

OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

PART 1 – PARTICULARS OF APPLICATION

REDEVELOPMENT OF THE FORMER BETWS COLLIERY FOR MIXED USE PURPOSES COMPRISING OF EMPLOYMENT AND RESIDENTIAL AT BETWS COLLIERY, AMMANFORD, CARMS, SA18 2LF

Name and Address of Agent

BOYER PLANNING
33-35 CATHEDRAL ROAD
CARDIFF
CF11 9HB

Name and Address of Applicant

BETWS ANTHRACITE LTD
C/O AGENT

Application No : **E/09584**
Date of Registration : **11 March 2005**

PART 2 – PARTICULARS OF DECISION

The Carmarthenshire County Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990, that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following condition(s):-

CONDITIONS

- 1 Application for approval of reserved matters must be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development must be commenced not later than whichever is the later of the following:-
 - a) the expiration of five years from the date of this outline planning permission;
 - b) the expiration of two years from the date of approval of the last of the reserved matters to be approved.

- 2 The permission now granted relates to the land defined by the 1:4000 scale plan received on 11 March 2005.
- 3 The permission now granted is an outline permission only, within the meaning of the Town and Country Planning (General Development Procedure) Order 1995.
- 4 Development shall not commence until detailed plans of the siting, design, external appearance and landscaping of the development, together with the means of access thereto, have been submitted, and received the written approval of the Local Planning Authority.
- 5 The application for approval of reserved matters shall include:-
 - (i) a range of house types including one and two bedroom dwellings;
 - (ii) pedestrian links to the existing children's playground at Maesquarre Road.
- 6 Other than the pedestrian links referred to in Condition 5 above, no part of the development hereby permitted shall take place within that land notated as 'Retained Vegetation' on plan reference Project No 7170, Drawing No 401 D.
- 7 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping for the entire site which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained together with measures for their protection during the course of development.
- 8 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.
- 9 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:
- o a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected, and
 - o refinement of the Conceptual Model, and
 - o 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.
- 10 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.
- 11 The development of the site should be carried out in accordance with the approved Method Statement.
- 12 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.
- 13 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.

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- 14 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.
- 15 Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.
- 16 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.
- 17 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.
- 18 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 bundled 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 The application is in outline only.
- 3&4 In the interest of visual amenity.
- 5 To ensure that a range of house types and an appropriate means of access to the existing playground are provided.
- 6 To maintain the existing landscape features.
- 7&8 In the interest of visual amenity.