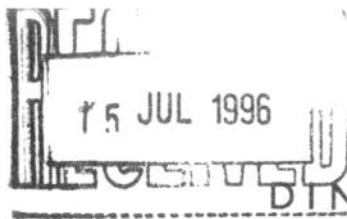


Application No: 96/00521/R



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CITY OF
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PERMISSION FOR DEVELOPMENT

TO:

Biffa Waste Services Ltd
(Mr S Allin)
The Grange, 80 Tamworth Road
Ashby-de-la-Zouch
Leicestershire LE65 2BW

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning General Development Order 1988

WHEREAS you submitted an application for Full Planning Permission received on 01/04/96 for:
CONSTRUCTION AND OPERATION OF A DRY WASTE TRANSFER STATION at Leckwith Industrial Estate, Bessemer Close, Grangetown, Cardiff (hereinafter called "the development");

CARDIFF CITY COUNCIL, as the Local Planning Authority for the City 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. *This consent relates to the application as supplemented by the information contained in the letter from the applicant dated 02MAY96.*
Reason: The information provided forms part of the application.
3. *The two portable type buildings hereby permitted shall be removed and the land restored to its former condition on or before 1st June 2001.*
Reason: The building proposed are of a temporary type and their long term retention would detract from the appearance of the area.

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4. The proposed car parking and manoeuvring areas shall be laid out in accordance with the approved details before the development is brought into beneficial use and be thereafter maintained and retained at all times for those purposes in association with the development.
Reason: to make provision for the parking of vehicles clear of the roads so as not to prejudice the safety, convenience and free flow of traffic.

5. Prior to the commencement of development, details of the proposed method of surface water drainage including the results of a soakaway permeability test shall be submitted to and approved by the Local Planning Authority. The approved drainage method shall be implemented prior to beneficial use.
Reason: To ensure satisfactory drainage contamination of the development.

6. No development shall take place until details of the means of site enclosure have been submitted to and approved by the Local Planning Authority. The means of site enclosure shall be constructed in accordance with the approved details prior to the development being put into beneficial use.
Reason: To ensure that the amenities of the area are protected.

7. No part of the development hereby permitted shall be commenced until a scheme detailing the measures necessary for the purpose of monitoring gas generated on the site or land adjoining thereto and for any measures necessary to ensure its safe and inoffensive dispersal have been submitted to and approved in writing by the Local Planning Authority.
Any such scheme shall provide details of such steps as are required to prevent lateral migration of gas into or from land surrounding the application site. All measures specified in the above scheme shall (unless otherwise agreed in writing) be undertaken and completed prior to any development on any part of the application site affected by such gases or adjoining such part and shall be retained and maintained until such time as the Local Planning Authority agree in writing.
Reason: to ensure the safety and amenity of future occupiers are protected.

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8. 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 potential contaminants on the site and for any measures necessary to ensure for the safety of future occupiers/users of the land from contaminants has been submitted to and approved in writing by the Local Planning Authority. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes, and completed prior to any development on any part of the application site affected by such contaminants (or such later date as may be agreed in writing by the LPA).
Reason: To ensure that the safety and amenities of future occupiers are not prejudiced.
9. Any soils or similar material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation to be submitted to and approved by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and guidance notes.
Reason: To ensure that the safety and amenities of future occupiers are not prejudiced.
10. No waste shall be imported to the site which creates odours which are detectable outside the site boundary.
Reason: To protect the amenities of adjoining occupiers.
11. No storage of waste or recycled materials shall take place in the open air.
Reason: In the interests of the amenities of the area.
12. Details of vehicle wheel washing facilities shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. The approved details shall be implemented prior to beneficial use of the development, and retained

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and made available for use at all times.

Reason: To prevent waste being deposited on the public highway.

13. No crushing of stone or other waste material shall take place at the site without the prior approval of the Local Planning Authority.

Reason: To protect the amenities of adjoining occupiers.

14. This permission shall not extend to the phase two development shown on plan no. 6771/03A.

Reason: The development does not form part of the application.

15. Details of the proposed fuel tank and bund shall be submitted to and approved by the Local Planning Authority prior to the commencement of development and the tank and bund constructed in accord with the approved details.

Reason: To ensure the proposed tank and bund is satisfactory in terms of pollution control and visual amenity.

16. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping (which shall include details of paved areas, verges and other open spaces), which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: To maintain and improve the appearance of the area and in the interests of visual amenity.

17. All planting, seeding, turfing or paved areas comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, or are removed or become seriously damaged or diseased shall be replaced

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in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity.

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

Dated: 11/07/96

EMMETH EVANS
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DIRECTOR OF PLANNING
WOOD STREET, CARDIFF