

Application No: 08/01714/E



PERMISSION FOR DEVELOPMENT

To:
RPS Planning & Development
FOA> Mark Roberts
Park House
Greyfriars Road
Cardiff
CF10 3AF

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

WHEREAS you submitted an application for Full Planning Permission received on 11/07/2008 to:INSTALL CONCRETE HARDSTANDING AND SOIL WASH PLANT FACILITY at Hard Stand and Soil Wash, Ty To Maen Farm, Newton Road, Trowbridge, Cardiff (hereinafter called "the development");

CARDIFF COUNTY COUNCIL, as the Local Planning Authority for the County of Cardiff, in pursuance of its powers under the above mentioned Act and Orders, hereby PERMITS the development to be carried out in accordance with the application and plans submitted therewith, subject to compliance with the conditions specified hereunder:

1. The development permitted shall be begun before the expiration of five years from the date of this planning permission.
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. The consent relates to the application as amended by the revised plans numbered JCC6190:14B and 15B attached to and forming part of this planning application.
Reason: The plans amend and form part of the application.
3. This permission relates to the application as supplemented by the information contained in the Water Resource Review from the agent dated March 2009.
Reason: The information provided forms part of the application.
4. No development shall take place until full details of the drainage design, including details of the soil washing storage pond, have been submitted to, and approved in writing by the local planning authority. The development shall be carried out and completed in accordance with the approved details and the approved drainage

details shall be retained at all times thereafter.

Reason: To conserve and enhance the nature conservation interest of the Gwent Levels: Rumney and Peterstone Site of Special Scientific Interest

5. The rating level of the noise emitted from fixed plant and equipment on the site shall not exceed the existing background noise level at any time by more than 5dB(A) at any residential property when measured and corrected in accordance with BS 4142: 1997.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
6. The operational hours of the Soil Wash Plant Facility hereby approved shall be limited to 07.00 – 18.00 Monday to Friday and 07.00 – 13.00 on Saturday – Sunday.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity of the site are protected.
7. No soils or other materials shall be placed, nor shall any movement of vehicles occur (except at approved vehicle crossing points or for maintenance purposes), within 7 metres of the top edge of the bank of any land owner managed watercourse (not including interceptor ditches) or within 10 metres of the Pil Melyn Reen (not including interceptor ditches) as shown on drawing number JCC6190:08B attached to the Water Resource Review (March 2009).

Reason: To conserve and enhance the nature conservation interest of the Gwent Levels: Rumney and Peterstone Site of Special Scientific Interest.
8. Within three months of the date of this permission, details of the exact location of the watercourse crossing point and details of its design and construction shall be submitted to and approved in writing by the Local Planning Authority. The approved design details shall include 1000mm diameter pipes permitting the flow of water under the crossing points and measures to prevent surface water run-off entering the watercourses and shall be implemented within three months of the date of their approval and shall thereafter be retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To conserve and enhance the nature conservation interest of the Gwent Levels: Rumney and Peterstone Site of Special Scientific Interest.
9. No infiltration of surface water drainage into the ground shall take place unless otherwise agreed in writing by the local planning authority.

Reason: To conserve and enhance the nature conservation

interest of the Gwent Levels: Rumney and Peterstone
Site of Special Scientific Interest

10. No development shall take place until details of a colour scheme for the external finish of the soil wash plant facility have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such at all times thereafter.
Reason: In the interests of the visual amenity of the area.
11. Within 6 months of the beneficial operation of the Soil Wash Facility hereby approved details of the existing plant and machinery to be removed from the site shall be submitted to and approved by the local planning authority. Thereafter the plant and machinery shall be removed from the site in accordance with the approved details within 3 months.
Reason: In the interests of the visual amenity of the area.
12. No equipment, plant or materials shall be brought onto the site for the purpose of development until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, any earthworks, hard surfacing materials, proposed and existing services above and below ground level, planting plans (including schedules of plant species, sizes, numbers or densities, and in the case of trees, planting, staking and protection methods) and an implementation programme. The details shall be consistent with other plans submitted in support of the application.
Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity of the area, and to monitor compliance.
13. The landscaping shall be carried out in accordance with the approved design and implementation programme submitted in discharge of condition 12. Any trees, plants, or hedgerows which, within a period of five years from the completion of the development, die, or are removed, or become seriously damaged or diseased, shall be replaced in the current planting season or the first two months of the next planting season whichever is the sooner, unless the Local Planning Authority gives written consent to any variation.
Reason: To maintain and improve the amenity of the area.
14. In the event of the cessation of the approved use on the site, at least 6 months prior to the operation ceasing a detailed scheme,

including an implementation programme, for the restoration of the land to enable its afteruse for agriculture, or soil blending / storage shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved programme.

Reason: To ensure the satisfactory restoration of the land.

All policies and proposals in the Development Plan which are relevant to this decision are listed in the report on the Application.

IT IS IMPORTANT THAT YOU SHOULD READ THOSE NOTES ON THE ATTACHED SHEET WHICH ARE RELEVANT TO THIS TYPE OF APPLICATION.

Dated: 10/07/2009



**Sean Hannaby
CHIEF STRATEGIC PLANNING AND ENVIRONMENT OFFICER
CITY HALL, CARDIFF CF10 3ND**

It should also be noted that:

The contamination assessments and the affects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.