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+ Sa



Windy Ridge, Aberdare, CF44 0TF
£94,950

Manning
Estate Agents
01685 878000

All measurements given are approximate off plan and should not be relied on.

NOTES TO APPLICANT:

- 1. No development shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the position, design materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the new development will in keeping with the surrounding area and to protect residential amenity in accordance with Policies A1M5 and A1M6 of the Rhondda Cynon Taf Local Development Plan.

Dated: 25/03/2019

Signed:



Service Director Planning

NOTES TO APPLICANT:

The Welsh Ministers have not considered an appeal if it seems to them that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions that proposed, having regard to the relevant circumstances, in the interests of any development other than the development in question.

In addition, the Welsh Ministers do not refuse to consider appeals solely because the local planning authority based their decision on a decision given by them.

- 1. All plans and their notes are prepared against chronological order (LR and for separate legislation). Particulars are planned to be highlighted in which both are found to be conflicting. Material Requirements Order (MRO) must be considered. They must be given appropriate time to ensure as to whether the work should be carried out and, if so, the method to be used.

If work has already commenced and such as to have, or they believe that both are using the site as a road, to be found, such should cease and MRO should be considered immediately.

- 2. It might be noted that the proposed development may also require a consent under the Building Regulations 2010. Therefore would you please contact the Building Control Section on 01 443 49044 to discuss this matter further.

- 3. The proposed development lies within an area that has been notified to the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include mine entries (shafts and adits), shallow coal workings, geological features, fissures and loose loose mine gas and methane gas from mining sites. Although all such features are before the planning authority they may cause or present or problems and risks to the future particularly as a result of development being proposed.

It is recommended that appropriate measures should be taken to ensure

the provision of new off-site water supply systems and associated infrastructure. The cost of construction can be calculated upon receipt of detailed site plans which should be sent to the address above.

- 4. The applicant is also advised that some public sewers and storm drains may well be provided by the main of public sewers (MPS) they will originally privately owned and have transferred into public ownership by virtue of the Water Industry (Director's) for Approval of Private Sewers (Regulations 2011). The presence of such sewers may affect the proposal. It is noted to assist in its meeting with the proposed the applicant may contact the Carmarthen Water Works on 01449 600 000 to establish the location and status of the sewers. Under the Water Industry Act 1989, the Carmarthen Water Works has rights of access to its apparatus at all times.

- 5. The applicant should ensure that at least they are employing best practice to maintain access to the site.

- 6. The applicant must ensure that adequate provision is made for the suppression of dust on the site during the construction.

- 7. The applicant must ensure that all waste arising from the site is disposed of in a safe manner for its disposal. Under the Environmental Protection Act 1990, the applicant must ensure that all waste arising from the site is disposed of in a safe manner for its disposal.

- 8. Prior to the commencement of work the applicant should contact the Carmarthen Power Distribution (PDU) 01449 600 000 to discuss their requirements and to ensure potential risk to apparatus in the vicinity. The Carmarthen Power Distribution have not advised necessary, proper limited proposals and procedures for any necessary situations under development of equipment on the site.

should be done to the Coal Authority (CA) in relation to any development and this should be available at:

<http://www.coalauthority.gov.uk/development/development-appeals/>

Any intensive activities which disturb or alter any coal seams, coal mine workings or coal mine entries (shafts and adits), require a Coal Authority Permit. Such activities could include site investigation, piling, digging of foundations, piling operations, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is illegal, with the potential for court action.

Property owners necessary information on past, current and future coal mining activity can be obtained from www.coalauthority.gov.uk or a similar search engine.

If any of the coal mining features are immediately encountered during development this should be reported immediately to the Coal Authority on 03447 781 0844. Further information is available on the Coal Authority website at:

<http://www.coalauthority.gov.uk/development/development-appeals/>

- 9. The Council has a statutory obligation under Public Health Act 1936 to ensure the planning and numbering of streets and buildings within its designated administrative boundary. The purpose of naming and numbering is to ensure that the use of numbered streets and buildings are situated regularly and in a consistent manner to facilitate efficient service delivery from local councils and private sector bodies and to ensure that emergency services are able to locate any address to which they may be summoned. The developer should therefore be advised to contact the Council's Street Naming and Numbering Officer on 01449 60000 (Monday).

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein. The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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