

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0675/FULL 01.09.2015	Redrow Homes (South Wales) Ltd C/o Nathaniel Lichfield & Partners Mr A Evans Helmont House Churchill Way Cardiff CF10 2HE	Remediate the site and develop 32 residential dwellings (C3), associated vehicular and pedestrian access from the existing Cwm Calon site, formal landscaping, drainage, related infrastructure, engineering works and the relocation of an existing bus gate Land To The North Of Cwm Calon Penallta Hengoed

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The site is located within the settlement boundary to the north of the existing Cwm Calon residential development. Industrial units situated on the Penallta Industrial Estate are located to the west of the site beyond a public footpath. The site is bounded to the north and east by dense woodland. Some of these trees form part of the Pottery Slopes Site of Interest for Nature Conservation (SINC) (Policy NH3.52). A pedestrianised section of Pottery Road skirts the northern side of the boundary, linking Heol-y-felin to the east with Glyn-Gaer Road to the north.

The site is located on the northern side of Penallta Road, and is accessed via Heol Cwm Calon.

Site description: The 1.48ha site is broadly triangular in shape and relatively flat. It is a brownfield site having had a long industrial history with the Penallta Colliery operating on the site until the 1980's. The majority of the application site is currently used as a construction compound and storage area serving the residential development immediately to the south.

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Development: Full planning permission is sought in respect of the remediation of the site and the development of 32 residential dwellings (Class C3 of the Use Classes Order 1987), associated vehicular and pedestrian access from the existing Cwm Calon site, formal landscaping, drainage, related infrastructure, engineering works and the relocation of an existing bus gate.

The application is supported by a Planning Statement, Design and Access Statement, Economic Benefits Statement, Ecology Report, Tree Report, Transport Statement, Drainage Strategy and Technical Information Report prepared by AtebConsult in respect of site investigations carried out.

Amended plans have been submitted in respect of the site layout, which address issues raised by the authority in terms of the provision and protection of footpath links, and amenity. The amended site layout plan also includes the slight relocation of the bus gate. When the bus gate is in operation, only buses will be able to access the industrial estate off the roundabout.

Dimensions: The site amounts to 1.48 hectares. The site layout comprises 32 dwellings, of different house types, no more than two-storeys in height.

Schedule of house types:-

Letchworth - 12 x semi-detached, three bedroom dwelling with an internal floor area of 89.48 square metres.

Warwick - 4 x three bedroom detached dwelling with an internal floor area of 98 square metres.

Amberley - 2 x three bedroom detached dwelling with an internal floor area of 105 square metres.

Oxford - 8 x four bedroom detached dwelling with an internal floor area of 120.85 square metres.

Cambridge - 6 x four bedroom detached dwelling with an internal floor area of 128.41 square metres.

Materials:

External materials

Walls - rough cast render, brick, weather boarding features and timber.

Roofs - concrete tile roof.

Boundary walls - timber close board fence and gates, high brick screen walls, post and wire fence.

Windows - white upvc or white composite aluminium.

Doors - no details provided.

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Ancillary development, e.g. parking: The site layout plan submitted with the application indicates on-plot parking provision in respect of each dwelling.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within the settlement boundary and within the protected Penallta Extension, secondary employment site as identified by Policy EM1.11 of the LDP. The northern and eastern extents of the application site are subject to a SINC (NH3.52) and green wedge designation and therefore lie outside of the settlement boundary.

Policies:

Strategic Policies

SP2 (Development Strategy in the Northern Connections Corridor), SP6 (Place making), SP7 - Planning Obligations, SP8 (Minerals safeguarding), SP10 (Conservation and Natural Heritage), SP14 (Total housing requirements), SP21 (Parking Standards).

Countywide Policies

CW1 (Sustainable Transport, Accessibility and Social Inclusion), CW2 (Amenity), CW3 (Design Considerations - Highways), CW4 (Natural Heritage Protection), CW6 (Trees Woodlands and Hedgerows Protection), CW11 (Affordable Housing Obligation), CW13 (Use Class: Business and Industry), CW15 (General locational constraints) supplementary planning guidance contained in LDP1 - Affordable Housing Obligations, LDP4 - Trees and Development, LDP 5 - Parking standards, LDP6 - Building Better Places to Live.

NATIONAL POLICY

Planning Policy Wales, 8th Edition, January 2016.

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PPPW at paragraph 3.1.2

3.1.2 In line with the presumption in favour of sustainable development (see 4.2) applications for planning permission, or for the renewal of planning permission, should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise. Material considerations could include current circumstances, policies in an emerging development plan, and planning policies of the Welsh Government and the UK Government. All applications should be considered in relation to up to date policies (see 2.7 and 4.2).

3.1.3 Factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability (see 4.2).

3.1.5 The Local Planning Authority should have good reasons if it approves a development which is a departure from the approved or adopted development plan, or is contrary to the Welsh Government's stated planning policies, the advice of a statutory consultee or the written advice of its officers, and those reasons should be recorded in the Committee's minutes. Where planning permission is refused, the local planning authority must state clearly the reasons for the refusal.

TAN 1: Joint Housing Land Availability Studies (2015), TAN 2 - Planning and Affordable Housing (2006), TAN 5 - Nature Conservation and Planning (2009), TAN 11 - Noise (1997), TAN 12 - Design (2014), TAN 18 - Transport (2007).

There are also other policy related matters which require to be considered in respect to this submission. Such matters could constitute material considerations in respect to the determination of this proposal. They are:-

- The 5 year Housing Land Supply.
- The Annual Monitoring Report.
- The Local Development Plan Revision.
- The Community Infrastructure Levy (i.e. CIL).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? Yes but those matters have been addressed by an adequate coal mining risk assessment.

Was an EIA required? No.

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COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes. The total floor area of the development is 3413.02 square metres. This is a mid-range viability area where the CIL charge is £25 per square metre, so the total in this case would be £85,325.50.

CONSULTATION

Senior Arboricultural Officer (Trees) - Requires a sufficiently clear and precise Tree Protection Plan which will graphically represent the exact location of the Tree Protection Barrier (TPP), and define where the site construction exclusion zones will be. The TPP should also include for the provision of a suitable site monitoring schedule to be overseen by a suitably qualified arboricultural consultant, who in turn will liaise directly with the Council's Arborist prior to the commencement of any site activities, in order to confirm that the necessary protection measures are in place prior to any site activity, as well as for the entire duration of this development if approved. This includes deliveries of equipment, materials or plant.

Strategic & Development Plans - Have no objection.

Senior Engineer (Land Drainage) - Requests a standard condition is attached to any consent in respect of land drainage and surface water drainage. He provides advice to be conveyed to the developer.

Outdoor Leisure Development Officer - If there is to be any Public Open Space to be incorporated into this phase of the development, it should be useable space that is well drained, has a good aspect and lend itself to easy maintenance. This phase of the development should have good connections to the new cycle track.

Head Of Public Services - The Authority does provide kerbside collections for refuse, recycling and green waste, with the onus on the Developer to provide suitable off road storage near the proposed public highway for one 240L refuse bin, one 240L recycling bin and one food caddy per property. A suitable collection point large enough to accommodate plots 5 to 9, and 10 to 14, will need to be provided near the adopted highway, as our vehicles will not travel over unadopted highways/private driveways.

Transportation Engineering Manager - Has no objection to the development subject to conditions.

Police Architectural Liaison Officer - Has no objection to the development but would welcome the opportunity to assist the developers by providing advice and guidance in relation to the standards found in Secured By Design.

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Wales & West Utilities - Confirm the existence of their apparatus within the vicinity of the site and provide advice to be conveyed to the developer.

Conservation & Design Officer - Has no objection to the principle of the development as set out in the detailed submission, nor to the density of development proposed, subject to suitable materials and finishes being submitted and agreed with the Local Planning Authority.

Minerals Officer - There is no objection on mineral safeguarding grounds. The Coal Safeguarding Area and the Sandstone Safeguarding Area extend only over the small area in the east of the site that is outside settlement limits.

Natural Resources Wales - Have no objection to the application. They offer advice to be conveyed to the developer in relation to the proposal in respect of surface water drainage; pollution prevention and waste management.

Rights Of Way Officer - Footpath 10 in the Community of Gelligaer crosses the site and must be protected and available at all times.

Head Of Public Protection - Requests conditions are attached to any consent to minimise the impact on the occupiers of the proposed residential dwellings in respect of noise emanating from the neighbouring industrial estate to include secondary double glazing in those plots adjacent to the estate and a solid acoustic barrier along the western boundary of the site. Standard contamination conditions are also requested together with site construction control measures.

ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, on site and 29 neighbouring properties have been consulted.

Response: Four letters have been received.

Summary of observations:

- Concern regarding ground levels between the existing site at Brambling Crescent and the proposed development, which will result in the loss of privacy and security.
- Noise and dust pollution as a result of construction works.

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- Redrow have allegedly made promises to existing residents at the time of purchase that there would be a buffer zone of 8 - 10 metres between the existing houses at Brambling Crescent and the allocated employment site; the employment land boundary would be some 2 - 3 houses depth away from plot 24; also that the land subject of the planning application was not owned by Redrow but by the Caerphilly Council who would be building small factory units at least 10m away from the purchasers.
- Redrow promised no development to the rear of property at Brambling Crescent

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?

The Police Architectural Liaison Officer has raised no objections.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

The application site lies partially within the boundaries of Pottery Road Slopes Site Important for Nature Conservation (SINC) which supports a mix of broadleaved woodland, neutral grassland and flush vegetation. The woodland follows the course of the Nant Cylla Stream, which flows from the north to south through the SINC. The majority of the application site is currently used as a construction compound and storage area serving the residential development immediately to the south. However, a number of more valuable habitats are located along the northern and eastern boundary of the application site, namely woodland, scattered scrub, bracken, species-rich hedgerow and habitats with potential for enhancement such as species-poor semi-improved grassland, marshy grassland and scrub forming a buffer between the active construction site and the woodland.

The Ecological Appraisal submitted with the application was undertaken by a competent ecologist (The Environmental Dimension Partnership Ltd (EDP)) at an appropriate time of year (August 2015) and the methodology and findings of the survey report have been considered by this Council's Ecologist and considered satisfactory. In terms of protected species the site has the potential to support populations of foraging/commuting bats, nesting birds and reptiles. A proportion of the woodland within the SINC is additionally designated as Ancient Semi-Natural Woodland (ASNW) and this includes areas of woodland that are partially within and adjacent to the application site's northern and eastern boundary.

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The woodland, scrub and hedgerow habitats on site offer suitable opportunities for nesting birds whilst the semi-improved and marshy grassland habitats offer some foraging opportunities for a general assemblage of bird species. Trees along the northern and eastern boundary of the application site were assessed for their potential to support roosting bats. The trees were not of sufficient size and maturity to have developed suitable features such as rot holes, cracked limbs or decay. As such, all trees on site, particularly those that front the application site are considered to offer negligible bat roosting potential. Further woodland within proximity to the application site beyond Pottery Road offers potential to support roosting bats, however, this woodland is outside of the application site and will not be affected by the proposed development. The woodland edge along the northern and eastern extents of the application site provides suitable habitat for foraging and commuting bats. The application site provides suitable reptile habitat due to the mosaic of habitats between the earth bund and woodland to the north and east of the application site, with piles of rubble and areas of bracken and scattered scrub present within the narrow strip. It is therefore considered that the site has potential to support low numbers of reptiles including slow worm and grass snake. Badger, dormouse and great crested newt are not considered to be a constraint to the development.

The proposals include the retention of all trees apart from 23 immature and semi-mature specimens along the woodland edge in the north of the application site. The development footprint almost entirely occupies the construction compound and storage areas which are of negligible ecological value, whereas the more valued and established woodland along pottery road is to be retained. None of the trees that are to be removed are considered to offer suitable features for roosting bats. However, should a significant period of time (a year or more) lapse between consent and construction, then an update survey by a competent ecologist should be undertaken to re-assess the potential of the trees to support roosting bats and this may be addressed by attaching a condition to any consent. Areas of scattered scrub and semi-improved grassland in less favourable condition can be improved or restored for ecological enhancement within the habitat buffer in the east of the application site. The curtilages of the new properties will be defined by close board fencing to ensure that the woodland edge is not incorporated into the gardens or mismanaged in the future. While some of the tree loss along the edge of the woodland is anticipated, this largely relates to immature birch and willow which are not considered to form a valued constituent of the SINC designation or the ASNW designation. Compensation for tree loss will be delivered through a planting scheme, a habitat buffer and additional planting of trees and grassland will be included in the east and the north of the application site along the boundary with the retained woodland. This includes the planting of 300 trees including standards and whips and extensive wildflower grassland buffer planting will be sown in available areas up to the new and retained woodland edge.

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To avoid damage/disturbance of the retained woodland during construction, it is recommended that Ecological Protection Zones (EPZs) with an appropriate buffer should be established during the construction phase. This may be controlled by condition. It is also recommended that measures to restore and enhance existing habitats, to ensure successful establishment of new habitats and to maintain the value of all ecological features in the long term are detailed with an Ecological Management Plan, which again may be addressed by attaching a condition to any consent.

Due to the above development being located next to excellent bat and bird foraging habitat and the South East Wales Biodiversity Records Centre (SEWBRc) 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 a condition to any consent requiring bird nesting and bat roosting provision within Plots 1 and 2.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes. The total floor area of the development is 3413.02 square metres. This is a mid-range viability area where the CIL charge is £25 per square metre, so the total in this case would be £85,325.50.

ANALYSIS

Policies:

Policy CW13 of the adopted LDP (Use Class Restrictions - Business and Industry) does not explicitly list housing as a permissible use on secondary employment sites and, therefore, the proposal is contrary to policy. However, there are two factors that need also to be taken into account. Firstly, the County Borough does not presently possess a five year housing land supply, which forms a material consideration. Secondly, the Employment Sites Supply and Market Appraisal undertaken in 2014 comments that the site is constrained in terms of access by the Cwm Calon development immediately to the south, thereby rendering class B development impracticable. For this reason, it is not intended to retain the site as an employment allocation within the Replacement LDP.

Although the Replacement Plan has no weight in terms of the determination of planning applications until its adoption, the view that the site is no longer suitable for employment use should be taken into consideration. In contrast, the site lies immediately north of Cwm Calon and would represent a logical extension to this development. It is considered that this, along with the County Borough's position in terms of housing land supply, outweighs the need to protect the site in question for employment use and, therefore, the proposed development is considered acceptable in policy terms.

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Policies SP10 (Natural Heritage Protection) and CW4 (Natural Heritage Protection) apply in relation to those peripheral parts of the site subject to the SINC designation. Policy CW6 Trees, Woodland and Hedgerow Protection requires development proposals on sites containing trees and hedgerows to take effective measures to protect those features and to sensitively integrate them into the development to enhance the quality of the development scheme and also safeguard as far as practical the biodiversity and heritage resource. In this respect, the development should be designed in line with the guidance in LDP4 Trees and Development in order to ensure that trees on site are retained where possible and space safeguarded to allow both existing and newly planted trees to flourish and mature to their full potential to ensure long-term retention, while avoiding undue future pressure for felling or excessive pruning. All design elements should be arranged to ensure a good spatial relationship is achieved between new development and trees that are to be retained and planted as part of a landscape scheme. It is noted that a tree survey has been undertaken for the site. The application is supported by a Tree Report, Landscape Statement and Landscaping Plan. The removal of some trees and groups of trees of limited value will allow for the replanting of healthier specimens, and the enhancement of existing provision through the planting of an area of wildflower grassland. These reports together with the proposed landscaping plan have been considered by this Authority's Countryside Division who have raised no objection to the development subject to a condition requiring a Landscape Management Plan, tree protection measures and the appointment of a suitably qualified arborist to oversee works. The ecological implications relative to the proposed development of the site are discussed above.

Policy CW2 considers amenity. An objection has been raised regarding the loss of privacy and security as a result of the development being on higher ground. The plans submitted with the application indicate that the difference between the slab levels of the nearest existing property at Brambling Crescent and the proposed development will be around 55cms. The applicant has also submitted amended plans which demonstrate that a distance of 21m is achieved between the existing dwellings on Brambling Crescent and the proposed dwellings. In this respect, it is not considered the development would significantly impact upon the privacy or amenity of the occupiers of neighbouring properties. The development is considered to be acceptable in terms of scale, appearance, site layout and landscaping and will not have an adverse impact upon the character or visual amenity of the surrounding area.

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The Head of Public Protection has reviewed the Noise Assessment (Ref: 3867/ENS1_Rev1) submitted with the application and recommends conditions are attached to any consent to minimise the impact on the occupants of the proposed residential dwellings in respect of noise emanating from the industrial estate to include secondary glazing systems in all bedrooms of plots 1, 2, 3, 7, 8, 9, 31 and 32 and details of a continuous acoustic barrier to be constructed along the Western boundary of the application site. A condition is also considered appropriate in terms of site control measures.

Policy CW3 Design Considerations Highways requires development proposals to have regard for the safe, effective and efficient use of the transportation network. The car parking standards that are required to be met are set out in supplementary planning guidance LDP5 Car Parking Standards. A Transport Statement has been submitted with the application which has been assessed by the Transportation Engineering Manager who has raised no objection to the development subject to conditions requiring full engineering details of the roads, and parking provision.

Policy CW11 Affordable Housing Obligations seeks appropriate levels of affordable housing in order to meet an identified housing need within the area. This site lies within the NCC and as such 25% of the units on the site should be provided in line with the requirements of the policy. However, the applicant has submitted a viability assessment using the Three Dragons Toolkit, which concludes the site is not viable if affordable housing were required. This assessment has been scrutinised by this Authority who agree the development of the site would not be viable if affordable housing were required.

Comments from Consultees: There have been no objections from consultees subject to appropriate conditions being attached to any consent.

Comments from public: The objections raised by the general public are as follows: -

- Concern regarding ground levels between the existing site at Brambling Crescent and the proposed development, which will result in the loss of privacy and security. This matter has been addressed above.
- Noise and dust pollution as a result of construction works. A condition may be attached to any consent requiring construction control measures during development.

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- Redrow have allegedly made promises to existing residents at the time of purchase that there would be a buffer zone of 8 - 10 metres between the existing houses at Brambling Crescent and the allocated employment site; the employment land boundary would be some 2 - 3 houses depth away from plot 24; also that the land subject of the planning application was not owned by Redrow but by the Caerphilly Council who would be building small factory units at least 10m away from the purchasers. The Council do not own the land subject of the planning application and any promises made between individual purchasers and Redrow are a private matter. The submitted plans indicate a buffer strip to the rear of Brambling Crescent and to the south of the application site. This aspect of the development was considered necessary if the land were to be developed for industry in line with the employment allocation in the LDP and in order to protect the amenity of neighbouring residential properties. However, this application is seeking residential development and notwithstanding the submitted plans indicate a landscape buffer, this is not a requirement of the Local Planning Authority because the use of the application site for residential use is compatible with the neighbouring existing residential land use. The developer has advised that the landscape buffer is to be conveyed to the individual house owners and as such this is a private matter between Redrow and the prospective purchasers.
- Redrow promised no development to the rear of property at Brambling Crescent. The site has been allocated for employment use in the LDP, since it was adopted in 2010. This Authority cannot comment on any statements made by Redrow to residents.

Other material considerations: None.

In conclusion, it is considered the proposed development does not conflict with local plan policies or national planning guidance and subject to the imposition of appropriate conditions is 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.

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- 02) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with 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.
- 03) 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.
- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order, with or without modification), the garage hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garage shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwelling hereby approved.
REASON: In the interests of highway safety.
- 05) 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.
- 06) Prior to the commencement of works associated with the development Ecological Protection Zones shall be submitted to the Local Planning Authority for approval. These shall include establishing an appropriate buffer during the construction phase to prevent damage and disturbance of the retained woodland and other habitats during the construction works. The approved zones shall be strictly complied with.
REASON: To ensure proper measures are taken to safeguard protected habitats.

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- 07) Prior to the commencement of works associated with the development an Ecological Management Plan shall be submitted to the Local Planning Authority for approval. The agreed details shall be carried out in the first planting or seeding season following the completion 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. The management proposals should also be included, along with timing of management, management requirements for restoration and enhancement, who is responsible for management, etc.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Governments Planning Policy Wales TAN 5 Nature Conservation and Planning.
- 08) Prior to the commencement of any development and the removal of any vegetation on site the 'Reptile Method Statement' within Section 5 of the Ecological Appraisal Report dated August 2015 (EDP) shall be strictly complied with.
REASON: To ensure adequate protection for protected species.
- 09) The development hereby approved shall be carried out fully in accordance with the recommendations made in Section 5 of the Ecological Appraisal Report dated August 2015, prepared by EDP. The development shall be undertaken fully in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure adequate protection for protected species and habitats.
- 10) 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 development at Cwm Calon, Penallta 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.

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- 11) 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 development at Cwm Calon, Penallta, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new development 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.
- 12) 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.
- 13) 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.
- 14) The layout of the development hereby approved shall include off-highway collection areas for refuse, recycling, food and garden waste to be collected by vehicles operating a highway kerbside collection service. The approved collection areas shall be completed before the residential units to which they relate are occupied and thereafter they shall be maintained free of obstruction for the storage and collection of refuse, recycling, food and garden waste only.
REASON: To ensure that adequate provision for refuse, recycling, food and garden waste collection is included in the site layout in the interest of visual amenity and highway safety.

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- 15) No development shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding;
 - v) measures to control the emission of dust and dirt during construction;
- REASON: In the interests of residential amenity.
- 16) The details required in Condition 15) above shall include an Arboricultural Method Statement (AMS) which shall detail fully the implementation of the Tree Protection Plan and include all site instructions or prohibitions necessary to the success of the Tree Protection Plan, and shall include a programme for arboricultural supervision and monitoring, and a programme for any pre-development access facilitation works and the requirements for any contractors engaged to provide such services. This plan shall be agreed in writing with the Local Planning Authority and thereafter all works shall be undertaken in accordance with these agreed details.
- REASON: To protect the trees on site during construction works.
- 17) Prior to the commencement of works associated with the development hereby approved, a landscaping and management scheme shall be submitted and approved in writing by the Local Planning Authority. Areas identified for native hedgerows, woodland or wild flower planting shall include a mix of approved species of which at least 75% shall be of local provenance. The agreed details shall be carried out in the first planting or seeding season following the completion of the development. Any trees or plants which within a period of five 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. The management proposals should also be included, along with timing of management, management requirements, who is responsible for management, etc.
- REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Government's Planning policy Wales TAN 5 Nature Conservation and Planning.

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- 18) Prior to commencement of development hereby approved, details of a scheme shall be submitted to and approved in writing by the Local Planning Authority to include secondary glazing systems in all bedrooms of residential units situated on plots 01, 02, 03, 07, 08, 09, 31 & 32 (as stipulated in the Cwm Calon planning layout diagram DRG Number:7895 -PL01) to achieve an internal Lmax level of 45 dB(A). Development shall be carried out in accordance with the approved details before the first occupation of the dwellings hereby approved.
REASON: In the interests of residential amenity.
- 19) Prior to commencement of development details of a scheme shall be submitted to and approved in writing by the Local Planning Authority to include the design of a solid, continuous acoustic barrier to be constructed along the Western boundary of the application site. The scheme shall detail the decibel reduction capability of the acoustic barrier and how that will impact upon both internal and external noise levels at the proposed dwellings. The development shall be carried out in accordance with the agreed details and completed prior to the occupation of the dwellings at plots referred to in Condition 18.
REASON: In the interest of residential amenity.
- 20) 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.
- 21) 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.
- 22) 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.

Cont....

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- 23) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:
drwg no's 7895-PLO1 Revision E; 881.01 Revision B; TUE91148A/EL DD 002/6 engineering details and drainage layout; 7895-PL02 Revision C materials layout; 7895-PL03 Revision B Boundary treatments; 7895 -PLo5 Revision A, site location plan; The Oxford, EF Series Render (A1), EF Series Brick (B1, The Letchworth EF Series Render (A1), EF Series, The Cambridge EF Series Render (A1), EF Series Brick (B1) all received 14.1.16; TUE91148A/EL PL 002; The Warwick WF Series Brick (B1), WF Series Render (A1); WF Series Brick (B2), WF Series Render (A2), The Amberley WF Series Brick (B1), WF Series Render (A1), (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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: SP10, CW2 and CW3.

The applicant is advised of the comments of this Council's Ecologist, Heddlu Gwent Police, Natural Resources Wales, Public Rights of Way, Senior Engineer (Land Drainage), Wales and West Utilities and Head of Public Services.
