



**NEATH PORT TALBOT COUNTY BOI
CYNGOR BWRDEISTREF SIROL CASTELL** *3D900*

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE) ORDER 1995**

APPROVAL OF FULL PLANNING PERMISSION

Name and address of the applicant

**SILVERCROFT ENTERPRISES
LTD
9 YNISDERW ROAD
PONTARDAWE
SWANSEA
SA8 4EG**

Whereas on the Wednesday, 17 May 2006 you submitted an application for the following development:-

**PROPOSAL CHANGE OF USE PART OF THE FORMER
BUILDERS YARD TO CARPARK PLAY AREA AND
BEER GARDEN CREATE NEW ACCESS WITH
PORCH OVER AND BUILD NEW PORCH OVER
EXISTING OPENING**

**LOCATION THE OTHER PLACE 9 YNISDERW ROAD
PONTARDAWE SWANSEA**

**THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL
PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE
ABOVE MENTIONED ACT AND ORDER HEREBY PERMITS THE
DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH THE
APPLICATION AND THE PLANS SUBMITTED THEREWITH, SUBJECT TO
COMPLIANCE WITH THE CONDITIONS SPECIFIED HEREUNDER:**

Continued/

Reference No: P2006/0692

CONDITIONS:-

(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)No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the visual amenity of the area.

(3) This consent relates to the amended plans received on the 30th May 2006.

Reason

In the interests of clarity

(4) No sound amplifying equipment shall be installed, which is audible outside the premises, without the prior agreement in writing of the Local Planning Authority.

Reason

In the interests of the amenity of the area.

(5) The existing and proposed beer garden together with the proposed play area shall not be used after 23:15 hours on any day.

Reason

To protect the amenities of nearby residential properties

(6)Prior to commencement of work on site, details of any proposed play equipment to be sited within the proposed play area shall be submitted to and agreed in writing with the Local Planning Authority, and the equipment shall be installed in accordance with the agreed details.

Reason

In the interest of visual amenity and to further safeguard the amenities of neighbouring occupiers.

Continued/

Reference No: P2006/0692

(7)The proposed car parking area shall be laid out in accordance with the submitted details prior to commencement of use of the proposed beer garden and shall thereafter not be used for any purpose other than vehicle parking.

Reason

In the interests of highway safety and to conform with the requirements of the local planning authority concerning off-street car parking (servicing).

Signed :
Geoff White – Head Of Planning

Date: 18/07/2006

IMPORTANT NOTES:

(1) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2001).

(2)Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

(3)Before commencing development, the developer is advised to contact Hyder Network Development Consultants on 01443 331155 in relation to building in the vicinity of a sewer or a connection to a sewer.

(4)The developer is advised that the Council have not consulted the Coal Authority in respect of this application. It is the developer's responsibility to contact the Coal Authority direct to ensure that the site is not effected by past mine workings and therefore to ensure that any development is carried out in a safe manner.

(5)You are advised, in compliance with The Town & Country Planning (General Development Procedure) (Wales) (Amendment) Order 2004, that the following policies and/or proposals in the development plan are relevant to the above conditions as detailed below:

Condition 2 - Northern Lliw Valley Local Plan - Policy EQ15

Conditions 1-6 - Neath Port Talbot Draft Unitary Development Plan - Policy ENV17