

# Cyngor Sir CEREDIGION County Council

Russell Hughes-Pickering

Swyddog Arweiniol Corfforaethol : Economi ac Adfywio

Corporate Lead Officer : Economy and Regeneration

Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron. SA46 0PA

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## PLANNING DECISION

S.73 - Town and Country Planning Act 1990

## PLANNING PERMISSION

### Agent:

Mr. Wyn Harries,  
Harries Planning Design & Management,  
Henllan,  
  
Eglwyswrw,  
SA41 3UP.

### Applicant:

Mr. Morris,  
Jamson Estates Ltd,  
  
Ger y Nant,  
  
Tresaith,  
  
Cardigan,  
  
SA43 2JH.

### Part 1 - Particulars of application

Date of application: 02-05-2018

Application No: A180465

### Particulars and location of development

**Site Location:** Land at Quay Street and Market Lane, Cardigan.

**Proposal:** Amrywio amod 1 o ganiatâd cynllunio A150178, amser i ddatblygiad ddechrau.

Variation of condition 1 of planning permission A150178, time for development to commence.

### Part 2 - Particulars of decision

Cyngor Sir Ceredigion 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 conditions:-

1. The development hereby permitted shall be begun before the expiration of eighteen (18) months from the date of this permission.
2. The development hereby granted full planning permission shall be carried out in strict accordance with plans 3497/P3 received on the 27th April 2007 in respect of dwellings 5

and 6, and plans 3497/P2B, 3497/P1D, 3497/P3(a) received on the 29th October 2009 or such minor amendments as may be agreed in writing by the Local Planning Authority.

3. The roof shall be covered in natural slate or an approved synthetic slate, a sample of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.
4. A sample of the brick and ridge tile proposed to be used shall be submitted to and approved by the Local Planning Authority prior to commencement of development.
5. The windows hereby granted permission shall not have an integral, but shall have a separate sill, and shall be so set in the opening as to have a minimum external reveal of 10cm (4 inches).
6. Foul water and surface water discharges must be drained separately from the site.
7. No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system, unless otherwise approved in writing by the Local Planning Authority.
8. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.
9. Prior to any development proceeding, full details of the site's surface water system must be submitted to and approved in writing by the Local Planning Authority.
10. The scheme for the disposal of surface water by means of a piped system to an approved outfall shall be completed in accordance with the approved plans prior to the occupation of any of the dwellings granted permission on the site.
11. The access road, parking and turning area shall be substantially completed and available for use before any building operations commence.
12. The gradient of the access within 5m of the edge of carriageway shall not exceed 1 in 20.
13. The access shall be constructed and drained to the satisfaction of the Local Planning Authority before any other operations commence.
14. Surface water shall be trapped and disposed of so as not to flow from/on to the adjoining highway.
15. The carriageway width along Market Lane shall be 3m (min width)
16. The footway along Market Lane shall be 1.2m (min width). The area on the roadside of unit 7 and 8 should be laid out and constructed as a paved footway.

17. The roadside frontages shall be cleared and the carriageway widening and footways shall be laid out to the requisite lines and levels before any building operations commence on the site. The level of the surface of the footway long Market Lane shall be 25mm above that of the carriageway. The bollards shall be placed at 4m intervals. All works and construction shall be in accordance with Table B of the All Wales Estate Development Highway Design Guide.

18. The proposed parking facilities shall be completed before the development is brought into use.

19. Details of the existing and proposed finished levels of the land and of the buildings shall be submitted to and approved by the Local Planning Authority before the development hereby granted planning permission is commenced.

20. Details of the means of enclosure used to screen the gardens/yards of the dwelling hereby granted full planning permission shall be submitted to the Local Planning Authority for approval prior to commencement of development. The means of enclosure and sheds shall be provided in accordance with the approved plans prior to the respective dwelling being occupied.

21. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

22. No development shall take place until a detailed scheme showing the scope and arrangement of foundation design and all new groundworks, which may have an impact on archaeological remains, has been approved in writing by the Local Planning Authority and that scheme will be monitored by the Council.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no development shall be carried out within Part 1 Classes A, B, C or E of Schedule 2 to that Order without the prior consent, by an application for planning permission on that behalf, of the Local Planning Authority.

**Reasons:**

1. To ensure compliance with Section 91 of the Town and Country Planning Act 1990.
2. To ensure compliance with the approved plans.
3. To ensure control over the materials used for the development in the interests of the

visual amenities of the locality.

4. To ensure control over the materials used for the development in the interests of the visual amenities of the locality.
5. To safeguard the residential amenities of adjoining dwellings. In order to safeguard the character and amenities of the area.
6. To protect the integrity of the public sewerage system.
7. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.
8. To prevent hydraulic overload of the public sewerage system and pollution of the environment,
9. To ensure an adequate means of surface water disposal.
10. To ensure surface water discharge will not prejudice conditions of road safety or the free flow of traffic.
11. In the interest of road safety and the freeflow of traffic.
12. In the interest of road safety and the freeflow of traffic.
13. In the interest of road safety and the freeflow of traffic.
14. In the interest of road safety and the freeflow of traffic.
15. In the interest of road safety and the freeflow of traffic.
16. In the interest of road safety and the freeflow of traffic.
17. In the interest of road safety and the freeflow of traffic.
18. In the interest of road safety and the freeflow of traffic.
19. In order to safeguard the character and amenities of the area.
20. In the interest of residential amenity.
21. To protect historic environment interests whilst enabling development.

22. To ensure that archaeological remains are not disturbed or damaged by foundations and other groundworks but are, when appropriate, preserved in situ.

23. In order to safeguard the character and amenities of the area. To safeguard the residential amenities of adjoining dwellings.

### **Informatives:**

1. As a precautionary measure, it may be prudent for some flood proofing measures to be incorporated into the design of the properties, for example raising floor levels 600mm above current ground levels, raising electrical and telephone sockets and utilising waterproof plasterboard at the ground floor level. Further advice in this regard is available at [www.ciria.org.uk](http://www.ciria.org.uk). We would also recommend that the developer/future occupiers register with our Floodline Direct Service on 0845 9881188. In addition, we acknowledge that the development intends to connect to the main foul sewer for the disposal of foul water. We would recommend that your Authority consult with Dwr Cymru/Welsh Water to confirm there is adequate capacity in the system to accommodate the increased flows generated, without causing pollution. Furthermore, we note that the proposed to discharge surface water via soakaway. To accord with the TAN 15 guidance, new developments should utilise sustainable urban drainage systems (SUDS). Developers need to give good reason why SUDS could not be implemented and if a conventional drainage system is utilised, then this must improve upon the current status quo. During the construction phase of the development, site operators must ensure that there is no possibility of contaminated water entering and polluting surface or underground waters. Pollution prevention guidance is available on our website [www.environment-agency.co.uk](http://www.environment-agency.co.uk). The developer should also be made aware that any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. If during construction or excavation works any contaminated material is revealed then the movement of such material either on or off the site should be in consultation with Environment Agency Wales. Carriers transporting waste from the site must be registered waste carriers. The activity of importing waste into the site for use as, for example hardcore, must be registered by Environment Agency Wales as an exempt activity under the Waste Management Licensing Regulations 1994. It is important that any soil or hardcore which is imported onto the site is free of the seeds/root/stem of the invasive plant, Japanese Knotweed, the spread of which is prohibited under the Wildlife and Countryside Act 1981.

In order for the applicant to be made fully aware of the archaeological requirements at this time, the following will be required: 1. A Written Scheme will provide information on how the developer intends to mitigate against any adverse effects to the historic environment.

It should include a Specification for a full archaeological excavation in this frontage area. This specification should be approved by your Authority prior to commencement of development in this area. 2. Where archaeological work is undertaken, a report will need to be produced on the results of the work. 3. A Written Scheme should specify archaeological monitoring arrangements with the Dyfed Archaeological Trust - Heritage Management, the archaeological advisors to the planning authority. 4. The applicant is strongly advised to consider contingency arrangements in the event of unexpected discovery of significant archaeological material. Furthermore, on the frontage of Market Lane the field evaluation encountered deeply stratified deposits, which included the remains of stone buildings. Due to the depth of these soft deposits it was not possible, for safety reasons, to fully explore their nature, full depth and context. It is not impossible that the archaeology in this area relates to an early line of medieval defences or a hollow way form of medieval street, which could be of significant value in understanding the origins and development of this important medieval town. Accordingly, and following consultation with the applicant, Dyfed Archaeological Trust recommend that if geotechnical test pitting is required for engineering purposes an archaeological should be present to observe and record archaeological material. Subsequently, full archaeological excavation may be required for any significant archaeological material that will be destroyed by the development and cannot be preserved in situ. Notwithstanding this requirement Dyfed Archaeological Trust have advised the applicant to carefully consider the difficulties of the prevailing ground conditions and to devise and propose foundations that afford stability whilst not impacting adversely on the buried archaeology. Reinforced slab foundation or some form of piling may be options for consideration.



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Ceredigion County Council

**Date: 02-07-2018**

The development plan covering Ceredigion is the Local Development Plan 2007 – 2022 (LDP). The following LDP policies were relevant to the consideration of this application:

S01 - Sustainable Growth

S02 - Development USCs