

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: P/15/624/FUL

APPLICANT: MRS L STORER
C/O PLANR LTD 39 MERTHYR MAWR ROAD BRIDGEND

LOCATION: PLOT 5 STABLE LANE OFF NEW STREET PANTYGOG
PONTYCYMMER

PROPOSAL: THREE BEDROOM TWO STOREY DWELLING (RESUBMISSION OF
P/14/597/FUL)

RECEIVED: 24th September 2015

SITE INSPECTED: 19th October 2015
SITE INSPECTED: 14th December 2015

APPLICATION/SITE DESCRIPTION

The application proposes the construction of a detached two storey three bedroom house on land referred to as Plot 5 within a development site known as Stable Lane, off New Street, Pantygog.

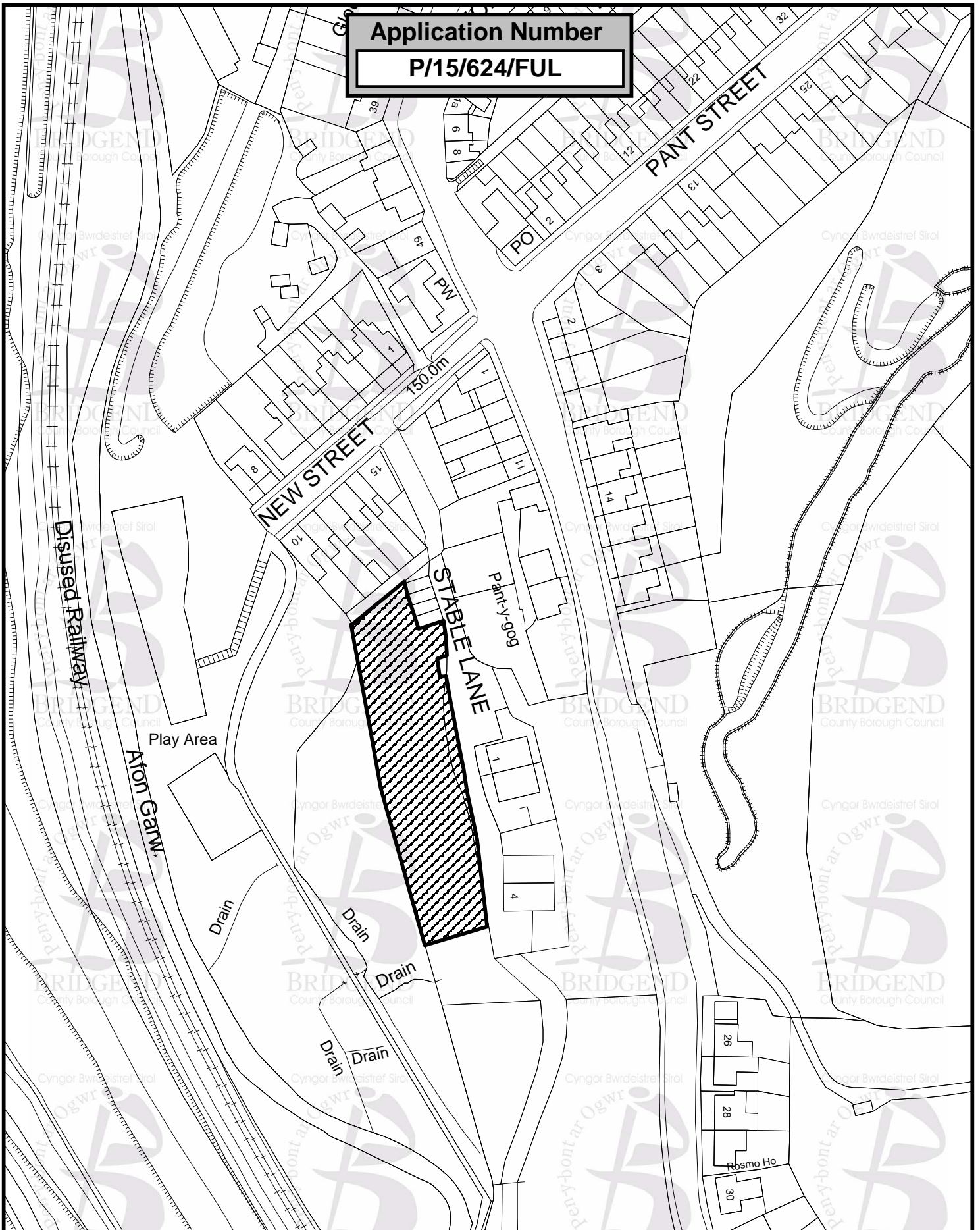
The proposed dwelling is to be located on the western side of the existing access road serving four other, existing dwellings at Stable Lane and immediately to the south of an existing block of garages. The land in this area slopes steeply from east to west and the existing dwellings on the eastern side of the access road appear to have been constructed on a plateau created by cutting into the slope so that the ridges of roofs lie below the level of the adjoining A4064, Cuckoo Street. It also appears that some of the material excavated during the development of the existing properties has been deposited on the western side of the access lane and a relatively flat plateau area created from this material approximately 2-3 metres below the level of the access lane. The application site relates to this lower plateau area.

The dwelling will measure 10.5m by 8.2m reducing to 7.5m in the southern section of the building. The roof is to be pitched with the ridge set at approximately right angles to Stable Lane and will reach a maximum height of 9.4m, measured from the plateau level on which the dwelling is to be established. At lower ground floor level there will be three bedrooms, one of which is en-suite and a family bathroom. A single storey utility room measuring 2.3m by 3m will project from the southern elevation at this level. On the upper ground floor, there will be the main entrance, hallway, WC, lounge and kitchen/dining room. A balcony 2m wide will project across the entire western elevation of the property at this level. Bi-folding doors from the lounge and a patio door type opening from the dining area will provide access onto this balcony area. The external finishes for the proposed dwelling are indicated as natural slate roof with the majority of the walls finished in a smooth render although the southern section of the entrance elevation and the upper section of the western elevation will be clad in horizontal timber planking. The submitted layout plan indicates that two parking spaces will be provided to the south the dwelling, more or less opposite the three parking spaces serving No 1, the existing property on the opposite side of the access road. Annotations on the proposed site layout plan indicated that the upper floor level is to be set at 145.00, which is approximately 1m below the road level.

RELEVANT HISTORY

Application Number

P/15/624/FUL



Scale 1:1,250

Date Issued:
03/06/2016

Development-Mapping
Tel: 01656 643176

Mark Shephard

Corporate Director-Communities

Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

O:/Drive/Plandraw/new MI layouts/
Committee DC Plan

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P/06/1425/FUL	APPROVED +conditions	15-01-2007
RELOCATION OF EXISTING STABLES		
P/06/86/OUT	APPROVED +conditions	14-07-2006
4 DWELLINGS - OUTLINE APPLICATION		
P/07/1265/OUT	REFUSED	11-12-2007
4 DETACHED DWELLINGS & ASSOCIATED ACCESS ROAD WORKS		
P/07/1472/FUL	APPROVED +conditions	14-05-2008
RELOCATION OF EXISTING STABLES		
P/09/346/RLX	APPROVED +conditions	03-07-2009
EXTEND THE TIME TO SUBMIT RESERVED MATTERS BY TWO YEARS (CONSENT P/06/86/OUT)		
P/10/48/RES	APPROVED +conditions	02-07-2010
5 BED DETACHED DWELLING WITH DOUBLE INTEGRATED GARAGE AND DRIVEWAY WITH 4 PARKING SPACES AND GARDEN AND TERRACED PATIO		
P/10/486/RES	APPROVED +conditions	16-08-2010
1 NO. 4 BEDROOM DETACHED DWELLING AT PLOT 1		
P/10/848/RES	APPROVED +conditions	27-04-2011
2NO. DWELLINGS (APPLICATION FOR APPROVAL OF RESERVED MATTERS)		
P/11/910/RES	REFUSED	31-01-2012
RESERVED MATTERS APPLICATION FOR 2 NO. DWELLINGS		
P/12/94/RES	APPROVED +conditions	28-03-2012
RESUBMISSION OF RESERVED MATTERS APPLICATION (P/11/910/RES) FOR 2NO. DWELLINGS		
P/14/597/FUL	REFUSED	06-11-2014
3 BEDROOM TWO STOREY DWELLING		

PUBLICITY

The application has been advertised on site.

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 26th October, 2015.

NEGOTIATIONS

The applicant's agent was advised of concerns expressed by the Structural Engineer and the Land Drainage Section and requested to commission a new ground investigation report relating specifically to this application site and provide details of how surface water discharges will be dealt with in respect of the proposed development.

Updated information in respect of drainage arrangements was submitted but this proved to be based on inaccurate information and the prospective developer was advised to reconsider this issue. Further details in respect of land stability and drainage was submitted and reviewed.

Both the Structural and Land Drainage Engineers consider that the additional information does not fully address previously identified concerns but recommend that appropriately worded conditions to require a construction management plan, foundation design, certification of the necessary, substantial retaining walls and a comprehensive and integrated drainage scheme may satisfactorily control these matters.

CONSULTATION RESPONSES

Town/Community Council Observations

That no development should take place until such time that an adequate entrance road to the development site is constructed

Councillor R D Jenkins

Do not support the application; original consent for only 4 dwellings, plus I do not think any more properties should be built until the works on the access via New Street to widen the highway, etc, have been executed, which was a condition of the original planning consent.

Head Of Street Scene (Highways)

The development site, of which this plot forms a part, was originally granted outline consent P/06/86/OUT. That consent required improvements to the junction of the private drive with New Street, Improvements to New Street itself and improvements to the junction of New Street with Cuckoo Street (A4064). Whilst, in principle, the provision of this additional plot could be acceptable in highway terms, the outstanding highway improvements have not been implemented resulting in a substandard highway situation which is not considered appropriate to serve this proposal.

It is noted that the highways improvements referred to above have been included as part of this application. The Highways Engineering Section has confirmed that the original developer of the four existing plots has made progress with regard to discharging the highways conditions by submitting details but has failed to enter into a necessary highways agreement and so the works have not been implemented. It is considered that until such time as these highway improvements have been physically implemented, the development of this plot using the existing substandard highway arrangement would be premature. Appropriately worded conditions to secure these works prior to commencement of the construction of the dwelling are recommended.

Head Of Street Scene (Drainage)

Initially, it was highlighted that the originally submitted scheme was based on information

previously provided in 2010, which has subsequently been proven to be incorrect. Following consideration of additional information submitted by the applicant and a recent site inspection, it is confirmed that there is a nearby watercourse, which should be capable of accepting surface water flows from the proposed development. Discharge of foul drainage to the adjacent public sewer will require the consent of Dwr Cymru/Welsh Water who may require the applicant to enter into appropriate agreements prior to allowing connection. In the circumstances, it is suggested that a condition requiring the submission of a comprehensive and integrated scheme is imposed on any consent that the Authority may be minded to grant.

Head Of Street Scene (Engineers)

Initially, it was considered that insufficient information had been submitted to demonstrate the suitability of the ground conditions to support the proposed new dwelling. Concern was also expressed that no details of retaining structures to support the existing private access serving the existing four dwellings.

Following consideration of the additional information submitted by the developer, it is now considered that provided the proposed development can be founded on the mudstone as predicted by the developer's consultant engineer, the proposals may be acceptable.

The assumptions made by the engineer are considered reasonable and the level of the top of the mudstone predicted on the submitted plan show that the property will be found in the mudstone, apart from the south western corner, where the foundations can be extended down to the mudstone.

In a discussion with the case officer, who sought clarification of the above observations, it was recommended that conditions be imposed to ensure appropriate foundations are provided together with a construction method statement and certification of retaining walls and foundations.

Welsh Water Developer Services

In the event that the Authority is minded to grant planning permission for the development it is requested that advisory notes are included within any decision notice issued to ensure no detriment to existing residents, the environment or Dwr Cymru/Welsh Water's assets.

The Coal Authority

On the basis that the application is a resubmission of the earlier application P/14/597/FUL, the previous comments provided in September, 2014 are reiterated.

In respect of the earlier application, the Coal Authority raised no objection but further more detailed consideration of ground conditions and foundation design may be required.

REPRESENTATIONS RECEIVED

Five Objection Letters From Residents Of New Street And, A Petition Containing 19 Signatures Have Been Received

The grounds of objection can be summarised as follows:-

1. Level of development site is significantly below the access road level.
2. Concern regarding the stability of the site with the potential for the construction phase to cause subsidence or destabilisation of adjoining dwellings and the access road.
3. Proposed external finishes not sympathetic to existing development.
4. Loss of views caused by any boundary fencing/walls.
5. Land drainage problems - in bad weather water flows down the road from north to south with

no drainage system provided.

6. Suitability of access, which appears to include land not within the ownership of the applicant, given that residents in both New Street and Cuckoo Street frequently park in the same area.

7. Any consent could be conditioned to prevent occupation until the originally required highway improvement works are completed but residents note that the Highways Department are unable to enforce this requirement. Previously imposed conditions have not been complied with.

8. Development would not contribute to the social and economic well being of the community but would be more likely to be occupied by people from outside the valley given the costs.

9. Impact on privacy of dwellings on the southern side of New Street.

10. Previous application for this development was refused and therefore there should be consistency with regard this decision.

11. Plot is currently being used as rubbish dump.

12. A further drainage incident on this site occurred in March when the main drain serving this site released its contents onto the community area and public path to the west. Welsh Water reported that the incident was a result of a sewer flood.

COMMENTS ON REPRESENTATIONS RECEIVED

The following observations are provided in respect of the objections raised by local residents:-

Land Levels- Whilst the land level within the plot is noted to be significantly lower than the access road, the dwelling has been designed with living accommodation provided at upper floor level, which is to be set only slightly lower than the access road with bedrooms and bathrooms provided underneath in a lower floor.

Land Stability -Concerns relate to the stability of the land forming the application site given that it appears to be made up of tipped material excavated during the construction of the existing four dwellings in Stable Lane and thereafter consolidated. The applicant's consultant engineer has confirmed that, based on the original geotechnical report, it has been possible to plot top of rock strike lines under the proposed property and the site in general. By comparing the proposed construction levels with the anticipated top of rock strike lines, it is considered that the majority of the footprint of the dwelling will be founded on a bench cut into the mudstone with the exception of the south western corner where extended depth footings will be required to bear directly onto the bedrock. The split level arrangement includes for the construction of a reinforced concrete retaining wall approximately 3m in height adjacent to the northern and eastern boundaries. Due to the close proximity of the access road and garages, it will be necessary for the retaining wall to be excavated, constructed and backfilled in short lengths. The Structural Engineer has assessed this information and advised that, provided the proposed development can be founded on the mudstone as predicted, the development may be acceptable. As indicated in the Negotiation Section of this report, conditions requiring a construction method statement and certification of retaining structures would be necessary to satisfactorily control this issue.

Materials - Whilst objectors consider the proposed external finishes of the dwelling to be out of character with the area, they will reflect some of the material used in the existing four dwellings at Stable Lane. An appropriately worded condition can satisfactorily control this matter.

Loss of Views - This is not a material planning consideration.

Land Drainage Problems - The information in respect of drainage issues provided by local residents is noted. The Land Drainage Section has requested an appropriately worded condition in order to achieve the provision of an acceptable scheme.

Access - many of the concerns expressed by objectors relate to the failure of the developer, of the four dwellings on the remainder of the site, to adhere to conditions attached to the original

grant of planning permission requiring improvements to the access lane itself, the junction with New Street and the junction of New Street with Cuckoo Street. The objectors consider that the present condition of the access is unsuitable to serve the proposed additional dwelling and cater for larger vehicles delivering materials and plant accessing the site during the construction phase. The current application, however, includes the access from the plot to New Street and also that section of New Street up to the junction with Cuckoo Street. The Highways Department considers that, subject to the re-imposition of the conditions attached to the original planning permission requiring the improvement of this entire access before the commencement of development, the proposals are acceptable.

Social & Economic Well Being - Given that the scale of the development is a single dwelling, it is considered that it could not significantly contribute to the social and economic well being of the community. Similarly occupation of the dwelling by persons not currently residing in the Valley would not be a material planning consideration.

Privacy - The development does not infringe the Authority's privacy standard of 21m between directly facing habitable room windows.

Dumping of Rubbish - Objectors have highlighted that there appears to have been fly tipping on the application site. This would be a matter for the landowner to resolve.

Precedent set by previous refusal - Whilst it is acknowledged that due regard must be taken of the previous planning history on the site, each application is assessed on its individual merits.

APPRAISAL

The application is referred to Committee to consider the concerns and objections raised by the Ward Member, the Community Council and local residents.

The application seeks consent for the construction of a detached two storey three bedroom dwelling on land referred to as Plot 5 Stable Lane, Pantygog. The application site is located to the south of 10-15 New Street and on the western side of a partially made up access lane serving four recently completely dwellings on the eastern side of the access, known as Stable Lane.

The application site is located within the settlement boundary for Pontycymmer and Blaengarw as defined by Policy PLA1 of the Bridgend Local Development Plan (LDP). Policy COM3 of the LDP states that residential developments within settlement boundaries defined in Policy PLA1 on windfall and small scale sites for the conversion of existing building or the re-use of vacant or under-utilised land will be permitted where no other LDP protects the building or land for an existing purpose. It is therefore considered that the proposed development accords, in principle, with this Policy.

In terms of details, the application falls to be assessed against Policy SP2, which requires all development to contribute to creating high quality, attractive, sustainable places, which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment. The Policy establishes fifteen criteria against which development proposals are assessed and it is considered that criteria 2,3,4,6,12 & 13 are relevant to the proposed development.

The submitted plot layout shows the proposed dwelling sited just under 2m from the southern elevation of the existing garage block and approximately 5m from the northern site boundary with two parking spaces sited approximately 800mm to the south of the proposed dwelling. The chalet bungalow type appearance that will face onto Stable Lane is considered to reflect the other four dwellings within the wider development site. The external finishes of the existing dwellings include stone cladding, render and timber board and the materials for the walls of the proposed dwelling are to be similar render and boarding only. In this regard, it is considered that

criteria 2,3 & 4 have been met.

An amended site location plan now includes the northern section of Stable Lane leading from the application site to its junction with New Street and further, the eastern section of New Street up to the junction with the A4064, Cuckoo Street. It is considered that the submission will provide reasonable access to the site and allow the Highways Department to re-impose conditions in respect of the highway improvements originally required by conditions attached to the outline planning permission relating to the wider development site. In this manner, there would be the prospect of securing significant highway improvements to serve not only the current application site but also the existing four dwellings at Stable Lane and potentially the residents in New Street.

With regard to the proposed parking arrangements, it is noted that these are sited to the south of the proposed dwelling and level with Stable Lane. At this location there is a narrow strip of land (approximately 3m wide) on the western side of the access road and it will therefore be necessary for significant engineering works, including a substantial retaining structure, to be undertaken to create an area of sufficient depth to accommodate the parking spaces. Whilst, no details of these works have been provided as part of the submission, it is considered that appropriately worded conditions can secure such a scheme so that the requirements of criterion 6 can be met.

Criterion 12 seeks to ensure that the viability and amenity of neighbouring uses and their occupiers will not be adversely affected. Local residents consider that the unsuitability of the access to the proposed development adversely impacts on their amenities with incidences of damage to property and flooding caused during the construction of the existing properties on Stable Lane cited. It is clear that substantial engineering operations and retaining structures will be required to support the existing section of Stable Lane providing access to the other four dwellings and the garage block to the north. A condition requiring a construction method statement clarifying how this will be achieved, will mitigate any adverse impact on neighbouring property throughout this phase of the development and will secure highway improvements that will be beneficial to existing residents as well as the development plot.

By extension, it is also considered reasonable to ensure that the amenities of future occupiers of the proposed development, itself, are also safeguarded. In this case, notwithstanding the objections raised by local residents, the proposed dwelling does not directly impact on the amenity of neighbouring residents. The floor plans for the proposed dwelling show the living accommodation set at the upper level with the bedrooms on the lower ground floor. The elevational drawing shows a window serving Bedroom 3 in the northern elevation, which will be only 2m away from the boundary, which will be a 3m high retaining wall required to support the garage block to the north. It is considered that given that this room's principal use will be for sleeping, this arrangement is, on balance, acceptable.

It is noted that due to the difference in land levels and the size of curtilage, some of the amenity space for the proposed new dwelling will be overlooked thereby affecting privacy or amenity to future occupiers. However, there is sufficient land within the plot to provide some private use. A condition requiring agreement of the means of enclosure of the plot is, therefore, considered necessary not only to safeguard the amenity of future occupiers but also to ensure that the means of enclosure itself does not adversely impact on the visual amenities of the existing dwellings in Stable Lane.

The final relevant criterion, 13, requires development proposals to incorporate appropriate drainage arrangements. Notwithstanding that, details of drainage arrangements have not yet been provided, the Land Drainage Section has confirmed that there is a nearby watercourse which should be capable of accepting surface water flows from the proposed development. Discharge of foul drainage will require the consent of Dwr Cymru/Welsh Water who may separately require the developer to enter appropriate agreements prior to allowing connection. A condition requiring a comprehensive and integrated drainage scheme has been recommended

to adequately control this aspect of the development.

Section 40 of the Natural Environment and Rural Communities Act 2006 states that "every public authority must, in exercising its function, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". This 'duty to conserve biodiversity' has been replaced by a 'biodiversity and resilience of ecosystems duty' under Section 6 of the Environment (Wales) Act 2016 which came into force on 21st March, 2016.

Section 6 (1) states that "a public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions." Section 6(2) goes on to state that "In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular (a) diversity between and within ecosystems; (b) the connections between and within ecosystems; (c) the scale of ecosystems; (d) the condition of ecosystems (including their structure and functioning); and, (e) the adaptability of ecosystems."

Regulation 9 of the Conservation of Habitats & Species Regulations 2010 requires Local Planning Authorities to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application. The three tests that must be satisfied are:

1. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
2. That there is "no satisfactory alternative"
3. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

Given the nature of the application site and the proposed development, it is considered that, overall, there will be no significant adverse residual impacts on biodiversity. Therefore, the proposal is considered to comply with the requirements of the Habitats Regulations 1994 (as amended), Section 6 of the Environment (Wales) Act 2016, guidance contained within TAN 5: Nature Conservation and Planning (2009) and relevant LDP policies."

Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (section 5).

The well-being goals identified in the Act are:

- * A prosperous Wales
- * A resilient Wales
- * A healthier Wales
- * A more equal Wales
- * A Wales of cohesive communities
- * A Wales of vibrant culture and thriving Welsh language
- * A globally responsible Wales

The duty has been considered in the assessment of this application. It is considered that there would be no significant or unacceptable impacts upon the achievement of wellbeing goals/objectives as a result of the proposed development.

Whilst determining this application Policies PLA1, COM3, SP2 of the Bridgend Local Development Plan were considered.

CONCLUSION

This application can be recommended for approval because the development is considered to comply with Government and Council policy and will not adversely impact on highway safety nor privacy nor so significantly harms neighbours amenities or those of future occupiers of the proposed dwelling.

RECOMMENDATION

(R02) That permission be GRANTED subject to the following condition(s):-

- 1 No development shall commence in respect of the construction of the dwelling, hereby approved, until the junction of New Street/Cuckoo Street has been laid out in permanent materials with vision splays of 2.4m by 70m on the northern side and 2.4m by 60m to the south with 4.5m radius kerbing, associated road markings and traffic signing as shown on drawing 4909.088.05 Rev B.

Reason : In the interests of highway safety.

- 2 No development shall commence in respect of the construction of the dwelling, hereby approved, until New Street has been widened to provide a carriageway a minimum of 5.5m wide for a distance of no less than 50m south west from the junction with Cuckoo Street(A4064) as shown on plan number 4909.088.05 Rev B.

Reason : In the interests of highway safety.

- 3 No development in respect of the construction of the dwelling, hereby approved, shall commence until the first 20m of the access from New Street has been widened to 5.5m wide, reducing thereafter to no less than 3.65m wide as far as the plot entrance and completed in permanent materials.

Reason : In the interests of highway safety.

- 4 Notwithstanding the approved layout, no development shall commence on site until a scheme for the provision of three car parking spaces has been submitted to and agreed in writing by the Local Planning Authority. The parking spaces shall thereafter be provided in permanent materials in accordance with the agreed scheme prior to the development being brought into beneficial use and so retained in perpetuity to serve the approved dwelling.

Reason : To ensure the provision of adequate off street parking in the interests of highway safety.

- 5 The development shall be carried out in accordance with the following approved plans and documents: site location plan received on 13th April, 2016 and plan numbers 01A, 02A, 03C and 4909.088.05 Rev B.

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

- 6 No development in respect of the construction of the dwelling, hereby approved, shall commence until a construction method statement has been submitted to and agreed in

writing by the Local Planning Authority. The construction method statement shall include the following:-

- * Method of construction of the retaining walls along the northern and eastern boundaries of the residential plot;
- * Details of the foundations of the dwelling together with their method of construction;
- * Details of the method of constructing the parking spaces required by Condition 4 including any retaining structures;
- * The parking of vehicles of vehicles of site operatives and visitors;
- * Loading and unloading of plant and materials;
- * Storage compound for plant and materials to be used in the construction phase;
- * Wheel washing facilities;
- * Measures to control the emission of dust and dirt from any excavations and the construction phase;
- * Provision of temporary traffic and pedestrian management along Stable Lane.

The development shall be undertaken in accordance with the agreed method statement throughout the construction phase.

Reason : In the interests of highway safety.

- 7** No development shall commence until a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason : To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

- 8** Notwithstanding the approved site layout plan, no development shall commence until details of the proposed floor levels of the building and the parking facilities in relation to existing ground levels and the finished levels of the site have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development relates appropriately to the topography of the site and the surrounding area.

- 9** No development shall commence on site until there has been deposited with the Local Planning Authority a Certificate from a Consulting Engineer certifying that any retaining wall to be constructed will be designed and constructed so as to prevent subsequent ground movement. Any retaining wall shall be constructed in accordance with the design and constructional details so certified.

Reason: In the interests of safety.

- 10** Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no buildings shall be erected other than those expressly authorised by this permission and shown on plan numbers 01A and 02A.

Reason : In the interests of visual and residential amenities.

- 11** No development shall take place until there has been submitted to and agreed in writing by

the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected and a timetable for its implementation. Development shall be carried out in accordance with the agreed plan and timetable.

Reason : To ensure that the general amenities of the area are protected.

- 12** No development shall commence on site until a scheme for the comprehensive and integrated drainage of the site showing how foul drainage, highway, surface water, including the means to prevent run off from the parking bays discharging onto Stable Lane, roof and yard water will be dealt with, has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the agreed scheme prior to any dwelling being brought into beneficial occupation.

Reason : To ensure safe drainage of the site.

*** THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS**

(a) This application can be recommended for approval because the development is considered to comply with Government and Council policy and will not adversely impact on highway safety nor privacy nor so significantly harms neighbours amenities or those of future occupiers of the proposed dwelling.

(b) Foul and surface water discharges shall be drained separately from the site.

(c) Land drainage run off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

(d) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system.

(e) The applicant may need to apply to Dwr Cymru/Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act, 1991. If the connection to the public sewer network is either via a lateral drain or via a new sewer, it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement. The design of the sewers and lateral drains must also conform to the Welsh Minister's Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption" 7th Edition.

(f) The presence of any significant unsuspected contamination which becomes evident during the course of the development shall be brought to the attention of the Public Protection Department.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None