

Application No: 04/01952/C



PERMISSION FOR DEVELOPMENT

To:
Biffa Waste Services Limited
C/o Severn Trent Water Limited
Park Lane
Minworth
Sutton Coldfield, West Midlands
B76 9BL

Town and Country Planning Act 1990

Town and County Planning (General Development Procedure) Order 1995

WHEREAS you submitted an application for Full Planning Permission received on 11/08/2004 for: CONSTRUCTION AND OPERATION OF EXTENSION TO THE TRANSFER STATION COMPRISING A MATERIAL RECYCLING FACILITY / HARDSTANDING AREA, A VEHICLE WORKSHOP AND CAR PARKING FOR 7 CARS at Cardiff Transfer Station, Leckwith Industrial Estate, Bessemer Close, Grangetown, 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 proposed car and cycle parking facilities shall be complete, and available for use, before either building hereby permitted is brought into beneficial use, and these facilities shall thereafter, be retained. Details of the cycle store shall have been submitted to and approved by the Local Planning Authority prior to its provision.
Reason: To ensure that adequate car, and undercover and secure cycle, parking provision is made.
3. Prior to the commencement of development full surface water drainage details, including hydraulic calculations, storage volumes, areas to be catered for by the drainage system, and full details of the float disabling system (or alternative) shall have been submitted to and approved by the Local Planning Authority.



Reason: To prevent the flooding of the sewerage systems.

4. No development hereby permitted shall commence unless the approved float disabling system (or alternative) which is the subject of Condition 3, has been installed.
Reason: To prevent the flooding of the sewerage systems.
5. Foul water and surface water discharges from the development shall drain separately.
Reason: To protect the integrity of the public sewerage system.
6. Only surface water from the development shall discharge to the public surface water sewerage system.
Reason: To prevent hydraulic overloading of the public foul / combined sewerage system, in the interests of health and safety and to protect the environment.
7. Land drainage from the development shall not discharge directly, or indirectly, into the public sewerage system.
Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.
8. Before the transfer station extension is brought into beneficial use, a scheme of sound insulation works to that building, shall have been submitted to and approved by the Local Planning Authority, and the approved scheme shall have been implemented.
Reason: To protect the nearby occupiers from noise.
9. Before the vehicle workshop extension is brought into beneficial use, a scheme of sound insulation works to that building, shall have been submitted to and approved by the Local Planning Authority, and the approved scheme shall have been implemented.
Reason: To protect the nearby occupiers from noise.
10. The vehicular access doors to the transfer station extension, and the vehicle workshop, shall be kept closed at all times, except when opening is necessary to allow vehicular access or egress.
Reason: To protect nearby occupiers from dust.
11. No part of the development hereby permitted shall be commenced until a scheme detailing the measures necessary for the purpose of monitoring gases generated on the site or land adjoining thereto and for any measures necessary to protect the development has been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall provide details of measures that are required to ensure the safe and inoffensive dispersal or management of gases and to prevent



lateral migration of gases into or from land surrounding the application site. Gases includes landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas.

All measures specified in the above scheme shall (unless otherwise agreed in writing) be undertaken and completed prior to any development commencing or in accordance with a timetable as shall be previously agreed in writing with the Local Planning Authority and the measures shall be retained and maintained until such time as the Local Planning Authority agree in writing.

Reason: To ensure that the safety of future occupiers is not prejudiced.

12. No part of the development hereby permitted shall be commenced until a scheme detailing the measures necessary for the purposes of identifying chemical and other contaminants on the site and to ensure that the land is suitable for the proposed development has been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall include details of any measures necessary to protect future occupiers/users of the land from chemical and other contaminants. All measures in the approved scheme shall be undertaken in accordance with a timetable which shall be agreed in writing with the Local Planning Authority.
- Reason: To ensure that the safety of future occupiers is not prejudiced.

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

Dated: 18/11/2004



Phil Williams
DEVELOPMENT MANAGER
DEVELOPMENT CONTROL
CITY HALL, CARDIFF CF10 3ND

