

**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

Mr Luke Jones
National Grid Electricity Transmission
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

DATE REGISTERED: 20 November 2025

APPLICATION NO: P2025/0817

LOCATION: Margam Substation, Margam, SA13 3NF

PROPOSAL:

Full planning application for the extension of the Margam 275kV substation including the erection of a gas insulated switchgear hall (GIS hall) and the demolition of the existing control and amenities buildings to enable the erection of a new amenities building. Works to also include earthworks, surface water management and drainage infrastructure, lighting, CCTV, boundary treatment, car parking, ecological improvements including a wildlife tower and gabion baskets, improved internal access roads, diesel generator and hardstanding, storage building and water storage tank, flood defence wall including flood gates and appropriate landscaping and other associated engineering operations.

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:-

This decision notice is **REVISION NUMBER 1** issued on **28 May 2026**.

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:
Plans -
MARPT-BHK-01-ZZ-DG-C-181009 P05— Margam Drainage Layout (Aug 25)
MARPT-BHK-01-ZZ-DG-C-181026 P02— Margam Attenuation Details
MARPT-BHK-01-00-DG-A-201000 P06— Margam GIS Hall - Level 00 General Arrangement
MARPT-BHK-01-00-DG-A-201100 P06— Margam GIS Hall - Proposed Floor Plan - GIA & GEA Plans
MARPT-BHK-01-00-DG-A-201101 P05— Margam Amenities Building - Level 00 General Arrangement Proposed Floor Plan
MARPT-BHK-01-01-DG-A-201001 P06— Margam GIS Hall - Level 01 General Arrangement
MARPT-BHK-01-R1-DG-A-201515 P04 — Margam Amenities Building - Proposed Roof Plan
MARPT-BHK-01-R2-DG-A-201516 P06— Margam GIS Hall - Roof Plan General Arrangement
MARPT-BHK-01-ZZ-DG-A_130020 P04 — Margam GIS Hall - Location Plan
MARPT-BHK-01-ZZ-DG-A_130021 P04 — Margam GIS Hall - Existing Site Plan
MARPT-BHK-01-ZZ-DG-A_130022 P04— Margam GIS Hall - Demolition Site Plan
MARPT-BHK-01-ZZ-DG-A_130023 P05— Margam GIS Hall - Proposed Site Plan
MARPT-BHK-01-ZZ-DG-A_201012 P02— Margam GIS Hall - Proposed General Arrangement Sections
MARPT-BHK-01-ZZ-DG-A_200300 P02— Margam GIS Hall - Water Tank
MARPT-BHK-01-ZZ-DG-A_200301 P05 — Margam GIS Hall - Proposed Context Elevations
MARPT-BHK-01-ZZ-DG-A_202001 P07— Margam GIS Hall - Proposed General Arrangement Elevations
MARPT-BHK-01-ZZ-DG-A_202002 P06— Margam GIS Hall - Proposed Materials
MARPT-BHK-01-ZZ-DG-A_130024 P04— Margam GIS Hall - Existing Context Elevations
MARPT-BHK-01-XX-DG-S-161302 P01 — Margam - Fencing Foundation Details
MARPT-BHK-01-ZZ-DG-A-202510 P05 — Margam Amenities Building - Proposed Elevations and Materials
MARPT-BHK-01-ZZ-DG-A-203501 P05— Margam Amenities Building - Proposed General Arrangement Sections
MARPT-BHK-01-ZZ-DG-C-161029 P03— Swept Path Analysis Layout - Sheet 01 of 02
MARPT-BHK-01-ZZ-DG-C-161030 P03— Swept Path Analysis Layout - Sheet 02 of 02
MARPT-BHK-01-00-DG-A_200601 P06— Margam GIS Hall - Fire Strategy Level 00
MARPT-BHK-01-00-DG-A_200701 P04— Margam Amenities Building - Fire Strategy Plan

MARPT-BHK-01-XX-DG-E-320010 P03— Proposed External Lighting Layout
 MARPT-BHK-01-00-DG-A-201501 P03— Margam Amenities Building - Existing and Proposed Demolition
 MARPT-BHK-01-ZZ-DG-A-202110 P01— Margam - Existing General Arrangement Elevations
 MARPT-BHK-01-ZZ-DG-A-296002 A Margam GIS Hall Translucent Panel MARPT-BHK-01-ZZ-DG-A-201011 P01 — Margam Typical Storage Modular Building
 MAREXT-STN-XX-XXX-DR-LA-0001 — Figure L9 Landscape Plan, Revision P03
 MAREXT-STN-XX-XXX-DR-LA-0002 — Figure L7 Landscape Mitigation Area Planting Plan, Revision P03
 MAREXT-STN-XX-XXX-DR-LA-0004 — Figure L8 Landscape & Habitat Strategy Plan, Revision P03
 MAREXT-STN-XX-XXX-DR-LA-0003 — Margam SuDS & Ditch Indicative Sections and Specification, Revision P02

Documents -

Agricultural Land Quality Considerations Report — Dated August 2025
 Air Quality Assessment August 2025
 Arboricultural Impact Assessment — 250808-1.5-AIA-MS-HB, dated 8 August 2025
 Botanic / NVC Report — 331201497, Revision 2.0, July 2025
 Breeding Birds Survey Report - 331201497, Revision V3, October 2025
 Carbon Technical Note - 31201497 - dated 30th July 25
 Coal Mining Risk Assessment — 30004240-BHK-XX-XX-RP-C-0004, P03
 Construction Environmental Management Plan (CEMP) — MARPT-LOR-XX-XX-PL-R-090009, Rev D
 Construction Logistics Plan — MARPT-LOR-XX-XX-PL-R-090002 CLP, P03
 Construction Method Statement - MARPT-LOR-XX-XX-MS-R-090001, P01
 Construction Noise & Vibration Assessment — 2062990-RSKA-RP-002-(06
 Design and Access Statement Report — 31201497, Revision C, November 2025
 Drainage Report — MARPT-BHK-01-XX-RP-C-090001 (1), P04
 Ecological Impact Assessment (EclA) & Cover Letter — 331201497, Revision 3, November 2025
 EMF Assessment - EN/644/NOTE2025, dated 09.06.2025
 Fire Strategy - 331201497-HYD-XX-XX-RP-FE-0000, Rev 4, November 2025
 Flood Consequence Assessment — MARPT-BHK-01-XX-RP-C-090003, P05
 Geotechnical Desk Study: Margam FEED - 30004240-BHK-XX-XX-RP-C-0003
 Great Crested Newt Survey Report - 331201497, Revision V3, July 2025
 Green Infrastructure Statement - Technical Note — 31201497, Revision P02, dated 15 August 2025
 Ground Investigation Report (GIR) — MARPT-BHK-01-XX-RP-G-090001, P03
 Habitat Management Plan (Margam Burrows) — 331201497, Revision 3, November 2025
 Historic Environment Desk Based Assessment (Heritage Statement)- - 331201497 - Revision 3 - dated July 2025
 Hydrogeological Assessment — MARPT-BHK-01-XX-RP-C-090007, P03
 Interim Bat Survey Report — 331201497, Revision V3, November 2025
 Interim Invertebrate Survey Report — 331201497, Revision V2, November 2025
 Landscape and Habitat Management Plan — 331201497, Revision 5 February 2026 Part 1 and 2)
 Landscape Visual Addendum Rev XX August 2025
 Landscape Visual Appraisal - 331201497, Rev XX, July 2025
 Lighting Technical Note - 331201497 Rev 1 August 2025

Logistics Assessment — EXP307-rev2
 Margam Substation Landscape Visual Appraisal Addendum — 331201497, Rev XX, August 2025
 MARPT-EXP-01-XX-RA-G-090001, P01 Materials Management Plan — 3020304 R01 (01)
 Operational Noise Assessment — 2062990-RSKA-RP-001-(04)
 Outline Soil Management Plan - August 2025
 PAC Report — November 2025
 Peat Management Plan — MARPT-RSK-01-XX-PL-R-090024_Ver5, Revision P04
 Phase III - Remediation Strategy - MARPT-BHK-01-xx-RP-G-100006 P01
 Planning Statement Report — 31201497, Revision C, November 2025
 Reptile Survey Report - 331201497, Revision V3, July 2025
 Risk Assessment for Proposed Foundation Technique
 Shadow Habitat Regulations Assessment Report - 331201497 - Revision V2 - July 2025
 Siting Study - 31201497, Final V2, dated 21 January 2025
 Soil Resource Management Plan - January 2026
 Surface Water Management Plan — MARPT-LOR-XX-XX-PL-R-090011, P03
 Sustainability Assessment - 331201497 - Revision 03 - August 25
 Transport Statement - 331201497 - Revision P03 - August 25
 Waste Management Plan — MARPT-LOR-XX-XX-PL-R-090010 WMP, P03
 Water Vole and Otter Survey Report — 331201497, Revision V4, July 2025
 Wintering Birds Survey Report - 2488240-D05 (Rev 01), April 2025
 Written Scheme of Investigation — P25-269, Version 1.3

Reason:

In the interests of clarity.

- 3 Before beginning any development at the site, you must do the following: -
 - a) Notify the Local Planning Authority in writing that you intend to commence development by submitting a Formal Notice under Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) in the form set out in Schedule 5A (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect); and
 - b) Display a Site Notice (as required by Section 71ZB of the 1990 Act) in the form set out in Schedule 5B (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect), such Notice to be firmly affixed and displayed in a prominent place, be legible and easily visible, and be printed on durable material. Such Notice must thereafter be displayed at all times when development is being carried out.

Reason:

To comply with procedural requirements in accordance with Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) and Section 71ZB of the Town and Country Planning Act 1990.

NOTE: Templates of the required Notice and Site Notice are available to download at www.npt.gov.uk/planning

The required notice was issued to the Council as part of the submission for application P2026/0329.

Action Conditions

- 4 Within one month of the date of this permission, a Landscape and Habitat Management Programme shall be submitted to and approved in writing by the Local Planning Authority. The Landscape and Habitat Management Programme shall provide a detailed schedule and programme of works for the implementation of all on-site and off-site works (including an on-site Soil Aftercare Programme) alongside the proposed construction phasing of the development and shall be in accordance with the hereby approved Landscape and Habitat Management Plan [331201497, Revision 5 February 2026 Part 1 and 2] and Habitat Management Plan [331201497, Revision 3, November 2025]. The works shall be carried out in strict accordance with the approved programme and retained as such thereafter.

Reason:

To ensure the successful implementation and long-term maintenance of biodiversity enhancements and landscaping measures, in the interests of visual amenity and the protection of habitats, in accordance with Policy EN6 and EN7 of the Neath Port Talbot Local Development Plan (2011-2026) and the guidance set out in Planning Policy Wales and Technical Advice Note (TAN) 5: Nature Conservation and Planning.

Details in respect of the above condition were approved by application P2026/0329 on the 28/05/26.

- 5 Prior to beneficial use of the proposed development, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with the hereby approved Geotechnical Desk Study: Margam FEED - [30004240-BHK-XX-XX-RP-C-0003] and Ground Investigation Report (GIR) [MARPT-BHK-01-XX-RP-G-090001, P03] shall have been submitted to and approved in writing by 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 offsite receptors and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 6 Prior to the installation of any external operational lighting, an Environmental Lighting Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with The Institute of Lighting Professionals, Guidance on Undertaking Environmental Lighting Impact Assessments (2013) and Good Practice Guidance: Planning for the Conservation and Enhancement of Dark Skies in Wales. All external lighting shall then be installed in accordance with the approved details and retained as such thereafter. No additional external lighting shall be installed.

Reason:

In the interest of residential amenity and to prevent any unacceptable light spillage, and to ensure compliance with Policies SP16, EN8 and BE1 of the Neath Port Talbot Local Development Plan.

- 7 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.

- 8 Prior to the first beneficial use of the development hereby approved, the boundary treatment as detailed on Margam Fencing Foundation Details [MARPT-BHK-01-XX-DG-S-161302 P01] shall be completed, as approved and retained as such thereafter.

Reason:

In the interest of visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 9 Prior to the construction of the flood defence wall, full details of its construction and the timescale for its construction in line with the development phasing shall be submitted to and approved in writing by the Local Planning Authority. The flood defence wall shall be constructed as approved and shall be retained as such thereafter.

Reason:

To ensure the site is protected from flooding and to accord with policy BE1 and EN8 of the Neath Port Talbot Local Development Plan.

Regulatory Conditions

- 10 The back-up power diesel generator shall not operate for more than 1 hour test each month and otherwise only in the event of power outages.

Reason:

To protect local air quality and to accord with Policy EN8 of the Neath Port Talbot Local Development Plan.

- 11 The development shall be undertaken in accordance with the "Written Scheme of Investigation for Topographic Survey, Archaeological Monitoring and Recording, Geotechnical Monitoring and Sampling" by Archaeology Wales [dated September 2025].

Reason:

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource, and to accord with Policy SP21 of the Neath Port Talbot Local Development Plan

- 12 Abnormal Indivisible Load (AIL) deliveries associated with the works shall be in accordance with the supplied Logistics Report [EXPLORE PROJECT CODE: EXP307-rev2] and shall not deviate from this.

Reason:

To maintain the safety and free flow of traffic on the trunk road network and to accord with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 13 Demolition or construction works shall not take place outside the hours of 08.00 to 18.00 Monday to Friday 08.00 to 13.00 on Saturdays and no works on Sundays or Bank Holidays.

Reason:

In the interest of residential amenity and to ensure the development complies with Policy BE1 and EN8 of the Neath Port Talbot Local Development Plan.

- 14 Any gates affecting the access roads, into and around the site (excluding the proposed flood gates), shall be a type which open inwards only, can be seen through and shall be maintained as such thereafter.

Reason:

In the in interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 15 The development shall be undertaken in full accordance with the submitted Construction Environmental Management Plan Revision D [MARPT-LOR-XXXX-PL-R-090009 Laing O'Rourke]. Should the approved CEMP require updating due to Protected Species Licence requirements or by agreement with the Council's Ecologist, a copy of the updated CEMP shall be submitted to the Local Planning Authority for its written approval.

Reason:

In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1, EN8 and TR2 of the adopted Neath Port Talbot Local Development Plan.

- 16 The development shall be carried out in strict accordance with the measures and recommendations set out within the approved Habitat Management Plan Margam Burrows (HMP) [331201497, Revision 3, November 2025] and the Landscape Habitat Management Plan- Margam Sub-station (LHMP) [331201497, Revision 5 February 2026 Part 1 and 2]. Should the approved LHMP or HMP require updating due to Protected Species Licence requirements, or by agreement with the

Council's Ecologist a copy of the updated LHMP or HMP shall be submitted to the Local Planning Authority, for its written approval.

Reason:

To ensure the protection and enhancement of biodiversity and the landscape features of the site, and to ensure the development contributes to the resilience of ecosystems in accordance with Section 6 of the Environment (Wales) Act 2016, and policies EN6 and EN7 of the Local Development Plan.

- 17 The piling on site shall not take place outside the hours of 08.00-18.00 Monday - Friday and 08.00-13.00 on Saturdays with no hours on Sundays and Bank Holidays. The piling shall also be undertaken in accordance with Construction Environmental Management Plan (CEMP) [MARPT-LOR-XX-XX-PL-R-090009, Rev D] and the Risk Assessment for Proposed Foundation Technique [MARPT-EXP-01-XX-RA-G-090001] P01.

Reason:

To protect local amenity and to accord with Policy EN8 of the Neath Port Talbot Local Development Plan.

- 18 The noise emitted from the development hereby approved shall not exceed the predicted rating sound level, L_Ar,15min (dB) as detailed in table 8 of the Operational Noise Impact Assessment Margam Substation [Extension Ref. 2062990-RSKA-RP-001-(04)], dated 13th August 2025, when measured or predicted at the nearest noise sensitive premises. The measurement and/or prediction of the noise will be carried out in accordance with the methodology contained within "BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound"

Reason:

To protect the amenity of nearby residential properties and wider locality and to accord with Policy EN8 of the Neath Port Talbot Local Development Plan.

- 19 The site shall be accessed off Cefn Gwrgan Road and the A48 (Margam Road) only.
Reason:
In the interest of Highway and Pedestrian Safety and to accord with Policy TR2 of the Neath Port Talbot Local Development Plan.

Informatives:

1 As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems - designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. 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. 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. In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

2 Should any springs or ground water seepage be encountered the onsite 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. 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 lifetime of construction.

3 Water voles are fully protected under the Wildlife and Countryside Act 1981 (as amended) and are a species of conservation concerns in Wales through their inclusion on lists published by the Welsh Government under section 7 of the Environment (Wales) Act 2016. There is no licensing provision of the intentional destruction of water vole habitat. A licence may only be issued for conservation purposes and will only be required if water voles or their habitat are likely to be affected. Where this applies the licence application will need to demonstrate a conservation benefit to water voles.

4 Natural Resources Wales recommends that developers should:

- o Follow the risk management framework provided in Land contamination risk management (LCRM)
- o 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.
- o Refer to our groundwater protection advice on www.gov.uk Refer to 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention' (CL:AIRE 2025)
<https://claire.co.uk/component/phocadownload/category/22-important-industrydocuments?download=1042:piling-guidance>

5 The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit. Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste. Developers should ensure that all contaminated materials are adequately characterized both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays

6 Incorrectly maintained cesspools can cause pollution by contamination of the ground, groundwater and sometimes surface water. Any damage to the fabric of the

cesspool, such as cracks or holes, is difficult to detect but needs to be rectified immediately in order to prevent pollution. The cesspit should meet the requirement of British Standard BS 6297. It should be fitted with a level warning device to indicate when the tank needs emptying.

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. The recommendation complies with Future Wales - the National Plan 2040, policies 1, 2, 8, 9 and 28 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. It also complies with Local Development Plan policies SP1, SP2, SP3, SP4, SP5, SP11, SP14, SP15, SP16, SP18, SP19, SP20, SP21, SC1, I1, EC4, EN2, EN3, EN6, EN7, EN8, EN9, EN10, M1, RE2, W3, TR2 and BE1.

Signed: 

Ceri Morris – Head of Planning & Public Protection

Date: 21 May 2026

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.

(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 comply 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

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.