

**Cymeradwyo /Approval of Planning Permission
Deddf Cynllunio Tref a Gwlad 1990
Gorchymyn Cynllunio Tref a Gwlad (Gweithdrefn Rheoli Datblygu) Cymru 2012**

**Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (Wales)
Order 2012**

Cais Rhif/ Application No: **DM/2018/00910**

Ymgeisydd/ Applicant:	Mr Ben Thorpe Monmouthshire County Council County Hall The Rhadyr Usk NP15 1GA	Asiant/ Agent
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Mae **CYNGOR SIR FYNWY** fel yr Awdurdod Cynllunio Lleol drwy hyn yn **caniatáu**'r datblygiad dilynol yn unol â'r cynlluniau a'r cais a gyflwynwyd i'r Cyngor, yn ddarostyngedig i unrhyw amodau.

MONMOUTHSHIRE COUNTY COUNCIL as Local Planning Authority hereby **Approve** the following development in accordance with the plans and application submitted to the Council, subject to any conditions.

Lleoliad/Location:	Three Fields Site Main Road Magor Monmouthshire
Disgrifiad o'r Cynnig/Description of Proposal:	Community hub facility and associated landscaping.

Dyddiad/Date: 24 August 2018

Llofnod/Signed:



Rheolwr Gwasanaethau Datblygu/Development Services Manager

Cyngor Sir Fynwy, Neuadd y Sir, Rhadyr, Brynbuga, NP15 1GA
Monmouthshire County Council, County Hall, Rhadyr, Usk. NP15 1GA

MAE'N BWYSIG EICH BOD YN CYDYMFFURFIO GYDA'R CYNLLUNIAU A GYMERADWYWYD A'R CANIATÂD CYNLLUNIO, YN CYNWYS AMODAU. DARLLENWCH Y NODIADAU SY'N CYD-FYND Â'R PENDERFYNIAD HWN OS GWELWCH YN DDA.

PWYSIG: MAE'R CYFATHREBIAD YMA'N EFFEITHIO AR EICH EIDDO

IT IS IMPORTANT THAT YOU COMPLY WITH THE APPROVED PLANS AND THE PLANNING PERMISSION, INCLUDING CONDITIONS. PLEASE READ THE NOTES ACCOMPANYING THIS DECISION.

IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY

Amodau a Rhesymau/Conditions and Reasons

- 1 This development shall be begun within 5 years from the date of this permission.**

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development shall be carried out in accordance with the list of approved plans set out in the table below.**

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.
- 3 The development permitted by this planning permission shall only be carried out in accordance with the approved FCA undertaken by Vectos dated May 2018 and following all the mitigation measures detailed in the FCA.**

REASON: To reduce the risk of flooding.
- 4 Before the development commences a scheme for the provision of a pedestrian crossing on the B4245 shall be provided. The building shall not be used for the approved purpose until the crossing has been provided in accordance with the approved scheme.**

REASON: In the interests of highway safety.
- 5 No development shall take place until the applicant or his agent or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.**

REASON:

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

Gwybodaeth/Informatives :- None

**Polisiau Cynllun Datblygu Lleol Sir Fynwy
Monmouthshire Local Development Plan Policies :-**

S5 LDP Community and Recreation Facilities
S12 LDP Efficient Resource Use and Flood Risk
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S16 LDP Transport
S17 LDP Place Making and Design
SD2 LDP Sustainable Construction and Energy Efficiency
SD3 LDP Flood Risk
SD4 LDP Sustainable Drainage
GI1 LDP Green Infrastructure
NE1 LDP Nature Conservation and Development
EP1 LDP Amenity and Environmental Protection
MV1 LDP Proposed Developments and Highway Considerations
DES1 LDP General Design Considerations
LC5 LDP Protection and Enhancement of Landscape Character

Y **Cynlluniau** a gymeradwywyd gyda'r caniatâd hwn yw:
The **Plans** approved with this permission are:

Cyfeirnod Cynllun /Plan Ref No.	Fersiwn Rhif/Version No.
Elevations - Proposed - 3641_PA_005C	
General - 3641_PA_006A	
Site Plan - 3641_PA_007B	
3D Views - 3641_PA_008	
3D Views - 3641_PA_009	
General - 18-19-PL-201	

General - 18-19-PL-201	
General - 18-19-PL-202	
General - 18-19-PL-203	
Location Plan - 3641_PA_001A	
Site Plan - 3641_PA_002C	
Cross Section - 3641_PA_010	

HYSBYSIAD PWYSIG

RHODDWDYD EICH CANIATÂD CYNLLUNIO

DARLLENWCH YR WYBODAETH DDILYNOL YN OFALUS OS GWELWCH YN DDA

Os ydych yn asiant rhwch yr Hysbysiad hwn i'ch cleient gyda'r Caniatâd Cynllunio os gwelwch yn dda

Gall sut y symudwch ymlaen gyda'ch datblygiad effeithio ar eich eiddo, er enghraifft ei werth neu werthiant ac arwain at gamau gorfodaeth os nad ydych yn dilyn y cyngor yma.

Amodau

Darllenwch yr amodau'n ofalus os gwelwch yn dda. Eich cyfrifoldeb chi yw cydymffurfio â nhw.

- Gall rhai amodau olygu fod angen cyflwyno manylion, ee deunyddiau neu dirlunio, cyn i'r gwaith ddechrau neu cyn y gwneir newid defnydd. Mae'n rhaid i chi sicrhau eich bod yn cydymffurfio gyda holl amodau o'r math yma cyn i'r gwaith ddechrau neu o fewn y cyfnod a nodwyd.
- Bydd methiant i gyflwyno materion sydd eu hangen gan amod yn gwneud eich caniatâd cynllunio yn annilys a gall arwain at gamau gorfodaeth yn eich erbyn.

Cydymffurfio gyda Chynlluniau Cymeradwy

*Mae'n rhaid i chi wneud y datblygiad fel y'i cymeradwywyd neu gytuno ar newidiadau. **Bydd eich caniatâd yn annilys os nad ydych yn gwneud y datblygiad yn llwyr yn unol â chynlluniau cymeradwy.***

- Bydd angen i chi wneud cais newydd os dymunwch amrywio eich cynllun neu newidiadau yn ganlyniad gofynion eraill.

Gall y Cyngor gymryd camau gorfodaeth a all arwain at erlyniad yn y Llys Ynadon lle medrir gosod cosb o hyd at £20,000. Er mwyn sicrhau eich bod yn osgoi unrhyw un o'r canlyniadau uchod, gofynnir i chi sicrhau eich bod yn cydymffurfio gyda phob agwedd o'ch caniatâd a chynlluniau.

**Cadwch yr Hysbysiad yma gyda'ch Caniatâd Cynllunio os gwelwch yn dda
Gwnewch yn siŵr fod gan eich Adeiladwr gopi o'r Cynlluniau a
Gymeradwywyd.**

NODIADAU

Apeliadau i Lywodraeth Cymru

- Os ydych wedi eich tramgwyddo gan benderfyniad yr Awdurdod Cynllunio Lleol i roi caniatâd cynllunio yn ddarostyngedig i amodau, yna gallwch apelio at Lywodraeth Cymru yn unol ag Adran 78 Deddf Cynllunio Tref a Gwlad 1980.
- Os ydych eisiau apelio, yna mae'n rhaid i chi wneud hynny o fewn **chwe mis** o ddyddiad yr hysbysiad hwn yn defnyddio ffurflen y gallwch ei chael gan yr Arolygiaeth Cynllunio, Parc Cathays, Caerdydd CF10 3NQ.
- Gall Llywodraeth Cymru ganiatáu cyfnod hirach ar gyfer rhoi hysbysiad apêl ond ni fydd fel arfer yn barod i ddefnyddio'r pŵer yma os nad oes amgylchiadau arbennig sy'n esgusodi'r oedi wrth roi hysbysiad o'r apêl.
- Nid yw'n rhaid i Lywodraeth Cymru ystyried apêl os yw'n ymddangos na allai'r Awdurdod Cynllunio Lleol fod wedi rhoi'r caniatâd heb yr amodau y gwnaethant eu gosod gan roi ystyriaeth i ofynion statudol, i ddarpariaethau'r gorchymyn datblygu ac unrhyw gyfarwyddiadau a roddwyd dan y gorchymyn.
- Yn ymarferol nid yw Llywodraeth Cymru yn gwrthod ystyried apeliadau yn unig oherwydd bod yr Awdurdod Cynllunio Lleol wedi seilio eu penderfyniad ar gyfarwyddyd a roddwyd gan Lywodraeth Cymru.

Hysbysiadau Prynu

- Os yw un ai'r Awdurdod Cynllunio Lleol neu Lywodraeth Cymru yn gwrthod caniatâd i ddatblygu tir neu ei roi yn ddarostyngedig i amodau, gall perchennog y tir hawlio na all naill ai wneud defnydd rhesymol fuddiol o'r tir yn ei gyflwr presennol na gwneud y tir yn alluog o ddefnydd rhesymol fuddiol drwy wneud unrhyw waith datblygu sydd wedi neu a fyddai'n cael ei ganiatáu.
- Yn yr amgylchiadau hyn gall y perchennog gyflwyno hysbysiad prynu i'r Cyngor lle mae'r tir wedi'i leoli. Bydd yr hysbysiad yn ei gwneud yn ofynnol i'r Cyngor brynu ei ddiddordeb yn y tir yn unol â darpariaethau Rhan VI Deddf Cynllunio Tref a Gwlad 1990.

IMPORTANT NOTICE

YOUR PLANNING PERMISSION HAS BEEN GRANTED

PLEASE READ THE FOLLOWING INFORMATION CAREFULLY
If you are an agent please pass this Notice to your client with the Planning Permission

How you proceed with your development may affect your property, for example its value or sale and lead to enforcement action if you do not follow this advice.

Conditions

Please read the conditions carefully. It is your responsibility to comply with them.

- Some conditions may require the submission of details, eg materials or landscaping, *before* work starts or a change of use is made. You must ensure that you comply with all conditions of this type before work starts or within the period specified.
- Failure to submit matters required by condition will make your planning permission invalid and may lead to enforcement action being taken against you.

Compliance With Approved Plans

You must carry out the development as approved or agree changes.
If you do not carry out the development in strict accordance with the approved plans your permission will be invalid.

- If you wish to vary your scheme or changes result from other requirements you will need to make a new application.

The Council can take enforcement action which may lead to prosecution in the Magistrates Courts where a fine of up to £20,000 can be imposed. In order to ensure that you avoid any of the above consequences please ensure that you comply with all aspects of your permission and plans.

Please Keep this Notice with Your Planning Permission
Make Sure Your Builder has a Copy of the Approved Plans

NOTES

Appeals to the Welsh Government

- If you are aggrieved by the decision of the Local Planning Authority to grant planning permission subject to conditions, then you can appeal to the Welsh Government in accordance with 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, Cathays Park, Cardiff CF10 3NQ.
- The Welsh Government can allow a longer period for the giving of a notice of an appeal but will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving notice of appeal.
- The Welsh Government need not consider an appeal if it seems that the Local Planning Authority could not have granted the permission without the conditions they imposed having regard to statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice the Welsh Government does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Welsh Government.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuse permission to develop land or grant it subject to conditions, the owner of the land 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 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 VI of the Town and Country Planning Act 1990.