

**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    Name and address of the agent**

**Mr Daniel McCallum  
Awel Aman Tawe  
76-78 Heol Gwilym  
Cwmllynfell  
SA9 2GN**

**Hannah Morrall  
Adas  
4205 Park Approach  
Thorpe Park  
Leeds  
LS15 8GB**

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Whereas on the Monday, 12 October 2015 you submitted an application for the following development:-

**PROPOSAL    Engineering works including ditches and mounds  
together with installation of kissing and equestrian  
gate and construction of culvert**

**LOCATION        Mynydd y Gwrhyd North of Pontardawe**

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

**Conditions:-**

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

Reason

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

## Reference No: P2015/0624

(2) 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.

(3) Within three months of the date of this permission, an access management plan shall be submitted to the Local Planning Authority. This shall include details of access arrangements to the gate and common land (including a list of all key holders, access arrangements for emergency services and any signage) This scheme shall be approved prior to the erection of the gated access hereby approved, and fully implemented thereafter.

### Reason

In the interests of clarity and to ensure suitable access arrangements for all interested parties is maintained and emergency services can access the site.

### NOTES TO DEVELOPER:

(1) Natural Resources Wales note to developer:

We recommend that you seek further advice from your Authority's internal ecological adviser and/or nature conservation organisations such as the local Wildlife Trust, RSPB, etc. The Wales Biodiversity Partnership's web site has guidance for assessing proposals that have implications for Section 42 habitats and species ([www.biodiversitywales.org.uk](http://www.biodiversitywales.org.uk)).

The applicant should also be advised that, in addition to planning permission, it is their responsibility to ensure that they acquire all other permits/consents

## Reference No: P2015/0624

relevant to their development. We recommend you consult your Authority's drainage engineers regarding land drainage consent.

The applicant can also access general guidance in respect of pollution prevention, waste management, biodiversity and protected species from our website at [www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk).

(2) Drainage note to developer:

Prior to commencement of any works hereby approved permanent and temporary works consents under Section 23 of the Land Drainage Act 1991 must be obtained from the Authority. You are therefore advised to contact the Senior Development Management Engineer Mr. Justin Griffiths at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (Tel.No.01639 686397 e-mail [j.griffiths4@npt.gov.uk](mailto:j.griffiths4@npt.gov.uk)). Please note such consents can take up to 8 weeks to be processed after registration and early application is advised

### REASON FOR GRANTING PLANNING PERMISSION

The decision to grant 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.

It is considered that the proposed additional sections of land / development, to be incorporated would not result in a significant impact upon visual amenity, not the character of the area as a whole. The works are acceptable in relation to Highway and Pedestrian safety, and do not result in any unacceptable impacts upon ecology. The works can be incorporated into the wider strategy for for the site, and as such will not adversely affect drainage to the highway.

As such the proposals accord with Policies ENV1, ENV3, ENV17 and T1 of the Neath Port Talbot Unitary Development Plan.

**Reference No: P2015/0624**

Signed : .....  .....

**Nicola Pearce – Head Of Planning**

**Date: 07/12/2015**

**Important Notes:**

(1) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2001).

(2) 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.

(3) From 1st October 2012 it will be 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 will transfer 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](mailto:developer.services@dwrcymru.com)