

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/1121/LA 24.11.2015	Caerphilly County Borough Council Learning, Education And Inclusion Ms K Cole Ty Penallta Tredomen Park Ystrad Mynach Hengoed Caerphilly CF82 7PG	Erect new single-storey Primary School, Nursery and Flying Start Unit including parking and external works Rhymney Comprehensive School Site And Adjacent Land Abertysswg Road Rhymney Tredegar NP22 5XF

**APPLICATION TYPE:** Local Authority Application

### SITE AND DEVELOPMENT

Location: Rhymney Comprehensive School and adjacent land off Mill Field, Abertysswg, Rhymney. Rhymney Comprehensive School lies to the south of Rhymney and to the east of Pontlottyn. Rhymney River is situated to the west of the site.

There are two main parcels of land in question. The first lies immediately south east of Rhymney Comprehensive School and consists of the school playing field (which is within the settlement boundary) and undeveloped, adjacent land, which is outside of the settlement boundary. The second parcel, which is detached from the first, lies inside the settlement boundary just south of Warn's Terrace and, again, is undeveloped. The first parcel is proposed as the site of the new school building and replacement pitch, and the second as the site of a parking and drop off area.

Access to the existing school is obtained via a road leading off Abertysswg Road to the east of the school.

Site description: As stated above, the proposed school site is situated partly on one of the existing playing fields, to the southeast of the existing Rhymney Comprehensive School and partly on currently undeveloped land. To the east of the site the area/open land is designated for further housing and to the west is the existing Rhymney Comprehensive School and the associated playing fields. There are no trees directly within the site boundary, no culverts and no hardstandings. There is an existing foul sewer to the south of the site running west to east, which will be utilised to make connections from the new building, and an existing field drainage system which will be improved for surface water drainage.

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Development: Full planning permission is sought in respect of a single storey Primary School, Nursery and Flying Start Unit including parking and external works.

The new building will be constructed on the sports field of the adjacent Rhymney Comprehensive School, and will include the provision of a replacement pitch for the comprehensive school together with new sports pitch for the primary school.

A new playing pitch for the one utilised by the new school building will be constructed on a lower plateau to the south west of the new school. The undeveloped land, to the north west of this will be utilised for Primary play areas and will be designed to accommodate a grassed area for infants and juniors, with play equipment, a gravelled zone including planting area for garden club, and an amphitheatre for outdoor teaching and events.

The existing surface water attenuation pond, and its ecology will be retained, just below the new school building and a new perimeter fence provided. A new attenuation/wildlife pond will also be provided to the south, with a pontoon access for pupils.

Cyclists will utilise the existing pathways to the new school site and 2 rows of cycle shelters, one at the east of the building and one located south west, will provide 32 spaces in two sets of 16.

The new primary school will be a new single-storey, development with three building elements. A double height building to the north, containing the main hall and kitchen is proposed. A lower level, single storey teaching block will be attached to the south of the hall with the accommodation arranged around a centralised 'street space'. A single-storey 'Flying Start' unit will be connected to the east of the teaching block. The scheme will also include hard and soft landscaping, a car park and linked footpath access, with footpath access from Pontlottyn together with an access road, for delivery and disabled access.

The proposed site layout will use the land off Warn's Terrace for staff and parent parking, with a bus zone for occasional school trips. This parking has been positioned away from the new school site to reduce traffic issues at the existing Comprehensive school access. A direct access from Warn's Terrace to the new school is not feasible due to the difference in levels.

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From the new parking area, the existing Safe Route will be utilised as a direct access to the new school via a new, Equality Act compliant, pedestrian ramp. This will be lit. The school itself will be located to the north east of the site on the existing football field. Delivery vehicles will be allowed to come through the Comprehensive School entrance and will park directly outside the northwest side of the building, where the kitchen is located. Five vehicle spaces will also be provided directly outside the north entrance area.

The teaching, large hall area and flying start unit will provide facilities for both education and the wider community.

The design has been developed in accordance with the Principles of Secured by Design to design out crime.

The applications is supported by a Flood Consequences Assessment, School Travel Plan, Design and Access Statement, Ecological Assessment, Transport Assessment, Ground conditions Desk Study Report.

It is proposed to commence construction works on site in May 2016 with a completion date of August 2017.

The development will provide employment for forty eight persons.

Dimensions: The site has an area of 5.30 hectares. The foot print of the building has maximum dimensions of 88m (width) 43.4m (depth) and 7.6m (height).

Materials: The building will utilise a combination of traditional and modern materials. External walls - red/orange multi brickwork and self-coloured render; roof - aluminium standing seam roof with anti-glare finish; windows - dark grey aluminium with coloured accent panels; dark grey aluminium doors; boundary treatments: 1.6m high mesh fence with 5m ball stop fence to end of rugby pitch; tarmacadam vehicle access and hardstanding.

Ancillary development, e.g. parking: Ninety seven car parking spaces, one LGV space, five motor cycle spaces, 5 disability spaces and 30 cycle spaces.

#### PLANNING HISTORY 2005 TO PRESENT

P/05/0358 - Erect sports hall extension to existing gymnasium with new changing rooms  
- Granted Conditionally - 24.06.2005.

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## POLICY

### LOCAL DEVELOPMENT PLAN

Site Allocation: Part within the settlement boundary - Policy SP5. Part outside the settlement boundary. Part within committed housing site Policy HG1:10.

#### Policies:

##### Strategic Policies

SP1 - Development Strategy in the Heads of the Valleys Regeneration Area, SP4 - Settlement strategy, SP6 - Place Making, SP21 - Parking Standards, SP22 - Community Leisure and Education Facilities.

##### Countywide Policies

CW1 - Sustainable transport, Accessibility and Social Inclusion, CW2 - Amenity, CW3 - Design considerations - highways, CW5 - Protection of the Water Environment, CW15 - General locational constraints.

### NATIONAL POLICY

Planning Policy Wales, 8th Edition, January 2016, TAN 12 - Design, TAN 15 - Development and Flood Risk, TAN 18 - Transport.

### ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? Yes.

Was an EIA required? No.

### COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes. The Coal Authority concurs with the recommendations of the Ground Conditions Desk Study Report that general intrusive site investigation works should be undertaken prior to development. This may be conditioned. These should be sufficient to also establish the exact situation regarding coal mining legacy issues on the site. They confirm the applicant already has two Permits from The Coal Authority (11156 and 11376) to undertake such intrusive investigations.

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## CONSULTATION

The Coal Authority - The Coal Authority concurs with the recommendations of the Ground Conditions Desk Study Report that general intrusive site investigation works should be undertaken prior to development. This may be conditioned. These should be sufficient to also establish the exact situation regarding coal mining legacy issues on the site. They confirm the applicant already has two Permits from The Coal Authority (11156 and 11376) to undertake such intrusive investigations.

Transportation Engineering Manager - Has no objection to the development subject to conditions being attached to any consent in respect of parking, cycle and scooter provision, the submission of a Travel Plan, lighting provision in respect of the car park, full details in respect of the relocation of the bus stop, and a requirement to carry out a review of the approved traffic calming measures within 6 months of the occupation of the building.

Head Of Public Protection - Has no objections subject to conditions relating to any contamination of the site, site lighting, site control measures, and waste control measures.

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

Dwr Cymru - Provides advice to be conveyed to the developer.

Police Architectural Liaison Officer - Have no objections to the development. They confirm that they have been consulted in respect of the proposed development prior to the submission of the planning application.

Wales & West Utilities - Provide advice to be conveyed to the developer.

Senior Arboricultural Officer (Trees) - Request conditions are attached to any consent requiring a Tree Protection Plan to appropriately protect retained trees and a detailed landscaping scheme to be submitted and agreed prior to the commencement of any construction related site activity.

Countryside And Landscape Services - No objections subject to biodiversity enhancement conditions being attached to any consent requiring bat roost and breeding bird provision in the building. Advice is provided to be conveyed to the developer.

Principal Valuer - No comments.

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Natural Resources Wales - No objection subject to condition that the development is constructed in accordance with site layout plan 4186-P003, dated 26/10/15.

Minerals Officer - There is no objection on mineral safeguarding grounds. Although the site area extends into the coal safeguarding area, the built development is within settlement limits.

### ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, on site and twenty neighbouring properties have been consulted.

Response: Two letters have been received.

### Summary of observations:

- Visual impact and loss of view.
- Effect on the character of the street and neighbourhood.
- Noise and disturbance at certain times.
- Loss of privacy as a result of overlooking as a result of vehicles using the site.
- Increase in traffic will have an adverse impact upon highway safety.
- Potential for unauthorised anti-social use of car park.
- Proximity of access road to old age accommodation.

### 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? Heddlu Gwent Police have no objections to the development having previously had the opportunity to comment upon the design and layout of the proposed scheme with the architects. The applicant has confirmed the development will be built in accordance with the Principles of Secured by Design to design out crime.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

An Ecological Assessment was undertaken in September/October 2015 by Caerphilly County Borough Council Countryside and Landscape Service Principal Ecologist, by a competent ecologist at an appropriate time of year. The Ecological Survey was undertaken to assess the ecological value of the proposed site and to inform the design of the school and its grounds and to provide information in support of a planning application.

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With the exception of the small area of species rich semi-improved neutral grassland and areas of marshy grassland which are of moderate conservation value, the majority of the grassland habitats within the site have been identified as being of low nature conservation value.

One small area of woodland has been identified on the north eastern boundary of the site. there are several individual trees on site, the most notable being a line of mature alder trees bordering a small stream in the north of the site, a large silver birch on the north east boundary of the site, and one very large alder and ash on the line of an old bank in the west of the site.

Scrub habitats are present in the north east corner of the site and along the south eastern boundary adjacent to the electricity sub-station. The woodland habitat and mature individual trees have been identified as being of moderate value.

A small stream enters the site in the north of the site and runs around the base of the embankment bordering the existing sports pitch. This is mostly heavily shaded with no aquatic vegetation associated with it before it enters a former pond that now supports swamp vegetation. These habitats are of moderate nature conservation value.

An area of tipped stone and rubble which has been colonised by ruderal vegetation occupies the north western corner of the site. A smaller area of bare ground on the northern edge of this spoil is starting to colonise with willow. All are considered to be of low nature conservation value, although the rubble will have some reptile potential. However as this artificial habitat is created from waste materials it would be possible to recreate this habitat elsewhere within the application site.

In regards to Protected Species, two large mature trees on the lower field adjacent to the River Rhymney were found to have holes and crevices with high potential to support bats. These trees are proposed for retention and measures will be put in place for their protection during the works.

The site offers plenty of opportunities for nesting birds particularly in the woodland and scrub across the site and a nest was observed in scrub on the east of the site. Measures will be required to avoid disturbance during the nesting season.

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The rubble and adjacent poor semi improved grassland were considered to have the potential to provide suitable refugia and foraging for reptiles. A survey has not been undertaken at this stage and a survey and capture programme will be required to ensure that reptiles are not injured or killed during the construction works. With the exception of a small stream there is a lack of open water on the site which limits the opportunities for amphibians, and the heavily vegetated fen habitat means that the site is unlikely to be suitable for great crested newts. However, the presence of more common amphibians cannot be ruled out and would need to be taken into account during any rubble clearance works.

Several invertebrates were noted during the extended Phase 1 Habitat Survey. Most of which were common species, but add to the value of the habitats they occupy.

A search for signs of mammals failed to find any evidence of mammals with the exception of fresh mole hills in the marshy grassland and hazelnuts opened by woodmouse and bank vole. There were no obvious tracks or trails around the perimeter fences of the site that would indicate the use of the site by badgers, otters, foxes or other larger mammals.

Consequently it is considered appropriate to attach conditions to any consent preventing clearance of the site during the breeding bird season, the development to be carried out in accordance with the suggestions/recommendations made in Section 8 of the Ecological Assessment dated Sept/Oct 2015; the submission of a Reptile Mitigation Strategy; and a Light Mitigation Strategy.

Due to the development being located next to excellent bat and bird foraging habitat and the South East Wales Biodiversity Records Centre (SEWBReC) planning data search showing that there are records for bats and house nesting birds within close proximity to the above property, it is considered appropriate to attach conditions to any consent requiring bird nesting and bat roosting provision within the new development.

#### COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

#### ANALYSIS

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

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The scheme is part of the wider 21st Century Schools Programme across Wales, where Caerphilly County Borough Council has developed a Rationalisation Programme which aims to remove unwanted surplus places in the Authority and improve the building stock in order that provision is enhanced.

The Council, at its meeting in November 2011, agreed the submission of revised bid proposals for Band A Projects (2014 -2020) amounting to £92m, which included a new Abertysswg and Pontlottyn Primary School. In December 2011 the Minister for Education and Skills announced support for the scheme. The specific Rhymney bid involved closing the Abertysswg and Pontlottyn Primaries and replacing with a new school on the Rhymney Comprehensive site.

The majority of the site is in Council ownership. However, two areas of land are in private ownership but negotiations are ongoing by the Council to secure this land. This land comprises the proposed parking area accessed off Warn's Terrace, which will be utilised for staff parking, parent drop off points and occasional parking for buses for school trips.

The main issues to be considered in the determination of this planning application are in respect of the compatibility of the proposed uses with surrounding land uses, design, amenity, highway considerations and the impact of the development upon the water environment.

Strategic Policy SP6 sets out criteria relating to place making, notably that development should seek an appropriate mix in respect of the role and function of its settlement, seek a high standard of design, seek locations that make the most of sustainable transport and accessibility principles and realises the efficient use of land. The proposed development site is located to the east of the A469, within the settlement area of Abertysswg and offers the opportunity to provide education and community facilities, which will be close to residential areas and local facilities. The proposed development has a high standard of design and will achieve a BREEAM 2014 rating of excellent, an EPC rating of 'A' and the inclusion of sustainable drainage systems, photovoltaic panels, a natural ventilation strategy and control of solar gains will achieve resource efficiency and provide a sustainable building. The design has been developed in accordance with the Principles of Secured by Design to design out crime. The proposed development is considered to be an efficient use of land, incorporating and enhancing existing natural heritage features. Landscaping has been proposed but the information submitted lacks detail. In this respect it is considered appropriate to attach a condition to any consent requiring a detailed landscaping scheme, to include details of hard and soft landscaping together with means of enclosure, to be submitted for consideration and approval by the Local Planning Authority prior to the commencement of works. The proposed development is considered to be in accordance with Policy SP6 of the LDP.

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Policy CW2 of the LDP considers amenity. In this respect the proposed scheme will not result in an unacceptable impact on the amenity of adjacent properties or land, and would not result in the over-development of the site. The development is considered compatible with surrounding land-uses. Part of the development i.e. the car parking area is proposed on land, which is identified as part of a committed housing site (Policy HG1.10) of the LDP. However, the area of land to be used for the car park is only a very small part of the 7.08 hectares allocated for housing and as such it is not considered the proposed development of the site would prejudice the future development of the larger allocated site for housing. In addition, it is noted that the area of land proposed for car parking associated with the new school wraps around the western and southern boundary of an existing electricity sub-station. In this respect, it is considered in terms of visual amenity, the use of this land for car park is a more compatible neighbouring use than if housing were to be erected in this location.

The nearest dwellings to the application site are situated at Warn's Terrace and an objection has been raised concerned about loss of privacy as a result of overlooking, loss of view, effect upon the character of the street and neighbourhood, proximity of car park entrance to old age accommodation and unauthorised use of car park resulting in anti-social behaviour. It is the vehicular entrance to the proposed car park, which will be situated opposite a small number of dwellings along Warn's Terrace. The car park itself is proposed on lower ground leading off the entrance. Loss of a view is not a material planning consideration. However, the proposed car park will be at a lower level than the slab level of the houses along Warn's Terrace and as such any distant views should not be significantly affected. It would only be drivers of vehicles leaving the site, who may glance at properties opposite the car park entrance but they are more likely to be considering the safety of the road while egressing the site rather than looking into properties. Also, given the distance and difference in levels between these nearest houses and the car park entrance it is not considered that the harm to amenity would be significant as to warrant a refusal of the application.

Objection has been raised that the development will result in noise and disturbance at certain times. In terms of the construction of the development, this aspect of the development may be addressed by attaching an appropriate condition to any consent requiring site control measures. In terms of general noise and disturbance, it is generally accepted that there will be an increase in noise and disturbance around the school day but it is not considered the harm to amenity to residents of nearby residential properties to be significant enough to warrant refusal of the application.

Objection has been raised regarding the potential unauthorised use of the car park resulting in anti-social behaviour. The developer has confirmed the vehicular access to the car park will be closed and locked outside of school hours.

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Policy CW3 of the LDP considers highway implications. In this respect the Transportation Engineering Manager has raised no objection to the development subject to conditions being attached to any consent in respect of parking, cycle and scooter provision, the submission of a Travel Plan, lighting provision in respect of the car park, full details in respect of the relocation of the bus stop and a requirement to carry out a review of the approved traffic calming measures within 6 months of the occupation of the building.

Policy CW5 will only permit development where it does not have an adverse impact upon the water environment and where it would not pose an unacceptable risk to the quality of controlled waters (including groundwater and surface water). The site is identified in the TAN15 (Development and Flood Risk (2004), (updated 2013) as being located in the low risk development advice zone A, described as land considered to be at little or no risk of fluvial or tidal flooding. A full Flood Consequences Assessment has been submitted in support of this application. This assessment has been considered by NRW. They confirm the majority of the site, including the proposed school building and car park, are located outside of the DAM Zone C2 and the fluvial flood outlines of the River Rhymney. Fluvial flooding is predicted to be confined to the football pitch and the grassland area in the south. Given the use of these areas, they consider this risk could be managed through a site emergency plan. They have raised no objection to the development subject to a condition being attached to any consent that the development is laid out in accordance with the submitted site layout plan (4186-P003) dated 26/10/15. They also provide advice to be conveyed to the developer.

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

### Comments from public:

- Visual impact and loss of view. The right to a view is not a material planning consideration.
- Effect on the character of the street and neighbourhood. It is not considered the proposed development would result in the character of the street and neighbourhood being adversely affected. The proposed development is considered to meet the requirements of Policy SP6 (Place making) as discussed above.
- Noise and disturbance at certain times. These matters are discussed above.
- Loss of privacy as a result of overlooking as a result of vehicles using the site. These matters are discussed above.
- Increase in traffic will have an adverse impact upon highway safety. The Transportation Engineering Manager has raised no objection to the development.

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- Potential for unauthorised anti-social use of car park. These matters are discussed above.
- Proximity of access road to old age accommodation. It is not considered the proximity of the road to the old age accommodation would significantly cause harm to amenity that would warrant the refusal of the application.

Other material considerations: None.

It is considered that the development does not conflict with local plan policies taking account of the material considerations and is therefore acceptable in planning terms.

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) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new primary school hereby approved shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.  
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales and TAN 5 Nature Conservation and Planning.
- 03) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, Swallow and Swift) in the new primary school at Rhymney, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new primary school hereby approved is first occupied.  
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, Planning Policy Wales and paragraph 1.4.3 of TAN 5 Nature Conservation and Planning.

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- 04) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.  
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 05) The development hereby approved shall be carried out fully in accordance with the suggestions/recommendations made in Section 8 of the Ecological Assessment dated Sept/Oct 2015, prepared by Alison Jones Principal Ecologist for Caerphilly County Borough Council, unless otherwise agreed in writing by the Local Planning Authority. The details shall be implemented before the development hereby approved is first occupied.  
REASON: To ensure adequate protection for protected species.
- 06) No development or site vegetation clearance shall take place until a detailed reptile mitigation strategy has been prepared by a competent ecologist and submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.  
REASON: To ensure that reptiles are protected.
- 07) Prior to the commencement of development 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 the Local Planning Authority for approval. 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 the interests of biodiversity.
- 08) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.  
REASON: In the interests of public health.

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- 09) 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.
- 10) 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: To prevent contamination of the application site in the interests of public health.
- 11) Prior to the commencement of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.  
REASON: In the interests of residential amenity.
- 12) No part of the buildings shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for the control of noise emanating from the building(s) and associated plant and equipment. The measures included in the approved scheme shall be implemented prior to the first occupation of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.  
REASON: In the interests of the amenities of the area.
- 13) Prior to the commencement of the development hereby approved a scheme of odour/effluvia/fume control, including the erection of any associated stacks or vents, shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be carried out and operated in accordance with the approved scheme.  
REASON: In the interests of the amenity of the area.

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- 14) 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.
- 15) 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.
- 16) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of the use hereby approved arrangements for the storage, collection and disposal of commercial waste shall be implemented in accordance with a scheme to be agreed in writing with the Local Planning Authority.  
REASON: In the interest of public health.
- 17) A grease trap, details of which shall be agreed with the Local Planning Authority prior to installation, shall be installed in the foul drainage system prior to the commencement of the use hereby approved.  
REASON: To prevent pollution.
- 18) No development or site clearance shall take place, until there has been submitted to and approved in writing by the Local Planning Authority details of a scheme for the protection of trees shown to be retained in the Ecological Assessment dated October 2015, prepared on behalf of Caerphilly County Borough Council. The Tree Protection Plan shall be based upon the recommendations of the Ecological Assessment and shall be carried out throughout the course of the development and shall include:
- a) A plan, showing the position of every tree on the site and on land adjacent to the site that could influence or be affected by the development, indicating which trees are to be removed;
  - b) And in relation to every tree identified a schedule listing:
    - information as specified in paragraph 4.4.2.5 of British Standard BS5837:2012 - trees in Relation to Design, Demolition and Construction - Recommendations;
    - any proposed pruning, felling or other work;

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c) And in relation to every existing tree identified to be retained on the plan referred to in (a) above, details of:

- any proposed alterations to existing ground levels, and of the position of any proposed excavation, that might effect the root protection area;  
- all appropriate tree protection measures required before and during the course of development (in accordance with BS5837:2012).

d) Areas of existing landscaping to be protected from construction operations and the method of protection.

REASON: In the interest of visual amenity.

19) The development shall be laid out in accordance with the submitted layout plan (4186-P003, dated 26/10/15) hereby approved.

REASON: To ensure built development is outside fluvial flood outlines.

20) No development shall commence until details of a scheme for the disposal of surface water and land drainage flows from the site has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details prior to the beneficial use of the development and retained in perpetuity.

REASON: To ensure the development is served by an appropriate means of drainage.

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

REASON: In the interests of the visual amenity of the area.

22) No development shall take place until an intrusive site investigation has been carried out. The results of the site investigation and methodology used shall be submitted to the Local Planning Authority before any development begins. If any land instability issues are found during the investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development shall be submitted to and approved in writing by the Local Planning Authority. Remedial measures shall be carried out prior to the first beneficial use of the development in accordance with the approved details and retained in perpetuity.

REASON: To ensure the stability of the site.

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- 23) If during the course of development, any unexpected land instability issues are found which were not identified in the site investigation referred to in Condition 22), additional measures for their remediation in the form of a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures which shall be retained (for the period agreed in the remediation scheme/inperpetuity)  
REASON: To ensure the stability of the site.
- 24) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4m metres x 43m metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.  
REASON: In the interests of highway safety.
- 25) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.  
REASON: In the interests of highway safety.
- 26) Notwithstanding the submitted plans details of adequate bicycle and scooter parking provision shall be submitted to and approved in writing by the Local Planning Authority. The parking provision shall be constructed in accordance with the agreed details prior to occupation of the school first commencing and maintained thereafter.  
REASON: In the interests of highway safety.
- 27) Before any of the development hereby approved is occupied, a travel plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.  
REASON: To encourage the use of a variety of transport options.
- 28) Prior to the occupation of the development hereby approved, a scheme for lighting of the proposed car park and access ramp shall be constructed in accordance with details to be submitted and agreed in writing by the Local Planning Authority.  
REASON: In the interests of highway safety.

Cont....

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- 29) Notwithstanding the submitted plans details of the proposed bus stop relocation as outlined in paragraph 6.3.4 of the Transport Assessment prepared by WSP dated November 2015 shall be submitted to and agreed in writing by the Local Planning Authority. The bus stop shall be relocated in accordance with the agreed details prior to the construction of the car park facility hereby approved.  
REASON: In the interests of highway safety.
- 30) Within 6 months from the date of occupation of the school hereby approved, a review of the existing traffic calming measure as outlined in paragraph 6.3.8 of the Transport Assessment prepared by WSP dated November 2015 shall be undertaken in conjunction with the Highway Authority and where further mitigation is identified, this should be implemented within 2 months of the date of that report.  
REASON: In the interests of highway safety.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3, CW4 and CW5.

The applicant is advised of the comments of this Council's Ecologist, Natural Resources Wales, Senior Engineer (Land Drainage), The Coal Authority, Dwr Cymru/Welsh Water, Senior Arboricultural Officer (Trees) and Transportation Engineering Manager.

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