility at the end of Road A and shall be finished to binder course level prior to the occupation of any dwelling it serves.

Reason:

In the interests of highway safety

(19) Unless otherwise agreed in writing Roads A & C shall have a minimum carriage width of 5.5 metres with a 2 metre footway on one side and finished to binder course level prior to the occupation of any dwelling.

Reason:

In the interests of highway safety.

NOTES TO DEVELOPER

(1) The developer should note that there is a 4 tonne weight restriction order on Varteg Road fronting the site.

(2) Underground mining operations may have been prosecuted beneath this site and the developer is advised to seek appropriate technical advice in order to decide what precautions if any, need to be taken to reduce the risk of damage from subsidence. If as a consequence of this technical advice, the developer wishes to carry out exploratory works to coal seams or to old coal workings upon this site, then his proposals should be forwarded to British Coal for the Board's written approval, prior to their execution. It is suggested that the developers discuss the proposals with the Authority's Building Control Officers prior to submitting an application under the Building Regulations.

(3) If a connection is required to the public sewerage system, the developer is advised to contact the Network Development Consultants on Tel: 01443 331155.

(4) You are advised that any highway works required on Farteg Road will be subject to a Section 106 Agreement prior to the work commencing on Farteg Road, and a Section 38 Agreement for the adoption of the proposed site roads.

(5) Any culverting of a watercourse requires the prior written approval of the Local Planning Authority under the terms of The Public Health Act. And the prior written consent of The Agency under the terms of The Land Drainage Act 1991 Water Resources Act 1991. The Agency seeks to avoid culverting and consent for such works will not normally be granted except for access crossings.

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The agency and The Local Authority has permissive powers to maintain watercourses depending on the watercourses definition as a Main River or Ordinary Watercourse. The responsibility for general maintenance of the river and its banks rests with the riparian owner.

Any waste excavation material or building waste generated in the course of the development must be disposed satisfactorily and in accordance with s34 of the Environmental Protection Act 1990.

The activity of importing waste into the site for use as for example hardcore, must be registered with The Environment Agency Wales as an exempt activity under The Waste Management Licencing Regulations 1994.

(6) 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 8300:2001).

(7) 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

(8) Before commencing development, the developer is advised to contact Hyder Network Development Consultants on 01443 331155 in relation to building in the vicinity of a sewer or a connection to a sewer.

Signed :
Director of Environment & Consumer Services

Date: 06/04/04