

Town & Country Planning Act 1990



APPROVAL OF RESERVED MATTERS

T.F.
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TRJ (BETWS) LTD
C/O AGENT

Application No: E/24742 received: 12.05.2011 for:

Proposal : SUBMISSION OF RESERVED MATTERS FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE IN RELATION TO 68 NO. RESIDENTIAL UNITS WITH ASSOCIATED WORKS

Location : BETWS COLLIERY, AMMANFORD, CARMARTHENSHIRE, SA18 2LF

Carmarthenshire County Council HEREBY APPROVE RESERVED MATTERS for the details specified by you as shown on the application form, plan(s) and supporting document(s), reserved for the subsequent approval by the Council in the previous outline planning permission, subject to the following ADDITIONAL condition(s):

CONDITIONS

- 1 The development shall be commenced before whichever is the later of:
 - a) the expiration of five years from the date of the outline planning permission to which this development relates
 - or
 - b) the expiration of two years from the date of approval of the last of the reserved matters to be approved.
- 2 Prior to the occupation of any of the dwellings herewith approved, the required access roads and footpaths from the existing public highway shall be laid out and constructed strictly in accordance with the amended plans herewith approved to at least the base course levels, and with the visibility splays provided.
- 3 The parking spaces and layout to serve each dwelling, shown on the plans herewith approved, shall be formed and surfaced prior to the occupation of that dwelling prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only.

- 4 The garages hereby approved shall be used for domestic purposes in perpetuity, and not for any trade or business use.
- 5 The garages hereby approved shall only be used for the garaging of the property owners own motor vehicle(s), and shall not be converted into residential habitable space without the express written consent of the Local Planning Authority.
- 6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development and any trees or plants which within a period of 5 years from the commencement 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 variations and thereafter shall be retained in perpetuity.
- 7 Prior to the commencement of development, details of a Sustainable Urban Drainage System (SUDS) is to be submitted to and approved by the Local Planning Authority.
- 8 No development approved by this planning permission shall be commenced until:
 - a) A desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. And using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.
 - b) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:
 - a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected, and
 - refinement of the Conceptual Model, and
 - the development of a Method Statement detailing the remediation requirements.
 - c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken.
 - d) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation has been submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.
- 9 No development approved by this permission shall be commenced until a scheme for the provision and implementation of the method of working has been approved by the Local Planning Authority.
- 10 The development of the site should be carried out in accordance with the approved Method Statement.
- 11 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

- 12 Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.
- 13 Soakaways shall only be used in areas on site where they would not present a risk to groundwater. If permitted their location must be approved in writing by the Local Planning Authority.
- 14 Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.
- 15 Development approved by this permission shall not be commenced unless the method for piling foundations has been submitted to and approved in writing by the Local Planning Authority. The piling shall thereafter be undertaken only in accordance with the approved details.
- 16 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by and implemented to the reasonable satisfaction of the Local Planning Authority.
- 17 Any facilities for the storage of oils, fuel or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2-3 In the interest of highway safety.
- 4-5 In the interest of residential amenity.
- 6 In the interest of visual amenity.
- 7 In the interests of flood prevention.
- 8 To ensure that the proposed site investigations and remediation will not cause pollution of Controlled Waters.
- 9-10 To prevent pollution of the water environment.
- 11-12 To ensure that the development complies with approved details in the interests of protection of Controlled Waters.
- 13 To protect Controlled Waters by ensuring that the remediated site has been reclaimed to an appropriate standard.
- 14 To prevent pollution of Controlled Waters.

- 15 The site is contaminated/potentially contaminated and piling could lead to the contamination of groundwater in the underlying aquifer.
- 16-17 To prevent pollution of the water environment.

NOTES

- 1 The applicant/developer is advised that the S.106 Agreement signed as part of the Outline planning permission, reference E/14701, requires that a financial contribution of £1,000 per dwelling towards the maintenance of off site play facilities in the local area is paid to Carmarthen County Council within twenty (20) working days of the date of this approval.

- 2 Please note that this permission 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.

In addition, any conditions which the Council has imposed on this permission 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).

The commencement of development without firstly meeting in full the terms of any conditions which require the submission of details prior to commencement if development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 3 All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway.
- 4 No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.
- 5 The developer is strongly advised to contact Wales and West Utilities prior to any development in order to ascertain their requirements for the protection of any existing services and to obtain details of them.
- 6 It is the responsibility of the developer to contact the Streetworks Manager of the Local Highway Authority to apply for a Streetworks License before undertaking any works on an existing Public Highway.
- 7 If the applicant intends to offer the proposed estate road for adoption to the highway Authority under Section 38 of the Highways Act 1980, then he is advised to contact the Authority's Highways Adoptions Officer Mr Cliff Cleaton, at the earliest opportunity.
- 8 Further advice and guidance from Dwr Cymru Welsh Water is contained within their correspondence dated 21 June 2011, appended to this permission.
- 9 Further advice and guidance from the Environment Agency is contained within their correspondence dated 15 June 2011, appended to this permission.
- 10 The development hereby permitted shall be carried in accordance with the 1:2500, 1:500, 1:100, 1:50 and 1:20 scale plans received on 12 May 2011 and the plan referenced 'Project No. 8079 - Drawing No. 100' received on 12 May 2011.

SUMMARY REASONS FOR APPROVAL

In accordance with Article 3 of the Town & Country Planning (General Development Procedure)(Wales)(Amendment) Order 2004, the council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan (comprising the adopted Carmarthenshire Unitary Development Plan, July 2006) and material considerations do not indicate otherwise. The policies which refer are as follows:-

- The proposal accords with Policy GDC2, GDC9 , GDC34 and H2 of the UDP in that the site is has been determined as suitable for residential development and that the application has been accompanied with a detailed layout plan that demonstrates the efficient use of previously developed land. Furthermore, the proposal will not result in any adverse highway, amenity or utility service problems.
- The proposed development accords with Policy GDC11 and GDC12 in that adequate access, parking and turning facilities have been provided and that the development would not result in undue levels of traffic on the surrounding road network.

DECISION DATE: 11.08.2011

SIGNED: _____



Graham Noakes
Senior Development Management Officer
for and on behalf of
EIFION W BOWEN, BSc, Dip TP, MRTPI
HEAD OF PLANNING