

Dyfed Archaeological Trust
The Shire Hall,
Camarthen Street,
Llandeilo,
Camarthenshire,
SA19 6AF



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28th December 2016

Dear Sirs,

Please see attached planning letter, which states that site development cannot start until you have approved the enclosed photographs of the Old Glynarthen School. Please review the professionally printed photographs I have provided and confirm your approval.

Yours sincerely,

Sean McKeown
Director

Registration Number: 04043357

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Registered in England in Wales

Cyngor Sir CEREDIGION County Council

Huw Williams

Pennaeth y Gwasanaethau Ffordd o Fyw /
Head of Lifestyle Services

Newydd Cyngor Ceredigion, Penmorfa, Aberystwyth, SA46 0PA
www.ceredigion.gov.uk



PLANNING DECISION

Town and Country Planning Act 1990

PLANNING PERMISSION

Applicant:

Mr S McKeown
5 Bridge Street
Newcastle Emlyn
SA38 9DX

Agent

Mr A Thomas
ArchiSurv LTD
Tivy Dene
5 Bridge Street
Newcastle Emlyn
Carmarthenshire SA38 9DX

Part 1 - Particulars of application

Date of application 19/11/2015

Application No. A150934

Particulars and location of development

Glynarthen Primary School, Glynarthen, Llandysul

Change of use from former primary school to single residential unit together with internal and external alterations and erection of a garage

Part 2 - Particulars of decision

Cyngor Sir Ceredigion hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development permitted shall be begun before the expiration of five years from the date of this permission.
2. The development shall be carried out in accordance with the following approved plans and documents:
Amended proposed location, block, floor and elevation plans (Drawing reference: GP2777, 02) received 28/08/2016.
Existing elevations, floor plan, block plan and location plan (Drawing reference: D212-01) received 19/11/2015.

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3. Unless otherwise agreed in writing by the Local Planning Authority, bat roosting opportunities in the form of bat access into suitable areas or at least one bat box shall be provided prior to completion of the works. The exact location and full details of the bat provision shall be agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
4. Prior to commencement of works on site, detailed drawings of the proposed new windows at 1:10 scale shall be submitted to and approved, in writing, by the Local Planning Authority. The submitted drawings shall also include details of the proposed materials. The development shall be carried out in accordance with the approved details.
5. Development shall not begin until an appropriate photographic survey of the existing building(s) has been carried out in accordance with guidelines provided by the Local Planning Authority's archaeological advisors - Dyfed Archaeological Trust- Heritage Management. The resulting photographs should be approved by the planning authority prior to the commencement of development and deposited with the regional Historic Environment Record, held and maintained by the Dyfed Archaeological Trust, the Shire Hall, Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AF, (Tel 01558-823121).
6. Surface water shall be trapped and disposed of so as not to flow from/on to the adjoining highway.

Reasons:

1. To ensure compliance with Section 91 of the Town and Country Planning Act 1990.
2. To ensure compliance with the approved plans.
3. To enhance biodiversity in line with LDP policies DM06, DM14 and DM15.
- 4, 5. In the interest of protecting the character of the historic building.
6. In the interest of highway safety.

Informatives:

Highways

1. Surface water shall be trapped and disposed of so as not to flow from/on to the adjoining highway. (C32)
2. Adequate parking and turning space shall be provided for vehicles induced by the development.

Flooding

The applicant is required to implement SUDS as priority solution for the disposal of surface water from the development site in response to the Flood and Water Management Act 2010.

Surface water run-off should be controlled as near to its sources as possible through a sustainable drainage approach to surface water management. Increased surface water run-off resulting from the construction of the new development shall be trapped and disposed of so as not to flow onto adjoining property.

Ecology

If birds are creating or using nests on either building and/or other affected structure before or during works then works must stop until the bird breeding season is

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completed or they have left the nest and there is no evidence of them returning.

Huw

Date 24 August 2016

Neuadd Cyngor Ceredigion,
Penmorfa, Aberaeron, Ceredigion,
SA46 0PA

Huw Williams
Pennaeth Gwasanaethau Ffordd o Fyw
Head of Lifestyle Services

The development plan covering Ceredigion is the Local Development Plan 2007 – 2022 (LDP). The following LDP policies were relevant to the consideration of this application.

DM06	High Quality Design and Placemaking
DM14	Nature Conservation and Ecological Connectivity
DM15	Local Biodiversity Conservation
LU22	Community Provision
S04	Development in 'Linked Settlements and Other Locations'
S05	Affordable Housing

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment byelaw, order or regulation.

Appeals to The National Assembly for Wales

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 National Assembly for Wales under section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Cathays Park, Cardiff. CF1 3NQ.

The National Assembly for Wales can allow a longer period for giving notice of appeal, but it will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The National Assembly for Wales need not consider an appeal if it seems to it 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 the development order and to any other directions given under a development order. In practice, the National Assembly for Wales does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by it.

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Purchase notices

If either the local planning authority or the National Assembly for Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the County Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990.