

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (WALES) ORDER 2012**

APPROVAL OF FULL PLANNING PERMISSION

Name and address of the applicant Name and address of the agent

**GRWP GWALIA CYF
7 - 13 THE KINGSWAY
SWANSEA
SA1 5JN**

**STRIDE TREGLOWN
TREGLOWN COURT
DOWLAIS ROAD
CARDIFF
CF24 5LQ**

Whereas on the Monday, 13 July 2015 you submitted an application for the following development:-

PROPOSAL Demolition of existing police station and erection of a four storey mixed use development of 30 one bed flats and 3 commercial units (Use class A1 and A3).
Re-consultation following receipt of Flood Consequences Assessment addendum and further flood data (April 2016).

LOCATION PORT TALBOT POLICE STATION STATION ROAD
PORT TALBOT

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT AND ORDER HEREBY PERMITS THE DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH THE APPLICATION AND THE PLANS SUBMITTED THEREWITH, SUBJECT TO COMPLIANCE WITH THE CONDITIONS SPECIFIED HEREUNDER:

Conditions:-

Time Limit Conditions

Reference No: P2015/0641

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

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

Approved Plans

(2) The development shall be carried out in accordance with the following approved plans and documents:

- Site Location Plan EX0002
- Proposed Demolition Plan PL0010
- Proposed Site Plan PL0001
- Existing Site Plan 70144 EX0003
- Proposed Slab Levels PL0009
- Proposed Ground Floor Plan PL0002 I
- Proposed First Floor Plan PL0003 I
- Proposed Second Floor PL0004 I
- Proposed Third Floor Plan 70144 PL0015 D
- Proposed Roof Plan PL0007 E
- Proposed Site Sections 70144 PL0008 G
- Proposed Street Elevations 70144 PL0005
- Proposed Courtyard Elevations 70144 PL0006
- Existing Boundary Treatment Plan EX0001 A
- Proposed Boundary Treatment Plan PL0011 F
- Boundary Treatment Details PI0012
- Design and Access Statement
- Day Time Inspection Survey Report
- Travel Plan
- Construction Impact Assessment
- Delivery Management Plan
- Flood Consequences Assessment
- Phase 2 Site Investigation

Reason

In the interests of clarity.

Pre-Commencement Conditions

(3) Before beginning any development at the site, you must do the following: -

Reference No: P2015/0641

- a) Notify the Local Planning Authority in writing that you intend to commence development by submitting a Formal Notice under Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) in the form set out in Schedule 5A (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect); and
- b) Display a Site Notice (as required by Section 71ZB of the 1990 Act) in the form set out in Schedule 5B (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect), such Notice to be firmly affixed and displayed in a prominent place, be legible and easily visible, and be printed on durable material. Such Notice must thereafter be displayed at all times when development is being carried out.

Reason:

To comply with procedural requirements in accordance with Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) and Section 71ZB of the Town and Country Planning Act 1990.

NOTE: Templates of the required Notice and Site Notice are available to download at www.npt.gov.uk/planning

(4) Prior to work commencing on construction a scheme shall be submitted detailing surface water drainage proposals to prevent surface water discharging onto or over the public highway.

Reason

In the interest of highway safety

(5) Notwithstanding the submitted demolition method statement no development shall take place, including any works of demolition until a Construction and Demolition Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The Approved Statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. the parking of vehicles of site operatives and visitors.
- ii. Loading and unloading of plant and materials
- iii. Route to be taken by delivery and Heavy Goods Vehicles to and from the site.
- iv. Storage of plant and materials used in constructing the development.

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- V. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- Vi. Measures to control the emission of dust and dirt during construction and demolition.

Reason

in the interest of highway safety

(6) Notwithstanding the submitted details, prior to the commencement of works on the superstructure of the building, details for the provision of artificial nesting sites for birds shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include manufactured bird bricks incorporated into the fabric of the building. Development shall be undertaken in accordance with the approved scheme, and retained as such thereafter.

Reason

In the interest of biodiversity, as the proposals will remove potential bird nesting/foraging habitats which must be mitigated for under the Habitat Regulations (amended 2012).

(7) Prior to the commencement of work on site a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risk to human health, buildings, other property and the natural and historical environment shall be prepared and submitted to and agreed in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without acceptable risks to workers, neighbours and other offsite receptors.

Action Conditions

(8) Notwithstanding the submitted delivery management plan should the Local Planning Authority make such a request in writing following receipts of complaints whereby deliveries to the proposed development persistently

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overlap and create a nuisance to other road users a review of the delivery management plans shall take place within 4 weeks of such a request, with an emphasis on resolving the identified problem. The amended delivery management plan shall be submitted to and approved in writing by the Local Planning Authority and implemented as approved.

Reason

In the interest of highway safety.

(9) Prior to first occupation the car parking scheme identified on Dwg PL0001 Rev H shall be hard surfaced in bituminous bound material concrete or block paviors, clearly marked out and retained as such thereafter.

Reason

In the interest of highway safety

(10) Prior to first occupation the loading bay and associated footway works shall be constructed in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. This scheme shall include all necessary road markings and signage to facilitate a loading order for goods vehicles and no waiting at any time.

Reason

In the interest of highway safety

(11) The travel plan hereby submitted shall be implemented and the developers appointed travel plan co-ordinator shall submit the information to the Local Planning Authority required by Table 5.1 of the implementation strategy.

Reason

In the interest of highway safety.

(12) Prior to their use in the development hereby approved, details and samples of the materials to be used in the construction of the external surfaces of the development, together with all external areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interests of visual amenity

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(13) Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with Condition 7 Shall be submitted to and agreed in writing with the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

(14) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation , Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide fro Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

(15) Prior to first beneficial use of any A3 unit a scheme for the extraction and control of cooking odours shall be designed in accordance with the DEFRA document "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems" shall be submitted to and approved in wring by the Local Planning Authority. All equipment installed as part of the scheme shall be operated and maintained in accordance with the approved details for as long as the use continues.

Reason

To protect the amenity of the locality, especially for people living and/or working nearby.

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(16) No deliveries by Heavy Goods Vehicles shall be made to the approved Class A1 or A3 uses outside of the hours 07:00-19:00. All deliveries outside of these hours should be arranged in accordance with Department for Transport document "Quiet Deliveries Good Practice Guidance - Key Principles and Processes for Retailers".

Reason

To protect the amenity of the locality, especially for people living and/or working nearby.

(17) Prior to the first beneficial use of any of the hereby approved dwellings a scheme for the provision of affordable housing as part of the development shall be submitted to an approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25% of the housing units;
- ii. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing.
- iii. The arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];
- iv. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v. the occupancy criteria to be used for determining the identity of the occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason

To ensure the satisfactory provision of affordable housing in perpetuity in accordance with Policy AH1 of the Neath Port Talbot Local Development Plan.

(18) Prior to the first beneficial use of any hereby approved residential/commercial units commencing, a Flood Emergency Plan shall be produced and submitted to and approved in writing by the Local Planning Authority detailing what measures should be taken by residents in the event of a flood occurring, including detailed plans for staying in situ and measures for evacuating the property. All future residents of the residential units shall be provided with a copy of the Flood Emergency plan on moving into each

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property. The hereby approved plan shall then be implemented in the occurrence of such an event.

Reason

To ensure the safe evacuation of residents in the event of flooding.

REASON FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Neath Port Talbot Local Development Plan adopted January 2016

Having regard to Policies SP4, SP7, SP8, SP10, SP21, SC1, I1, AH1,TR2, BE1 and national guidance in Planning Policy Wales (Edition 9) 2016 TANs 2,5,11,12,15,16 and 18 it is considered that the re-development of this site which is allocated within the Neath Port Talbot Local Development Plan, will contribute towards the delivery of housing within the County Borough in a sustainable location. Furthermore, it will contribute significantly to the character of the area and the ongoing regeneration of Port Talbot under the Vibrant and Viable Places Programme, would be acceptable in terms of managing flood risk, and would not have a significant impact on highway and pedestrian safety, residential amenity, foul, surface water discharges, and ecological issues.

Signed : 

Nicola Pearce – Head Of Planning

Date: 03/03/2017

Important Notes:

(1) Please note that for all decisions issued after 16th March 2016 for outline or full planning permission, a revised decision notice will be issued whenever a subsequent consent is given, for example providing details of any Reserved Matters approvals (outline applications only) and/or approval of conditions (including on Reserved Matters). This will ensure that the current status of the conditions applied to a consent is clear. Accordingly you are advised to visit www.npt.gov.uk/planning to view the application documentation to see if this is the current version, or whether it has been superseded by a more up-to-date revision of this Decision Notice. For Reserved Matters approvals the revised Decision Notice will only be shown under the Outline approval.

(2) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2001).

(3) Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

(4) From 1st October 2012 it will be an offence to install a public sewer or lateral drain without having an adoption agreement in place. From the 1st October 2012 the vast majority of all existing private sewers and lateral drains which link with the public sewer network will transfer to Welsh Water. For further details on how this will affect your development please contact: Welsh Water developer Services, PO Box 3146, Cardiff, CF30 0EH. Telephone No. 0800 9172652 or email: developer.services@dwrcymru.com