

Application Number: 22/1057/FULL

Date Received: 18.05.2023

Applicant: Kay Premium Marking Films

Description and Location of Development: Extend existing manufacturing and storage facility and conduct associated works - Unit 2 Oakwood Close Pen-y-fan Industrial Estate Pen-y-fan Newport

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on the eastern side of Parkway and on the northern side of Oakwood Close within the wider Pen-y-fan, Croespenmaen Industrial Estate.

Site description: An open area of grassed land and vegetation immediately adjacent to the host building and is enclosed by a gravel perimeter road, beyond that to the north are mature trees. The site is generally flat with a slight cross fall between the northern and southern boundaries, the level change is more significant between the temporary gravel road and northern most part of the boundary. To the east there is a mixture of hard and soft landscaping and a shared access road leading to the neighbouring 'ANR-Probake' premises. Oakwood Close Road forms the southern boundary of the site with an access road leading to the Senior Automotive premises forming the western boundary of the site. The existing perimeter is secured by a combination of fencing and mature planting.

Development: Full planning permission is sought to extend the existing manufacturing and storage facility and conduct associated works.

Dimensions: The proposed extension building has a maximum footprint measuring 84 metres long and 39 metres wide with the eaves height measuring 8.05 metres and the ridge height measuring 12.10 metres. An additional 2920 square metres of gross internal floor area (GIA) would be created to serve the existing operational floor space comprising of 2880 square metres GIA.

Materials: The external finishes comprise of vertical insulated wall and roof cladding panels, facing brick plinths and piers, aluminium drip flashing and soffits together with aluminium framed roof lights.

Ancillary development, e.g., parking: 5 additional car parking spaces are proposed which intends to increase the overall car parking provision to 54 spaces and includes disabled car parking spaces. Provision for electric vehicle charging points is also

indicated along with alterations and improvements to existing landscaping within the site including new 2.25 metre high retaining walls.

PLANNING HISTORY 2010 TO PRESENT 10/0630/FULL - Extend existing car park - Granted - 19.10.2010.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Site Allocation: The application site is within settlement limits and is designated as a Secondary Employment Site, EM 2.10 Penylan, Croespenmaen.

Policies: SP2 (Development Strategy - Development in the Northern Connections Corridor (NCC)), SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations - Highways), CW6 (Trees, Woodland and Hedgerow Protection), CW15 (General Locational Constraints), EM2 (Employment Sites Protection) together with advice contained within LDP 4 (Trees and Development).

NATIONAL POLICY Future Wales: The National Plan 2040 (2021), Planning Policy Wales Edition 11 (2021), Technical Advice Note 12: Design (2016), Technical Advice Note 18: Transport (March 2007) and Technical Advice Note 23: Economic Development (February 2014).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No in that the area of development does not exceed 5 hectares of industrial estate development.

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 a low risk coal mining legacy area, informative advice will however be provided and should any issues arise this will be dealt with through the Building Regulations approval process.

CONSULTATION

Senior Engineer (Drainage) - Advises that the proposed development requires Sustainable Drainage Approval.

Landscape Architect - CCBC - No objection subject to conditions.

Transportation Engineering Manager - CCBC - No objection subject to conditions to secure parking, electric vehicle charging provision and implementation of the Staff Travel Plan.

Environmental Health Manager - No objection subject to the imposition of conditions to any consent in relation to contamination, a scheme for sound insulation, details of any external plant or machinery, restricting the external hours of operation, restricting any existing hours of operation together with schemes for noise and dust control during the construction phase of the development.

Ecologist - No objection subject to imposition of a planning condition to secure the details and implementation of a Biodiversity Conservation and Enhancement Strategy.

Dwr Cymru - No objection but provides informative advice to the developer.

Senior Arboricultural Officer (Trees) - Previous concerns have now be overcome subject to conditions and the proposal takes the opportunity to make a positive contribution to the diversification of existing species.

ADVERTISEMENT

Extent of advertisement: The application was advertised by way of a site notice and seven neighbouring industrial units were consulted.

Response: None.

Summary of observations: Not applicable.

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?

There are no specific crime and disorder implications material to the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Based on current evidence, the proposal is unlikely to have a significant impact on biodiversity. However, Policy 9 of Future Wales - The National Plan 2040 states that action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature based approaches to site planning and the design of the built environment. As scheme for biodiversity enhancement will therefore be sought should members approve the proposed development.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes the development is CIL liable in that more than 100 metres of new floor space is to be created however the use of the building is charged at £0 per square metre and therefore no chargeable CIL will be collected.

ANALYSIS

Policies: The application has been considered in accordance with national guidance and policy and local plan policies. The main considerations in the determination of this application are whether the proposed extension and associated works are acceptable in terms of the design together with their impact on the existing trees and ecology within the site, neighbouring amenity and highway safety.

General development control considerations are set out in policies SP6 (Place making), CW2 (Amenity) and CW3 (Design Considerations-Highways) of the Local Development Plan (LDP).

Strategic Policy SP6 (Placemaking) sets out criteria relating to place making, notably that development should seek an appropriate mix in respect of the role and function of its settlement and realise the efficient use of land. The application site is located within a designated secondary employment site and the proposed extension and associated works are intended to serve the host building and the manufacturing and storage operations that take place within it. The extension would be located alongside the northern elevation and within the rear curtilage of the site.

From a placemaking perspective the surrounding area is predominately characterised by industrial units built during the early 1990's and all appear to be of a similar design with two storey height buildings with the offices located to the front of the building and the industrial areas discreetly located at the rear. In terms of the general design and external finishes, the proposed extension would be in keeping with the character of the industrial estate. In terms of the scale of the extension its footprint would be comparable to that of the host building however the eaves height would measure 1.3 metres taller and overall ridge height 2.4 metres taller. In normal circumstances, extensions should not dominate the host building, however given the industrial nature of the estate along with its positioning located in the eastern corner of Oakwood Close, it is not considered that the moderate increase to the eaves and ridge would introduce a discordant element to the wider industrial character of the surrounding area in that there are taller buildings located on the Penyfan Industrial Estate to the north and west of the site. Furthermore, wider views into the site particularly from public vantage points such as Parkway and Penyfan Country Park, would be screened by the existing landscaped bunds and associated established landscaping fronting Parkway. Consequently, it is not considered that the proposed extension and associated works would give rise to any adverse impacts on the character of the surrounding area and would only serve to reinforce the industrial setting of the employment site.

Policy SP6 also requires development proposals to contribute to the creation of sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features. In that regard the application site and those areas adjacent to it forms part of a longstanding employment site, however there are existing green areas, trees and scrub within the site as well as a small proportion of the woodland to the north that would be affected by the proposed development. However, those green infrastructure impacts need to be weighed and balanced against the operational requirements of the applicants and consider whether any adverse impacts can be minimised through appropriate mitigation. Further consideration of the existing and proposed green infrastructure assets will be discussed later.

Lastly Policy SP6 requires new development to incorporate resource efficiency and passive solar gain through layout, materials, construction techniques, water conservation and where appropriate through the use of Sustainable Urban Drainage Systems (SUDS). The planning system has to play a role in making the development resilient to tackling the climate emergency through the decarbonisation of the energy system, improving air quality and the sustainable management of natural resources along with shaping the social, economic, environmental and cultural factors which determine health and which promote or impact on well-being in line with the Healthier Wales goal as part of the Well-being of Future Generations Act.

In that the proposed development exceeds more than 100 square metres of floor space the development will require SUDs approval. The sustainable drainage strategy considers the long-term effects of development in terms of the wider challenges of climate change and urbanisation to provide a long-term solution to water drainage, pollution, and environmental damage. The drainage strategy doesn't just consider the quantity of water that needs to be removed from the site as a whole, but also considers the quality of water and how it may then be used to enhance the site in order to improve the amenity aesthetics and green infrastructure of the industrial estate. Various methods of sustainable drainage across the site include a green roof, bio-retention planters, rain gardens, rainwater harvesting tanks, underground geo-cellular attenuation tanks and permeable paving, and those technical details will require consideration from the Sustainable Drainage Approval Body (SAB) and is an independent approval process outside of planning legislation.

In addition, to minimise energy efficiency further measures include constructing the extension from responsibly sourced materials, the incorporation of solar photo voltaic roof panels, and the provision of on-site electric vehicle charging infrastructure. In the longer term the proposed extension will also reduce the existing operational requirements to acquire off-site storage space, which in turn reduces the amount of unnecessary short journeys in terms of road miles travelled and minimises the overall carbon footprint of the company.

In tandem with criterion G of Policy SP6, Policy SP10 (Conservation of Natural Heritage) is of relevance and indicates that the Council will protect, conserve, enhance

and manage this asset in the consideration of all development proposals. The employment site holds no designations for nature conservation although a total of 8 Sites of Importance for Nature Conservation (SINCs) can be found within a 1km radius of the site. This includes the Pen-y-Fan Industrial Estate Woodland, Oakdale SINC which is a known roosting site for a particular bat species. The remaining SINCs were not considered of particular ecological relevance to the site given their physical separation and qualifying features which mostly consist of priority habitats and vegetation which will not be affected by the proposed development.

The application is supported by a Preliminary Ecological Appraisal (PEA) and the desktop survey records along with the Extended Phase 1 Habitat survey undertaken in January 2022 confirmed that the application site as a whole is covered in areas of existing buildings and hardstanding, with parcels of poor semi-improved grassland, amenity grassland and established landscaping. The areas surveyed were considered to hold very limited ecological importance with a limited range of habitats present within the site, most of which reflect its current industrial use. The Council's Ecologist has reviewed the information and no objection is raised subject to the submission of a Biodiversity Strategy. This can be secured as a pre-commencement condition. The proposed development therefore accords with Policy SP10.

Policy CW6 (Trees, Woodland and Hedgerow Protection) and Supplementary Planning Guidance LDP 4 requires proposals to ensure that effective measures are taken to ensure the protection of existing trees and hedgerows on development sites. Trees and Hedgerows make a positive contribution to both the natural and built environment. They enhance the character and diversity of the landscape and offer substantial environmental benefits. The policy and guidance sets out various criterion to justify permitting development on proposal sites containing trees, woodlands or hedgerows and the supporting explanatory text further provides advice and guidance in respect of protection during the construction process, biodiversity, ecological and amenity implications and appropriate replacements where the loss of trees and woodlands are unavoidable.

The application is supported by an Arboricultural Implications Assessment and Tree Constraints Plan. In terms of the green infrastructure impacts to accommodate the proposed development the following vegetation and trees would be removed:

Individual business park trees and dense unmanaged tree groups, varying in terms of quality and condition, with a high degree of Ash dieback requiring immediate attention; 586 square meters of broadleaved woodland; and 1282 square meters of removed mass shrub planting.

The impact on the planted woodland to the north of the proposals is a necessary temporary construction impact, which allows the replanting of the majority of the area with new woodland planting. However, it should be noted that the presence of Ash die back within and adjacent to the site has infected many trees and the detailed planting scheme and long-term management of the adjacent woodland would provide the

opportunity to replace failing tree groups and minimise further exposure to future tree felling.

The green infrastructure impacts have therefore been minimised and comprehensive landscaping, habitat mitigation and enhancement are proposed. The scope of the mitigation and enhancement measures can be summarised as:

47 new specimen tree planting;
250 square meters of new wild flower attenuation basin;
371 square meters of new woodland planting;
250 square meters of new diverse grassland;
716 square meters of new green roof; and
53 square meters of new shrubs.

The quantity and mix of mitigation and enhancement is considered to be proportionate, balancing and enhancing habitat loss with the introduction of the green roof being considered significant in terms of biodiversity benefit and habitat and new nectar source. The Council's Landscape Architect and Arboricultural Officers have reviewed the submitted details and the landscaping/tree planting scheme has evolved through discussions. Subject to the imposition of a planning condition to secure the long-term management of the adjacent woodland, it is considered that the proposed development would not have an unacceptable impact on the natural heritage of the area and therefore complies with Policies SP10 and CW6.

Policy CW2 relates to amenity and states that development proposals should have no unacceptable impact on the amenity of adjacent properties or land; should not result in the over-development of the site; and the proposed use is compatible with surrounding land-uses. In that regard given that the application site forms part of a designated secondary employment allocation, the application site is surrounded by other industrial/warehouse/commercial uses and given the distances away from the nearest residential properties, which are in excess of 250 metres, the proposed development is considered to be compatible with the surrounding land uses and would not result in any significant harm in terms of visual amenity of the surrounding area or residential amenity. Furthermore, the proposed development can accommodate the relevant levels of car parking and operational space along with providing soft landscaping and sustainable drainage features areas within the site and as such is not considered to represent over-development. On that basis subject to conditions imposed to any consent, the proposed development accords with Policy CW2.

Policy CW3 (Design Considerations - Highways) considers highway safety and development proposals should have regard for the safe, effective and efficient use of the transportation network. In that regard adequate provision has been made for parking, operational and servicing movements within the site. The existing access arrangements will remain unaltered, however 6 car parking spaces are to be upgraded to include electrical vehicle charging points and an additional 5 car parking spaces will

be provided constructed from permeable paving, increasing the total number of available car parking space to 54, bicycle storage is also provided.

The Transport Statement (TS) which accompanies the application notes that the proposed extension will result in an increase of around 25 additional members of staff; comprising of 6 production staff for each of the three manufacturing shifts and 7 additional office staff. It is estimated that the 7 additional office staff will arrive prior to 9 am and depart after 5 pm. There will be 6 production staff arriving to start at 2 pm for the second shift, therefore working on a worst case scenario of all employees travelling alone by private vehicle the development will result in the volume of traffic being generated by the site increasing from 10 to 17 vehicle movements during the morning peak hour of 8:00-09:00 hours and 13 to 20 vehicle movements during the evening peak hour of 17:00 to 18:00 hours, which is not considered to be a significant increase, and 6 others that will depart after 2 pm. The third shift changeover times will occur around 22:00-06:00 hours when the highway network is at its quietest.

Notwithstanding the maximum number of staff vehicle movements anticipated the TS also notes that the proposed extension will no longer require the company to acquire off-site storage provision in Croespenmaen Industrial Estate and in turn will eliminate the daily shuttle journeys ranging between 2 and 6 deliveries (4 to 12 movements) between the site and the warehouse. Moreover, the overall increase in floor space and manufacturing capacity will not increase delivery vehicle movements which stands at 28 deliveries per month including 6 articulated vehicles, in that there is sufficient capacity to transport larger quantities of materials in and goods out on the same vehicles that currently visit the site.

The application is also accompanied by a Staff Travel Plan with its intended purpose to encourage and influence long-term changes in sustainable travel behaviours with a view to improving the health of all users to the site and to encourage greater take up of walking and cycling to the site for locally employed staff as well as contributing to the wider issue and commitment to reduce vehicle emissions.

The Transportation Engineering Manager has concluded that the proposed development would not have any adverse impacts on the safe and efficient use of the transportation network, subject to conditions imposed to any consent and as such complies with Policy CW3.

Having regard to the above observations the proposed development accords with policies SP6, SP10, CW2, CW3 and CW6 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Comments from consultees: The Environmental Health Manager has requested a number of conditions relating to a scheme for sound insulation, restricting the external hours of operation and schemes for noise and dust control during the construction phase of the development. In that regard the conditions are considered onerous given the sites location on a designated employment site and the distance away from the

nearest residential receptors. Furthermore, the extension would enclose the existing open air yard areas within the site and in that there were no restricted external hours of operation for the original consent on the site in 1991, it would not be reasonable or necessary to impose hours of operation as part of this application that would adversely impact existing operations at the site.

Comments from public: None.

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.

Future Wales - The National Plan 2040 was published on 24 February 2021 and forms part of the statutory development plan for the county borough. In addition to this Planning Policy Wales (PPW) has been amended to take account of Future Wales and PPW Edition 11 has also been published on 24th February 2021. In reaching the conclusion below full account has been taken of both Future Wales and PPW Edition 11 and where they are particularly pertinent to the consideration of the proposals they have been considered as part of the officer's report. It is considered that the recommendation(s) in respect of the proposals is (are) in conformity with both Future Wales and PPW Edition 11.

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:
Dwg No. KPMF-LAW-XX-ZZ-DR-A-039000 Rev P5 Site Location Plan received on 09.03.2023;
Dwg No. 9000 Rev P02 Site Plan External Lighting Lux Level received on 09.03.2023;
Dwg No. KPMF-LAW-XX-ZZ-DR-A-062001 Rev P6 Proposed Site Plan received on 09.03.2023;

Dwg No. KPMF-LAW-02-G00-DR-A-061001 Rev P5 Proposed Ground Floor Plan received on 09.03.2023;
Dwg No. KPMF-LAW-02-ZZ-DR-A-069001 Rev P4 Proposed Elevations received on 09.03.2023;
Preliminary Ecological Appraisal prepared by Soltys Brewster Ecology received on 09.03.2023;
Report 6289/NIA1 Noise Impact Assessment prepared by Hunter Acoustics Ltd received on 09.03.2023;
Report S1 Rev P02 Travel Plan prepared by Cambria received on 09.03.2023;
Report S1 Rev P02 Transport Statement prepared by Cambria received on 09.03.2023;
Dwg No. CC2333 CAM XX XX DR C 0119 Rev P01 Vehicle Tracking - Articulated HGV received on 09.03.2023;
Dwg No. CC2333 CAM XX XX SK C 0103 Rev P05 Vehicle Tracking - Articulated HGV and Fire Tender received on 09.03.2023;
Dwg No. CC2333 CAM XX XX SK C 0104 Rev P01 Vehicle Tracking - Car received on 09.03.2023;
Green Infrastructure Statement Revision B received on 05.04.2023;
Dwg No. 2283801-SBC-00-XX-DR-L-004 Rev PL04 Proposed Removed Vegetation received on 05.04.2023;
Dwg No. 2283801-SBC-00-XX-DR-L-001 Rev PL12 Strategic Landscape/GI Plan received on 05.04.2023;
Dwg No. 2283801-SBC-00-XX-DR-L- 401 Rev C03 Detailed Soft Landscape Plan received on 17.05.2023;
Arboricultural Implications Assessment received on 17.05.2023; and
Dwg No. 23-031 Tree Constraints Plan received on 17.05.2023.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

- 03) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.
- 04) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

REASON: In the interests of public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.

- 05) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.

REASON: To protect public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.

- 06) Prior to the commencement of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 07) Prior to occupation of the development hereby approved, details of all external and roof mounted plant/machinery associated with the application shall be submitted to and agreed in writing with the Local Planning authority. These details shall include the location of the plant and predicted noise levels (measured as a LAeq 1 hour) as measured on the boundary of the application site. Thereafter these agreed details shall be fully installed prior to the use of each of the units commencing.

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.

- 08) Prior to the commencement of development, a Biodiversity Strategy shall be submitted to, and approved in writing by the Local Planning Authority. The strategy shall include, but not be exclusively limited to: Working methodologies including timing/phasing, wildlife friendly drainage, protection measures during construction, lighting design, reptile clearance strategy, use of native species in the planting scheme, provision of bird boxes and a biodiverse species planting mix for amenity/roadside grassed areas. The strategy shall be implemented as agreed.

REASON: To secure mitigation, compensation and enhancement measures for biodiversity on site, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, Planning Policy Wales (February 2021) and Tan 5 Nature Conservation and Planning (2009).

- 09) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the extension or in accordance with a programme agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years

from the completion of the development die, 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: To ensure that the works are carried out as approved 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.

- 10) Prior to the commencement of works on site a woodland management plan for a minimum of 5 years, including long term objectives, management responsibilities and maintenance schedules for the woodland area along the northern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the woodland area is satisfactorily managed and maintained in the long term in the interests of the visual amenity of the area in accordance with policies SP10, CW2 and CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 11) The following activities must not be carried out under any circumstances:
- a) no fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
 - b) no works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
 - c) no equipment, signage, fencing, tree protection barriers, materials, components, utilities, vehicles or structures shall be attached to or supported by a retained tree.
 - d) no mixing of cement or use of other materials or substances shall take place within a Root Protection Area (RPA), or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA
 - e) no alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

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.

- 12) In this condition a "retained tree" is an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building or the commencement of use of the approved development for its permitted use.
- a, No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written

approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998.

b, If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

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.

- 13) The extension hereby approved shall not be occupied until the areas indicated for the parking of vehicles have been laid out in accordance with the submitted plans and surfaced in permanent materials. Those areas 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.
- 14) The Staff Travel Plan as submitted shall be implemented in accordance with the timescales contained therein with regards to reducing the reliance of staff on commuting trips by car.
REASON: To encourage sustainable travel modes by staff to and from the site in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 15) Notwithstanding the submitted plans prior to works commencing on site the details and locations of six electric vehicle charging points to be provided within the site shall be submitted to and approved in writing by the Local Planning Authority. The extension shall be completed in accordance with the approved details and the charging points shall be operational with active provision prior to occupation of the extension and shall be maintained in perpetuity thereafter free of obstruction for the parking of motor vehicles only.
REASON: To ensure that adequate mitigation is provided in respect of air quality together with promoting sustainable modes of transport in accordance with policy CW1 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

Please refer to Public Access to view the full comments of the consultees that are brought to the applicant's attention.

Mature trees are potential bat roosts. All bat species and their roosts are protected by the Conservation of Habitats and Species Regulations 2010 and its amendment 2012, which transposes the EC Habitats Directive 1992 into UK legislation, and the Wildlife and Countryside Act 1981. If bats are discovered, then all works should stop immediately and the Countryside Council for Wales should be contacted for advice on any special precautions, and whether a licence is required, before continuing.

Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e., works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

WARNING:

SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO 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

Notification of initiation of development and display of notice:

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties include:

Notice of initiation of development:

Before beginning any development to which this planning permission relates, notice must be given to the local planning authority in the form set out in Schedule 5A to the town and Country Planning (development Management procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details which must be given to the local planning authority to comply with this duty.

Display of Notice:

The person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B to the Town and country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details the person carrying out development must display to comply with this duty.

The person carrying out the development must ensure the notice is:

- (a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
- (b) Legible and easily visible to the public without having to enter the site; and
- (c) Printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.