



**The Building Plot Land Adjoining Frongoch, Tre'r Ddol
Machynlleth Powys SY20 8PN**

Price £100,000



Planning permission has been granted for the erection of a dwelling and garage in a desirable location in the heart of the village.

PLANNING PERMISSION

A copy of the planning permission (A180485) is included with these particulars for your information.

SECTION 106 AGREEMENT

A copy of the agreement is available in PDF format on request.

Prospective purchasers please note that the commuted sum payable (see third schedule) is 10% of the Gross Development Value as confirmed in the confirmation of valuation to be paid on the date of disposal of the dwelling to be built on the land.

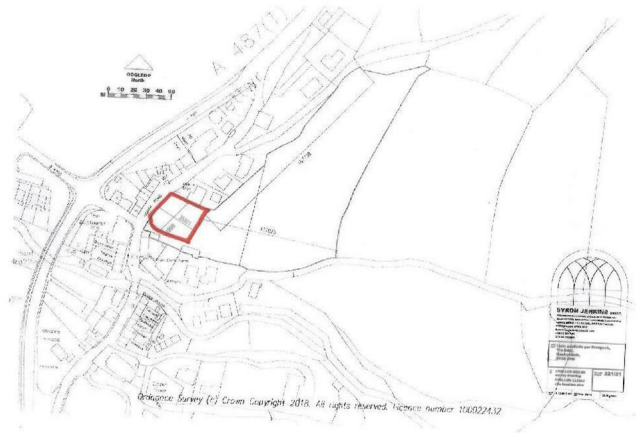
SITUATION

The plot enjoys a superb location in the heart of this popular village. Tre'r Ddol is 9 miles equidistant from Aberystwyth and Machynlleth both towns having a good range of amenities to include banks and secondary schools. There is a regular bus service to the aforementioned towns.

The coastal resorts of Borth and Ynyslas are also nearby.

DIRECTIONS

From Aberystwyth take the A487 coastal trunk road north through Bow Street, Talybont and Taliesin before taking the first right into the heart of Tre'r Ddol. The plot is denoted by a For Sale board.



Cyngor Sir CEREDIGION County Council

Russell Hughes-Pickering

Swyddog Arweiniol Corfforaethol : Economi ac Adfywio
Corporate Lead Officer : Economy and Regeneration

Nauadd Cyngor Ceredigion, Penmorfa, Aberaeron. SA46 0PA
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PLANNING DECISION Town and Country Planning Act 1990 PLANNING PERMISSION

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SY23 4AY

Applicant:

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Dole
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SY24 5AF

Part 1 - Particulars of application

Date of application: 11-05-2018 Application No: A180485

Particulars and location of development

Site Location: Land adj. Fron Coch, Tre'r Ddol

Proposal: Codi annedd a garaj gyda mynediad newydd i'r safle/Erection of a dwelling and garage with new site access.

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 shall begin either before the expiration of eighteen months from the date of this permission or before the expiration of nine months from the date of approval of the last of the reserved matters to be approved, whichever is the later.
2. Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
3. Any application for approval of the reserved matters shall be made to the local planning authority not later than nine months from the date of this permission.
4. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
5. Any exterior security or decorative lights shall be less than 3 m from the ground, and fitted with hoods to direct the light below the horizontal plane, at an angle of less than seventy degrees from vertical, and shall not be fixed to, or directed at, bat roost access points/boxes or eaves. Lighting must be less than 3 lux at ground level and there shall be no light spill exceeding 1 lux along buildings, eaves or roof or adjacent hedgerows or trees. Any lighting shall be Passive Infrared (PIR) triggered.
6. The development shall provide ecological enhancements in the form of at least one bat box or at least one bird box in a suitable location on the development site before the development is brought into use and remain thereafter in perpetuity. The exact location and full details of the bat or bird provision shall be agreed in writing by the Local Planning Authority prior to occupation. The development shall be carried out in accordance with the approved details.

Authority. The proposed parking facilities shall be completed before the development is brought into use.

Reasons:

1. To ensure compliance with Section 92(2) of the Town and Country Planning Act 1990.
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4. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution or detriment to the environment.
5. To avoid adverse effects on European protected species (bats) in line with TAN 5.
6. To enhance biodiversity in line with LDP policies DM06, DM14 and DM15.

Informatives:

The comments of the Head of Assets and Transportation Services is set out below. The Local Planning Authority would expect any development to be designed with these requirements in mind and will use them in assessment of any application for reserved matters.

The proposed means of access shall be laid out and constructed in accordance with Typical Layout No. 1 and the accompanying General Notes.

The proposed access shall be located at the centre of the Application Site's frontage to the highway.

The footway in front of the site shall be 1.8m wide. The footway shall be constructed in accordance with Table B of the All Wales Estate Development Highway Design Guide.

The roadside frontage shall be cleared and the access, footway and carriageway shall be laid out to the requisite lines and levels before any building operations commence on the site.

The level of the surface of the footway shall be 150mm above that of the carriageway. All works and construction shall be in accordance with Table B of the All Wales Estate Development Highway Design Guide.

The access shall be constructed and drained to the satisfaction of the Local Planning Authority before any other operations commence.

Surface water shall be trapped and disposed of so as not to flow from to the adjoining highway.

No surface water from any part of the development shall be connected into the existing highway surface water drain.

No new permanent building or works (other than access) shall be situated within 6m of the nearside highway boundary.

All incidental works within the highway limits shall be carried out to the Local Planning Authority's satisfaction.

The development shall include any necessary adjustment of any public utilities apparatus, highway drains, street lights, traffic signs or road markings arising from the works, that may include the full cost of introducing any traffic order at the developer's expense. (N.B. All works within highway limits have to be supervised and carried out by persons qualified to do so by the Secretary of State under The New Roads & Street Works Act 1991).

Visibility splays measuring 2.4m (min 'x' distance) by 25m (min 'y' distance) by 600mm (max height) shall be provided to the satisfaction of the Local Planning Authority before the proposed development is brought into use.

The proposed soakaway shall be set back at least 6m from the adjoining highway.

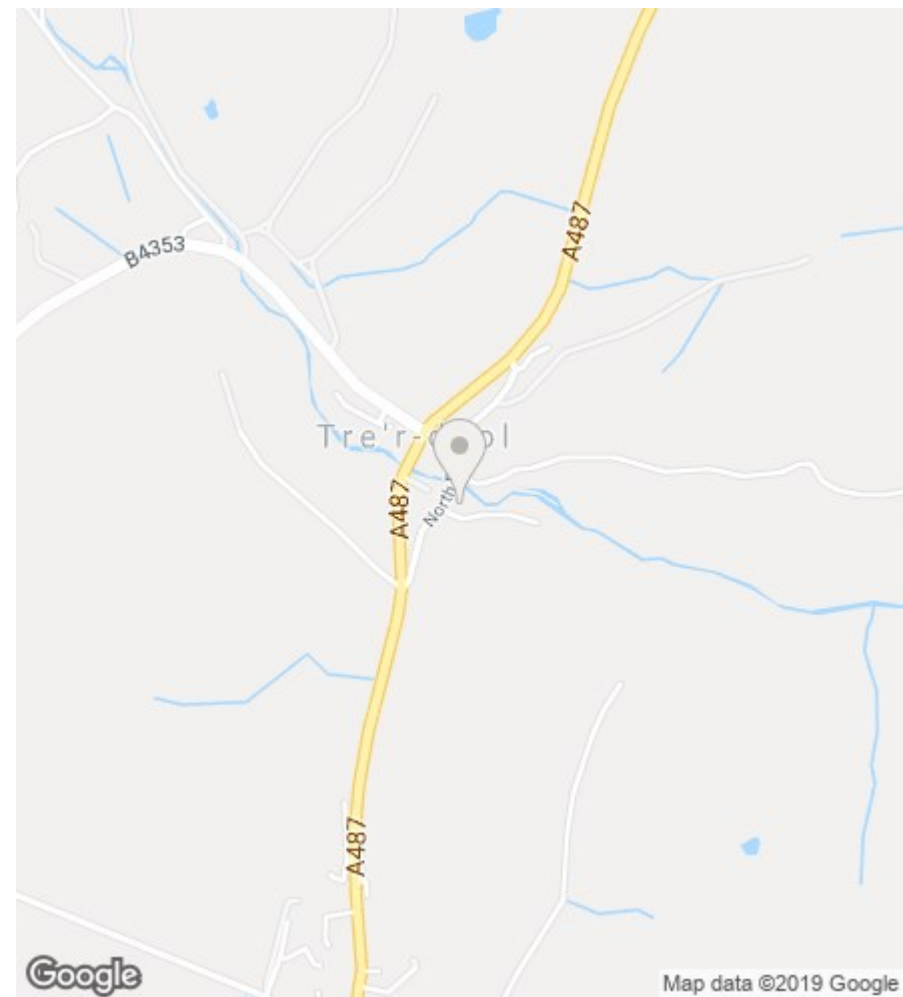
Provision shall be made for parking and turning vehicles in accordance with plans approved by the Local Planning

Russel Hughes-Pickering
Corporate Lead Officer, Economy and Regeneration
Ceredigion County Council

Date: 18-12-2018

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:

- S01 - Sustainable Growth
- S05 - Affordable Housing
- LU02 - Requirements Residential Developments
- LU05 - Delivery of Housing Development
- DM06 - Design and Placemaking
- DM14 - Nature Conservation/Ecological Connectivity
- DM15 - Local Biodiversity Conservation
- S04 - Development in LS and OL
- DM10 - Design and Landscaping



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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