



**Materion Ffyniant a Datblygu/Prosperity and Development**

Llawr 2/Floor 2, 2 Llys Cadwyn, Pontypridd, CF37 4TH

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## Town and Country Planning Act 1990

### FULL PLANNING PERMISSION

Client's Name and Address

Mr Ayoubkhani  
Highlight Planning  
Office 33  
14 Neptune Court  
Vanguard Way  
Cardiff  
CF24 5PJ

Applicant's Name and Address (if different)

HDH Prichard

#### **Part I - Particulars of Application Number 24/0243/10**

Proposal: Retain engineering works to provide a lagoon, landscaping, drainage and associated works.

Location: LAND TO THE EAST OF HEOL DDU, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LP

Grid Ref: 305042, 186584

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#### **Part II - Particulars of decision**

In pursuance of its powers under the Town and Country Planning Act 1990, the Rhondda Cynon Taf County Borough Council GRANTS permission for the carrying out of the development as specified in the application and plans submitted, subject to the following conditions:-

- 1 Within 3 months of the date of this consent, full site drainage arrangements, including evidence of the baseline benefits of the pond feature and the pre and post discharge rates and a general arrangement of the drainage layout, shall be submitted to the Local Planning Authority for

approval. Should the investigations find that further site drainage information is required, the updated details shall be submitted to Local Planning Authority for approval within 1 month of any request.

Any necessary additional site drainage works shall be implemented on site in accordance with the approved details and to the satisfaction of the Local Planning Authority within 3 months of the details being approved.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

- 2 Within 3 months of the date of this consent the biodiversity enhancement measures set out in Section 5 of the Preliminary Ecological Appraisal (Soltys Brewster Ecology, February 2024) shall be implemented on site, and shall be maintained as such for the lifetime of the development.

Reason: In the interests of biodiversity and the protection of the natural environment, in accordance with PPW and Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Dated: 02/05/2024

Signed



Jim Bailey  
Head of Planning

#### NOTES TO APPLICANT:

- 1 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Ministers under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice for Householder or Minor Commercial Developments or within 6 months of the date of this notice for all other appeals.

Appeals must be made using a form which you can get from the Planning and Environment Decisions Wales, 2nd Floor West, Crown Buildings,

Cathays Park, Cardiff, CF10 3NQ, or online at <https://www.gov.wales/planning-appeal-form>,

The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

PEDW need not consider an appeal if it seems to them that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the PEDW do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.