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

Date: 28th February 2024

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, 6th March, 2024 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 'CHARRY'.

Christina HARRY
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 7th February 2024.

1 - 6

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

4 Application No: 23/0885/NCC - Land At Grid Ref 318082 197935, Central Avenue To Groveside Road, Oakdale.

7 - 24

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

HOW WE WILL USE YOUR INFORMATION

Those individuals that attend committee meetings to speak/give evidence will be named in the minutes of that meeting, sometimes this will include their place of employment or business and opinions expressed. Minutes of Meetings including details of speakers will be publicly available to all via the Council website at www.caerphilly.gov.uk. except for discussions involving confidential or exempt items.

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PLANNING COMMITTEE

MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY, 7TH FEBRUARY 2024 AT 5:00 PM

PRESENT:

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

Councillors:

M. A. Adams, A. Angel, R. Chapman, N. Dix, G. Ead, J. Fussell, A. Hussey, B. Miles, M. Powell, J. Taylor, S. Williams, A. Whitcombe and K. Woodland.

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

Together with:

V. Julian (Senior Lawyer), R. Kyte (Head of Regeneration and Planning), R. Thomas (Planning Services Manager), C. Powell (Team Leader Development Management), A. Pyne (Principal Planner), H. Winsall (Principal Planner), C. Campbell (Transportation Engineering Manager), M. Tanner (Principal Engineer), M. Godfrey (Team Leader - Pollution Control) and S. Hughes (Committee Services Officer).

Also present to speak on applications:

Agenda Item 4 – Councillor S. Kent (Local Ward Member) and R. Roxburgh (Agent).
Agenda Item 5 – M. Hillier (Local Resident), Councillor A. Whitcombe (Local Ward Member) and M. Carey (Agent).

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

An apology for absence was received from Councillor J. Simmonds.

2. DECLARATIONS OF INTEREST

Councillor A. Whitcombe declared a personal and prejudicial interest in [Agenda Item 5 – Application No: 23/0364/FULL - Robinson Manufacturing Ltd, The Old Quarry, Cemetery Road, Abercarn, Newport, NP11 5AQ](#), as he had predetermined the application due to speaking in objection as a local Ward Member. He left the meeting whilst the application was discussed. Details are also minuted with the respective item.

3. PLANNING COMMITTEE HELD ON 10TH JANUARY 2024

It was moved and seconded that the minutes of the Planning Committee meeting held on 10th January 2024 be agreed as a correct record. By way of Microsoft Forms (and in noting there were 11 for, 0 against and 3 abstentions) this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee meeting held on 10th January 2024 (minute nos. 1-4) be approved as a correct record.

4. APPLICATION NO: 23/0771/FULL - CAERPHILLY TRAIN STATION, STATION TERRACE, CAERPHILLY

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.

The Planning Case Officer verbally advised members that since the preparation of the committee report a new edition of Planning Policy Wales had been published (Edition 12) and in respect of the application before Members there were no implications for determination arising from the new edition.

It was also noted in the report that the Welsh Ministers have received a request to call the application in for their own determination. However, the Welsh Government has not issued a Direction under Article 18(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requiring the Local Planning Authority to notify them prior to issuing any decision. Members were advised that a letter has now been received from the Welsh Government confirming the Welsh Ministers do not intend to call the application in. Members were also provided with a summary of additional issues raised in an objection letter received further to the report.

Councillor S. Kent (Local Ward Member) spoke in objection to the application and R. Roxburgh (Agent) spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to an additional condition and the conditions contained in the Officer's report, the recommendation be approved. By way of Microsoft Forms (and in noting there were 8 for, 6 against and 1 abstention) this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the additional condition and the conditions contained in the Officer's report, the application be GRANTED.

Additional Condition

Notwithstanding the submitted details, prior to the commencement of development, a scheme of works for inclusion in the development that reflect the heritage of the site and its surroundings shall be submitted to and agreed in writing by the local planning authority. The scheme shall be installed in full prior to the first beneficial use of the development.

Reason: To ensure the heritage of the local area is appropriately reflected in the development in accordance with policy SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- (ii) That the applicant be advised:
WARNING:
SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

Please note from 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

- (iii) The applicant be advised:
Ground Investigations
Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission to enter or disturb Coal Authority property will result in the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from the [Coal Authority Website](#).

Shallow Coal Seams

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities. To check the site for coal mining features on or near to the surface the Coal Authority interactive map viewer allows the viewing of selected coal mining information graphically. To check a particular location either enter a post code or use the mouse to zoom in to view the surrounding area.

- (iv) The applicant be advised that if a new electricity connection or service alteration is required, they will need to make a separate application to National Grid.

5. APPLICATION NO: 23/0364/FULL - ROBINSON MANUFACTURING LTD, THE OLD QUARRY, CEMETERY ROAD, ABERCARN, NEWPORT, NP11 5AQ

Councillor A. Whitcombe declared a personal and prejudicial interest as he had predetermined the application due to speaking in objection as a local Ward Member. He left the meeting whilst the application was discussed.

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.

The Planning Case Officer verbally advised members that since the preparation of the committee report a new edition of Planning Policy Wales had been published (Edition 12) and in respect of the application before Members there were no implications for determination arising from the new edition.

M. Hillier (Local Resident) and Councillor A. Whitcombe (Local Ward Member) spoke in objection to the application and M. Carey (Agent) spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to an additional condition and the conditions contained in the Officer's report, the recommendation be approved. By way of Microsoft Forms (and in noting there were 11 for, 0 against and 2 abstentions) this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the additional condition and the conditions contained in the Officer's report, the application be GRANTED.

Additional Condition

The rating level of noise emanating from the application site shall not exceed the existing background noise level by more than 5dB at any time when measured and calculated at a distance of 1 metre from any elevation of any noise sensitive property when measured and assessed in accordance with BS 4142: 1990, or a more current British Standard if applicable.

REASON: In the interests of the residential amenity of the area in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

- (ii) The applicant be advised:
WARNING:
SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO
COMMENCEMENT OF THIS DEVELOPMENT.

Please note from 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

- (iii) The applicant be advised that 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](#).

- (iv) The applicant be advised of the comments of Western Power Distribution, Chief Fire Officer and The Council's Placemaking Officer.

The meeting closed at 7.30 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 6th March 2024, they were signed by the Chair.

CHAIR

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Application Number: 23/0885/NCC

Date Received: 05.01.2024

Applicant: CCBC - Caerphilly Homes

Description and Location of Development: Vary condition 5 (Approved Plans) of planning consent 21/1192/OUT (Erect residential development comprising of up to 99 No. units and associated works with all matters reserved) to amend scale parameters - Land At Grid Ref 318082 197935 Central Avenue To Groveside Road Oakdale

APPLICATION TYPE: Development without complying with conds

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, and reserved matters approval 23/0441/RM has been given for 82 dwellings.

The site falls steeply from east to west. There is a tree 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 revision of condition 5 of outline planning permission 21/1192/OUT is sought to allow the upper limit of the scale parameters for the apartment blocks to be increased. This will allow for the redesign of the southern corner of the development (at the junction of Oakdale Terrace and Penmaen Estate), to accommodate a larger block of flats in place of the smaller approved block of walk-up flats and a number of the approved dwellings, as shown on the submitted illustrative plans.

Dimensions: The parameters are proposed to be updated for the apartment blocks only as follows.

Approved:

Length: 7 metres - 48 metres.

Width: 7 metres - 23 metres.

Height to eaves: 5.5 metres – 9.5 metres.

Height to ridge: 8.5 metres – 12.5 metres.

Proposed:

Length: 7 metres - 70 metres.

Width: 7 metres - 36 metres.
Height to eaves: 5.5 metres – 9.5 metres.
Height to ridge: 8.5 metres – 14 metres.

The revised parameters are shown on the submitted revised parameter plan. Minor alterations to the parameters for the houses and the addition of parameters for the bungalows were approved by non-material amendment 23/0623/NMA.

Materials: Materials for the wider site are being considered under discharge of condition application 23/0856/COND. The materials to be used in the larger block of flats would be considered under a future reserved matters application.

Ancillary development, e.g. parking: None.

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.

23/0441/RM - 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) - Granted 13.10.2023.

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/NMA - 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 - Granted 09.10.2023.

23/0819/COND - Discharge condition 15 (Replacement MUGA) of planning consent 21/1192/OUT (Erect residential development comprising of up to 99 No. units and associated works with all matters reserved) - Pending Consideration.

23/0834/COND - Discharge conditions 10 (Land contamination) and 17 (Noise - Habitable Rooms) of planning consent 21/1192/OUT (Erect residential development comprising of up to 99 No. units and associated works with all matters reserved) Pending Consideration.

23/0843/COND - Discharge of condition 8 (Pedestrian Crossing Facility) to Planning Consent 21/1192/OUT (Erect residential development comprising of up to 99 No. units and associated works with all matters reserved) - Decided 24.01.2024.

23/0856/COND - Discharge condition 08 (Materials) of planning consent 23/0441/RM (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)) - Pending Consideration.

24/0050/COND - Discharge condition 16 (Affordable Housing Statement) of planning consent 21/1192/OUT (Erect residential development comprising of up to 99 No. units and associated works with all matters reserved) – Pending Consideration.

24/0051/COND - Discharge conditions 03 (Highway Engineering Details) and 04 (Construction of Unadopted Roads) of Planning Consent 23/0441/RM (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 – Pending Consideration.

24/0101/COND - Discharge condition 24 (Construction 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) – 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 – The National Plan 2040: 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 12, February 2023).

Technical Advice Notes: 2: Planning and Affordable Housing (2006), 5: Nature Conservation and Planning (2009), 10: Tree Preservation Orders (1997), 11: Noise (1997), 12: Design (2016), 18: Transport (2007) and 24: The Historic Environment (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, however the Coal Authority have confirmed they do not object to the application.

CONSULTATION

Transportation Engineering Manager - CCBC - No objection.

CCBC - 21st Century Schools Manager - There is room in the local catchment schools for catchment pupils applying through the normal admission rounds.

Environmental Health Manager - No adverse comments to make, but previous conditions should apply.

Heritage Officer - Peter Thomas - No comments made.

Placemaking Officer - Douglas McGlyn - Has provided comments regarding the design of the proposed building, the spaces around it and its relationship with its surroundings.

CCBC Housing Enabling Officer - Supportive of the proposal.

Senior Engineer (Drainage) - No comments made.

Parks And Countryside Operations Manager - No comments made.

Waste Strategy And Operations Manager - References previous correspondence regarding requirements for the storage and placing of bins/caddies out at a suitable point for collection and returning them thereafter.

Dwr Cymru - No objection, but any drainage conditions should be re-applied.

Police Architectural Liaison Officer - No comments made.

National Grid - No comments made.

Landscape Architect - CCBC - In principle the change is acceptable, subject to detailed landscape proposals being submitted for comment and approval.

Senior Arboricultural Officer (Trees) - No comments made.

Ecologist - No comments to make on this application.

The Coal Authority - No objections.

Rights Of Way Officer - No opposition to the change and no further comments to make.

Strategic & Development Plans - No concern with the changes.

Natural Resources Wales - No objection, but their previously suggested conditions should be reimposed.

ADVERTISEMENT

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

Response: Two representations have been received objecting to the application.

Summary of observations: The above representations are summarised as follows:

1. It is not clear where on the site the amendment to scale parameters will be located and the extent of those changes;
2. Too many dwellings are proposed;
3. The former playing fields should be planted as woodlands;
4. There is no increase in local services and infrastructure to accommodate this level of development;
5. Disruption, noise, pollution and traffic due to construction;
6. Increase in traffic and pollution and accidents due to traffic once dwellings are occupied;
7. Impact on outlook from existing properties;
8. Impact on value of surrounding houses;
9. The MUGA is being moved too far away for young people to access it.

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 has been established through planning permission 21/1192/OUT and reserved matters approval 23/0441/RM. Therefore, this matter is not considered any further in this report.

The sole matter for consideration is the impact of the increase in the size parameters proposed for the apartment blocks.

The application indicates that the increase in the size parameters will result in a larger block of flats being proposed in the southern corner of the site as described above. The block is indicated to be a two storey L shaped block with a ridged roof, with parking accessed from within the new housing development and amenity space provided. It is considered that in principle, such a block of flats of up to 70 metres in length, 36 metres

in width and 12.5 metres in height can be accommodated on the site without having an unacceptable impact on visual or neighbour amenity, or highway safety.

However, it should be noted that a further reserved matters application will be required to assess the detailed redesign of this area of the site and its impacts. The acceptability of the final scheme proposed will therefore be dependent on the details submitted as part of that reserved matters application.

Comments from Consultees: In respect of the comments from the Waste Strategy and Operations Team, the provision of bin storage is most appropriately addressed at reserved matters stage.

Other than the alteration of the approved plans condition, the other conditions attached to outline planning permission 21/1192/OUT are recommended to be reimposed. Alterations have been made to the conditions to account for where further details have been approved under discharge of condition applications.

Comments from public: The comments made by members of the public have largely been considered already in the determination of applications 21/1192/OUT and 23/0441/RM. The changes to the parameters and the likely implications of this are set out above. It is reiterated that a further reserved matters application will be required for any redesign of the site.

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) was amended to take account of Future Wales and PPW Edition 12 has also now been published on 7th February 2023. In reaching the conclusion below full account has been taken of both Future Wales and PPW Edition 12 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 12.

RECOMMENDATION that Permission be GRANTED

- 01) Approval of the details of the access, appearance, landscaping, layout and scale of the development (hereinafter called "the reserved matters") shall be obtained

from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the access, appearance, landscaping, layout and scale of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority by 25th March 2025.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 04) The development hereby permitted shall be begun either by 25th March 2027, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 05) The development shall be carried out in accordance with the following approved plans and documents:

Site Location Plan, Drawing No. ODSR-HMA-ZZ-00-DR-A-PL0001 (Rev. P01)

Parameter Plan: Land Use; Drawing No. ODSR-HMA-ZZ-00-DR-A-PL0600 (Rev. P08) (Scale Parameters Only);

Former Oakdale Comprehensive, Blackwood: Supplemental Site Investigation Report, Document Ref: 12894/GNS/21/SSI, Prepared by Integral Geotechnique, dated October 2021;

Preliminary Ecological Appraisal: Former Oakdale Comprehensive School, Project No. NWIL233/001/001, Prepared by Thomson Environmental Consultants, dated July 2021;

Preliminary Ground Level Roost Assessment: Former Oakdale Comprehensive School, Project No. NWIL233/001/002/002, Prepared by Thomson Environmental Consultants, dated September 2021;

Dusk Emergence & Dawn Re-entry Bat Surveys: Former Oakdale Comprehensive School, Project No. N-WIL233/002, Prepared by Thomson Environmental Consultants, dated September 2021;

Reptile Mitigation Method Statement: Former Oakdale Comprehensive School, Project No. NWIL233/005/001/001, Prepared by Thomson Environmental Consultants, dated November 2021.

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

- 06) The development hereby approved shall be served by a primary means of vehicular access onto Oakdale Terrace.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) The proposed means of access onto Oakdale Terrace to serve the development hereby approved, shall be laid out, constructed and maintained thereafter with visibility splays of 2.4m x 43m. No obstruction or planting when mature exceeding 600mm in height above the adjacent footway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) The development hereby approved shall not be brought into beneficial use until the pedestrian crossing facility on Oakdale Terrace has been implemented in full accordance with the following drawings:
ODSR-CAM-XX-XX-DR-C-0722-P01 Road A1 Vertical Alignment and Contours;
ODSR-CAM-XX-XX-DR-C-0807-P01 Existing Utilities Plan;
ODSR-CAM-XX-XX-DR-C-0850-P02 Off-Site Existing GA and Proposed GA (1 of 2);
ODSR-CAM-XX-XX-DR-C-0851-P01 Off-Site Existing GA and Proposed GA (2 of 2);
ODSR-CAM-XX-XX-DR-C-0860-P01 Off-Site Highway Clearance and Proposed Extents (1 of 2);
ODSR-CAM-XX-XX-DR-C-0861-P01 Off-Site Highway Clearance and Proposed Extents (2 of 2);
ODSR-CAM-XX-XX-DR-C-0870-P01 Off-Site Road Marking arrangement (1 of 2);
ODSR-CAM-XX-XX-DR-C-0871-P01 Off-Site Road Marking arrangement (2 of 2);
ODSR-CAM-XX-XX-DR-C-0881-P01 Off-Site Highway Construction Details (1 of 2);
ODSR-CAM-XX-XX-DR-C-0882-P01 Off-Site Highway Construction Details (2 of 2) ODSR-CAM-XX-XX-DR-C-0111-P01 Vehicle Tracking Site Access;
ODSR-CAM-XX-XX-DR-C-0806-P01 Street Lighting Plan.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 09) The development hereby approved shall not be brought into beneficial use until a travel plan has been submitted to and approved in writing by the Local Planning Authority. The travel plan as approved shall be implemented in accordance with the details and any timescales contained therein.
REASON: To encourage the use of a variety of transport options in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 10) Notwithstanding any details within the approved Supplemental Site Investigation Report, prior to any works progressing beyond ground and re-profiling works a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.
- 11) 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.
- 12) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.
- 13) Details submitted in relation to Condition 1 of this permission shall include a topographic site survey demonstrating existing and proposed levels and detailed cross section drawings of the site.
REASON: To enable the relationship between new and existing buildings to be carefully considered in the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 14) Details submitted in relation to Condition 1 of this permission shall include details of the proposed public open space (a LEAP and/or LAP) to be designed in accordance with the standards set out in Fields in Trust guidance. The development shall be carried out in accordance with the approved details and provided in accordance with the timetable contained therein.
REASON: To ensure the adequate provision of public open space in accordance with policy CW10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 15) The existing multi-use games area on the site shall remain open and in use by members of the public at all times until a replacement facility, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, has been provided within Penmaen Ward and is open and available for public use.
REASON: To ensure that a comparable replacement leisure facility is provided to meet the needs of local residents in accordance with Policy CW8 of the Caerphilly County Borough Local Development Plan up to 2021.
- 16) No development shall commence on site until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:
the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25% of housing units/bed spaces;
the timing of the construction of the affordable housing and its phasing in relation to the occupancy of any market housing;
the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing, if no RSL involved;
the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing; and
the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
REASON: In the interests of providing appropriate levels of affordable housing in accordance with Policies SP15 and CW11 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 17) Prior to any works progressing beyond ground preparation and laying of the slab, details of an acoustic scheme shall be submitted to and approved in writing by the Local Planning Authority. The acoustic scheme shall include glazing systems capable of achieving an internal LMAX level of 45 dB(A) inside bedrooms and 35 dB(A) measured as a 16 hr L(A)eq in all other habitable rooms. The development shall be carried out in accordance with the approved details before first occupation of the dwellings hereby approved.
REASON: In the interests of amenity in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.
- 18) Prior to any works progressing beyond ground preparation and laying of the slab, details of an acoustic barrier system shall be submitted to and approved in writing by the Local Planning Authority. The dimensions and positions of the acoustic barrier system shall be capable of achieving an external noise level of

50 dB(A) measured as a 16 L(A)eq in garden areas. The development shall be carried out in accordance with the approved details before first occupation of the dwellings hereby approved.

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

- 19) All measures within the Reptile Mitigation Strategy (Ecological Services Ltd, August 2022) shall be carried out in accordance with the details in that document.
REASON: To prevent killing or injury to reptiles in accordance with the Wildlife and Countryside Act 1981 (as amended), Part 1 Section 6 of the Environment (Wales) Act 2016 and policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 20) All measures within the Bats and Trees Survey Report (Ecological Services Ltd, December 2022) shall be carried out in accordance with the details in that document.
REASON: To prevent accidental offences related to bats in accordance with the Wildlife and Countryside Act 1981 (as amended), Part 1 Section 6 of the Environment (Wales) Act 2016, Planning Policy Wales (February 2021), Tan 5 Nature Conservation and Planning (2009) and policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 21) Prior to any works progressing beyond ground preparation and laying of the slab, a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats, shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the approved strategy.
REASON: To ensure proper measures are taken to safeguard the habitat of bats in accordance with the Wildlife and Countryside Act 1981 (as amended), Part 1 Section 6 of the Environment (Wales) Act 2016, Planning Policy Wales (February 2021), Tan 5 Nature Conservation and Planning (2009) and policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 22) The development hereby approved shall make provision for gigabit capable broadband infrastructure to serve all of the approved dwellings. The necessary infrastructure required shall be installed prior to the first occupation of the dwellings.
REASON: To provide the necessary infrastructure to serve the development in accordance with Policy 13 of Future Wales: The National Plan 2040.
- 23) Details submitted in accordance with Condition 1 of this permission shall include the provision of Electric Vehicle (EV) charging points for all dwellings benefitting from off road parking provision within their curtilage. The EV charging points shall be installed prior to occupation of each of the relevant dwellings.

REASON: In the interests of promoting renewable energy and reducing airborne emissions.

- 24) 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.

- 25) The Japanese Knotweed Method Statement (March 2023, amended) shall be implemented in full by a suitably qualified and licenced contractor.
- REASON: To prevent possible offences under the Wildlife and Countryside Act 1981 (as amended) by preventing damage to the proposed new building and infrastructure and to prevent the spread of a schedule 9 species.

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 a revised and updated Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement will need to be submitted with the reserved matters application.

The applicant/developer is advised that the ground gas monitoring undertaken (frequency/duration) does not comply with Table 5.5a and 5.5b within Ciria 665 2007. As such, further monitoring will be required as part of further site investigation works.

The applicant/developer is advised that a Materials Management Plan in accordance with the current CL:AIRE protocol will need to be submitted as part of a remediation strategy to ensure that any site won material intended to be utilised from areas of potential asbestos contamination is appropriately managed and dealt with accordingly.

The applicant/developer is advised that biodiversity conservation and enhancement measures should be considered at reserved matters stage including the following:

the use of native species and local provenance in the landscaping scheme;
diverse species mixes for open/amenity areas of grassland, with an appropriate management plan;

landscaping to include rich-in-diversity boundaries such as hedgerows or tree lines; refugia/nesting site for birds, bats and hedgehog throughout the development (minimum 25 bird boxes; to incorporate at least 3 No. 3-chamber sparrow terrace boxes, note that a 3-chamber box will count as 3 boxes in the total count);

provision of refugia such as deadwood/log piles etc; and
100mm high continuous gaps under all fence panels.

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