



STRONG HERITAGE | STRONG FUTURE
RHONDDA CYNON TAF
TREFTADAETH GADARN | DYFODOL SICR

**Uwchadran Adfywio a Chynllunio
Regeneration and Planning Division**

Tŷ Sardis House, Heol Sardis Road, Pontypridd CF37 1DU
E-bost: gwasanaethaucynllunio@rctcbc.gov.uk
Email: planningsservices@rctcbc.gov.uk

Town and Country Planning Act 1990

FULL PLANNING PERMISSION

Client's Name and Address

Mr Michael Howard
10 Turberville Terrace
Penygraig
Tonypany
CF40 1LG

Applicant's Name and Address (if different)

Mr S Rees
Lysian Developments
49 Altoluso
Bute Street
Cardiff
CF10 2FF
Mr Michael Howard
10 Turberville Terrace
Penygraig
Tonypany
CF40 1LG

Part I - Particulars of Application Number 17/0788/10

Proposal: Demolition of existing Gospel Hall and replacement with 2 dwellings and private access road (amended plans received 27/07/20).

Location: OLD GOSPEL HALL, GARTH AVENUE, GLYNCOCH, PONTYPRIDD, CF37 3AA

Grid Ref: 307708, 192434

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:-

- 1 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.

2 The development hereby approved shall be carried out in accordance with the approved plans ref:

- MH0416A
- MH0416B

and documents received by the Local Planning Authority on 27/07/20, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

3 No development shall commence on site until full details of the proposed ecological mitigation and enhancement scheme for the site, as detailed within the Bat and Nesting Bird Survey Report (Acer Ecology, September 2019) has been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details prior to beneficial occupation of the dwellings and any protection measures shall be retained throughout the development period and thereafter.

Reason: In the interests of ecology and to afford protection to animal species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

4 Notwithstanding the submitted plans, no development shall commence on site until details providing for the creation of the vehicular crossover have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to beneficial occupation of the dwellings.

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

5 No development shall commence on site, including any works of site clearance, 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 and materials;
- e. storage of plant and materials used in constructing the development;
- f. wheel cleansing facilities;
- g. the sheeting of lorries leaving the site.

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

Reason: In the interests of the safety and free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

- 6 The parking spaces, together with the private shared access, indicated on submitted drawing no. "MH0416B" shall be constructed on site in permanent materials prior to beneficial occupation of the dwelling hereby approved and shall remain for the purposes of parking only thereafter.

Reason: To ensure vehicles are parked off the public highway in the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Dated: 10/09/2020

Signed



Jim Bailey
Head of 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 12 weeks of the date of this notice for Householder or Minor Commercial Developments or within 6 months of the date of this notice for all other appeals.

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 <https://gov.wales/planning-appeals>

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 I wish to inform you that the proposed development may also require a consent under the Building Regulations 2000. Therefore, would you please contact the Building Control Section on (01443) 494746 to discuss the matter further.
- 3 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 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

- 4 All bats and their roosts are protected against disturbance under UK and European legislation, and records show that bats have been sighted near to the site. If works are planned on a building / tree in which bats are roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

- 5 The developer is advised of the requirement of Schedule 3 of the Flood and Water Management Act 2010, 'from the 7th January 2019 all surface water drainage for new developments are required to comply with mandatory National Standards for Sustainable Drainage Systems (SuDS)

which will be demonstrated through the application of Sustainable Drainage Approval to the Sustainable Drainage Approval Body (SAB) prior to the commencement of works.’ In addition to the requirement to undertake SuDS approval the developer is advised that SuDS approval is outside of the Town and Country Planning Act and is not available retrospectively.

- 6 Warning: An European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/europe-an-protected-species/?lang=en>.
- 7 The developer should ensure at all times that they are employing best practice to minimise noise on the site; that adequate provision is made for the suppression of dust on the site during construction; all waste arising from the site is disposed of at a site licensed for its reception; and under no circumstances shall waste be burnt on site. Furthermore, the use of artificial lighting on site should be used in a manner that will not be intrusive to local residents.
- 8 Wales and West Utilities apparatus may be at risk during construction works. The applicant is advised to contact Wales and West Utilities on 02920 278912 prior to starting any works on site.
- 9 Prior to the commencement of works the developer should contact Western Power Distribution directly (0845 601 3341) to discuss their requirements and to avoid potential risk to apparatus in the vicinity. Western Power Distribution Team will where necessary, prepare detailed proposals and quotations for any necessary alterations and/or development of equipment on the site.
- 10 The Council has statutory obligation under Public Health Act 1925 for naming and numbering of streets and buildings within its designated administrative boundary. The purpose of naming and numbering is to ensure that any new or amended streets and buildings are allocated logically and in a consistent manner to facilitate effective service delivery from both public and private sector bodies and in particular to ensure that emergency services are able to locate any address to which they may be summoned. The developer is therefore advised to contact the Council’s Street Naming and Numbering Officer on 01443 494859 accordingly.

- 11 To prevent overloading the existing highway drainage system and potential flooding surface water run-off from the proposed development will not be allowed to discharge onto the public highway or connect to any highway drainage system.
- 12 The developer must contact the area highways maintenance office on (01443) 425001 to seek permission to undertake the works within the public highway to their satisfaction.
- 13 The Highway Authority will require the developer to enter into legally binding agreements (S38 and S278 of Highways Act 1980) to secure the proper design and implementation of the proposed works to the existing highway and the internal roads, footways and highway drainage including an appropriate bond.
- 14 The following comments were made by Dwr Cymru Welsh Water and are included for the developer's attention:

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.

The applicant may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

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 on 0800 085 3968 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.

- 15 Please note that your development is liable for a charge under the Community Infrastructure Regulations (2010), as amended, which was implemented in Rhondda Cynon Taf on 31 December 2014. The charge is payable upon commencement of development (in line with the Council's Instalment Policy). A separate CIL Liability Notice will be sent following this decision notice. Further information about the Council's CIL scheme can be found at www.rctcbc.gov.uk/cil