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For all enquiries relating to this agenda please contact Sharon Hughes
(Tel: 01443 864281 Email: hughesj@caerphilly.gov.uk)

Date: 3rd October 2023

To Whom It May Concern,

A multi-locational meeting of the **Planning Committee** will be held in the Council Chamber, Penallta House, and via Microsoft Teams on **Wednesday, 11th October, 2023 at 5.00 pm** to consider the matters contained in the following agenda. You are welcome to use Welsh at the meeting, a minimum notice period of 3 working days is required should you wish to do so. A simultaneous translation will be provided on request.

Members of the Public or Press may attend in person at Penallta House or may view the meeting live via the following link: <https://civico.net/caerphilly>

This meeting will be live-streamed and a recording made available to view via the Council's website, except for discussions involving confidential or exempt items. Therefore the images/audio of those individuals present and/or speaking at Planning Committee will be publicly available to all via the recording on the [Council website](#).

Interested parties may make a request to speak in regard to any item on this agenda. To obtain further details on this process please contact the Committee Clerk hughesj@caerphilly.gov.uk.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'CHarchy', enclosed in a large, loopy oval shape.

Christina Harchy
CHIEF EXECUTIVE

AGENDA

A greener place Man gwyrddach

Correspondence may be in any language or format | Gallwch ohebu mewn unrhyw iaith neu fformat



1 To receive apologies for absence.

2 Declarations of Interest.

Councillors and Officers are reminded of their personal responsibility to declare any personal and/or prejudicial interest(s) in respect of any item of business on this agenda in accordance with the Local Government Act 2000, the Council's Constitution and the Code of Conduct for both Councillors and Officers.

To approve and sign the following minutes: -

3 Planning Committee held on 13th September 2023.

1 - 4

To receive and consider the following report(s): -

4 Application No. 23/0360/RM - Ty Darren Home For The Elderly, Cromwell Road, Risca, Newport, NP11 6HF.

5 - 18

5 Application No. 23/0441/RM - Land At Grid Ref 318082 197935, Central Avenue To Groveside Road, Oakdale, Blackwood.

19 - 38

6 Application No. 23/0452/LA - Llanfabon Infant School, Bryncelyn, Nelson, Treharris, CF46 6HL.

39 - 60

Circulation:

Councillors M.A. Adams, Mrs E.M. Aldworth (Vice Chair), A. Angel, R. Chapman, N. Dix, G. Ead, J.E. Fussell, A. Hussey, B. Miles, M. Powell, R. Saralis (Chair), J. Simmonds, J. Taylor, S. Williams, A. Whitcombe and K. Woodland

And Appropriate Officers

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PLANNING COMMITTEE

MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY, 13TH SEPTEMBER 2023 AT 5:00 PM

PRESENT:

Councillor R. Saralis – Chair
Councillor Mrs E. M. Aldworth – Vice Chair

Councillors:

R. Chapman, N. Dix, G. Ead, J. Fussell, A. Hussey, B. Miles, M. Powell, J. Simmonds and J. Taylor.

Cabinet Member: Councillor P. Leonard (Planning and Public Protection).

Together with:

V. Julian (Senior Lawyer), R. Kyte (Head of Regeneration and Planning), C. Powell (Team Leader Development Management), J. Simmons (Planning and Enforcement Officer), L. Cooper (Assistant Engineer), M. Godfrey (Team Leader - Pollution Control), E. Braithwaite (Student Planner) and S. Hughes (Committee Services Officer).

RECORDING, FILMING AND VOTING ARRANGEMENTS

The Chair reminded those present that the meeting was being live-streamed and recorded and would be made available following the meeting via the Council's website – [Click Here to View](#). Members were advised that voting on decisions would be taken via Microsoft Forms.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M. A. Adams, A. Angel, A. Whitcombe, S. Williams and K. Woodland.

2. DECLARATIONS OF INTEREST

There were no declarations of interest received at the commencement or during the course of the meeting.

3. PLANNING COMMITTEE HELD ON 16TH AUGUST 2023

It was moved and seconded that the minutes of the meeting held on the 16th August 2023 be agreed as a correct record. By way of Microsoft Forms (and in noting there were 7 for, 0 against and 3 abstentions) this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee meeting held on 16th August 2023 (minute nos. 1-4) be approved as a correct record.

4. APPLICATION NO. 23/0451/COU - 54-56 QUEENS ROAD, ELLIOT'S TOWN, NEW TREDEGAR, NP24 6DZ

The Planning Case Officer presented the application, with it confirmed in the accompanying report that the recommendation in respect of the proposal had taken full account of, and was in conformity with, both Future Wales and Planning Policy Wales Edition 11.

Councillor N. Dix advised the Committee that as he had not been present for the whole of the debate, he would not take part in the vote.

Following consideration of the application it was moved and seconded that subject to the conditions contained in the Officer's report, the recommendation be approved. By way of Microsoft Forms (and in noting there were 10 for, 0 against and 0 abstentions) this was unanimously agreed.

RESOLVED that: -

- (i) Subject to the conditions contained in the Officer's report, the application be GRANTED.
- (ii) The applicant be advised that the proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the [Coal Authority Policy](#) in relation to new development and mine entries.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for

ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the [Coal Authority Website](#).

- (iii) The applicant be advised that the following advice notes have been requested via consultation with Environmental Health:
1. A sink which is provided with hot and cold water and connected to the mains drainage is required for cleaning purposes. This sink must be separate to that of the WC hand wash basin. Reason - to safeguard public health.
 2. An adequate number of WC's (including where necessary urinals) and hand wash basin must be provided for staff use. These must be connected to the mains drainage system. The hand wash basin must be provided with a supply of hot and cold (or suitably mixed) water. The WC cubicle(s) must be adequately ventilated by a natural or mechanical means. An intervening space must be provided between the WC and any food rooms. Reason - to safeguard public health.
 3. The applicant shall take note that the premises may require registration as a food business in accordance with the provisions of Regulation (EC) No. 852/2004 on the Hygiene of Foodstuffs, Article 6(2). The premises must also comply with the general hygiene requirements contained within ANNEX II of this Regulation, prior to becoming operational.
 4. Gas fired appliances must be installed by a competent Gas Safe engineer. A certificate or report should be provided by the Gas Safe engineer to show they are in a safe, operable condition. Reason - To safeguard the residential amenity. Reason - To safeguard the residential amenity.
 5. Electrical works must be undertaken by a competent person. A written report or certificate must be provided by the competent person to show the works have been completed and the electrical installation and equipment are safe for use.
 6. Each bedroom will require an escape window - 'The current plans show that the bedrooms on the first-floor exit in to a lounge area that contains a cooking appliance, this can compromise the escape route in the event of a fire (which would most likely start there). So we would want to see an escape window in the bedrooms, or a kitchen fire door to separate it off'.
 7. Additional smoke detectors may be required in the residential flat.

The meeting closed at 5.13 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 11th October 2023, they were signed by the Chair.

CHAIR

Application Number: 23/0360/RM

Date Received: 26.05.2023

Applicant: Caerphilly Homes - Mr C Boardman

Description and Location of Development: Seek approval of the reserved matters in respect of appearance, landscaping and scale of planning consent 21/01226/OUT (Erect development of over 55's supported housing apartments with community accommodation, landscaped allotments and communal gardens, ancillary electric scooter and bicycle storage, car parking and associated works and seek approval for access and layout) - Ty Darran Home For The Elderly Cromwell Road Risca Newport NP11 6HF

APPLICATION TYPE: Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: The application site is located on the south-western side of St Mary Street at the corner with Ravenswood Court, Risca.

Site description: The application site comprises land of the former Ty Darran Care Home building (now demolished) and associated areas. There is an existing vehicular and pedestrian access into the site off St Mary Street and there is currently no boundary separating the site from the adjoining health centre buildings to the north-west. The shared boundaries with residential properties to the south and south-west comprise of a mixture of soft landscaping (trees/hedgerows) and close board fencing, while metal railings and wire fencing with concrete posts define the north-eastern and south-eastern boundaries with St Mary Street and Ravenswood Court respectively.

The site is bounded by the residential properties of Ravenswood Court and Crescent Road to the south and southwest of the site respectively and Risca Health Centre to the north-west. The site's north-eastern boundary lies adjacent to the highway of St Mary Street with the war memorial and The Darran public house just beyond. The site's south-eastern boundary lies adjacent to the highway of Ravenswood Court with the local doctor's surgery and pharmacy just beyond.

Outline planning consent was granted under application reference number 21/1226/OUT and that agreed layout and access.

Development: This application seeks reserved matters consent for the appearance, landscaping and scale of the development. The development would be accessed from a new junction onto Ravenswood Close (opposite Risca Surgery) with Ravenswood Close being served by an existing junction from St Mary Street (B4591). A 19 space carpark is proposed in the south-east corner of the site.

It is proposed to erect a total of 45 number, one bedroom supported apartments at the site which are aimed at persons over the age of 55 years old. The apartments would be provided within a large 'L' shaped building along with a lower height building on the western side with the buildings partially connected by external access areas on several floors. The development also includes communal areas including residents meeting space, offices, workshop, library, games area, terrace areas, plant and storage areas, a garden building (including outdoor kitchen, storage and bin area), central courtyard, allotment area.

Dimensions: The submitted block plan shows the largest building's footprint would have lengths of the following on each main side of the site (noting these would overlap in their measurements at the north-eastern corner where they intersect.

Larger Apartment building

North (front) building footprint approximate length - 62m, width 12m, height ranges between 14.5m-17m;

East side building footprint approximate length - 53m, width 12m, height ranges between 14.5m-17m.

The smaller apartment building

Length 38m, width 12m, height 11m.

Garden building

Length 18.5m, width 11.4m (max extent including pergola), height 3m.

Members are advised that the dimensions of the garden building fall below the minimum scale parameters approved at outline stage, however the applicant has advised that they are preparing a Non Material Amendment to address the scale parameters. A verbal update on this matter will be provided to members at committee however it is noted that the impact of the building will be lessened by the reduction in scale.

Materials: Apartment buildings Walls: Weinerberger Marziale bricks Roof: GRP or similar.

Garden Building Walls: Larch timber cladding/timber pergola Roof: Green roof.

Ancillary development, e.g. parking: The proposed buildings would enclose a central community garden with further allotment gardens proposed to the rear of the site. A new single vehicular access off Ravenswood Court would serve 19 car parking spaces to the rear of the site as well as a rear drop-off area. Proposed plant, bin stores and electric scooter and bike storage/charging facilities would be accommodated within the proposed buildings.

PLANNING HISTORY 2010 TO PRESENT 20/1096/NOTD - Demolish care home - Approved 30.04.2021.

21/1226/OUT - Erect development of over 55's supported housing apartments with community accommodation, landscaped allotments and communal gardens, ancillary electric scooter and bicycle storage, car parking and associated works and seek approval for access and layout - Granted 25.03.2022.

22/0861/NMA - Seek the approval of a non-material amendment to planning consent 21/1226/OUT (Erect development of over 55's supported housing apartments with community accommodation, landscaped allotments and communal gardens, ancillary electric scooter and bicycle storage, car parking and associated works and seek approval for access and layout) to vary the wording of conditions 01, 09, 10, 13, 14 and 16 - Granted 09.12.2022.

22/0790/COND - Discharge of condition 15 (Reptile Clearance) of planning consent 21/1226/OUT (Erect development of over 55's supported housing apartments with community accommodation, landscaped allotments and communal gardens, ancillary electric scooter and bicycle storage, car parking and associated works and seek approval for access and layout) - Decided 17.11.2022.

22/1003/COND - Discharge of conditions 11 (Tree Protection) and 21 (Construction Method) of planning consent 21/1226/OUT (Erect development of over 55's supported housing apartments with community accommodation, landscaped allotments and communal gardens, ancillary electric scooter and bicycle storage, car parking and associated works and seek approval for access and layout) - Decided 02.03.2023.

23/0201/NMA - Seek the approval of a non-material amendment to planning consent 21/1226/OUT (Erect development of over 55's supported housing apartments with community accommodation, landscaped allotments and communal gardens, ancillary electric scooter and bicycle storage, car parking and associated works and seek approval for access and layout) to make a minor adjustment of the buildings positions within the site - Granted 15.05.2023.

POLICY

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

Site Allocation: Within settlement limits.

Policies: Policy SP3 (Development Strategy - Development in the Southern Connections Corridor), Policy SP4 (Settlement Strategy), Policy SP5 (Settlement Boundaries), Policy SP6 (Placemaking), Policy SP7 (Planning Obligations), Policy SP10 (Conservation of Natural Heritage), Policy SP14 (Total Housing Requirements), Policy SP15 (Affordable Housing Target), Policy CW2 (Amenity), Policy CW3 (Design

Considerations - Highways), CW4 (Natural Heritage Protection), Policy CW5 (Protection of the Water Environment), Policy CW6 (Trees, Woodland and Hedgerow Protection), Policy CW10 (Leisure and Open Space Provision), Policy CW11 (Affordable Housing Planning Obligation); and Policy CW15 (General Locational Constraints).

Supplementary Planning Guidance: LDP1 Affordable Housing Obligations (Revision), LDP4 Trees and Development, LDP5 Car Parking Standards and LDP 6 Building Better Places to Live.

Future Wales: Policy 2 (Shaping Urban Growth and Regeneration - Strategic Placemaking), Policy 3 (Supporting Urban Growth and Regeneration - Public Sector Leadership), Policy 7 (Delivering Affordable Homes), Policy 8 (Flooding), Policy 9 (Resilient Ecological Networks and Green Infrastructure), Policy 12 (Regional Connectivity) and Policy 13 (Supporting Digital Communications).

NATIONAL POLICY Planning Policy Wales (Edition 11, February 2021), Technical Advice Note 2: Planning and Affordable Housing (June 2006), Technical Advice Note 5: Nature Conservation and Planning (September 2009), Technical Advice Note 12: Design (March 2016), Technical Advice Note 15: Development and Flood Risk (2004), Technical Advice Note 24: The Historic Environment (May 2017).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

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 area and an advisory note can be added advising the applicant/developer of this fact if planning permission were to be granted.

CONSULTATION

Transportation Engineering Manager - CCBC - There are no highway objections to the proposed Reserved Matters application. However, it is noted that the submitted plan Engineering Layout and Levels shows an access with dropped kerbs and radii, as this is a private access then a vehicle crossover is what is required in this location. The submitted Travel Plan - LRM Planning Ltd May 23 is acceptable in principle, however, this is a live document and will change over time.

Therefore, there is no objection to the development

Environmental Health Manager - This department has no adverse comments to make in relation to the above application.

Senior Engineer (Drainage) - Confirms that separate SAB (Sustainable Drainage) approval is required for the development.

Senior Arboricultural Officer (Trees) - No response received.

Estates Manager - No comments.

Waste Strategy And Operations Manager - With regards to waste collection services, please refer to previous observations concerning number of required containers, size of storage compounds and distances to suitable collection points.

Dwr Cymru - Under Section 159 of the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times. Based on our understanding of the proposed development and the position of the sewers crossing the site, it appears that the development would impact upon the required easements and would appear to be located directly above. In its current format the 'Outline Landscape Proposals Drawing' presents concerns and therefore, we would object to the proposal as it currently stands.

Police Architectural Liaison Officer -

Heritage Officer - Peter Thomas - No objections.

Placemaking Officer - Douglas McGlyn - I have no objections to the proposed development from a Placemaking and sustainability perspective. The building has been designed with the user in mind in the form and function of the layout, providing individual units for residents that meet their needs and accessibility. The creation of an interior open space that supports activities including a community space will only add to the resident's daily life and provide good meeting spaces for good socialisation. The integration of SuDs elements here is also a welcome enhancement. Although the project has changed over the last year, there have been elements to the design that have necessitated these changes and as a result, some design elements have been modified, such as providing posts to support balconies to allow for a better insulated floor. Overall, the scheme is a welcome addition to the development of these forms of buildings specifically in the improvement of living and social spatial conditions for residents. I do still have a few concerns over the use of a singular brick colour and type, but we can cover this part of the process through conditions to ensure the design is completed to a high standard.

Strategic & Development Plans - No observations to make.

CCBC Housing Enabling Officer - No further comments.

Ecologist - Further details required on bird box.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice, press notice and neighbour notification letters.

Response: One representation has been received.

Summary of observations: - Pedestrian crossing (zebra/lighted crossing) should be installed for the increased number of over 55's getting on and off buses either side of St Mary's Street. A pedestrian priority is desperately needed on this portion of road given the increase in older populations going about their day here, plus would serve the existing community well to access Texaco garage shop, The Darran pub, access canal walk, bus stop, GP surgery and pharmacy. So many people in this area agree a crossing is required regardless of this development over recent years.

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?

It is not considered that crime and disorder will be materially affected by the development.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Yes the outline planning permission considered the impact on bats and the outline planning decision notice includes an informative note highlighting the need for a European Protected Species Licence to be obtained.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes, the application site is located in the higher viability area where CIL is charged at £40 per square metre plus indexation.

ANALYSIS

Policies: The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance.

Outline planning consent has been granted for the development of this site and as such the principle of development has been established. This application therefore seeks approval of the reserved matters in respect of appearance, landscaping and scale of the development and as such the principle of the development

cannot be reconsidered at this time. In that regard each of the reserved matters will be addressed below in turn:-

Appearance

The apartment buildings are proposed to be finished in brick and the brick choice has been described in the submitted information as a high quality hand moulded clay brick generally light buff in tone. It has variation of colour and texture across the brick and within the mix which is stated to ensure use over large areas does not appear flat. It is also proposed to use feature brickwork banding to add interest to the elevations.

The design of the principal elevations also utilises architectural detailing such as inset terraces, projecting balconies, vertical brick detailing courses and recess window detailing.

Whilst there are no concerns with the overall form of the building it is considered that to ensure that there is an appropriate finish to the building further discussions and agreement over materials should be secured through the imposition of a suitably worded planning condition.

The proposed boundary treatments include those on the principal frontage adjacent to the main road: hoop top railing (powder coated and 1.1m high) and low walling (brickwork and 0.4m high) which is acceptable given the street scene. Other boundary treatments deeper within the site and on non-principal boundaries include high hoop top railing (powder coated and 1.8m high), Paladin style fencing (powder coated and 1.8m high), hit and miss fencing (timber and 1.8m high). It is noted that some boundary treatment details (mainly to the rear of the site) have yet to be confirmed and a planning condition is proposed to require these treatments to be agreed in writing with the Local Planning Authority.

Subject to the aforementioned conditions the development would accord with adopted Local Development Plan Policy SP6 (Placemaking).

Landscaping

It is noted that the loss of category A and B trees on the site was considered at outline application stage and accepted that there would be a resultant degree of harm on the amenity of the area. This loss was however weighed against other considerations and existing trees within the wider area and it found on balance, when the significant social benefits of redeveloping this brownfield site for affordable housing are taken into account, the loss of the category A and B trees is justified in this instance. The removal of these trees has also been agreed under planning conditions discharged on the outline permission and the trees have been cut down.

The submitted landscaping plans with this reserved matters application show the site frontage to have shrub planting along the majority of the frontage with ornamental tree

planting and retention of some existing planting along the eastern side boundary along with native hedgerow planting. Further tree planting is proposed along the western boundary along with a native hedgerow. Within the communal area between the internal elevations of the buildings there is an inner courtyard area with planting areas. To the rear (south-west) boundary of the site there is a small area of orchard planting.

It is considered that in the context of the approved layout and matters agreed at outline stage that the submitted Landscaping scheme is appropriate and will have an acceptable impact on the character of the area according with Policy SP6 (Placemaking).

Scale

The outline planning consent approved the principle of having a significant height of buildings on the site (3 to 4 storey) and found that such a height of building would not have an unacceptable impact on the character or appearance of the street scene. The scale parameters agreed at outline stage had an upper height limit of 21m for the larger residential building and the reserved matters plan show the building to range in height between approximately 14.5m to a height of 17m on the corner feature near the junction with Ravenswood Close and the main road. This accords well with the outline permission and is considered acceptable.

The impact of the development on surrounding residential occupiers and neighbouring uses has been considered. It is noted that existing flats on Ravenswood Close would have a significantly angled orientation to the closest part of the four storey development and views from their rear elevation would be principally over the car parking and allotment area with no unacceptable impact on outlook or amenity for existing residents. The distance and impact on other surrounding residential properties is appropriate with no unacceptable overlooking or overbearing impacts. The business/health uses to the north-west and south-east will be acceptably impacted. The development accords with Policy CW2 (Amenity) in having an acceptable impact on all surrounding land uses.

The Conservation Officer has advised the development will have an acceptable impact on the Grade 2 Listed War Memorial and also the Grade 2 Listed railings and gates having special regard to the desirability of preserving the setting of these listed buildings.

Comments from Consultees: It is noted that Dwr Cymru has raised objection based upon the original drawings in respect of easements being encroached upon. The applicant was made aware of the concerns and has altered the layout which they consider removes this encroachment. Dwr Cymru highlights in their response this matter is covered under separate legislation (Section 159 of the Water Act) and noting the applicant is aware of the matter it is considered appropriate that the comments of Dwr Cymru are highlighted by way of an informative note on the permission.

In respect of the Transportation Engineering Manager's comments a revised layout has been submitted with the vehicle crossover as recommended. It is considered that detailed agreement on this matter can be achieved between the applicant and the highway authority.

Comments from public: - Pedestrian crossing (zebra/lighted crossing) should be installed for the increased number of over 55's getting on and off buses either side of St Mary's Street. A pedestrian priority is desperately needed on this portion of road given the increase in older populations here going about their day here, plus would serve the existing community well to access Texaco garage shop, The Darran pub, access canal walk, bus stop, GP surgery and pharmacy. So many people in this area agree a crossing is required regardless of this development over recent years.

The highway authority considered access arrangements under the outline application and requires under planning condition 9 of the outline permission (21/1226/OUT) provision of an uncontrolled crossing (which could be the form of a pedestrian island in the centre of the road). It is noted that this is not the controlled crossing sought by the representation however it is considered that the highway authority have already addressed the matter in their recommendation and subsequent imposition of the outline planning condition. The uncontrolled cross is required by the condition wording to be installed prior to the occupation of buildings on the development. The development accords with Policy CW3 (Highways).

Other material considerations: 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.

In conclusion, the proposal is considered to be acceptable in planning terms and is recommended for approval subject to conditions.

Reserved matters - RM

This consent will grant approval of reserved matters.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan, drawing reference, TYD-PEN-ZZ-00-DR-A-0001 Rev P01;
Engineering Layout and Levels, drawing reference TYD-PHG-ZZ-XX-DR-D-1002 Rev P03;
Proposed Elevations 1/2, drawing reference TYD-PEN-ZZ-ZZ-DR-A-2000 Rev P02;
Proposed Elevations 2/2, drawing reference, TYD-PEN-ZZ-ZZ-DR-A-2001 Rev P02;
Proposed Site Section, drawing reference, TYD-PEN-ZZ-ZZ-DR-A-2010 Rev P02;
Proposed Site Plan, drawing reference, TYD-PEN-ZZ-00-DR-A-0004 Rev P05;
Proposed Ground Floor GA Plan, drawing reference TYD-PEN-ZZ-00-DR-A-1000 Rev P05;
Proposed First Floor GA Plan, drawing reference TYD-PEN-ZZ-01-DR-A-1001 Rev P05;
Proposed Second Floor GA Plan, drawing reference TYD-PEN-ZZ-02-DR-A-1002 Rev P05;
Proposed Third Floor GA Plan, drawing reference TYD-PEN-ZZ-03-DR-A-1003 Rev P05;
Proposed Roof Plan, drawing reference TYD-PEN-ZZ-RP-DR-A-1004 Rev P01;
Proposed Typical Boundary Plan, drawing reference TYD-PEN-ZZ-00-DR-A-0200 Rev P01;
Proposed Garden Building Plan, drawing reference TYD-PEN-ZZ-ZZ-DR-A-1050 Rev P01;
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 02) Notwithstanding the submitted plans, prior to the construction of the external surfaces (above DPM level) 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 in accordance with Policy SP6 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
- 03) 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.

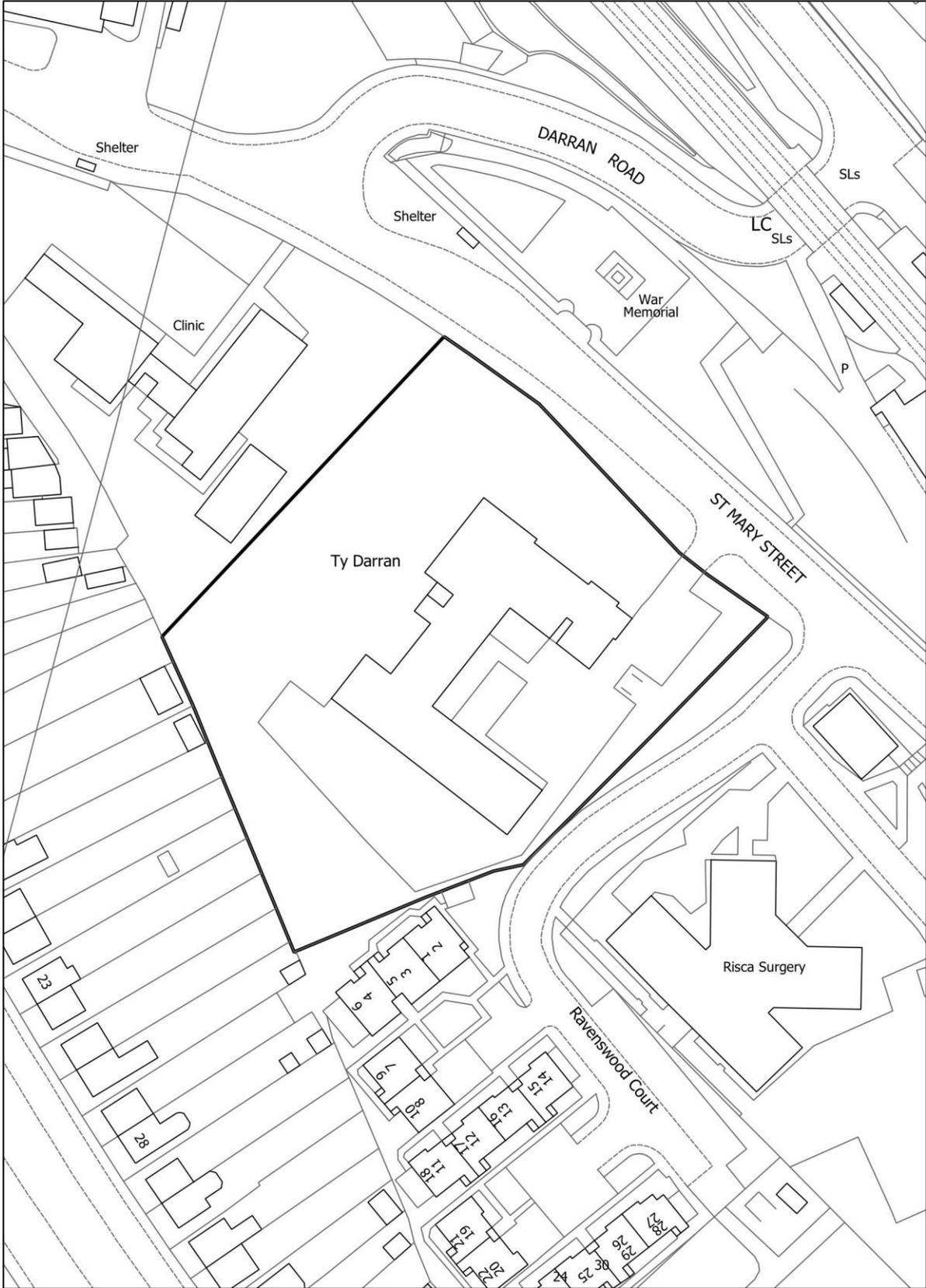
- 04) Prior to the occupation of the development details of those boundary treatments on drawing reference TTD-PEN-ZZ-00-DR-A-0200 Rev P01 denoted in orange and a timescale for their implementation shall be submitted and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details and timescale.
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.

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.

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Application Number: 23/0441/RM

Date Received: 04.07.2023

Applicant: Caerphilly Homes

Description and Location of Development: Seek approval of the reserved matters in respect of access, appearance, landscaping, layout and scale in respect of 82 no. dwellings and associated works of planning consent 21/1192/OUT (Erect residential development comprising of up to 99 No. units and associated works with all matters reserved) - Land At Grid Ref 318082 197935 Central Avenue To Groveside Road Oakdale

APPLICATION TYPE: Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: The application site is located on the former Oakdale Comprehensive School site, between Oakdale Terrace, Penmaen Estate and The Rhiw, Oakdale.

Site description: The site is a former comprehensive school which has now been demolished. It is mostly vacant but contains a Multi Use Games Area (MUGA) that is still in use. Outline planning permission 21/1192/OUT has been granted for residential use at the site.

The site falls steeply from east to west. There are a number of existing individual, and groups of trees on the site, including a group in the northern part of the site which is covered by a tree preservation order (TPO No. 119/81/GCC).

A number of public rights of way are also located to the south, west and north of the site.

Development: The application is for the approval of the reserved matters of access, appearance, landscaping, layout and scale in respect of outline planning permission 21/1192/OUT for residential development on the site. This reserved matters application proposes the site is developed for 82 dwellings. 44 of the dwellings (53%) are proposed to be affordable housing.

Dimensions: Dwellings are proposed of varying dimensions and 3 apartment blocks are also proposed. The parameters for the dimensions of the buildings are set by outline planning permission 21/1192/OUT.

Materials: The buildings are proposed to be faced in buff bricks with slate effect roofs. Further details are given below.

Ancillary development, e.g. parking: Parking is proposed as discussed below. A Local Area of Play (LAP) and a Local Equipped Area of Play (LEAP) are all proposed as public open space.

PLANNING HISTORY 2010 TO PRESENT 17/0841/NOTD - Demolish all single and multi-storey buildings on site excluding youth club - Prior Approval Not Required 25.10.2017.

21/1192/OUT -Erect residential development comprising of up to 99 No. units and associated works with all matters reserved – Granted 25.03.2022.

23/0055/COND -Discharge condition 20 (Bat Roost Survey) of planning consent 21/1192/OUT (Erect residential development comprising of up to 99 No. units and associated works with all matters reserved) – Decided 06.03.2023.

23/0107/COND - Discharge condition 19 (Reptile Mitigation Method Statement) of planning consent 21/1192/OUT (Erect residential development comprising of up to 99 No. units and associated works with all matters reserved) - Decided 13.03.2023.

23/0191/COND - Discharge condition 25 (Invasive Species) of planning consent 21/1192/OUT (Erect residential development comprising of up to 99 No. units and associated works with all matters reserved) - Decided 27.04.2023.

23/0563/NMA- Seek approval of a non-material amendment to planning consent 21/1192/OUT (Erect residential development comprising of up to 99 No. units and associated works with all matters reserved) to vary condition 15 to amend the time trigger for the provision of the replacement MUGA facility - Refused 14.09.2023.

23/0623/RM- Seek the approval of a non-material amendment to planning consent 21/1192/OUT (Erect residential development comprising of up to 99 No. units and associated works with all matters reserved), Variation of Condition 5 (Approved Plans) to allow the substitution of the land use parameter plan- Land At Grid Ref 318082 197935 Central Avenue To Groveside Road Oakdale – Pending Consideration.

POLICY

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

Site Allocation: The site is within the settlement boundary for Oakdale. A small part of it falls outside the settlement boundary and within the Oakdale, Blackwood and Penmaen Green Wedge, but this is proposed to be retained as woodland, with an additional pathway proposed only in this area to provide a link to the existing public right of way.

Policies:

Policy SP2 (Development Strategy - Development in the Northern Connections Corridor), Policy SP6 (Placemaking), Policy SP8 (Minerals Safeguarding), Policy SP10 (Conservation of Natural Heritage), Policy SP14 (Total Housing Requirements), Policy SP15 (Affordable Housing Target), Policy SP21 (Parking Standards), Policy CW1 (Sustainable Transport, Accessibility and Social Inclusion), Policy CW2 (Amenity), Policy CW3 (Design Considerations - Highways), CW4 (Natural Heritage Protection), Policy CW5 (Protection of the Water Environment), Policy CW6 (Trees, Woodland and Hedgerow Protection), Policy CW8 (Protection of Community and Leisure Facilities), Policy CW10 (Leisure and Open Space Provision), Policy CW11 (Affordable Housing Planning Obligation); Policy CW15 (General Locational Constraints), Policy CW22 (Locational Constraints- Minerals), Policy SI1 (Green Wedges) and Policy NH3 (Site of Importance for Nature Conservation).

NATIONAL POLICY

Future Wales: Policy 2 (Shaping Urban Growth and Regeneration - Strategic Placemaking), Policy 3 (Supporting Urban Growth and Regeneration - Public Sector Leadership), Policy 7 (Delivering Affordable Homes), Policy 9 (Resilient Ecological Networks and Green Infrastructure), Policy 12 (Regional Connectivity) and Policy 13 (Supporting Digital Communications).

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Notes: 2: Planning and Affordable Housing (June 2006), 5: Nature Conservation and Planning (September 2009), 10: Tree Preservation Orders (October 1997), 11: Noise (October 1997), 12: Design (March 2016), 18: Transport and 24: The Historic Environment (May 2017).

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? Yes, but the Site Investigation Report submitted with the outline application confirmed that only a thin intact coal seam was encountered on the site with no evidence of working. As such, the report has adequately proven that the site is safe and stable from a mining legacy perspective. The Coal Authority have raised no objection to the proposed development.

CONSULTATION

Transportation Engineering Manager - CCBC - No objection subject to conditions.

Landscape Architect - CCBC - The details are considered to be acceptable subject to conditions in respect of soft landscaping, boundary treatments and the LEAP.

Environmental Health Manager - Requires further details in respect of contamination, noise and dust.

Senior Engineer (Drainage) - No comments received.

CCBC - 21st Century Schools Manager - There is room in all catchment schools in the area.

CCBC Housing Enabling Officer - No objection.

Waste Strategy And Operations Manager - Provide advice in relation to waste collection and raise no objection to the application.

Dwr Cymru - No objection.

National Grid - Provide advice to be conveyed to the developer.

Placemaking Officer - Douglas McGlyn - Provides comment in respect of the design of a number of plots.

The Coal Authority - No objection.

Rights Of Way Officer - No objection.

Natural Resources Wales - No objection.

Strategic & Development Plans - No objection.

Senior Arboricultural Officer (Trees) - No objection subject to adequate tree protection measures being secured by condition.

Estates Manager - No objection.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of site notices, a press notice and neighbour letters.

Response:

Objections have been received from 12 properties and 1 further objection has been received with no postal address attached.

Summary of observations: These are summarised below:

- * Too many dwellings;
- * Highway safety;
- * Increase in traffic;
- * Proposed flats obscure the visibility of drivers pulling out of Penmaen Estate;
- * Increase in demand for parking and lack of parking in area;
- * Access to proposed driveways being from Penmaen Estate;
- * Overlooking of neighbouring properties (including Greenbanks);
- * Increase in noise and light pollution to Greenbanks, particularly due to car parking next to house;
- * Excessive noise from traffic and people;
- * Increase in pollution;
- * Antisocial behaviour on pathways;
- * Noise, disruption, dirt and dust from construction;
- * Impact on wildlife and ecology, including the impact on relocated wildlife;
- * Loss of trees;
- * Loss of MUGA;
- * The land should be green space for the use of residents;
- * Houses out of keeping with other in areas due to lack of front gardens;
- * Lack of school places and capacity at local GP surgery and dentist surgeries;
- * Lack of infrastructure (including drainage) to cope with new housing;
- * Lack of access to shops for disabled people;
- * Lack of consultation with residents on development of site for housing;
- * The proposed social housing will devalue local properties;
- * Lack of bat survey;
- * Potential encroachment of boundary fencing on surrounding properties;
- * Lack of plans for increase to 99 dwellings;
- * Development not value for money due to topography.

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?

None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No, but there are trees with moderate potential to support roosting bats. This matter has been addressed by condition discharge application 23/0055/COND.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes, the application site is located in the mid-range viability area where CIL is charged at £25 per square metre plus indexation.

ANALYSIS

Policies: The principle of developing the for site residential purposes was established through planning permission 21/1192/OUT and the 82 dwellings proposed is within the number (up to 99) permitted by the outline planning permission. Therefore, this matter is not considered any further in this report.

Highways

Vehicular access is proposed to be onto Oakdale Terrace. The site access and layout are considered acceptable in respect of highway safety subject to conditions suggested by the Transportation Engineering Manager.

Two car parking spaces are proposed for each of the houses, apart from the social rented 2 bedroom houses which are proposed to be provided with one car parking space each, and the affordable flats which are proposed to be provided with 4 car parking spaces per each block of 6 flats. This is considered to be an acceptable level of parking for this development.

Pedestrian and cycle access across the central green area of the site both from the eastern to the western plateaus and from/to Penmaen Estate would have improved the connectivity of the site for active travel. The applicant has advised this has been removed from the scheme on the advice of the Police Designing Out Crime Officer and that the works required to create this access across this steep area would result in a path that would be detrimental to the privacy of future occupiers. It is accepted that the topography will not allow for this (see below).

Design

As the site is steeply sloping, reprofiling works are required on the site to accommodate the development. This results in banks across the site, a number of retaining walls on plot boundaries, underbuilds and a stepped gabion retaining feature to allow the creation of a ramp to access the Locally Equipped Area of Play (LEAP).

A steeply sloping area of green space in the central part of the site is proposed which will accommodate landscaping and SUDS infrastructure, and which will be profiled using banks as shown on the levels and contours plan, without the use of retaining walls.

The requirement for the above engineering works results from the topography of the site and is considered acceptable.

Dwellings are proposed facing on to Oakdale Terrace and Penmaen Estate and these provide the development with a frontage onto existing roads which helps to integrate the development into the existing urban form. The layout of these dwellings is considered acceptable.

The proposed dwellings are simply designed traditional buildings, all faced with buff brick and with slate effect roofs, and simple stone effect window details on the front elevations. Solar panels are proposed on the rear roof slopes.

It is considered that the provision of further detailing and the introduction of more contemporary design in some areas of the site would lift the appearance of the proposed development. However, the more traditional low-key designs proposed are considered acceptable on this site. A condition is recommended for details of the materials proposed to be used.

The boundary treatments proposed are a mix of low walls with railings, walls with hit and miss fence panels, hit and miss fencing, feather edged fencing and hedgerows. This is considered acceptable in principle, but as the boundary treatments require clarifying in some parts of the site, as do the finishing material for the retaining walls, a condition is recommended for final details of these.

While it would be preferable for the Design and Access Statement to refer to the Placemaking Charter for Wales, that this has not happened is not considered a reason for refusing the application.

Residential Amenity

There are existing dwellings on Penmaen Estate adjacent to the southern boundary of the site. The rear elevations of proposed dwellings that directly face the rear of those adjacent on Penmaen Estate are 20.8 metres away at the nearest point, and are generally over 21 metres away from these existing dwellings.

The rear of these proposed dwellings are set over 10 metres from existing rear gardens, except in the case of plot 42 where part of the dwelling falls within 10 metres of the rear garden of no. 185 Vancouver Drive. However, it is only part of the dwelling that falls within this distance (8.5 metres at the nearest point) and it is noted that there is a sizable garden area at no. 185 with 25 metres in distance between the rear of this and the rear of the opposing proposed dwelling at plot 42.

Greenbanks is located to the north of the site, on the opposite side of the Rhiw. The proposed dwellings are 13 metres away from the boundary of Greenbanks at the nearest point and 36 metres away from the dwelling itself at the nearest point.

The proposed dwellings are considered to be far enough away from the existing dwellings in the vicinity of the site not to be overbearing nor to have an unacceptable impact in terms of privacy and overshadowing. However, as some of the plots are very

close to existing and proposed dwellings, it is considered that permitted development rights for extensions on specified plots should be removed. This would enable the Local planning Authority to retain control over this matter in the future.

In respect of noise and potential light pollution, as this is a proposed residential development in an existing residential area it is not considered that the development would generate unacceptable levels of noise or light on this site.

Trees

An updated arboricultural report has been submitted with the reserved matters application. The report advises that the proposed development will result in the loss of 18 individual trees, including 6 category B (moderate quality) trees, and 11 tree groups or parts of tree groups, including 3 category B tree groups totalling 8 trees.

The agent has advised that tree T2 (copper beech) cannot be retained due to the engineering works proposed in this area to construct the LEAP and SAB features.

A significant number of trees are proposed to be planted as part of the landscaping scheme. While the final number and details will need to be confirmed through a final landscaping scheme (see below), it is considered that additional planting will amply mitigate for those trees lost.

The arboricultural report proposes tree protection fencing and existing fencing to be retained to protect trees during construction. A no dig method of construction is proposed for the pedestrian link through the trees to the existing public right of way in the south west of the site.

A tree protection plan for construction is provided within the arboricultural report and compliance with this and the arboricultural method statement also within this report is recommended as a condition. A condition is also recommended for a management plan, including for woodland management. Subject to these conditions, the proposal is considered acceptable in respect of its impact on trees.

Ecology

It is considered that outstanding matters in respect of this have been addressed through the discharge of conditions 19 (reptile mitigation method statement) and 20 (additional bat survey for trees with moderate roosting potential) of the outline consent, subject to the carrying out of the actions within those approved documents. However, a condition is recommended for the provision of boxes for nesting birds as a biodiversity enhancement.

It is considered that in the absence of access through the central area, this area should be managed to encourage biodiversity and prevent it becoming a "dead space" within the site. A condition is recommended for a management plan, which includes this.

Landscaping

The landscaping strategy features a significant amount of street trees and replacement/additional tree planting. Hedgerows are proposed as front boundary treatment on a number of the plots.

Due to concerns regarding the outlook from the proposed open space in the south east corner of the site, the landscaping strategy has been revised to show some additional planting in this area.

The approach taken to landscaping is considered acceptable. A condition will be required for the submission of the final landscaping scheme, to provide additional details on matters such as species, sizes and planting details. Matters such as additional tree and hedgerow planting in specific areas of the site can be addressed as part of that scheme. A condition is also recommended for a management plan which includes landscape management.

Leisure and Open Space Provision

The provision of appropriate levels of public open space to serve the proposed development in accordance with Fields in Trust guidance is required by condition 14 attached to the outline planning permission. This guidance requires a Local Equipped Area of Play (LEAP) and a Local Area of Play (LAP) for a development of this size.

Both are proposed on this site. The LAP provided is considered acceptable and to meet Fields in Trust standards subject to the provision of appropriate landscaping, which can be covered by the landscaping condition as discussed above.

The proposed LEAP in the north of the site requires a significant amount of reprofiling work to create a level surface for this. It is 430 square metres in area. While a larger LEAP would allow for more flexibility over its design, further reprofiling works in this area are likely to impact on the woodland belts on the site boundaries, including one that is protected by a Tree Preservation Order, and it is considered these trees should be retained.

It is considered that the area shown to be provided as a LEAP is able to meet Fields in Trust guidance, but final details of its design are required to ensure this. A condition is therefore proposed for its final design. This will include the appropriate provision and layout of equipment and boundary treatments.

Affordable Housing

The Local Development Plan and condition 16 of outline planning permission 21/1192/OUT require the provision of at least 25% affordable housing on the site. The 53% affordable housing proposed as part of the scheme significantly exceeds this

minimum requirement and therefore the development is considered acceptable in this respect.

Air Quality

An air quality screening assessment has concluded that the impacts on air quality from the proposed development are not significant, subject to appropriate mitigation measures at construction stage. It is considered these matters can be addressed by condition 24 of outline planning permission 21/1192/OUT, which requires a construction method statement.

Noise

Details are required to discharge condition 18 (acoustic barrier system) of outline planning permission 21/1192/OUT to ascertain whether the extent and height of the acoustic barriers proposed in the layout are acceptable. The final details of these can be addressed through condition 18 and through the boundary treatment condition recommended below.

Drainage/Flood Risk

Some small areas of the site are shown to be in Zones 2 and 3 for flood risk from surface water flooding on the 2021 Flood Map for Planning. However, flood risk is not considered to be a significant issue for this development. A SAB application will be required to ensure the provision of SUDS for surface water drainage on the site.

Comments from Consultees:

Where not addressed above, these are addressed as follows.

The comment from National Grid regarding the need for a separate application to them for a new electricity connection or service alteration has been recommended as an advisory note.

With regard to contamination, issues regarding outstanding matters will be addressed by condition 10 (scheme to deal with contamination) and condition 11 (testing imported soils and hardcore) of outline planning permission 21/1192/OUT.

In response to the comments from Waste Strategy and Operations, tracking has been provided for a refuse vehicle around the proposed oval section of highway (around the proposed open space in the south east of the site). The Transportation Engineering Manager has not objected to an amended road design for this area based on this. The submitted plans show arrangements for bin storage and bin presentation points for collection will have to be agreed between the developer and the Waste Strategy and Operations Team on a separate basis.

Comments from public: Where not addressed above, these are addressed as follows.

A number of the comments made relate to the principle of a housing development on this site and therefore matters that have been considered at outline planning application stage. This includes the loss of the MUGA, which was accepted subject to a condition (15) which ensures its replacement.

In respect of concerns regarding the availability of school places, this matter was considered at outline planning application stage. However, it is noted in this case that the Council's 21st Century Schools Team have confirmed that sufficient places exist at local schools for pupils in the catchment area.

The construction method statement required by condition 24 of the outline planning permission will address matters such as noise and dust from the construction process.

There is no particular reason that the development would create additional levels of anti-social behaviour.

Consultation has been carried out for the planning application in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

The impact on value of local properties is not a material planning consideration.

Other material considerations: 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.

Reserved matters - RM

This consent will grant approval of reserved matters.

RECOMMENDATION that Permission be GRANTED

- 01) The development shall be carried out in accordance with the following approved plans and documents:
- 4492-HMA-VL-2B3P-ZZ-DR-A-00100 Rev P03 2B3P- Ground & First Floor Plans;
 - 4492-HMA-VL-2B3P-ZZ-DR-A-00200 Rev P06 2B3P LCHO- Elevations;
 - 4540-HMA-VL-2B3P-ZZ-DR-A-00300 Rev P01 2B3P- Ground & First Floor Plans;
 - ODSR-HMA-VL-ZZ-DR-A-00400 Rev P02 2B3P LCHO- Elevations;
 - 4492-HMA-VP-2B3P-ZZ-DR-A-00100 Rev P03 2B3P Private- Ground & First Floor Plans;
 - 4540-HMA-VP-2B3P-DR-A-00101 Rev P01 2B3P Private (Handed)- Ground & First Floor Plans;
 - 4492-HMA-VP-2B3P-ZZ-DR-A-00200 Rev P06 2B3P Private- Elevations;
 - ODSR-HMA-VP-3B3FZZ-A-00201 Rev P02 2B3P Private (Handed)- Elevations;
 - 4492-HMA-VL-2B3P-ZZ-DR-A-00300 Rev P01 2B3P- Ground & First Floor Plans;
 - 4492-HMA-VP-2B3P-ZZ-DR-A-00301 Rev P01 2B3P (Handed)- Private Ground & First Floor Plans;
 - 4492-HMA-VP-2B3P-ZZ-DR-A-00400 Rev P02 2B3P Private Type A- Elevations;
 - 4492-HMA-VP-2B3P-ZZ-DR-A-00401 Rev P02 2B3P Private Type A (Handed)- Elevations;
 - 4540-HMA-VA-2B4P-ZZ-DR-A-00100 Rev P02 2B4P Affordable- Ground & First Floor Plans;
 - 4540-HMA-VA-2B4P-ZZ-DR-A-00101 Rev P01 2B4P Affordable (Handed)- Ground & First Floor Plans;
 - 4540-HMA-VA-2B4P-ZZ-DR-A-00200 Rev P06 2B4P Affordable- Elevations;
 - 4540-HMA-VA-2B4P-ZZ-DR-A-00201 Rev P02 2B4P Affordable (Handed)- Elevations;
 - 4540-HMA-VA-2B4P-ZZ-DR-A-00300 Rev P01 2B4P Affordable (Type A)- Ground & First Floor Plans;
 - 4540-HMA-VA-2B4P-ZZ-DR-A-00301 Rev P01 2B4P Affordable (Handed) (Type A)- Ground & First Floor Plans;
 - 4540-HMA-VA-2B4P-ZZ-DR-A-00400 Rev P02 2B4P Affordable (Type A)- Elevations;
 - 4540-HMA-VA-2B4P-ZZ-DR-A-00401 Rev P02 2B4P Affordable (Handed) (Type A)- Elevations;
 - ODSR-HMA-VB2-ZZ-DR-A-00100 Rev P03 2B4P Bungalow- Ground Floor Plan;
 - ODSR-HMA-VB2-ZZ-DR-A-00200 Rev P06 2B4P Bungalow- Elevations;
 - 4492-HMA-VL-3B4P-ZZ-DR-A-00100 Rev P03 3B4P- Ground & First Floor Plans;
 - 4540-HMA-VL-3B4P-ZZ-A-00101 Rev P01 3B4P (Handed)- Ground & First Floor Plans;
 - 4492-HMA-VL-3B4P-ZZ-DR-A-00200 Rev P05 3B4P LCHO- Elevations;

4540-HMA-VL-3B4P-ZZ-DR-A-00201 Rev P02 3B4P LCHO (Handed)- Elevations;
ODSR-HMA-VL-3ZZ-DR-A-00300 Rev P01 3B4P- Ground & First Floor Plans;
4540-HMA-VL-3B4P-ZZ-A-00301 Rev P01 3B4P (Handed) (Type A)- Ground & First Floor Plans;
4492-HMA-VL-3B4P-ZZ-DR-A-00400 Rev P02 3B4P LCHO (Type A)- Elevations;
4540-HMA-VL-3B4P-ZZ-A-00401 Rev P02 3B4P LCHO (Handed) (Type A)- Elevations;
4492-HMA-VP-3B4P-ZZ-DR-A-00100 Rev P03 3B4P- Private Ground & First Floor Plans;
4540-HMA-VP-3B4P-ZZ-DR-A-00101 Rev P01 3B4P (Handed)- Private Ground & First Floor Plans;
4492-HMA-VP-3B4P-ZZ-DR-A-00200 Rev P05 3B4P Private- Elevations;
4540-HMA-VP-3B4P-ZZ-DR-A-00201 Rev P02 3B4P (Handed)- Elevations;
4492-HMA-VP-3B4P-ZZ-DR-A-00300 Rev P01 3B4P- Private Ground & First Floor Plans;
4540-HMA-VP-3B4P-ZZ-DR-A-00301 Rev P01 3B4P (Handed) (Type A)- Private Ground & First Floor Plans;
4492-HMA-VP-3B4P-ZZ-DR-A-00400 Rev P02 3B4P Private- Elevations;
4540-HMA-VP-3B4P-ZZ-DR-A-00401 Rev P01 3B4P (Handed) (Type A)- Elevations;
4492-HMA-VA-3B5P-ZZ-DR-A-00100 Rev P03 3B5P- Ground & First Floor Plans;
4540-HMA-VA-3B5P-ZZ-DR-A-00101 Rev P01 3B5P (Handed)- Ground & First Floor Plans;
4492-HMA-VA-3B5P-ZZ-DR-A-00200 Rev P06 3B5P Affordable- Elevations;
4540-HMA-VA-3B5P-ZZ-DR-A-00201 Rev P02 3B5P Affordable (Handed)- Elevations;
4540-HMA-VA-4B6P-ZZ-DR-A-00100 Rev P02 4B6P- Ground & First Floor Plans;
4540-HMA-VA-4B6P-ZZ-DR-A-00200 Rev P05 4B6P Affordable- Elevations;
4540-HMA-VP-4B6P-ZZ-DR-A-00100 Rev P03 4B6P- Private Ground & First Floor Plans;
4540-HMA-VP-4B6P-DR-A-00102 Rev P01 4B6P (Handed)- Private Ground & First Floor Plans;
4540-HMA-VP-4B6P-ZZ-DR-A-00200 Rev P05 4B6P Private- Elevations;
4540-HMA-VP-4B6P-ZZ-A-00201 Rev P02 4B6P Private (Handed)- Elevations;
4492-HMA-VP-4B6P-ZZ-DR-A-00300 Rev P01 4B6P- Private Ground & First Floor Plans;
4540-HMA-VP-4B6P-DR-A-00301 Rev P01 4B6P (Handed) (Type A)- Private Ground & First Floor Plans;
4492-HMA-VP-4B6P-ZZ-DR-A-00400 Rev P02 4B6P Private- Elevations;
4540-HMA-VP-4B6P-ZZ-A-00401 Rev P02 4B6P Private (Handed) (Type A)- Elevations;

4492-HMA-VP-4B6P-ZZ-DR-A-00500 Rev P03 4B6P- Private Ground & First Floor Plans;
 4492-HMA-VP-4B6P-ZZ-DR-A-00501 Rev P03 4B6P- Private Ground & First Floor Plans Handed;
 4492-HMA-VP-4B6P-ZZ-DR-A-00600 Rev P03 4B6P- Private Type B- Elevations;
 4492-HMA-VP-4B6P-ZZ-DR-A-00601 Rev P03 4B6P- Private Type B Handed- Elevations;
 4540-HMA-VA1-ZZ-DR-A-00100 Rev P02 1B2P Apartment- Ground & First Floor Plans;
 4540-HMA-VA1-ZZ-DR-A-00101 Rev P01 1B2P Apartment- Ground & First Floor Plans;
 4540-HMA-VA1-ZZ-DR-A-00200 Rev P05 1B2P Apartment- Elevations;
 ODSR CAM VX XX D C 0610 Rev P04 Proposed Levels and Contour Plan (Sheet 1 of 4);
 ODSR CAM VX XX D C 0611 Rev P04 Proposed Levels and Contour Plan (Sheet 2 of 4);
 ODSR CAM VX XX D C 0612 Rev P04 Proposed Levels and Contour Plan (Sheet 3 of 4);
 ODSR CAM VX XX D C 0613 Rev P04 Proposed Levels and Contour Plan (Sheet 4 of 4);
 ODSR CAM VX XX D C 0614 Rev P04 Proposed Levels and Contour Plan (Overall);
 ODSR-HMA-ZZ-00-DR-A-90002 Rev P14 Proposed Site Plan;
 ODSR-HMA-ZZ-00-DR-A-90003 Rev P09 Proposed Site Roof Plan;
 ODSR-HMA-ZZ-00-DR-A-90005 Rev P11 Site Composition Plan;
 ODSR-HMA-ZZ-00-DR-A-90010 Rev P01 Site Location Plan;
 ODSR-HMA-ZZ-00-DR-A-SK217 Rev P03 House Type Coordination Site Plan;
 ODSR-HMA-ZZ-00-DR-A-90200 Rev P01 Apartment Bin Stores;
 ODSR-HMA-ZZ-00-DR-A-90201 Rev P01 Housing Bin Stores;
 ODSR-HMA-ZZ-00-DR-A-90202 Rev P02 Apartment Bike Storage;
 ODSR-HMA-ZZ-00-DR-A-90203 Rev P01 Housing External Storage Unit;
 ODSR-HMA-ZZ-00-DR-A-90204 Rev P02 Substation and Sprinkler Cabinet Layout;
 ODSR-HMA-ZZ-ZZ-DR-A-90302 Rev P04 Proposed Site Sections;
 Arboricultural Report by ArbTS dated 30th June 2023.

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

- 02) The construction of the development shall be carried out fully in accordance with Section 6 (Arboricultural Method Statement) of and the Tree Protection Plan within the submitted Arboricultural Report by ArbTS dated 30th June 2023. REASON: To ensure the works are carried out in accordance with good arboriculture practice in accordance with policy CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 03) Prior to any works progressing beyond ground preparation and laying of the slabs, a scheme shall be submitted to and agreed in writing by the Local Planning Authority showing full engineering details of the road layout including sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 04) Unless an endorsed Agreement under Section 38 of the Highways Act 1980 has been completed a detailed programme for the provision of the proposed highways and highway alterations including all stages in the statutory process for approval thereof together with a similarly detailed programme for the construction, completion and future maintenance of the proposed highways shall be submitted to and approved in writing by the Local Planning Authority prior to any works progressing beyond ground preparation and laying of the slabs.
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) Notwithstanding the submitted plans, prior to any works progressing beyond ground preparation and laying of the slabs, 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 first beneficial 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.
- 06) A Landscape, Woodland and Biodiversity Management Plan, including
(a) long term design objectives;
(b) management responsibilities;
(c) management of the central green area to enhance biodiversity; and
(d) maintenance schedules for all landscape, woodland and biodiversity areas, other than domestic gardens,
shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use.
The Landscape, Woodland and Biodiversity Management Plan shall be carried out as agreed.

REASON: To ensure that the landscaping is maintained 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.

- 07) Notwithstanding the submitted plans, prior to any works progressing beyond ground preparation and laying of the slabs, a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the design, materials and type of boundary treatment and retaining walls to be erected, and a timetable for their implementation. The boundary treatment shall be completed in accordance with the approved details and timetable.

REASON: In the interests of the visual 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 construction of the external surfaces of the development hereby approved details of the materials to be used (both building and surfacing works, and including any solar panels) 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 in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 09) Notwithstanding the submitted plans, prior to any works progressing beyond ground preparation and laying of the slabs, a scheme shall be submitted to and agreed in writing by the Local Planning Authority for the final design and management of the Local Equipped Area of Play, including the activity zone, equipment and boundary treatment to be used, and how this will be managed and maintained. This shall be provided on site in accordance with the approved details, prior to the first beneficial occupation of the development hereby approved.

REASON: To ensure that the development is served by play provision for children in accordance with policy CW10 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 10) Prior to the construction of the external surfaces of the development hereby approved, a scheme for the provision of bird boxes throughout the site shall be submitted to and agreed in writing by the Local Planning Authority. These shall be provided on site in accordance with the approved details before the first beneficial occupation of the plot they are located within.

REASON: To provide additional nesting 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) in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 11) No dwelling shall be occupied until the area indicated for the parking of vehicles for that dwelling 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.
- 12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement of the dwellings hereby approved, nor building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house (other than those approved by this application) shall be constructed at plots 36, 39, 40, 41, 42, 67, 68, 71, 72, 74, 75, 78, 79, 80, 81 without the approval of the Local Planning Authority.
REASON: In the interests of residential and visual amenity, in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

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.

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

The applicant/developer is advised that they if they require a new electricity connection or a service alteration, they will need to make a separate application to National Grid.



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Application Number: 23/0452/LA

Date Received: 11.07.2023

Applicant: Caerphilly County Borough Council

Description and Location of Development: Erect two storey extension with single storey link and freestanding single storey childcare unit to amalgamate Llanfabon Infant and Llancaeath Junior Schools to form a new Primary School facility - Llanfabon Infant School Bryncelyn Nelson Treharris CF46 6HL

APPLICATION TYPE: Local Authority Application

SITE AND DEVELOPMENT

Location: The application site is located on the eastern side of Bryncelyn and Fford Trawsgae (Cross Field Road), Nelson.

Site description: The application site comprises of two parcels of land within the ownership of the Local Authority. The main parcel of land comprises of a single storey school building (Llanfabon Infants School) set within its associated school grounds. Residential properties surround the site at a lower level beyond the intervening tree buffer and Bryncelyn Court public footpath runs parallel to the school and the properties at 13-19 Cae'r Gelynnen and 48-63 Ashgrove to the south-east and 40-44 High Close to the east.

The second parcel of land is directly adjacent to the school and is enclosed brownfield land immediately to the east of Nelson Community Centre. The land comprises of two hard surfaced pitches with vegetation overgrowth in places and there is semi-scrub vegetation buffer along the northern and eastern peripheries of pitches which then falls away.

Vehicle access to the school would be as per the existing arrangements via Bryncelyn Court which links to the wider highway network of Bryncelyn to the north-west and Crossfield Road to the south-west.

Development: Full planning permission is sought to erect a two storey extension with single storey link and freestanding single storey childcare unit to amalgamate Llanfabon Infant School and Llancaeath Junior School to form a new Primary School facility.

Dimensions: The two storey extension measures 45.81 metres wide by 18.10 metres long with an overall height of 11.15 metres.

The single storey link extension measures 6.32 metres wide by 8.3 metres long with an overall height of 5.95 metres.

The single storey child care unit measures 16.75 metres wide by 8.55 long metres with an overall height of 4.7 metres.

The planning application and related plans are supported by the following documents:

- Pre-Application Consultation (PAC) Report;
- Design and Access Statement;
- Topographical Survey;
- Ecological Impact Assessment Report;
- Landscape Strategy;
- Low and Net Carbon Technology Study;
- Pre-Development BS5837 Tree Survey, Categorisation and Constraints Report;
- Tree Constraints Plan;
- Tree Constraints and Demolition Plan;
- Drainage Layout Plan;
- Transport Assessment; and
- 3D Visualisations.

Materials: The external finishes comprise of a combination of facing brickwork, rock panel wall cladding and profiled metal cladding in various colours and finishes for the walls, metal standing seam and grp sheets along with artificial slate roof tiles for the roofs together with a combination of aluminium and steel windows, doors, louvres, fascias, soffits and rainwater goods.

Ancillary development, e.g. parking: A summary of the planned additional works include:

- Remodelling of existing external play and staff areas;
- Demolition of the existing twin demountable nursery building;
- New security fencing and pedestrian gate to be installed along the eastern boundary;
- The stopping up of a section of the existing school access to relocate the school gates;
- New pedestrian crossing point in front of the relocated school gates;
- Diversion of Bryncelyn Court public footpath;
- New uncontrolled flat hump vehicle crossing on Cross Field Road;
- New shared footway/cycleway from Bryncelyn to Cross Field Road;
- 39 staff and visitor parking spaces allowing with one way system allowing for vehicle drop offs subject to pre-existing arrangements with the school;
- 3 x mobility impaired spaces;
- 6 x spaces equipped with electric vehicle charging points;
- 3 x designated car spaces;
- 3 x designated motorcycle bays;
- 30 x designated bicycle spaces;
- Designated delivery and unloading pull in bays;
- Covered external bin store; and
- Sprinkler tank building.

PLANNING HISTORY 2010 TO PRESENT None.

POLICY

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

Site Allocation: The site is located within the settlement boundary of Nelson.

Policies: SP2 (Development Strategy - Development in the Northern Connections Corridor (NCC)), SP4 (Settlement Strategy), Policy SP5 (Settlement Boundaries), Policy SP6 (Place Making), SP10 (Conservation of Natural Heritage, SP21 Parking Standards), SP22 (Community, Leisure and Education Facilities), CW1 (Sustainable Transport Accessibility and Social Inclusion), CW2 (Amenity), CW3 (Design Considerations - Highways), CW5 (Protection of the Water Environment), CW6 (Trees, Woodland and Hedgerow Protection), CW8 (Protection of Community and Leisure Facilities) and CW15 (General Locational Constraints).

NATIONAL POLICY Future Wales: The National Plan 2040 (2021), Planning Policy Wales Edition 11 (2021), Technical Advice Note 5: Nature Conservation and Planning (2009), Technical Advice Note 12: Design (2016) and Technical Advice Note 18: Transport (2007).

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 a low risk area, standing advice will however be provided by way of an informative note should planning permission be granted.

CONSULTATION

Transportation Engineering Manager - CCBC - No objection subject to conditions with the car parking area requiring reconfiguration to allow for drop off and collection and a coach/ mini bus parking area.

Environmental Health Manager - No objection subject to condition in respect of controlling imported material and suppressing noise and dust through the submission of appropriate mitigation schemes.

Senior Engineer (Drainage) - No comments received.

Senior Arboricultural Officer (Trees) - No comments received.

Estates Manager - No adverse comments offered.

CCBC - 21st Century Schools Manager - No comments received.

Ecologist - No objection subject to the imposition of a condition to secure a biodiversity strategy for the site.

Landscape Architect - CCBC - No objection subject to conditions.

Placemaking Officer - Douglas McGlyn - No objection.

Chief Fire Officer - Provide advice to be conveyed to the developer.

Dwr Cymru - No objection however informative advice is provided.

Strategic & Development Plans - No comments received.

Waste Strategy And Operations Manager - Confirms that the existing collection arrangements would remain however provides informal advice to the applicant to increase the capacity of the bin store indicated in order to accommodate more bins.

National Grid - Provides advice should a new connection, service alteration or disconnection be required.

Heritage Officer - Peter Thomas - No comments received.

Police Architectural Liaison Officer - No comments received.

ADVERTISEMENT

Extent of advertisement: The application was advertised in the press, by way of a site notice and fourteen properties were notified by letter.

Response: One letter of representation was received.

Summary of observations: The following concerns were raised:

1. The areas identified H2 and H3 state that they provide good screening, however the trees within both areas have been left to grow without any maintenance and control over them which in turn reduces the amount of sunlight to the neighbouring properties and this is exacerbated by the difference in levels between the adjacent footpath and school grounds and the neighbouring properties.
2. There is little relationship with the school and neighbours in terms of communication in relation to the neighbour's requests to maintain the trees, with the schools relying on budget cuts as to why the trees cannot be maintained.
3. The increase in the number of pupils will inevitably lead to more users of the footpath and therefore security and lighting of the footpath and neighbouring residents should be improved to prevent anti-social behaviour and littering.

4. Objects to the 2 metre screening indicated if sited next to the footpath as it would be unsightly and impact upon existing views. Also requests further details in respect of the screen to be provided and location.

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? No, 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. Therefore should planning permission be granted a scheme for biodiversity enhancement will be sought as part of the proposed development.

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, the proposed use is charged at £0 per square metre for new development, as such no CIL will be collected.

ANALYSIS

Policies: The application has been considered in accordance with local plan policies and national planning guidance. Full planning permission is sought to erect a two storey extension with single storey link and freestanding single storey childcare unit to amalgamate Llanfabon Infant School and Llancaeath Junior School to form a single integrated Primary School within Nelson. The project involves extending Llanfabon Infants School to provide a 275 place primary school with an additional 40 nursery places and a standalone Childcare unit within the school grounds. The proposed development is part of the wider Sustainable Communities for Learning programme, which is a major long-term capital investment programme jointly funded by the Welsh Government and the Local Authority. The Childcare unit is funded separately from the Primary School via the Welsh Government's Childcare Grant.

The main considerations in the determination of this application are:

- The principle of development on the site;

- The impact upon trees, landscaping and ecology;
- The visual impact of the development in terms of place making, design and layout;
- The impact upon residential amenity; and
- The impact upon the highway network.

THE PRINCIPLE OF DEVELOPMENT ON THE SITE

The application site is an existing school and resource centre located in the Northern Connections Corridor. Policy SP5 (Settlement Boundaries) is the key policy mechanism for achieving resource efficient settlements within the Local Development Plan (LDP). The delineation of the settlement boundary defines the area within which development would normally be allowed, taking into account material planning considerations. Importantly it promotes the full and effective use of urban land and concentrates development within existing settlements. The application site falls within the defined settlement boundary of Nelson and in policy terms further development of the site would be consistent with Policy SP5 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted 2010 in that it promotes the full and effective use of urban land and serves to concentrate new development within the existing settlement.

Policy 6 of Future Wales – The National Plan 2040 also states:-

Significant new commercial, retail, education, health, leisure and public service facilities must be located within town and city centres. They should have good access by public transport to and from the whole town or city and, where appropriate, the wider region. A sequential approach must be used to inform the identification of the best location for these developments and they should be identified in Strategic and Local Development Plans.

In response to this the applicant has stated:-

The current Llanfabon Infants site was chosen as the site for this amalgamation for the following reasons:

* The Llancaiach Junior site is too small to accommodate a school of the size required by the amalgamation (total pupil numbers: 270 Primary + 40 Nursery).

Building Bulletin 99: Briefing Framework for Primary School Projects, the current Welsh Government standard for primary school site and building sizes, recommends a minimum site size of 1.2ha for this school. The Llancaiach site is 0.67ha, just over 50% of that required.

There are no adjacent sites, to Llancaiach Junior, that could be purchased to increase the site size.

* The highway infrastructure to access the Llancaiach Junior site is very poor and comes through the adjacent residential area. There is no space to improve this. It was therefore considered probable that the site would not be accepted by the Highway

Authority for a new school development as it would increase traffic flow in roads already congested at school arrival and leaving times.

* There is insufficient space within the site to improve the current parking situation to meet current LDP requirements as part of the Planning Process.

* There is no clear space on the existing Llancaiach site to construct a new building to form the amalgamated school and as a result the existing Edwardian buildings would need to be demolished to provide sufficient development space. To do this the school pupils would need to be decanted to an alternative site. There is no site within the area, owned by the Council, to do this.

Having regard for the above, it is considered that an appropriate sequential approach to the selection of the application site has been undertaken and as such the proposal complies with Policy 6 of Future Wales.

TREES, LANDSCAPING AND ECOLOGY

Criterion D of Policy SP2 (Development in the Northern Connections Corridor) seeks to protect the natural heritage from inappropriate development. In tandem with criterion D of Policy SP2, 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.

In tandem with the above Policy CW6 (Trees, Woodland and Hedgerow Protection) requires proposals to ensure that effective measures are taken to ensure the protection of trees, woodland and hedgerows where they make a positive contribution to the natural and built environment. More specifically, the policy requires reasonable efforts to retain trees, woodlands and hedgerows as part of development proposals; arboricultural surveys to provide adequate mitigation and compensation for any that are removed; and adequate protection measures for root systems of any that are retained. Whilst there are no Tree Preservation Orders (TPOs) on or adjacent to the site, there are however a series of mature trees present. Details of these are shown on the tree constraints plan and within the accompanying Arboricultural Report and Tree Survey. The proposed layout has been carefully designed to minimise the loss of existing trees and vegetation. There are however 3 x Category B Ash trees within the site at health stage 3 of Ash dieback disease, 1 x Category U Ash at health stage 2/3, 2 x Category B2 (species not identified) dead trees, 1 x Wild Cherry category U subjected to bacterial canker and 1 x Category U Pendunculate Oak that require removal for health reasons and a greater number of trees within the school site would require scheduled tree maintenance works. The identified works to the trees have been fully detailed in the Arboricultural Survey Report, however it should be noted that the report does not extend to planned tree works outside of the red line boundary associated with the application site.

The Arboricultural Report and Tree Survey has been undertaken by an experienced arborist and present an unbiased third-party opinion offering professional advice on the

value of the trees on or adjacent to this site. The conclusions of the Arboricultural Report confirm that subject to adhering to the suggested tree protection recommendations, the proposed development can be constructed without any significant long-term adverse impact on the retained trees within the site or the visual amenity of the area. A Landscape Strategy accompanies the application and includes tree planting to address the loss and mitigation of existing dead or dying trees, however the Council's Landscape Architect has advised that a detailed tree planting scheme should be submitted for consideration which expands beyond planting Oak trees. In that regard subject to the imposition of a suitably worded condition the proposed development complies with Policy CW6.

In terms of landscaping, the site predominantly comprises of hard surfacing with limited areas of soft landscaping excluding the woodland areas along the site peripheries and maintained grassed areas within the school grounds. The proposed Landscape Strategy aims to provide welcoming outdoor play spaces for pupils and external useable outdoor staff seating areas promoting a sense of community and well-being. The existing native and semi-native perimeter planting is to be enhanced and protected to help aid visual amenity and to improve biodiversity. A suitable approach has been taken to landscaping and biodiversity through the retention of trees as well as the enhancement of the biodiversity opportunities within the site however it is considered reasonable to request further details of the hard and soft landscaping scheme to be provided.

Alongside Policies SP2, SP10 and CW6, Policy CW4 (Natural Heritage Protection) states that development proposals must conserve, and where appropriate, enhance the ecological importance of local designations, or, where the need for the development outweighs the ecological importance of the site, the harm must be minimised by mitigation measures and offset as far as practicable by compensation measures. The site is not covered by any statutory or non-statutory nature conservation designations and the nearest Site of Importance for Nature Conservation (SINC) is Wern Woodland, Nelson (NH3.57) approximately 520 metres to the north-east of the site with a further six designated sites comprising of SINC's and a Site of Special Scientific Interest (SSSI) within 620 - 950 metres of the site.

The Ecological Impact Assessment Report confirms that given the limited scale of the proposed development and the lack of likely impacts beyond the site boundary that it is not anticipated that there would be any likely impacts to the designated sites within the wider locality. In terms of the impacts upon priority and protected species, the loss of a small number of trees is likely to have a negligible impact although the report does confirm that there were no bat roosting opportunities within the trees with the hedgerows/ scrub and grassland providing foraging, sheltering opportunities for wildlife and invertebrates.

The recommendations contained within the Ecological Impact Assessment Report confirm that habitat enhancement and creation should be carried out to compensate for the loss of scrub and grassland within the school site. The Council's Ecologist has raised no objection to the proposed development subject to the imposition of a condition

to require a biodiversity strategy to be submitted to enhance and mitigate for biodiversity and habitat potential in line with the recommendations contained within the report. On that basis it is therefore considered that the proposed development would comply with the requirements of Policies SP10 and CW4.

PLACE MAKING, DESIGN AND LAYOUT

In line with national planning policy, Policy SP6 (Place Making) 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. 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). In that the proposed development exceeds more than 100 square metres of floor space the development will require SUDS approval. The accompanying drainage strategy and landscaping scheme indicates that the proposed drainage design maximises the use of multiple swales and attenuation basins with soft SuDS features which in turn will create habitats that are self-sustaining and resilient to climate change and link with the local natural and semi-natural species and habitats within the wider area together with retaining and improving existing landscaping, where possible. Those technical details will require consideration from the Sustainable Drainage Approval Body (SAB), an independent approval process outside of planning legislation.

In terms of the design the most significant addition is the two storey extension and this is located to the west of the existing school building on the existing car park. The two storey extension has a limited footprint and its careful siting on an existing hard surface has minimised the overall impact to the existing landscaping and trees within the site. Whilst the two storey extension is not subservient to the host building, it would not appear visually intrusive or incongruous in that its overall scale and relationship is considered appropriate whereby its positioning does not dominate the host building upon arrival to the site. The proposed single storey link building and freestanding building within the site have also been designed and sited to pay adequate regard to the character and context of the existing school setting.

In terms of the external finishes, the site wide proposals seek to utilise a palette of materials which combines traditional and contemporary materials that will reflect a modern learning community setting together with being efficient in energy and resources by using natural or locally sourced materials. 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. The two extension will achieve a BREEAM "Very Good" rating with "Excellent" for Energy credits and the design focuses on maximising daylight, solar gain and carbon capture opportunities as well as providing an enjoyable learning

environment for the pupils and the wider community outside of school hours. The proposed development is therefore considered acceptable in design terms in accordance with Policy SP6.

AMENITY

Policy CW2 (Amenity) 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. The proposed development can accommodate the relevant levels of car parking and operational space along with providing soft landscaping areas within the site and as such is not considered to represent over-development. Having regard to the existing use of the site as a school and land to the rear of the community centre as former hard surfaced playing pitches given the distances away 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 given the separation distances to the rear elevations of the neighbouring properties measuring between from between 25-30 metres.

It is noted that the neighbour representation received is concerned about new screening to be erected along the eastern boundary and the lack of maintenance to the trees and vegetation, with particular concern to those overhanging the public footpath and neighbouring gardens. The residential properties to the east are located at a lower level however a 2 metre boundary treatment enclosing the site following diversion of the footpath would be permitted development. It is acknowledged that such details do not appear to accompany the submission details however their suitability in visual amenity terms can be appropriately considered through the imposition of a condition imposed to any consent. However, it is not considered that a 2 metre boundary treatment would give rise to unacceptable neighbouring impacts.

It is therefore considered that the proposed development complies with Policy CW2.

TRANSPORT AND ACCESS

Policy CW1 (Sustainable Transport, Accessibility and Social Inclusion) requires development proposals that have the potential to generate a significant number of trips (either as an origin or a destination) to be designed to ensure that car borne trips are kept to a minimum. It is therefore important to ensure that provision is made within the development to actively encourage walking and cycling and that appropriate infrastructure is included in the layout to facilitate short trips on foot. In that regard, most pupils would walk to school however as with all schools there will be a number of children who travel to school by car. For staff, the site is in a sustainable location close to bus stops but it is anticipated that there would be a high number staff car users. Pedestrian and cycle route highway improvements are proposed and this accords with the aim of increasing the use of more sustainable transport modes.

It is acknowledged that the proposed development will generate new trips to and from the school site, however this would be off-set by the trips currently made to and from Lancaeath Junior School, particularly where there are siblings from the same household attending both schools in Nelson. Subject to the implementation of the off-site highway improvement works the proposed development will be served by a range of accessible and sustainable travel choices to and from the school site and therefore accords with Welsh Government's sustainable transport aim of reducing the number of car borne journeys.

Policy CW3 (Design Considerations - Highways) requires development proposals to have regard for the safe, effective and efficient use of the transportation network. The submitted Transport Assessment confirms that the main pedestrian and cycle access will remain unchanged, and pedestrians/cyclists will continue to gain access from Bryncelyn Avenue with a new pedestrian crossing point located on Bryncelyn Avenue adjacent to the school gates. Furthermore a secondary site access will be located on the eastern edge of the school utilising the diverted public footpath.

Off site proposals to improve the safety of pedestrians near the school by implementing new crossing infrastructure also include the installation of an uncontrolled flat top hump on Bryncelyn and an uncontrolled flat top hump on Fford Trawsgae. These measure would aim to regulate vehicle speeds and offer increased protection for pedestrians. The chosen locations for the infrastructure align with the paths commonly used by pedestrians entering or exiting the school from the north and south. Additionally, a new shared use cycle/ pedestrian path will be constructed, connecting Bryncelyn to Fford Trawsgae.

In terms of expected vehicle trip rates for the enlarged school this has been derived from the existing school pupil numbers. The proposed amalgamation of the two schools would increase existing school numbers of 117 pupils across all age groups and 28 members of staff to 319 pupils and 47 members of staff.

The vehicle trip generation derived from existing school numbers shows that the development proposal is forecast to produce 199 two-way vehicle trips in the morning peak school hours, with 115 arriving and 85 departing and 145 two-way vehicle trips, with 44 arriving and 101 departing in the afternoon peak school hours. The development is therefore forecast to generate a net increase of 126 vehicles in the morning peak school hours and 92 in the afternoon peak school hours.

A Junction Capacity Assessment was also undertaken at the junctions of Bryncelyn / Heol Tasker T-junction, Heol Tasker / Bryncelyn Avenue School Access Northern and Heol Tasker / Bryncelyn Avenue School Access Southern with the capacity modelling forecasting 1, 2 and 5 years ahead. The modelling confirmed that all of the junctions have operating capacity and the forecasted increase in traffic to the school site would generate minimal queuing and delays with a worst case scenario generating a delay or queue between 5 and 9 seconds. Such impacts are considered to be minimal.

The Council's Transportation Engineering Services Manager has reviewed the Transport Assessment and raises no objection subject to conditions, however they have requested one condition that would involve the applicant revising the car parking layout to provide a coach/mini bus parking and a drop off/pick up area for children. In that regard the site is constrained and it would not be reasonable to request the applicant to revise the layout particularly when there does not appear to be scope to do so without removing a number of trees which offer significant amenity and biodiversity value. Furthermore, it should be noted that the existing school site does not currently have any designated drop off areas and no children arrive by coach or mini bus to the school. Whilst it is accepted that the number of school children and staff at the school will increase and the Transport Statement makes it clear that there will be an increase in vehicle movements to and from the school, it should also be noted that the merger of two schools within a 0.5 miles of one another will inevitably relieve the pressure around the surrounding highway network, it will also reduce the number of journeys if there is more than one child per household attending each of the schools.

The proposed development does provide a number of off-street highway improvements to improve active travel and there is a car park associated with the Bryncelyn Community centre adjacent to the school that is available for use, therefore such matters need to be weighed in the planning balance. Planning Policy Wales (PPW) states that, among other things, car parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a shift to walking, cycling and public transport. Moreover, it states that well designed schemes which keep parking levels down, especially off-street parking, must be supported by planning authorities.

Whilst the amalgamation of two schools would not present an opportunity to provide a car-free development that would support a shift to more sustainable modes of transport, in combination with the active travel highway improvements, the high percentage of children attending the school locally, provision to wait and park off-road in the adjacent community centre car park and the ability for the school to control a staggered approach to start and finishing times, the proposal is considered to comply with the general thrust of national planning policy in respect of car parking matters. The application is therefore considered to be acceptable in highway safety terms and compliant with Policies CW1 and CW3.

CONCLUSION

In conclusion, the site is previously developed land within the defined settlement boundary of Nelson. The proposed development complies with both local and national planning policies, and will provide a highly sustainable 21st Century School that will serve children from early years including wrap around on-site child care through to Key Stage 2 on a single school site provide continuity and progression in learning in addition to providing an out of school hours community hub. Having regard to the above

observations, subject to conditions the proposed development is considered acceptable in planning terms.

Comments from Consultees: The consultee comments have been addressed in the above report.

Comments from public: The comments received have been addressed in turn below:

1. The areas identified as H2 and H3 state that they provide good screening, however the trees within both areas have been left to grow without any maintenance and control over them which in turn reduces the amount of sunlight to the neighbouring properties and this is exacerbated by the difference in levels between the adjacent footpath and school grounds and the neighbouring properties.

The concerns raised appear to be an existing issue not pertinent to the determination of the application. The neighbour is however advised to contact the Property Services department and advise of such concerns.

2. There is little relationship with the school and neighbours in terms of communication in relation to the neighbour's requests to maintain the trees, with the schools relying on budget cuts as to why the trees cannot be maintained.

This is not a material planning consideration.

3. The increase in the number of pupils will inevitably lead to more users of the footpath and therefore security and lighting of the footpath and neighbouring residents should be improved to prevent anti-social behaviour and littering.

Whilst there may be an increase in users of the footpath should that be a preferred route for some parents and children, the majority of the footpath is outside of the application site with a section of the footpath to be diverted into the school grounds. Therefore some properties will no longer be directly adjacent to the footpath. In the unlikely event that the diversion of the footpath would create anti-social behaviour issues, this would be a matter for the police to enforce against.

4. Objects to the 2 metre screening indicated if sited next to the footpath as it would be unsightly and impact upon existing views. Also requests further details in respect of the screen to be provided and location.

Details in relation to new screening/ boundary treatments have been addressed in the above report. With regards to impact upon existing views it should be noted that loss of view is not a material planning consideration however in that the neighbour is at a lower level and has already raised an issue in respect of overgrown council owned trees, the situation at present would indicate that the existing view is limited.

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. P01 Rev A Location and Existing Site Plan received on 25.07.2023;
Dwg No. P05 Rev B Proposed Site Plan received on 26.09.2023;
Dwg No. P06 Rev A Proposed Floor Layouts received on 27.07.2023;
Dwg No. P07 Rev A Proposed Elevations - Site received on 25.07.2023;
Dwg No. P08 Rev A Proposed Elevations - Site received on 25.07.2023;
Dwg No. P09 Rev A Proposed Elevations - Childcare received on 07.07.2023;
Dwg No. P09 Rev A Proposed Elevations - Childcare received on 07.07.2023;
Dwg No. P10 Rev A Existing and Proposed Roof Plan received on 07.07.2023;
Dwg No. P11 Rev A Tree Constraints and Demolition Plan received on 07.07.2023;
Dwg No. 22-074 Tree Constraints Plan received on 07.07.2023;
Transport Assessment received on 07.07.2023;
Tree Survey, Categorisation and Constraints Report received on 07.07.2023;
Ecological Impact Assessment Report received on 18.09.2023; and
Design Stage Acoustic Review Report received on 07.07.2023;
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) 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.

- 04) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.

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.

- 05) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.

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.

- 06) 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 details of replacement (compensatory) scrub and semi-improved grassland habitats, with aftercare details; a wildlife-sensitive site clearance strategy and details of measures for biodiversity enhancement. 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).

- 07) No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. These details shall include, as appropriate:

- Proposed landscape masterplan/strategy;
- Hard surfacing materials;
- Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); and
- Proposed and existing functional services and above ground drainage.

The soft landscape details shall include:

- Planting plans;

- Written specifications (including cultivation and other operations associated with plant and grass establishment);
- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- Implementation timetables;
- Detail of 5 year maintenance operations and a maintenance schedule for approval; and
- Suitably scaled detailed hard landscape general arrangement plan and information on paving and hard boundaries including materials.

REASON: To ensure appropriate landscaping provision in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 08) All planting, seeding, turfing and hard landscaping works comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the practical completion of the development, whichever is the sooner. 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.

- 09) Prior to the commencement of the development, a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

REASON: To safeguard the health and safety of trees during building operations and the visual amenity of the area in accordance with policies CW2 and CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 10) 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.

- 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 shall commence on site until a Construction Method Statement has been submitted to and agreed in writing by the Local Planning Authority. The Construction Method Statement shall include details of:
 - hours of working;
 - the on-site parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used during construction works;
 - wheel washing facilities;
 - the erection and maintenance of security hoardings;
 - measures to control noise during construction works;
 - measures to control pollution from plant and runoff;
 - measures to control the emission of dust and dirt during construction works;and
 - details of a scheme for the recycling/disposing of waste resulting from construction works.Thereafter the construction of the development shall be undertaken in accordance with the approved Construction Method Statement.
REASON: In the interests of amenity in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.

- 13) Any gates shall be located and fitted so that they open inwards and not out towards the highway.
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 development shall not be occupied until the areas indicated for the parking and turning of vehicles have been completed in permanent materials and laid out in accordance with Dwg No. P05 Rev B Proposed Site Plan to the satisfaction of the Local Planning Authority, and those areas shall not thereafter be used for any purpose other than for the parking and turning of vehicles in connection with the development hereby approved.

REASON: To ensure that adequate parking is provided within the curtilage of the site in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 15) Prior to commencement of the development full details of the cycle shelters as indicated on Dwg No. P05 Rev B Proposed Site Plan shall be submitted to and approved in writing by the Local Planning Authority. The cycle shelters shall be provided in accordance with the approved details prior to the occupation of the development and shall be maintained thereafter for the lifetime of the consent.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 16) The vehicle access point into the site shall be constructed in accordance with the details indicated on Dwg No. P05 Rev B Proposed Site Plan. This shall include the repositioning of gates and the introduction of a pedestrian crossing facility and shall be made available for use 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.
- 17) Prior to occupation of the development the off-site Active Travel Improvements indicated on Dwg No. P05 Rev B Proposed Site Plan shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 18) Prior to occupation of the development 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 sustainable transport options in accordance with Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
- 19) The development hereby approved shall make provision for gigabit capable broadband infrastructure to serve the approved development. The necessary infrastructure required shall be installed prior to beneficial occupation of the development.
REASON: To provide the necessary infrastructure to serve the development in accordance with Policy 13 of Future Wales: The National Plan 2040.

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 on the Council's website to view the comments of the consultees that are brought to the applicant's attention. Informative advice is also provided.

The applicant should be made aware that the off-site works will require highway licences/agreement and no work shall be undertaken on or adjacent to the adopted highway until such have been agreed in writing. It is therefore advised that the applicant enter into discussions with the highway authority as soon as possible.

The applicant is also advised that they will need to enter into discussions with the highway authority to progress the stopping up of the highway.

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:

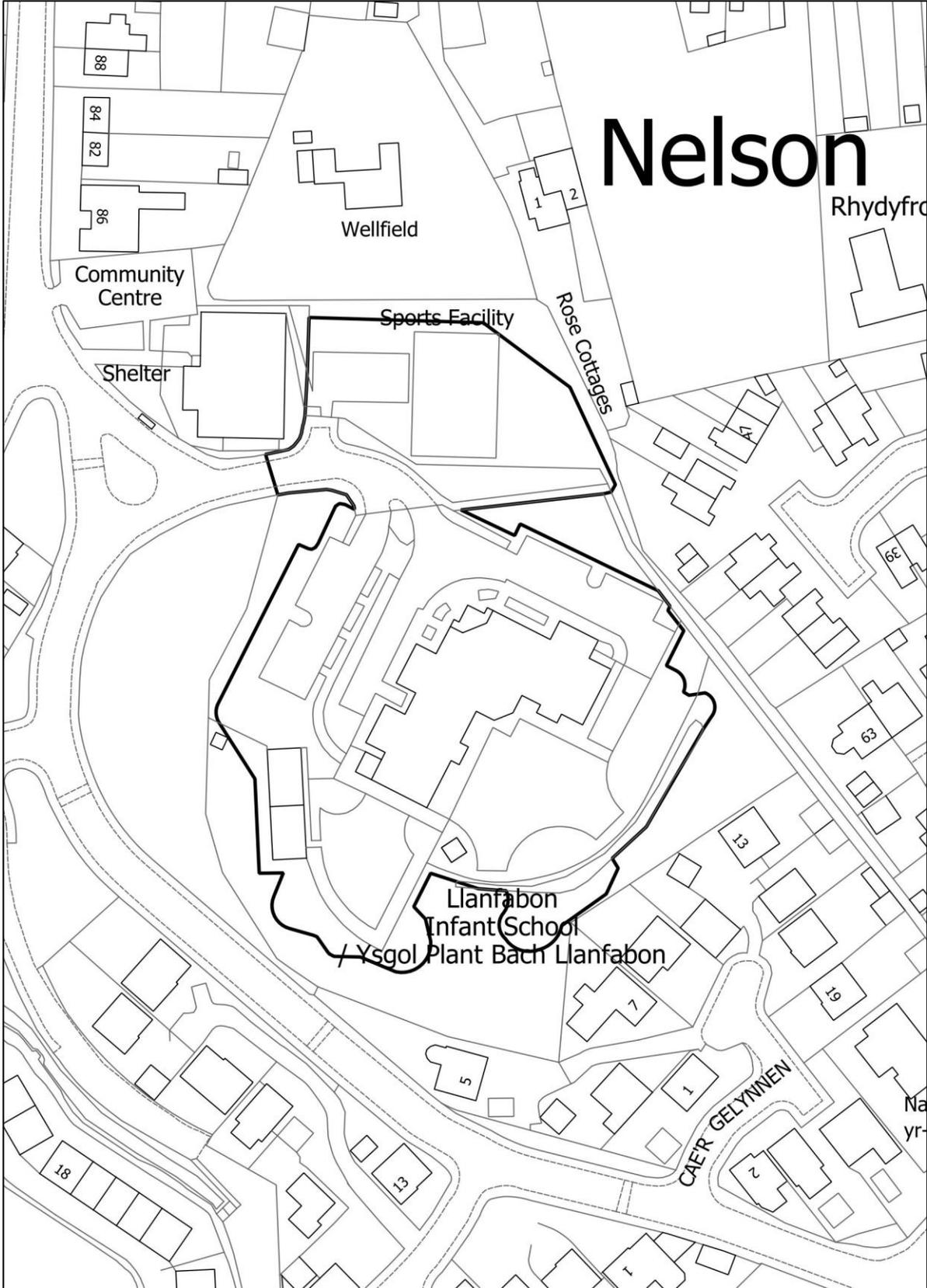
Before beginning any development to which this planning permission relates, notice must be given to the local planning authority in the form set out in Schedule 5A to the town and Country Planning (development Management procedure) (Wales) Order 2012 or in a form substantially to the like effect. The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



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