



Plot 2 Land Forming Part of Aelybryn, Bronant  
 Aberystwyth Ceredigion SY23 4TG  
 Guide price £75,000



## SITUATION

The two building plots are situated in the heart of Bronant abutting the main A485 Aberystwyth to Tregaron road. Local amenities at Bronant include a primary school, general stores and public house. The university and market town of Aberystwyth is some 11 miles travelling distance north, where there are a wide array of both local and national retailers. The picturesque market town of Tregaron is some 5 miles travelling distance inland.

## DESCRIPTION

A level to gently sloping site with frontage on to the A485 trunk road. The access to both plots are shared as highlighted on the plan - typical layout number 4.

Depth 33.7 meters approximate

Width 22.7 meters - plot 1

Width 23 meters - plot 2

## PLANS

A plan is included for identification purposes together with a site plan highlighting the plots and shared access.

## PLANNING

Planning permission was granted on 12th June 2019. Permission Application Number A171016.

## SECTION 106 AGREEMENT

The two building plots are commuted sum dwellings. The commuted sum becomes payable on the disposal of the dwelling. The council will confirm the Gross Development Value of the new

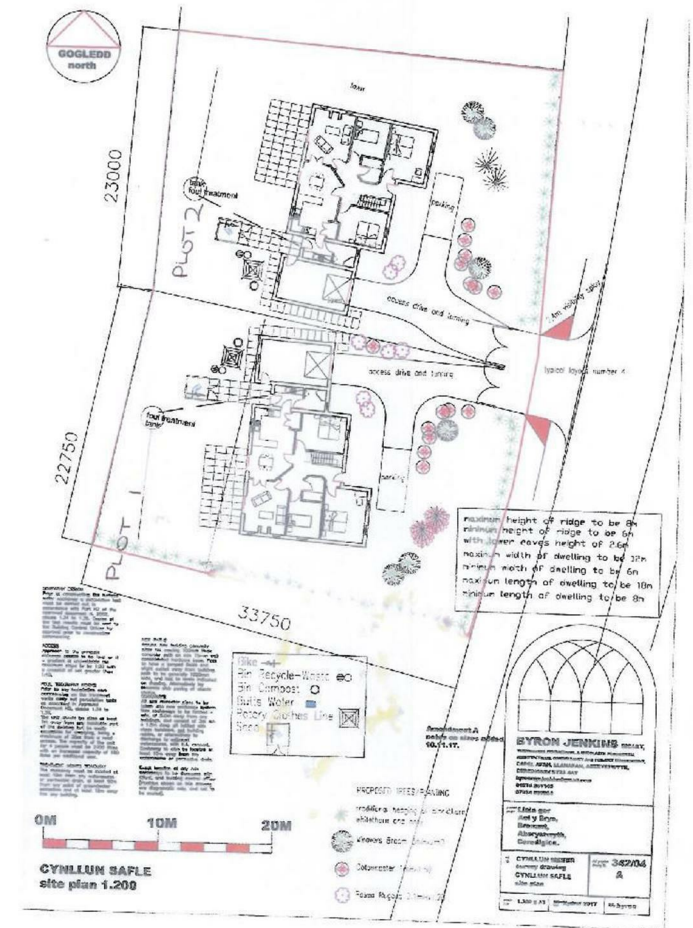
dwelling when the new dwelling reserved matters or full planning is approved. The commuted sum payable is 10% of the Gross Development Value. A copy of the agreement is available in PDF format on request.

## SERVICES

Mains electricity and water are nearby. Private drainage.

## DIRECTIONS

From Aberystwyth take the A487 south to Llanfarian. Turn left on to the A485 Tregaron road and proceed through Llanilar, and Lledrod to Bronant. The plots are on the right hand side just after the public house on your left





# Cyngor Sir CEREDIGION County Council

Russell Hughes-Pickering

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

Sionedd Cyngor Ceredigion, Penmorfa, Aberystwyth, SA46 6PA  
www.ceredigion.gov.uk



## PLANNING DECISION Town and Country Planning Act 1990 PLANNING PERMISSION

### Agent:

Byron Jenkins Architectural Consultancy  
Capel Afan,  
Llanafan,  
Aberystwyth,  
Ceredigion,  
SY23 4AY

### Applicant:

David Williams  
Aelybryn,  
Bronant,  
Aberystwyth,  
Ceredigion,  
SY23 4TG

### Part 1 - Particulars of application

Date of application: 06-11-2017 Application No: A171016

### Particulars and location of development

Site Location: Aelybryn, Bronant, Aberystwyth., SY23 4TG

Proposal: Codi dau annedd Erection of two dwellings

### 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 18 months from the date of this permission or before the expiration of 9 months from the date of approval of the last of the reserved matters to be approved, whichever is the later.
2. Any application for approval of the reserved matters shall be made to the local planning authority not later than 9 months from the date of this permission.
3. The development hereby permitted shall be carried out only in accordance with detailed drawings (hereinafter called "the reserved matters") the approval of which shall be gained from the Local Planning Authority before development is begun. Such detailed drawings shall show: a) the design and external appearance of the proposed buildings; b) their siting and layout; c) the materials of which they are to be constructed; d) the means of access from public highways and areas for vehicle parking; e) the arrangements for landscaping the site, inclusive of surface treatments, providing details of all planted areas and the number and species to be provided.
4. The development shall be carried out in accordance with the following approved plans and documents: Drawings No 342-03 Site Location Plan & 342-04A Proposed Site Plan.
5. Surface water shall be trapped and disposed of so as not to flow from / onto the adjoining highway, and no surface water from the development shall be connected to the existing highway surface water drain.
6. No septic tank or soakaway shall be situated within 6m of the roadside highway boundary.

7. Each access shall be laid out and constructed in accordance with Typical Layout No. 4 and the accompanying general Notes and shall be provided with visibility splays measuring 2.4m back along the centreline of the access to distances of 43m measured along the roadside edge of carriageway in both directions. The height within the visibility envelope shall be measured at 1.05m (height above road level) at the 'X' distance point, to 0.6m (height above road level) at the 'Y' distances of 43m.
8. Provision shall be made for parking and turning vehicles in accordance with plans approved by the Local Planning Authority.
9. The proposed parking facilities shall be completed before the development is brought into use.
10. 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).
11. All incidental works within the highway limits shall be carried out to the Local Planning Authority's satisfaction.
12. If heavy earthmoving equipment is to be used, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
13. No permanent or temporary structure, or spoil heaps and building material is to be sited within a minimum distance of 5m from the centre line of the water main pipe. The pipelines must therefore be located and marked up accurately at an early stage so that the developer or others understand clearly the limits to which they are confined with respect to Welsh Water's apparatus. Arrangements can be made for Welsh Water to trace and peg the water main on request of the developer.
14. The existing ground cover on the water main should not be increased or decreased.
15. All chambers, covers, marker posts etc are to be preserved in their present positions. Access to Welsh Water apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.
16. No works are to commence until the proposed plans and sections have been agreed with Welsh Water.
17. Permeable paving or gravel/pebble shall be used for the proposed drive, turning & parking area, patios and garden paths, and remain as such in perpetuity.
18. All landscaping shall be completed within 12 calendar months of commencement of the development or in such phases as may be agreed in writing with the Local Planning Authority. Any trees or shrubs which die or become seriously damaged or diseased within five years of completion of the development shall be replaced within 12 calendar months with trees of the same size and species.
19. Prior to the start of development, all trees and hedgerows not approved for removal within 10 metres of any works shall be protected using Heras style fencing at a minimum distance specified by a Root Protection Area calculation in accordance with BS5837:2012 'Trees in relation to design, demolition and construction' or as agreed with the LPA. All protective fencing and warning signs shall be maintained during the construction period.
20. 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 boxes or gables or eaves. Lighting must be less than 3 lux at ground level and there shall be no light spill (PIR) triggered.

### Reasons:

1. To ensure compliance with Section 92(2) of the Town and Country Planning Act 1990.
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4. To ensure compliance with the approved plans.
5. In the interest of road safety and in line with Policy DM06 of the Local Development Plan.
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10. In the interest of road safety.
11. In the interest of road safety.
12. To ensure that the watermain is adequately protected from damage.
13. To ensure that the water main is adequately protected.
14. To ensure that the existing water main is adequately protected.
15. To ensure that the existing apparatus is adequately maintained.
16. To ensure that the water main is adequately protected.
17. To reduce the impact of the development on the natural environment in response to the Technical Advice Note 15.
18. To provide ecologically valuable landscaping in line with LDP policies DM06 and DM10.
19. To protect trees and hedges in line with LDP policy DM20.
20. To avoid adverse effects on European protected species (bats) in line with TAN 5.

### Informatives:

1. If birds are creating or using nests on any vegetation to be removed or otherwise affected by the development before or during works then works must stop until the bird breeding season is completed or they have left the nest and there is no evidence of them returning.
2. If hedgehogs are found during the winter they will be hibernating and may appear dead. Call the RSPCA on 0300 123 4599 for information on how to proceed.
3. Any excavations should be covered at night or fitted with escape ramps to allow any trapped animals to escape.
4. Works should be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website:  
<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-ppgs-full-text/>
5. 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.
6. 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. Soakaways will be subject to Building Control Approval.
7. Soakaways should not be located within 6 metres of a road or building.
8. The paths, tracks and hard standing should be constructed from permeable material.

Corporate Lead Officer: Economy and Regeneration  
Ceredigion County Council

Date: 12-06-2019

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 Development.

S04 Development in Linked Settlements and Other Locations.

S05 Affordable Housing.

DM06 High Quality Design & Placemaking.

DM14 Nature Conservation and Ecological Connectivity

DM15 Local Biodiversity Conservation

### IMPORTANT INFORMATION

(1) Please note that for all decisions issued after 18th March 2016 for outline or full planning permission, a revised decision notice will be issued whenever a subsequent consent is given, (excepting providing details of any Reserved Matters current status of the conditions applied to a consent is clear. Accordingly you are advised to visit [www.carendigton.gov.uk/planning](http://www.carendigton.gov.uk/planning) to view the application documentation to see if this is the current version, or whether it has been superseded by a more up-to-date revision of this Decision Notice. For Reserved Matters approvals the revised Decision Notice will only be shown under the Outline approval.

(2) Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. (You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

(3) In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

(4) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2009+A1:2010).


(5) From 1st October 2012 it has been an offence to install a public sewer or lateral drain without having an adoption agreement in place. From the 1st October 2012 the vast majority of all existing private sewers and lateral drains which link to the public sewer network were transferred to Welsh Water. For further details on how this will affect your development please contact: Welsh Water Developer Services, PO Box 3146, Cardiff, CF9 0EH. Telephone No. 0800 5172652 or email: [developer.services@dwyrwyddu.com](mailto:developer.services@dwyrwyddu.com)




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

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

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP  
 Tel/Ffon: 01970 626160  
 Email/E-Bost: [sales@aledellis.com](mailto:sales@aledellis.com)