



Working with the citizens of Monmouthshire

**Caniatâd Penodol i Ddangos Hysbyseb
Express Consent to Display an Advertisement**

**Deddf Cynllunio Tref a Gwlad 1990
Rheoliadau Cynllunio Tref a Gwlad (Rheoli Hysbysebion) 1992
(fel y'i diwygiwyd)**

**Town and Country Planning Act 1990
The Town and Country Planning (Control of Advertisements) Regulations 1992 (As Amended)**

Cais Rhif/Application No: **DC/2016/01238**

Ymgeisydd/ Applicant: Mrs Lyn Wookey On behalf of Concept Cowhouse Ltd & others Little Castle Business Park 1 Pen y Parc Road Raglan Usk NP15 2BX	Asiant/Agent: Powells Chartered Surveyors Singleton Court Business Park Wonastow Road Monmouth NP25 5JA
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Mae **CYNGOR SIR FYNWY** fel Awdurdod Cynllunio Lleol yn **caniatáu** r datblygiad dilynol yn unol gyda'r cynlluniau a'r cais a gyflwynwyd i'r Cyngor, yn ddarostyngedig i unrhyw amodau.

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

Lleoliad/Location:	Land adjacent to Clytha Road Raglan Usk Monmouthshire
Disgrifiad o'r Cynnig/ Description of Proposal:	An 875mm x 1500mm double-sided plaza sign that will direct traffic to the Pen y Parc Road and the businesses located at the Little Castle Business Park and the Grangemill Industrial Estate. The sign text will read: "Pen y Parc Road" with a directional arrow followed by the names of the individual businesses.

**DARLLENWCH Y NODIADAU A ATODIR OS GWELWCH YN DDA
PLEASE READ THE ATTACHED NOTES**

Dyddiad/Date: 15 December 2016

Llofnod/Signed:



Rheolwr Gwasanaethau Datblygu/Development Services Manager

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

**PWYSIG - MAE'R CYFATHREBIAD YMA'N EFFEITHIO AR EICH EIDDO
IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY**

Amodau a Rhesymau/Conditions and Reasons

Amod Rhif/Condition No.	Amod/Condition
1	This development shall be begun within 5 years from the date of this permission.
2	<p>1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.</p> <p>2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.</p> <p>3. Where any advertisement is required under the above Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.</p> <p>4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.</p> <p>5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (Civil or Military).</p>
3	The development shall be carried out in accordance with the list of approved plans set out in the table below.

Rhesymau/Reasons:

1.	To comply with Section 91 of the Town and Country Planning Act 1990.
2.	As required to be imposed by Regulation 2(1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) Regulations 1992.
3.	To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

Gwybodaeth/Informatives:

None.

Polisiâu Cynllun Datblygu Lleol Sir Fynwy
Monmouthshire Local Development Plan Policies:

1	S13 LDP Landscape, Green Infrastructure and the Natural Environment
2	S16 LDP Transport
3	S17 LDP Place Making and Design
4	DES1 LDP General Design Considerations
5	DES3 LDP Advertisements
6	EP1 LDP Amenity and Environmental Protection
7	MV1 LDP Proposed Developments and Highway Considerations

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.	Statws/Status
Site Location Plan 1:12500		Approved
Block Plan 1:200		Approved
Sign Elevations		Approved

NODIADAU

Apeliadau i Lywodraeth Cymru

- Mae gennych hawl apelio yn erbyn penderfyniad yr Awdurdod Cynllunio Lleol i roi caniatâd ar gyfer hysbyseb, yn ddarostyngedig i amod yr ydych yn fodlon gyda hi.
- Os ydych eisiau apelio, yna mae'n rhaid i chi wneud hynny o fewn **wyth wythnos** 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.
- Mae dewis o dair gweithdrefn apêl. Caiff Arolygydd ei benodi i benderfynu ar yr apêl ym mhob achos.
 - i. Drwy sylwadau ysgrifenedig y byddwch chi a'r Awdurdod Cynllunio Lleol yn eu gwneud, i'w dilyn gan ddatganiadau ysgrifenedig ar ben eu hunain i'w hystyried gan yr Arolygydd.
 - ii. Drwy sylwadau ysgrifenedig y byddwch chi a'r Awdurdod Cynllunio Lleol yn eu gwneud, a ddilynir gan ystyriaeth o ffotograffau o safle'r apêl, os ydych chi a'r Awdurdod Cynllunio Lleol yn cytuno i'r trefniant hwn; a
 - iii. Drwy wrandawriad o sylwadau llafar y partïon ac arolwg safle yng nghwmni'r arolygydd y rhoddir adroddiad arnynt wedyn i Lywodraeth Cymru.

Bydd y gweithdrefnau a ddisgrifir yn (i) a (ii) uchod yn eich galluogi i gael y penderfyniad cyflymaf posibl ar eich apêl ar yr hysbyseb; mae amserlen dyn ar y gweithdrefnau ar gyfer cyfnewid sylwadau ysgrifenedig. Y drefn yn (iii) uchod fel arfer yw'r dull arafaf a drutaf o apelio, a dim ond os oes gennych reswm da i ofyn am wrandawriad lleol o'ch apêl y dylech ddilyn y drefn hon.

- Dylid rhoi'r cyfeirnod ar ohebiaeth bellach yn ymwneud â'r penderfyniad yma.

NOTES

Appeals to the Welsh Government

- You have a right to appeal against the Local Planning Authority's decision to grant consent for an advertisement, subject to a condition with which you are dissatisfied.
- If you want to appeal, then you must do so within **eight weeks** 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.
- There is a choice of 3 appeal procedures. In all cases an Inspector is appointed to determine the appeal.
 - By written representations, which you and the Local Planning Authority make, followed by unaccompanied written statements to be considered by the Inspector.
 - By written representations which you and the Local Planning Authority make, followed by consideration of photographs of the appeal site, provided you and the Local Planning Authority agree to this arrangement; and
 - By a hearing of the parties' oral representations and an accompanied site inspection of the appeal site, which are then reported to the Welsh Government

The procedures described in (i) and (ii) above will enable you to receive the quickest possible decision on your advertisement appeal; the procedures for exchanging written representations are tightly timetabled. The procedure in (iii) above is usually the slowest and most expensive method of appealing, and you should only choose this procedure if you have good reason to ask for a local hearing of your appeal.

- Further correspondence regarding this decision should bear the reference number.