

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0053/FULL 25.01.2019	Ty Sign Community Hall And Resource Centre Mr R Owen Adjacent To Rowan Road And Elm Drive Risca Newport South Wales	Erect a Community Hall and Resource Centre with associated car parking and improved access from Rowan Road and garden space Land Adjacent To Rowan Road Ty Sign Risca

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located to the east of Rowan Road, Ty Sign.

Site description: An informal area of open space directly below an area of formal play provision.

Development: Full planning permission is sought to erect a community hall and resource centre with associated car parking and garden area.

Dimensions: The building measures 16.65 metres in width by 18.0 metres in depth with a height of 3.0 metres to the eaves and 6.0 metres to ridge height.

Materials: Facing brick, profiled roof sheeting together with powder coated aluminium and steel framed double glazed windows and doors.

Ancillary development, e.g. parking:

Widening the existing access and provision of a pedestrian footpath off Rowan Road. 17 car parking spaces, 2 disabled car parking spaces and a servicing and operational bay are proposed.

2 metre high green coated metal mesh security fencing enclosing the garden area.

5 roof lights are proposed on the north-eastern roof plane.

Solar panels on the south-eastern roof plane.

PLANNING HISTORY 2005 TO PRESENT

None

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POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within settlement limits.

Policies: SP3 (Development Strategy - Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP10 (Conservation of Natural Heritage), CW2 (Amenity), CW3 (Design Considerations - Highways), CW6 (Trees, Woodland and Hedgerow Protection), CW7 (Protection of Open Space), CW8 (Protection of Community and Leisure Facilities), CW15 (General Locational Constraints) and advice contained within Supplementary Planning Guidance LDP5: Car Parking Standards.

NATIONAL POLICY Planning Policy Wales Edition 10 (December 2018) and TAN 12: Design (March 2016).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not Applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is located within an area where there are no coal mining legacy issues.

CONSULTATION

Principal Valuer - No comments received at the time of writing the report.

Transportation Engineering Manager - No objection subject to conditions relating to the means of access, the provision of a pedestrian footpath, vision splays, parking areas and surface water run-off.

Head Of Public Protection - No objection subject to conditions relating to the storage and collection of waste, a scheme of foul drainage to include a grease trap, a scheme of odour / fume control and details of any plant machinery to be installed.

Senior Engineer (Land Drainage) - The applicant has submitted a Sustainable Drainage Standards compliance statement. Elements of the suggested proposals are traditional in their approach, therefore, it is highly likely a revised design will need to be submitted to the Sustainable Drainage Approval Body.

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Application 19/0053/FULL Continued

Dwr Cymru - Provides informative advice to the developer.

Ecologist - The proposed site has the potential to support reptiles. However, due to the size of the proposed site a reptile survey will not be required in this instance, but a precautionary approach will be taken. Therefore, no objection is raised subject to the imposition of condition to any consent in relation to a reptile mitigation strategy and biodiversity enhancements to be included within the site.

Parks And Open Spaces - No comments received at the time of writing the report.

Landscape Architect - No objection subject to a condition for a scheme depicting hard and soft landscaping and boundary treatments.

Senior Arboricultural Officer (Trees) - The scheme is feasible arboriculturally, but only if a no-dig construction is incorporated into the design of the proposed access road and footpath, and the northwest corner of the car park. Informative advice is also provided to the developer in respect of the applicant engaging with an arborist approved on the CCBC approved framework.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and 60 neighbours were consulted.

Response:

21 letters of representation were received objecting to the development including a representation received from the community councillor.

12 letters of representation were received in support of the development.

Summary of observations:

COMMUNITY COUNCILLOR

- The skate park has just been installed at an expense of £25,000 and there are concerns that any new development or land mass movements could undermine the recent installations.
- There is an underground stream running through the site.
- Wild bog plants grow on the green during the summer.
- There are Grade 1 listed trees on the site and will compromise the roots and health of the trees.
- It would be heart-breaking for the community to see the communal areas lost.
- The proposal increases carbon footprint when there are alternative underused buildings in the area.
- The proposal is a waste of financial resources that could be spent elsewhere.

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Application 19/0053/FULL Continued

SITE FEASIBILITY AND SUITABILITY

- There is other land that can be used for the community centre.
- The building will attract drug users and children will not be allowed to play in the parks.
- This is the only remaining large area of land left in Ty Sign that locals are trying to develop for children.
- The development will be built on waste land and drainage will be a problem.
- There are many existing buildings within the area that can be utilised.
- The development could put more pressure on the existing sewer potentially causing more problems.

FINANCIAL

- There are concerns that the proposed building work would damage the recently installed skate park.
- St David's Church is seen as the Community Centre in Ty-Sign which has had resources given to it by Caerphilly Council and others in the recent past. This is not fully utilised and there is much scope for further use of the building.

HIGHWAYS

- The access from Rowan Road has limited visibility and adjacent to a road comprising of two way traffic.
- Having a car park so close to the existing play facilities would be dangerous even if barriers were installed.

ECOLOGICAL

- There has been sighting of a family of slow worms on the field.

SOCIAL

- The green space is of great social value to help build and keep a community going.
- Using the field created precious moments with families that would not be found elsewhere.
- This is an area where families have picnics in the summer.
- The field is currently used for rugby and football training/ games and the building will take up two thirds of this small sized field.
- The proposal will attract opportunities to create additional areas to facilitate anti-social behaviour within the community.

HEALTH AND WELLBEING

- The proposal contradicts government initiatives to improve recreational areas and improve health and wellbeing for both children and adults.
- Opening times of the centre and increased noise levels will impact upon health and wellbeing of neighbouring residents.
- The council should be looking to protect open spaces for future generations.

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Application 19/0053/FULL Continued

HEALTH AND SAFETY

- The development will create severe safety issues for skaters.
- Safety concerns with the building being so close to the edge of the embankment

OTHER ISSUES

- The majority of people pushing for a community centre do not live in the area.
- This is a veiled attempt by the members of the Agape church to push through a church hall under the guise of a community centre.
- There has been no community involvement for this proposal.
- The land should be left alone.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?

Crime and disorder is a material planning consideration in the determination of this application. Whilst it is acknowledged that security measures have been incorporated into the external fabric of the building, any anti-social behaviour will be a matter for the management of the charity and the Police to pursue. From a planning point of view, community centres are best located in or near residential areas.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The council's Ecologist has recommended a series of conditions attached to any permission to safeguard the protection of any birds, protected species and reptiles.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes the development is CIL liable as the proposal intends to create more than 100 square metres of additional floor space. However, in that the proposed use of the building falls within a D2 use class whereby the rate is charged at £0 per square metre for new commercial development, no CIL will be collected.

ANALYSIS

Policies: This application has been considered in accordance with National policy and guidance, Local Plan policies and Supplementary Planning Guidance. The main issues to be considered in the determination of this application are in relation to the loss of the informal open space; design; amenity of the neighbouring residential occupiers and highway safety.

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Application 19/0053/FULL Continued

It should be noted that the existing Channel View Community Centre is not currently fit for purpose as a result of structural, locational and functional problems that cannot be addressed by further reasonable investment in the building. Whilst this community facility is still in use, the intention is to dispose of this building and associated land and a replacement facility is required to accommodate the existing users/groups of the building. Whilst the closure of the Channel View Community Centre would result in the loss of a community facility and would be contrary to Policy CW8 (Protection of Community and Leisure Facilities), its re-allocation elsewhere in the community would satisfy criterion A of Policy CW8.

An application for the same proposal was granted approval by Planning Committee in July 2018 (planning reference 18/0409/FULL) on Holly Road, to the north-east of the application site. However, in that there was a considerable amount of neighbour opposition to this development, the trustees sought to identify an alternative site that they could lease from the Council in a more suitable location to avoid any neighbour conflict.

The alternative application site subject to this application is a manmade grassed plateau centrally located within Ty Sign estate which is bordered by three roads, Holly Road to the north, Elm Drive to the south and Rowan Road to the west. The plateau measures approximately 94.0 metres wide by 34.0 metres deep at its maximum and is elevated approximately 5.0 metres above Elm Drive. Directly above this relatively flat plateau is an area of formal open space provision comprising of a playground, skate park and Multi Use Game Area (MUGA). The site is located within settlement limits whereby the principle of development is considered acceptable subject to satisfying all other material considerations.

It is acknowledged that the application site is directly adjacent to formal play provision, however the application site is not a designated area of formal recreational space within the Adopted Local Development Plan. Notwithstanding this, it is recognised that the land is used by the community and as such the proposal would reduce the amount of informal open space within the area. Proposals for development on areas of open space within settlements are considered on the basis of Policy CW7 (Protection of Open Space). In these circumstances, an open space assessment is required to determine whether there is sufficient open space remaining in the area to meet the needs of the existing community should the development be granted consent. In this instance, a total of 1.99 hectares of useable open space is required in the area to meet the local standards. Having regard to the developable area of the application site, the open space assessment identifies that 2.26 hectares of open space would remain within a 0.5km radius of the site. As such a sufficient amount of open space providing recreational resource or visual amenity would remain in the area and the development therefore accords with this policy. Furthermore, the provision of a community centre on the land will provide recreational facilities to serve the local and wider community, albeit of a different nature but by virtue of the provision of such a community facility, the building and associated land would be afforded protection by policy CW8 in the future.

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In terms of design, Policy SP6 and CW2 of the Local Development Plan are relevant together with guidance contained in TAN 12 and Planning Policy Wales. The community centre is single storey in height and is acceptable in terms of its footprint, design and materials. The building and garden area will be located directly below the MUGA whilst the car parking will be immediately adjacent to the north-western elevation of the building and is positioned directly below the skate park. Whilst the proposal will change the character and appearance of the site, it is not considered that the building will have an adverse impact upon the visual amenity of the surrounding area. Furthermore, given the relationship between the application site and the nearest dwellings, it is not considered that the development will result in the privacy or amenity of the nearest neighbouring occupiers being adversely affected by the development.

Policy CW3 considers Highway Safety and development proposals must satisfy the following highways requirements:

- A The proposal has regard for the safe, effective, and efficient use of the transportation network;
- B The proposal ensures that new access roads within development proposals are designed to a standard that:
 - (i) Promotes the interests of pedestrians, cyclists and public transport before that of the private car, and
 - (ii) Safely and effectively accommodates the scale and nature of traffic, which those roads are intended to serve.
- C Parking, appropriate servicing and operational space have been provided in accordance with the CSS Wales Parking Standards 2008.
- D Where access onto a highway is required the proposal takes account of the restrictions relevant to the class of road as designated in the road hierarchy ensuring movements and speeds are controlled through appropriate design, in order to ensure highway safety and amenity.

In that respect the submitted details indicate that the proposed development accords with the above criteria. Subject to the imposition of conditions relating to vision splays, parking provision, surfacing materials and the provision of a pedestrian footpath, the Transportation and Engineering Manager raises no objection.

In conclusion, for the reason discussed in the above report, it is considered that the proposed development accords with policies SP6, CW2, CW3, CW7 and CW8 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Comments from consultees: No objections have been raised subject to the imposition of conditions attached to the permission.

Comments from public: The following responses have been provided to the issues raised:

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COMMUNITY COUNCILLOR

- The skate park has just been installed at an expense of £25,000 and there are concerns that any new development or land mass movements could undermine the recent installations - Minimal earthworks would be required in respect of creating the car parking area directly below the skate park and minimal foundations were required for installing the Multi Use Games Area. As such it is considered that the proposed development would not impact upon the formal play provision facilities.

- There is an underground stream running through the site - The application is subject to Sustainable Drainage Approval whereby the developer will need to satisfy the Sustainable Drainage Approval Body prior to commencement of any development.

- Wild bog plants grow on the green during the summer - The site is subject to a grass cutting regime undertaken by the council. Furthermore, the council's Ecologist has raised no objection to the proposal.

- There are Grade 1 listed trees on the site and will compromise the roots and health of the trees - There are no protected trees on the land and the Council's Tree Officer has provided advice in respect of safeguarding the existing trees on site.

- It would be heart-breaking for the community to see the communal areas lost- The proposal will result in a reduction of informal land available to the community, however, the building in itself is purpose built for the community to utilise.

- The proposal is a waste of financial resources that could be spent elsewhere - The charity has submitted application bids to the Welsh Government and the Big Lottery to fund the development, however this is not a material planning consideration.

SITE FEASIBILITY AND SUITABILITY

- There is other land that can be used for the community centre - Alternative sites have been considered by the charity but were not considered suitable.

- The building will attract drug users and children will not be allowed to play in the parks
- Community facilities can attract anti-social behaviour, but they are best located within the communities they serve, and any such problems should be controlled by the management and Police.

- This is the only remaining large area of land left in Ty Sign that locals are trying to develop for children - The open space assessment confirms that there is a sufficient amount of formal and open space within the area should the development proceed.

- The development will be built on waste land and drainage will be a problem - As stated above, this application is subject to SAB approval.

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Application 19/0053/FULL Continued

- There are many existing buildings within the area that can be utilised - Alternative sites have been considered by the charity but were not considered suitable.

- The development could put more pressure on the existing sewer potentially causing more problems - Advice from Dwr Cymru/ Welsh Water will also be provided.

FINANCIAL

- There are concerns that the proposed building work would damage the recently installed skate park - This has been addressed in the Community Councillor comments above.

- St David's Church is seen as the Community Centre in Ty-Sign which has had resources given to it by Caerphilly Council and others in the recent past. This is not fully utilised and there is much scope for further use of the building - This has been addressed in Site Feasibility and Suitability above.

HIGHWAYS

- The access from Rowan Road has limited visibility and adjacent to a road comprising of two way traffic - Highway Safety has been addressed in the report above.

- Having a car park so close to the existing play facilities would be dangerous even if barriers were installed - The Transportation and Engineering Manager has considered the need for barriers and does not consider the proposal to be detrimental to highway safety.

ECOLOGICAL

- There has been sighting of a family of slow worms on the field - Ecological issues have been addressed in in the Community Councillor comments above.

SOCIAL

- The green space is of great social value to help build and keep a community going.

- Using the field created precious moments with families that would not be found elsewhere.

- This is an area where families have picnics in the summer.

- The field is currently used for rugby and football training/ games and the building will take up two thirds of this small sized field.

- The proposal will attract opportunities to create additional areas to facilitate anti-social behaviour within the community.

In respect of social objections, there is still sufficient land left over within the site and within the surrounding area for the community to continue to enjoy. In terms of anti-social behaviour, should any anti-social issues arise as a result of the development, this would be a matter for the Police to enforce.

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Application 19/0053/FULL Continued

HEALTH AND WELLBEING

- The proposal contradicts government initiatives to improve recreational areas and improve health and wellbeing for both children and adults - This has been addressed in the social concerns above.

- Opening times of the centre and increased noise levels will impact upon health and wellbeing of neighbouring residents - The charity has no desire for the building to be open at times which would be inconvenient to the local community.

- The council should be looking to protect open spaces for future generations - The land is not protected and this is discussed in the report above.

HEALTH AND SAFETY

- The development will create severe safety issues for skaters - It is not considered that the health and safety of individuals would be compromised as a result of the proposal.

- Safety concerns with the building being so close to the edge of the embankment - The building will be located approximately 15.0 metres from the edge of the embankment and is not considered to be an issue.

OTHER ISSUES

- The majority of people pushing for a community centre do not live in the area - This is not a material planning consideration.

- This is a veiled attempt by the members of the Agape church to push through a church hall under the guise of a community centre - This is not a material planning consideration.

- There has been no community involvement for this proposal - This is not a material planning consideration.

- The land should be left alone - This has been addressed in the report above.

Other material considerations: None.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

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RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
Drawing No 09 Site Plan based on survey received on 02.03.2019;
Drawing No 02B Ground Floor Plan received on 22.01.2019;
Drawing No 05 Elevations v2 received on 22.01.2019; and
Drawing No 05A Elevations v2 received on 22.01.2019.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 04) The building shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) The proposed parking and turning area shall be completed in materials as approved by the Local Planning Authority.
REASON: To ensure loose stones or mud etc. are not carried on to the public highway in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) The proposed widened access to serve the development, including the 2m wide footway as indicated on the submitted plans, shall be constructed in permanent materials to be agreed in writing with the Local Planning Authority and shall be completed prior to beneficial occupation of the development.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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Application 19/0053/FULL Continued

- 07) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 43 metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) Rainwater run-off shall not discharge into the highway surface-water drainage system.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 09) No vegetation clearance, works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall where the Local Planning Authority consider appropriate include:
- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan,
 - b) the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule,
 - c) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work,
 - d) written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works,
 - e) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837),
 - f) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase,
 - g) the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837),
 - h) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837),

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Application 19/0053/FULL Continued

- i) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (RPA) (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground,
- j) the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)
- k) the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees,
- l) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction,
- m) the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site,
- n) the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity,
- o) the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837),
- p) the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
- q) the timing of the various phases of the works or development in the context of the tree protection measures.

The development shall thereafter be carried out in accordance with the agreed details.

REASON: In the interests of visual amenity in accordance with policies CW2 and CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 10) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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- 11) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the development is occupied.
REASON: In the interests of the visual amenities of the area amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 12) No development or site/vegetation clearance shall take place until a detailed Reptile Mitigation Strategy has been prepared by a competent ecologist and submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.
REASON: To ensure that reptiles are protected. To ensure that reptiles are protected, in the interests of biodiversity in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 13) Prior to the occupation of the development hereby approved, nesting sites for birds shall be provided as part of the approved development and in accordance with the supplementary specification details attached to this decision notice.
REASON: To provide additional roosting for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales and Tan 5 Nature Conservation and Planning (2009) and in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 14) The use hereby permitted shall not be open to members of the public outside the following times:
(a) 07.00 hours to 23.00 hours Monday to Saturday, and (b) 09.00 hours to 22.00 hours Sunday.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 15) Notwithstanding the submitted plans details of any external and roof mounted plant and machinery (if any) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location of the plant or machinery and the predicted noise levels (measured as LAeq 1 hour) as measured on the boundary of the application site. Thereafter, the development shall be carried out in strict accordance with the agreed details.
REASON: In the interests of protecting the amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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- 16) A grease trap, details of which shall be agreed with the Local Planning Authority prior to installation, shall be installed in the foul drainage system prior to the commencement of the use hereby approved.
REASON: To prevent pollution in accordance with policy CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 17) Prior to the commencement of the development hereby approved a scheme of odour/effluvia/fume control, including the erection of any associated stacks or vents, shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be carried out and operated in accordance with the approved scheme.
REASON: In the interests of the amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 18) Prior to the commencement of the development a scheme for on-site refuse storage (including any open air storage facilities) and for waste material awaiting disposal (including details of any screening) shall be submitted to and agreed in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the agreed details prior to the first occupation of the development.
REASON: In the interests of public health and the amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

WARNING:
SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO THE
COMMENCEMENT OF THIS DEVELOPMENT.

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area is of 100m² or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

The Sustainable Drainage Approval process is a technical approval independent of the need to obtain planning permission, and as such you are advised to contact the Sustainable Drainage Approval Body. Their details are provided below:

Phone: 01443 866511
Email: drainage@caerphilly.gov.uk
Website: www.caerphilly.gov.uk/sab

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Please find attached the comments of Dwr Cymru/ Welsh Water that are brought to the applicant's attention.

Please find attached the comments of the Senior Arboricultural Officer that are brought to the applicant's attention.

