# Version 10

# T H E V A L E O F G L A M O R G A N C O U N C I L

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012

## F U L L P L A N N I N G P E R M I S S I O N

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| --- | --- |
| Agent:Mr Andrew MuirBoyer Planning  | Applicant:Redrow Homes (south Wales) LtdC/o Agent  |

**Development of 100 houses and associated open space vehicular and pedestrian access, landscaping and infrastructure, including the demolition of Emmaville at Land to the East of St. Nicholas**

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans registered by the Council on 9 March 2016 subject to the following condition(s):

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.

2. The development shall be carried out in accordance with the following approved plans and documents: 1537-05 Revision C (Street Elevations), 2.1.3A and 2.1.3 (Semi) (One bed flat); 4.2.2 and 4.2.2 A (Two bedroom House); 5.3.3A Three bed house; The Amberley Revision A; Single Garage Type 1; Double Garage Type 12 and 13; WF\_AMBY\_DM.1; The Avon Revision A; The Cambridge – Stone/Render Revision A; The Cambridge (Render) Revision A; The Cambridge (Stone) Revision A; WF\_HENL\_DM.1.0; The Henley (Render/Stone) Revision A; The Henley Floor Plans; The Letchworth Revision A; The Letchworth Floor Plans Rev A; The Oxford Revision A; The Shaftsbury Floor Plans; WF\_WARW\_DM1.0 Revision A; WF\_WARW\_DM1.0 (Stone); WF\_WELN\_DM.2 Revision A (Stone/Render); The Welwyn (Stone); The Welwyn Revision A Floorplans; 1537-04-FUL A (Site location Plan); The Avon (terrace) Revision B; W141341-08 Rev C; W141341/AT/H01 and W141341/AT/H03; Arboricultural Impact Assessment (Treescene July 2016); Arboricultural Impact Assessment Plan; 1537-03D (Material Finishes); 1537-06B (Softworks); 1537-011 (Neighbouring site access) and 1537- 09A (Landscape Appraisal); The Cambridge - Handed Unit Stone Render, The Cambridge - Handed Unit Render, The Cambridge - Handed Unit Stone, The Amberley - Handed Unit Rev A, The Welwyn - Handed Unit Stone, The Welwyn Handed Unit - WF\_WELN\_DM.2 Rev A, The Welwyn Handed Unit - Stone Render WF\_WELN\_DM.2 Rev A, The Shaftesbury - Handed Unit (Floor Plans), The Henley - Handed Unit Stone, The Henley - Handed Unit Render/Stone, The Henley - Handed Unit (Floor Plans), The Warwick - Handed Unit Render/Stone, The Warwick - Handed Unit Stone, Amberley Handed and The Oxford + Handed Unit Render/Stone, all received 19 October 2016, 'Ecological Appraisal' (Ecology Solutions Ltd - November 2014) and ‘Briefing Note’; Environmental Noise Survey & Assessment (Noise.Co.Uk); Job Method Statement (Cuddy Group); Agricultural Land Considerations; Archaeological Evaluation; Transport Assessment Addendum; The Shaftesbury Revision B received 15 March 2017 and The Shaftesbury - Handed Unit Render/Stone Revision B received 30 March 2017. The Oxford Lifestyle received 12 April 2018; STN2-15-04-02 Rev A ‘Proposed Planning Information’ received 15 May 2018

 Reason:

 For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

 **2015/00249/1/NMA**

 **Condition 2 amended 06/06/2018**

3. Notwithstanding the submitted drawings, prior to 28th February 2018, full engineering details (including structural calculations) of the site access, proposed internal roads, turning areas, footways/cycleway, including vision splays, street lighting, highway drainage, gradient details, on-site parking and any associated highway structures, (including a programme for the delivery and completion of the works) shall be submitted to and approved in writing by the Local Planning Authority."

 Reason: In the interests of highway safety and in accordance with policies MD2 and MD5 of the adopted Local Development Plan.

 **2015/00249/2/NMA**

 **Condition 3 amended on 28 January 2018**

4. No part of the development hereby approved shall be brought into beneficial use until such time as the access, internal roads, parking areas, footways and turning areas as applicable to the plot(s) being occupied, have been laid out in full accordance with the details shown on plan 1537-01-FUL Revision L and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved and fully completed in full accordance with the details approved under Condition 3

 Reason:

 To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policies TRAN 10 and ENV27 of the Unitary Development Plan.

5. Unless otherwise agreed in writing by the Local Planning Authority, an archaeologist (CIFA Member) from Cotswold Archaeology, shall be present during the undertaking of any ground disturbing works in the development area, so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards of the Institute of Field Archaeologists. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.

 Reason:

 To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource in accordance with policies ENV 18 and ENV 19 of the Unitary Development Plan.

6. Notwithstanding the submitted details and prior to the construction of the road to the front of Plot 97, details at a suitable scale to show the footpath/cycle link at the end of the shared drive to the front of Plot 97 will link to the adjacent site to the east shall be submitted to and approved in writing by the Local Planning Authority. The footpath/cycle link as approved shall be implemented and available use prior to the first occupation of any of the dwellings hereby approved and remain open at all times thereafter.

 Reason:

 To ensure suitable permeability through the site, in accordance with policies ENV 27 and HOUS 8 of the adopted Unitary Development Plan.

 **2015/00249/5/CD**

 **Details approved 23 January 2018**

 **3936-S38 ‘Proposed Cycle Pedestrian Link’ received 13 November 2017**

7. Notwithstanding the submitted information and plans, details of the area of open space, annotated as 'Potential LAP' on submitted plan 1537-01-FUL Revision L, to be provided at a suitable scale, to include details of surfacing and enclosures, shall be submitted to and approved in writing by the Local Planning Authority. The details of this area of the site shall be implemented in accordance with the agreed details and be maintained as such thereafter.

 Reason:

 In the interests of visual amenities and highway safety, in accordance with policies ENV 27 and HOUS 8 of the adopted Unitary Development Plan.

 **2015/00249/1/CD**

 **Details approved 16 May 2017**

 **‘Proposed LAP Landscape Plan’ received 24 January 2017**

 **2015/00249/6/CD**

 **Details approved 15 March 2022**

 **Q-22614-F7T3-D ‘LAP proposals’ received 14 November 2021**

 **2015/00249/7/CD**

 **Details Approved 2 June 2023**

 **Q-22614-F7T3 E 'LAP Proposal’ received 28 March 2023**

8. Notwithstanding the submitted details, prior to the commencement of any drainage works on site, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented in accordance with the approved details and completed prior to the first occupation of the applicable plot being occupied.

 Reason:

 To ensure a suitable drainage scheme, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

 **2015/00249/2/CD**

 **Details approved 6 June 2017**

9. Prior to 28th February 2018, details of a timetable for the implementation of off-site highways works (as required by Condition 3) shall be submitted to and agreed in writing by the Local Planning Authority. The off-site highway works shall thereafter be undertaken in accordance with the agreed timetable.

 Reason: In the interest of highway safety and to ensure a satisfactory form of access and to ensure compliance with the terms of Policy MD2 of the Local Development Plan.

 **2015/00249/2/NMA**

 **Condition 9 amended on 28 January 2018**

10. All areas shown to provide visibility splays (at junctions and forward visibility on bends) indicatively illustrated with the access arrangement plan, reference 141341-08 Rev C and within the Planning Layout Plan, reference 1537-01-Full Rev L, shall fall within land identified for highway purposes and not forming part of garden frontages or amenity areas. The details of surfacing of these visibility splays shall be submitted to and approved in writing by the Local Planning Authority, prior to their construction and the visibility splays shall be maintained at all times thereafter.

 Reason:

 In the interests of highway and public safety and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

11. Notwithstanding the submitted details, all means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development (other than the demolition and clearance of Emmaville and associated below ground works of plot 1), which shall include a 2 metre high fence along the rear boundaries of plots 1, 48, 49, 50 and 51, together with the southern boundary of plot 52. The means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use, other than the aforementioned 2 metre high fence that shall be implemented as agreed prior to commencement of development and site clearance for units 48, 49, 50, 51 and 52 and prior to the construction of Plot 1 above ground level.

 Reason:

 To safeguard local visual amenities and neighbour amenities, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

 **2015/00249/4/CD**

 **Details approved 23 January 2018**

 **STN1-15-04-02 Revision B ‘Planning Details’ received 22 November 2017 and email from Mark Richards dated 21 November 2017 and ‘Screen Fencing, 2.0m high, standard effect’ and STNI-15-04-54 ‘Entrance Wall Details’ received on 13 September 2017**

12. A scheme providing for the fencing of the trees to be retained, based on the submitted Arboricultural Impact Assessment (Treescene, July 2016), and showing details of any excavations, site works, trenches, channels, pipes, services and areas of deposit of soil or waste or areas for storage shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development (other than the demolition and site clearance within Emmaville and below ground works of Plot 1). No development shall be commenced on site including site clearance until the approved protection scheme has been implemented and the scheme of tree protection shall be so retained on site for the duration of development works.

 Reason:

 In order to avoid damage to trees on or adjoining the site which are of amenity value to the area and to ensure compliance with Policies ENV11 and ENV27 of the Unitary Development Plan.

 **2015/00249/1/CD**

 **Details approved 6 June 2017**

 **4 no. ‘Tree Protection Plan’ drawings received 22 March 2017 and Tree Protection Plan prepared by Treescene received 2nd May 2017 submitted on 24 January 2017**

13. A landscaping scheme, to include the proposed new hedgerow shall be submitted to and approved in writing by the Local Planning Authority for the housing development hereby approved, which shall include indications of all existing trees and hedgerows on the land and details of any to be retained. The existing hedgerows to be retained shall be maintained at all times thereafter, unless otherwise agreed in writing by the Local Planning Authority.

 Reason:

 To safeguard local visual amenities, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

 **2015/00249/1/CD**

 **Details approved 6 June 2017**

 **Proposed LAP Landscape Plan 003 Rev D received 9th May 2017 and ‘Soft Works Layout’ 1537-06 Rev G received 18 May 2017**

 **2015/00249/6/CD**

 **Details approved 15 March 2022**

 **1975-02 ‘softworks proposals’ received 2 February 2022 and 1537-06 Rev G received 11 March 2022**

 **2015/00249/8/CD**

 **Details approved 2 June 2023**

 **1537-06 Rev H Soft Works Layout**

 **1975-02A Proposed Amendments to Softworks\***

 **\*With the exception of the out of date reference to drawing 1537-06 Rev G, on drawing 1975-02A**

 **received on 9 May 2023**

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion 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 variation.

 Reason:

 To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies ENV11 and ENV27 of the Unitary Development Plan.

15. Notwithstanding the submitted details and prior to the commencement of any works within the site or associated with new access (other than the demolition and clearance of Emmaville and associated below ground works of plot 1), a Construction Traffic Management Plan setting out the hours of delivery, which shall be outside of the peak hours of 8:00am to 9:30am and 4:00pm to 6:00pm on any working day, together with details of the temporary construction access into the site, shall be submitted to and approved in writing with the Local Planning Authority. All construction works shall fully accord with the agreed CTMP and no other local roads shall be used by construction traffic other than that agreed 'Construction Traffic Access Route' Reason:

 In the interests of maintaining highway efficiency and public safety and to comply with the terms of Policy ENV27 of the Unitary Development Plan.

  **2015/00249/1/CD**

 **Details approved 6 June 2017**

 Traffic Management Plan Sheet 1 of 2 (3936-15-900) and Traffic Management Plan Sheet 2 of 2 received 24 January 2017; Construction Environmental Management Plan Rev A received 22 May 2017; Construction management Plan & Traffic Strategy 3936/1001 Rev A received 24 March 2017

16. Notwithstanding the submitted information, no development (other than the demolition and site clearance within Emmaville and below ground works of Plot 1, which shall be demolished in accordance with the submitted 'Job Method Statement' - Cuddy Group) shall take place until there has been submitted to, approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include details of how noise, lighting, dust and other airborne pollutants, acoustic barriers, vibration, smoke, and odour from construction work will be controlled and mitigated, including details of a system of wheel washing, surface water management, parking for construction workers and commercial vehicle, site materials storage, bunds and compounds and the hours of operation set out within Condition 17. The CEMP will utilise the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk). The CEMP will include a system for the management of complaints from local residents which will incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved CEMP unless otherwise agreed in writing with the Local Planning Authority.

 Reason:

 To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

 **2015/00249/1/CD**

 **Details approved 6 June 2017**

 **Construction Environmental Management Plan Rev A received 22 May 2017 and email from Mark Richards dated 25 May 2017**

17. No construction work associated with the development hereby approved shall take place on the site on any Sunday or Bank Holiday or on any other day except between the following hours:

 0800 – 1800 Mon – Fri

 0800-1300 Saturday

 Not at all on Sundays and bank holidays

 Unless such work –

 (a)is associated with an emergency (relating to health and safety or environmental issues);

 (b)is carried out with the prior written approval of the Local Planning Authority.

 Reason:

 To safeguard the amenities of local residents, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

18. Prior to their use in the construction of the development hereby approved, a schedule and samples of the proposed materials to be used shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

 Reason:

 To ensure a satisfactory standard of development and to ensure compliance with Policy ENV27 of the Unitary Development Plan

 **2015/00249/1/CD**

 **Details approved 16 May 2017**

 **STNI-15-04-55 Rev A ‘Materials Layout’ received 24 March 2017 and samples of ‘Forticrete Shearstone ‘Ironstone’ cottage finish’; ‘Weber 674 Silver Pearl’ render; ‘Ibstock Parham red’ brick; ‘Forticrete Gemini Slate Grey’ roof tile; ‘Forticrete SL8 – Colour – Slate Grey’; ‘Forticrete plain tile – Colour Slate Red’ cladding; Forticrete plain tile – Colour Plain Grey’**

19. Notwithstanding the submitted details, prior to the commencement of development (other than the demolition and clearance of Emmaville and associated below ground works for Plot 1) details of the finished levels of the site and housing development hereby approved, in relation to existing ground levels, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

 Reason:

 To ensure that visual amenities are safeguarded, and to ensure the development accords with Policies ENV 1, ENV 4 and ENV27 of the Unitary Development Plan.

 **2015/00249/1/CD**

 **Details approved 16 May 2017**

 **C/110-1 Revision 3 ‘Engineering Layout Sheet 1 of 2’ and C110-2 Revision 2 ‘Engineering Layout Sheet 2 of 2’ received 24 January 2017 relating to SITE LEVELS ONLY**

20. The development shall be carried out in accordance with the recommendations for mitigation and enhancements within the submitted 'Ecological Appraisal', produced by Ecology Solutions Ltd (November 2014), unless the Local Planning Authority agrees in writing to any variation.

 Reason:

 To safeguard protected species, in accordance with Policy ENV16 of the Unitary Development Plan.

21. Notwithstanding the submitted information, prior to the commencement of development (other than the demolition and site clearance within Emmaville and below ground works for Plot 1), a Biodiversity Management Plan shall be submitted to and approved in writing by the Local Planning Authority, which shall include details of the timings and methods of site clearance, a scheme for enhancing and maintaining biodiversity on site, a street lighting strategy to ensure protection of dark flight corridors for bats, and the locations of newt-friendly features. The submission should also include confirmation of whether there has been/is to be any application for a Protected Species Licence from Natural Resources Wales. The development shall thereafter be constructed and maintained in accordance with the approved Biodiversity Strategy.

 Reason:

 To safeguard protected species and enhance biodiversity, in accordance with Policy ENV16 of the Unitary Development Plan.

 **2015/00249/1/CD**

 **Details approved 23 January 2018**

 **‘Land at St Nicholas Vale of Glamorgan Application No: 2015/00249/FUL - Biodiversity Management Plan’ prepared by ecology solutions ltd dated November 2016 submitted on 24 January 2017; E01-003-3 Issue C ‘ACO Installation Notes’; ‘ACO Wildlife Kerb 40090’ received 10 November 2017 and email from Mark Richards dated 21 November 2017**

22. Prior to the first beneficial occupation of dwelling at Plot 1 hereby approved, details of noise mitigation protecting future occupants from noise from the A48 highway, shall be submitted to and approved in writing by the Local Planning Authority. The approved noise mitigation measures shall be implemented prior to the first beneficial occupation of the dwelling.

 Reason:

 In order to protect the residential amenities of the occupiers of the dwellings and in accordance with policies ENV 27 and ENV 29 of the Unitary Development Plan.

  **2015/00249/5/CD**

 **Details approved 23 January 2018**

 **‘Environmental Noise Survey & Assessment’ no. 16825-1 prepared by noise.co.uk; Acoustic Trickle Vent ‘5000EA’ received on 13 November 2017 and ‘Rooms and Views – Quotation Summary Rev B dated 20 November 2017**

23. Notwithstanding the submitted plans, the first floor window in the rear elevation of Plot 1, the first floor window facing the neighbouring property "Kingfauns" in Plot 100 and the first floor window facing the neighbouring property "4 Ger Y Llan" in Plot 52 shall be glazed using obscure glass to a minimum of level 3 of the "Pilkington" scale of obscuration at the time of the construction and prior to the first beneficial use of those dwellings and shall thereafter be so maintained at all times.

 Reason:

 To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

Reason for Granting Planning Permission

**NOTE:**

**1. Where the work involves the creation of, or alteration to, an access to a highway the applicant must ensure that all works comply with the appropriate standards of the Council as Highway Authority. For details of the relevant standards contact the Visible Services Division, The Vale of Glamorgan Council, The Alps, Wenvoe, Nr. Cardiff. CF5 6AA. Telephone 02920 673051.**

**2. This development is on adopted highway and therefore a Highway Extinguishment under the Highways Act 1980 will be required before work can commence. For further details please contact the Highways Department, The Vale of Glamorgan Council, The Alps, Wenvoe, Cardiff; CF5 6AA. Telephone No. 02920 673051.**

**3. Please note that a legal agreement/planning obligation has been entered into in respect of the site referred to in this planning consent. Should you require clarification of any particular aspect of the legal agreement/planning obligation please do not hesitate to contact the Local Planning Authority.**

**4. This consent does not convey any authorisation that may be required to gain access onto land not within your ownership or control.**

**5. Surface water run-off from the proposed development must not connect either directly or indirectly (i.e. via any existing or proposed private drainage system) to the public foul sewer under any circumstances.**

**6. You will note that a condition has been attached to this consent and refers to an archaeologist being afforded the opportunity to carry out a watching brief during the course of developments. It would be advisable to contact the Glamorgan-Gwent Archaeological Trust, at Heathfield House, Heathfield, Swansea, SA1 6EL. Tel: (01792 655208) at least two weeks before commencing work on site in order to comply with the above condition.**

**7. Where any species listed under Schedules 2 or 5 of the Conservation of Habitats and Species Regulations 2010 is present on the site, or other identified area, in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place unless a licence to disturb any such species has been granted by the Welsh Assembly Government in accordance with the aforementioned Regulations.**

**8. You are advised that there are species protected under the Wildlife and Countryside Act, 1981 within the site and thus account must be taken of protecting their habitats in any detailed plans. For specific advice it would be advisable to contact: The Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP General enquiries: telephone 0300 065 3000 (Mon-Fri, 8am - 6pm).**

**9. Where the proposal requires both Planning Permission and Listed Building Consent or Conservation Area Consent work must not be commenced until both consents have been obtained.**

**10. Please note that as the tree(s) referred to in this application are not situated on land in your ownership you are strongly advised to contact the owner in order to obtain their permission as necessary prior to carrying out the works hereby approved.**

**Please note that this consent 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 that the Council has imposed on this consent 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 that require the submission of details prior to the commencement of 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 other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.**

Dated: 9 December 2016

Ian Robinson



Head of Sustainable Development

# IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES

**ATTACHED TO THIS FORM**

Note for applicant/agent THESE NOTES SHOULD ALWAYS BE REPRODUCED WITH COPIES OF THE DECISION NOTICE

NOTES

Notification to be sent to an applicant when a Local Planning Authority refuse planning permission or grant it subject to conditions.

Appeals to the Welsh Government:

* If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
* If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff CF10 3NQ or you can access their website here: <https://gov.wales/planning-appeals>
* The Welsh Government can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
* The Welsh Government need not consider an appeal if it seems 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 Government does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

* If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
* In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS - call 01446 704842 or visit [https://www.valeofglamorgan.gov.uk/en/living/planning\_and\_building\_control/building\_control/Making-an-Application.aspx](https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.valeofglamorgan.gov.uk%2Fen%2Fliving%2Fplanning_and_building_control%2Fbuilding_control%2FMaking-an-Application.aspx&data=04%7C01%7CFLambert%40valeofglamorgan.gov.uk%7C442555496d754d117e2e08d9ec99dfc5%7Ce399d3bb38ed469691cf79851dbf55ec%7C0%7C0%7C637800967883283287%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=jRy2rD%2F8ogCAN5bU6AAxcFuGn6S%2B%2BEQ%2FULynqnbG7OQ%3D&reserved=0)

LISTED BUILDING LEGISLATION

HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

**Please quote the application number in all correspondence.**