

Y SAFLE A HANES PERTHNASOL / THE SITE AND RELEVANT PLANNING HISTORY

Full permission granted on appeal on the 24/3/2017 for the reinstatement of an abandoned dwelling at this isolated site at Blaenpennal. Condition 1 of the permission stated that the development must commence no later than 3 years from the date of permission.

Three applications for the discharging of pre-commencement conditions (3, 4 and 6) were approved prior to commencement of development and within specified time period.

MANYLION Y DATBLYGIAD / DETAILS OF DEVELOPMENT

Application for Certificate of Lawfulness seeking confirmation of commencement of planning permission A150813 within time.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL / RELEVANT PLANNING POLICIES AND GUIDANCE

Mae'r polisiau canlynol o'r Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn: / These Local Development Plan policies are applicable in the determination of this application:

N/A

YMATEBION YMGYNGHORI / CONSULTATION RESPONSES

N/A

CASGLIAD / CONCLUSION

Photographic evidence has been provided confirming that works to construct the approved extension to the property was undertaken on 18 December, 2019.

As such it is considered that the use or operations or matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged or hatched or coloured red on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The development has commenced within the specified time limits - development commenced 18/12/2019.
2. The works carried out to date comprise of material operations - trenches for foundations dug.
3. Pre-commencement conditions have been discharged albeit it is noted that in relation to condition 5, written confirmation has been received that no new soakaway will be provided to cater for the development and that surface water will be dealt with via the existing arrangement.

Full planning permission A150813 has been implemented and is therefore extant.

FIRST SCHEDULE: Certificate for commencement of development and confirmation that planning permission is extant.

SECOND SCHEDULE: Brynyrobyn, Blaenpennal.

ARGYMHELLIAD / RECOMMENDATION:

GRANT CERTIFICATE