

NANTYGLO & BLAINA TOWN COUNCIL CYNGOR TREF NANT-Y-GLO A BLAENAU

Mrs T Hughes - Town Clerk/RFO

Council Offices, Blaina Institute, High Street, Blaina NP13 3BN
Swyddfa'r Cyngor, Sefydliad Blaenau, Y Stryd Fawr, Blaenau NP13 3BN

Tel: 01495 292817 E-mail: clerk@nantygloandblainatc.co.uk

Dear Member,

You are summoned to attend a hybrid meeting of the Highways and Planning Committee at Town Council Chamber, Blaina Institute, High Street, Blaina. to be held on **Tuesday 14th April 2026 at 6:00pm.**

If any Council Member or member of the public wishes to attend the meeting remotely, please contact the Town Clerk at the above e-mail or phone by 3pm on Tuesday 14th April 2026 for details of how to access the meeting.

Yours sincerely



Town Clerk

AGENDA

A meeting to which members of the public are entitled to attend.

Declaration of Interest

Members are invited to declare matters of interest either at the beginning or at any time during the proceedings. Members are reminded that all declarations of interest must be recorded in the book provided.

1. Apologies for absence:

Members are invited to consider the apologies for absence and to formally resolve to accept.

2. Questions from the public:

To receive any questions from the public regarding matters on the agenda. There is a 10-minute allocation time for any questions from the public.

3. Correspondence:

Members are invited to consider the listed correspondence, plus with the Chair's permission, any urgent information that may well be received prior to the date of the meeting.

4. Planning Applications:

Members are invited to consider the applications listed below and, with the permission of the Chair, any further applications that may be received prior to the date of the meeting:

- a) Plan Application No. P/2026/0047 – Development Site 2 3 4 8 9 10 11 11a And 12 Beech Tree Crescent, Tanglewood, Blaina, Blaenau Gwent

Application for Non-material amendment of planning permission C/2023/0011 (Residential development of 8 dwellings with associated groundworks) for amendments to the size, design and materials of Plot 2 Beech Tree Crescent including provision of solar panels

5. Licence Applications:

Members are invited to note the application(s) **for information only:**

None received to date.



Item 4 a)

Application for a non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

If printed, please complete using BLOCK CAPITALS and BLACK ink.

1. Applicant Name and Address

Title:	Mr	First name:	Declan		
Last name:	O'Shea				
Company (optional):					
Unit:		House number:	36	House suffix:	
House name:					
Address 1:	King Street				
Address 2:	Cwm				
Address 3:					
Town:	Ebbw Vale				
County:					
Country:					
Postcode:	NP23 7SQ				

2. Agent Name and Address

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="David"/>		
Last name:	<input type="text" value="Heron"/>				
Company (optional):	<input type="text" value="Heron Associates"/>				
Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	<input type="text" value="The Old Shop"/>				
Address 1:	<input type="text" value="Kingcoed"/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text" value="Usk"/>				
County:	<input type="text" value="Monmouthshire"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="NP15 1DS"/>				

3. Site Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode: (optional)

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site – for example "field to the North of the Post Office".

Easting: Northing:

Description:

4. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given.
(This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible:

Officer name:

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

Details of the pre-application advice received:

5. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates?

Yes

No

If you have answered No to this question, you cannot apply to make a non-material amendment.

6. Authority Employee/Member

With respect to the Authority, I am:

a) a member of staff;

b) an elected member,

c) related to a member of staff;

d) related to an elected member.

Do any of these statements apply to you?

Yes

No

If Yes, please provide details of the name, relationship and role:

7. Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including application reference number and date of decision in the sections below:

Application to vary condition 13 to extend the period for the implementation of the consent by a further five years of planning permission C/2017/0324 (Residential development of 8 dwellings with associated groundworks at plots 2, 3, 4, 8, 9, 10, 11, 11A & 12 Beech Tree Crescent, Tanglewood (Phase IV), Blaina)

Reference number:

C/2023/0011

Date of decision (DD/MM/YYYY):

23/01/2024

For the purpose of calculating fees, which of the following best describes the original application type?

Householder development: development to an existing dwelling-house or development within its curtilage

Other: anything not covered by the above category

8. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make:

Amendments to the design and materials of Plot 2, Beech Tree Crescent.
Alterations comprise:
Increase depth of building from 9.6m to 10.1m.
Increase ridge height by approx. 0.2m
Addition of solar panels to South East elevation.
Removal of garage doors to be replaced by window.
Changes to approved external materials.

Are you intending to substitute amended plans or drawings?

Yes



No

If Yes, please complete the following:

Old plan/drawing number(s):

3286-05 Rev C

New plan/drawing number(s):

4133-01

Please state why you wish to make this amendment:

Solar panels are needed for compliance with SAP.
Home office is required in place of garage.

9. Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application not being accepted. It will not be accepted until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form.

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application.

The correct fee.

10. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed – Applicant:

Or signed – Agent:

D. Hernon

Date (DD/MM/YYYY):
(date cannot be pre-application)

11/03/2026

11. Applicant Contact Details

Telephone numbers:

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers:

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

13. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

Agent

Applicant

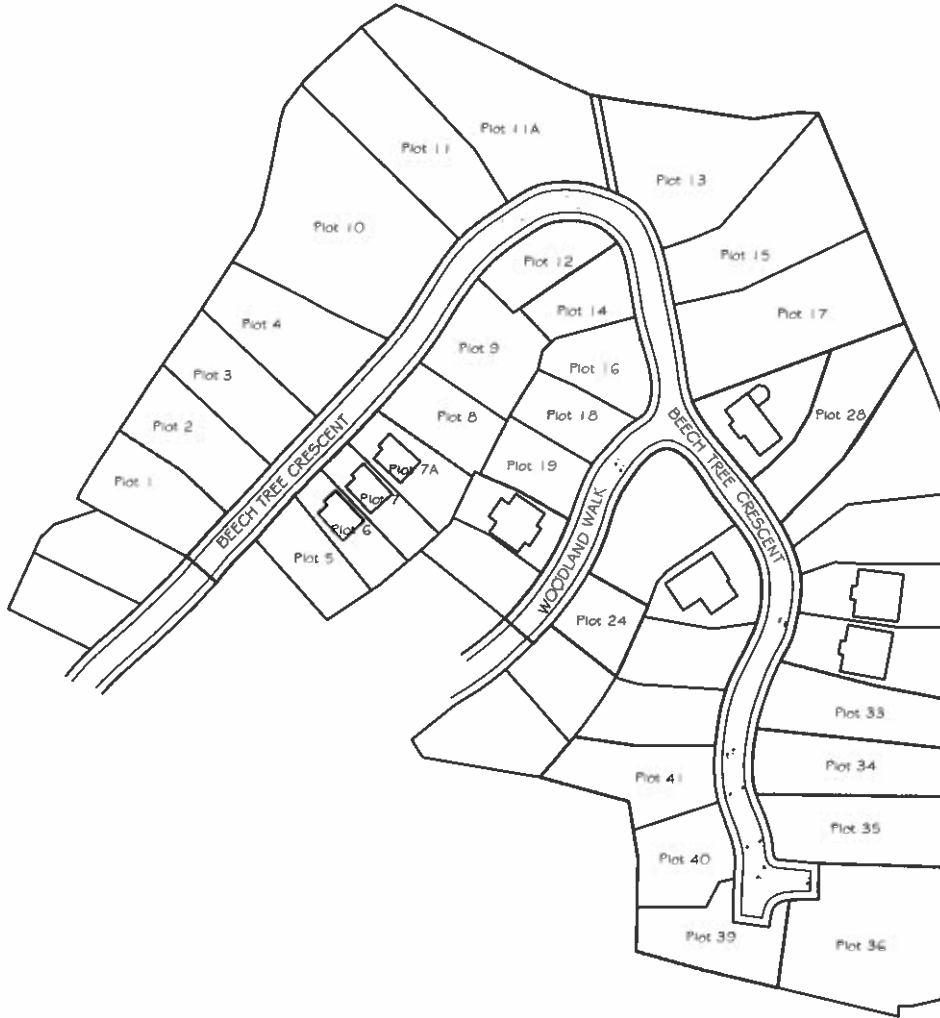
Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



Heron Associates
 The Old Shop
 Kingcoed
 Usk
 Monmouthshire
 NP15 1DS
 01291 690010
 liz@hernonassociates.co.uk

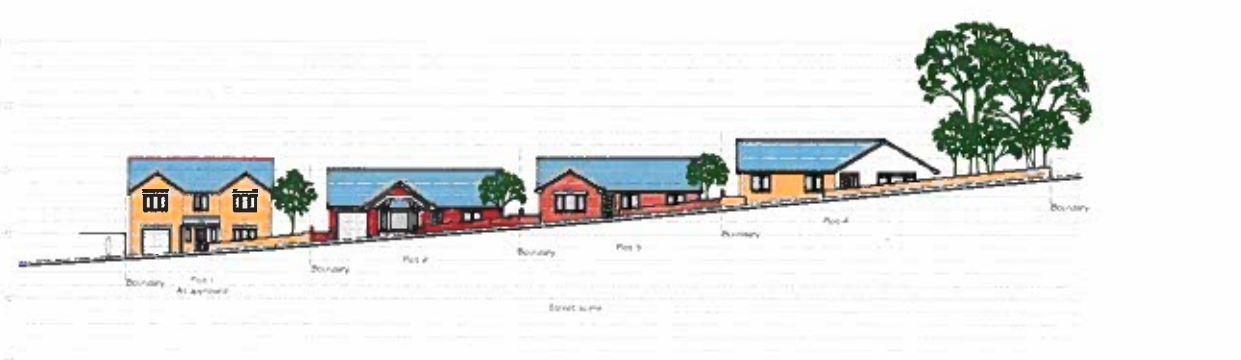
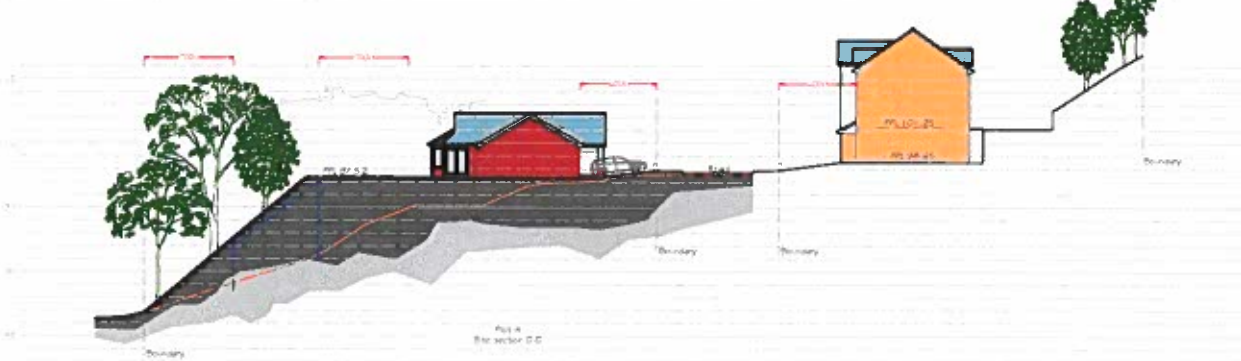
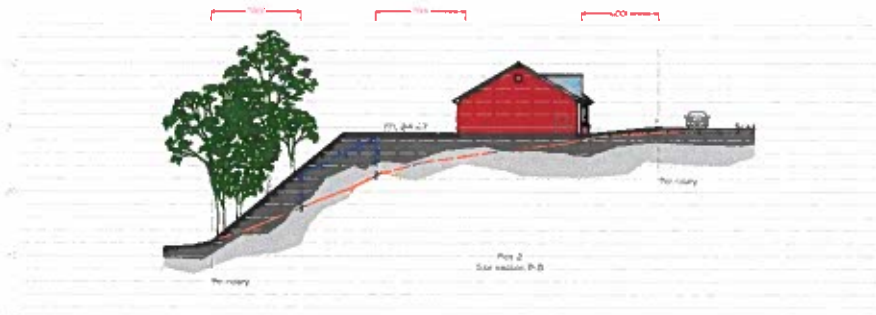
- Status:
- Preliminary
 - Pre-planning
 - Planning (Outline)
 - Planning (Reserved matters)
 - Planning (Full)
 - Building Regulations
 - Tender issue
 - As built
 - PROVISIONAL

Date: 31.10.2017
 Scale: 1:1250 @ A3
 Drawing No: 3286-04
 Revision:

Project: Plots 2-12 Beech Tree Crescent
 Tanglewood (phase IV)
 Blairst
 Client: Mayfair Construction Ltd
 Drawing: Location plan

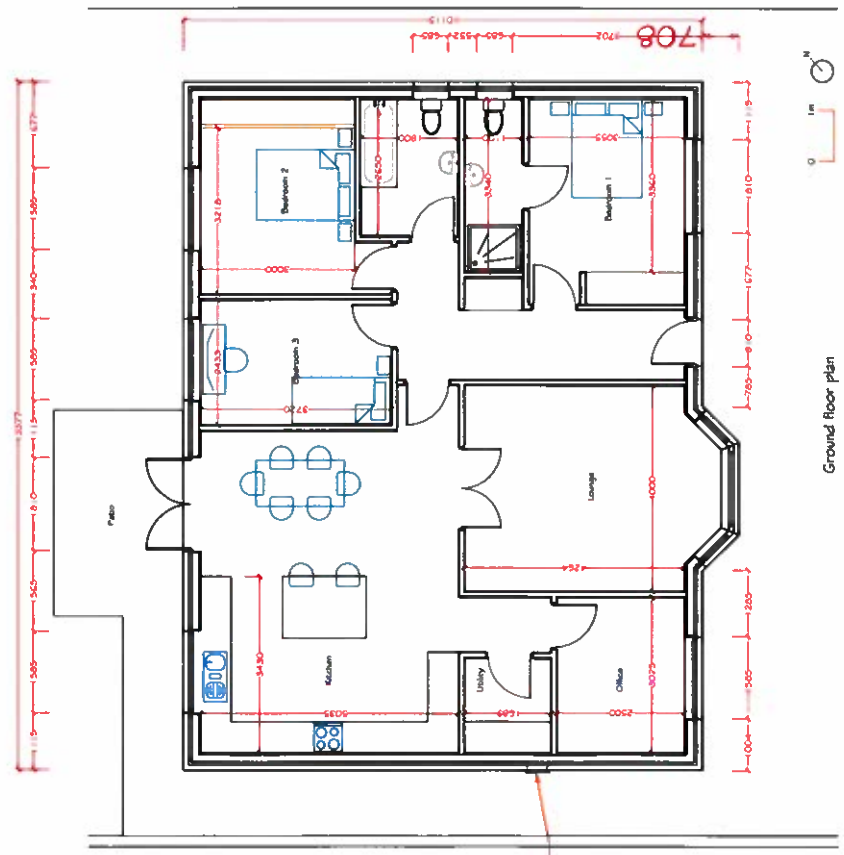
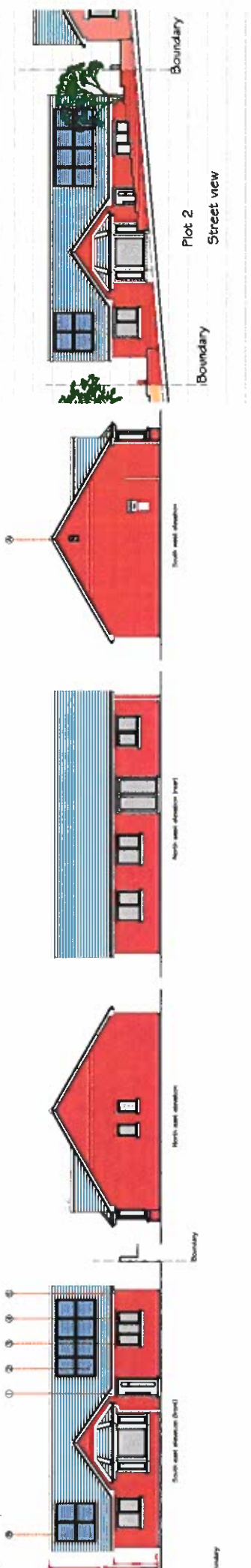


Key
 Existing ground line
 Proposed ground line
 Tree protection zones

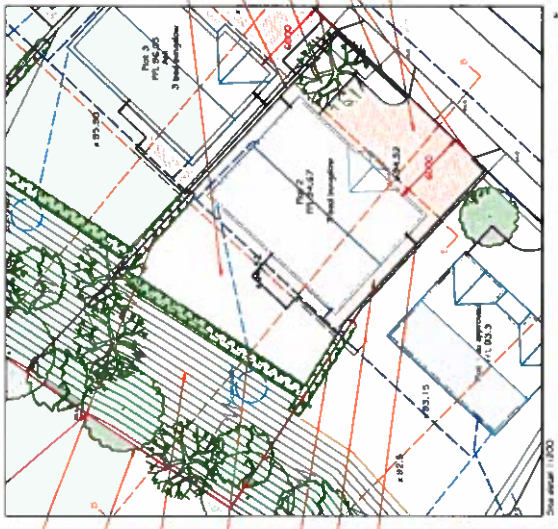


Key

- 1. External materials
- 2. Facade and soffits in anthracite UPVC
- 3. Roof in traditional Cotswold weathered sandstone slate @ 30°
- 4. Windows in traditional Cotswold weathered sandstone slate @ 30°
- 5. Aluminium glazing in black finish
- 6. Mastic in black finish
- 7. Walls in local brickwork (Cotswold Ashlar Antique red wash)
- 8. Slate to be laid into brickwork where shown
- 9. Slate terraced paths. To be same colour and finish



Ground floor plan



- Side boundary to be planted with wire fence with heading to specification.
- Rear boundary to be planted with wire fence.
- Boundary to be planted with mature Deciduous in garden.
- Front and side fences with heading to top of plot.
- Side boundary to be planted with fence with heading to specification.
- Paths and patios in concrete with a finish similar to existing.
- Side path in between. To be set back from back of house behind water boards.
- Rear garden laid to lawn.
- Side wall to be finished in brickwork to match house.
- Front garden laid to lawn.
- Small specimen tree.
- Front wall to be set out 2000mm high in brickwork to match house.
- Overway finished in brick pavers in grey with red edging. Parking for 3 cars.

Issue	Date	By	Checked	Approved
1	25.02.2020			
2	15.02.00 @ A1			
3	4.33.01			
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Blaenau Gwent County Borough Council

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

Town and Country Planning Act 1990 *(as amended)*

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

APPROVAL OF REMOVAL / VARIATION OF CONDITION

To

Victoria Liddell and Tammy Wilkins
C/O Agent
Barton Willmore, now Stantec
Hannah Spence
Studio 117
Creative Quarter
Morgan Arcade
Cardiff
CF10 1AF

In pursuance of its powers under the above mentioned Act and order, Blaenau Gwent County Borough Council ("the Council") as Local Planning Authority hereby **Permits** :-

Application to vary condition 13 to extend the period for the implementation of the consent by a further five years of planning permission C/2017/0324 (Residential development of 8 dwellings with associated groundworks) at Plots 2, 3, 4, 8, 9, 10, 11, 11A & 12 Beech Tree Crescent, Tanglewood (Phase IV), Blaina

in accordance with the application submitted to the Council on 30/11/2023 subject to the conditions specified under:-

1. The development shall be completed in full accordance with the following approved plans and documents:
 - Site Location Plan, stamped received 10/11/2017;
 - Topography as proposed, dwg no. 3286-03, Rev C, stamped received 22/01/2018;
 - Plot 2 'Alder' as proposed, dwg no. 3286-05 Rev A, stamped received 15/01/2018;
 - Plot 3 'Ash' as proposed, dwg no. 3286-06 Rev A, stamped received 15/01/2018;
 - Plot 4 'Ash' as proposed, dwg no. 3286-07 Rev B, stamped received 22/01/2018;
 - Plot 8 'Juniper' Floor Plans, dwg no. 3286-08 Rev B, stamped received 15/01/2018;
 - Plot 8 'Juniper' block plan, dwg no. 3286-09 Rev A, stamped received 15/01/2018;
 - Plot 9 'Juniper' Elevations and Floor Plans, dwg no. 3286-10 Rev B, stamped received 15/01/2018;
 - Plot 9 'Juniper' block plan, dwg no. 3286-11 Rev B, stamped received 22/01/2018;
 - Plot 12 'Beech' as proposed, dwg no. 3286-12 Rev B, stamped received 15/01/2018;
 - Plot 11 'Alder' as proposed, dwg no. 3286-14 Rev B, stamped received 22/01/2018;
 - Plot 11A 'Alder' as proposed, dwg no. 3286-15 Rev A, stamped received 15/01/2018;
 - Site cross sections, dwg no. 3286-16 Rev A, stamped received 20/11/2017;
 - Site cross sections, dwg no. 3286-17 Rev C, stamped received 22/01/2018;

- Site cross sections, dwg no. 3286-18 Rev C, stamped received 22/01/2018;
 - Site cross sections, dwg no. 3286-19 Rev B, stamped received 15/01/2018;
 - Site cross sections, dwg no. 3286-20, stamped received 10/11/2017;
 - General Site Details, dwg no. 3286-21 Rev A, stamped received 22/01/2018;
 - Proposed Retaining Walls, dwg no. 3286-23 Rev A, stamped received 22/01/2018;
 - Revised Design & Access Statement, stamped received 22/01/2018;
 - Mining Investigation Report, Tyssen Construction Service Ltd, Report No. 7417/1275A, dated May 1990;
 - Assessment of current ground conditions, Ref. RH3286, dated 9th January 2017, stamped received 10/11/2017;
 - Reptile Survey Report, Version 2.0 dated June 2023, IES Consulting, recorded received 19/01/2024;
 - Preliminary Ecological Appraisal, Version 3.0 dated July 2023, IES Consulting, recorded received 15/01/2024;
 - Tree Survey by Mackley Davies Associates, August 2016, stamped received 10/11/2017;
 - Landscaping as Proposed, Drawing No. 3286-02, Rev E dated 24/11/2023;
 - Landscaping Scheme and Planting Proposals, Job No, 3286, dated 20th November 2023
Unless otherwise specified or required by condition 2-15 listed below.
2. Notwithstanding any details indicated on the approved plans, no works (including groundworks or vegetation clearance) shall take place on plot 10 until a method statement including details of the extent of nature of such works are submitted to and approved in writing by the Local Planning Authority. All works subsequently undertaken shall be undertaken in strict accordance with such details as may be approved in writing by the Local Planning Authority.
 3. No works shall commence on site until all tree protection measures identified in the submitted Tree Survey (Mackley Davies Associates, August 2016) are implemented. Such protection measure works shall be overseen by a qualified arborist undertaken in accordance with an arboricultural watching brief. Details of the arborist and the watching brief shall be submitted in writing for approval to the Local Planning Authority at least five working days before works commence on site. The approved protection measures shall be maintained during the course of development and retained until are works are completed and materials are removed from the site (or an alternative timescale otherwise agreed by the Local Planning Authority).
 4. Notwithstanding any details indicated on the approved plans, no development shall commence on site other than for ground profiling works and intrusive site investigations until details are submitted to and approved in writing by the Local Planning Authority of a scheme for the comprehensive and integrated drainage of the site showing how foul water will be dealt with. None of the dwellings hereby approved shall not be occupied until all drainage works relating to that property and its connection to the wider drainage network are completed in accordance with the approved details.
 5. No development shall commence on site until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include details of :-
 - Hours of working;
 - The parking of vehicles of site operatives and visitors;
 - Delivery of materials;
 - Wheel washing facilities;

- Storage of plant and materials used during demolition and construction;
 - The erection and maintenance of security hoardings;
 - Measures to control the emissions of dust and dirt during demolition and construction;
 - A scheme for the recycling/disposing of waste resulting from demolition and construction works;
 - Siting and details of any required construction compound.
Such details and measures as contained in a Method Statement approved by the Local Planning Authority shall be adhered to throughout the demolition and construction period.
6. Notwithstanding the details on the approved plans, before works commence on site, details shall be submitted to and approved in writing by the Local Planning Authority of the finishes and constructional details of any retaining wall or works required in association with the development hereby approved that would exceed 1.5 metres in height. Such details must also include a certificate signed by a suitably qualified engineer that shall verify the structural integrity of the proposed works. All works implemented shall be completed in full accordance with such details and specifications as may be approved in writing by the Local Planning Authority before the development hereby approved is brought into beneficial use.
 7. Notwithstanding the recommendations of the Thyssen Mining Report (ref: 7414/1275A) and Assessment of current ground conditions statement (ref. RH/3286), both stamped received 10th November 2017, a verification report signed by a suitable qualified engineer shall be submitted to the Local Planning Authority prior to commencement of development on each plot. The engineer shall verify that the foundation design for each dwelling is appropriate to the site conditions having regard to its position relative to the identified Brynmawr fault.
 8. No dwelling hereby approved shall be occupied until all external finishes relating to that dwelling is completed in full accordance with the details indicated on the approved plans.
 9. No dwelling hereby approved shall be occupied until the access, driveway and parking areas relating to that dwelling are constructed, surfaced and drained as indicated on the approved plans. The areas provided shall be retained for their designed purposes at all times.
 10. None of the dwellings hereby approved shall be occupied until the roads and footways fronting and/or serving that dwelling from the public highway has been laid out and constructed to a minimum of binder course level, and any street lighting to be provided has been erected and energised in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
 11. All planting, seeding or turfing comprised in the approved details of landscaping; 'Landscaping as Proposed, Drawing No. 3286-02, Rev E dated 24/11/2023' and 'Landscaping Scheme and Planting Proposals, Job No, 3286, dated 20th November 2023' shall be carried out in the first planting and seeding season following occupation of the building, the completion of the development (whichever is the sooner), or any alternative timescale that may be approved in writing by the Local Planning Authority before works commence on site. Any trees, shrubs or plants which within a period of 5 years from implementation of the planting scheme die, are removed or become seriously damaged or diseased, shall be replaced by one of the same species and size in the next available planting season.

12. Prior to construction of plots 8 and 9 hereby approved, details of the proposed bridging structure from the first floor to the rear garden shall be submitted to and approved in writing by the Local Planning Authority. The bridging structure as approved shall be constructed prior to occupation of the respective plots.
13. The development shall begin not later than five years from the date of this decision notice.
14. The development shall be implemented in full accordance with all the mitigation and enhancement recommendations contained in the approved 'Reptile Survey Report, Version 2.0 dated June 2023, IES Consulting, recorded received 19/01/2024' and 'Preliminary Ecological Appraisal, Version 3.0 dated July 2023, IES Consulting, recorded received 15/01/2024.'
15. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

The reasons for the Council's decision to grant permission for the development subject to the compliance with the conditions hereinbefore specified are:-

1. To clearly define the scope of this permission.
2. To minimise and mitigate the impact of the development on a resource or feature of biodiversity value in accordance with the relevant criteria under LDP Policy DM1 and DM14.
3. To ensure that the protected and retained trees on the site are suitably safeguarded during the construction stage of the development in accordance with the relevant criteria under LDP Policy DM15 and DM16.
4. To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment of the existing public sewerage system in accordance with the relevant criteria under LDP Policy DM1.
5. To safeguard local amenity interests and to ensure that the impacts of the demolition and construction phase of the development are adequately addressed in accordance with the relevant criteria under LDP Policy DM1.
6. To safeguard the integrity of any retaining works required in association with the approved development and to safeguard visual amenity interests in accordance with the relevant criteria under LDP Policy DM1.
7. To ensure adequate regard has been given to ground conditions in carrying out development in accordance with the relevant criteria under LDP Policy DM1.
8. To safeguard the visual amenities of the area in accordance with the relevant criteria under LDP Policy DM2.
9. To ensure the parking needs of the development are adequately met and to safeguard highway interests in accordance with the relevant criteria under LDP Policy DM1.
10. To ensure suitable vehicular and pedestrian access to the site and to safeguard highways safety in accordance with the relevant criteria under LDP Policy DM1.
11. To ensure timely implementation of an appropriate landscaping scheme in accordance with the relevant criteria under LDP Policy DM1.
12. In the interests of visual amenity in accordance with the relevant criteria under LDP Policy DM1.
13. To comply with the requirements of Section 91 of The Town and Country Planning Act 1990.
14. In the interests of ecological and biodiversity value of the site and to safeguard species protected under the Conservation of Habitats and Species Regulations 2010 (as amended)

and the Wildlife and Countryside Act 1981 (as amended) in accordance with the relevant criteria under LDP Policy DM14.

15. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with the relevant criteria under LDP Policy DM1.

Informative Advice

1. The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining features are unexpectedly encountered during development, these should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority
2. In satisfying condition 2, the developer is advised that the pre-removal inspection for bats should be undertaken by a suitably qualified Ecologist, using an endoscope and thermal imaging camera where appropriate to inspect potential roost sites. If it is shown to support roosting bats, then a licence may be required from Natural Resources Wales in order to remove it.
3. In satisfying condition 6, the developer is advised that the retaining wall to Plot 12 must be designed to the specification of the Highway Authority. To discuss the highway requirements please call 01495 355411.
4. The applicant is reminded that Badgers and their sets are fully protected under the Protection of Badgers Act 1992 and are listed under Schedule 6 of the Wildlife and Countryside Act 1981 (as amended). A check for badger activity on the site should be undertaken by a suitably experienced ecologist to ensure no new setts have been created before development starts. Should any setts be discovered the applicant is advised to contact the Council's Ecologist for further guidance.
5. The developer is advised that Japanese Knotweed is listed in Schedule 9 of the Wildlife and Countryside Act 1981. It is an offence to plant or cause this species to grow in the wild. Actions which cause the spread of Japanese Knotweed may constitute an offence. The entire site should be checked for Japanese knotweed before any vegetation clearance or groundworks take place. This is to prevent the spread of this invasive species. The stands of Japanese knotweed should be subject to eradication by a suitably qualified BASIS contractor. Until these areas have been signed off as being clear of this species, an exclusion zone should be set up to extend 7m from the furthest extent of this plant. No groundworks should occur in these areas until the contractor has signed them off as being clear of the plant. Additionally, the entire site should be resurveyed for this species and a control and eradication plan put in place. This is to avoid the spread of Japanese knotweed on the site.
6. The developer should consider the need for the provision of adequate water supplies on the site for firefighting purposes and access for emergency firefighting appliances. Should the developer require further information in relation to this matter, they should contact firesafety@southwales-fire.gov.uk
7. The applicant/developer should note that the development hereby approved also requires SuDS approval before work commence. Further guidance can be found at <https://www.blaenau-gwent.gov.uk/en/resident/planning/how-to-apply-for-planning-permission/permission-for-drainage/>

On such basis any surface water drainage details submitted as part of your application have not been considered. Should it be necessary to amend your development to meet the requirements of the SAB (SuDS Approval Body) you should seek further advice from the Local Planning Authority.

8. The applicant is advised of the following legislation:

- All wild birds, their nests and their eggs are protected under the Wildlife and Countryside Act 1981 (as amended).
- All British reptiles are protected from intentional killing, injuring and sale under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).
- Hedgehogs are protected from certain methods of killing or capture under Schedule 6 of the Wildlife and Countryside Act 1981 (as amended).
- All British bat species are protected under the Conservation of Habitats and Species Regulations 2010 (as amended), known as the 'Habitats Regulations'.

Under the Habitats Regulations, it is an offence if you:

- Deliberately capture, injure or kill any wild animal of a European Protected Species,
- Deliberately disturb wild animals of any such species,
- "Damage or destroy a breeding site or resting place of such an animal

A nesting bird survey will be required if suitable vegetation is to be cut back or removed between March and August.

If trees (T1) with bat potential are to be removed, they will require further surveys to determine impacts. Bat emergence surveys will need to be carried out between May and September.

The Adopted Development Plan for this area is the Blaenau Gwent Local Development Plan. This varied planning permission is issued having regard to policies in the Blaenau Gwent LDP including policies: SB1, SP4, DM1 and DM2.

Signed



Service Manager Development & Estates

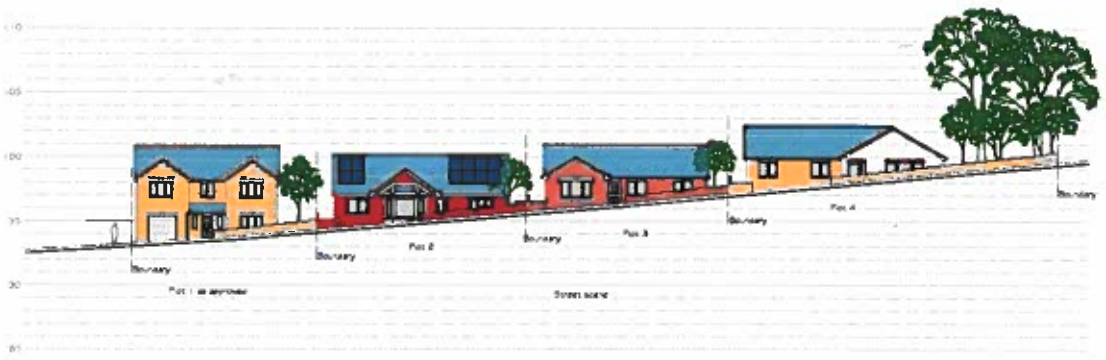
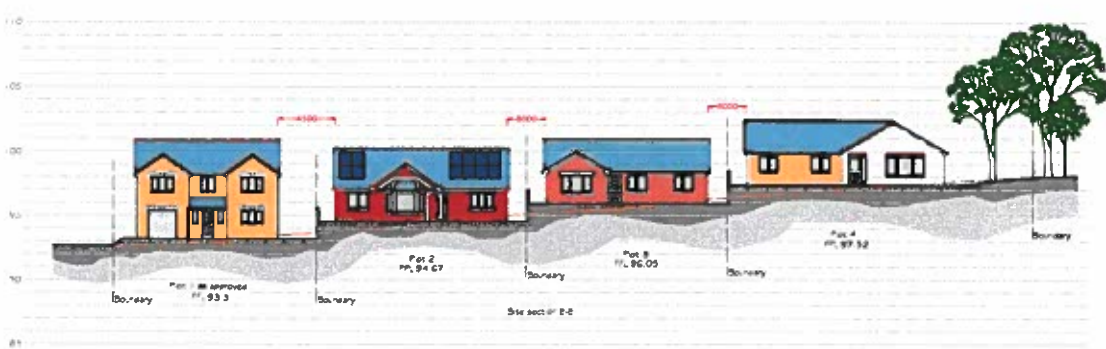
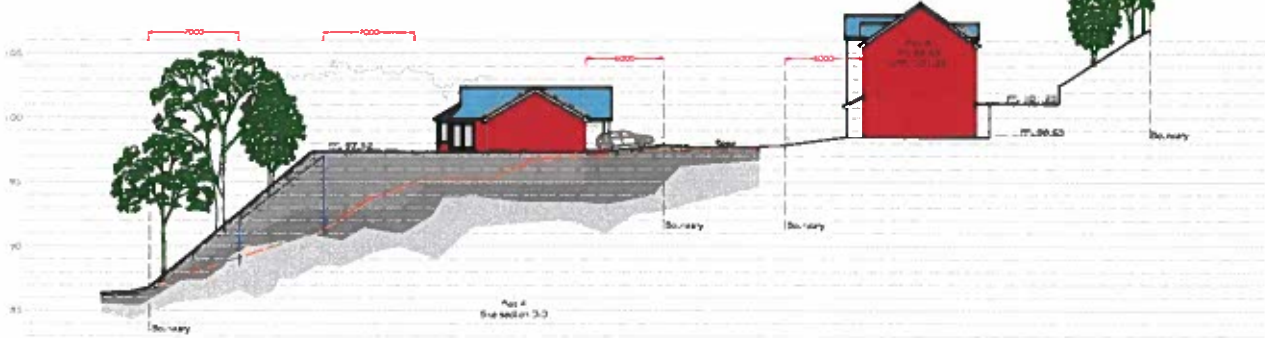
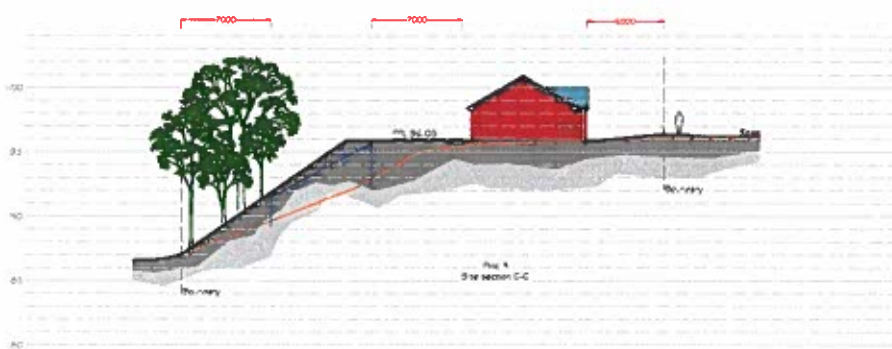
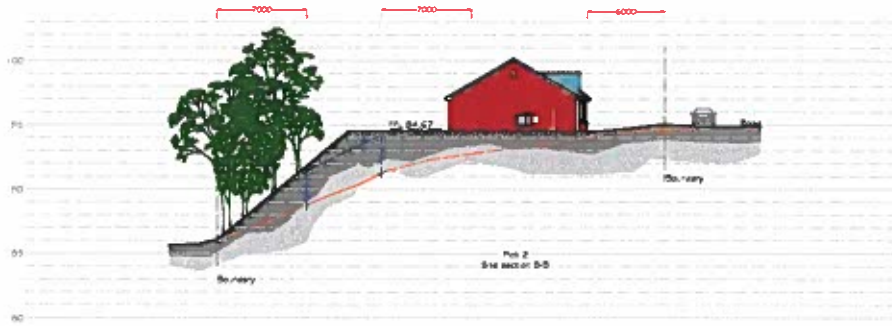
Date: 23/01/2024

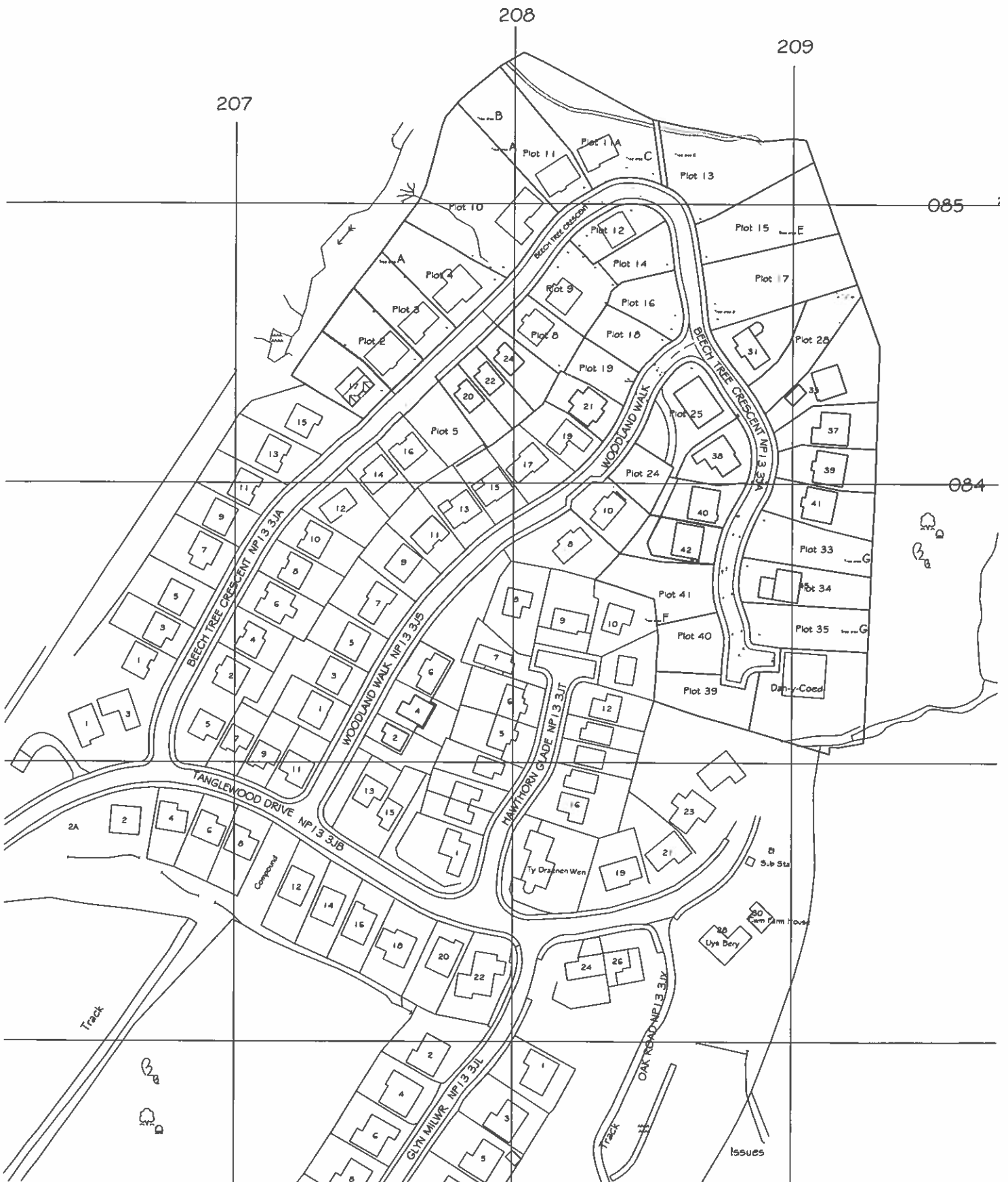
IT IS IMPORTANT YOU READ THE NOTES ON THE REVERSE OF THIS NOTICE

NOTES

1. If the applicant is aggrieved by the decision to grant planning permission subject to conditions, they may appeal to the Welsh Government (WG) in respect of those conditions in accordance with Section 78 of the Town and Country Planning Act 1990 within strict timescales. You should contact the Planning Inspectorate in Cardiff to establish the deadline for your appeal to be submitted as it is different dependent on the type of application/case. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Cathays Park, Cardiff CF10 3NQ.
2. If permission to develop land is refused or granted subject to conditions, whether by the Council or by the WG, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council, a purchase notice requiring that the Council purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990. In certain circumstances a claim may be made against the Council for compensation where permission is refused or granted subject to conditions by the WG on appeal. The circumstances in which such compensation is payable is set out in section 114 of the T&CPA 1990.
3. This permission does not purport to grant consent under any other legislation than the Town and Country Planning Act 1990. It does not grant consent to enter or develop land/buildings without the owners permission.
4. This is a planning permission. It may be necessary to also obtain consent under the building regulations or other legislation e.g. party wall act before the development is carried out.
5. The applicant is advised that the grant of planning permission does not entitle him/her to obstruct a right of way. If it is necessary to stop-up or divert a right of way to enable the development to be carried out, they must apply to the Rights of Way Officer, Blaenau Gwent CBC, Municipal Offices, Civic Centre, Ebbw Vale, for an order under 257 of the Town and Country Planning Act, 1990. Development should not be started until the decision of the Council has been taken on such application.
6. If you wish to deviate from your approved plans, it is advisable to contact the council. You may be able to follow the non material amendment procedure but be advised that a new planning application may be required if the changes are significant. Failure to notify the council may result in a development that does not have planning permission.
7. Mining / Ground Conditions: If the site subject to this planning permission is in a low risk area, the site may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com However your site may be in a high risk area as defined by 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 break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place. It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to the Coal Authority policy in relation to new development and mine entries available at www.coal.decc.gov.uk
Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is available on The Coal Authority website www.coal.decc.gov.uk
8. The developer/applicant is advised that the removal and disposal of all waste resulting from this development must be dealt with in accordance with The Waste (England and Wales) Regulations 2012, and the principles of the Waste Hierarchy. It is the applicant/developers responsibility to ensure that all waste is dealt with in the appropriate manner and to secure and produce evidence to enable tracking of such disposal upon request.

Key
 Existing ground line
 Proposed ground line
 Tree protection zones





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 Kingcoed
 Usk
 Monmouthshire
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 01291 690010
 liz@heronassociates.co.uk

- Status:
- Preliminary
 - Pre-planning
 - Planning (Outline)
 - Planning (Reserved matters)
 - Planning (Full)
 - Building Regulations
 - Tender issue
 - As built
 - PROVISIONAL

Date: 10.03.2025
 Scale: 1:1250 @ A3
 Drawing No: 4133-02
 Revision:

Project: Plot 2 Beech Tree Crescent
 Tanglewood
 Blaenau
 Client: Mr D O'Shea
 Drawing: Location plan

