

Town and Country Planning Act 1990

FULL PLANNING PERMISSION

Client's Name and Address	Applicant's Name and Address (if different)
Mr G Jenkins	Hanson UK
SLR	Hanson House
Fulmar House	14 Castle Hill
Beignon Close	Maidenhead
Ocean Way	SL6 4JJ
Cardiff	
CF24 5PB	

Part I - Particulars of Application Number 13/1039/10

Proposal: Improvements of Craig Yr Hesp Quarry entrance to provide two way quarry entrance and exit.

Location: CRAIG YR HESG QUARRY, BERW ROAD, PONTYPRIDD, CF37 3BG

Grid Ref: 307979, 191738

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Rhondda Cynon Taf County Borough Council GRANTS permission for the carrying out of the development as specified in the application and plans submitted, subject to the following conditions:-

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

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.
- The development hereby approved shall be carried out in accordance with the submitted plans nos. CHY:AR1, 2, 3A, 4B, 5B, 6A 7, 8, 9, 10B, 11C, 12 and 13.

Reason: To ensure compliance with the approved plans and clearly define the scope of the permission.
- The permacrib retaining wall and the acoustic fence hereby approved shall be completed prior to beneficial use of the improved road hereby approved

and shall be carried out in accordance with the submitted reports and details. The approved acoustic fencing shall thereafter be retained in perpetuity in accordance with the approved details.

Reason: To ensure compliance with the approved plans and submitted technical reports and to clearly define the scope of the permission.

- 4 All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the beneficial use or completion of the development, whichever is the sooner, and any trees or plants which within a period of five 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, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

- 5 Before any work is commenced on site, including site works of any description, each of the trees to be retained shall be securely fenced off by a chestnut paling or similar fence in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Within the areas so fenced off, no materials or temporary buildings or surplus soil of any kind shall be placed or stored thereon during the period of construction works. If any trenches for services are required in the fenced-off areas during construction works they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cms or more shall be left unsevered.

Reason: To protect the existing trees on the site during the course of building work in the interests of amenity in accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

- 6 The development shall be completed in accordance with the details of Bat avoidance mitigation and enhancement measures set out in Sections 4.2 and 4.3 of the submitted Bat Roost Assessment Report dated October 2013. All replacement bat boxes shall be provided prior to the commencement of any tree felling, and maintained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest nature conservation in accordance with policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

- 7 Building operations shall not be commenced until samples of the materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

- 8 Construction works on the development shall not take place other than during the following times:

a) General works:

- Monday to Friday 0800 to 1800 hours;
- Saturday 0800 to 1300 hours;
- Not at any time on Sundays, Bank or Public holidays, unless otherwise agreed in writing by the Local Planning Authority.

b) Rock breaking:

- Monday to Friday 0900 to 1600 hours;
- Saturday 0900 to 1200 hours

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

- 9 No development shall take place until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate disposal of surface water drainage in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

- 10 The road hereby approved shall be not occupied until the drainage works have been completed in accordance with the approved plans.

Reason: To ensure adequate disposal of surface water drainage in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

- 11 Notwithstanding the submitted plans, no works shall commence on site until full engineering design and details of the tie in of the proposed means of access together with the improvements to the surface course of the B4273 Ynysybwll Road fronting the site access have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details prior to beneficial use.

Reason: In the interests of highway safety in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

- 12 The vehicular access to the site hereby approved shall be laid out, constructed and retained thereafter with 2.4m x 120 metre vision splays.

Reason: To give better visibility in the interests of road safety to vehicles emerging on to the highway in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

- 13 No obstruction or planting when mature, exceeding 0.9 metre in height shall be placed within the required vision splay areas.

Reason: To give better visibility in the interests of road safety to vehicles emerging on to the highway in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

- 14 No development shall take place, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority to provide for;

- a) The means of access into the site for all construction traffic.
- b) The parking of vehicles of site operatives and visitors.
- c) The management of vehicular and pedestrian traffic.
- d) Loading and unloading of plant materials.
- e) Wheel wash facilities and dust minimisation measures.

f) The sheeting of lorries leaving the site.

The approved Construction Method Statement shall be adhered to throughout the construction process unless agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and road safety in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

- 15 Prior to the beneficial use of the improved road hereby approved, details shall be submitted and approved in writing by the Local Planning Authority of the provision of relocated wheel washing facilities to serve the new improved road. The wheel washing facilities shall be completed in accordance with the approved details prior to beneficial use of the improved road hereby approved and shall be available in full working order for use at all times during the operation of the quarry.

Reason: In the interests of highway safety and the amenities of local residents in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Dated: 14/03/2014 Signed _____
Service Director Planning

NOTES TO APPLICANT:

- 1 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Ministers under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Welsh Ministers, Planning Inspectorate at Crown Buildings, Cathays Park, Cardiff CF10 3NQ, or online at www.planningportal.gov.uk/pcs.

The Welsh Ministers can allow a longer period for giving notice of an

appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Welsh Ministers need not consider an appeal if it seems to them that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Welsh Ministers do not refuse to consider appeals solely because the local planning authority based their decision on a direction given by them.

- 2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com