

Application Number C/2002/0061

BLAENAU GWENT COUNTY BOROUGH COUNCIL

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

OUTLINE PLANNING APPROVAL

TO
Newbridge Construction Limited,
23 A Gold Tops,
Newport

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

Redevelopment of land for industrial development, ecological mitigation and public open space (Classes A3,C1,B1,B2 and B8).
Land At Bryn Serth Road Ebbw Vale

in accordance with the plan/s and OUTLINE application submitted to the Council on 19 February, 2002 subject to the conditions specified under:-

1. Approval of the details of the following reserved matters shall be obtained from the Local Planning Authority prior to the commencement of development:
 - (a) siting
 - (b) design
 - (c) external appearance
 - (d) means of access
 - (e) landscaping of the site
2. Approval of the following details shall be obtained from the Local Planning Authority prior to the commencement of development:
 - (a) existing and proposed site levels including full cross sectional drawings
 - (b) proposed slab or floor levels;
 - (c) road construction including full sections and drainage details thereof,
 - (d) the provision to be made for the parking, turning, loading and unloading of vehicles
 - (e) the means of foul and surface water drainage;
 - (f) the position, height and materials of all walls, fences and other means of enclosure
 - (g) full constructional details of retaining walls.
3. There shall be no built development on the site other than in the areas specified on TACP Drawing Fig: 1(B) submitted with the application headed - Indicative Layout.
4. No building constructed under this planning permission shall exceed 8.5 metres in height (maximum).
5. No industrial building constructed under this planning permission shall exceed 5,000m² floorspace or shall be less than 2,000m² floorspace.

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6. The area designated for 'commercial development' on TACP Drawing Fig: 1(B) shall not be used for Class B2 general industrial purposes (as defined by the Town & County Planning (Use Classes) Order 1987 (as amended).
7. No development shall take place until a comprehensive development brief for the site has been submitted to and approved by the Local Planning Authority. The development shall be carried out in compliance with the brief as approved.
8. No development shall take place until full details of all landscape works have been submitted to and approved in writing by the Local Planning Authority.
These details shall include:
 - a) Planting plans including schedule of species, plant sizes and proposed numbers/densities of plants.
 - b) Written specifications for ground preparation planting methods and finishes to planted areas.
 - c) Hard surfacing materials.
 - d) Means of enclosure.
 - e) Minor structures such as refuse storage facilities, street furniture, signs etc.
9. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.
10. No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.
11. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
12. If within a period of 5 years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
13. No development shall take place until full details of ecological mitigation measures have been submitted to and approved by the Local Planning Authority. These details shall include (inter alia):
 - a) Retention of habitats
 - b) Habitat creation measures
 - c) Management of these areas/habitats in the form of an ecological management plan
 - d) Monitoring programme of the outcome of mitigation.
 - e) A scheme for the implementation of the measures.

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14. The details approved under condition 13 above shall be implemented before the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.
15. The development hereby permitted shall not be brought into use until the following works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority:
 - (a) Access
 - (b) Parking Area
 - (c) Turning Area
 - (d) Loading and Unloading Areas
 - (e) Visibility Splays
 - (f) Surface Water Drainage
 - (g) Surfacing
16. Visibility splays of 4.5 metres by 215 metres at the point(s) of access onto the public highway shall be provided before the commencement of the development. These splays shall be kept free of obstacles exceeding 0.9 metres in height at all times.
17. The areas designated for parking, turning, loading and unloading shall not be obstructed and shall be retained and kept available for these purposes at all times.
18. Provision shall be made for the cleansing of wheels of vehicles leaving the site in accordance with a scheme to be submitted to and approved by the Local Planning Authority before the development commences. No vehicle shall leave the site in such a condition that any material is deposited onto the highway.
19. No materials, products or refuse of any kind shall be stored in the open on the site.
20. No sound amplifying equipment, which is audible outside the premises shall be installed in the premises without the consent, in writing, of the Local Planning Authority.
21. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank or the combined capacity of interconnected tanks, plus 10%. All filling points, vents gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.
22. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system, restricting run-off to a rate not exceeding 20 litres per second per hectare developed has been approved by and implemented to the satisfaction of the Local Planning Authority.
23. No development approved by this permission shall be commenced until a detailed method statement describing the works to be undertaken and details of any necessary pollution prevention measures during the construction phase are submitted, agreed and implemented to the satisfaction of the Local Planning Authority.
The method statement shall include at least the following:

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- Details of surface water drainage arrangements to be installed to intercept and treat contaminated surface water run-off.
 - Details of measures to ensure there is no polluting discharge from haul roads and disturbed areas.
 - Details of the nature, type and quantity of materials to be imported on-site.
 - All fuels, oils and chemical storage facilities.
24. The use hereby permitted shall not commence before a scheme for the control of the emission of noise has been agreed with the Local Planning Authority. Such details that are approved shall be implemented in full prior to the commencement of the development.
25. During the construction phase(s), no machinery shall be operated on the site otherwise than between the hours of 0800 to 1800 Mondays to Fridays only.
26. Development shall not begin until the results of a site investigation and an assessment of the overall stability of the site (and surrounding land if appropriate and necessary) and suitability of the site for such a development have been submitted to the Local Planning Authority and approved by the Authority in writing.
27. The development hereby approved shall incorporate in full all the measures shown to be necessary in the assessment required under the above condition.
28. The above reserved matters shall be submitted for approval not later than the expiration of 3 years beginning with the date of the grant of outline planning permission; and the development to which the permission relates must be begun not later than whichever is the later of the following dates:-
- (i) The expiration of 5 years from the date of the grant of outline planning permission or
 - (ii) The expiration of 2 years from the final approval on of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

1. These reserved matters have not been submitted for approval with the outline application.
2. To ensure that the development takes place in an acceptable manner.
3. To ensure that the development is contained within the parameters assessed in the submitted Environmental Statement.
4. To ensure that the development is contained within the parameters assessed in the submitted Environmental Statement.
5. To ensure that the development is contained within the parameters assessed in the submitted Environmental Statement.
6. To ensure that the development is contained within the parameters assessed in the submitted Environmental Statement.
7. The highest standards of development are expected in this prominent important location.
8. Landscaping of the site is an important element of any development. This condition is imposed in order to ensure that a landscaping and maintenance scheme is submitted.
9. To ensure implementation of the approved landscaping scheme.

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10. To ensure that proper details of earthworks are provided.
11. Landscaping of the site is an important element of any development. This condition is imposed in order to ensure that a landscaping and maintenance scheme is submitted.
12. To ensure replacement of any landscaping that is destroyed removed or otherwise lost.
13. Ecological mitigation is a very important consideration in the determination of this application.
14. Ecological mitigation is a very important consideration in the determination of this application.
15. To enable the vehicular needs of the development to be adequately served at all times.
16. In the interests of highway safety.
17. To enable the normal vehicular needs of the development to be met without recourse to on street parking.
18. To ensure that off site movement of dust and mud is minimised in the interests of the amenity of the surrounding area and highway safety.
19. To protect the existing amenities of the surrounding areas.
20. In the interests of the amenities of occupiers of nearby properties.
21. To prevent pollution of the water environment.
22. To prevent the risk of flooding.
23. To prevent pollution of watercourse and the immediate environment.
24. To protect the existing amenities of the surrounding areas.
25. To protect the existing amenities of the surrounding areas.
26. The Local Planning Authority is aware that the site may be affected by land instability and/or possible contamination and it considers that this should be addressed in the development.
27. The Local Planning Authority is aware that the site may be affected by land instability and it considers that this should be addressed in the development.
28. To comply with the requirements of section 92 of the Town and Country Planning Act 1990 (as amended).

Notes to Applicant

1. The applicant is advised that the responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner. Although, the Local Planning Authority has used its best endeavours to determine this application on the basis of the information available to it, this does not mean that the land is free from instability and contamination.
2. An agreement under Section 38 of the Highways Act 1980 is required in respect of the adoption of the proposed highways, should that be the developer's intention. The highway layout and construction details must be in accordance with the current Highway Authority guidelines. The developer is advised to contact the Highway Authority to discuss this matter.

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3. An agreement under Section 278 of the Highways Act 1980 is required in respect of works to be undertaken within the public highway. The developer is advised to contact the Highway Authority to discuss this matter.
4. The applicant is advised to contact SWALEC/British Gas/Welsh Water and Corus regarding the effect of this proposal on their apparatus.
5. There is a statutory public right of way crossing the site. Any diversion, stopping up or other amendment to it requires a separate authorisation and is not granted permission by this notice. The developer is advised to contact the Council's Rights of Way Officer to discuss this matter.

The adopted Development Plan in force when it was resolved to grant planning permission was the Blaenau Gwent Local Plan. This has since been replaced by the Blaenau Gwent Unitary Development Plan. This planning permission is issued having regard to policies in those plans and information contained in the Environmental Statement submitted with this application.

Signed



Chief Public Protection Officer

Date: 9th August 2007

IT IS IMPORTANT THAT YOU READ THE NOTES ON THE REVERSE OF THIS FORM

Application Number C/2010/0269

BLAENAU GWENT COUNTY BOROUGH COUNCIL

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

**Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995**

APPROVAL OF REMOVAL/VARIATION OF CONDITION

TO

Newbridge Construction
C/O DPP
14 Windsor Road
Cardiff

In pursuance of its powers under the above mentioned Act and order, the Blaenau Gwent County Borough Council (hereinafter called “the Council”) as Local Planning Authority hereby permits:-

Application for variation of condition no.28 of outline planning permission C/2002/0061 to allow a further three (3) years for the submission of Reserved Matters.
Land at Bryn Serth Road, Ebbw Vale

in accordance with the application submitted to the Council on 9 August, 2010 subject to the conditions specified under:-

1. Approval of the details of the layout, scale, appearance, access and landscaping of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority in writing before any commencement of development.
2. Approval of the following shall be obtained from the Local Planning Authority prior to commencement of development:
 - (a) existing and proposed site levels including proposed slab/floor levels;
 - (b) road construction including full sections and drainage details
 - (c) provision to be made for the parking, turning, loading and unloading of vehicles
 - (d) foul and surface water drainage;
 - (e) the position, height and materials of all walls, fences and other means of enclosure
 - (f) full constructional details of retaining walls.
3. There shall be no built development on the site other than in the area specified on TACP Drawing Fig: 1(B) submitted with the application headed - Indicative Layout.
4. No building constructed under this planning permission shall exceed 8.5 metres in height (maximum) measured from finished floor level to ridge or highest part of roof.
5. No industrial building constructed under this planning permission shall exceed 5,000m² floorspace or shall be less than 2,000m² floorspace.
6. The area designated for 'commercial development' on TACP Drawing Fig; 1(B) shall not be used for Class B2 general industrial purposes (as defined by the Town & County Planning (Use Classes) Order 1987 (as amended)).

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7. No development shall take place until a comprehensive development brief for the site has been submitted to and approved by the Local Planning Authority. The development shall be carried out in compliance with the brief as approved.
8. No development shall take place until full details of all landscape works have been submitted to and approved in writing by the Local Planning Authority.
These details shall include:
 - (a) Planting plans including schedule of species, plant sizes and proposed numbers/densities of plants
 - (b) Written specifications for ground preparation planting methods and finishes to planted areas.
 - (c) Hard surfacing materials.
 - (d) Means of enclosure.
 - (e) Minor structures such as refuse storage facilities, street furniture, signs etc.
9. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.
10. No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.
11. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
12. If within a period of 5 years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
13. No development shall take place until full details of ecological mitigation measures have been submitted to and approved by the Local Planning Authority. These details shall include (inter alia):
 - (a) Retention of habitats
 - (b) Habitat creation measures
 - (c) Management of these areas/habitats in the form of an ecological management plan
 - (d) Monitoring programme of the outcome of mitigation
 - (e) A scheme for the implementation of the measures.
14. The details approved under condition 13 above shall be implemented before the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.

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15. The development hereby permitted shall not be brought into use until the following works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.
- (a) Access
 - (b) Parking Area
 - (c) Turning Area
 - (d) Loading and Unloading Areas
 - (e) Visibility Splays
 - (f) Surface Water Drainage
 - (g) Surfacing
16. Visibility splays of 4.5 metres by 215 metres at the point(s) of access onto the public highway shall be provided before the commencement of the development. These splays shall be kept free of obstacles exceeding 0.9 metres in height at all times.
17. The areas designated for parking, turning, loading and unloading shall not be obstructed and shall be retained and kept available for these purposes at all times.
18. Provision shall be made for the cleansing of wheels of vehicles leaving the site in accordance with a scheme to be submitted to and approved by the Local Planning Authority before the development commences. No vehicle shall leave the site in such a condition that any material is deposited onto the highway.
19. No materials, products or refuse of any kind shall be stored in the open on the site.
20. No sound amplifying equipment, which is audible outside the premises shall be installed in the premises without the consent, in writing, of the Local Planning Authority.
21. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank or the combined capacity of interconnected tanks, plus 10%. All filling points, vents gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.
22. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system, restricting run-off to a rate not exceeding 20 litres per second per hectare developed has been approved by and implemented to the satisfaction of the Local Planning Authority.
23. No development approved by this permission shall be commenced until a detailed method statement describing the works to be undertaken and details of any necessary pollution prevention measures during the construction phase are submitted, agreed and implemented to the satisfaction of the Local Planning Authority. The method statement shall include at least the following:
- Details of surface water drainage arrangements to be installed to intercept and treat contaminated surface water run-off.
 - Details of measures to ensure there is no polluting discharge from haul roads and disturbed areas.
 - Details of the nature, type and quantity of materials to be imported on-site.

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- All fuels, oils and chemical storage facilities.
- 24. The use hereby permitted shall not commence before a scheme for the control of the emission of noise has been agreed with the Local Planning Authority. Such details that are approved shall be implemented in full prior to the commencement of the development.
- 25. During the construction phase(s), no machinery shall be operated on the site otherwise than between the hours of 0800 to 1800 Mondays to Fridays only.
- 26. Development shall not begin until the results of a site investigation and an assessment of the overall stability of the site (and surrounding land if appropriate and necessary) and suitability of the site for such a development have been submitted to the Local Planning Authority and approved by the Authority in writing.
- 27. The development hereby approved shall incorporate in full all the measures shown to be necessary in the assessment required under the above condition.
- 28. Each new non residential building hereby permitted shall be constructed to achieve a minimum BREEAM (or subsequent equivalent quality assured scheme) overall "very good standard" and achieve the mandatory credits for "excellent" under issue Ene1 - reduction of CO2 Emissions in accordance with the requirements of BREEAM. The development shall be carried out entirely in accordance with the approved assessment and certification.
- 29. The above reserved matters shall be submitted for approval not later than the expiration of 3 years from the date of this permission and the development to which the permission relates must be begun not later than whichever is the later of the following dates:-
 - i. the expiration of 5 years from the date of the grant of outline planning permission C/2010/0265
 - ii. the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

1. These reserved matters have not been submitted for approval
1. To ensure that the development takes place in an acceptable manner.
2. To ensure that the development is contained within the parameters assessed in the submitted Environmental Statement.
3. To ensure that the development is contained within the parameters assessed in the submitted Environmental Statement.
4. To ensure that the development is contained within the parameters assessed in the submitted Environmental Statement.
5. To ensure that the development is contained within the parameters assessed in the submitted Environmental Statement.
6. The highest standards of development are expected in this prominent important location.
7. Landscaping of the site is an important element of any development. This condition is imposed in order to ensure that a landscaping and maintenance scheme is submitted.
8. To ensure implementation of the approved landscaping scheme.
9. To ensure that proper details of earthworks are provided.

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10. Landscaping of the site is an important element of any development. This condition is imposed in order to ensure that a landscaping and maintenance scheme is submitted.
11. To ensure replacement of any landscaping that is destroyed removed or otherwise lost.
12. Ecological mitigation is a very important consideration in the determination of this application.
13. Ecological mitigation is a very important consideration in the determination of this application.
14. To enable the vehicular needs of the development to be adequately served at all times.
15. In the interests of highway safety.
16. To enable the normal vehicular needs of the development to be met without recourse to on street parking.
17. To ensure that off site movement of dust and mud is minimised in the interests of the amenity of the surrounding area and highway safety.
18. To protect the existing amenities of the surrounding areas.
19. In the interests of the amenities of occupiers of nearby properties.
20. To prevent pollution of the water environment.
21. To prevent the risk of flooding.
22. To prevent pollution of watercourse and the immediate environment.
23. To protect the existing amenities of the surrounding areas.
24. To protect the existing amenities of the surrounding areas.
25. The Local Planning Authority is aware that the site may be affected by land instability and/or possible contamination and it considers that this should be addressed in the development.
26. The Local Planning Authority is aware that the site may be affected by land instability and it considers that this should be addressed in the development.
27. In the interests of sustainable development.
28. To comply with the requirements of section 92 of the Town & Country Planning Act 1990 (as amended).

Informative Advice

1. The applicant is advised that the responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner. Although, the Local Planning Authority has used its best endeavours to determine this application on the basis of the information available to it, this does not mean that the land is free from instability and contamination.
1. An agreement under Section 38 of the Highways Act 1980 is required in respect of the adoption of the proposed highways, should that be the developer's intention. The highway layout and construction details must be in accordance with the current Highway Authority guidelines. The developer is advised to contact the Highway Authority to discuss this matter.
2. An agreement under Section 278 of the Highways Act 1980 is required in respect of works to be undertaken within the public highway. The developer is advised to contact the Highway Authority to discuss this matter.
3. The applicant is advised to contact SWALEC/British Gas/Welsh Water and Corus regarding the effect of this proposal on their apparatus.

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4. There is a statutory public right of way crossing the site. Any diversion, stopping up or other amendment to it requires a separate authorisation and is not granted permission by this notice. The developer is advised to contact the Council's Rights of Way Officer to discuss this matter.

The Adopted Development Plan for Blaenau Gwent is the Adopted Unitary Development Plan. This planning permission is issued having regard to policies in the Blaenau Gwent UDP including Policies E2 EN13, EN15, EN16, EN17 & EN11 T4, T5, T7, T8, T9, T10

Signed



Head of Planning Control

Date: 28 March, 2012

IT IS IMPORTANT THAT YOU READ THE NOTES ON THE REVERSE OF THIS FORM

NOTES

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Wales in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Cathays Park, Cardiff. CF1 3NQ). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for Wales, and the owner of the land claims that the land has become incapable of reasonably 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 may serve on the Council of the county district in which the land is situated, a purchase notice requiring that the council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.
4. Further correspondence regarding this approval should bear the reference number quoted in the top right-hand corner of this form.
5. THIS IS A PLANNING PERMISSION ONLY, AND IT MAY BE NECESSARY TO OBTAIN CONSENT UNDER THE BUILDING REGULATIONS OR UNDER OTHER LEGISLATION BEFORE THE PARTICULAR DEVELOPMENT IS CARRIED OUT; IN PARTICULAR, IF IT IS DESIRED TO OBTAIN AN IMPROVEMENT GRANT UNDER THE HOUSING ACTS, AN APPLICATION MUST BE MADE TO THE LOCAL AUTHORITY, AND THEIR APPROVAL OBTAINED BEFORE THE WORKS IS COMMENCED.
6. The Applicant is warned 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, he should on receipt of the planning permission, apply without delay to the Rights of Way Officer, Blaenau Gwent County Borough Council, Business resource Centre, Tafarnaubach, Tredegar, Blaenau Gwent, for an order under 257 of the Town and Country Planning Act, 1990; development should not be started until the decision of the Blaenau Gwent County Borough Council has been taken on the application.
7. The proposed development lies within an area which could be subject to current or historical hazards resulting from coal mining. These hazards may include collapse of shallow workings, entry into shafts or adits, gas emissions (including possible spontaneous combustion), subsidence and water migration. Applicants/developers must have regard to these hazards that might affect stability, health, safety or cause other adverse environmental impact. Where appropriate, expert advice should be sought. Some works may also require the consent of the Coal Authority and failure to obtain such consent may be trespass.

