

## APPENDIX 1

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0422/FULL 12.06.2013	United Welsh Housing Association C/o Boyer Planning Mr S Barry 1B Oaktree House Oaktree Court Mulberry Drive Cardiff Gate Business Park Cardiff CF23 8RS	Change the use to provide 18 accommodation units for homeless people and associated office space and support facilities Maes Y Dderwen Heol Las Nelson Treharris CF46 6PW

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: Maes Y Dderwen, Heol Las, Nelson, CF46 6PW. The site is located along Heol Las, situated outside settlement limits to the northwest of Ystrad Mynach and to the southeast of Nelson. The large detached property occupies a prominent position situated at the junction of Caerphilly Road - A472, with Heol Las - a rural country lane. Wern Isaf Farm is located immediately to the western boundary.

Site description: Maes Y Dderwen is a previously developed site of a rectangular shape and is currently occupied by an existing vacant (Class C2 of the Town and Country Planning (Use Classes) Order 1987) Nursing Home, surrounded by a hard standing, with parking and garden areas to the front and rear. The building on site comprises of the original stone clad 2.5 storey original dwelling and also the late 1980s rendered 3-storey extension. The original stone clad building was a residential until 1987 when consent was granted for the change of use to a 16-bed nursing home with the addition of the modern extension.

The site is accessed from Heol Las with the main entrance via an existing vehicular gate and pedestrian gate. There is currently a second vehicular access point to the south linking to a grassed area and former refuse storage area.

The boundary treatments surrounding the site comprise a stone wall, fence, hedges and clusters of trees. The proposed development will retain the existing brick wall, which will be repaired where necessary.

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The nearest locations to access local amenities and facilities from the site are at Commercial Road in Nelson (1.85km) and Bedwlwyn Road (1.91km) in Ystrad Mynach. Further afield in Ystrad Mynach, just 2.6km from the site are a Tesco's Superstore and Lidl store. The application site is within close proximity to local public transport services. The nearest bus stop is at Tredomen Business Park, situated 800m away along the adjacent A472 Caerphilly Road. The nearest local train station is Ystrad Mynach Railway Station, situated on Nelson Road in Ystrad Mynach (1.40km from the site).

Development: Full planning permission is sought in respect of the change of use of these C2 premises to provide 18 accommodation units for homeless people together with associated office space and support facilities. Development plans include an internal refurbishment and partial remodelling of the existing building, with re-roofing and replacement of soffits and fascia boards as necessary. The internal layout is to be altered from the existing 16-bed nursing home layout to provide the following: -

### GROUND FLOOR

- i. Reception and office area
- ii. 2 x interview rooms
- iii. Staff rest/sleepover room
- iv. Boiler/meter room
- v. 2 x single accommodation units (including a disabled flat)
- vi. I.T. suite
- vii. Communal training/kitchen
- viii. Communal laundry
- ix. Ancillary spaces, including cleaners' store room, unisex toilet and general store.

### FIRST FLOOR

- i. 8 x single accommodation units
- ii. 2 x communal lounges
- iii. Cleaners' store room

### SECOND FLOOR

- i. 8 x single accommodation units
- ii. Cleaners' store room

Each of the accommodation units comprises a bedroom area, kitchen, small living room/dining area and shower room.

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## Application No. 13/0422/FULL Continued

In order to update the vacant building and to accommodate the proposed use the buildings are subject to a number of minor external alterations including the removal of the external staircases, replacement of the bay windows on the southeast elevation, new upvc windows and doors, including sash style windows where appropriate on the elevations of the original building.

The proposed plans also incorporate a total of 7 car parking spaces, a 22 space cycle storage unit, new refuse storage area (18 no. 240 litre refuse bins will be provided and 2 no. 240 litre recycling bins), new communal/multi-functional space to the south, and smoking shelter. Residents will also maintain the large grassed area to the rear of the building as amenity space. Space is also provided for a 7-seat mini bus, which may be available to provide access to education facilities elsewhere.

The proposed development will retain the existing stone walls and will repair where necessary. A new section of fence is to be provided across the second vehicular entrance to the site, whilst the main vehicular gates are to be replaced, with the existing brick wall retained.

The application is supported by a Preliminary Ecological Appraisal, a Bat Activity Survey, a Method Statement, a Planning Statement, a Design and Access Statement, and a Tree Survey.

Dimensions: The building has a maximum footprint of 21m x 18.8m x 12m and sits within a plot amounting to 0.326 hectares.

Materials: Roof - grey concrete tiles/slate; walls - coarse rubble stone/render; windows-upvc sash/stained timber, steel fire escapes.

Ancillary development, e.g. parking: 6 existing car parking spaces will be replaced with 7 car parking spaces, 22 cycle spaces and 1 bus space.

### PLANNING HISTORY

P/00/0929 - Alter car park and access - Granted 27.11.00.

P/00/0930 - Alter existing nursing home building - Granted 21.11.00.

P/00/0971 - Erect boundary enclosure - Granted 27.11.00.

P/01/0122 - Retain two lamp standard poles - Granted 27.01.01.

P/01/0303 - Provide overspill car park - Granted 10.05.01.

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P/01/0866 - Reposition access to car park - Granted 25.10.01.

P/02/0714 - Erect single storey extension to nursing home - Granted 12.09.02.

P/02/0718 - Erect gazebo for residents use - Granted 15.08.02.

09/0079 - Erect 3m high welded mesh panel fence to enclose and create a secure terrace patio area - Refused - 14.05.09.

## POLICY

### LOCAL DEVELOPMENT PLAN

Site Allocation: Outside settlement boundary. Policy NH1.3 Mynydd Eglwysilan Special Landscape Area.

#### Policies:

Strategic Policies:- SP2 - Development Strategy - Development in the Northern Connections Corridor, SP6 - Place Making, SP21 - Parking Standards.

Countywide Policies:- CW2 - Amenity, CW3 - Design Considerations - Highways, CW4 - National Heritage Protection, CW6 - Trees, Woodland and Hedgerows, CW15 - General Locational Constraints, CW20 - Locational constraints - Conversion, Extension and Replacement of Buildings in the Countryside.

Supplementary Planning Guidance contained in LDP5 - Parking Standards, LDP 10 - Buildings in the Countryside.

NATIONAL POLICY Planning Policy Wales (PPW) (Edition 5). Paragraph 2.9.9 of Planning Policy Wales, 5th Edition, November 2012 encourages good design to be the aim of all those involved in the development process. The guidance states, "The visual appearance of proposed development, its scale and its relationship to its surroundings are material planning considerations and local planning authorities should reject poor designs. External layout, access and setting all need to be considered."

National Planning Guidance contained in Technical Advice Note 12 - Design.

### ENVIRONMENTAL IMPACT ASSESSMENT

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

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Was an EIA required? Not applicable.

### COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Not an issue in respect of this application because it is for a change of use and not a new building.

### CONSULTATION

CCBC Housing Enabling Officer - The development is being developed in partnership with United Welsh Housing Association and Caerphilly County Borough Council. The Council is under severe pressure to accommodate homeless persons where it has a statutory duty to provide accommodation. This scheme will help to alleviate some, but not all of the pressures on the homeless services.

Countryside and Landscape Services - Having considered the submitted ecological reports and the justification for the development in terms of the tests under the EU Habitats Directive (see relevant section below) the Ecologist has raised no objection subject to the imposition of conditions requiring a protected species licence as appropriate, compliance with the recommendations in the submitted ecology reports, details of lighting to be submitted for further consideration, and replacement trees to compensate for the loss of those that are to be removed.

Transportation Engineering Manager - No objection subject to conditions and the applicant entering into a Section 106 Agreement to secure the contribution of £8500 towards footway improvements along the A472 to Ystrad Mynach.

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - Requests a condition is attached to any consent requiring comprehensive proposals showing how surface water and land drainage flows from the site will be dealt with. Advice is also provided in respect of land drainage matters to be conveyed to the developer.

### ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, on site and one neighbouring property has been consulted.

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Response: Two letters including one from the Farmers Union representing Tredomen Farm, Wern Isaf Farm and Forest Las, Heol Las.

Summary of observations:

1. Highway safety issues, Maes Y Dderwen is situated on the busy A472 mid-way between Ystrad Mynach and Nelson, with the result that residents would have to walk approximately 1 mile to reach either village.
2. The bus stop near Maes Y Dderwen is a request stop and it has been known for bus drivers to fail to stop.
3. Therefore the location of Maes Y Dderwen is not suitable for homeless people, who presumably will have no vehicles, and will be reliant upon public transport.
4. Tredomen and Wern Isaf Farm are busy working farms and as such agricultural tractors and machinery regularly pass Maes Y Dderwen, which will pose a potential danger to occupants.
5. Details of the addresses referred to in the DAS are inaccurate, Fig 4 states 'Heol Fawr' and the correct name is Heol Las and the reference to Castell Llwyd Farm lying just to the south of the site is incorrect because the adjoining attached farm is Wern Isaf.
6. Environmental impact concerns if development results in loss of hedges.
7. Increased risk of crime and disorder.
8. Does not accept that the site has access to services and facilities in close proximity.
9. Noise pollution.
10. Loss of privacy.

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 planning application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Yes

A Bat Survey Report was undertaken by 'Wildwood Ecology' in June 2013, which found the buildings to contain maternity roosts for common pipistrelle, brown-long eared, and natterer's bats, with up to 30 bats of each species thought to be resident. A reputable bat ecologist undertook the survey with proven experience in surveying for bats.

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Section E of the Bat Method Statement provides recommendations to allow mitigation, compensation and monitoring of bats into the existing roosts, which are to be retained. Small opportunistic roosts used by individual bats will not be retained. No whole-scale re-roofing will take place. Isolated repairs and installation of new roof vents will be completed where necessary. Breathable membranes will not be installed or retrofitted in any area of the building. Where repairs are necessary as appropriate roofing underfelt will be used to line the roof. Existing soffits and fascias will be removed and replaced. New dedicated bat access points will be installed around the perimeter of the building. Where access points are provided, gaps over the gable walls will be maintained with no material installed in these areas.

The submitted survey detected the presence of a maternity bat roost for multiple species of bats (droppings and a dead bat). It will therefore be necessary for the developer to apply for derogation (a development licence) from the Welsh Government. As a competent authority under the Conservation of Habitats and Species Regulations 2010, the Local Planning Authority must have regard to the EC Habitats Directive's requirement to establish a system of strict protection and to the fact that derogations are allowed only where the three conditions (the 'three tests') under Article 16 of the Habitats Directive are met (TAN 5 Para. 6.3.6). The tests are:-

- i. The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.
- ii. There is no satisfactory alternative.
- iii. The derogation is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

The three tests were applied and answered as follows:-

- i. The full planning permission for the change of use of Maes Y Dderwen to a support and accommodation centre, providing 18 accommodation units along with associated office and support facilities for homeless people, has been sought as a direct response to the significant evidence of need for such a facility and the priority requirements of the Welsh Government in addressing homelessness.

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## Application No. 13/0422/FULL Continued

Welsh Government guidance is clear and overwhelming in its objective to prevent homelessness. Furthermore, there is a significant need for suitable accommodation within the county for the homeless, which will provide emergency, temporary and move-on accommodation. The Local Authority Planning for the Future Operational Plan (2013 to 2015) indicates that between 2011 and 2012 there were over 400 homeless referrals in the County. It is evident that there is a significant and pressing need for homeless accommodation within Caerphilly County Borough.

Not only is addressing this need identified as a priority by the Welsh Government but also Caerphilly County Borough Council. Accordingly, it is plainly the case that the proposal responds to the prevailing needs and the requirements of the Welsh Government.

United Welsh Housing Association identified the site early in 2013 in response to the need for a facility in Caerphilly County Borough, which can provide suitable accommodation and support for the homeless. The site has had a number of previous planning applications in relation to the existing building. In 1987 a planning application was approved for the change of use, extension and alterations to provide a nursing home. Given the use of the building, its conversion to provide 18 accommodation units along with associated office and support facilities for homeless people is clearly an important facility and of significant social need.

### ii. Option 1 - Do Nothing

In a 'do nothing' situation this would be counterproductive for the authority in addressing the identified need for homeless accommodation and support. In the year 2011 to 2012 there were some 412 homeless referrals. It is proposed that this development will assist in providing the facilities and services for 18 individuals. Furthermore if no work were to be undertaken on site the building would fall into a state of disrepair.

### Option 2 - Conversion of Building

The site was identified by United Welsh Housing Association early in 2013 in response to the need for a facility in Caerphilly County Borough which can provide suitable accommodation and support for the homeless. The previously developed site is presently occupied by an existing vacant 2.5-storey C2 Care Nursing Home.

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## Application No. 13/0422/FULL Continued

The restoration of the existing buildings on the site is a key consideration for any future use of site, be it for homeless accommodation, the continued use as a nursing home or an alternative. The proposed works will not result in the damage or destruction of the roosts; however given the current state of the buildings any continued occupation will require the repair of soffits, internal refurbishment and the removal of trees from site (due to poor quality/safety). Therefore, the proposed approach and mitigation is deemed the most appropriate.

- iii. Common pipistrelle, brown long eared and myotis bats emerged from the building during the bat survey carried out by a competent ecologist with proven experience in bat surveying at an appropriate time of year. The survey report concludes that the building is a maternity roost for common pipistrelle, brown long eared and myotis bats. The proposed development will therefore result in disturbance to bats; however, adequate mitigation, compensation and monitoring recommendations have been put forward in the Method Statement and conditions can be placed on the applicant to ensure that the mitigation will be implemented. The favourable conservation status of the species is therefore unlikely to be affected by this development, as the mitigation measures will maintain and enhance the roosting opportunities for common pipistrelle, brown long eared and myotis bats at this location.

## ANALYSIS

Policies: The application has been considered in accordance with national planning guidance, local plan policies and supplementary planning guidance. The main issue to be considered in the determination of this application is the compatibility of the proposed change of use of the premises from a nursing home to accommodation for homeless people (sui generis use in planning terms).

Objection has been raised regarding the change of use of the premises to homeless accommodation, with particular concern raised in respect of the type of individual who may reside there. The objectors are concerned that those persons who will reside at the property will be criminals and as a result criminal activity and anti-social behaviour within the vicinity may result. However, the planning system cannot control the type of person who may seek refuge at the property as a result of unfortunate events that have led to their homelessness. This Council as a Local Planning Authority lays great weight in its policies and strategies to reduce inequalities between disadvantaged groups, and to be fair and equal in meeting the requirements of all people regarding housing provision and to reduce the incidences of homelessness and repeat homelessness, and to eliminate rough sleeping.

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Welsh Government (WG) guidance is clear in its objective to prevent homelessness. Furthermore, there is a significant need for suitable accommodation within the County Borough for the homeless, which will provide, emergency, temporary and move-on accommodation. The WG has also previously provided an advice note on the prevention of homelessness (2004) and it notes at paragraph 1.3 that "The Prevention of Homelessness Act 2002 requires policy agenda in all the UK Nations. In England and Wales, the Homelessness Act 2002 requires housing authorities to review homelessness provision, including preventative measures, and to develop homelessness strategies that include preventative services." Whilst the advice note provided details and research on varying homeless groups the common theme running through the key considerations is that they should be able to access safe and secure accommodation, develop relationships with project staff and be supported in life skills necessary to sustain independent tenancies.

The Local Housing Strategy (2008 to 2013) sets out the Council's vision for housing in the Borough. This includes: -

- Meeting the housing requirements of all people through better access to a range of high quality housing advice and support services;
- Providing the opportunity for everyone to live in affordable, sustainable, good quality housing, regardless of tenure; and
- Enabling everyone to live in safe, sustainable and inclusive communities.

In order to realise the vision, the strategy sets out a series of overarching aims which seek to ensure that the residents of CCBC have access to a range of good quality, affordable housing that is situated in safe and sustainable communities, the aims include:-

### Aim 1: Homelessness

To reduce the incidences of homelessness and repeat homelessness, and to eliminate rough sleeping.

### Aim 4: Supporting People

To meet the housing requirements of vulnerable people through better access to a range of high quality, specialist housing and support services.

### Aim 5: Affordable Housing

To meet housing requirements through the provision of a range of good quality, affordable housing options.

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Aim 6: Housing Management

To provide good quality, well-managed homes in communities where people want to live, and offer people housing choices which meet their needs and aspirations.

Aim 9: Land Use Planning Framework

To meet housing requirements and promote sustainable mixed communities through the Land Use Planning Framework.

Aim 11: Community Regeneration

To promote sustainable and mixed communities that are located in safe and attractive environments.

The Planning for the Future (Draft) 2013 to 2015 strategy is clear that "accommodation is one of the most basic needs of any person." Accordingly it sets out the requirement for providing support to vulnerable adults that is specifically aimed at their accommodation needs and "providing the support needed to attain or maintain accommodation that is suitable and affordable to the individual." The report goes on to state that Caerphilly is already experiencing increasing levels of homelessness that are anticipated to rise significantly over the forthcoming years affecting many different groups. It is noted that between 2011 and 2012 there were 412 referrals of homeless people to the County's supporting people services (up from 233 the previous year).

It is therefore evident that there is a need for homeless accommodation within the Caerphilly County Borough and the proposed development responds to the prevailing needs and the requirements of Welsh Government.

Planning Policy Wales (PPW) (5th Edition) at paragraph 1.2.2 states that: "The planning system must provide for an adequate and continuous supply of land, available and suitable for development to meet society's needs, drawing specific attention to social considerations and states:

"Development control decisions should take account of social considerations relevant to land use issues, such as relationship of planning policies and proposals to social needs and problems including the likely impact on the whole community on women and men, on children and families and more on groups such as the elderly and disabled people, single parent families, ethnic minorities, disadvantage and ...." (Paragraph 2.4.4) And "Social considerations will be particularly relevant in assessing the need for special needs housing" (paragraph 2.4.4). Chapter 4 (paragraph 4.4.2) sets out overarching requirements for new development including promoting sustainable patterns of development and identifying previously developed land and buildings.

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Locating development so as to minimise the demand for travel, especially by private car, and ensure that all communities have sufficient good quality housing for their need, including affordable housing for local needs and for special needs where appropriate.

The proposed development will make use of previously developed land and buildings, in a sustainable location, which meets housing needs of residents of the county borough, in line with national and local planning policies.

Policy CW2 of the LDP considers amenity and in addition to the objection raised regarding the tenure of the property discussed above objection has been made that to allow the development will result in noise pollution and loss of privacy in relation to the neighbouring Wern Isaf farm by residents enjoying the gardens belonging to Maes Y Dderwen. However, it is not considered that the proposed development would significantly result in an increase in the harm that may have existed in terms of noise and privacy when 16 residents used the building as a care home. However, any noise pollution may of course be referred to this Council's Environmental Health Division.

Policy CW3 of the LDP considers highway implications relevant to development. An objection has been raised that the location of the site is not suitable in terms of movement and access and does not have access to services and facilities in close proximity. It is suggested that the potential future residents of the home will not have a car and will have to walk one mile to reach either Ystrad Mynach or Nelson town centres. It is noted that there is not a continuous footpath both sides along the A472 and in this respect the Transportation Engineering Manager has negotiated with the developer to make a contribution of £8500 to secure footway improvements along the A472 to Ystrad Mynach. This may be addressed by the developer entering into a Section 106 legal agreement. He has also requested a condition is attached to any consent requiring a Travel Plan and the provision of cycle parking spaces and car parking spaces within the site in accordance with the approved plans. It is considered that with the highway improvements proposed, and the requirement to provide a Travel Plan, the proximity to local bus services within walking distance of the site, that access to shops, services and facilities meets the requirements of Policy CW3 of the LDP and as such is acceptable in planning terms.

Objection has been raised regarding the potential health and safety risks associated with a working farm i.e. Wern Isaf, in close proximity to the application site by farm vehicles using Heol Las lane. However, whilst it is acknowledged that farm vehicles may use Heol Las on a regular basis, it is considered that any persons today or in the future using the lane would adopt a common sense approach in terms of highway safety.

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It is not unusual from a planning point of view for farms to be located next to other uses such as housing. Consequently, it is not considered that this objection is significant and would justify the refusal of the planning application.

Finally, objection has been raised that the proposed change of use would lead to significant environmental impact with particular concerns in respect of the loss of hedges and habitats. The developer has carried out an ecological survey in respect of the proposed development, which concludes that the building is a maternity roost for common pipistrelle, brown long-eared and myotis bats. The report and the mitigation measures proposed have been considered by this Council's Ecologist as referred to above and conditions are proposed accordingly.

A Tree Survey also supports the application with recommendations relating to the removal of 5 trees, which are considered to have a life expectancy of less than 10 years because of their poor condition and the protection of retained trees during the course of the development. This Council's Arboriculturist who concurs with the findings of the survey has considered the survey and the tree protection measures proposed. The mitigation measures proposed may be addressed by attaching appropriate conditions to any consent. A condition is also proposed requiring the replacement of the mature trees to be removed with fast growing species in order to maintain important flight lines for bats (as stipulated in the Bat Method Statement).

In terms of design, Policy SP6 of the LDP and TAN 12 - Design are relevant. It is considered that there are limited external alterations made to the existing dwelling which would result in the existing scale, mass and height of the building not changing. The proposed materials to be used in the external alterations have been selected to complement the existing dwelling. Consequently, it is considered the proposed development will not have an adverse impact upon the character of the existing dwelling or the surrounding area and as such does not conflict with local plan policies or national planning guidance and is therefore acceptable in planning terms.

Comments from Consultees: The concerns of the statutory consultees referred to above may be addressed by attaching appropriate conditions to any consent.

Comments from public: These are discussed in the analysis above.

Other material considerations: None.

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In conclusion, it is considered that the proposed development does not conflict with local plan policies or national planning guidance and as such is acceptable in planning terms subject to the imposition of appropriate conditions, provided the applicant enters into a Section 106 Agreement. The requirement is necessary because it enhances and ensures pedestrian access to local facilities, it is directly related to the development which will generate pedestrians, and it is reasonably related in scale and kind to the development proposed.

It is RECOMMENDED that (A) the applicant enters into a Section 106 Agreement under the Town and Country Planning Act, which requires a contribution of £8500 to be made to secure footway improvements along the A472 to Ystrad Mynach, and (B) that following the completion of the Agreement Officers be authorised to grant planning permission subject to the following conditions

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) Where any species listed under Schedules 2 or 4 of The Conservation (Natural Habitats, etc.) Regulations 1994 is present on the site (or other identified part) in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the Local Planning Authority.  
REASON: To ensure adequate protection to protected species.
- 03) The development hereby approved shall be carried out in accordance with the recommendations made in Section 6 and Method Statement of the bat survey report dated June 2013 prepared by Wildwood Ecology unless otherwise agreed in writing by the Local Planning Authority.  
REASON: To ensure adequate protection and mitigation for protected species.

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- 04) Prior to its installation details of the lighting of the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.  
REASON: To ensure adequate protection to bats.
- 05) The mature trees to be removed as part of the development are to be replaced with fast growing species in order to maintain important flight lines for the bats (as stipulated in the Bat Method Statement).  
REASON: To ensure adequate mitigation for bats.
- 06) The development 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.
- 07) The development shall not be occupied until 22 cycle parking spaces have been provided in the location identified for cycle parking on the approved plans.  
REASON: To ensure that the development is accessible by all modes of transport in the interests of sustainability.
- 08) Before any of the development hereby approved is occupied, a travel plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.  
REASON: To encourage the use of a variety of transport options.
- 09) Prior to the occupation of the development hereby approved a scheme of land drainage shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.  
REASON: To ensure the development is served by an appropriate means of drainage.

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- 10) In this condition a "retained tree" is an existing tree, which is to be retained in accordance with the approved plans and Tree Survey prepared by Treescene dated 14th February 2013. Prior to the commencement of works on site protective fencing in respect of established trees to be retained shall be erected in accordance with BS5837: 12 "Trees in relation to Construction". Trees should be protected using scaffold frame supporting weld mesh panel fencing sited on the edge of the Root Protection Area as defined by BS5837: 12. These fenced areas should not be used for the storage of plant or machinery or materials and personnel should be excluded at all times; these fences should remain in situ until after final landscaping has been carried out, removed by hand with great care to prevent compaction or root damage to established trees and overseen by a suitably qualified arborist.

REASON: In the interests of visual amenity and biodiversity.

- 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.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3 and CW4.

The applicant is advised of the comments of Senior Engineer (Land Drainage).

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