

**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

Ms Kerry Mackinnon
Intertissue Ltd
Britton Ferry Paper Mill
Brunel Way
Baglan Energy Park
Britton Ferry, Neath
SA11 2HZ

Name and address of the agent

Mr Nick Roberts
AXIS
Camellia House
76 Water Lane
Wilmslow
SK9 5BB

DATE REGISTERED: 20 June 2024

APPLICATION NO: P2024/0368

LOCATION: Intertissue (Sofidel Group) Britton Ferry Paper Mill , Brunel Way, Baglan Energy Park , Britton Ferry, Neath, SA11 2HZ

PROPOSAL: Construction of a biomass boiler comprising an electrostatic precipitator and ash skips building, fuel handling building featuring a walking floor, fuel storage building and ancillary infrastructure including a pipe bridge and an external flue stack.

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:

This Decision Notice is REVISION NUMBER 3, issued on 18/11/2025

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 development shall be carried out in accordance with the following approved plans and documents:

Overall Statutory Site Plan, Drwg No. 50795-VE-SW-XX-DR-M-XX01 - PA2
General Arrangement Plan, Drwg No. 50795-VE-SW-XX-DR-M-XX03 - PA1
Site Layout, Drwg No. 50795-VE-SW-XX-DR-M-XX02 - PA2
Proposed Elevations, Drwg No. 50795-BGH-EC-ZZ-DR-A-4001(P7)
Proposed Roof Plan, Drwg No. 50795-BGH-EC-RF-DR-A-3010(P7)
Planning Statement, prepared by Axis, Ref: 3361-01-PS, dated 14/06/2024
Covering Letter, prepared by Axis, Ref: 3661-01/NDR, dated 14/06/2024,

Appendices:

Appendix C - Transport Statement, prepared by Axis, Ref: 3661-01-TS01d, dated August 2024 as received on 12/08/2024
Appendix D - Air Quality Assessment, prepared by FICHTNER, Ref: S4172-0030-0001SMN, dated 13/06/2024 as received on 14/06/2024
Appendix E - Preliminary Ecological Appraisal, prepared by Kevin Barry Honour MSc MCIEEM, Version 1.0 / Ref. K24-003, dated 11/06/2024 as received on 14/06/2024
Appendix F - Ecological Impact Assessment, prepared by Kevin Barry Honour MSc MCIEEM, Version 1.0 / Ref. K24-003, dated 12/06/2024 & Appendix 1 (EIA) - Green Infrastructure Statement as received on 14/06/2024
Appendix G - Noise Impact Assessment, prepared by Noise & Vibration Consultants Ltd, Ref: R24.0303/DRK, dated 13/05/2024 as received on 14/06/2024
Appendix H - Flood Consequences Assessment, prepared by Waterco, Ref: 15807-FCA-02, dated 11/04/2024 as received on 14/06/2024

Reason: In the interests of clarity.

Planning Condition 02 (Approved Plans) of planning permission P2024/0368 has been varied by Non-Material Amendment P2025/0155 granted on 15.10.2025.

Pre-Commencement Conditions

- 3 No development shall commence on site until an assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) 'Investigation of Potentially Contaminated Sites Code of Practice' and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings 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) which identifies and assesses all identified potential source, pathway, and receptor linkages;

- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
 - human health,
 - groundwater and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,- ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for 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, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

The details of planning condition 04 (Land Contamination – Desktop Assessment) of planning permission P2024/0368 have been agreed under planning consent reference P2024/0652 determined on 18.11.2025.

- 4 No development shall commence on site until 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 historic environment shall be prepared and submitted to and approved 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, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

The details of planning condition 04 (Land Contamination – Remediation Strategy) of planning permission P2024/0368 have been agreed under planning consent reference P2024/0652 determined on 18.11.2025.

- 5 No development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Reason: To ensure there is no unacceptable risk to groundwater during construction in accordance with the objectives of Policies SP16 and EN8 of the Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016.

The details of planning condition 05 (Piling Methods) of planning permission P2024/0368 have been agreed under planning consent reference P2024/0652 determined on 18.11.2025.

6 No development shall take place, until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The approved CEMP 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 to prevent deposition of material onto any hard surface road;
- vi. Measures to monitor and control the emission of dust and dirt during material removal and construction;
- vii. Measures to prevent stacking of vehicles onto the public highway;
- viii. Details of any highways/footway closures;
- ix. A scheme for the recycling/disposing of any waste resulting from the removal of materials and arising from construction works;
- x. Identification of the significant construction noise sources, detailing the physical and operational management controls necessary to mitigate emissions from these noise sources, as well as noise complaint investigation procedures.
- xi. A plan showing the routes for vehicles undertaking material removal, construction, and operational activity (i.e. delivery of Biomass Fuel) and the destination of any material removal. No routes through residential areas will be permitted;
- xii. Hours of working on site, and specified hours for deliveries and any elements of the demolition or construction that could lead to amenity issues from noise and disturbance to adjoining properties;
- xiii. A list of on-site contacts and their responsibilities;
- xiv. A Construction Drainage Scheme indicating how surface water and land drainage flows will be controlled to prevent contamination, nuisance, subsidence or flooding to land, buildings, watercourses or highways within that phase (or part thereof) or adjacent land, buildings, watercourses and highways during the construction period.

Reason: Reason: In the interest of highway safety and to control pollution and to protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policies SP16, EN8, SP20 and TR2 of the Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016.

The details of planning condition 06 (Construction Environmental Management Plan, CEMP) of planning permission P2024/0368 have been agreed under planning consent reference P2024/0652 determined on 18.11.2025.

Action Conditions

- 7 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 09 shall have been submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

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 and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan (2016).

- 8 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, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 9 Prior to the first beneficial use of the Biomass Plant hereby permitted, artificial nesting site for owls by way of 2 No. pole-mounted barn owl boxes on the western boundary of the site known as Intertissue (Sofidel Group) Britton Ferry Paper Mill shall be provided in line with Appendix 1 'Green Infrastructure Statement' (GIS) of the Ecological Impact Assessment (EIA) prepared by Kevin Barry Honour MSc MCIEEM Ref: K24-003, Version 3.1 dated 12/06/2024 and shall be retained as such thereafter.

Reason: In the interest of biodiversity, to provide additional nesting/foraging habitats under the Habitats Regulations (amended 2012), the Environment (Wales) Act 2016, TAN 5 (2009) and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

Regulatory Conditions

- 10 The rating level of noise arising from the plant hereby approved, as measured at any designated noise sensitive receptor location or other agreed suitable location, shall not exceed the NRW Design Noise Limits in Table 4.5 of the Noise & Vibration Consultants Ltd., Noise Impact Assessment (Report No.: R24.0303/DRK; Report Date: 23rd May 2024).

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Planning Policy EN8

- 11 No deliveries by Heavy Goods Vehicles (vehicles over 3500kg maximum gross weight) shall be made outside of the hours of 08.00-17.00 Monday to Friday and 08.00-13.00 on Saturday.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy EN8 of the Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016.

- 12 Whilst the Biomass Boiler Plant is in beneficial use only a sustainable source of virgin wood (as per definition; Virgin wood includes trees, branches and bark derived from forestry work, woodland management, tree surgery and other similar operations including sawmills) shall be processed at the plant. The total tonnage of virgin wood processed at the plant hereby approved shall not exceed 41,1000 tpa (dry tonnes per annum), with no material other than virgin wood processed at the Biomass Plant at any time.

Reason: The application has been assessed based on an agreed maximum annual tonnage limit of 41,100 of virgin wood that shall be derived from sustainable sources, where issues related to the potential depletion of resources are at the origin, and so that the carbon impacts of transportation can be understood and managed, in accordance with Policies SP18 and RE1 of the Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016

- 13 Wood chipping shall not be carried out on site outside of the hours of 08.00-17.00 Monday to Friday and 08.00-13.00 on Saturday.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy EN8 of the Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016.

- 14 There shall be no open storage of materials to be processed at the Biomass Boiler Plant, with all associated materials stored / contained within the storage buildings, hereby approved.

Reason: To safeguard the visual amenity of the site and suitably control combustible materials on site in the interests of public health and safety in accordance with Policies SP18 and RE1 of the Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016.

Informatives:

1 The 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. Please contact Dwr Cymru / Welsh Water on 0800 085 3968 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.

2 SAB - NOTES TO APPLICANT: Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in Schedule 3 of the Flood & Water Management Act 2010. These systems must be approved by the Council's SAB & Highway Development Control Section before construction work begins. In this respect it is essential that a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. You will not be allowed to start construction until both permissions have been approved. If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDS design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge of £250 for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab

3 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

4 Development Team Approach - Building Control Development Management and Building Control teams work closely to assist developers in improving the quality of their

development and ensuring compliance with all appropriate conditions and Regulations. In particular, Building Control provide a competitive and highly professional service and seek to actively engage with developers at the earliest stage of their project. You are therefore encouraged to contact the Building Control team on 01639 686820 or by emailing building.control@npt.gov.uk to enter into early negotiations and understand the benefits of the Council's Development Team approach.

5 Cyfoeth Naturiol Cymru/Natural Resources Wales - NOTES TO APPLICANT: The site currently has an Environmental Permit in accordance with the Environmental Permitting (England and Wales) Regulations 2016 (as amended). You may need to vary your environmental permit and discharge consent as a result of this development. You are therefore advised to contact Cyfoeth Naturiol Cymru/Natural Resources Wales for pre-application advice at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the permit requirements. It is important to note that a grant of planning permission does not guarantee that a permit will be granted. Land Contamination - Natural Resources Wales recommends that developers should: 1. Follow the risk management framework provided in Land contamination risk management (LCRM) 2. Refer to 'Development of land affected by contamination: A guide for developers' (WLGA, 2023) for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health. Please also refer to the Environment Agency's (2017) 'Approach to Groundwater Protection'

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.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impacts on visual amenity, residential amenity, biodiversity or highway safety, nor any exacerbated adverse impacts on pollution and land stability. Accordingly, the proposed development is in accordance with Policies SP1, SP15, SP16, SP18, SP20, Ec2, Ec3, EN6, EN7, EN8, TR2, BE1 and RE1 of the Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016.

It is further considered that the decision complies with Future Wales - the National Plan 2040, specifically Policies 2, 9 and 17 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: 13 September 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.