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
Artisan Stone Supplies Limited
Gwrhyd Specialist Quarry
Gwrhyd Uchaf Farm
Gwrhyd Road
Pontardawe
Neath Port Talbot
SA9 2SB

Name and address of the agent
Ms Karen Hearnshaw
Hearnshaw Planning Limited
Flat 3
11 Albert Crescent
Penarth
Cardiff
CF64 1DA

DATE REGISTERED:	2 September 2025
APPLICATION NO:	P2025/0601
LOCATION:	Gwrhyd Specialist Quarry, Gwrhyd Uchaf Farm, Gwrhyd Road, Pontardawe, Neath Port Talbot, SA9 2SB
PROPOSAL:	Proposed restoration, quarry lateral extension and erection of new saw shed without compliance with condition 2 of planning permission ref. P2023/0861 dated 4 March 2025 to allow for a change to the location of the new saw shed, within the established quarry buildings and plant area

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 minerals shall cease no later than 30th September 2042 and restoration shall be completed in accordance with the approved restoration scheme by 30th September 2043.
For a period of 5 years from the date of completion of restoration the site shall be managed in accordance with the approved aftercare scheme.
The planning permission shall expire following the complete restoration and aftercare of the site in accordance with the approved restoration and aftercare

schemes.

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

List of Approved Plans

2 The development hereby permitted shall be carried out in accordance with the following approved plans and drawings.

a) A1.2 (Revised) Planning Application Area, October 2023
b) 170-01-1a: Phase 1a Current Extraction, October 2023
c) 170-01-1b: Phase 1b Extraction, October2023
d) 170-01-2: Phase 2 Extraction, October 2023
e) 170-01-3: Phase 3 Extraction, October 2023
f) 170-01-Rest: Proposed Restoration Concept Plan, October 2023
g) Development Cross Sections, August 2023
h) A16067: Layout of Proposed Saw Shed
i) A16068: Planning Drawing Showing Proposed Saw Shed

Reason
To identify the development hereby permitted and to identify the approved documents, plans and drawings that relate to the approval

3 The limit of extraction, depth of workings and the phasing of the development shall accord with the general principles illustrated on the approved phased working and restoration plans, below

170-01-1a: Phase 1a Current Extraction, October 2023
170-01-1b: Phase 1b Extraction, October 2023
170-01-2: Phase 2 Extraction, October 2023
170-01-3: Phase 3 Extraction, October 2023

Reason
To ensure that stone extraction does not exceed the limits applied for in the application and that extraction and progressive restoration occurs within reasonable timescales

Action Conditions

4 Every 5 years from the date of this permission, a land survey shall be undertaken of the site to determine the volume of material extracted, the overburden, topsoils, subsoils or any soil forming materials conserved on the site and an assessment and calculation made of the soils and materials available to achieve restoration. The results of such surveys and calculations shall be submitted to the Local Planning Authority for its information.

Reason
To ensure that the development is adequately monitored and that adequate conservation of materials is maintained on the site for restoration.

5 The restoration of the site shall be carried out in accordance with the principles set out in the restoration proposals as shown on the approved Restoration Concept Plan: 170-01-Rest: Proposed Restoration Concept Plan, October 2023

Reason
To ensure adequate reclamation of the site and biodiversity objectives

6 5 years prior to the end date of this permission, or in the event of the cessation of winning and working of sandstone which in the opinion of the Local Planning Authority constitutes a permanent cessation within the terms of Schedule 9 of the Town and Country Planning Act 1990, a detailed restoration scheme (in the form of written statements and plans) for the whole of the site shall be submitted to the Local Planning Authority for its approval. The scheme shall include, inter alia, details of the following:
a) the nature or intended after use of the whole site;
b) the removal of buildings, plant and machinery and the reinstatement of the site and access roads by clearing plant, buildings, machinery, road base, concrete or brickwork and any temporary river crossings;
c) details of the re-spreading of overburden, subsoil and topsoil previously stripped from the site, including depths and placement;
d) the ripping of any compacted layers of final cover to ensure adequate drainage and aeration, such ripping to take place before placing the topsoil;
e) the machinery to be used in soil re-spreading operations and the method of soil replacement;
f) the final proposed levels of the reclaimed land, as a contour plan at 2 metre intervals, and the gradient of the slopes which shall be graded to prevent ponding of, or erosion by, surface water and to conform with the surrounding land;
g) the drainage of the reclaimed land (including the formation of suitably graded contours to promote natural drainage), the installation of artificial drainage where necessary, and the position and design (including longitudinal and transverse sections) of main outflow ditches and watercourses where all such features shall be designed to achieve maximum ecological diversification;
h) the position and erection of fencing, hedge on bank constructions, gates, walls, cattle ditches and water supplies in order to show field layouts and sections;
i) the creation of attenuation ponds, water features or wetlands;
j) the distribution of woodlands and nature conservation features;
k) provision of and position of any footpaths and bridleways to be reinstated or linked with existing Public Rights of Way
Restoration shall be carried out in accordance with the approved details

Reason
To secure adequate reclamation of the site.

7 In the event of sandstone extraction ceasing at the site, the Local Planning Authority shall be notified of the date of cessation in writing within one month of the date of cessation. In the event of sandstone extraction ceasing for a period of 12 months, a revised scheme for the restoration of the site shall be submitted to the Local Planning Authority within 14 months of the cessation of sandstone extraction for written approval. The revised scheme shall be implemented within 12 months of its approval, or as may be otherwise approved in writing by the Local Planning Authority.

Reason
To protect the character and appearance of the site and the surrounding area and the living conditions of nearby residents.

8 5 years prior to the end date of this permission, or in the event of a cessation of winning and working of sandstone (which in the opinion of the Local Planning Authority constitutes a permanent cessation, within the terms of Paragraph 3 of Schedule 9 of the Town and Country Planning Act), details of an aftercare scheme, to bring the site to the required uses for agriculture, amenity and nature conservation, shall be submitted to the Local Planning Authority for its approval. The scheme shall include, inter alia, details of the following:
a) the designated areas of the intended after uses for the whole site;
b) the timing and pattern of vegetation establishment (including species to be planted, grass seeding mixtures and application rates, stock types and sizes, spacing, method and position of planting);
c) cultivation practices for the preparation of soils;
d) hedgerow construction;
e) fertiliser and lime application and weed control based on soil and chemical analysis and identification and justification of any areas that would be the subject of treatment by biogran or biosolids;
f) drainage proposals including the timing of installation, maintenance and temporary drainage measures including any ponds and wetlands;
g) grassland management, including class of grazing stock, livestock, stocking density and mowing practices;
h) the provisions for the seeding of woodland ground flora;
i) watering facilities and the provision of supplies;
j) the full assessment of the introduction of areas to be restored to nature conservation and j)their application to local biodiversity objectives;
k) the creation, management and maintenance of any paths, tracks or roads;
l) any other agricultural, silvicultural or conservation treatment relevant to the site; and
m) fencing

The development shall be carried out in accordance with the approved details.

Reason
To ensure adequate aftercare of the site.

9 Once a year, the site operator shall arrange a formal review to consider the restoration and aftercare operations which have taken on the site during the previous year, and also the programme of management for the following year. The parties invited to this review shall include the site operator, the owners of the land, any other occupiers, the Local Planning Authority, Natural Resources Wales and the Regional Planning Advisor. At least four weeks before the date of each annual review, the site operator shall provide the Local Planning Authority with a record of the management and operations carried out on the site during the period covered by the review.

Reason
To ensure adequate restoration and aftercare.

10 Site Liaison Committee meetings shall be held in accordance with the scheme approved under planning permission ref P2013/0592 at all times throughout the life of the site (including restoration and aftercare of the site).

Reason:
To protect the amenity of the area.

11 Technical Working Party meetings shall be held in accordance with the scheme approved under planning permission ref P2013/0592 at all times throughout the life of the site (including restoration and aftercare of the site).

Reason:
To protect the amenity of the area.

Regulatory Conditions

12 A copy of this permission, including all documents hereby approved or cited in the conditions of this consent, and any other document subsequently approved in accordance with any condition of this permission shall be kept available for inspection at the site offices during site operating hours .

Reason
To ensure the monitoring of site operations can be monitored.

13 Notwithstanding any provision to the contrary under Part 19 Class A of the Town & Country Planning (General Permitted Development) Order 1995 or any subsequent order no fixed plant or machinery, buildings or structures shall be erected, extended, installed or replaced at the site.

Reason
In the interest of the amenities of the area and to retain adequate control over the visual impact of the development.

14 Except in an emergency which shall be notified to the Local Planning Authority as soon as practicable no development, which includes the starting up of plant and machinery, as approved under this permission (other than water pumping, servicing, environmental monitoring or maintenance and testing of plant) shall be carried out on the site except between the following times:

a) 07.30 to 18.00 hours Mondays to Fridays
b) 07.00 to 13.00 hours Saturdays

c) There shall be no development or other activities other than those in relation to water pumping, servicing, environmental monitoring, maintenance and the testing of plant undertaken on Sundays.

d) No work of any kind shall be undertaken on Bank or Public Holidays.

15 Notwithstanding the hours of working approved under condition 14 of this consent or as otherwise approved in writing by the Local Planning Authority the operation of rock breaking plant shall not be undertaken other than between 08.00 to 16.00 hours Mondays to Fridays.

Reason
To reduce the impact of the development on the amenity of the area.

16 Notwithstanding the hours of working approved under condition 14, no soils shall be stripped or replaced, no topsoil or subsoil mounds shall be formed or removed and no water treatment areas shall be constructed or removed except between the following times:

a) 08.00 to 16.00 hours Mondays to Fridays
b) 08.00 to 12.00 hours on Saturdays

Reason
To protect the living conditions of nearby residents

17 During published school term times, all vehicles carrying quarried products or any other bulk materials shall only leave the site during the following hours:

07:30 and 7:50 hours Mondays to Fridays
09:15 and 14:45 hours Mondays to Fridays
16:15 and 18:00 hours Mondays to Fridays
08:00 and 13:00 hours on Saturdays
No such movements shall occur on Sundays and Public Holidays.

During published school holidays all vehicles carrying quarried products or any other bulk materials shall only leave the site during the following hours:

07:30 and 18:00 hours Monday to Friday
08:00 and 13:00 hours on Saturdays
No such movements shall occur on Sundays and Public Holidays.

Reason
In the interest of highway safety, amenity and to prevent such movements when school children are likely to be travelling or walking to and from school.

18 The total amount of quarried products leaving the site shall not exceed a total of 750 tonnes per week. Heavy Goods Vehicles utilised for the haulage of quarried products from the site shall not exceed the following combination of payloads:

a) No Heavy Goods Vehicles with a payload exceeding 24 tonnes shall depart from the site for the removal of quarried products.
b) No more than 10 Heavy Goods Vehicles with a payload between 3 tonnes and 24 tonnes shall depart from the site in any working day for the removal of quarried products.
c) No more than 5 vehicles with a gross vehicle weight not exceeding 3.5 tonnes and carrying quarried products shall depart from the site in any one day and up to a maximum of 15 in any 7 day working week. (Monday to Friday, 09.00-16.00 and sat morning 09.00-12.00)

Reason
In the interest of highway safety and amenity.

19 For the duration of the planning permission the site operator shall maintain records of the daily, weekly and monthly output and shall make them available to the Local Planning Authority at any reasonable time upon request. These records shall be kept for the duration of operations at the site and identify the size, nature and number of vehicular movements utilised in the transportation of quarried products from the site.

Reason
To allow the Local Planning Authority to monitor quarried product exportation from the site.

20 The only mineral to be prepared, treated and stocked at the site shall be that sandstone extracted from the site and no other mineral shall be imported into the site for any such preparation, treatment or stocking.

Reason
To prevent development on a scale not envisaged when planning permission was granted.

21 The planning permission hereby granted relates to the use of the access road marked as 'TRACK' on Drg. No A 1.2 (Revised) and vehicles gaining access to or from the site shall utilise no other access points

Reason
In the interest of highway safety. Soils and Soil Storage

22 All vehicles that depart from the quarry access transporting quarried stone products shall turn right as they exit the access point with the public highway and the site will be operated in accordance with the approved Heavy Goods Delivery Plan, dated 4th July 2018.

Reason
To ensure heavy goods vehicle movements are directed along recognised highway routes.

23 Before entering onto the public highway all vehicles carrying loose material shall be sheeted, and all measures to ensure deleterious material is not carried onto the public highway shall be undertaken in accordance with the approved scheme, dated June 2018.

Reason
To prevent deposit of materials on the highway and in the interest of highway safety.

24 The control, suppression and monitoring of dust shall be undertaken in accordance with the provisions set out within the Dust Action Plan (June 2010) and implemented for the duration of operations at the site unless otherwise approved in writing by the Local Planning Authority.

Reason
To protect the living conditions of nearby residents.

25 There shall be no blasting on the site.

Reason
In the interest of amenity.

26 Operational noise from the site shall not exceed the specified sound pressure levels, measured as an LAeq (15 mins) freefield under the measurement criteria of BS4142, at the specified noise sensitive properties listed below, such levels not to be exceeded between 07.00 and 18.00 hours Mondays to Fridays and between 07.00 and 13.00 hours on Saturdays.

Craig y Pistyll - 46 LAeq (15 mins) dB
Graig y Betting - 47 LAeq (15 mins) dB
Capel y Gwrhyd - 47 LAeq (15 mins) dB
Gwrhyd Isaf Farm - 46 LAeq (15 mins) dB

Noise arising from the development shall not exceed the background noise levels by 10dB LAeq 15 minutes (freefield) for any other noise sensitive properties within 400 metres of the site boundary during the same hours of working.

Reason
To protect the living conditions of nearby residents

27 Notwithstanding the noise level limits set out in Condition 26 the sound pressure level for operations for the stripping of topsoils and the construction and removal of soil mounds, baffle mounds and water treatment areas, measured at any noise sensitive property, shall not exceed 67dB LAeq 1hour (freefield) for up to 8 weeks in any calendar year.

Reason
To protect the living conditions of nearby residents.

28 At all other times, outside those identified above, at condition 26, the sound pressure level for operational noise from the site, measured at any noise sensitive property, shall not exceed 42d8 LAeq 5 mins (freefield) under the measurement criteria of BS4142.

Reason
To protect the living conditions of nearby residents.

29 Except as modified by any other conditions or approvals under this consent, or as approved in writing by the Local Planning Authority, the provisions of noise control measures and proposed noise monitoring identified within the Noise Action Plan (June 2010) shall be carried out for the duration of the operations at the site.

Reason
To protect the living conditions of the nearest residents.

30 All vehicles, plant and machinery operated within the site shall, at all times, be fitted with and use silencers and acoustic covers in accordance with the manufacturer's recommendations. Save for the purposes of maintenance, no machinery shall be operated with the acoustic covers open or removed.

Reason
To protect the living conditions of nearby residents.

31 Mobile plant and vehicles shall be fitted with ambient related, broadband or low-tone reversing warning devices.

Reason
To protect the living conditions of nearby residents.

32 All pumps used in connection with the development shall be powered by electricity or otherwise acoustically insulated.

Reason
To protect the living conditions of nearby residents.

33 The Site shall operate in accordance with the Drainage and Surface Water Management Plan, dated October 2023, and the Method Statement, dated 2nd July 2024

Reason
To prevent the pollution of controlled waters.

34 In the event that any dewatering of the working area is required the developer shall inform the Local Planning Authority in writing within seven days of such an occurrence. Within 2 months of such notification a Hydrogeological Impact Appraisal shall be undertaken and submitted to the Local Planning Authority for its approval and the recommended mitigation or works set out in the appraisal implemented on the approval of such details.

Reason
To protect the water environment and water resources.

35 Drainage ditches, settling ponds and lagoons shall be regularly desilted and maintained in such condition that they are able to perform effectively and efficiently the purpose for which they have been provided.

Reason
To ensure that these facilities continue to function effectively and efficiently throughout the operational, restoration and after-care period.

36 Throughout the period of working, restoration and aftercare the operator shall:

i. protect and support any ditch, watercourse or culvert passing through the permission area, or satisfactorily divert it, and shall not impair the flow or render less effective drainage onto and from adjoining land
ii. provide for the collection, treatment and disposal of all water entering or arising on the site, including any increased flow from the land, to ensure that there is no pollution of watercourses by the approved operations.

Reason
To protect adjacent agricultural land

37 The operational site shall be enclosed with a stock proof fence or, where present, existing hedgerows maintained for the duration of operations at the site and the aftercare period. In addition, the cattle grid at the entrance gate to the site at position B as identified on approved drawing A 1.2. (Revised) shall be maintained for the duration of the permission

Reason
To ensure that grazing stock that may use the adjacent common area is prevented from entering the operating site.

38 Quarried stone products will be stocked in the areas shown on the approved phased working and restoration plans. Stock shall not exceed a height of more than 3 metres above ground level, and if covered in sheeting or in bags such sheeting or bags shall be dark green in colour.

Reason
To protect the visual amenity and living conditions of the area.

39 At all times operations shall be carried out to avoid any impacts or encroachment onto Footpath 92 that lies adjacent to the eastern boundary of the site. If any operation results in the damage or obstruction of the public Right of Way the obstruction shall be removed within 48 hours of such incident and the public Right of Way repaired to its original condition.

Reason
In the unlikely event of any residual impact on the adjacent public Right of Way Footpath No. 92

40 All rubbish and scrap materials generated on the site shall be collected and stored, in a screened position within the site area until such time as they are removed from the site.

Reason
To protect the character and appearance of the site and the surrounding area.

41 The measures approved as part of the approved scheme for 'artificial nesting sites' approved under planning permission ref P2011/0861, shall be maintained throughout the lifetime of the development, including restoration and aftercare. Any nesting boxes that fall into disrepair, or are no longer able to perform their function, shall be replaced with boxes of similar specifications.

Reason
To provide opportunities for nesting birds

42 At least seven days' notice, but not more than 21 days, shall be given in writing to the Local Planning Authority before any soil stripping operations commence. No overburden or mineral extraction shall take place on these stripped areas until all available soils have been recovered from the area concerned and the area inspected by a representative of the Local Planning Authority.

Reason
To ensure that all available soils are conserved for use in the restoration of the site.

43 AII topsoil and subsoils shall be stripped stored and conserved in accordance with the proposals set out in the Environmental Statement or as modified in the Supplementary Information submitted (May 2010).

Reason
To ensure adequate management and conservation of soils resources at the site.

44 Soils shall not be stripped or moved except when the material is in a dry condition and it would not be damaged by heavy vehicles and machinery passing over it.

Reason
To ensure that the soils are not damaged during the process of their stripping and handling.

45 All turf and topsoil, subsoil and soil forming material shall remain on site for use in the restoration of the site and when stripped shall be stored in separate mounds which do not overlap.

Reason
To ensure satisfactory preservation, conservation and restoration of soils.

46 All turf, topsoil and subsoil shall be stripped from any areas used for excavation, plant, yards, road, buildings, those areas used for the storage of topsoils, subsoils, overburden, operational waste and all those areas to be traversed by heavy machinery or other vehicles and stored in the allocated soil storage areas identified on the approved plans.

Reason
To ensure satisfactory preservation, conservation and restoration of soils.

47 No turf, topsoil, subsoil and or soil forming material shall be removed or sold from the site.

Reason
To protect the character and appearance of the site and the surrounding area.

48 AII storage mounds of topsoils, subsoils and soil forming material, and their margins shall be seeded to grass within the first growing season, and in any event within 6 months of their construction, maintained to encourage a dense grass sward to develop and shall not be allowed to over winter without grass cover. All vegetation growing on soil storage bunds and their margins within the site shall be maintained by cutting at least once during the growing season. All noxious weed growth shall be controlled by cutting or herbicide spraying to prevent weed seed contamination of the soil resource on site or on surrounding land.

Reason
To protect the character and appearance of the site and the surrounding area.

49 Other than those essential for site access, only those vehicles involved in loading soils shall be permitted on unstripped areas, and then restricted only to operations to recover the soils. Vehicles used in transporting soils shall only travel over areas of ground that have previously been stripped of topsoil and subsoil.

Reason
To protect the character and appearance of the site and the surrounding area.

50 5 years prior to the end date of this permission, or in the event of a cessation of winning and working of sandstone (which in the opinion of the Local Planning Authority constitutes a permanent cessation, within the terms of Paragraph 3 of Schedule 9 of the Town and Country Planning Act), details of a landscaping plan shall be submitted to the local planning authority for its approval.

Reason
In the interest of the amenity of the area.

51 Within 6 months of the cessation of stone extraction all stocks of sandstone products shall be removed from the site.

Reason
To ensure that restoration is not impaired or affected by remaining stock at the site.

52 The external walls and roof of the new saw shed and ancillary structures shall be dark green in colour. The colour of the building shall thereafter be maintained until the building and structures are removed from the site.

Reason
To protect the character and appearance of the site and the surrounding area.

Informatives:

1 Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.

2 No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority

3 Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.

4 Drainage ditches, settling ponds and lagoons shall be regularly desilted and maintained in such condition that they are able to perform effectively and efficiently for the purpose for which they have been provided.

5 Prior to commencement of any works within a watercourse, hereby approved permanent and temporary under Section 23 of the Land Drainage Act 1991 must be obtained from the Authority. You are therefore advised to contact Mrs Delyth Thomas - SAB & Highway Development Control Team Leader at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG d.a.thomas@npt.gov.uk 01639 686404 . Please note such consents can take up to 8 weeks to be processed after registration and early application is advised.

6 Notwithstanding the necessary consent required under section 23 of the Land Drainage Act 1991. The applicant must note that any culverts/ditches/open watercourses that conveys water through their land are to remain free from obstruction at all times. All tributary watercourses (culverted or not) located within the applicants land would be riparian responsibilities whereby the responsibility to sustain the flow of watercourse would remain with the land owner and subsequently passed on to the respective landowners you can access the riparian booklet online using the following web-link https://www.npt.gov.uk/2867

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, being of similar form and design to the existing industrial buildings within the quarry processing area. The 'cutting in' of the building into the existing land and the smaller size of the building, compared with the existing approved shed would mean that any potential unacceptable impacts on residential amenities or on the local landscape, including the Special Landscape Area of Mynydd Y Garth, would be less likely with the proposed shed.

Accordingly, the proposed development is in accordance with Policies, SP16, SP17, EN 2, EN 8, and Policy BE1 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040, specifically Policy 5 'supporting the rural economy' 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: 19 December 2025

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 herby 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.

(7) Please be informed that your application may require approval from the SuDS Approving Body (SAB). The SAB consent may be necessary to ensure that your development proposals complies with the statutory requirements, relevant regulations, and standards under schedule 3 of the Flood and Water Management Act 2010. Please contact our Website: www.npt.gov.uk/SAB, Email: SAB-HDC@npt.gov.uk or Tel: 01639 686850

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

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[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.