

**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

Lidl Great Britain Ltd
C/O Agent

Name and address of the agent

Mr Peter Waldren
Carney Sweeney
Brunel House
2 Fitzalan Road
Cardiff
CF24 0EB

DATE REGISTERED: 2 May 2024

APPLICATION NO: P2024/0249

LOCATION: Castle Retail Park, Briton Ferry Road, Neath, SA11 1AS

PROPOSAL: Section 73 application to vary condition 2 (Plan list) of planning application P2022/0191 determined on 17/03/2023 for the demolition of existing buildings and replacement with a Class A1 food store with associated car parking, landscaping, engineering and drainage works.

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:

Decision notice revision 8 dated 29/05/2026

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:

P415 - Existing site location plan
2782 P4100 Ground Floor Plan
2782 P4102 Roof Plan
2782 P4101 Ground Floor Area Plan
2782 P4200 Proposed Elevations
2782 P4403H Proposed Lidl Site Plan
2782 P4406F Proposed Levels Plan
2782 P4404C Proposed Surface Treatments Plan
2782 P4409 Proposed HGV Overlay
2782 P4405B Proposed Boundary Treatments Plan
2782 P4402F Proposed Setting Out Plan
Planting Methodology and 5 Year Aftercare rev20Sept2024
Planting Schedule rev 20Sept2024
CA BF 2022-04 Rev B Landscape Sections
CA BF 2022-03 Rev I Landscape Proposals
David Rice Forestry Tree Survey Rev II January 2022
CA BF 2022 - 01 Rev A David rice Forestry Tree Survey and existing features
CA BF 2022-02 Rev F Overlay & Tree Protection Plan
DR Arboricultural Method Statement rev 20August2022
PAC Report March 2022
Design and access Statement Rev E
Planning Statement January 2022
Transport and Access Note Update V2 June 2022
Transport Assessment Part 1 and 2 - Corun January 2022
Preliminary Ecological Appraisal - Just Mammals Limited January 2022 Rev 1
Geo-Environmental Investigation Report Opus 2016
Coal Mining Risk assessment Part1-3 - Remada May 2020
Energy and Sustainability Statement Rev A
Ground Investigation Report Phase 2
Hydraulic Modelling Report November 2022 Waterco
Transport Note (April 2024) 21-00738 TN03
Flood Consequences Assessment and Drainage Strategy - Addendum Report (April 2024)
Green Infrastructure Statement
Flood Consequences Assessment and Drainage Strategy November 2022

Reason:

In the interests of clarity.

Pre-Commencement Conditions

- 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

- 4 No development shall commence (including any demolition and site clearance), until a Demolition & Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Environmental Management Plan shall be in accordance with the requirements of British Standard BS5228-1:2009 - "Code of practice for noise and vibration control on construction and open sites". The approved Statement shall be adhered to throughout the demolition and construction phases. The Statement shall provide for:

- Construction methods: details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development and any temporary or construction lighting.

- Drainage: Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development.

- General Site Management: details of the construction programme including timetable; details of site clearance; details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing.

- Control of Nuisances: Wheel washing facilities and measures to control light spill.

- Traffic Management: details of site deliveries including routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings and school opposite, there shall be no deliveries in excess of 3.5 tonnes shall access or leave the site via any route during the hours of 8am to 9.30am and 2.30pm to 4pm during school term times; details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors; scheme for the erection of temporary/semi-temporary signage warning drivers of the presence of children and speed restrictions; Measures to prevent stacking of vehicles onto the public highway; The frequency and size of vehicles used to transport the waste material arising from the demolition works;

- Hours of working on site, including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.

- Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details, the CEMP must also be signed by the responsible person.

The approved CEMP shall be adhered to and implemented throughout the construction strictly in accordance with the approved details.

Reason:

In the interests of biodiversity and the amenity of the area as a whole and to ensure the development complies with Policy EN7 of the Neath Port Talbot Local Development Plan.

Details of this condition were agreed under application P2025/0233 dated 08/08/2025

- 5 Prior to the commencement of the development (including demolition) hereby approved a Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Waste Management Plan shall include details of waste removal of construction materials and operational store waste together with waste management within the store from employees.

Reason:

To ensure the appropriate disposal of any waste arising from the development in terms of protection of the environment and to ensure the sustainability principles are adopted during development and complies with Policy W3 of the Neath Port Talbot Local Development Plan.

Details of this condition were agreed under application P2025/0234 dated 21/05/2025

- 6 No development shall commence on site (**excluding demolition**) 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:
- 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:
 - 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:
 - 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)
 - 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.

Details of this condition was amended under non-material amendment application P2025/0806 dated 21/11/2025.

Details of this condition were agreed under application P2026/0109 dated 29/05/2026

- 7 No development shall commence on site (excluding demolition) 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.

Details of this condition were agreed under application P2026/0109 dated 29/05/2026

Action Conditions

- 8 Prior to the installation of any permanent external lighting on the site, a detailed lighting scheme for the site shall be submitted to and approved in writing by the Local Planning Authority detailing the location of all proposed lights, the specification, intensity of illumination, predicted lighting contours (lux plots), together with proposed hours of operation and any mitigation measures required (including measures to avoid light spill and particularly in the north-east boundary by the proposed new otter holt. The approved lighting shall be implemented on site in accordance with the approved scheme only and retained as such thereafter.

Reason:

In the interest of residential amenity and to prevent any unacceptable light spillage, and to ensure compliance with Policies SP15, SP16, EN8 and BE1 of the Neath Port Talbot Local Development Plan (2011-2026).

Details of this condition were agreed under application P2025/0240 dated 02/05/2025

- 9 Prior to the first beneficial use of the building hereby permitted, a scheme shall be submitted to approved in writing by the Local Planning Authority detailing the location of 6no. artificial nesting sites for birds to the proposed building and/ or within existing trees within the application site, in accordance with the Preliminary Ecology Appraisal (undertaken by Just Mammals Limited, January 2022). The approved scheme shall then be implemented on site prior to the first beneficial use of the building and retained as such thereafter.

Reason:

In the interest of biodiversity, and to mitigate to loss of bird nesting/foraging habitats under the Habitats Regulations (amended 2012) and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

Details of this condition were agreed under application P2025/0243 dated 02/05/2025

- 10 The car park layout, hereby approved, as detailed on Drawing number P4404 Rev C shall be completed and marked out prior to the first beneficial use of any part of the development and shall remain available for such use in perpetuity.

Reason:

In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 11 No part of the development hereby approved shall be occupied until such time as a Travel Plan has been submitted to and approved in writing by the Local Planning Authority, and all those elements identified in the Approved Travel Plan as capable of being implemented prior to occupation have been implemented. All remaining measures and actions within the approved Travel Plan shall be implemented in accordance with the agreed programme of works, and the Plan shall continue to be implemented as long as any part of the development is occupied. The travel plan shall include a monitoring regime (which should normally include monitoring in the first, third and fifth years) including submission of interim reports and recommendations to the Local Planning Authority, and subsequent implementation of recommendations as identified in interim reports.

Reason:

In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site, in the interests of sustainable development.

Details of this condition were agreed under application P2025/0243 dated 02/05/2025

- 12 Prior to the first beneficial use of the development hereby approved, a Flood Warning Scheme shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide the following:

- Details of Flood emergency plan/procedure during an extreme flood event
- Details of escape/evacuation routes
- Details of flood warning signs and their locations within the building and car park
- Confirmation that the building is registered with NRW flood warning service. The approved scheme shall be fully implemented on site prior to the first beneficial use of the building and retained thereafter.

Reason:

In the interest of the staff and users of the site as it is located within a Flood Zone and to comply with the requirements of Policy BE1 of the Neath Port Talbot Local Development Plan (2011-2026).

Details of this condition were agreed under application P2025/0240 dated 02/05/2025

- 13 The proposed access link footpath from the application site onto Britton Ferry Road, to the Southeast of the application site, as show on plan P4403 Rev H, shall be provided prior to the first beneficial use of the development hereby permitted, and shall be retained as such thereafter.

Reason: To ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 14 Prior to the first beneficial use of the building, hereby approved, the otter holt as detailed on plan CABF2202-03Rev I, shall be provided on site, in accordance with the Preliminary Ecological Appraisal - Just Mammals Limited January 2022 Rev 1 and retained as such thereafter.

Reason:

To accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

- 15 The tree protection and Landscape planting details contained within documents CABF2022-04 Rev B CABF2022-03 Rev I, CABF2022-02 Rev F, Planting Methodology and Aftercare Landscape Plan Rev 20 Sept 2024 and Planting Schedule Rev 20 Sept 2024, hereby approved shall be carried out in the first planting and seeding seasons, in accordance with British Standards BS3998:2010 Tree Work - Recommendations, BS5837:2012, following the first beneficial use of the building or the completion of the development, whichever is the sooner; and any trees which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. No trees shall be planted within the footway, nor shall any trees be planted within 2m of the back of footway unless a suitable root barrier is placed along the back of footway.

Reason:

In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan

- 16 The boundary treatment as detailed on Drawing number P4405 Rev B, together with the otter access as detailed on plan CABF2202-03 Rev I, shall be completed, as approved, prior to the first beneficial use of the building hereby 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.

- 17 Prior to the first beneficial use of the building, hereby approved, a scheme shall be submitted to an approved in writing detailing the provision of Electric Vehicle Charging Points. The scheme shall include a minimum of no8 spaces and shall also include details how future electric charging points can be delivered. The scheme as agreed shall be fully implemented prior to the first beneficial use of the development and shall be retained for such use thereafter.

Reason

In the interest of highway and pedestrian safety and to ensure compliance with Planning Policy Wales 12, and policies BE1 and TR1 of the Neath Port Talbot Local Development Plan.

Details of this condition were agreed under application P2025/0240 dated 02/05/2025

- 18 Prior to the construction of the building hereby approved a drainage strategy shall be submitted to and approved in writing by the Local Planning Authority, detailing

measures for the proper drainage of the site during and post construction to ensure no nuisance is caused to adjoining landowners and or the public highway.

Reason:

In the interest of providing adequate surface water and land drainage runoff, and to ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

Details of this condition were agreed under application P2025/0371 dated 19/06/2025

- 19 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.

Reason

In the interest of satisfactory drainage of the site, and ensure the development complies with Policies SP16 and BE1 of the Neath Port Talbot Local Development Plan.

- 20 Prior to their use in the construction of the development hereby permitted, specification details and samples of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

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

Details of this condition were agreed under application P2025/0240 dated 02/05/2025

- 21 Prior to the construction of the car park shown on Drawing number P4403 Rev H, full construction details, including levels, drainage and details of the finished surface have been submitted to and approved in writing by the Local Planning Authority. The car park shall be completed in accordance with the approved details prior to the first beneficial use of the development, and the car parking spaces shall remain available for their designated use in perpetuity.

Reason:

In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

Details of this condition were agreed under application P2025/0371 dated 19/06/2025

- 22 Prior to beneficial use of the proposed development commencing, if required by condition 7 a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with Condition 7 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.

- 23 Prior to the first beneficial use of the retail unit, hereby approved, the redundant access (existing junction) to the Poundstretcher and gym car park, shown on plan P4403 Rev H, shall be reconstructed as footway to provide a continuous footway link to prevent vehicles using this redundant area as a layby in accordance with a scheme which shall be first submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interest of highway safety and to ensure the development complies with Policies BE1 and TR2 of the Neath Port Talbot Local Development Plan.

Details of this condition were agreed under application P2025/0372 dated 02/07/2025

- 24 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.

- 25 Prior to the first beneficial use of the building hereby approved, facilities for the secure storage of cycle parking shall be provided on site, as shown on plan P4403 Rev H and retained as such thereafter.

Reason:

In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

Regulatory Conditions

- 26 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, and to ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

- 27 The use shall not be carried out outside the hours of 08.00 to 22.00 Monday to Friday, 08.00 to 22.00 on Saturdays and 09.00 to 16.00 on Sundays.

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.

- 28 All deliveries shall be carried out in accordance with the Delivery Management Statement (June 2022) and no deliveries by Heavy Goods Vehicles (vehicles over 3500kg maximum gross weight) shall be made to the approved Class A1 use outside of the hours 06:00-23:00. Additionally, no deliveries shall be carried out between 08:00-09:30 and 14:30-16:00 Monday-Friday, excluding school holidays. All deliveries outside of these hours should be arranged in accordance with Department for Transport document "Quiet Deliveries Good Practice Guidance - Key Principles and Processes for Retailers".

Reason:

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

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 retain and provide economic benefits for the locality, have no unacceptable impact upon neighbouring dwellings, no unacceptable impact on pedestrian and highway safety; and would not have an unacceptable detrimental impact upon the character or appearance of the area. In addition, the proposal is also not considered to have any unacceptable impact upon flooding, biodiversity, land contamination or coal risk. Accordingly, the proposed development is acceptable having regard to Policies SP1, SP2, SP3, SP4, SP5, SP10, SP11, SP12, SP15, SP16, SP18, SP19, SP20, SP21, SC1, I1, EN7, EN8, RE2, R3, W3, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040, 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: 28 January 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 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 recommended 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.